Agenda

Town Council Regular Meeting | 5:30 PM

Wednesday, February 4, 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/83085092082

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 830 8509 2082

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. 01-21-2026 Minutes

   B. Application for CO Liquor Sales Room: Eagle River Distilling (dba Minturn Whisky Co)

   C. 0216 Miles End Lane - New Single Family Residence

   D. 0166 Miles End Lane - New Single Family Residence

   E. 0136 Miles End Lane - New Single Family Residence

F. 0221 Miles End Lane - New Single Family Residence

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.

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 07 - Series 2026, A Resolution Implementing a Drug and Alcohol Testing Policy for Non-CDL Employees

B. Resolution 08 - Series 2026, A Resolution Approving a Mobile Business Pilot Program

C. Resolution 09 - Series 2026, A Resolution Canceling the 2026 Minturn Municipal Election

D. Ordinance No. 01 - Series 2026, An Ordinance Amending the Minturn Municipal Code to Regulate Noise Levels in Accordance with State Law

11. Discussion / Direction Items

A. AARP Community Challenge Grant - Community Garden Improvements

B. Consideration of Council positions on select pending state legislation affecting local governments, including housing and municipal finance

C. Water Treatment Plant: Plan of Finance

12. Future Agenda Items

A. Future Meeting Topics

13. Adjourn

Information Only Items
Upcoming Council Meetings: 2/18, 3/4, 3/18. Upcoming Special Events: February First Friday (2/6 at Vail Mountain Coffee & Tea), March First Friday (3/6 at Gel Z Art), RTAP Community Workshop March 24th and 25th.

Official Minutes

Town Council Regular Meeting | 5:30 PM

Wednesday, January 21, 2026

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

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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.

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

Motion by Gusty K., second by Tom P., to approve the consent agenda of January 21, 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 21, 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

Gusty K. attended the recent Minturn Fitness Center board meeting. Brian Rooney is no longer with SSCV. Dan Weiland with SSCV is taking over as the new President of the MFC board.

Lynn F. noted that she heard January was the best month ever for MFC for revenue. Tom P. clarified that December was, but that January is trending that way also.

There was also an election reminder. The Town is still looking for a couple more candidates for Town Council. The deadline to submit nomination petitions is Monday 1/26.

Jay B. also noted that the Minturn Scholarships are currently open. The information is on the Town website, and the deadline to apply is March 2nd, 2026. It was also noted that Kate S., if willing to continue on the scholarship committee, needs to be reappointed. Kate accepted the committee appointment, and all approved.

8. Staff Reports

A. Manager's Report

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.

Rob G: One of the key issues is breakaway transformer bases. As you know, those beloved orange street lights sit on transformer bases that are very attractive and very. expensive. So, we're trying to get a more decorative streetlight that would not be on a transformer base, but would be on something like breakaway pins. And so far, the initial discussions are that they would allow for that.

We're going to work with Jeff to figure out what the preliminary locations would be, so we're just working through that at this point, and then hopefully we can get through that and not have to do transformer bases, that would be great. And then we'll come back to council with more details and next steps.
Earle B. noted that he liked the idea that there could be an interface for low voltage electronics. For instance, if the town decides they want to do be on the Town Wi-Fi, they could put in a Wireless access point, and, you know, wire that in. It would be good to at least get network cabling while they're doing it.
Rob G. agreed that if we are going to trench, we might as well just put conduit for fiber or anything else that may come along, and if somebody wants to put that in, or the town decides to put it in, it's ready to go.

Lynn F. noted that the cul de sac by her is completely dark, and it would be great if some streetlights could be relocated to light some darker areas.

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.

Brian R. brought up speeding during school bus pickups. He inquired if the Town had spoken with ECSO regard patrolling during these times, and possibly shadowing the school bus. Earle B. noted that Deputy Valdez does this when he can, but he’s not here every day.

Rob G. did note that ECSO is short-staffed, so coverage is somewhat limited. But Deputy Valdez is patrolling when available.

Also, Kevin R. (Code Compliance) is working on data collection regarding speeding stats. Preliminary data will be provided to council once there is more data available.

Tom P. asked about USFS follow-up, specifically whether Leanne V. provided a timeline / deadline for responses due back regarding the shooting range.

Rob G. noted that there was not a specific deadline at this point, but regarding the special use permit it sounded like we could potentially hear something by this summer, but nothing is definitive at this time.

Lynn F. brought up wildfire mitigation. She asked about the recent meeting with Eagle Valley Wildland.
Rob G. noted that Hugh Fairfield-Smith is now back in the office, so hoping they can regroup soon. The meeting that did occur, the focus was on what the Town can do on Town-owned property, and maybe working with some private property owners for mitigation. The key thing would be lining up additional funding and identifying what types of projects we could collaborate on.

Rob G. also spoke with Jeff Schroll from Eagle County regarding possible increased enforcement from ECSO on federal land (specifically the shooting range).

There are concerns about federal government reimbursement if there is an emergency. The County has had challenges with reimbursement from last summer.

ERWSD has also offered to help with education and outreach regarding possible water restrictions.

Lynn F. also pointed out programs that are offered to locals for fire risk / fire mitigation of their properties. There could be more outreach regarding these opportunities.

Earle B. also brought up emergency evacuations and having clear direction from the County regarding what this would look like.

Rob also noted the emergency management training that Town staff will be taking. This will take place in the spring, so soon staff should be more equipped to assist with education and outreach.

Rob G. also noted that we are getting light bars for the Public Works trucks, so that should help both with events such as Halloween, but also in emergency situations if PW needs to assist with evacuations or other emergency response situations.

Earle – CORE Transit participation could be beneficial as well, to help keep excessive cars on the road in an emergency evacuation situation.

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 Initiative (Eagle County Public Health and Environment)

Chelsea Venerdini Carnoali with Eagle County Public Health and Environment presented. The presentation slides will be included with the final minutes.

In Colorado, we have 40+ Counties and Municipalities with local tobacco retail licenses. So far, 14 Cities and Towns have implemented flavor policies. The Town of Eagle passed new regulation this past August.

Flavored tobacco products have become very popular with youth, and there widespread availability. Eliminating the sale of flavored tobacco is a key strategy in reducing tobacco use and initiation, especially in youth and young adults. (vapes, e-cigarettes, pouches, etc).

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.

These smokeless products, for example Zyn nicotine pouches, are very easy to conceal, and are being widely used in Eagle and Lake Counties. The flavor masks the harshness of the products. The nicotine percentage is quite high, and can lead to intense addiction.

There is misinformation being shared from the tobacco industry, Ms. Venerdini Carnoali shared several examples.

Ms. Venerdini Carnoali brought up the potential economic concerns, and addressed them. There are other municipal examples to compare to. Municipalities that had a significant impact to retailer and tobacco tax revenue were specific to vape-only shops. Minturn has only two tobacco retails (the liquor store and Shop & Hop), so there is not a lot of data to analyze for Minturn specifically. In comparable municipalities, roughly a 20 – 30% decrease in overall tax revenue has taken place.

Next Steps / Call to Action:
Minturn is being asked to consider a flavored tobacco ban. The public health team offered to support this initiative with education and materials, staff support, and ordinance drafting.

Earle B. inquired about a County-wide ban. Ms. Venerdini Carnoali noted that County-wide bans are legally tricky because of some specific language, but that Pitkin County is considering this, so they could be a good example to learn from.

There was continued discussion regarding the legal differences of County-wide vs. municipal jurisdiction.

Tom P. inquired about the legal language and why this would be difficult at the County level, but not the local level. Ms. Venerdini Carnoali was not able to answer to the legality of that, but she is hopeful that if it passes is Pitkin County that could set precedent. But at this time, Eagle County's legal team felt this was better approached from the local level. This seems to be mostly due to jurisdictional challenges.

Mike S. suggested that if Council wants to consider this, we should look at what Eagle did, and work with County staff on draft documents to be considered. It was agreed that Town Staff will work with County staff to start drafting some preliminary documents for review.

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

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. Staff is requesting a continuance of the public hearing to February 18, 2026

Lynn F. requested that photographs be included to help show exactly where the development will take place.

Rob G. noted that the planning commission had been directed to visit the site prior to the hearing, individually. Only one of the commissioners did so, therefore a continuance was requested to allow more time to do this.

Motion by Gusty K., second by Kate S., to approve the continuance request for Eagle County School District Preliminary Subdivision Plat, to the February 18th meeting. Motion Passed 7-0.

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

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.

Rob G. and Mike S. had a call with Mr. Peltz, which was very productive. Staff recommends moving forward.

Motion by Tom P., second by Gusty K., to approve Resolution No. 04, Series 2026, A Resolution to Appoint Bond Counsel. Motion Passed 7-0.

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

Motion by Gusty K., second by Kate S., to approve Resolution No. 05, Series 2026, A Resolution Expressing Formal Appreciation to the Town of Red Cliff for Public Works Staffing Assistance. Motion Passed 7-0.

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

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.

Motion by Lynn F., second by Tom P., to approve Resolution No. 06, Series 2026, A Resolution Authorizing an Application for a DOLA EIAF Grant for the WTP. Motion Passed 7-0.

11. Discussion / Direction Items

A. WTP Funding Discussion - CDS Funds Update

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.

Rob G. noted that since these funds need to be used for construction (not engineering), another possible use (with approval), could potentially be the replacement of Tank # 2. Gusty K. also noted maybe possibly something for the wells' capacity.

It was reiterated that the Town was pledged $3M in congressionally directed spending, but has not yet received any of that funding.

The Town also has $3M cash on hand in the enterprise fund (this is separate from the CDS). Town staff are working with Mr. Bernberg to determine how much of that could / should be used for this project, vs. how much needs to be retained in reserves.

B. Highlands Parcels Continued Discussion

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.

Public Comment:
Terry Armistead, 1632 Main St.

Ms. Armistead commented that she felt the public should be re-engaged, and there should be more discussion with residents prior to selling the parcels.

Rob G. noted that the listing of the parcel doesn't tie Council to any specific action at all. It is a step forward to see what the private market thinks. Other options are still on the table, and local conservation groups were engaged throughout this process, including Eagle Valley Land Trust, Eagle County Open Space, CPW, and others.

Having options to come back to Council and the public with, can be much more informative and allow for a more informed decision in the end.

Tom P. reiterated that there is not enough information yet. Once we have interest or offers, then all of that would go through the public process (zoning, use, the sale, etc). Nothing is definite at this point.

Lynn Teach, 253 Pine St.
Inquired whether the Town had heard back from CPW, Eagle Valley Land Trust, Eagle County Open Space, or other conservation groups.

Rob G. clarified that he met with those organizations over the summer. It's difficult because the Town does not know what a fair ask would be for conservation, compared to what a private buyer might offer. So the Town would be looking for these organizations to come forward with what they are willing to offer. And all offers would need to go through the public process. This door is still open, and Town staff have expressed that the Town is willing to continue having that conversation. Council could provide direction on a dollar amount that they would be willing to accept for a conservation purchase.

Mike S. expressed that these organizations are aware that the Town is open to negotiations for some type of conservation easement, and that they would need to come to the Town with an offer. The Town can't elaborate on what type of offer would make sense for them. Mike specifically also spoke with CPW, and was told that CPW would be circling back with ECOS. The Town has not heard back from them.

Tom P. noted that the residents need to understand the financial impact in order to provide public input. They need to have all the facts, and know all the options. Which will happen through the required public process when any offers are received. It's too preliminary right now. The public will have ample opportunity to provide public input when we have all the facts and all the information to consider.

Lynn F. brought up offer deadlines and how would that be handled, with consideration to public hearing / public input. She mentioned that offers typically have a short turnaround / deadline.
Kate S. noted that because this is a Town property sale, there are conditions. This would be an extended closing period, not typical like a standard residential purchase. It would be more like a 6 months closing.

Mike S. reiterated the process.
The Town signed a listing agreement (with 2 restrictive conditions), which is valid for one year. The way the contract will be drafted, is that the buyer will want / need a period of time to do due diligence. They will also need time to get zoning on the property and so a site plan review. Those are public processes. The Town will approve the contract, which will likely give the buyer at least six months, and then the Town would go through the land use public process to evaluate it based on the standards in the Town code. The property has no current uses by right. There would be pre-application meetings, zoning process, it will need to go through P&Z and council, there will be several public meetings / public hearings, and additional steps (such as a charette, survey, etc) could also be implemented.

The listing initiates marketing the property, but this does not rule out a conservation sale. There is a long process though still ahead.

12. Future Agenda Items

A. Future Meeting Topics

The golf cart discussion has been on the long-range list for awhile. This will be added to a February or March agenda.

13. Adjourn
Motion by Tom P., second by Kate S., to adjourn the meeting at 6:53pm.

_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

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: Mayor and Council

From: Jay Brunvand

Date: February 4, 2026

Agenda Item: Application for CO Liquor Sales Room, Eagle River Distilling (dba Minturn Whisky Co)

REQUEST:
Eagle River Distilling LLC, DBA Minturn Whisky CO is restructuring there tasting room to move it from there headquarters in the business park to 161 Main.

INTRODUCTION:
Eagle River Distilling is allowed two tasting rooms. Currently they use their headquarters in the Meadow Mtn Business Park and 160 Main. They have asked the Colorado Liquor Authority to drop the MMBP location in order to allow them to open a unit in Beaver Creek. This is a state license, not a dual authority change whereby the town has a very limited review capability of which they are in compliance.

This business is in good standing and the request is pursuant to LED Reguation 47-428.

ANALYSIS:
Not Applicable

COMMUNITY INPUT:
Not Applicable

BUDGET / STAFF IMPACT:
The state does not allow a fee for this application.

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

RECOMMENDED ACTION OR PROPOSED MOTION:
This item is approved on the Consent Agenda, no separate motion is required.

ATTACHMENTS:
- Application and supporting documentation.

DR 8057 (02/01/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO Box 17087
Denver, CO 80217-0087
Fax (303) 866-2428
Phone (303) 205-2300

Application for Colorado Liquor Sales Room

Regulation 47-428, 1 C.C.R. 203-2

Type of Sales: ○ Malt Liquor ○ Limited Winery ○ Winery ◉ Distillery

Duration: ○ Temporary (3 days or less) ◉ Permanent

Name of Applicant exactly as it appears on your current Colorado Liquor License

Eagle River Distilling LLC

Trade Name of Applicant

Minturn Whisky Co.

State Sales Tax Number	Applicant Liquor License Number
95312711-0000	03-17117

Business Address

Street Address

23698 US 24, Unit E-1

City	State	ZIP Code
Minturn	CO	81645

Mailing Address

Street Address

PO Box 1253

City	State	ZIP Code
Minturn	CO	81645

Phone Number	Email Address
(970) 763-8660	spence@erwhisky.com

Sales Room Address

Street Address

161 Main St

City	State	ZIP Code
Minturn	CO	81645

Date of Events

From Date: Time: ○ AM ◉ PM

To Date: Time: ○ AM ◉ PM

If the event is occurring on the same day during the events time period reported, select the day(s) below.

☐ Sunday ☐ Monday ☐ Tuesday ☐ Wednesday ☐ Thursday ☐ Friday ☐ Saturday

Rights to Premises Granted by: (attach a copy of the Premises Use Authorization letter or lease if not previously submitted)

Premises Use Authorization

Renting/Leasing Percent Basis: ○ Yes ◉ No

If Yes, List Percent and Interested Party. Use Additional Sheet if Necessary.

Alcohol will be sold (check all that apply):

■ For on-premises consumption (if selected, please file this application with the Local Licensing Authority and the State Licensing Authority)

■ For off-premises consumption

The Sales Room Applicant affirms they have complied with local zoning restrictions?

◉ Yes ○ No

Additional Required Documents

■ Attach an outlined diagram of proposed premises.

■ Attach a copy of the premises control plan describing how the premises will be controlled to ensure compliance with liquor code and rules. It must include restricting sales to minors and visibly intoxicated persons and insuring that customers cannot leave the premises with an open container of alcohol.

■ Attach a copy of any contracts and/or operating agreements pertaining to the sales room.

Local Licensing Authority Name

Town of Minturn

Date Application Copy Submitted to Local Licensing Authority

01/26/2026

Oath of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor, Beer and Wine Code and Liquor Rules which affects my permit.

Applicant Signature

Date (MM/DD/YY)
01/26/26

Title
Member

Notice to Local Licensing Authority

This application for a Sales Room will be granted to the above name applicant unless any of the below listed conditions apply. If any of these conditions apply please contact the State Licensing Authority immediately.

☐ Issuance of this permit would impact traffic, noise, or other neighborhood concerns in a manner that is inconsistent with local regulations or ordinances.

☐ If granted this permit would result in violations of the Colorado liquor code or the laws of the local government. (specify).

☐ Issuance of this permit would violate local zoning laws.

For events lasting **three consecutive days or less**, the Local Licensing Authority has **ten (10) business** days to submit its determination to the State Licensing Authority.

For events lasting **four or more consecutive days**, the Local Licensing Authority has **forty-five (45) days** to submit its determination to the State Licensing Authority.

Local Licensing Authorities can send the approval via mail or email to dor_liqlicensing@state.co.us

If the Local Licensing Authority does not submit a response or determination within the time specified, the State Licensing Authority shall deem that the Local Licensing Authority has determined that the proposed sales room will not impact traffic, noise, or other neighborhood concerns in a manner that is inconsistent with local regulations or ordinances or that the applicant will sufficiently mitigate any impacts identified by the Local Licensing Authority.

Licensing Authority Signature

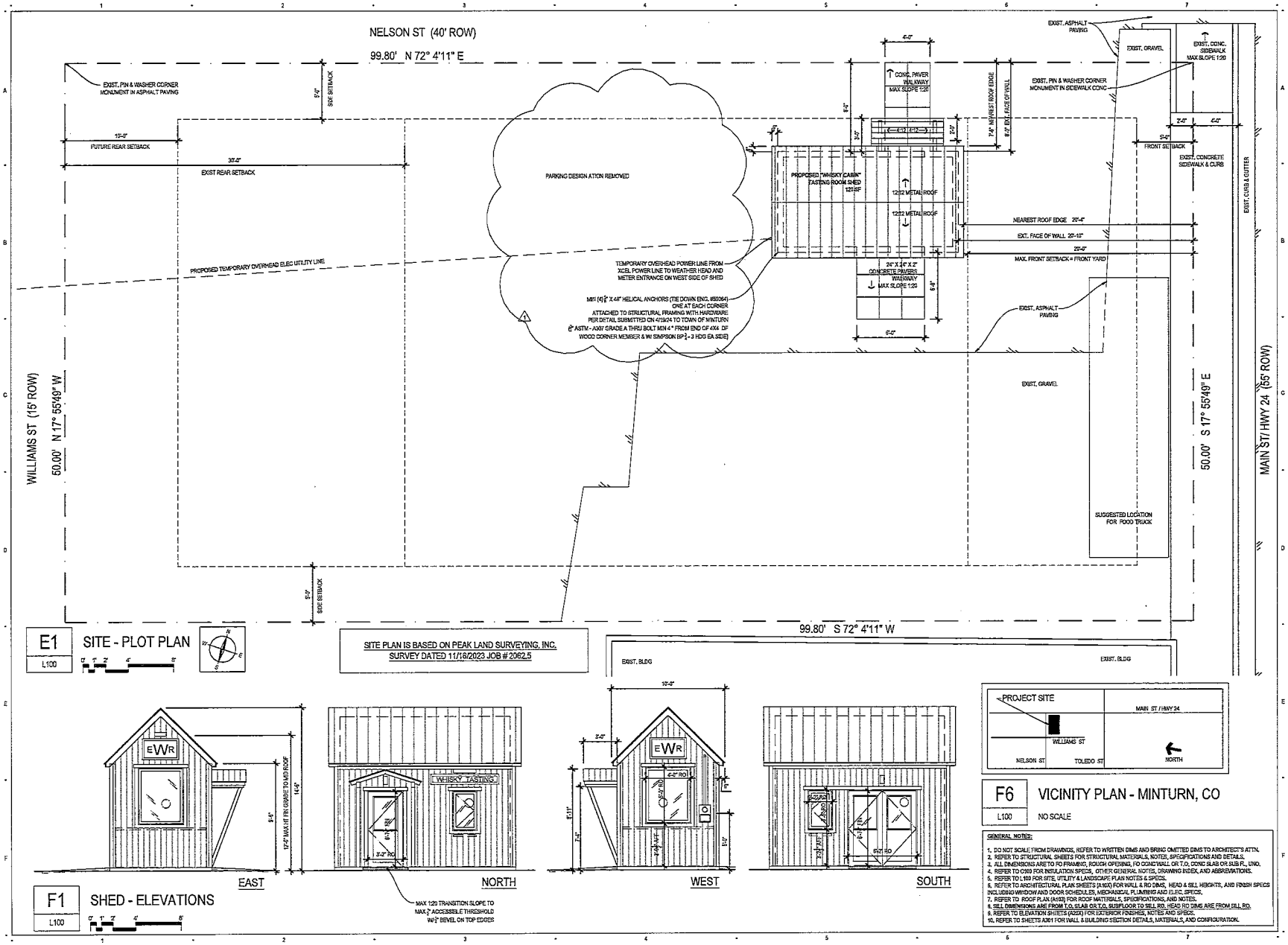
Date (MM/DD/YY)
02/04/2026

Local Licensing Authority Contact Name
JAY BRUNVAND, TOWN CLERK/TREASURER

Phone Number
970-827-5645 EXT 1

○ Object ◉ Do Not Object

If the Local Licensing Authority objects to the sales room, provide a separate page with details of the objection.



E1 L100 SITE - PLOT PLAN

SITE PLAN IS BASED ON PEAK LAND SURVEYING, INC. SURVEY DATED 11/16/2023 JOB # 2062.5

F1 L100 SHED - ELEVATIONS

F6 L100 VICINITY PLAN - MINTURN, CO
NO SCALE

GENERAL NOTES:
1. DO NOT SCALE FROM DRAWINGS, REFER TO WRITTEN DIMS AND BRING OMITTED DIMS TO ARCHITECT'S ATTN.
2. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, NOTES, SPECIFICATIONS AND DETAILS.
3. ALL DIMENSIONS ARE TO RO FRAMING, ROUGH OPENING, FO CONC/WALL OR T.O. CONC SLAB OR SUB F., UNO.
4. REFER TO C100 FOR INSULATION SPECS, OTHER GENERAL NOTES, DRAWING INDEX, AND ABBREVIATIONS.
5. REFER TO L100 FOR SITE, UTILITY & LANDSCAPE PLAN NOTES & SPECS.
6. REFER TO ARCHITECTURAL PLAN SHEETS (A100) FOR WALL & RO DIMS, HEAD & SILL HEIGHTS, AND FINISH SPECS INCLUDING WINDOW AND DOOR SCHEDULES, MECHANICAL, PLUMBING AND ELEC. SPECS.
7. REFER TO ROOF PLAN (A102) FOR ROOF MATERIALS, SPECIFICATIONS, AND NOTES.
8. SILL DIMENSIONS ARE FROM T.O. SLAB OR T.O. SUBFLOOR TO SILL RO. HEAD RO DIMS ARE FROM SILL RO.
9. REFER TO ELEVATION SHEETS (A201) FOR EXTERIOR FINISHES, NOTES AND SPECS.
10. REFER TO SHEETS A301 FOR WALL & BUILDING SECTION DETAILS, MATERIALS, AND CONFIGURATION.

RDC ARCHITECTURE

ROBERT D CREASY ARCHITECTURE
PO BOX 819 - 453 PINE ST.
MINTURN, CO 81645-0819
MB: 760.837.2830 (Robert)
robert@rdcarch.com

STRUCTURAL ENGINEER

SURVEYOR
PEAK LAND SURVEYING, INC.
1020 Lion's Ridge Loop
Vail, CO 81657
970.476.8644

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
Not Applicable

GENERAL CONTRACTOR

EAGLE RIVER WHISKY
WHISKY CABIN

PARCEL # 2103-263-002 & 003
161 MAIN ST
MINTURN, CO 81645

OWNER:
STEFANIE & SPENCE NEUBAUER

stef@erwhisky.com & spence@erwhisky.com
MB: 603.770.8756

REVISION 1 APRIL 19, 2024
DATE LIMITED REVIEW SUBMITTAL MARCH 15, 2024
PROJECT #: 2410

SITE PLAN
SITE - UTILITY NOTES
VICINITY PLAN
L100

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

0216 Miles End Lane

Hearing Date:	January 28, 2026
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	MN Lot 3 LLC
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 4
Address:	0216 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, Rob Hahn, requests Final Plan review of a new, five-bedroom, 5,245 (gross) square foot single-family residence located at 0216 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, five-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 9 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show the entry level with a two bedrooms, an office that could double as a bedroom, an entertainment lounge, and garage, and the main level with master suite, primary living area, and remaining bedroom. Please note that even if the office does become a bedroom, there is still adequate parking.

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

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

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

(d) Administrative procedure.

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

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

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

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

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

Staff suggests that the final plans for 0216 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

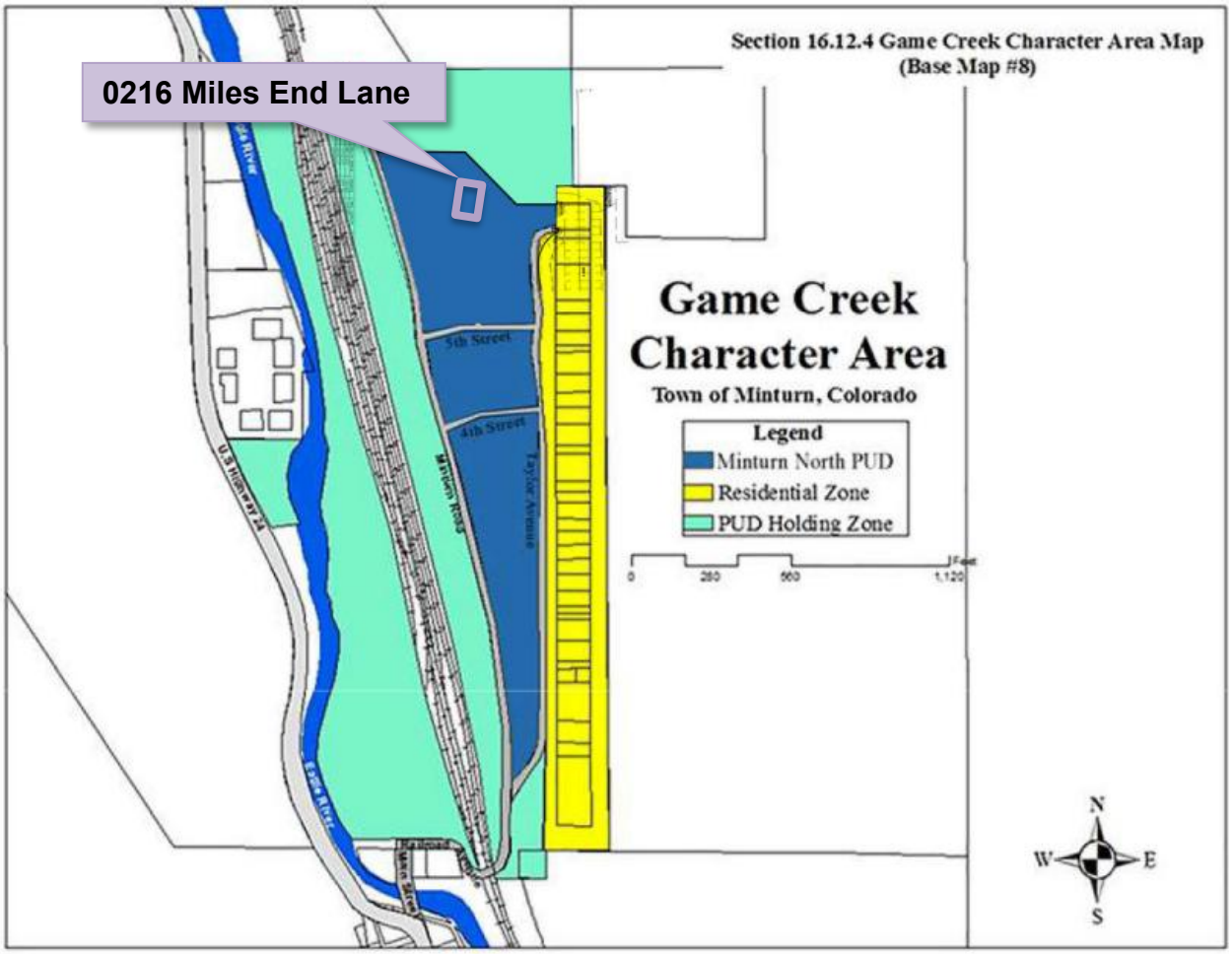
III. Zoning Analysis:

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

> *"The primary intent of this Planning Area is to create a market rate single-family residential use zone surrounded by common area and open space."*
> *- Ordinance No. 15 – Series 2023 Minturn North PUD Guide*

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,884.36 sq. ft.	7,884.36 sq. ft. (.181 ac.)
Maximum Building Height:	28 feet	27 feet – 9 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% (3,942.18 sq. ft.)	3,418 sq. ft. (43.35%) Proposed
Maximum Impervious Coverage:	60% (4,730.62 sq. ft.)	4,070 sq. ft. (51.62%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,884.36 sq. ft. x .05 = 394.22 sq. ft.)	512 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:

The Town Engineer identified that the plans are labeled as 126 Miles End Lane instead of 216 Miles End Lane. This is something that should be corrected going forward, but is not material to the Planning Commission's review.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0216 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 31, 2025

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

Re: 216 Miles End Lane
Lot 4, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Hahn Residence; 0126 Miles End Lane; Lot 04, Minturn North, Minturn Colorado"* prepared December 17, 2025 by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 4, 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.7 of the *"Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24"* prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.7 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:
1. Sheet C, the Cover sheet for this application lists the Street Address as 0126 Miles End Lane. The correct address is **0216 Miles End Lane**
2. Sheet BH1 provides Building height information necessary for Planning Staff review.

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

Madison Harris
Re: 216 Miles End Lane
Lot 4, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

Sheet C1 of the Plans "*Lot 4 Minturn North PUD; Site Grading and Drainage Plan"* prepared December 17, 2025 by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

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

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 – Hahn Residence

Project Location

Street Address: 216 Miles End Lane

Zoning: Residential

Parcel Number(s): 2103-262-30-004

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: [redacted]

Email: [redacted]

Property Owner:

Name: MN LOT 3 LLC

Mailing Address: [redacted] Edwards, CO 81632

Phone: [redacted]

Email: [redacted]

Required Information:

Lot Size: 0.181 acres	Type of Residence (Single Family, ADU, Duplex): SFH	# of Bedrooms: 5	# On-site Parking Spaces: 4
# of Stories: 2	Snow storage sq ft: 512 sf	Building Footprint sq ft: 3,418 sf	Total sq ft Impervious Surface: 4,070 sf

Signature:

12/17/25

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

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

RE: Hahn Residence
Lot 4 Minturn North – 0216 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 4 is located at 0216 Miles End Lane on a uphill sloping undisturbed vacant lot which rises in elevation approximately 7' through the building envelope. The home has been oriented facing south, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a patio residence due to the sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the south facing patio elevation of the home.

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

HAHN RESIDENCE

0126 MILES END LANE
LOT 04, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET

DECEMBER 17, 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:	2,036 SF	111 SF	560 SF	2,707 SF
MAIN LEVEL:	2,538 SF			2,538 SF
TOTALS:	4,574 SF	111 SF	560 SF	5,245 SF

LOT AREA:	7,884.36 SF		
BUILDING COVERAGE:	3,418 SF	43.35 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	4,070 SF	51.62 %	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.7 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
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

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

HAHN
0216 MILES END LANE
LOT 04, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L04

ISSUED #	DATE	BY	COMMENTS
3	12-17-25	DJHE	DRB SUBMITTAL SET

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 MAR, 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

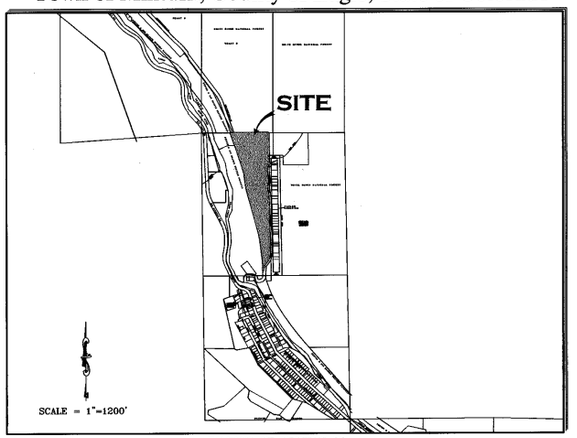
TOWN CLERK
TOWN OF MINTURN, COLORADO

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

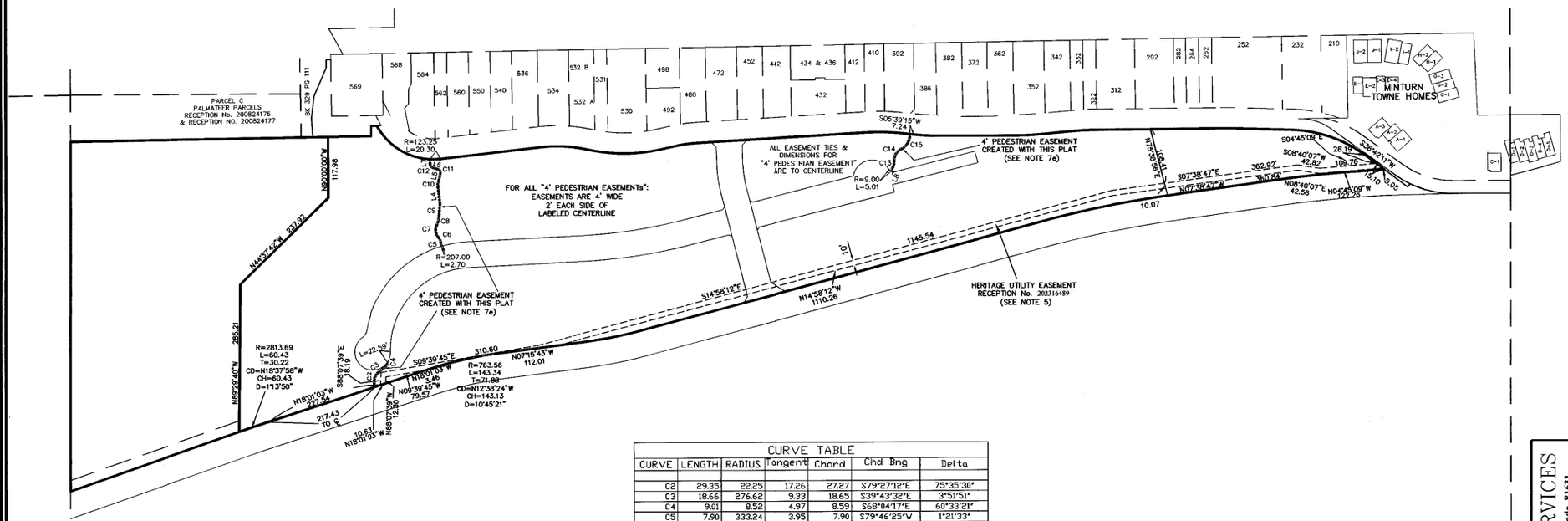
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

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

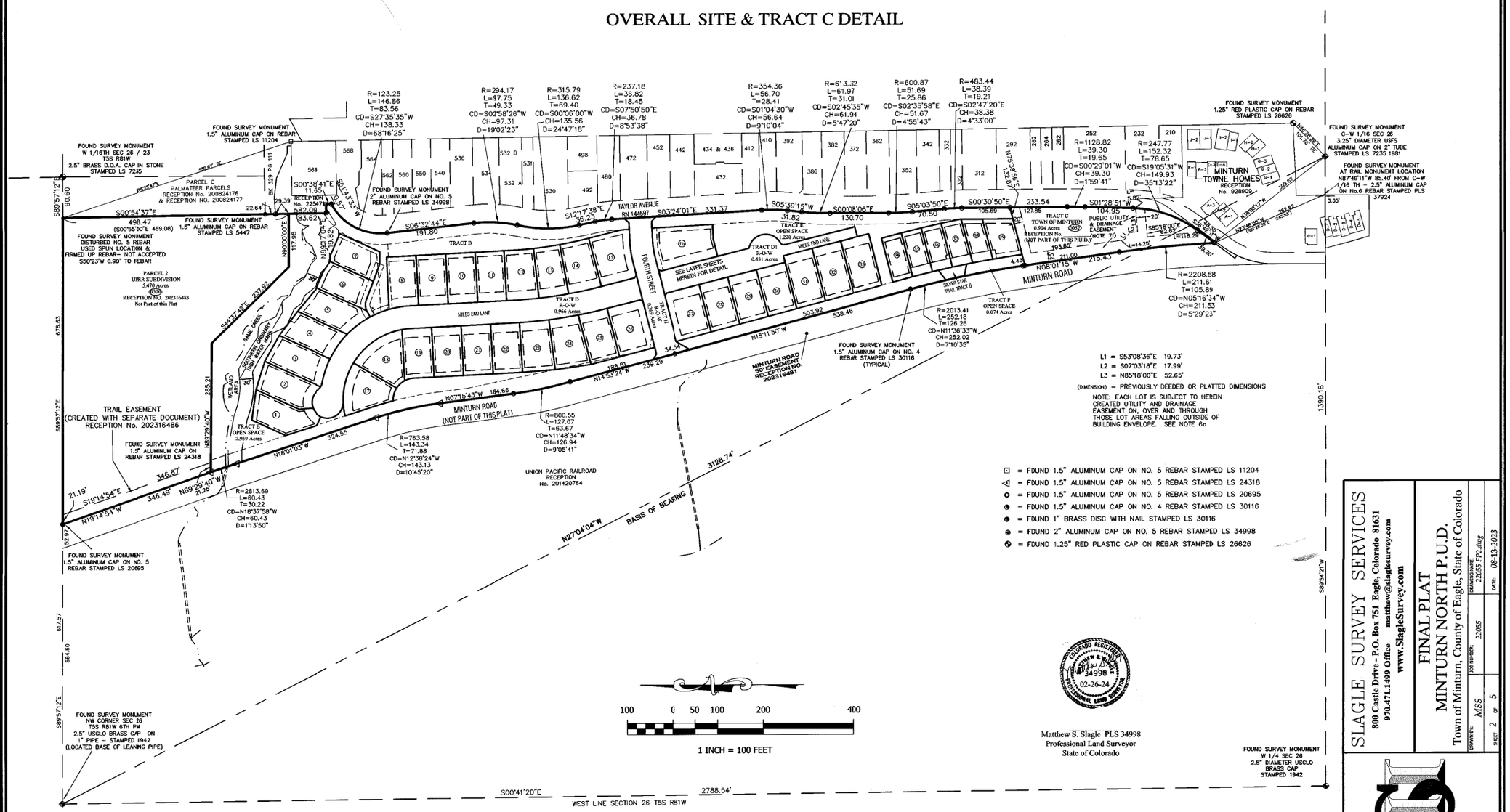
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202402234

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 34998 02-26-24

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.

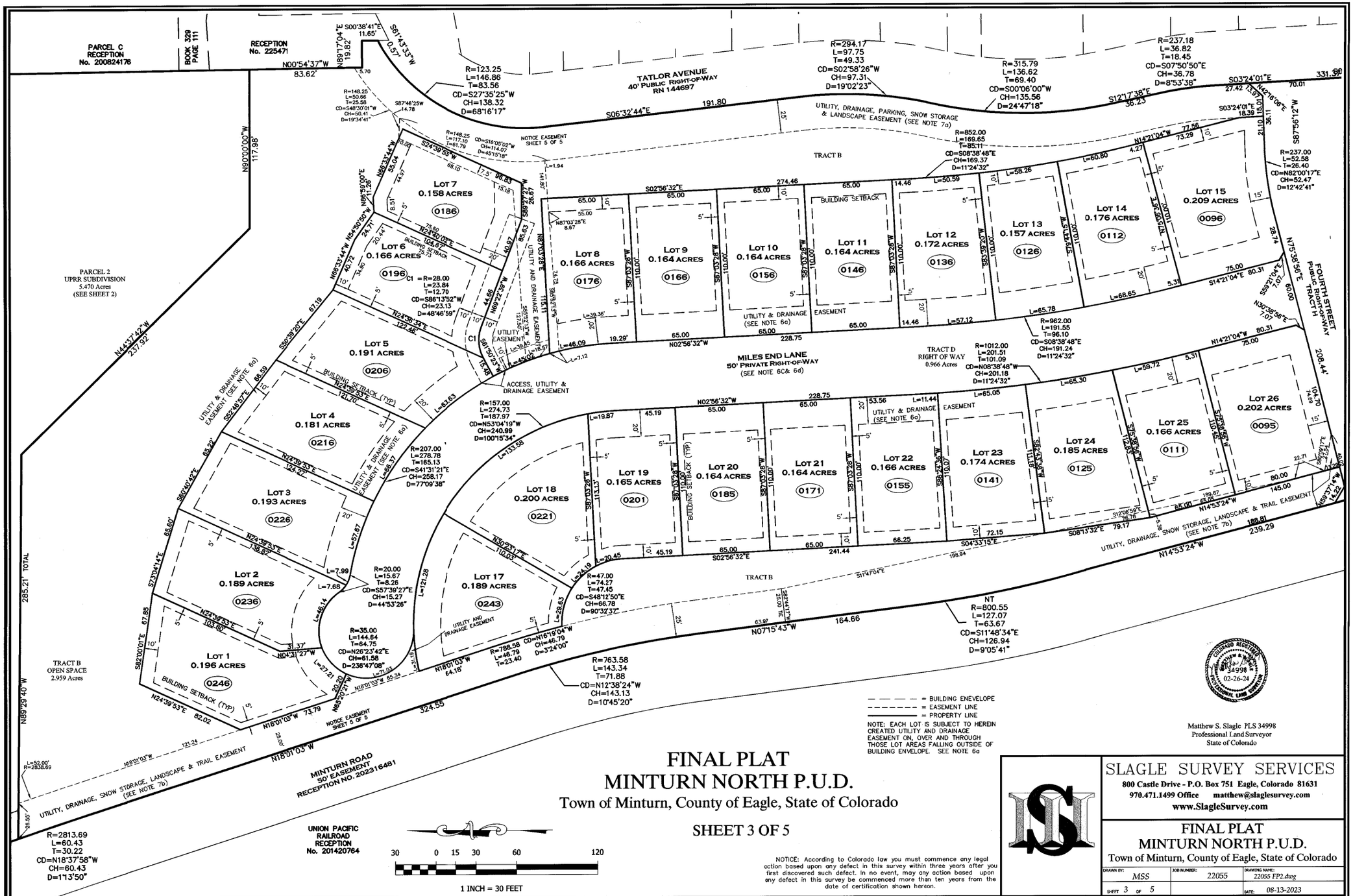
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

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

DRAWN BY:	JOB NUMBER:	DRAWING NAME:	DATE:
MSS	22055	22055 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

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

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.

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

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

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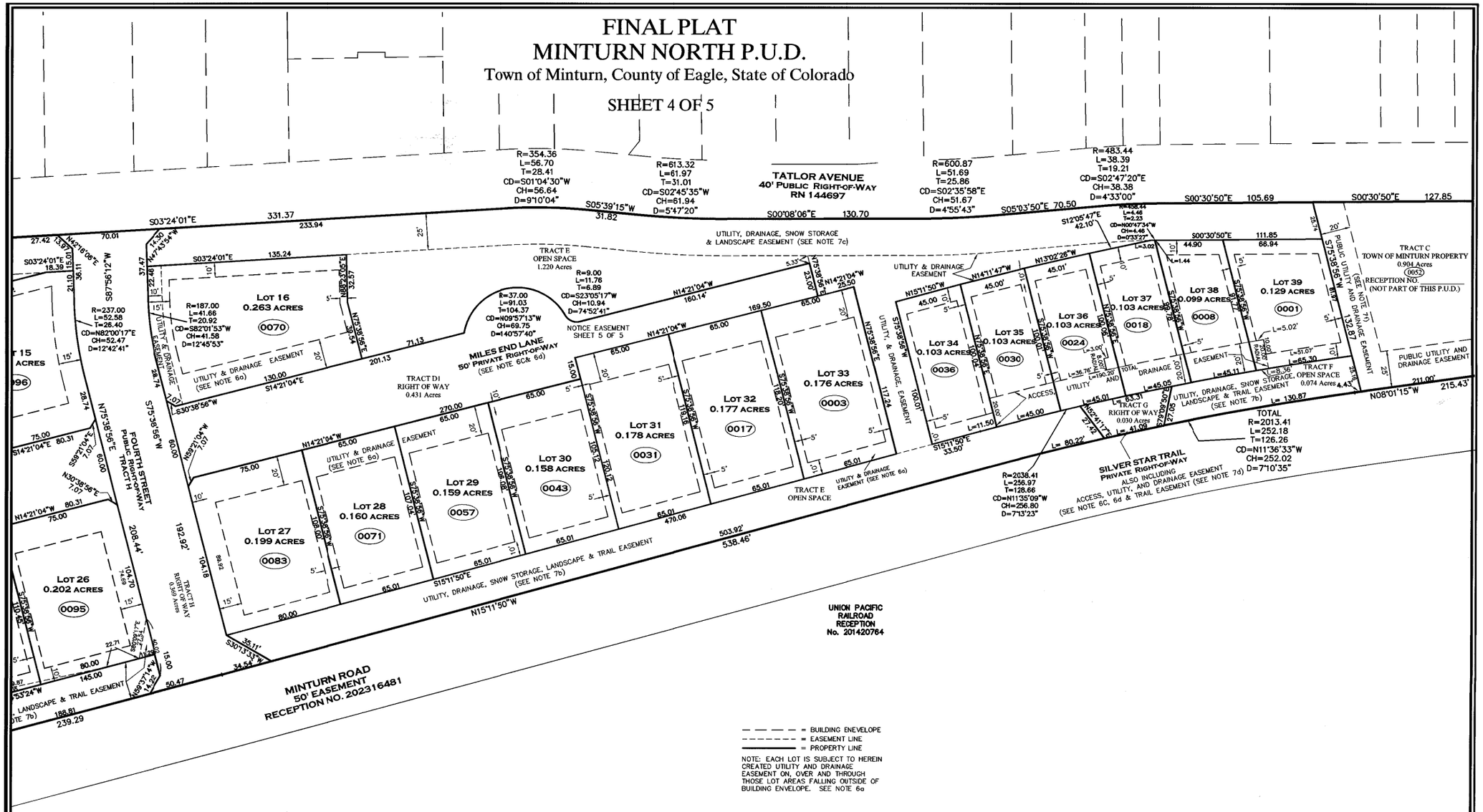
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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



COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
12-26-2024

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

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

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

KEYMAP

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

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

CONSTRUCT FIFTY FOUR (54) 20'x9' PARKING SPACES. REMOVE TOPSOIL, SLOPE AT 4% FROM EDGE OF EXISTING ASPHALT, 6" GRAVEL DEPTH, OR 6" ASPHALT MILLING DEPTH (ALTERNATE)

(OC-25) INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 36' BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550 AS SHOWN ON SHEETS E.4 & E.5. W 12' CHECK DAMS EVERY 50 FT, SEE DETAIL SHT. DT.R4

GAME CREEK 100 YEAR FLOOD PLAIN LIMITS PER WRIGHT WATER ENGINEERING, INC.

GAME CREEK

LOCATE 3' x 3' MIN. SITE BOULDERS TO BE SPACED AT REAR OF PARKING STALL FOR AUTO SAFETY. BOULDERS TO BE PLACED 18" UNDERGROUND WITH 18" ABOVE GROUND.

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

SHAPE CURB TO ACCEPT DRAINAGE CHANNEL FROM ABOVE

6% TO BUILDING SETBACK

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

TRANSITION TO 12 FT. WIDE DRIVEWAY TO LOT

INSTALL TEMPORARY EROSION CONTROL FABRIC PER SHEET E.5 ON THE 2:1 SLOPE IN FRONT OF LOTS 1-7. PERMANENT SLOPE PROTECTION AND/OR REGRADING TO BE INCLUDED ON THE BUILDING PERMIT PLANS

MATCH TO SHEET C.6

BUILDING SETBACK, TYP.

INCREASED BERM HEIGH TO 3 FEET ABOVE THE INUNDATION CHANNEL GRADE

6% TO BUILDING SETBACK

MILES END LANE

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

DEFLECTION BERM:
HEIGHT=2.5' MIN., TYP. (SEE EXCEPTIONS)
TOP WIDTH=5.0' MIN.
SIDE SLOPES= 2.5:1 MAX.
THE PURPOSE OF THIS DEFLECTION BERM IS TO DEFLECT THE 100-YEAR MUD FLOW EVENT AS ANALYZED BY WRIGHT WATER ENGINEERS [FIGURE 2, MINTURN NORTH PUD, MUD AND DEBRIS FLOW ANALYSIS, JOB NO. 191-092.050, DATED NOVEMBER 2023]. THE BERM AS SHOWN HAS BEEN RAISED ABOVE THAT OF THE WRIGHT WATER ENGINEERS ANALYSIS FROM THAT DATE.

MATCH TO SHEET C.6

EARTHW
MILES EI
SHALL B
COMPAC

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 D'LEMEN
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

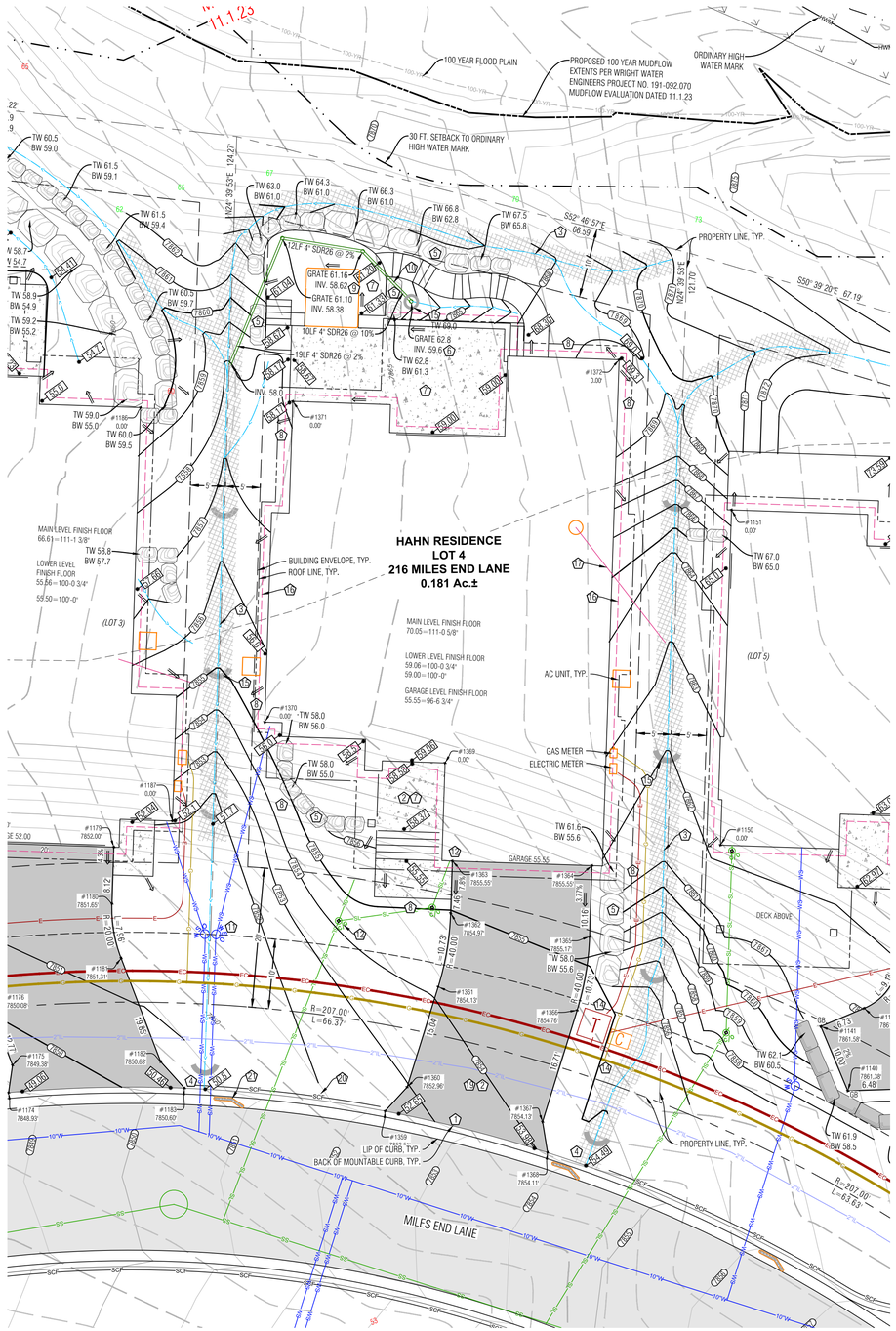
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet
C.7

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

N:\PROJECTS\2022\22036-Minturn North\dwg\22036 C-Grading.dwg 5/15/2024 3:01 PM



Point Table				
Point #	Desc.	Elev.	North	East
1359	Driveway	7852.51'	4385.14	5381.43
1360	Driveway	7852.96'	4387.09	5385.66
1361	Driveway	7854.13'	4398.60	5395.34
1362	Driveway	7854.97'	4407.64	5401.06
1363	Driveway	7855.55'	4414.42	5404.17
1364	Driveway	7855.55'	4406.07	5422.35
1365	Driveway	7855.17'	4396.84	5418.11
1366	Driveway	7854.76'	4387.80	5412.38
1367	Driveway	7854.13'	4375.01	5401.64
1368	Driveway	7854.11'	4370.66	5400.59
1369	House Corner	0.00'	4427.77	5408.65
1370	House Corner	0.00'	4443.16	5387.11
1371	House Corner	0.00'	4483.92	5408.58
1372	House Corner	0.00'	4471.33	5453.97

LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
86.75	PROPOSED SPOT ELEVATION
	DRAINAGE SWALE
	FLOW ARROW
SCF	SEDIMENT CONTROL FENCE
8020	PROPOSED MAJOR/MINOR CONTOUR
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 / EXISTING	POSSIBLE ELECTRIC SERVICE
G	POSSIBLE GAS SERVICE
WS	POSSIBLE WATER SERVICE
SL	POSSIBLE SEWER SERVICE
	FOUNDATION DRAIN
6"SD	DOWNSPOUT & STORM DRAIN WITH SIDE
	MSE WALL
	BOULDER WALL

NOTES:

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

2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAT OF MINTURN NORTH 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.

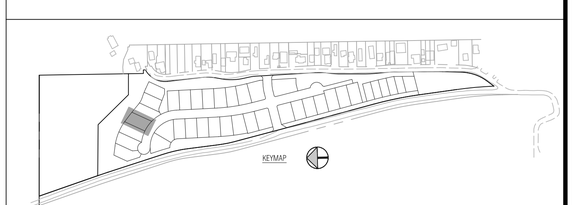
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 7,877 SF ±
DISTURBANCE AREA: 7,877 SF ±

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

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%, SEE DETAIL.
4. SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE. FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
5. INSTALL BOULDER WALL PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
6. INSTALL 6" NYLOPLAST DRAIN BASIN WITH DOME GRATE, SHAPE & DRAIN ALL SURROUNDING AREA TO LOW POINT WHICH IS THE INLET. NO DRAINAGE ALLOWED TO RETAINING WALL. INSTALL HEAT TAPE IN BASIN AND OUTLET PIPE.
7. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
8. 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.
9. SHAPE PATIO TO DRAIN TO INLET LOCATIONS AS NECESSARY. INSTALL 4" PATIO DRAIN BASINS AT ANY LOW POINTS AND CONNECT TO DRAIN. INSTALL HEAT TAPE IN BASINS AND ALL PIPE, SDR26 OR EQUIVALENT. NO CONNECTION TO FOUNDATION DRAIN ALLOWED.
10. PROTECT STORM LINES AND UTILITIES WHEN CONSTRUCTING IMPROVEMENTS ABOVE FROM MATERIAL AND EQUIPMENT, TYP.
11. LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSULATE THE WATER SERVICE IF COVER IS LESS THAN 7 FEET NEAR THE RETAINING WALL.
12. APPROXIMATE LOCATION OF SEWER SERVICE STUB, CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
13. 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
14. EROSION LOGS PER DETAIL ON SHEET C2.
15. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
16. EXTEND THE FOUNDATION DRAIN TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
17.
18. INSTALL VEHICLE TRACKING PAD (DETAIL ON SHEET C2) AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
19. SILT FENCE PER DETAIL ON SHEET C2.
20. INSTALL SILT SOCKS IN CURB LINE APPROXIMATELY 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 4, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 12/17/25

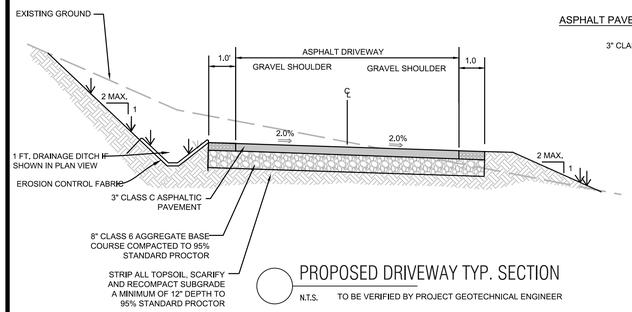
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PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **12/01/25**

Sheet **C1**

File Name: **lot 4 sp-01.dwg**

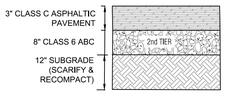
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PROPOSED DRIVEWAY TYP. SECTION

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

ASPHALT PAVEMENT SECTION

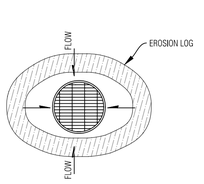


PAVEMENT SECTION

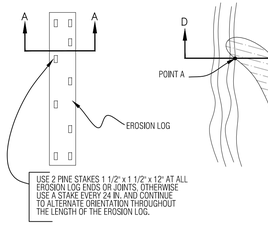
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

DRIVEWAY & AUTOCOURT SECTION

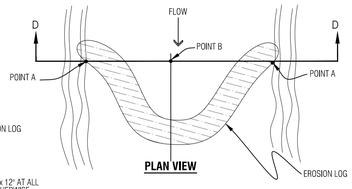
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



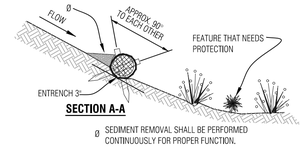
AREA DRAIN



PLAN VIEW

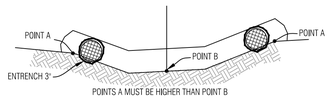


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

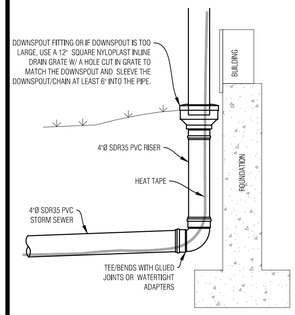


SECTION D-D

Temporary Erosion Control Log

N.T.S.

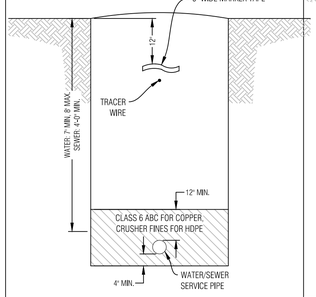
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

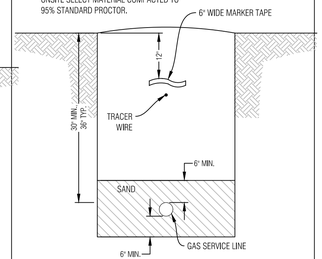
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

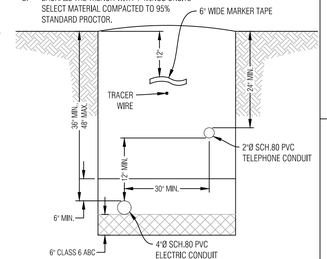
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

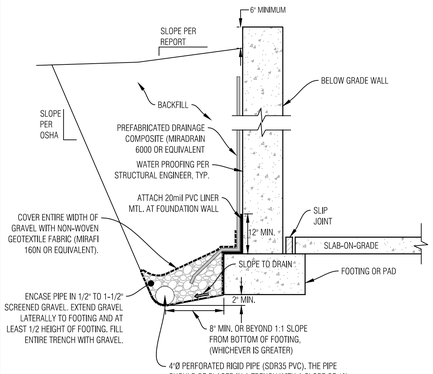
N.T.S.

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.



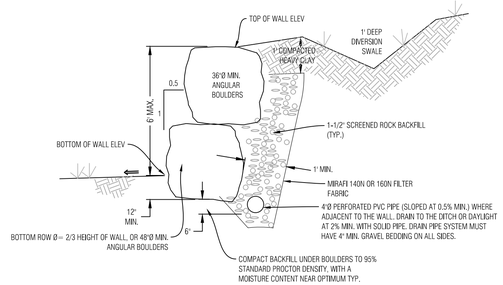
NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

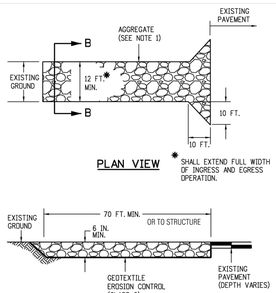
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

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

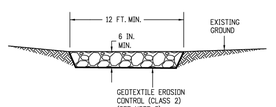
N.T.S. TO BE VERIFIED BY PROJECT SOILS ENGINEER REFER & COORDINATE WITH THE GEOTECHNICAL REPORT



PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.

ELEVATION SECTION



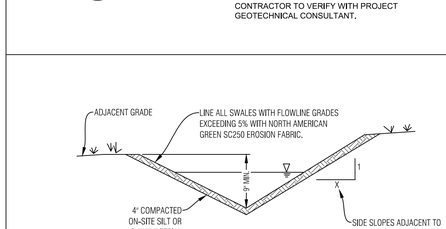
SECTION B-B

NOTES:
1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 (), .
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

VEHICLE TRACKING PAD DETAIL

N.T.S.



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

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

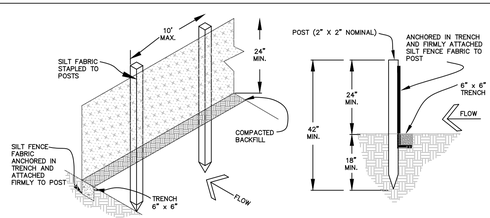
NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

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 4, Minturn North P.U.D.

Details and Notes
DRB Submittal 12/17/25

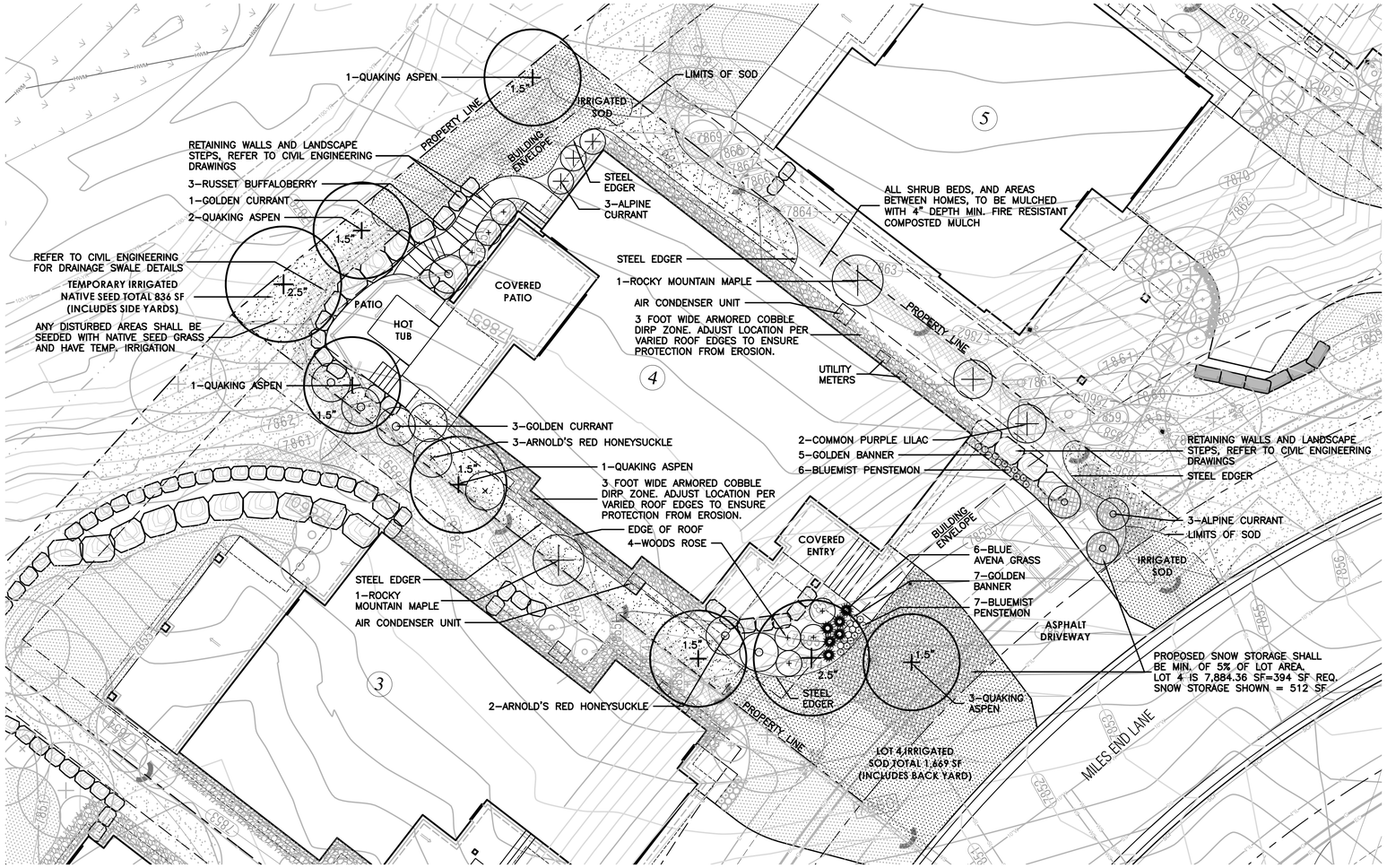
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **12/01/25**

Sheet **C2**

File Name: ***lot 4 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 4 Habhi\Lot 4 SP-01.dwg 12/15/2025 3:41 PM



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 4 - LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: December 17, 2025
REVISIONS:

0 5 10 20
SCALE: 1"=10'-0"

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	1,669 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: 1,826 SF
	Temporary Spray Irrigation For Native Seed	836 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:

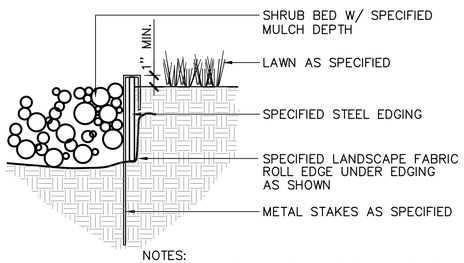
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, 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
	ORNAMENTAL GRASSES (planted @ 18" O.C. spacing)			
6	Blue Avena Grass Grass, Helictotrichon sempervirens	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
12	Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15	
13	Bluemist Penstemon Penstemon virens	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
6	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.
2	Common Purple Lilac Syringa vulgaris	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.
2	Rocky Mounatin Maple Acer glabrum	1 & 2	5 gal.	Container, 5 canes minimum 36"–48" ht.
3	Russet Buffaloberry Shepherdia canadensis	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
4	Wood's Rose Rosa woodsii	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.



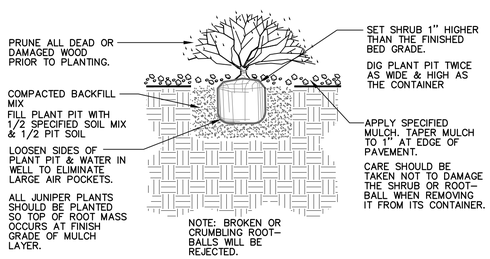
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

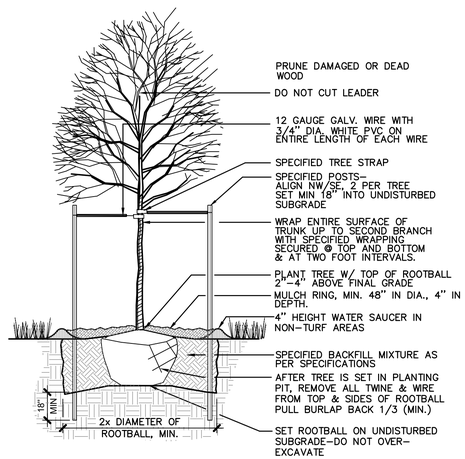
3) ALL JOINTS TO BE SECURELY STAKED.

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

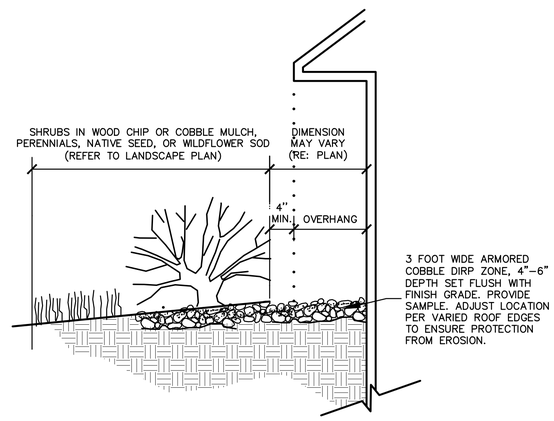
1 / L2 STEEL EDGER — NOT TO SCALE



2 / L2 SHRUB PLANTING — NOT TO SCALE



3 / L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 / L2 ARMORED DRIP LINE — NOT TO SCALE

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

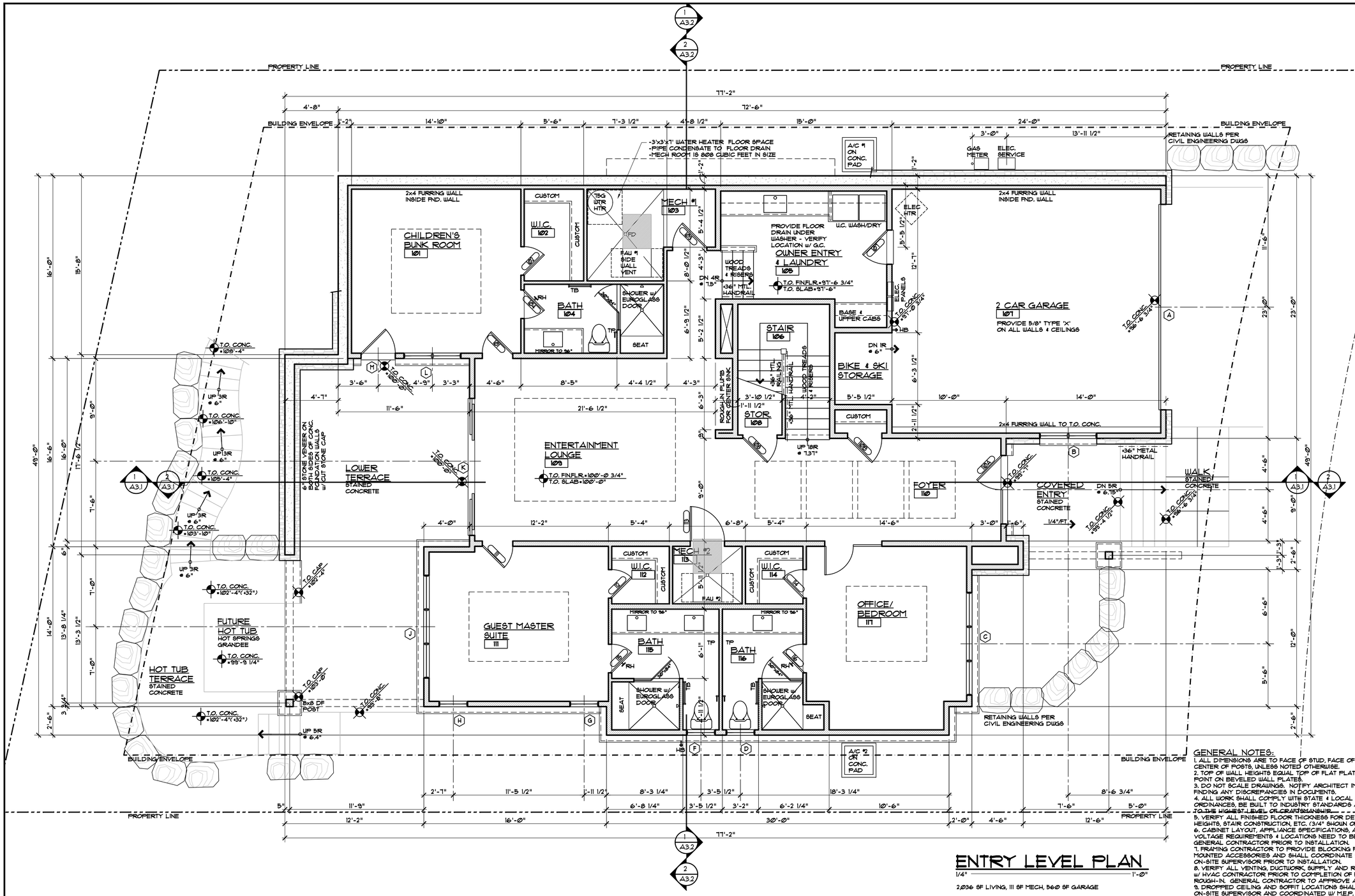
MINTURN NORTH P.U.D.
LOT 4-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: December 17, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



ENTRY LEVEL PLAN

1/4" = 1'-0"

2,036 SF LIVING, 111 SF MECH, 560 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
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

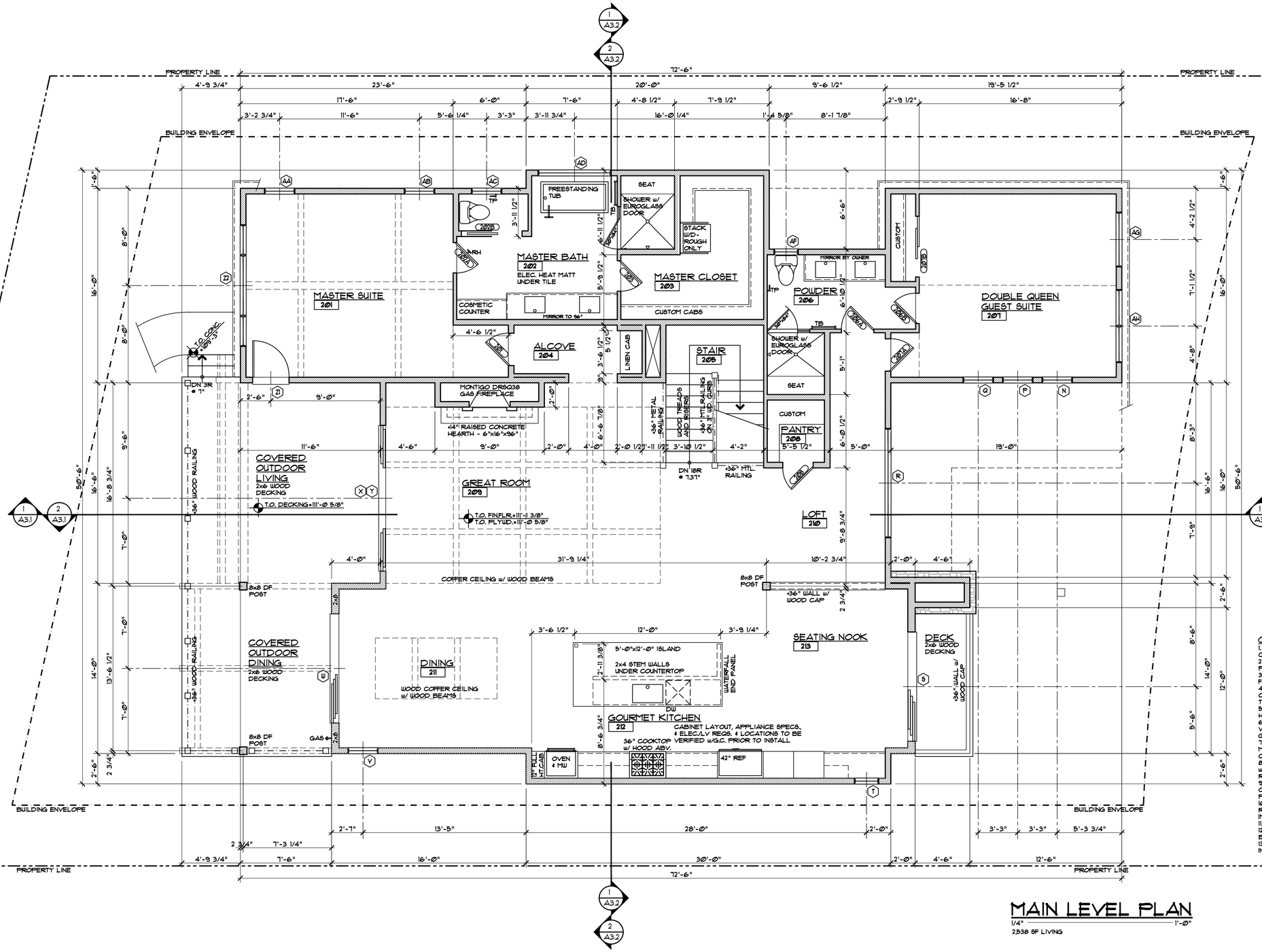
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

HAHN
0216 MILES END LANE
LOT 04, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L04

ISSUED #	DATE	BY	COMMENTS	DUE
3	12-17-25			DRB SUBMITTAL SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-0"

2,338 SF LIVING

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
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CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

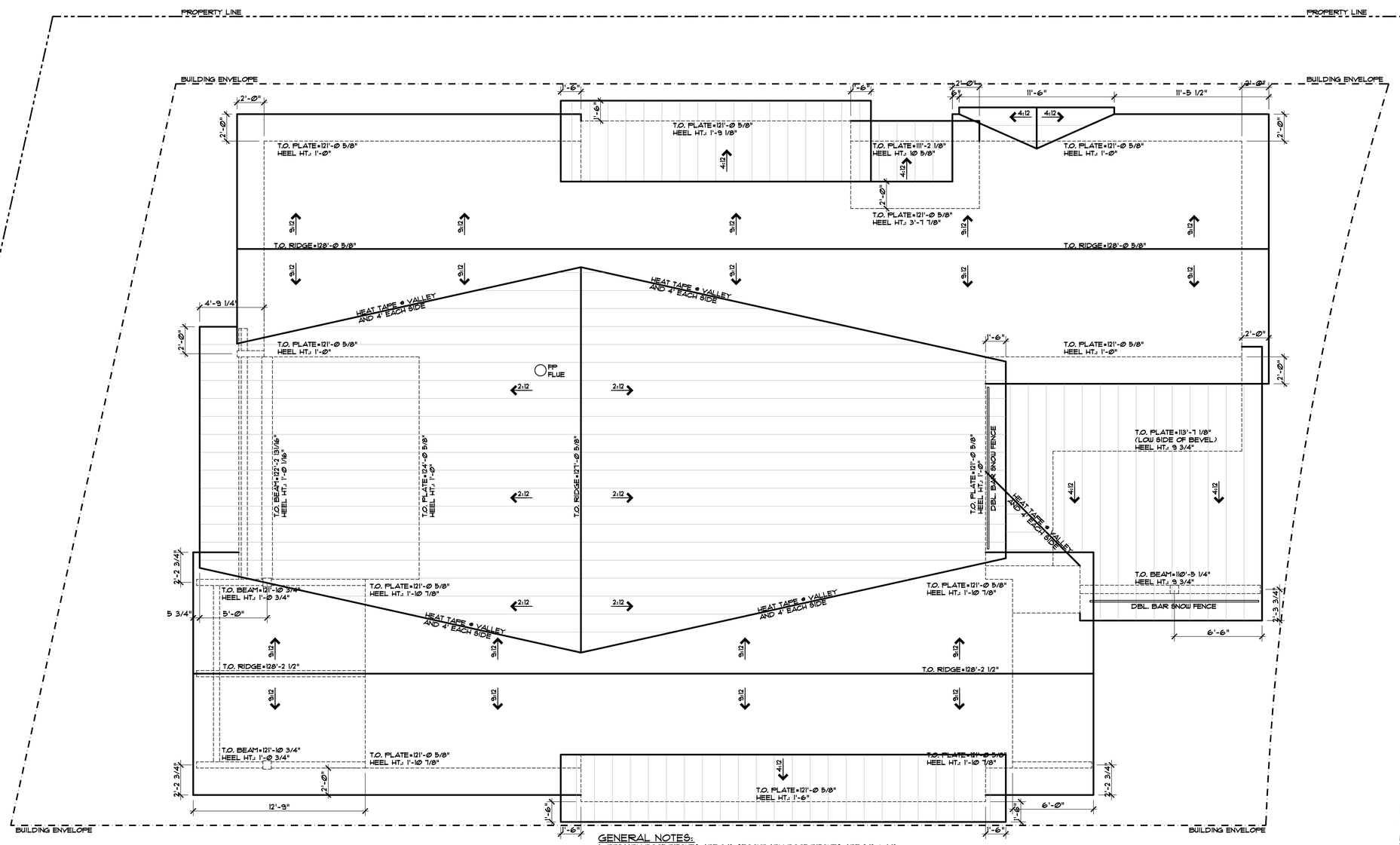
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

HAHN
0216 MILES END LANE
LOT 04, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L04

ISSUED #	DATE	BY	COMMENTS
3	12-17-25		DRB SUBMITTAL SET

A1.2



GENERAL NOTES:

1. PRIMARY ROOF PITCHES ARE 9:12, SECONDARY ROOF PITCHES ARE 2:12 & 4:12.
2. PRIMARY ROOFING MATERIAL IS CERTAINTEED BELMONT IR ASPHALT SHINGLES.
3. SECONDARY ROOF MATERIAL IS MECHANICALLY SEAMED DOUBLE LOCK STANDING SEAM METAL ROOF WITH SEAM TAPE AT 2:12 PITCHES. STANDARD STANDING SEAM METAL ROOF AT 4:12 PITCH.
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.

ROOF PLAN

1/4" = 1'-0"

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

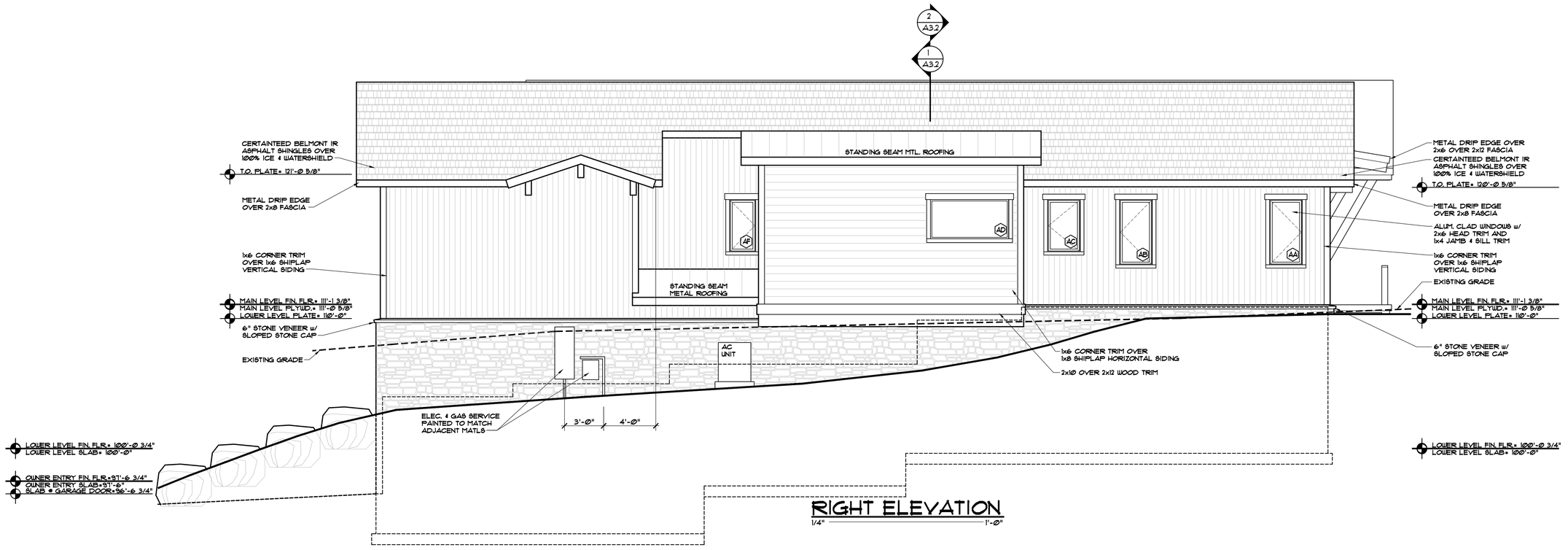
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

HAHN
0216 MILES END LANE
LOT 04, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L04

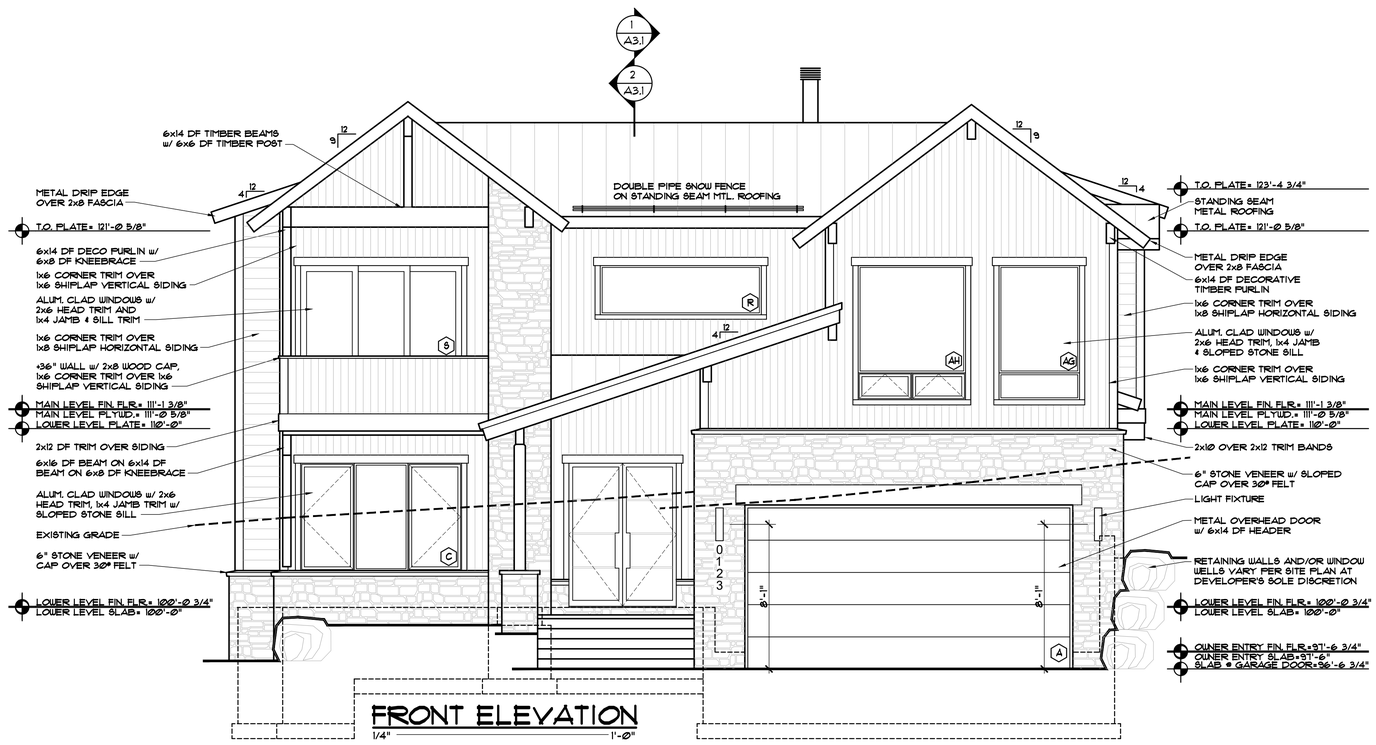
ISSUED #	DATE	BY	COMMENTS
3	12-17-25	DUE	DRB SUBMITTAL SET

A1.3



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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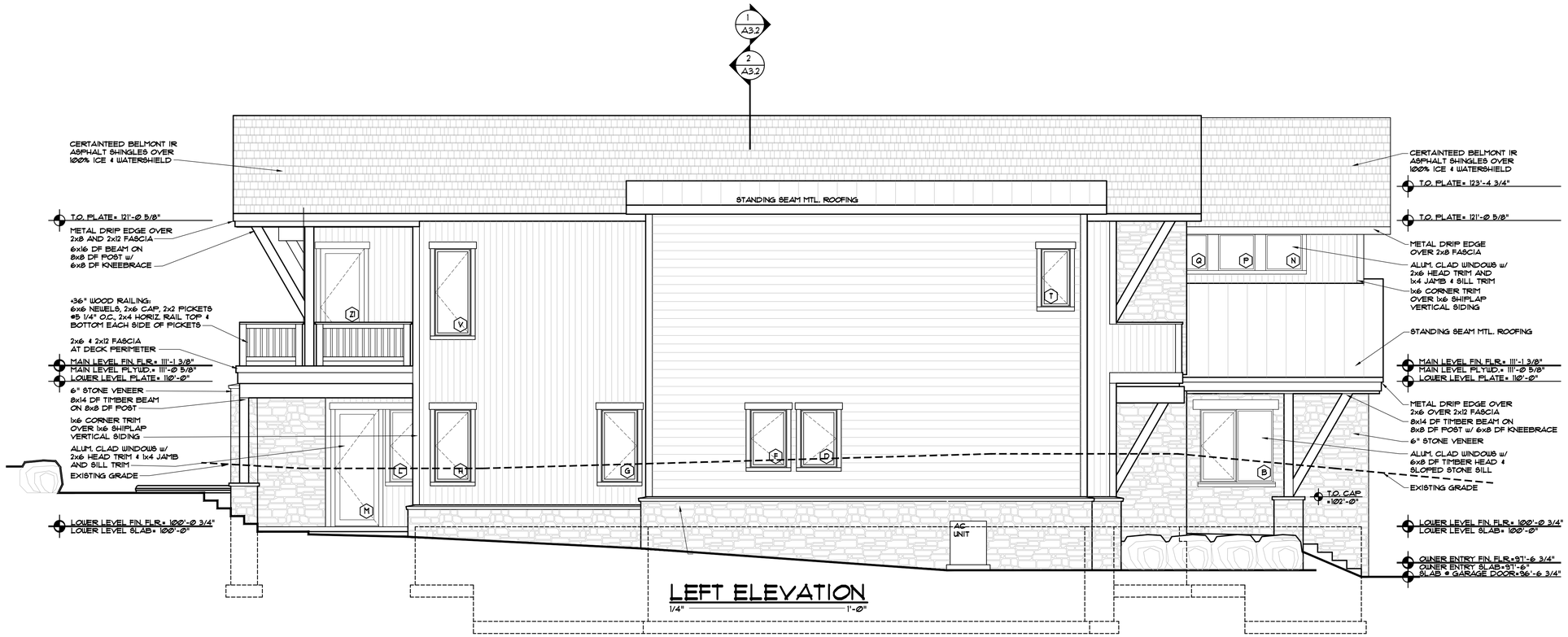
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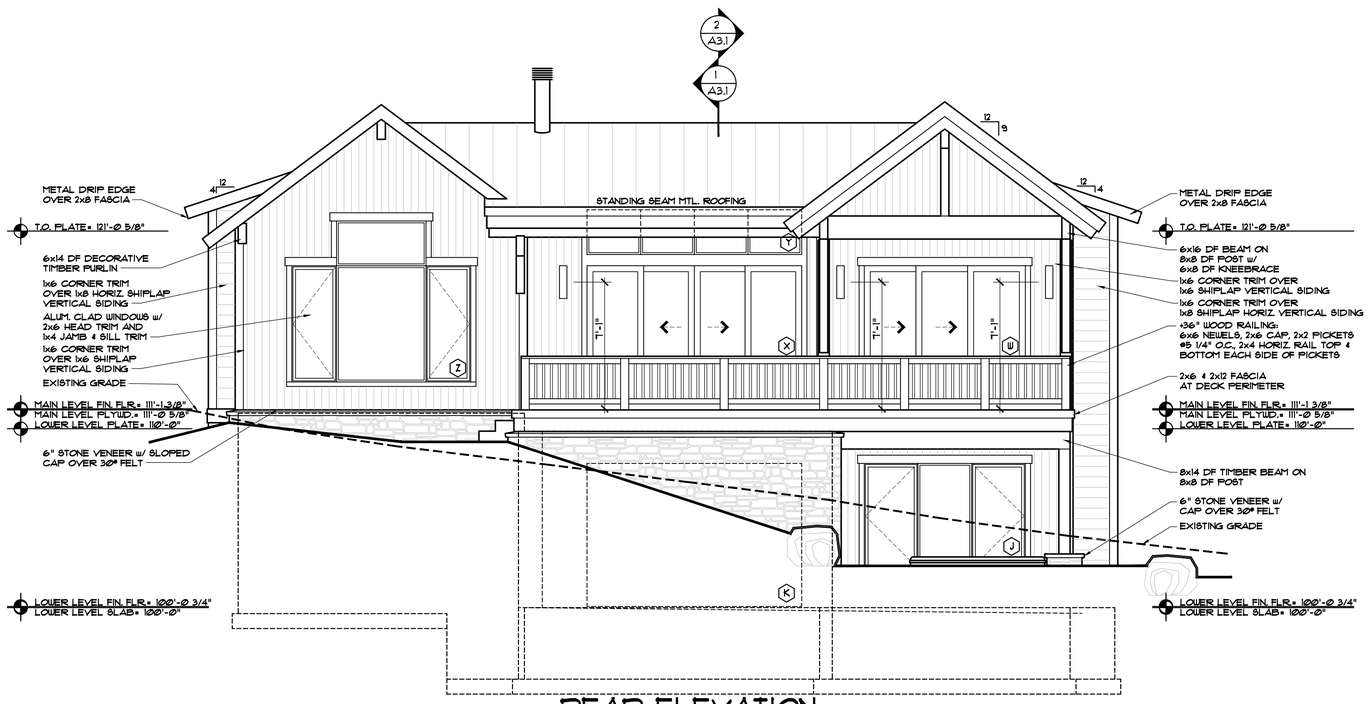
ISSUED #	DATE	BY	COMMENTS
3	12-17-25	DUE	DRB SUBMITTAL SET

A2.1



LEFT ELEVATION

1/4" = 1'-Ø"



REAR ELEVATION

1/4" = 1'-Ø"

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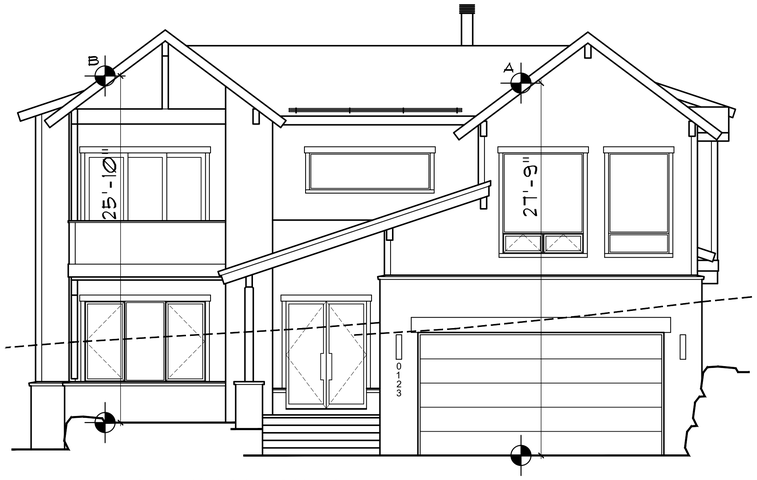
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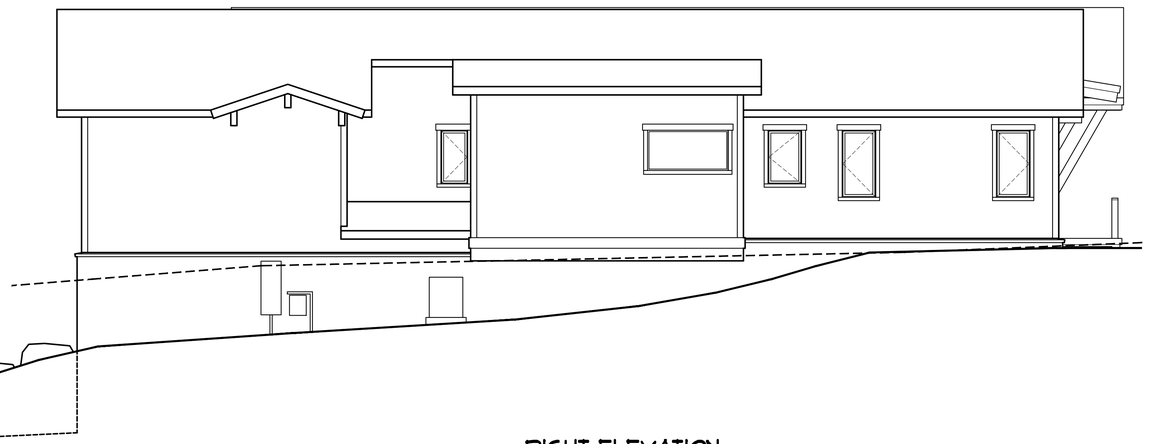
PROJECT NO: 2412-22 L04

ISSUED #	DATE	BY	COMMENTS
3	12-17-25	DWE	DRB SUBMITTAL SET

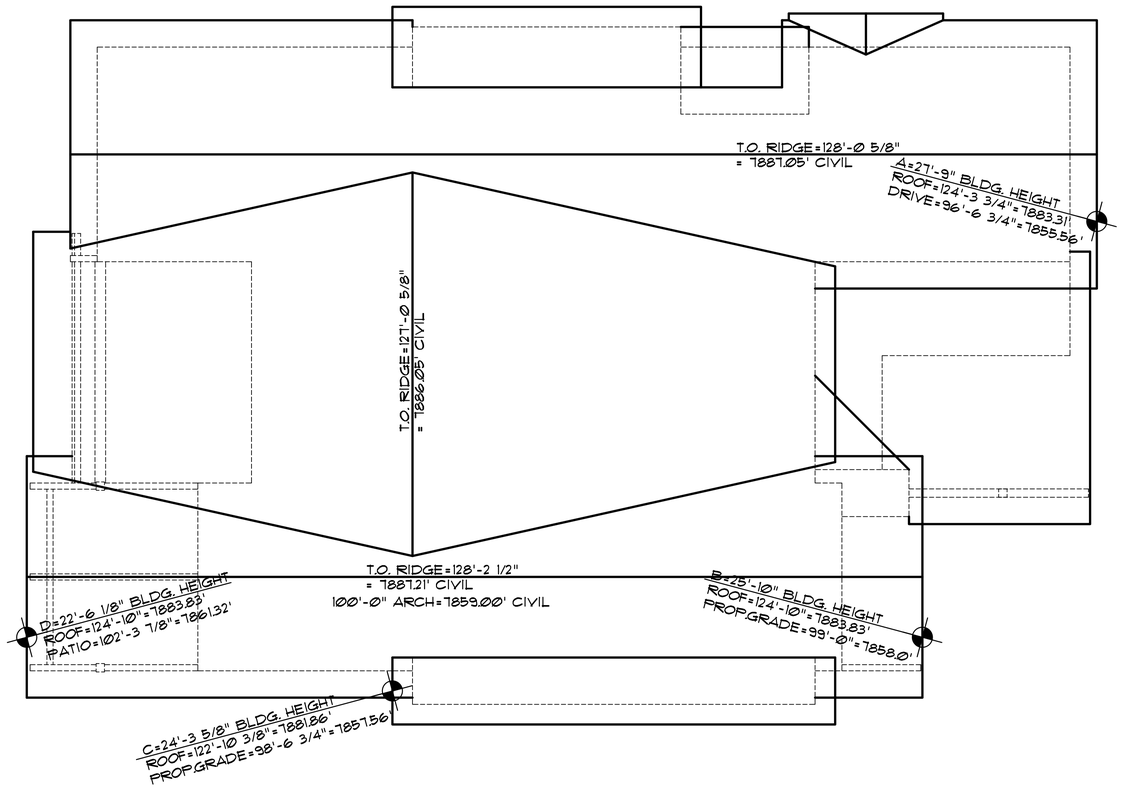
A2.2



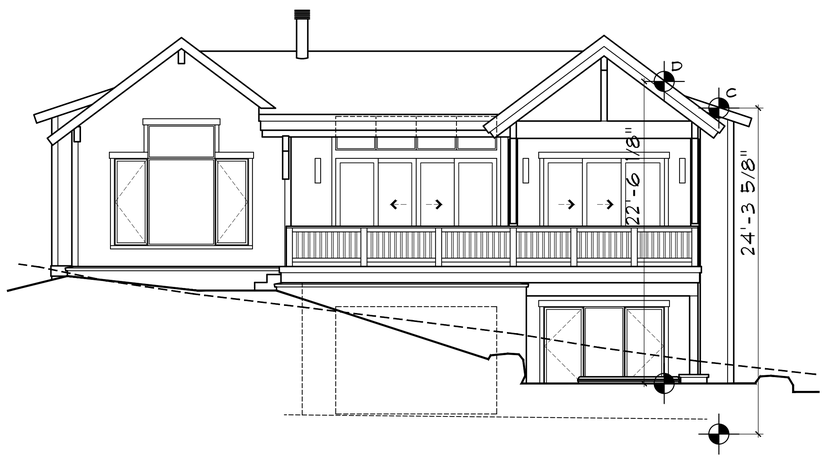
FRONT ELEVATION
1/4" = 1'-0"



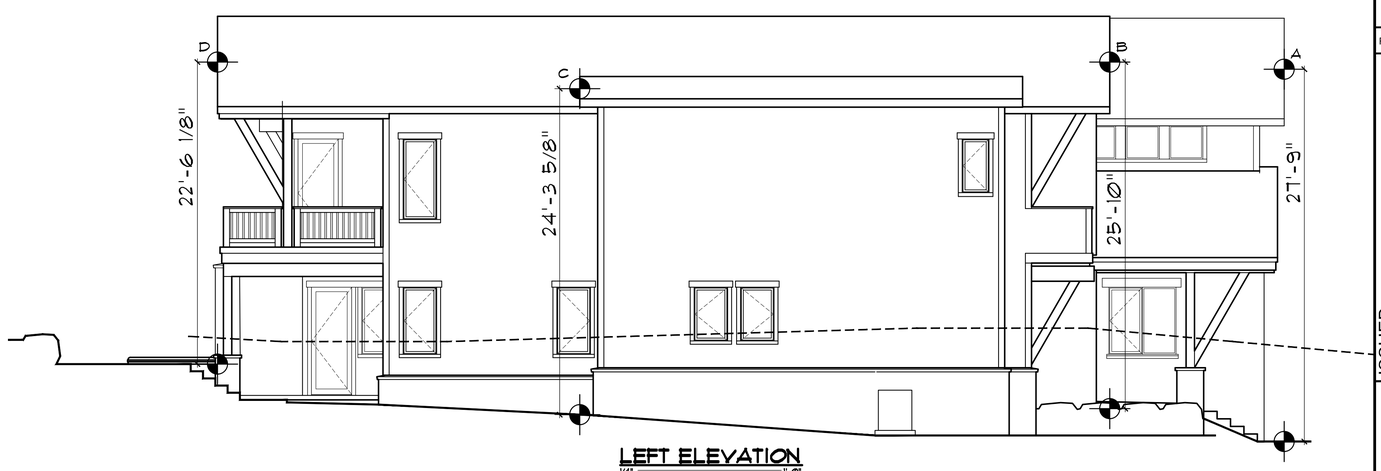
RIGHT ELEVATION
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ROOF PLAN
1/4" = 1'-0"



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



LEFT ELEVATION
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BH1



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Minturn North - Lot 4

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB Design Review - 3D Views

December 22, 2025

Resort Concepts



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MINTURN NORTH - LOT 4

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

DECEMBER 22, 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 Metal
Color: Black



Windows and Doors
Mfg: Sierra Pacific
Color: Black



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



Entry Door
Solid Wood
Color: Custom Stain



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

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
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

0166 Miles End Lane

Hearing Date:	January 28, 2026
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Jay D. Maish & Jeanne C. Maish Revocable 2008 Trust
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 9
Address:	0166 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 Applicants, Jeanne and Jay Maish, request Final Plan review of a new, four-bedroom, 3,671 (gross) square foot single-family residence located at 0166 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 10 and 7/8 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show the entry level with a two bedrooms, an office that could double as a bedroom, and garage, and the main level with master suite and primary living area. Please note that even if the office does become a bedroom, there is still adequate parking.

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

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

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

(d) Administrative procedure.

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

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

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

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

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

Staff suggests that the final plans for 0166 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

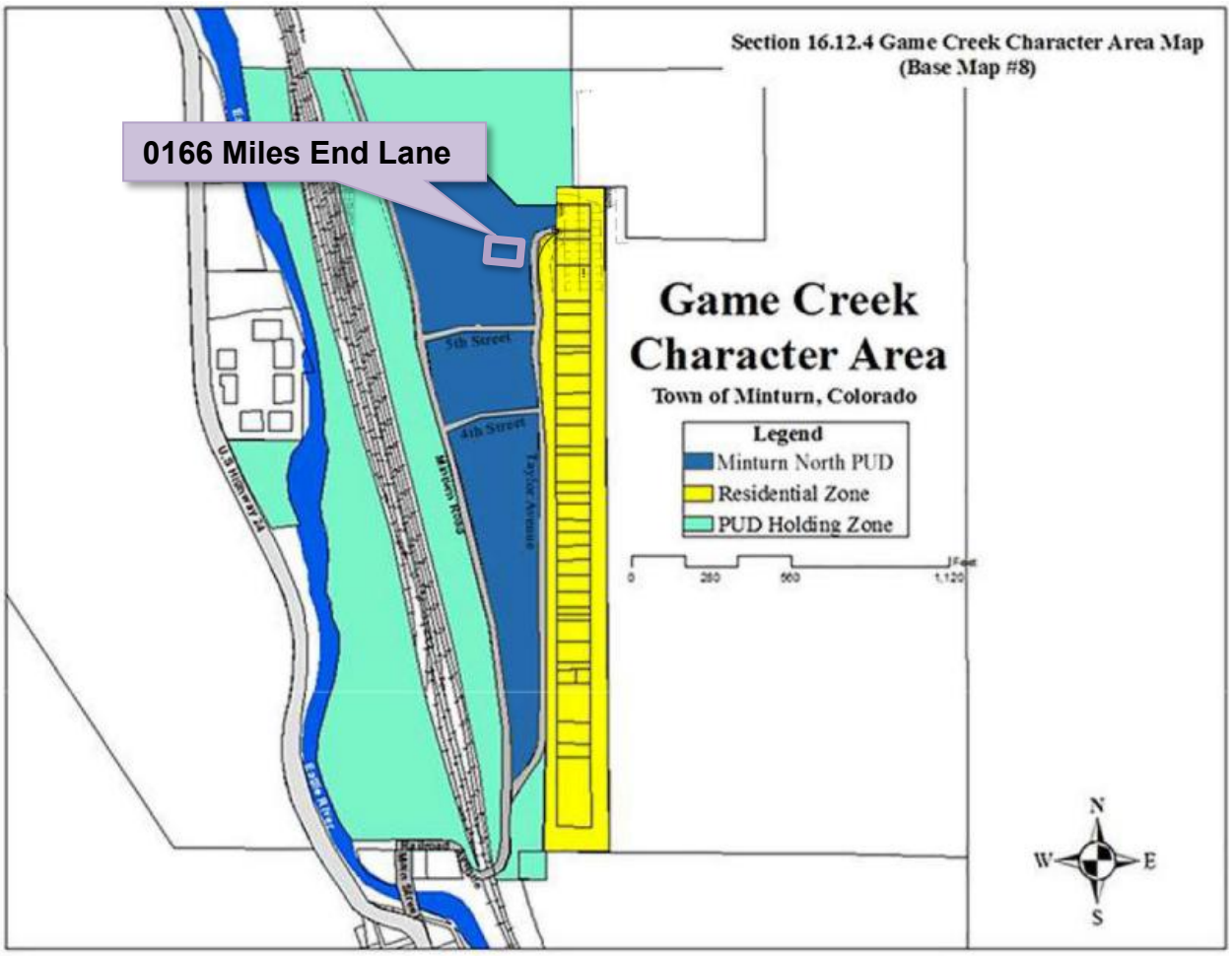
III. Zoning Analysis:

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

> *"The primary intent of this Planning Area is to create a market rate single-family residential use zone surrounded by common area and open space."*
> *- Ordinance No. 15 – Series 2023 Minturn North PUD Guide*

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,143.84 sq. ft.	7,143.84 sq. ft. (.164 ac.)
Maximum Building Height:	28 feet	27 feet – 10 7/8 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% (3,571.92 sq. ft.)	2,298 sq. ft. (32.18%) Proposed
Maximum Impervious Coverage:	60% (4,286.30 sq. ft.)	3,595 sq. ft. (50.32%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,143.84 sq. ft. x .05 = 357.19 sq. ft.)	452 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

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

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

materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Issues and Recommended Revisions:

Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0166 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 31, 2025

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

Re: 166 Miles End Lane
Lot 9, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Maish Residence; 0166 Miles End Lane, Lot 9, Minturn North, Minturn Colorado"* prepared December 17, 2025, by Eggers Architecture Inc. (Plans) included in the DRB application for Lot 9, 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.7 of the *"Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24"* prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.7 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:
Sheet C1 of the Plans "*Lot 10 Minturn North PUD; Site Grading and Drainage Plan*" prepared October 29,2025 by Boundaries Unlimited presents the proposed site plan and fulfills Site Plan requirements.

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

970.949.5072 I info@inter-mtn.net

Madison Harris
Re: 166 Miles End Lane
Lot 9, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

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

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 9 Minturn North PUD; Site Grading and Drainage Plan*" prepared December 17, 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 – Maish Residence

Project Location

Street Address: 166 Miles End Lane

Zoning: Residential

Parcel Number(s): 2103-262-30-010

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: [redacted]

Email: [redacted]

Property Owner:

Name: JAY D. MAISH & JEANNE C. MAISH REVOCABLE 2008 TRUST

Mailing Address: [redacted] Minturn, CO 81645

Phone: [redacted]

Email: [redacted]

Required Information:

Lot Size: 0.164 acres	Type of Residence (Single Family, ADU, Duplex): SFH	# of Bedrooms: 4	# On-site Parking Spaces: 4
# of Stories: 2	Snow storage sq ft: 452 sf	Building Footprint sq ft: 2,298 sf	Total sq ft Impervious Surface: 3,595 sf

Signature:

12/17/25

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

December 30, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Maish Residence
Lot 9 Minturn North – 0166 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 9 is located at 0166 Miles End Lane on a uphill sloping undisturbed vacant lot which rises in elevation approximately 11' 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

MAISH RESIDENCE

0166 MILES END LANE
LOT 09, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET

DECEMBER 17, 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:	1,186 SF	76 SF	627 SF	1,889 SF
MAIN LEVEL:	1,782 SF			1,782 SF
TOTALS:	2,968 SF	76 SF	627 SF	3,671 SF

LOT AREA:	7,143.84 SF		
BUILDING COVERAGE:	2,298 SF	32.18 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,595 SF	50.32 %	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.7	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
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

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

MAISH
0166 MILES END LANE
LOT 09, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L09

ISSUED #	DATE	BY	COMMENTS
2	12-17-25	DUE	DRB SUBMITTAL SET

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

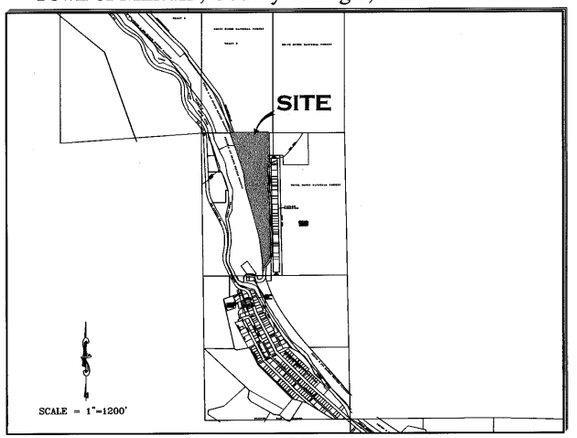
TOWN CLERK
TOWN OF MINTURN, COLORADO

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, 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 $538.00

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

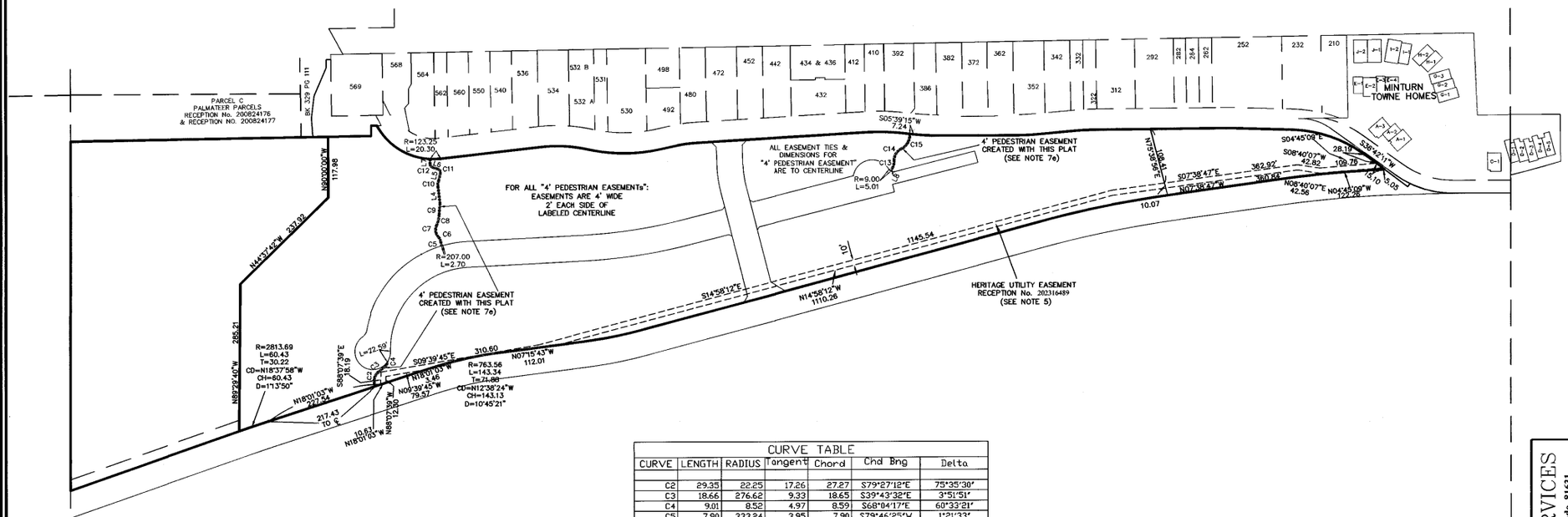
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
2024003234
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"

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

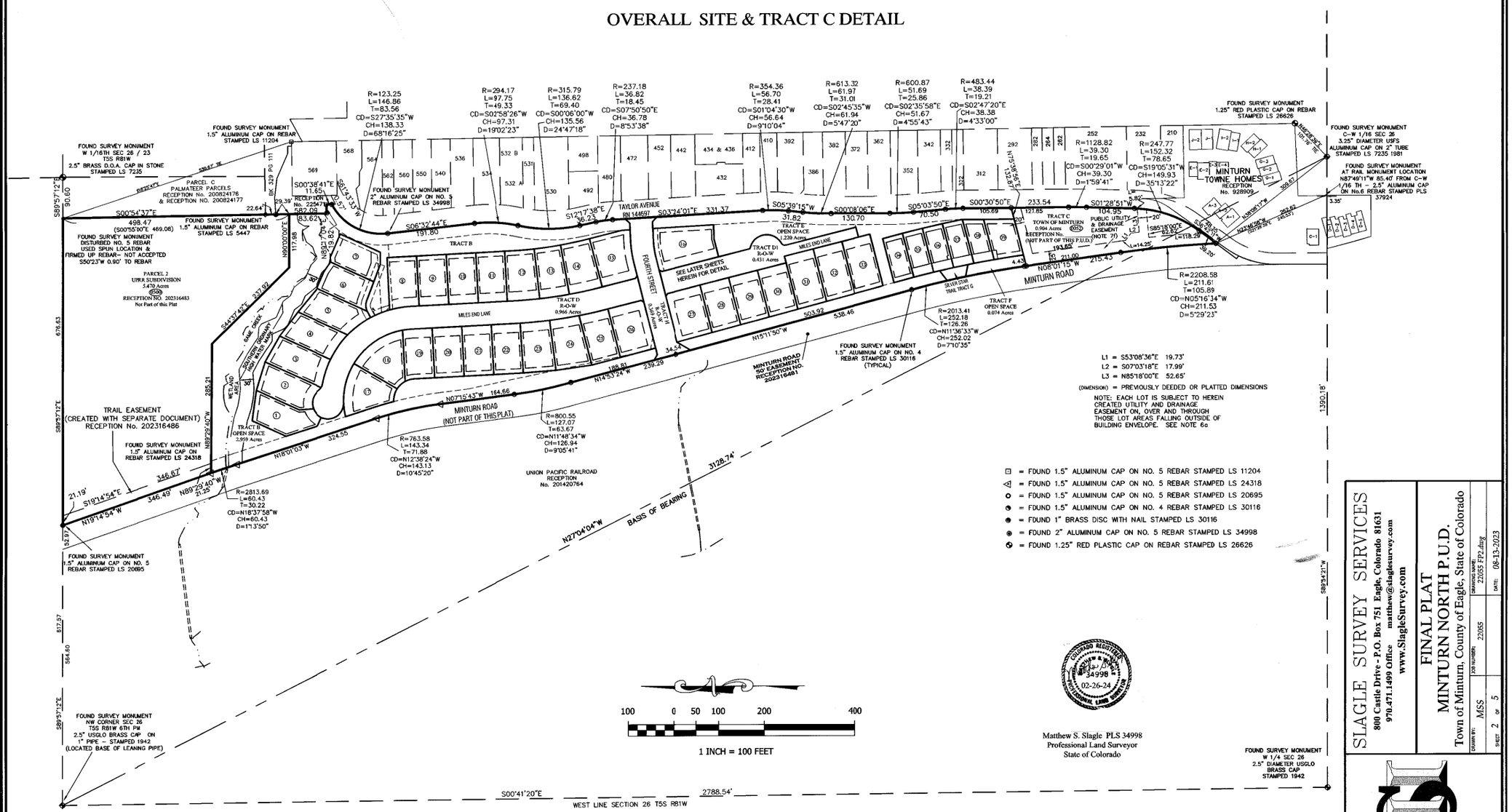
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202402234

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

02-26-24

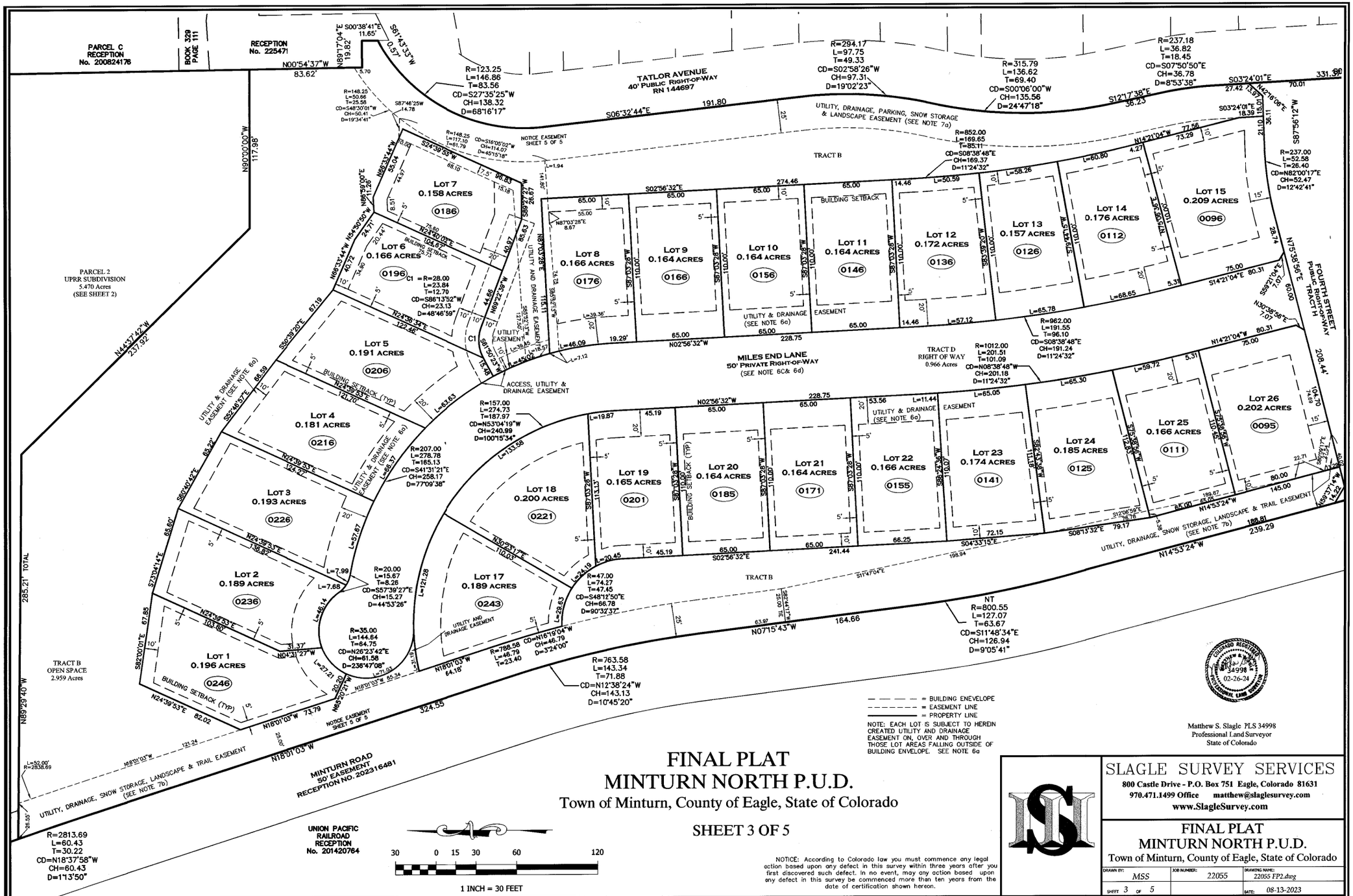
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FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MSS | JOB NUMBER: 221055 | DRAWING NAME: 221055 FP2.dwg | DATE: 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

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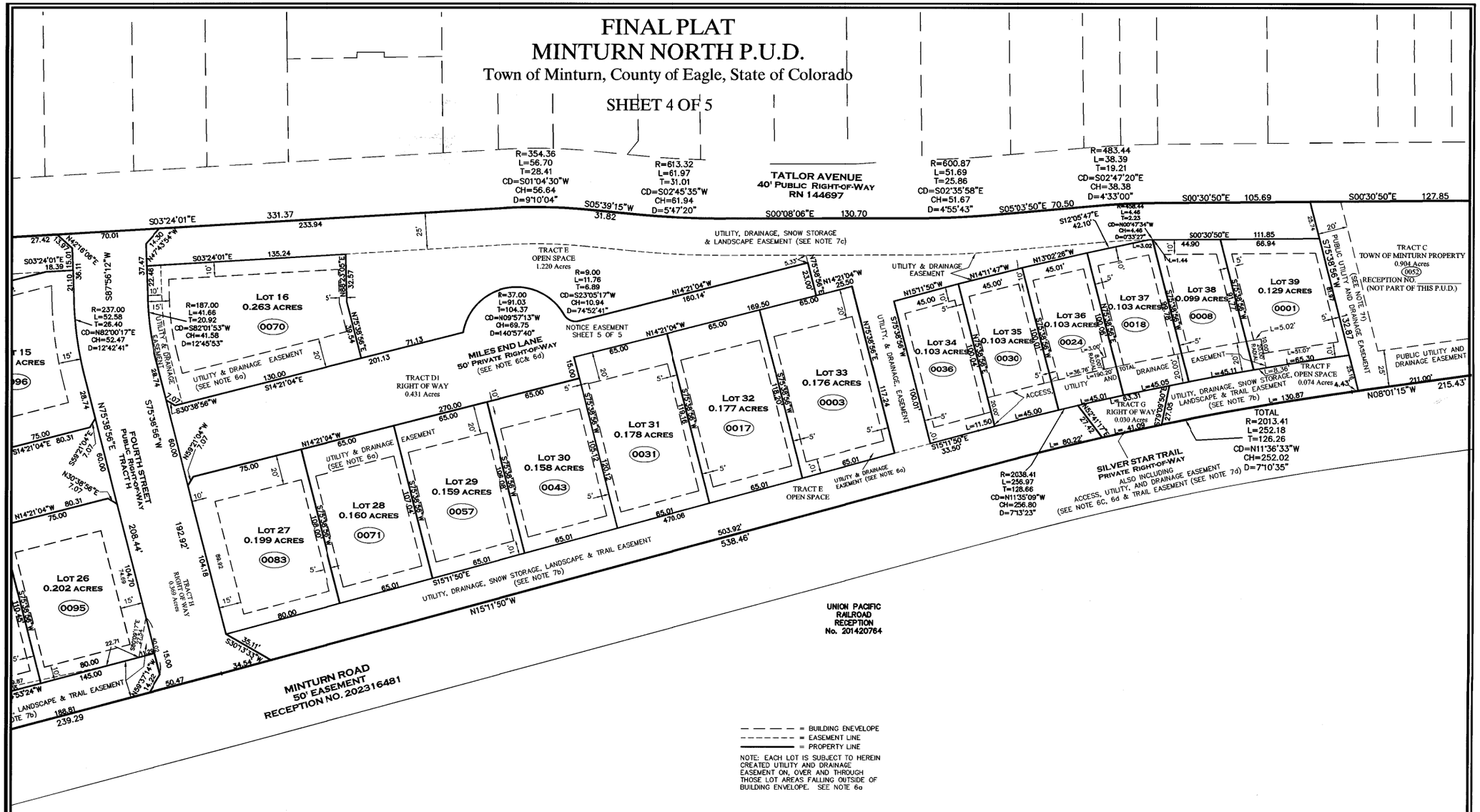
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	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



COLORADO REGISTERED
MATTHEW S. SLAGLE
34998
12-26-2024
PROFESSIONAL LAND SURVEYOR

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

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

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

202402234

KEYMAP

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

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

CONSTRUCT FIFTY FOUR (54) 20'x9' PARKING SPACES. REMOVE TOPSOIL, SLOPE AT 4% FROM EDGE OF EXISTING ASPHALT, 6" GRAVEL DEPTH, OR 6" ASPHALT MILLING DEPTH (ALTERNATE)

(OC-25) INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 36' BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550 AS SHOWN ON SHEETS E.4 & E.5. W 12' CHECK DAMS EVERY 50 FT, SEE DETAIL SHT. DT.R4

GAME CREEK 100 YEAR FLOOD PLAIN LIMITS PER WRIGHT WATER ENGINEERING, INC.

GAME CREEK

LOCATE 3' x 3' MIN. SITE BOULDERS TO BE SPACED AT REAR OF PARKING STALL FOR AUTO SAFETY. BOULDERS TO BE PLACED 18" UNDERGROUND WITH 18" ABOVE GROUND.

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

SHAPE CURB TO ACCEPT DRAINAGE CHANNEL FROM ABOVE

6% TO BUILDING SETBACK

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

TRANSITION TO 12 FT. WIDE DRIVEWAY TO LOT

INSTALL TEMPORARY EROSION CONTROL FABRIC PER SHEET E.5 ON THE 2:1 SLOPE IN FRONT OF LOTS 1-7. PERMANENT SLOPE PROTECTION AND/OR REGRADING TO BE INCLUDED ON THE BUILDING PERMIT PLANS

MATCH TO SHEET C.6

BUILDING SETBACK, TYP.

INCREASED BERM HEIGH TO 3 FEET ABOVE THE INUNDATION CHANNEL GRADE

6% TO BUILDING SETBACK

MILES END LANE

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

DEFLECTION BERM:
HEIGHT=2.5' MIN., TYP. (SEE EXCEPTIONS)
TOP WIDTH=5.0' MIN.
SIDE SLOPES= 2.5:1 MAX.
THE PURPOSE OF THIS DEFLECTION BERM IS TO DEFLECT THE 100-YEAR MUD FLOW EVENT AS ANALYZED BY WRIGHT WATER ENGINEERS [FIGURE 2, MINTURN NORTH PUD, MUD AND DEBRIS FLOW ANALYSIS, JOB NO. 191-092.050, DATED NOVEMBER 2023]. THE BERM AS SHOWN HAS BEEN RAISED ABOVE THAT OF THE WRIGHT WATER ENGINEERS ANALYSIS FROM THAT DATE.

MATCH TO SHEET C.6

EARTHW
MILES EI
SHALL B
COMPAC

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 D'LEMEN
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

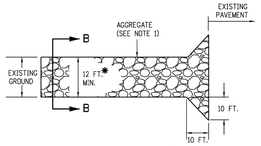
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PROJECT NO. **22036**
Designer: **PAH**
Drafter: **BUI**
Date: **12/25/22**

Sheet **C.7**

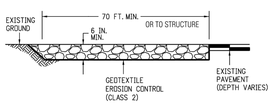
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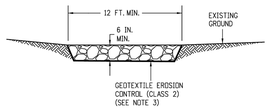


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



ELEVATION SECTION

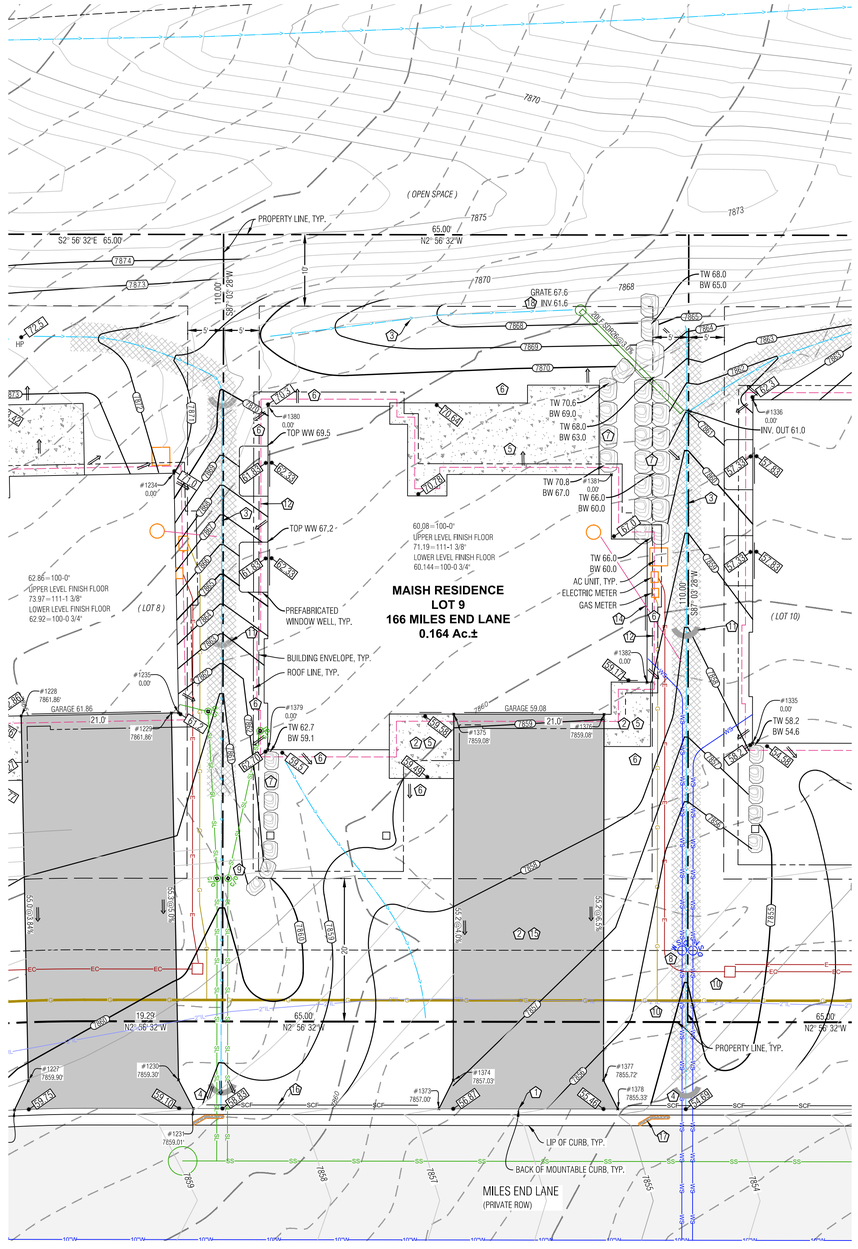


SECTION B-B

NOTES:

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

VEHICLE TRACKING PAD



LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
06.75	PROPOSED SPOT ELEVATION
	DRAINAGE SWALE
	FLOW ARROW
SCF	SEDIMENT CONTROL FENCE
8020	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 / EXISTING E	POSSIBLE ELECTRIC SERVICE
G	POSSIBLE GAS SERVICE
WS	POSSIBLE WATER SERVICE
SL	POSSIBLE SEWER SERVICE
	FOUNDATION DRAIN
4"IL	IRRIGATION LINE AND DRAIN
RSD DS	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table				
Point #	Desc.	Elev.	North	East
1373	Driveway	7857.00'	4183.31	5470.85
1374	Driveway	7857.03'	4181.52	5474.95
1375	Driveway	7859.08'	4184.14	5526.05
1376	Driveway	7859.08'	4163.17	5527.13
1377	Driveway	7855.72'	4160.54	5476.03
1378	Driveway	7855.33'	4158.34	5472.14
1379	House Corner	0.00'	4209.85	5519.73
1380	House Corner	0.00'	4212.32	5567.66
1381	House Corner	0.00'	4163.89	5560.64
1382	House Corner	0.00'	4157.41	5531.93

NOTES:

1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MINTURN NORTH PREPARED BY EGRE 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.

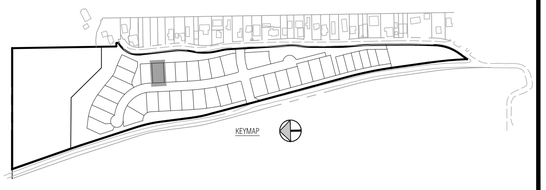
5) LOT AREA: 7,150 SF ±
DISTURBANCE AREA: 7,150 SF ±

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

7) CONSTRUCTION ACCESS TO BE LIMITED TO THE AREA WITHIN THE VEHICLE TRACKING PAD. SILT SOCKS TO BE INSTALLED EVERY 30 FEET WITHIN THE CURB LINE ALONG THE LOT FRONTAGE. DIRT TRACKED ONTO PUBLIC ROW TO BE CLEANED AFTER ANY MAJOR STORM EVENT OR WITHIN THREE WORKING DAYS.

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
4. WHERE PROPOSED SWALE SPILLS OVER THE TOP OF THE CURB LINE, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
5. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
6. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
7. INSTALL 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 & SANITATION DISTRICT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSULATE THE WATER SERVICE IF 'COVER' IS LESS THAN 7 FEET NEAR THE RETAINING WALL .
9. APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONFIRM INVERT PRIOR TO CONSTRUCTION FOR ABILITY TO SERVICE HOUSE BY GRAVITY, OR WHETHER A PUMP MAY BE REQUIRED. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
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. 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 PER DETAIL ON THIS SHEET AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
16. SILT FENCE PER DETAIL ON SHEET C2.
17. INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.
18. INSTALL 8" NYLOPLAST DRAIN BASIN WITH DOME GRATE, SEE DETAIL ON SHEET C2. SHAPE & DRAIN ALL SURROUNDING AREA TO LOW POINT WHICH IS THE INLET. NO DRAINAGE ALLOWED TO RETAINING WALL. INSTALL HEAT TAPE IN BASIN AND OUTLET PIPE.



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 9, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 12/17/25

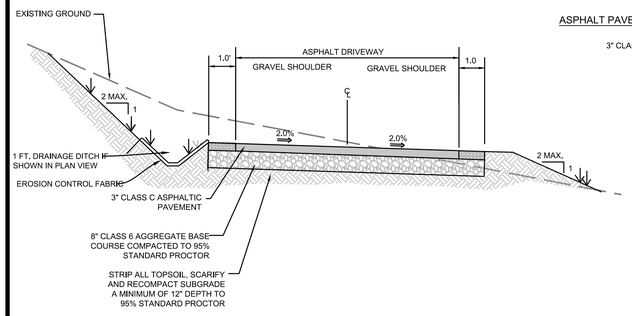
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PROJECT NO.
23035
Designer:
PAH
Drafter:
BUI
Date:
12/1/25

Sheet
C1

File Name: ***mn lot 9 sp-01.dwg***

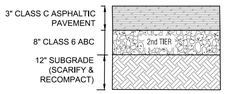
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PROPOSED DRIVEWAY TYP. SECTION

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

ASPHALT PAVEMENT SECTION

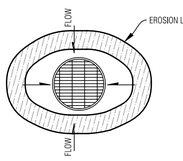


PAVEMENT SECTION

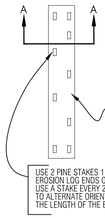
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

DRIVEWAY & AUTOCOURT SECTION

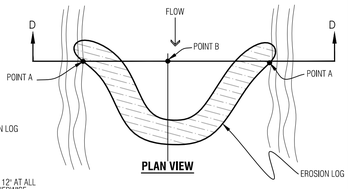
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



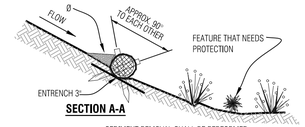
AREA DRAIN



PLAN VIEW

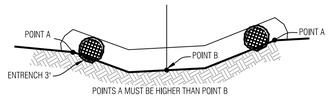


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

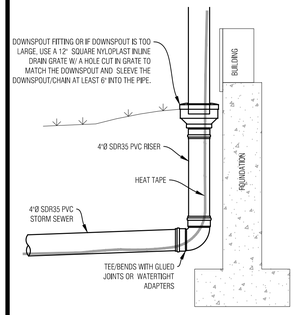


SECTION D-D

Temporary Erosion Control Log

N.T.S.

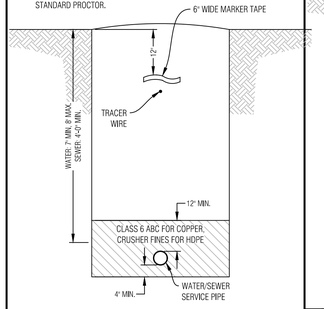
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

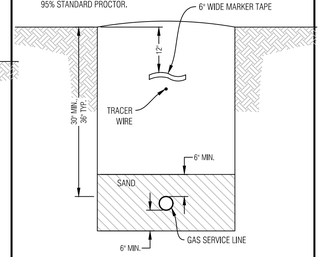
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

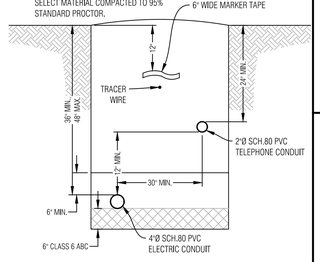
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

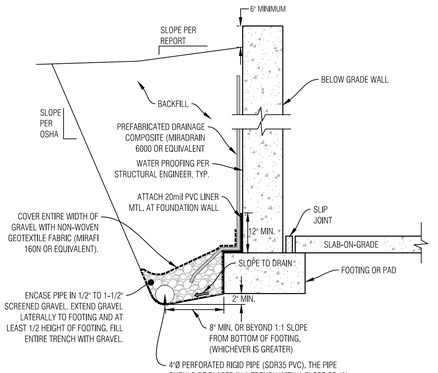
N.T.S.

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.

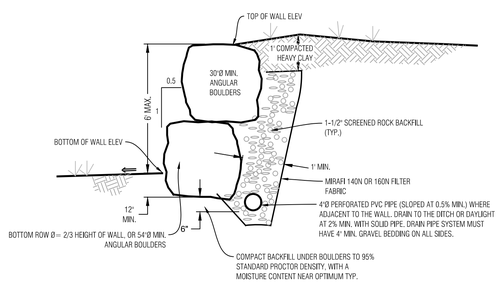
GENERAL NOTES:

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.

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.



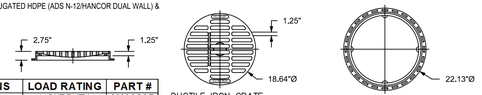
BOULDER WALL DETAIL, LANDSCAPED AREA

N.T.S.

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
3 - STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & PVC SEWER (4" - 24").

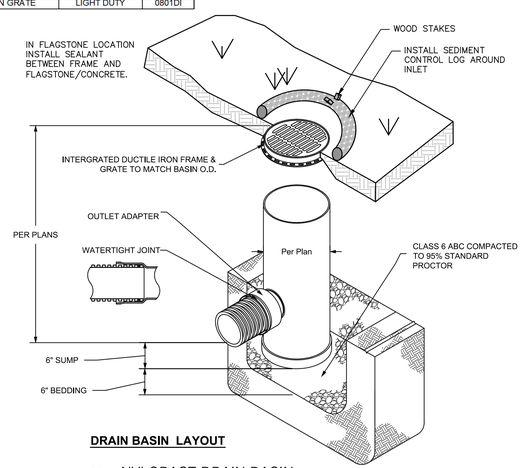


USE INLET DESIGNED FOR H2O LOADING



GRATE OPTIONS	LOAD RATING	PART #
STANDARD	LIGHT DUTY	0899CGSF
SOLID COVER	LIGHT DUTY	0899CGCF
BRONZE	N/A	0899CGBF
DOME	N/A	0899CGDF
DROP IN GRATE	LIGHT DUTY	0801DI

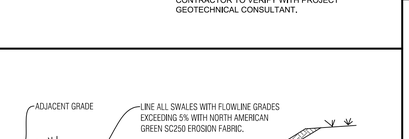
STANDARD GRATE ASSEMBLY



DRAIN BASIN LAYOUT

NYLOPAST DRAIN BASIN

N.T.S. 8 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL 7001-110-272

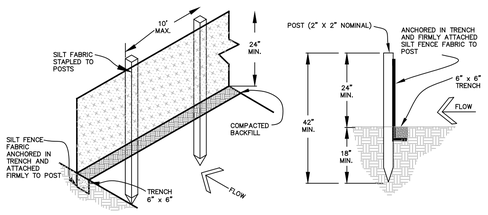


INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

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

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



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. OR SUBSTITUTE WITH 8" FILTREXX SILTSOXX

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

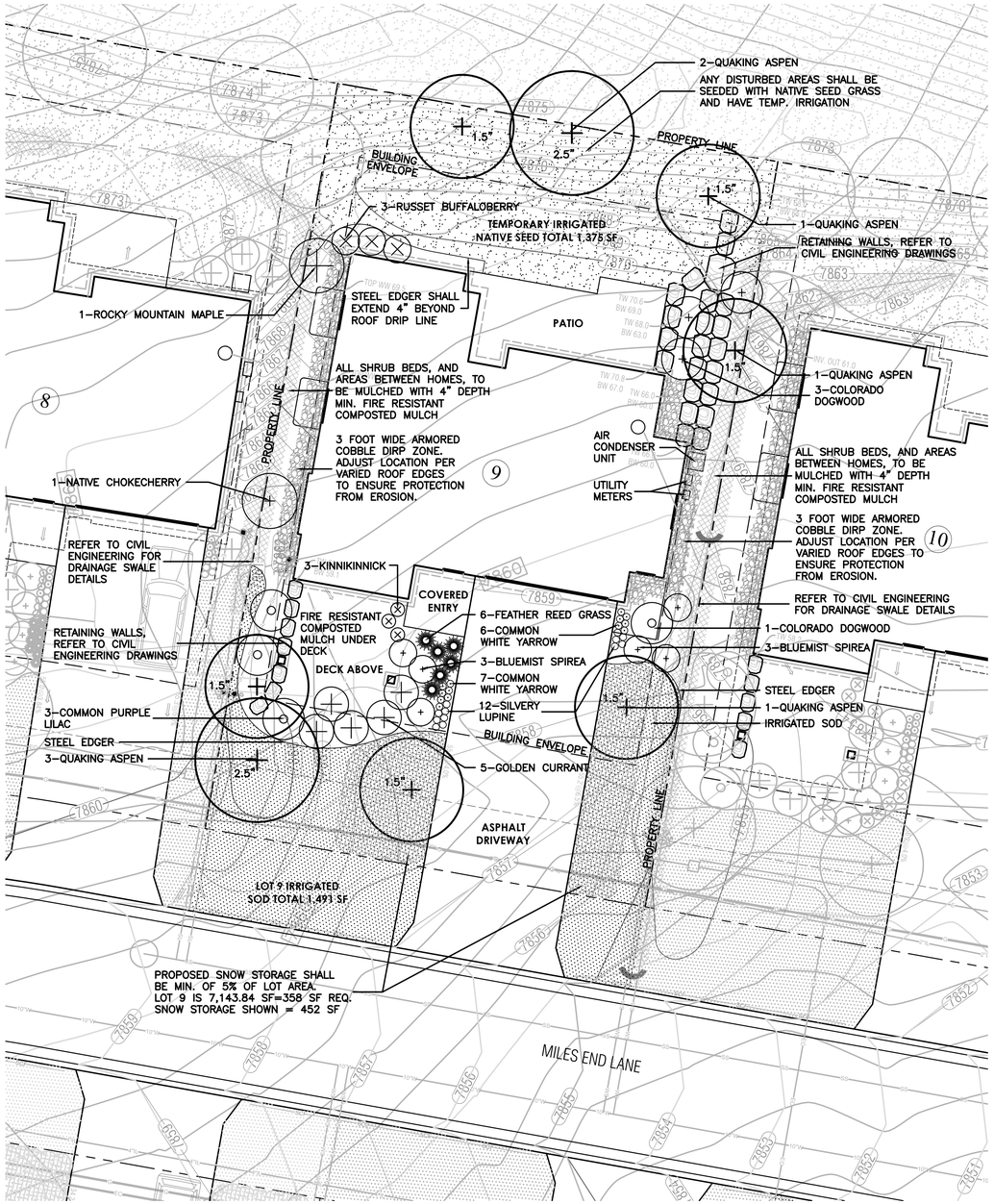
Lot 9, Minturn North P.U.D.

Details and Notes
DRB Submittal 12/17/25

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

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **12/1/25**
Sheet **C2**
File Name: **mn lot 9 sp-01.dwg**

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 9 Mech\MN Lot 9 SP-01.dwg 12/16/2025 10:43 AM



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

0 5 10 20

SCALE: 1"=10'–0"

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 9 - LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: December 17, 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	1,491 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: 1,648 SF
	Temporary Spray Irrigation For Native Seed	1,375 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:

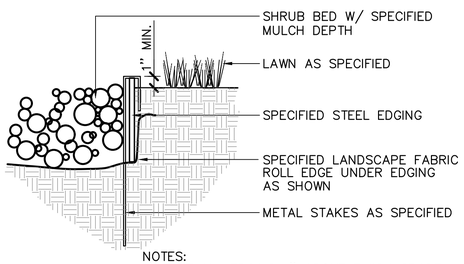
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, 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
	ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)			
6	Feather Reed Grass Grass, Calamagrostis acutiflora 'Karl Foerster'	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
13	Common White Yarrow Achillea millefolium	1 & 2	Flats of 15	
12	Silvery Lupine Lupinus argenteus	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
6	Bluemist Spirea Caryopteris x clandonensis 'Blue Mist'	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
4	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Common Purple Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
5	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Kinnikinnick Arctostaphylos uva–ursi	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
1	Native Chokecherry Prunus virginiana melanocarpa	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
1	Rocky Mountain Maple Acer glabrum	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Russet Buffaloberry Shepherdia canadensis	1 & 2	5 gal.	Container, 5 canes minimum 12"–24" ht.



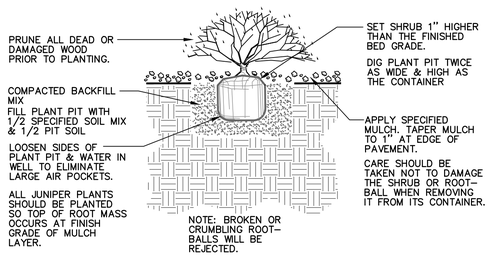
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

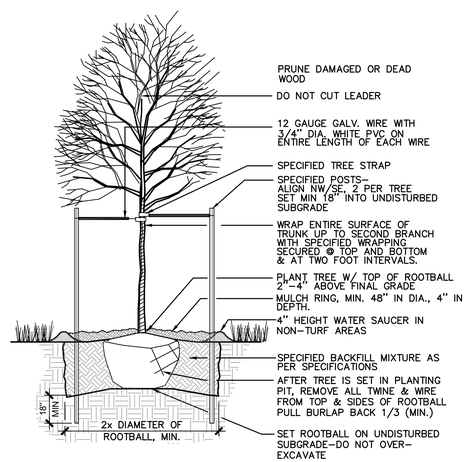
3) ALL JOINTS TO BE SECURELY STAKED.

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

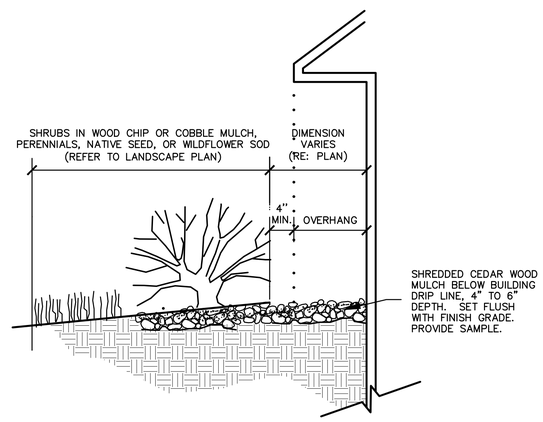
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

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

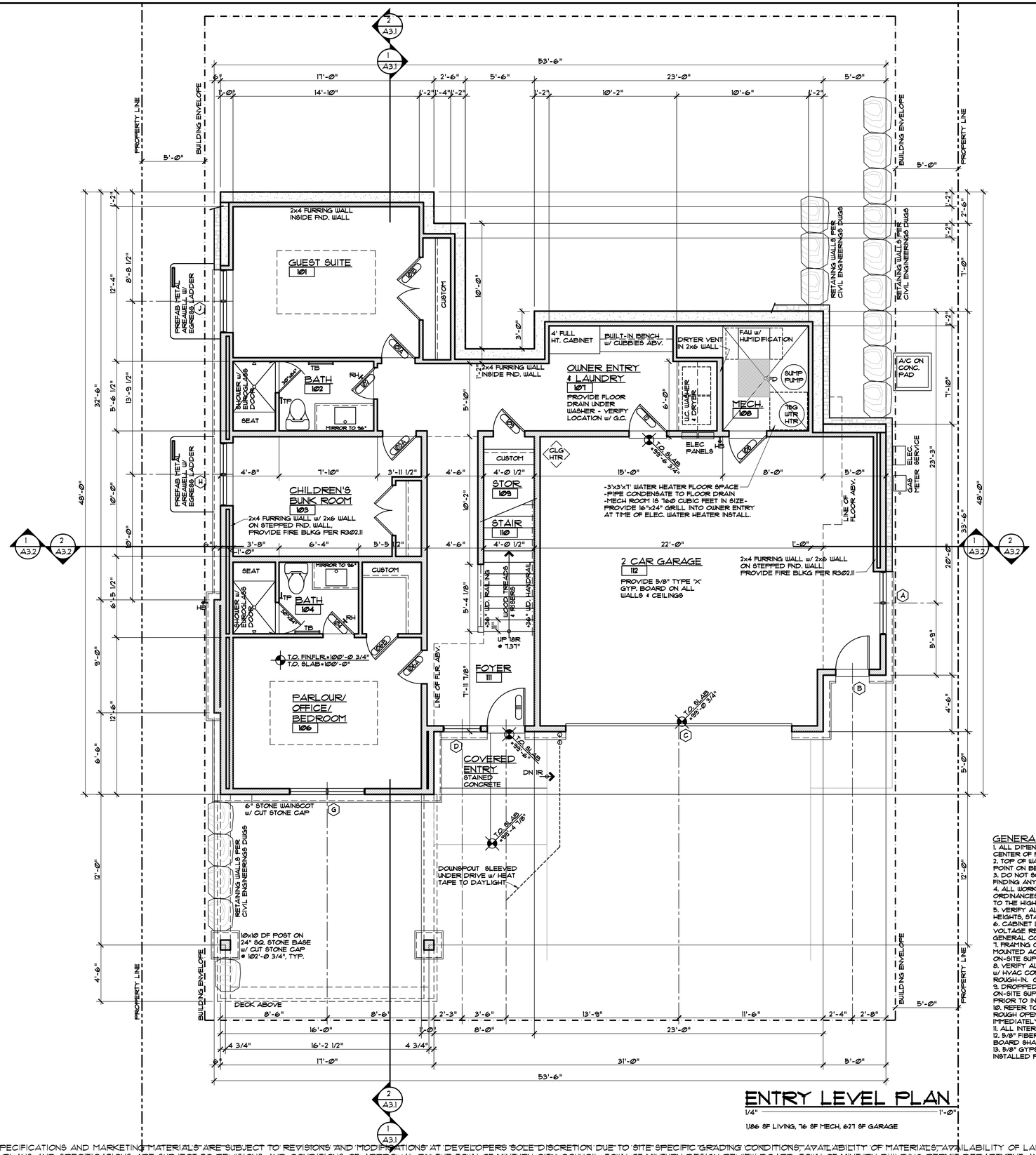
MINTURN NORTH P.U.D.
LOT 9–LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: December 17, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



ENTRY LEVEL PLAN

1/4" = 1'-0"

1,186 SF LIVING, 76 SF MECH, 627 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.

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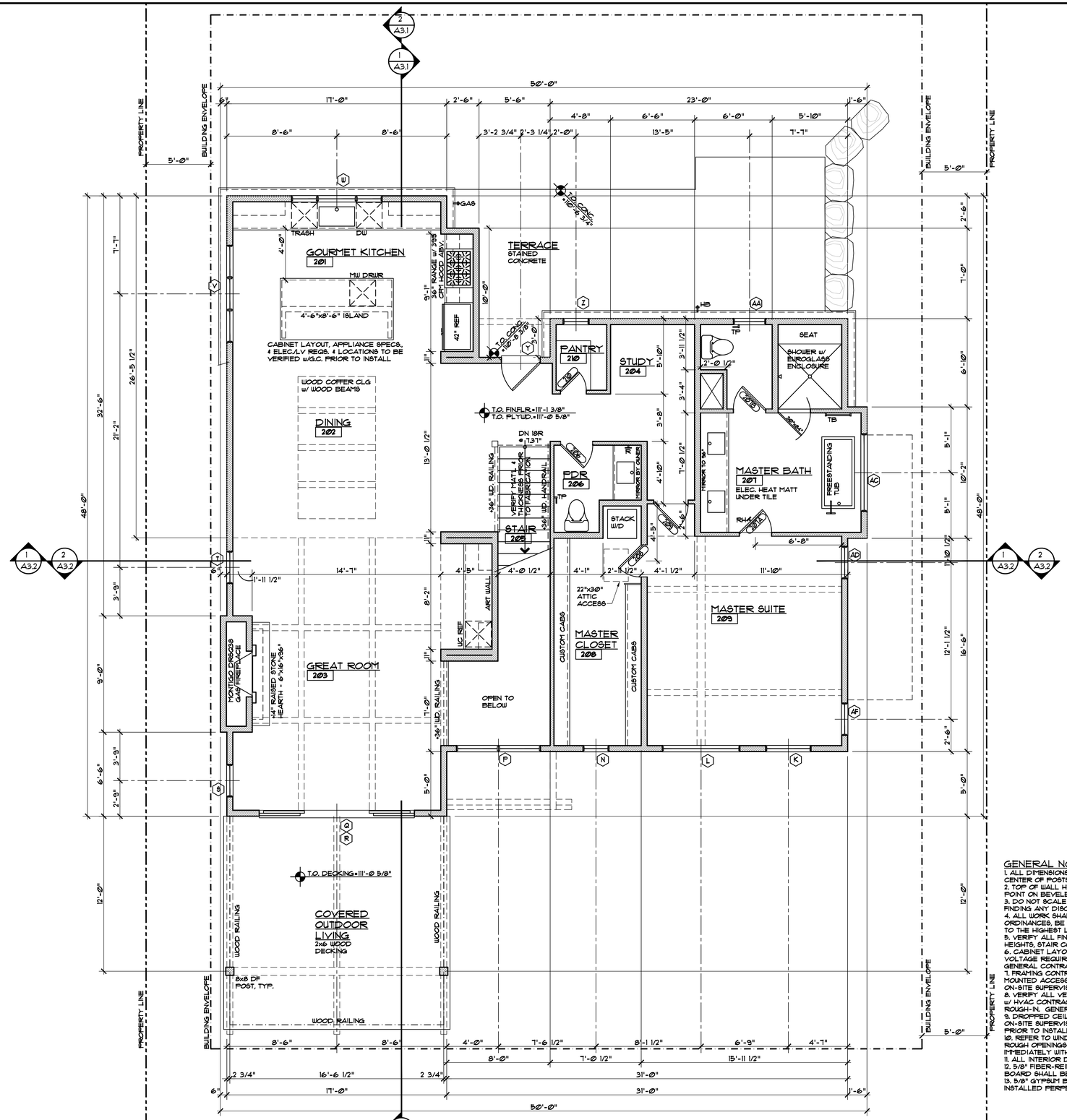
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EDWARDS, COLORADO
(970) 926-1720

MAISH
0166 MILES END LANE
LOT 09, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L09

ISSUED #	DATE	BY	COMMENTS
2	12-17-25		DRB SUBMITTAL SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-0"

1,782 SF LIVING

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
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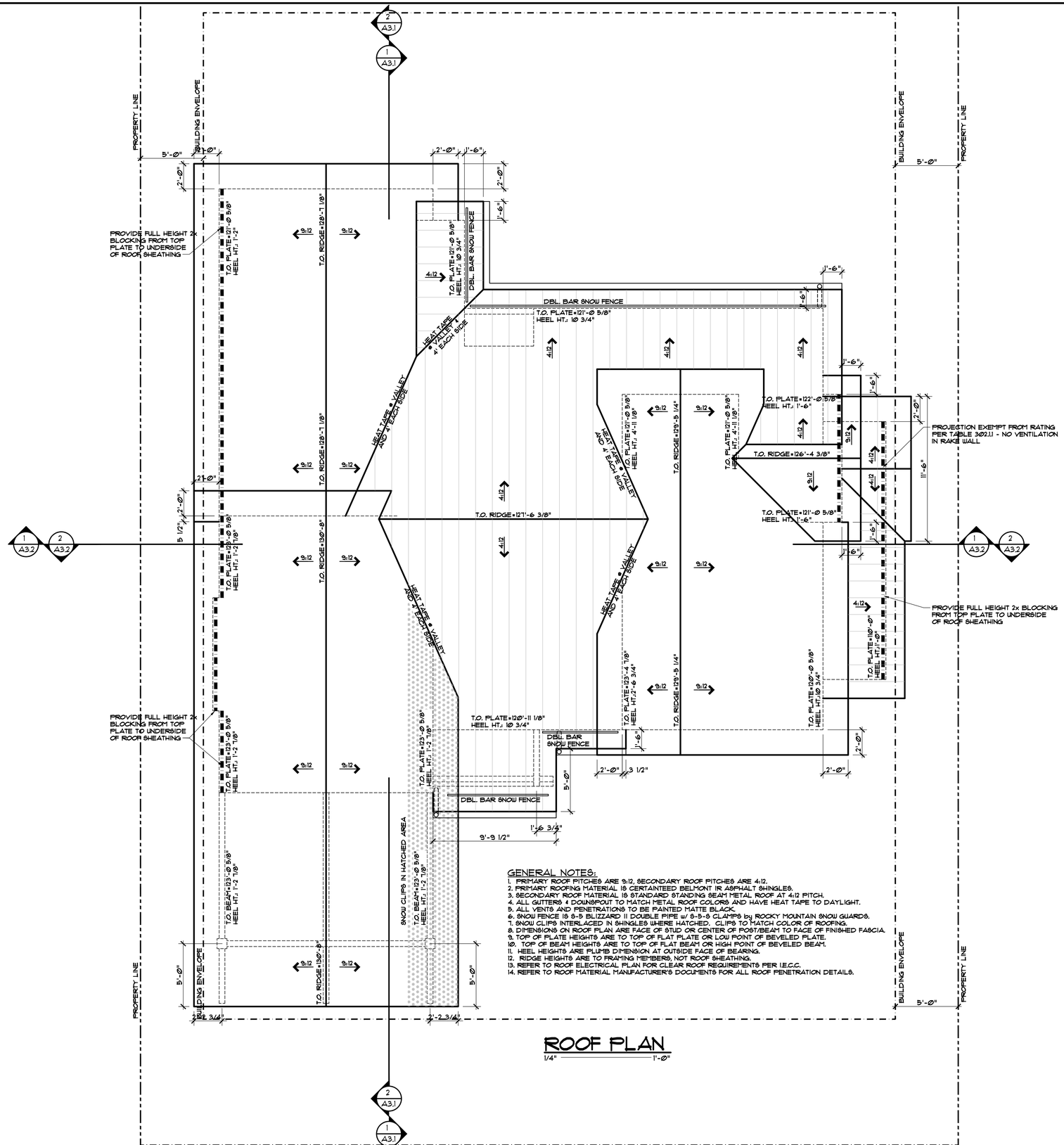
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PROJECT NO: 2412-22 L09

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#	DATE	BY	COMMENTS
2	12-17-25	DLE	DRB SUBMITTAL SET

A1.2



GENERAL NOTES:

1. PRIMARY ROOF PITCHES ARE 9:12, SECONDARY ROOF PITCHES ARE 4:12.
2. PRIMARY ROOFING MATERIAL IS CERTAINTEED BELMONT IR ASPHALT SHINGLES.
3. SECONDARY ROOF MATERIAL IS STANDARD STANDING SEAM METAL ROOF AT 4:12 PITCH.
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-S 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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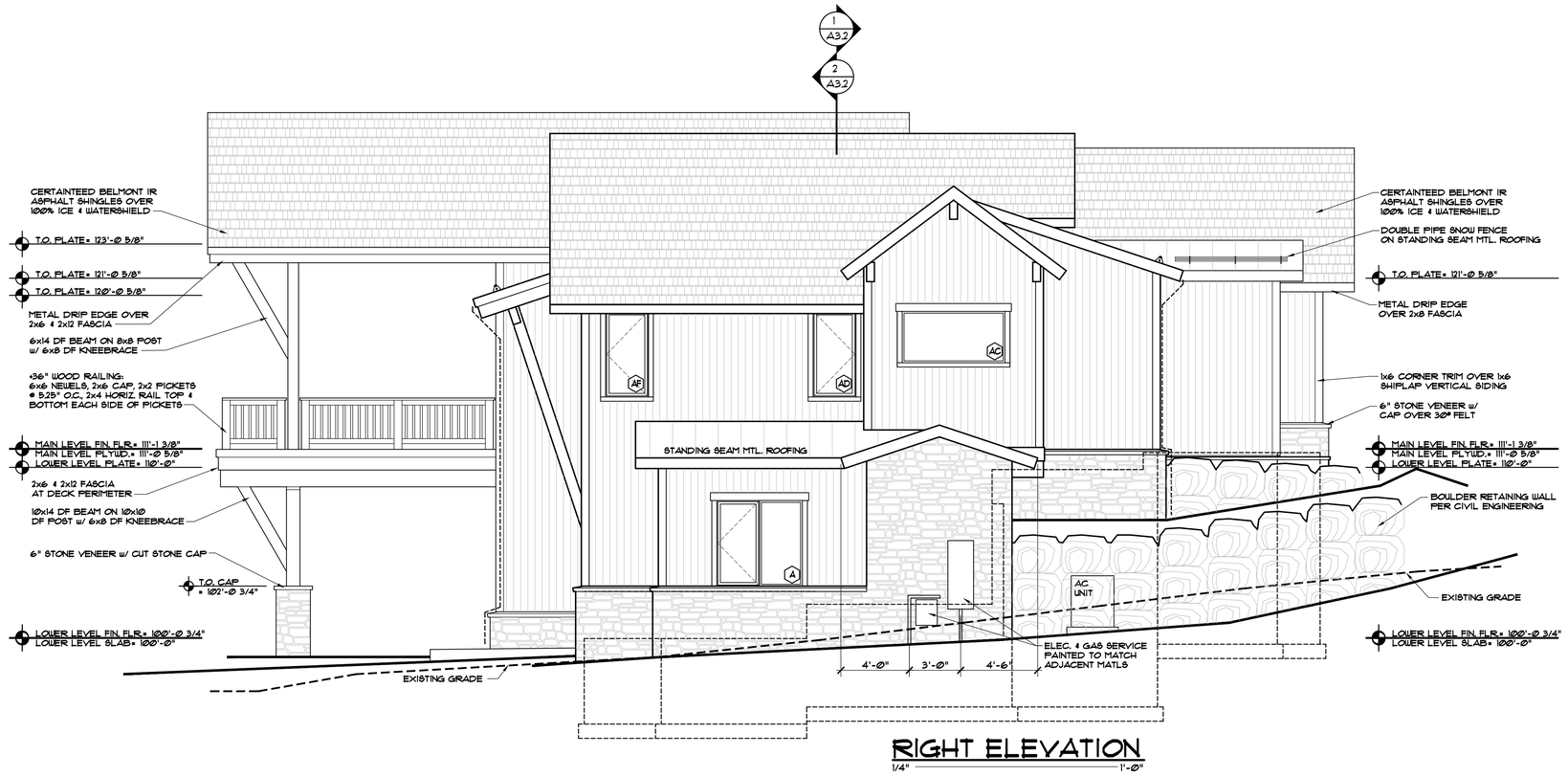
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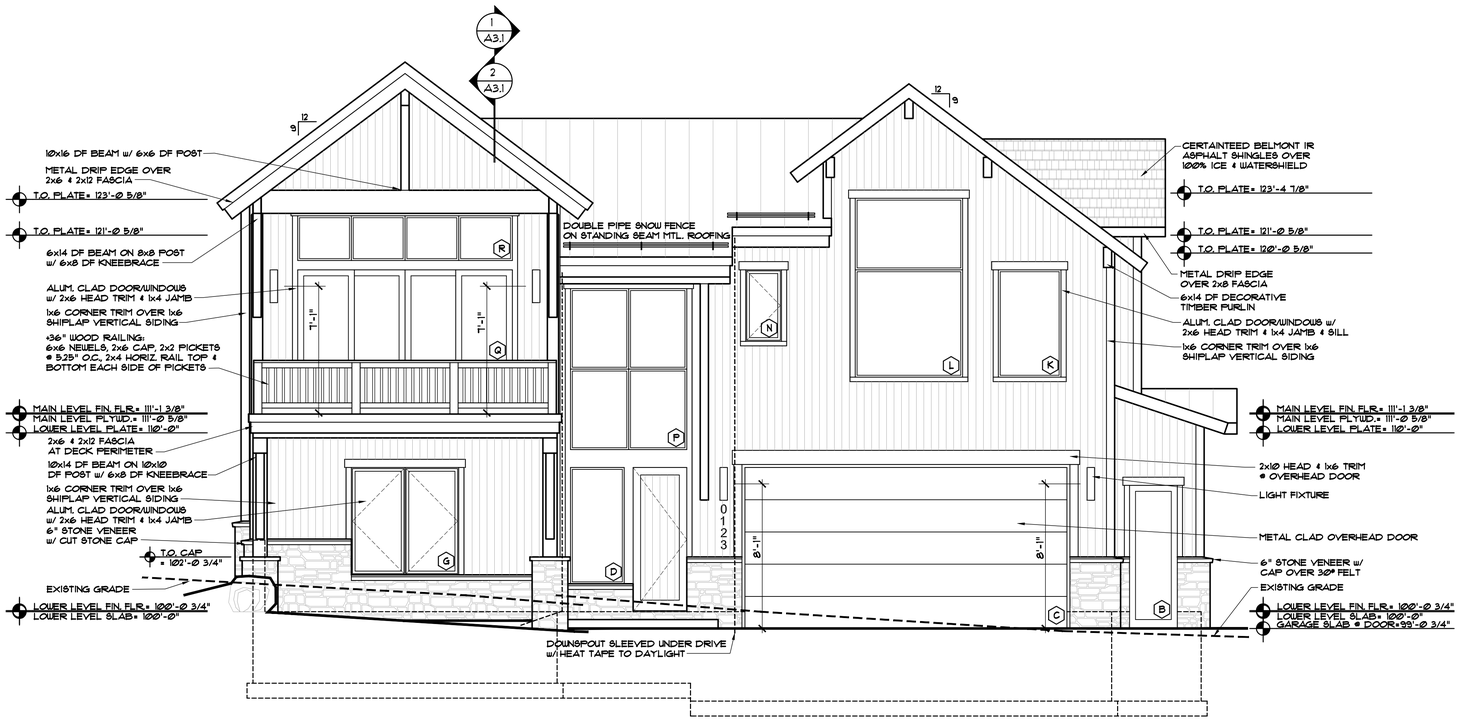
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A1.3



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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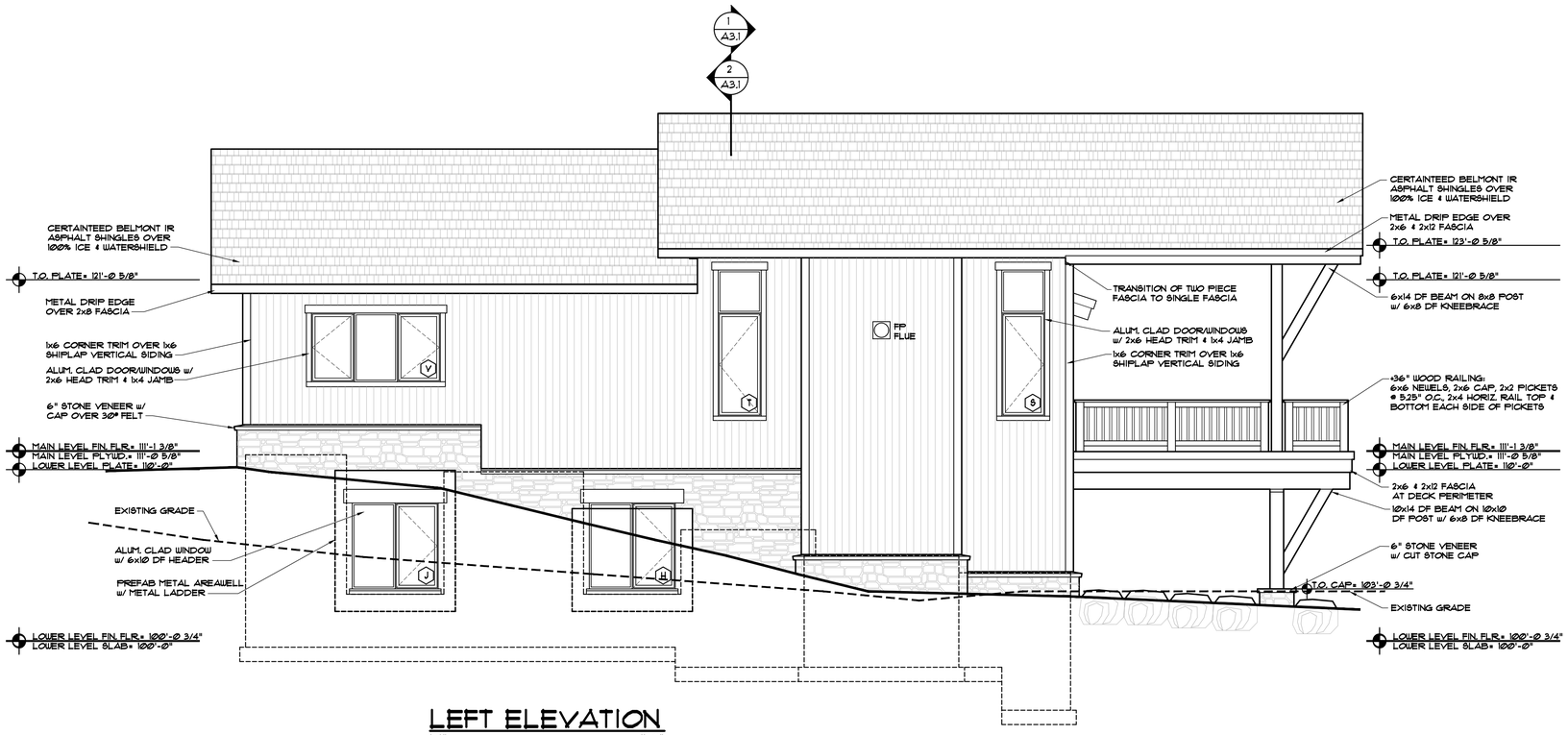
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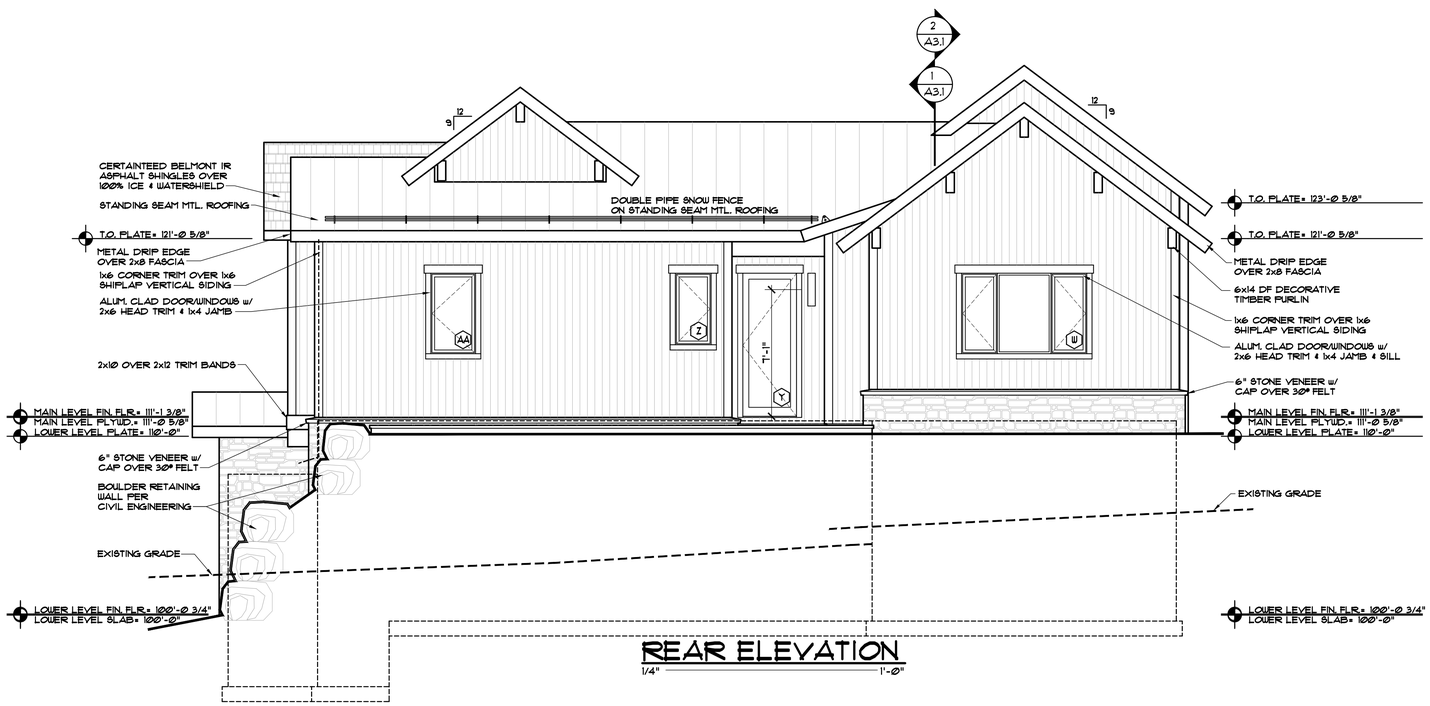
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A2.1



LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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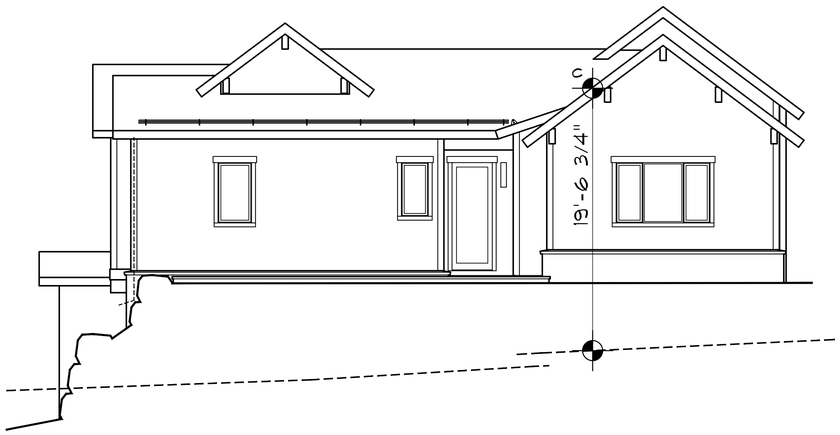
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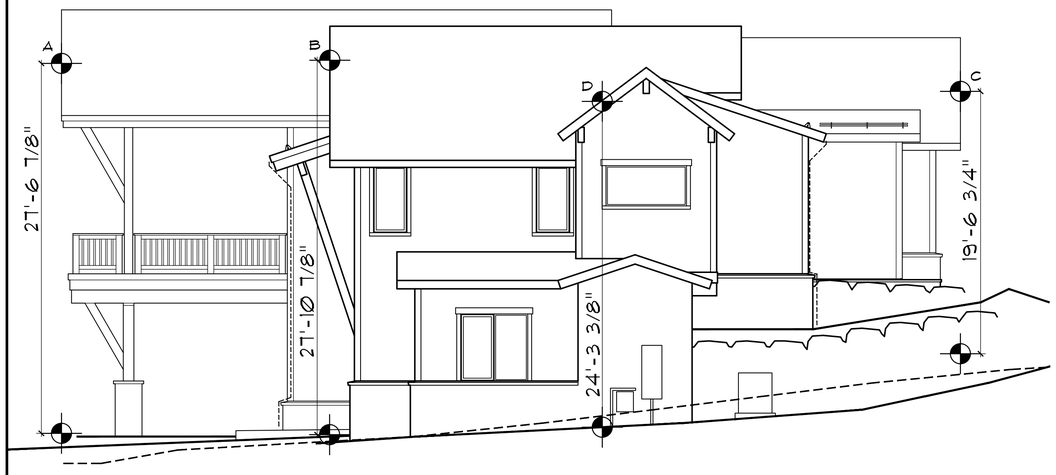
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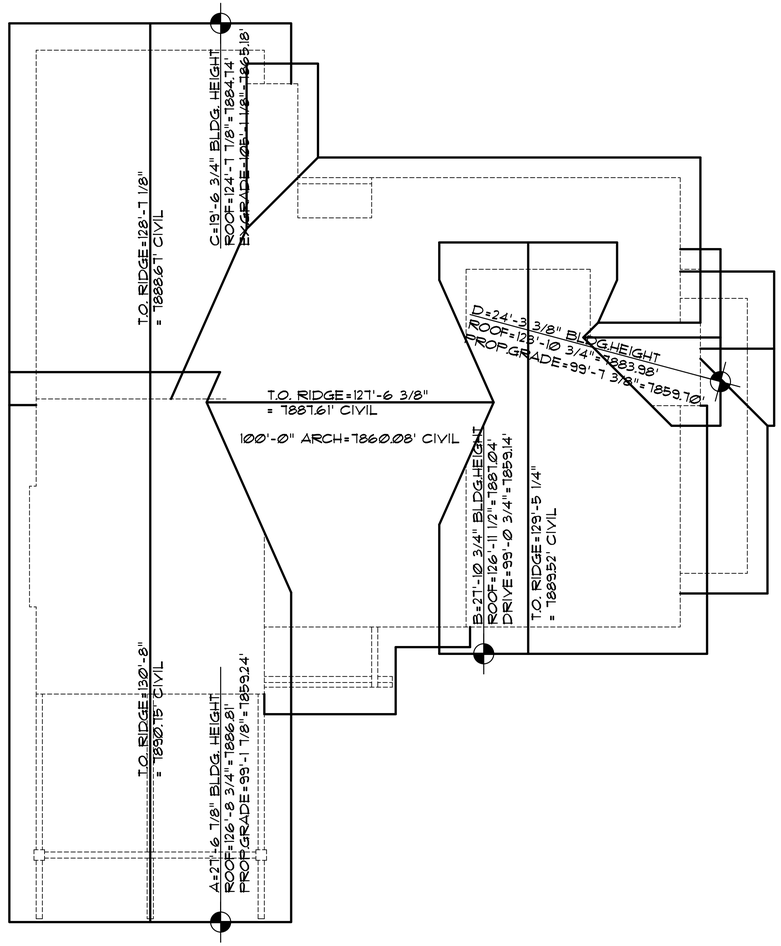
A2.2



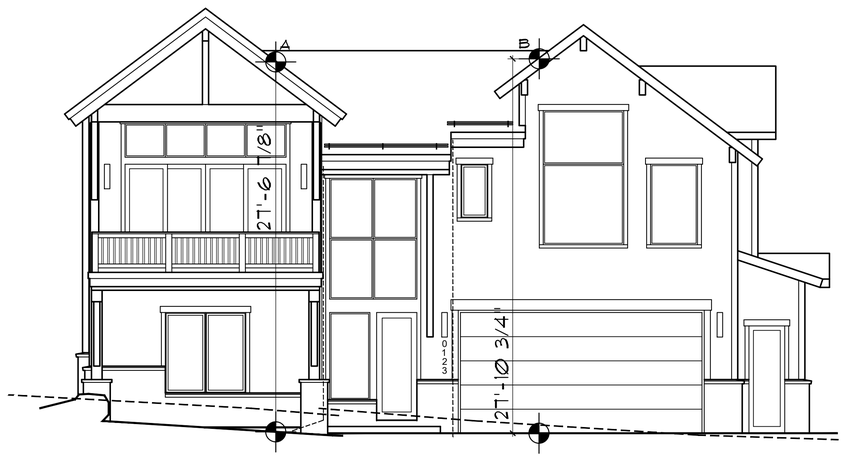
REAR ELEVATION
1/4" = 1'-0"



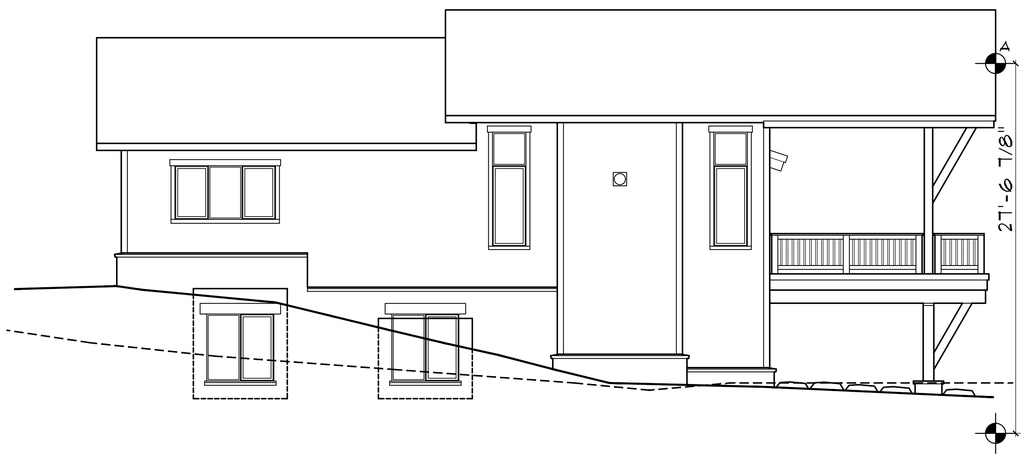
RIGHT ELEVATION
1/4" = 1'-0"



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



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



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

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LOT 09, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L09

ISSUED			
#	DATE	BY	COMMENTS
2	12-17-25	DJE	DRB SUBMITTAL 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 9

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB Design Review - 3D Views

December 30, 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 9

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

DECEMBER 30, 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



Exterior Roofing
Certainteed Presidential Shake
Color: Shadow Gray



Roofing
Standing Seam Metal
Color: Bronze



Garage Door
9’-0” x 18’-0” Insulated Metal
Color: Bronze



Windows and Doors
Mfg: Sierra Pacific
Color: Bronze



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



Entry Door
Solid Wood
Color: Custom Stain



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

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
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

0136 Miles End Lane

Hearing Date:	January 28, 2026
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Michael & Rachel Friedberg
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 12
Address:	0136 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 Applicants, Rachel and Michael Friedberg, request Final Plan review of a new, four-bedroom, 3,566 (gross) square foot single-family residence located at 0136 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 4 and 1/2 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

Parking is more than adequate, with six off-street spaces, three of which are provided within the garage and three in front of the garage. The plans show the entry level with a two bedrooms, a work space, and garage, and the main level with master suite, remaining bedroom, 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 0136 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

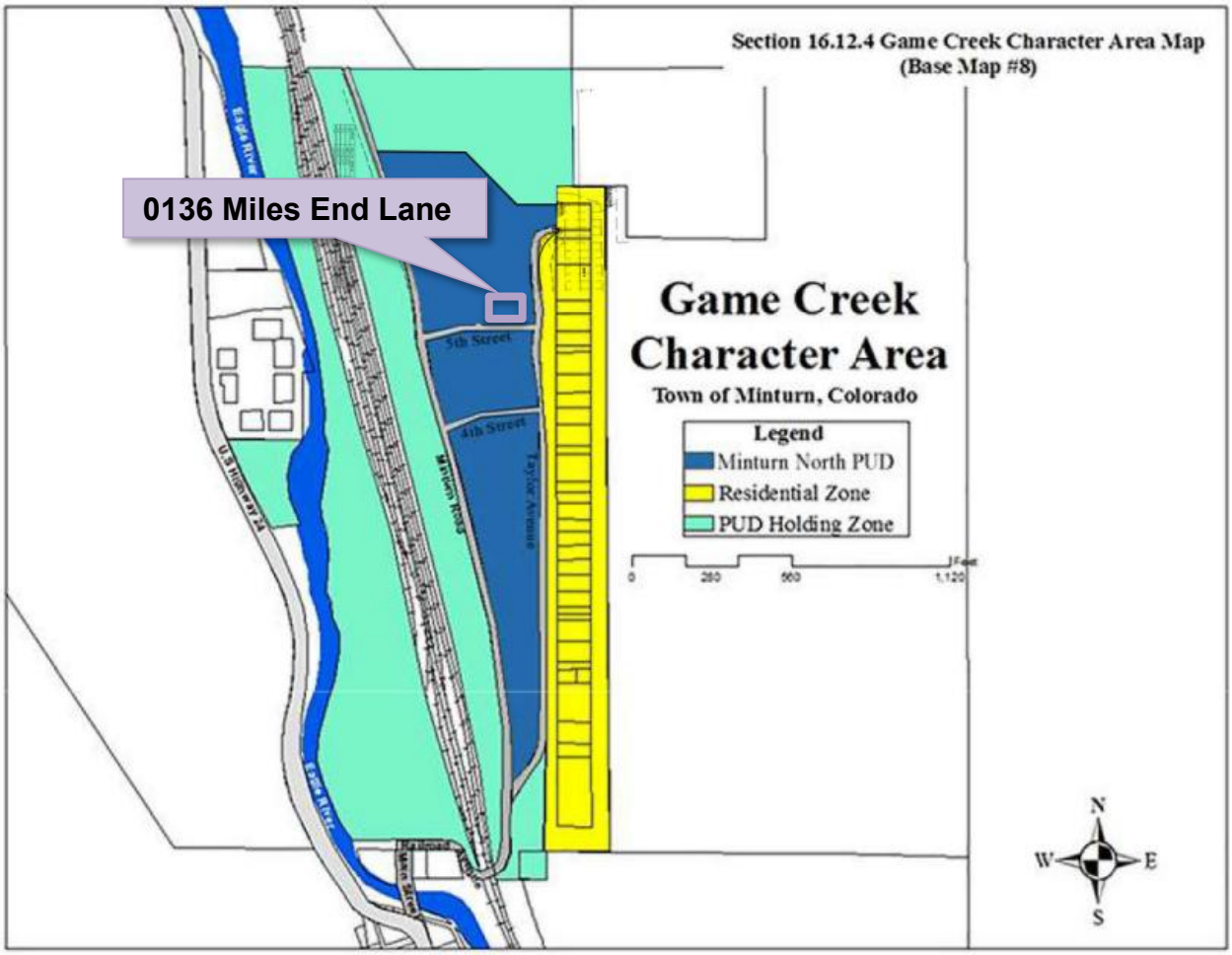
III. Zoning Analysis:

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

> *"The primary intent of this Planning Area is to create a market rate single-family residential use zone surrounded by common area and open space."*
> *- Ordinance No. 15 – Series 2023 Minturn North PUD Guide*

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,492.32 sq. ft.	7,492.32 sq. ft. (.172 ac.)
Maximum Building Height:	28 feet	27 feet – 4 1/2 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10+ feet

Maximum Lot Coverage:	50% (3,746.16 sq. ft.)	2,294 sq. ft. (30.62%) Proposed
Maximum Impervious Coverage:	60% (4,495.39 sq. ft.)	3,091 sq. ft. (41.26%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,492.32 sq. ft. x .05 = 374.62 sq. ft.)	563 sq. ft.
Parking:	4 spaces	6 spaces

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

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

Staff Response:
Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complementary to adjacent residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not

overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Issues and Recommended Revisions:

Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0136 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 31, 2025

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

Re: 136 Miles End Lane
Lot 12, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Friedberg Residence; 0136 Miles End Lane; Lot 12, Minturn North, Minturn Colorado"* prepared December 29, 2025 by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 12, 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.

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

970.949.5072 I info@inter-mtn.net

Madison Harris
Re: 136 Miles End Lane
Lot 12, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 12, Minturn North PUD; Site Grading and Drainage Plan"* prepared December 29, 2025 by Boundaries Unlimited presents the proposed site grading and drainage. The Plan 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, John Volk

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 – Friedberg Residence

Project Location

Street Address: 136 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-013

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: Michael & Rachel Friedberg

Mailing Address: [redacted] VAIL, CO 81658

Phone:	Email:
[redacted]	[redacted]

Required Information:

Lot Size: 0.172 acres	Type of Residence (Single Family, ADU, Duplex): SFH	# of Bedrooms: 4	# On-site Parking Spaces: 6
# of Stories: 2	Snow storage sq ft: 563 sf	Building Footprint sq ft: 2,294 sf	Total sq ft Impervious Surface: 3,091 sf

Signature:

12/30/25

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

December 30, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Friedberg Residence
Lot 12 Minturn North – 0136 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 12 is located at 0136 Miles End Lane on a uphill sloping undisturbed vacant lot which rises in elevation approximately 6' 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 stucco and wood with appropriate architectural detailing which enhances the mountain vernacular. The landscaping Is Intentionally minimal In-keeping with the intent of the approved Minturn North PUD.

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

Sincerely,

Taylor Hermes
512.468.3012

FRIEDBERG RESIDENCE

0136 MILES END LANE
LOT 12, MINTURN NORTH
MINTURN, COLORADO

PROGRESS SET — DECEMBER 21, 2025
DRB SUBMITTAL SET — DECEMBER 29, 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:	1,057 SF	81 SF	780 SF	1,918 SF
MAIN LEVEL:	1,648 SF			1,648 SF
TOTALS:	2,705 SF	81 SF	780 SF	3,566 SF

LOT AREA:	7,492.32 SF		
BUILDING COVERAGE:	2,294 SF	30.62 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,091 SF	41.26 %	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
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

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

FRIEDBERG
0136 MILES END LANE
LOT 12, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L12

ISSUED #	DATE	BY	COMMENTS
2	12-29-25	DJE	DRB SUBMITTAL SET
1	12-21-25	DJE	PROGRESS SET

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

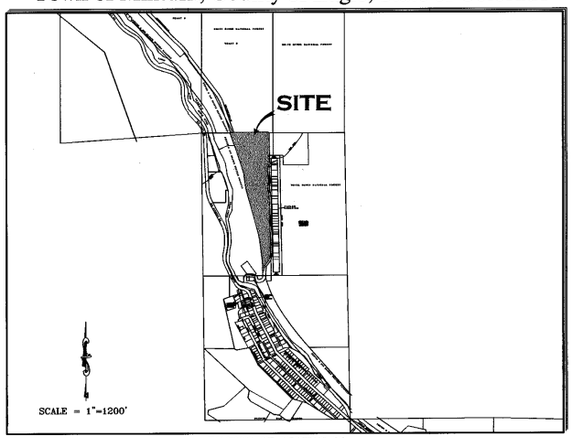
TOWN CLERK
TOWN OF MINTURN, COLORADO

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 02-26-24 PROFESSIONAL LAND SURVEYOR

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

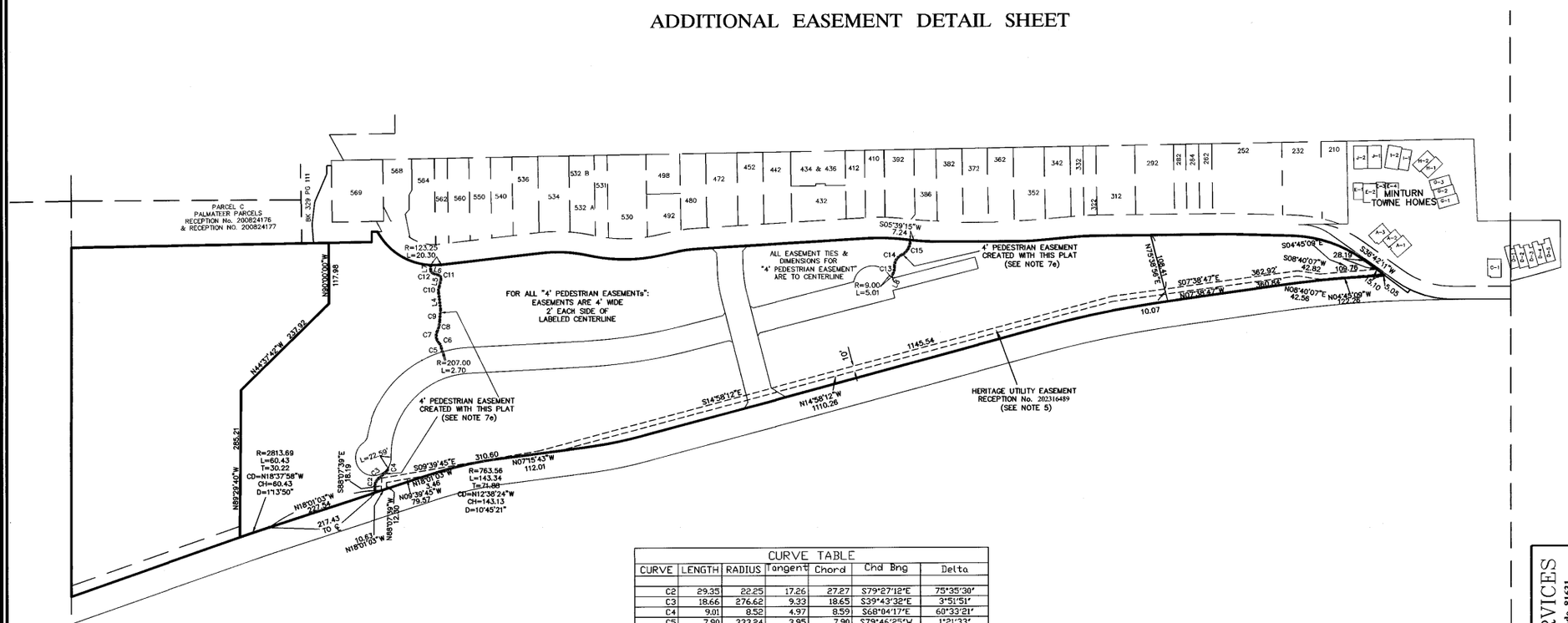
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SHEET 1 OF 5		DATE: 08-13-2023

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

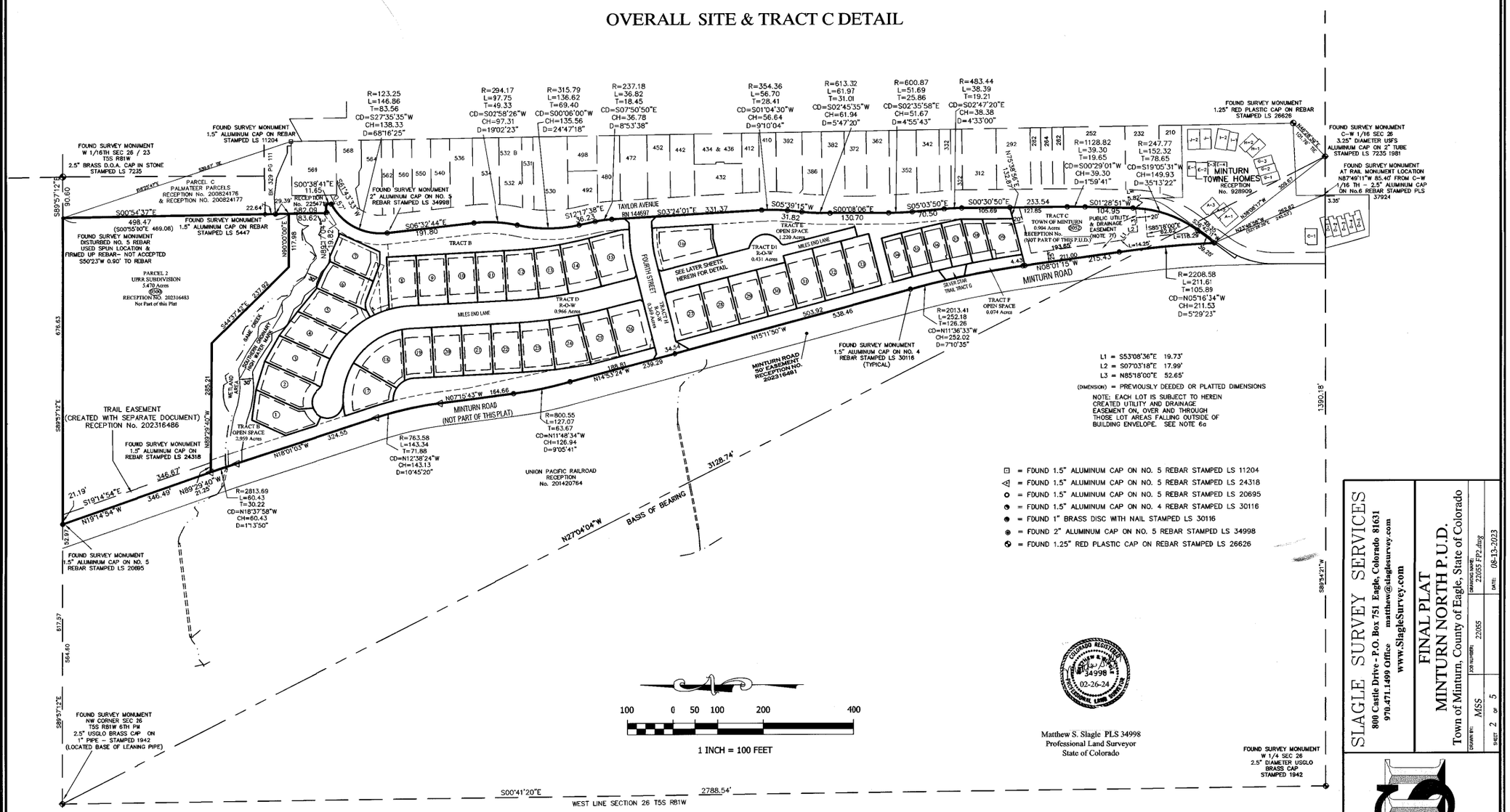
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DATE: 08-13-2023
SHEET: 5 OF 5

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

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.

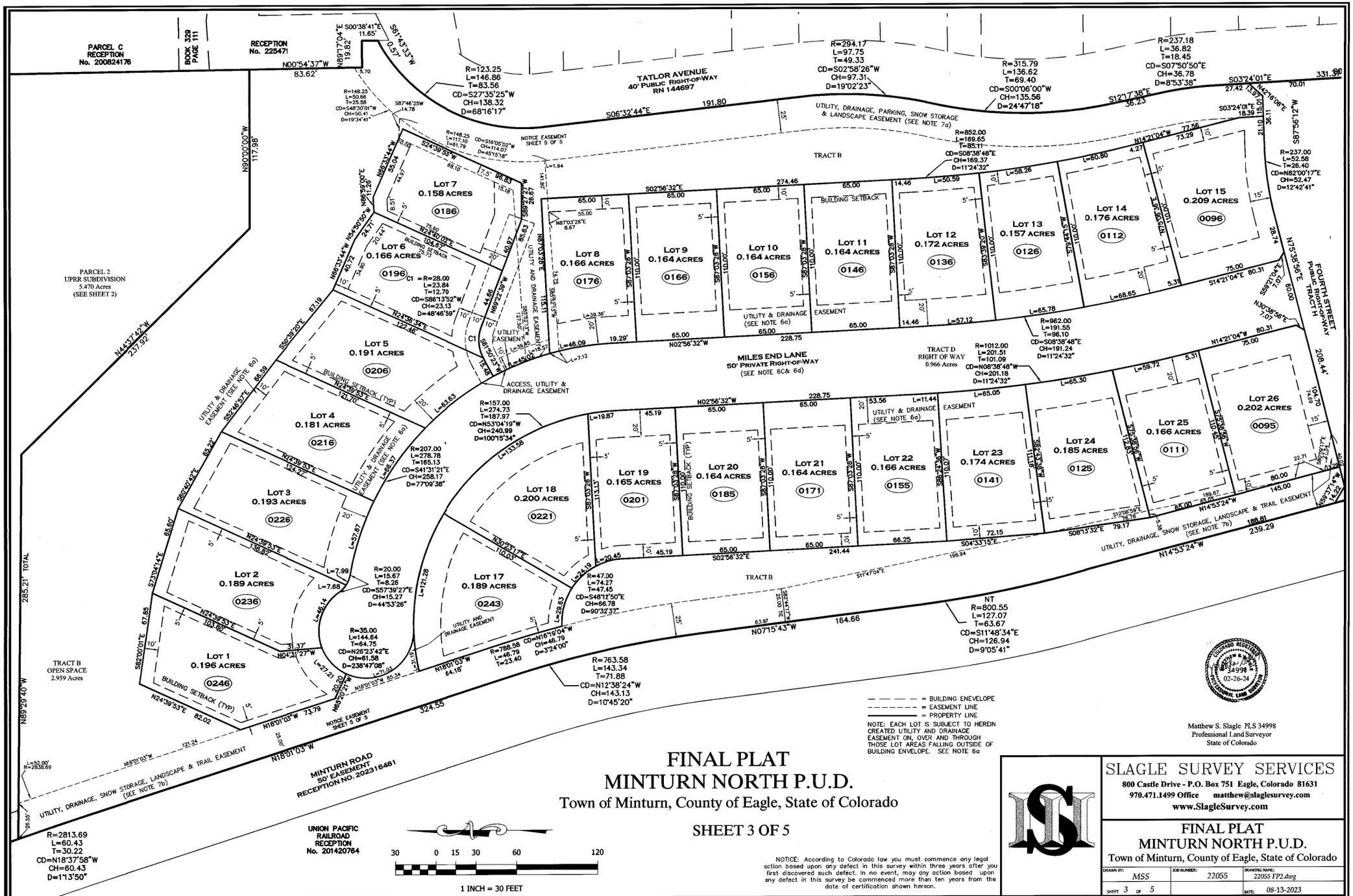
SLAGLE SURVEY SERVICES
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970.471.1499 Office matthew@slaglesurvey.com
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FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	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

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

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

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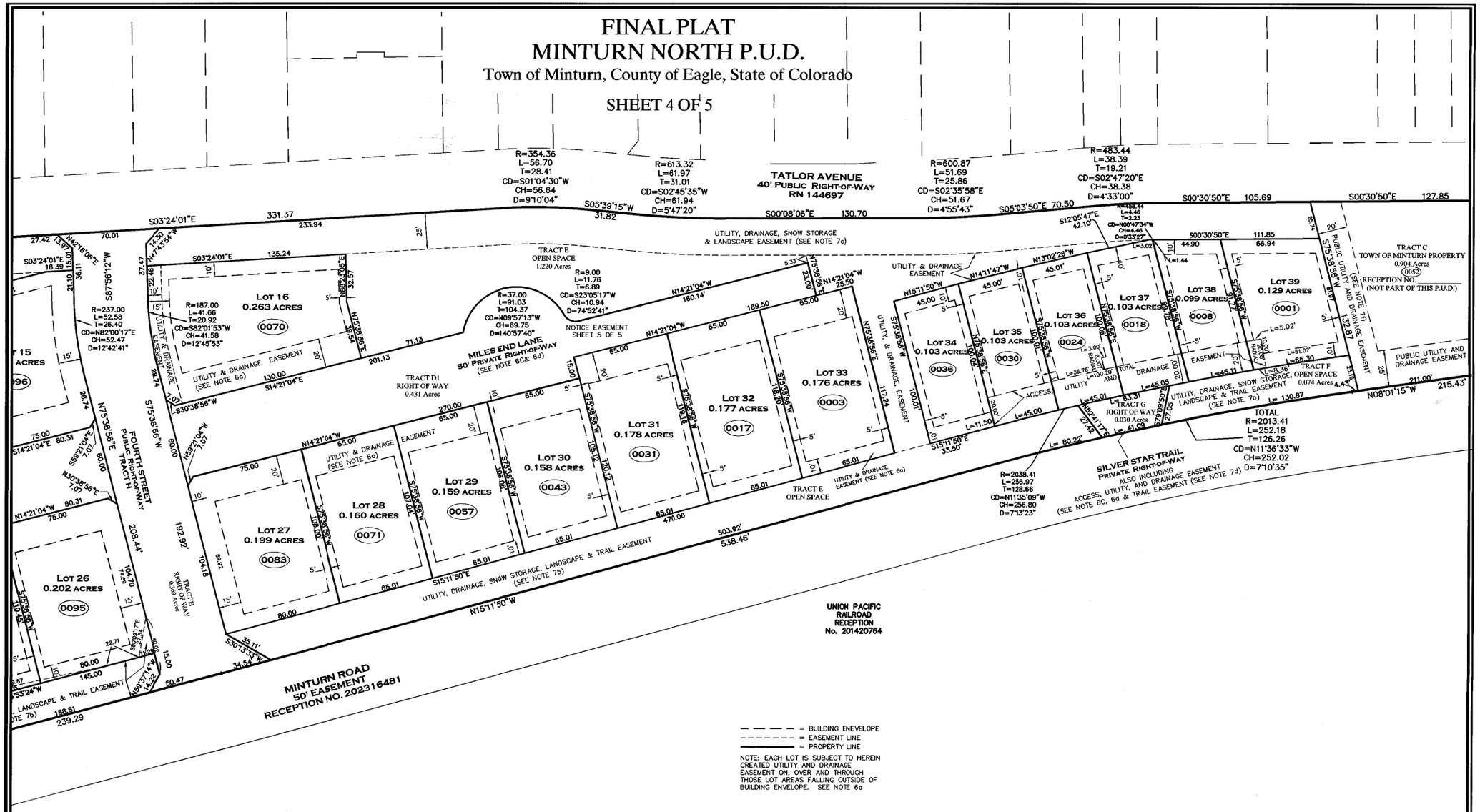
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

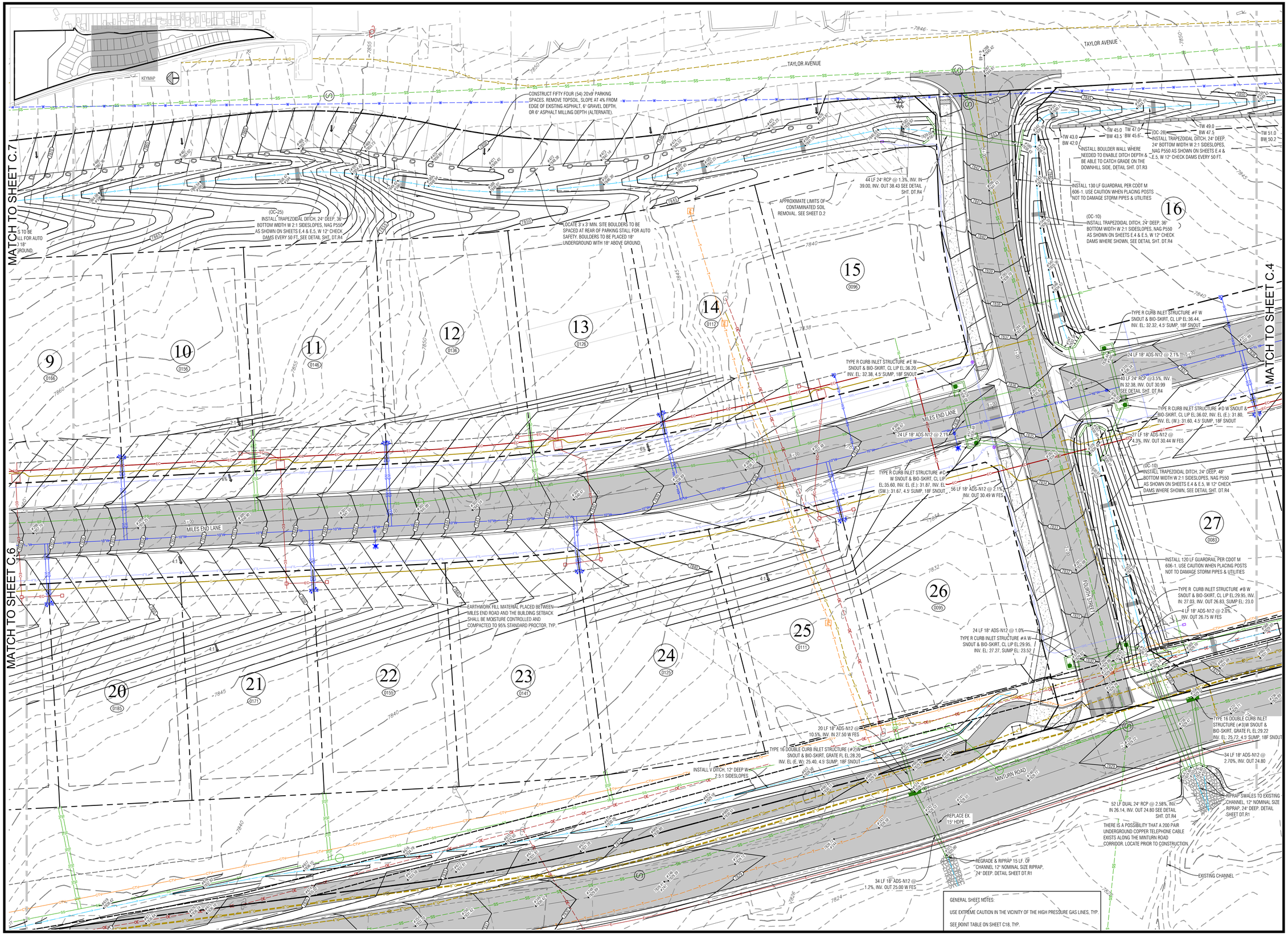
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SHEET 3 OF 5		DATE: 08-13-2023

202402234

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

SHEET 4 OF 5


TATLOR AVENUE
40' PUBLIC RIGHT-OF-WAY
RN 144697
MILES END LANE
50' PRIVATE RIGHT-OF-WAY
(SEE NOTE 6C& 6d)
FOURTH STREET
PUBLIC RIGHT-OF-WAY
TRACT H
SILVER STAR TRAIL
PRIVATE RIGHT-OF-WAY
ALSO INCLUDING
ACCESS, UTILITY, AND DRAINAGE EASEMENT
(SEE NOTE 6C, 6d & TRAIL EASEMENT (SEE NOTE 7d)
MINTURN ROAD
50' EASEMENT
RECEPTION NO. 202316481
UNION PACIFIC
RAILROAD
RECEPTION
No. 201420764
TRACT C
TOWN OF MINTURN PROPERTY
0.904 Acres
(0052)
RECEPTION NO.
(NOT PART OF THIS P.U.D.)
TRACT D1
RIGHT OF WAY
0.431 Acres
TRACT E
OPEN SPACE
1.220 Acres
TRACT E
OPEN SPACE
TRACT F
OPEN SPACE
0.074 Acres
TRACT G
RIGHT OF WAY
0.030 Acres
TRACT H
RIGHT OF WAY
0.369 Acres
NOTICE EASEMENT
SHEET 5 OF 5
UTILITY, DRAINAGE, SNOW STORAGE & LANDSCAPE EASEMENT (SEE NOTE 7c)
UTILITY, DRAINAGE, SNOW STORAGE, LANDSCAPE & TRAIL EASEMENT (SEE NOTE 7b)
UTILITY & DRAINAGE EASEMENT (SEE NOTE 6a)
PUBLIC UTILITY AND DRAINAGE EASEMENT (SEE NOTE 7b)
LOT 16 0.263 ACRES (0070)
LOT 15 ACRES (96)
LOT 26 0.202 ACRES (0095)
LOT 27 0.199 ACRES (0083)
LOT 28 0.160 ACRES (0071)
LOT 29 0.159 ACRES (0057)
LOT 30 0.158 ACRES (0043)
LOT 31 0.178 ACRES (0031)
LOT 32 0.177 ACRES (0017)
LOT 33 0.176 ACRES (0003)
LOT 34 0.103 ACRES (0036)
LOT 35 0.103 ACRES (0030)
LOT 36 0.103 ACRES (0024)
LOT 37 0.103 ACRES (0018)
LOT 38 0.099 ACRES (0008)
LOT 39 0.129 ACRES (0001)
TOTAL
R=2013.41
L=252.18
T=126.26
CD=N11°36'33"W
CH=252.02
D=7°10'35"
R=2038.41
L=256.97
T=128.66
CD=N11°35'09"W
CH=256.80
D=7°13'23"
R=354.36
L=56.70
T=28.41
CD=S01°04'30"W
CH=56.64
D=9°10'04"
R=613.32
L=61.97
T=31.01
CD=S02°45'35"W
CH=61.94
D=5°47'20"
R=600.87
L=51.69
T=25.86
CD=S02°35'58"E
CH=51.67
D=4°55'43"
R=483.44
L=38.39
T=19.21
CD=S02°47'20"E
CH=38.38
D=4°33'00"
R=458.44
L=4.46
T=2.23
CD=N00°47'34"W
CH=4.46
D=0°33'27"
R=237.00
L=52.58
T=26.40
CD=N82°00'17"E
CH=52.47
D=12°42'41"
R=187.00
L=41.66
T=20.92
CD=S82°01'53"W
CH=41.58
D=12°45'53"
R=37.00
L=91.03
T=104.37
CD=N09°57'13"W
CH=69.75
D=140°57'40"
R=9.00
L=11.76
T=6.89
CD=S23°05'17"W
CH=10.94
D=74°52'41"
S03°24'01"E 331.37
233.94
S05°39'15"W 31.82
S00°08'06"E 130.70
S05°03'50"E 70.50
S12°05'47"E 42.10'
S00°30'50"E 105.69
S00°30'50"E 127.85
S03°24'01"E 135.24
N14°21'04"W 160.14'
N14°21'04"W 25.50
N13°02'26"W
N14°11'47"W
N15°11'50"W
S15°11'50"E 33.50'
S15°11'50"E 503.92'
538.46'
N15°11'50"W
S14°21'04"E 130.00
N14°21'04"W 270.00
N14°21'04"W 65.00
N14°21'04"W 169.50
N14°21'04"W 65.00
N14°21'04"W 65.00
N14°21'04"W 65.00



GENERAL SHEET NOTES:

USE EXTREME CAUTION IN THE VICINITY OF THE HIGH PRESSURE GAS LINES, TYP.

SEE POINT TABLE ON SHEET C18, TYP.

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

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 D'EMERY
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'

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

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

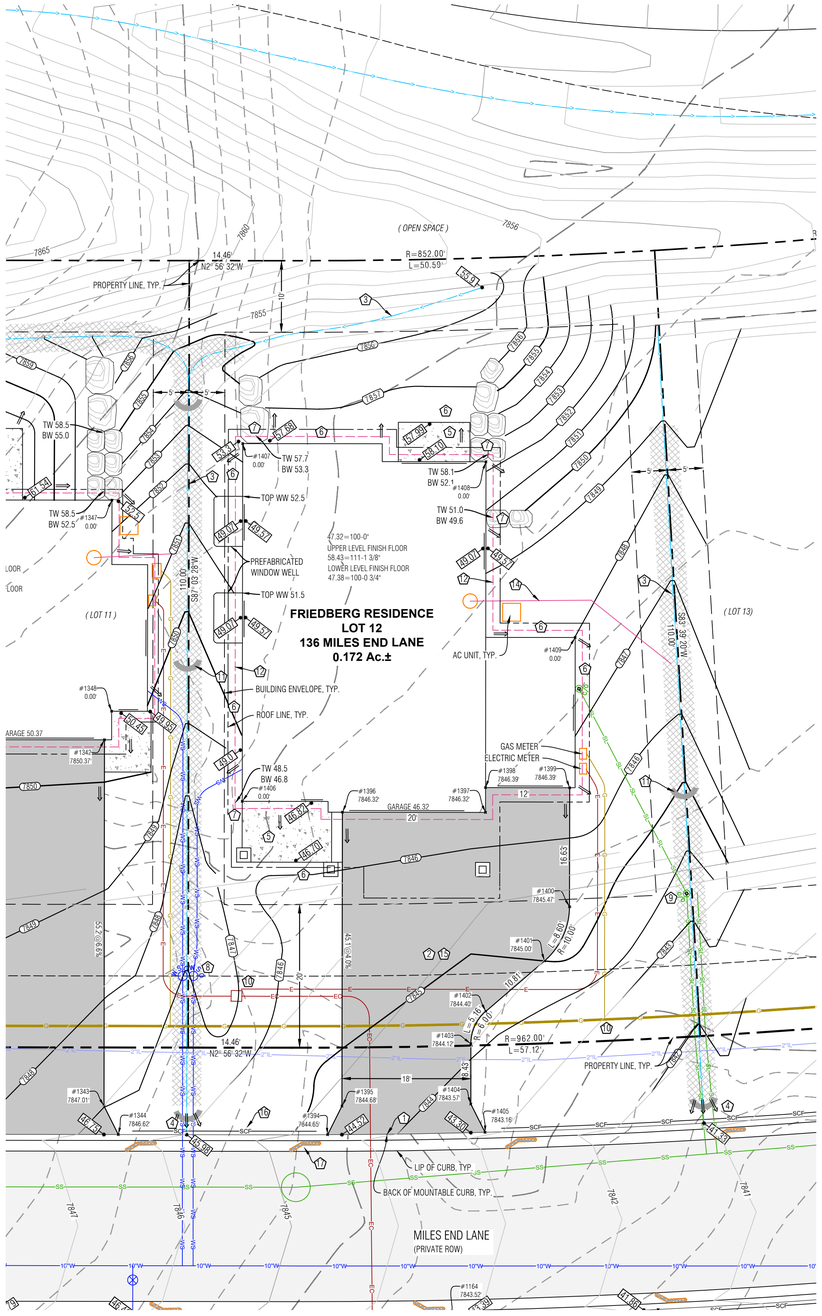
Overall Grading and Drainage Plan
Construction Plan Set 5/1/24

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

Sheet **C.5**

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



Point Table				
Point #	Desc.	Elev.	North	East
1394	Driveway	7844.65'	3999.30	5480.32
1395	Driveway	7844.68'	3997.51	5484.43
1396	Driveway	7846.32'	3999.62	5525.46
1397	Driveway	7846.32'	3979.65	5526.48
1398	Driveway	7846.39'	3979.82	5529.94
1399	Driveway	7846.39'	3968.09	5530.54
1400	Driveway	7845.47'	3967.23	5513.93
1401	Driveway	7845.00'	3970.31	5506.19
1402	Driveway	7844.40'	3978.13	5498.72
1403	Driveway	7844.12'	3979.98	5494.07
1404	Driveway	7843.57'	3979.55	5485.65
1405	Driveway	7843.16'	3977.35	5481.81
1406	House Corner	0.00	4013.68	5526.24
1407	House Corner	0.00	4016.24	5576.17
1408	House Corner	0.00	3982.16	5575.42
1409	House Corner	0.00	3968.42	5551.55

LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
06.75	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 / EXISTING E	POSSIBLE ELECTRIC SERVICE
G	POSSIBLE GAS SERVICE
WS	POSSIBLE WATER SERVICE
SL	POSSIBLE SEWER SERVICE
	FOUNDATION DRAIN
4"IL	IRRIGATION LINE AND DRAIN
6"SD	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

NOTES:

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

2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL 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.

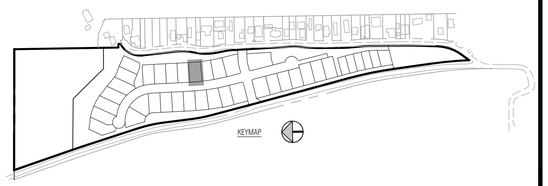
5) LOT AREA: 7,515 SF ±
DISTURBANCE AREA: 7,515 SF ±

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

7) CONSTRUCTION ACCESS TO BE LIMITED TO THE AREA WITHIN THE VEHICLE TRACKING PAD. SILT SOCKS TO BE INSTALLED EVERY 30 FEET WITHIN THE CURB LINE ALONG THE LOT FRONTAGE. DIRT TRACKED ONTO PUBLIC ROW TO BE CLEANED AFTER ANY MAJOR STORM EVENT OR WITHIN THREE WORKING DAYS.

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
4. WHERE PROPOSED SWALE SPILLS OVER THE TOP OF THE CURB LINE, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE. TYP.
5. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
6. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
7. INSTALL 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 & SANITATION DISTRICT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSULATE THE WATER SERVICE IF 'COVER' IS LESS THAN 7 FEET NEAR THE RETAINING WALL .
9. APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONFIRM INVERT PRIOR TO CONSTRUCTION FOR ABILITY TO SERVICE HOUSE BY GRAVITY, OR WHETHER A PUMP MAY BE REQUIRED. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
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. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
13. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
14. INSTALL VEHICLE TRACKING PAD PER DETAIL ON SHEET C2 AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
15. SILT FENCE PER DETAIL ON SHEET C2.
16. INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.



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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 12, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 12/29/25

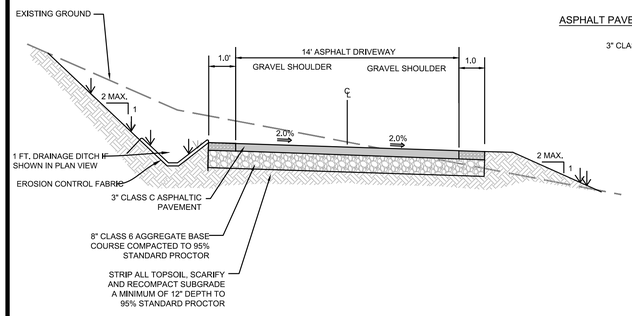
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PROJECT NO.
23025
Designer:
PAH
Drafter:
BUI
Date:
12/20/25

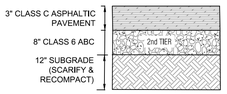
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C1

File Name: ***mn lot 12 sp-01.dwg***

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ASPHALT PAVEMENT SECTION



PAVEMENT SECTION

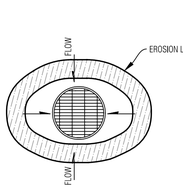
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

PROPOSED DRIVEWAY TYP. SECTION

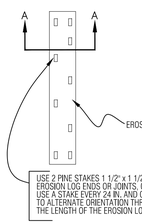
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER

DRIVEWAY & AUTOCOURT SECTION

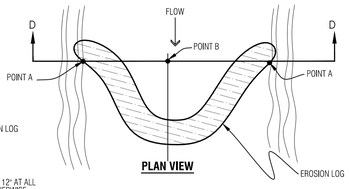
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



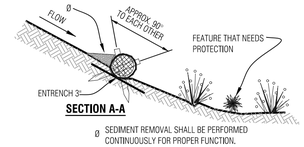
AREA DRAIN



PLAN VIEW

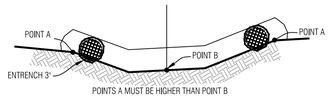


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

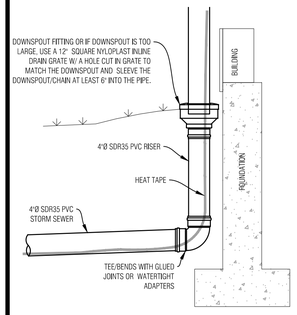


SECTION D-D

Temporary Erosion Control Log

N.T.S.

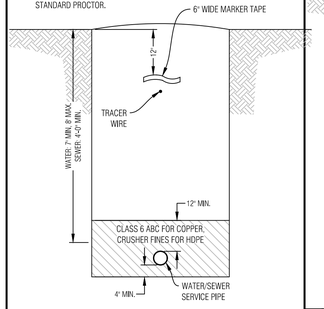
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

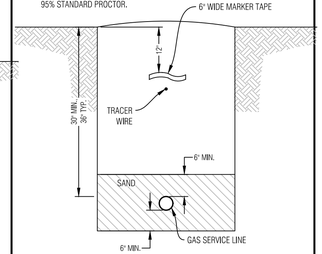
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

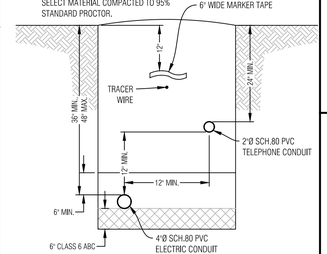
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

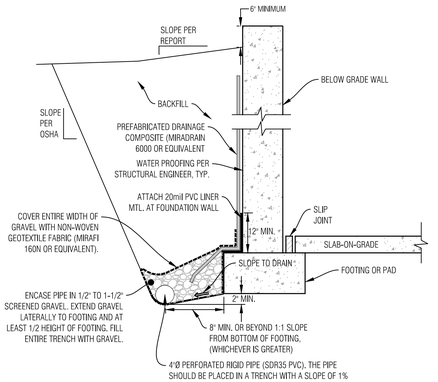
N.T.S.

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.

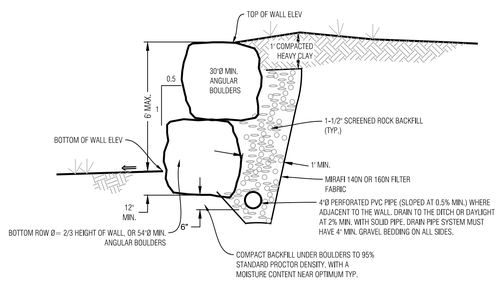
GENERAL NOTES:

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

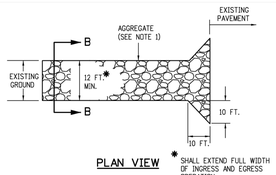
N.T.S.

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.

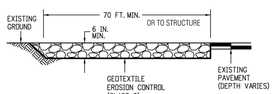


BOULDER WALL DETAIL, LANDSCAPED AREA

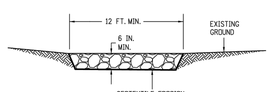
N.T.S.



PLAN VIEW



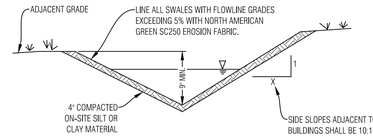
ELEVATION SECTION



SECTION B-B

NOTES:
1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 ().
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

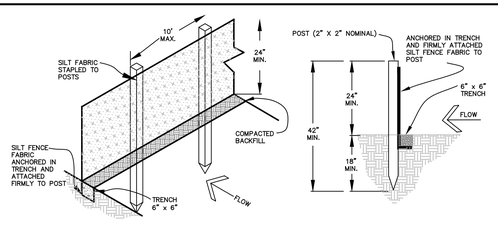


INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

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

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



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. OR SUBSTITUTE WITH 8" FILTREXX SILTSOXX

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 12, Minturn North P.U.D.

Details and Notes
DRB Submittal 12/29/25

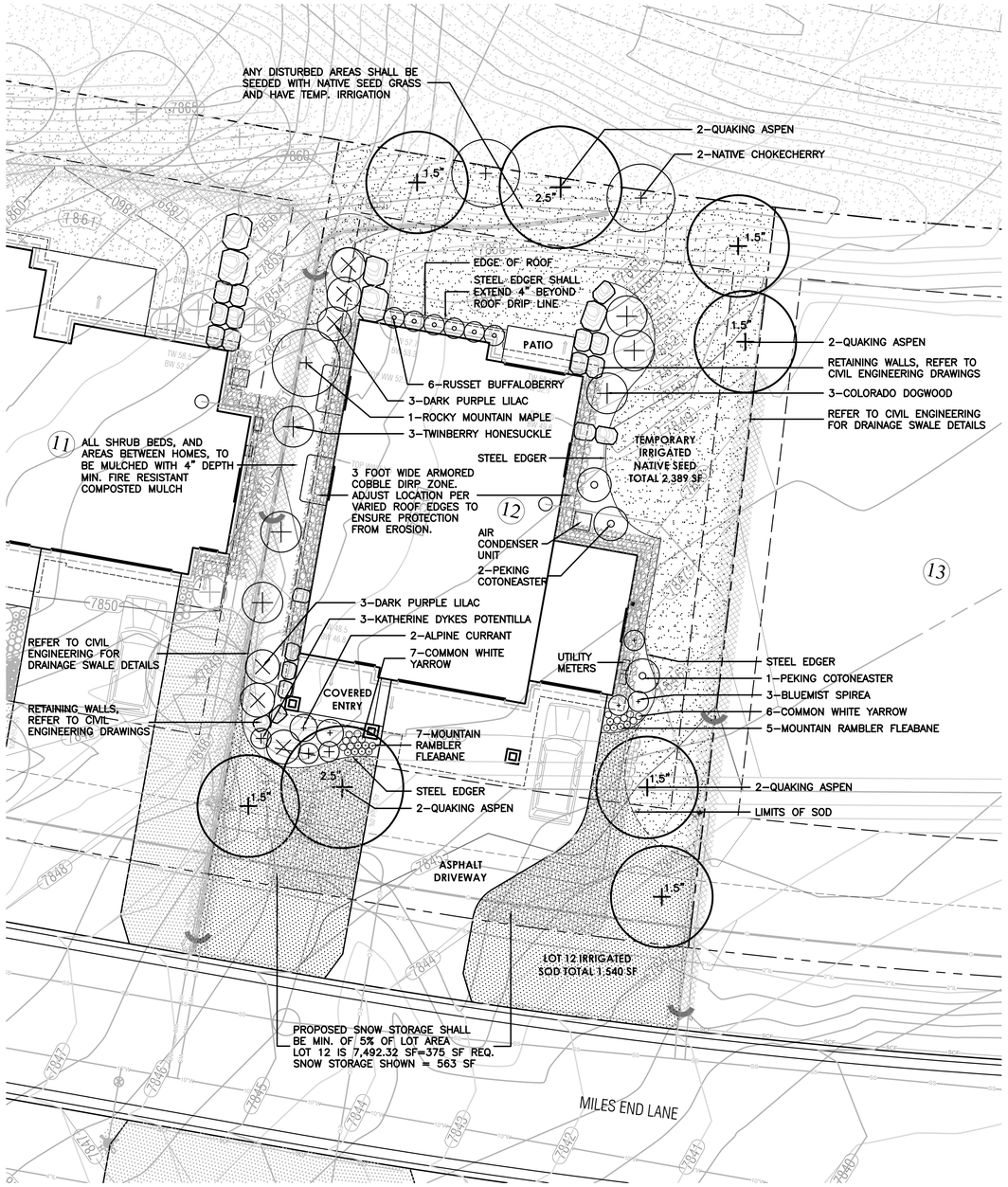
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **12/20/25**

Sheet **C2**

File Name: ***mn lot 12 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 12 Friedberg\MN Lot 12 SP-01.dwg 12/22/2025 10:50 AM



LEGEND

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

Know what's below. Call before you dig.

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

MINTURN NORTH P.U.D.

LOT 12-LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: December 29, 2025
REVISIONS:

0 5 10 20
SCALE: 1"=10'-0"

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	1,540 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: 1,697 SF
	Temporary Spray Irrigation For Native Seed	2,389 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:

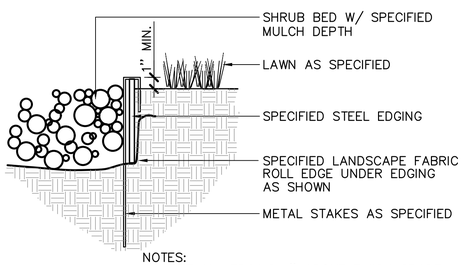
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, 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	Common White Yarrow Achillea millefolium	1 & 2	Flats of 15	
12	Mountain Rambler Fleabane Erigeron formosissima RAMBLER	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
2	Alpine Currant Ribes alpinum	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
3	Bluemist Spirea Caryopteris x clandonensis 'Blue Mist'	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
3	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.
3	Katherine Dykes Potentilla Potentilla fruticosa 'Katherine Dykes'	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
2	Native Chokecherry Prunus virginiana melanocarpa	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Peking Cotoneaster Cotoneaster lucidus	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
1	Rocky Mountain Maple Acer glabrum	1 & 2	5 gal.	Container, 5 canes minimum 36"–48" ht.
6	Russet Buffaloberry Shepherdia canadensis	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Twinberry Honeysuckle Lonicera involucrata	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.



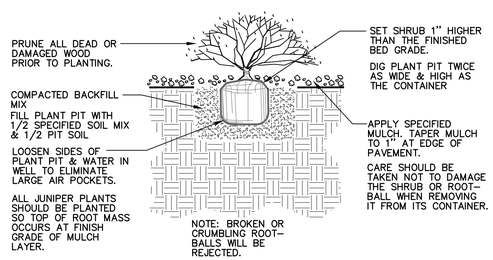
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

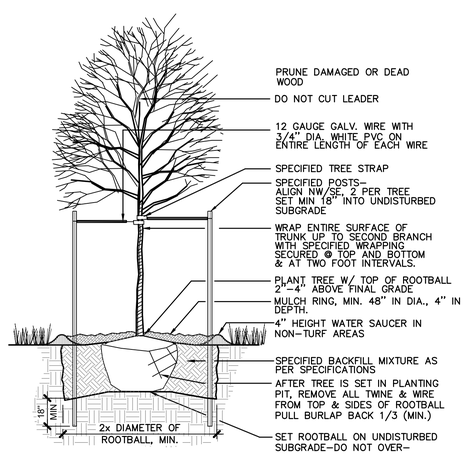
3) ALL JOINTS TO BE SECURELY STAKED.

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

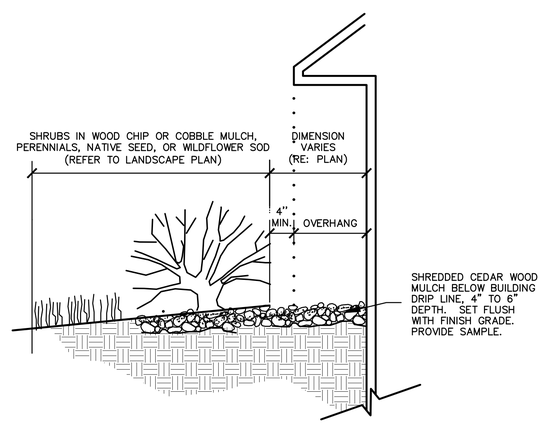
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

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

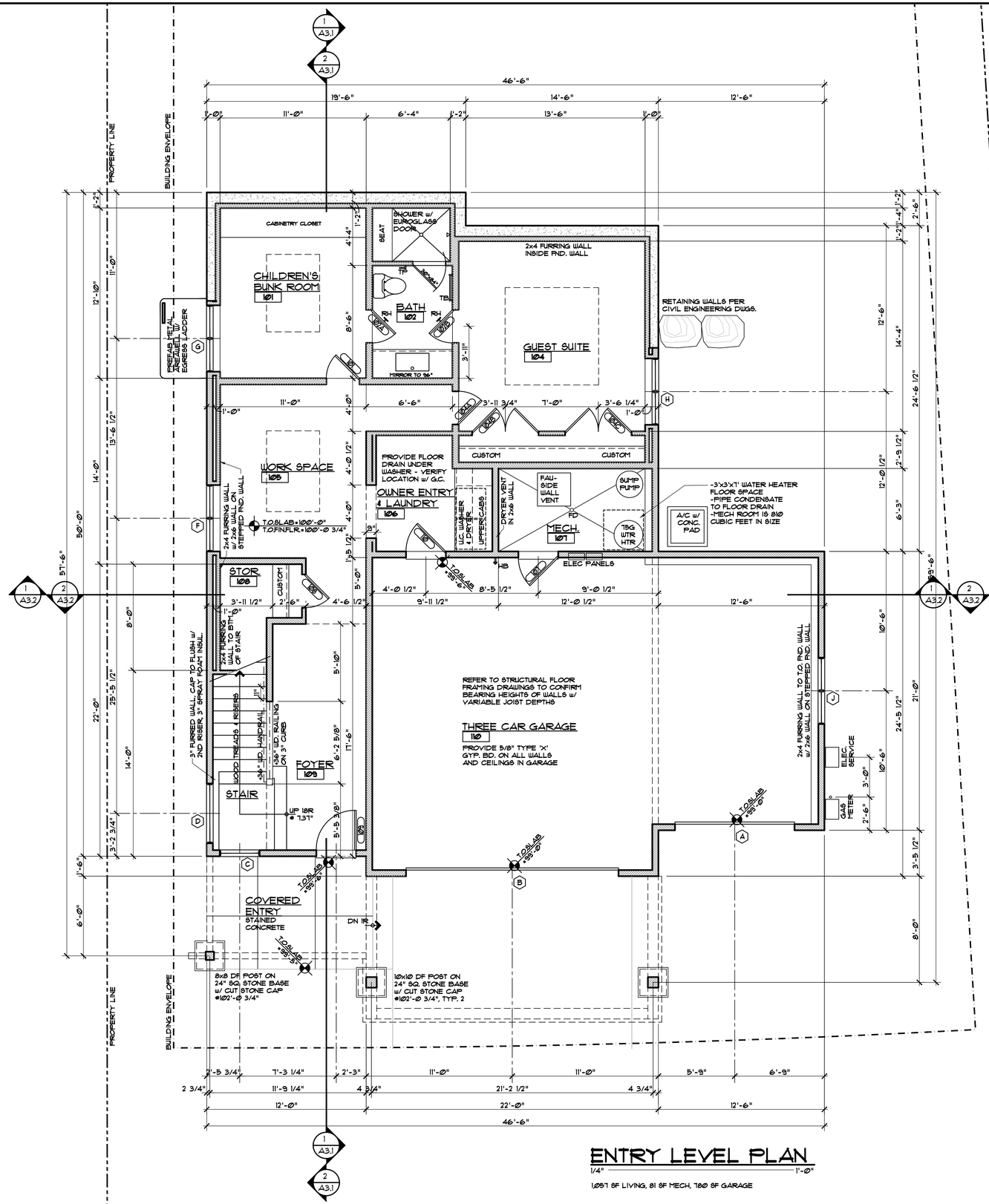
MINTURN NORTH P.U.D.
LOT 12-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: December 29, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



ENTRY LEVEL PLAN

1/4" = 1'-0"

1,057 SF LIVING, 81 SF MECH, 780 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
CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

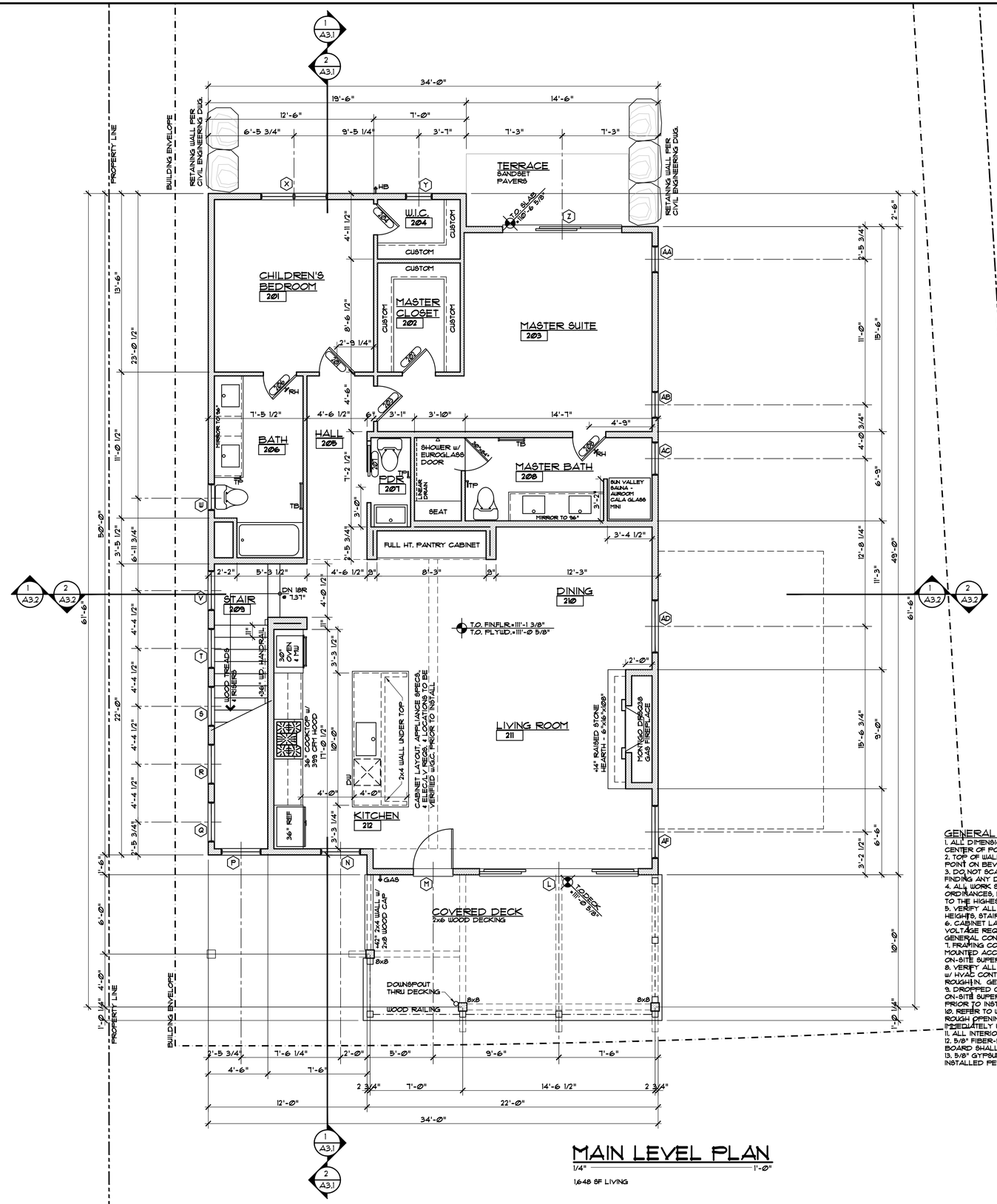
RESORT CONCEPTS
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EDWARDS, COLORADO
(970) 926-1720

FRIEDBERG
0136 MILES END LANE
LOT 12, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L12

ISSUED #	DATE	BY	COMMENTS
2	12-29-25	DWE	DRB SUBMITTAL SET
1	12-21-25	DWE	PROGRESS SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-0"

1648 SF LIVING

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.

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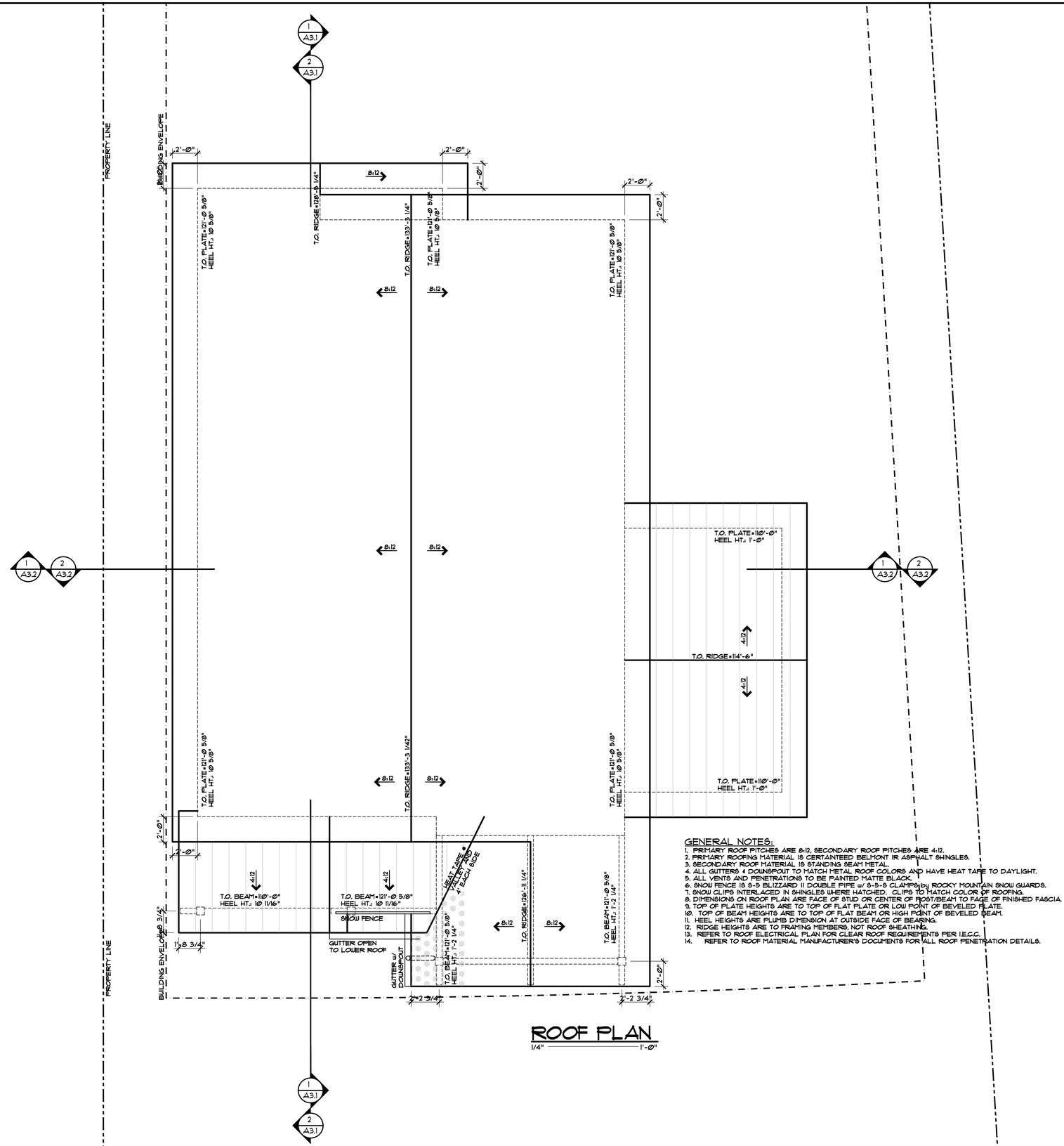
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PROJECT NO: 2412-22 L12

ISSUED

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A1.2



ROOF PLAN

1/4" = 1'-0"

GENERAL NOTES:

1. PRIMARY ROOF PITCHES ARE 8:12, SECONDARY ROOF PITCHES ARE 4:12.
2. PRIMARY ROOFING MATERIAL IS CERTAINTEED BELMONT IR ASPHALT SHINGLES.
3. SECONDARY ROOF MATERIAL IS STANDING SEAM METAL.
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.

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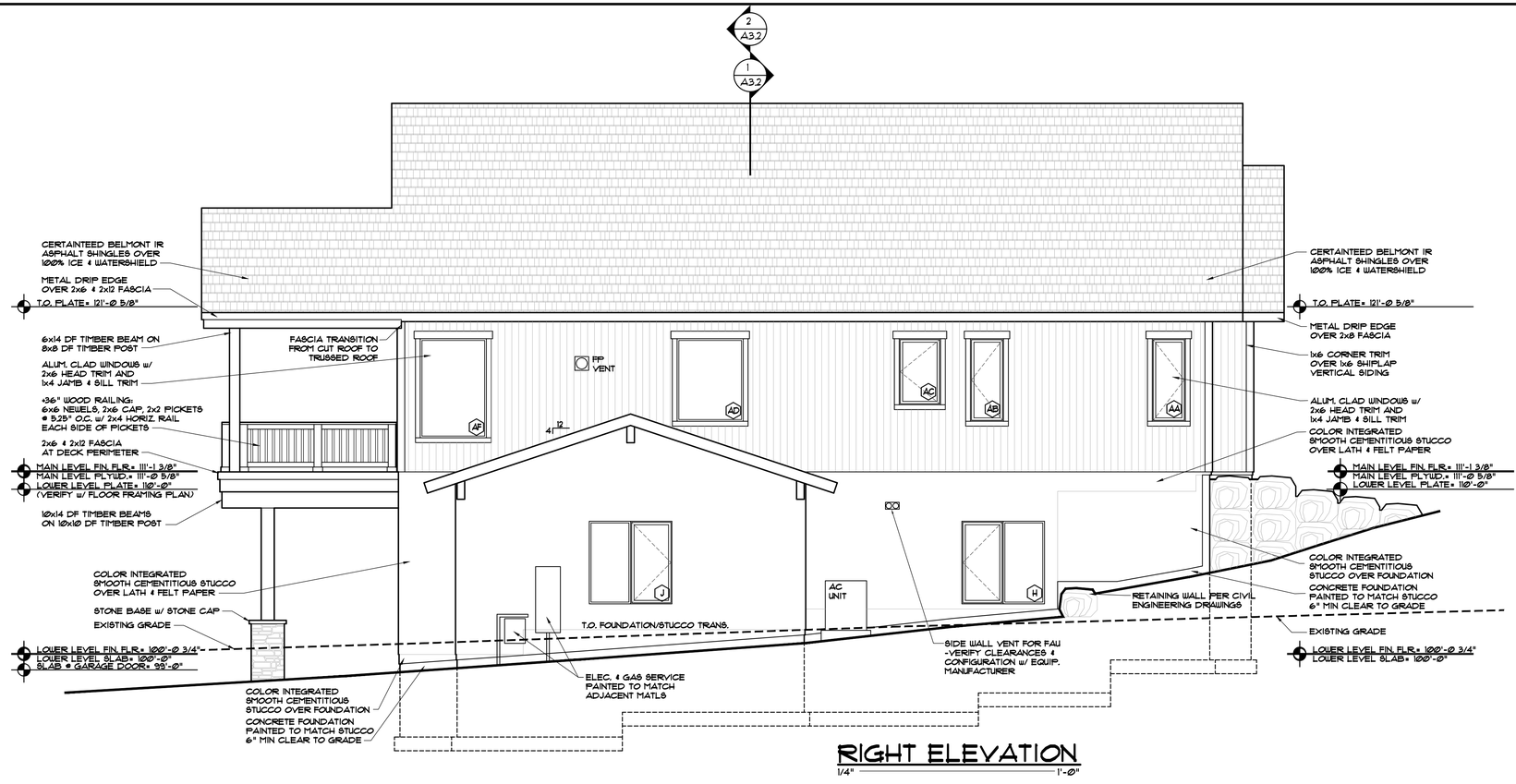
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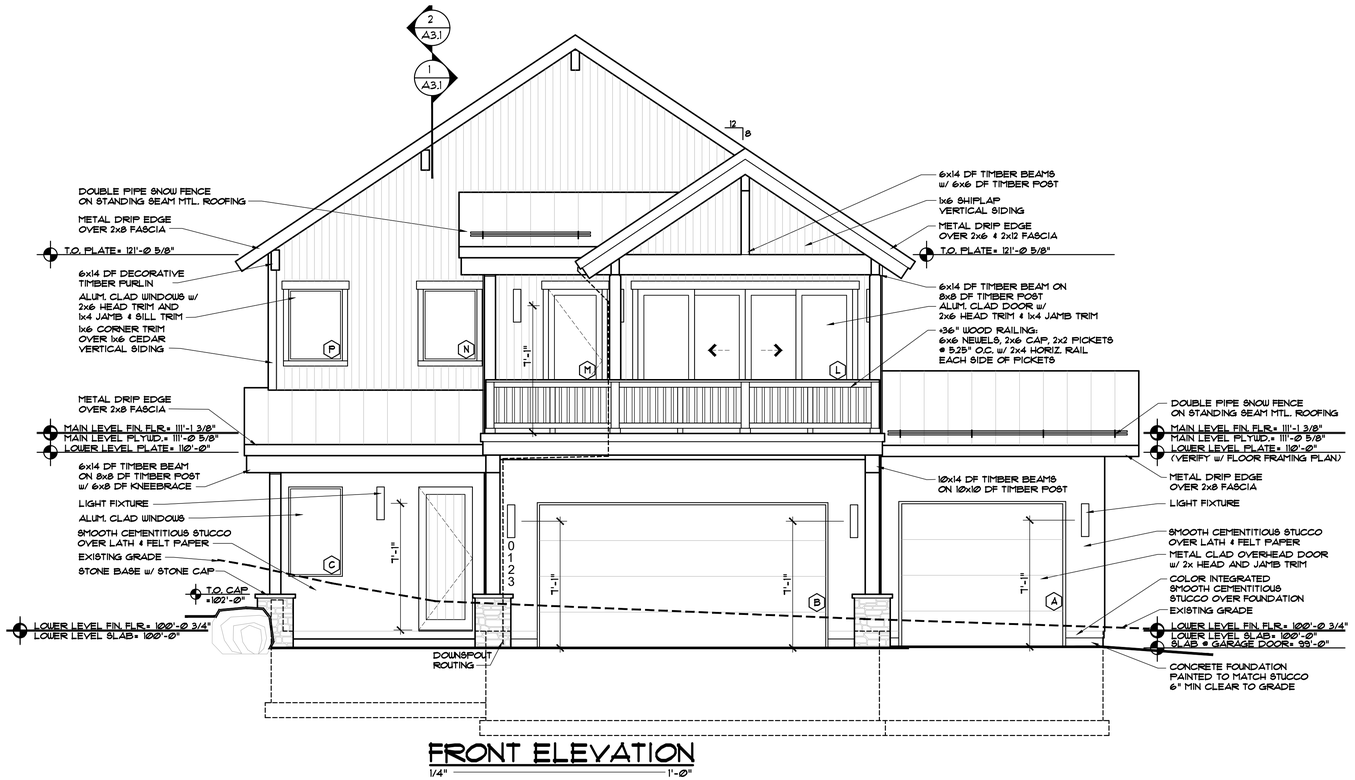
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A1.3



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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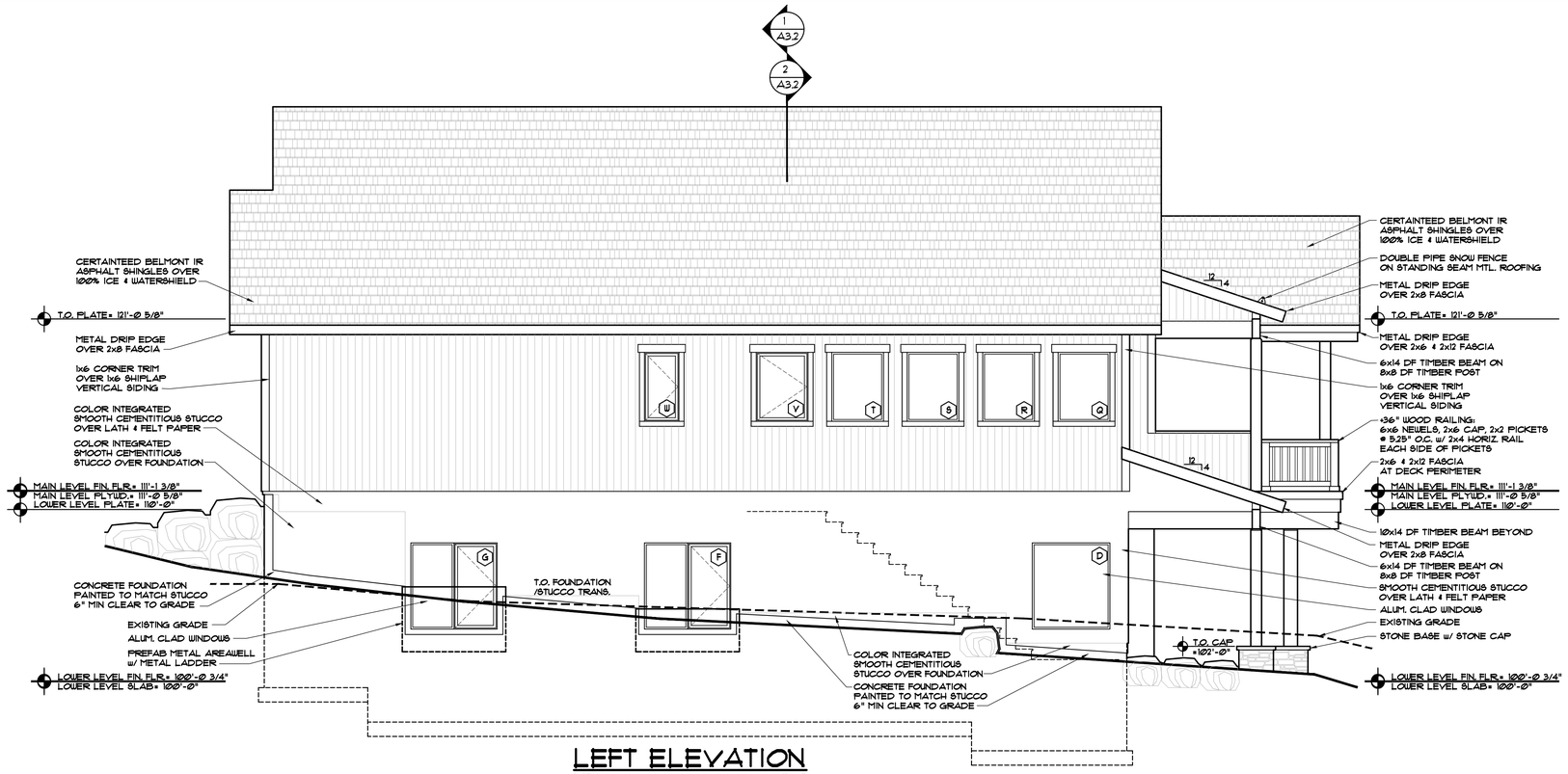
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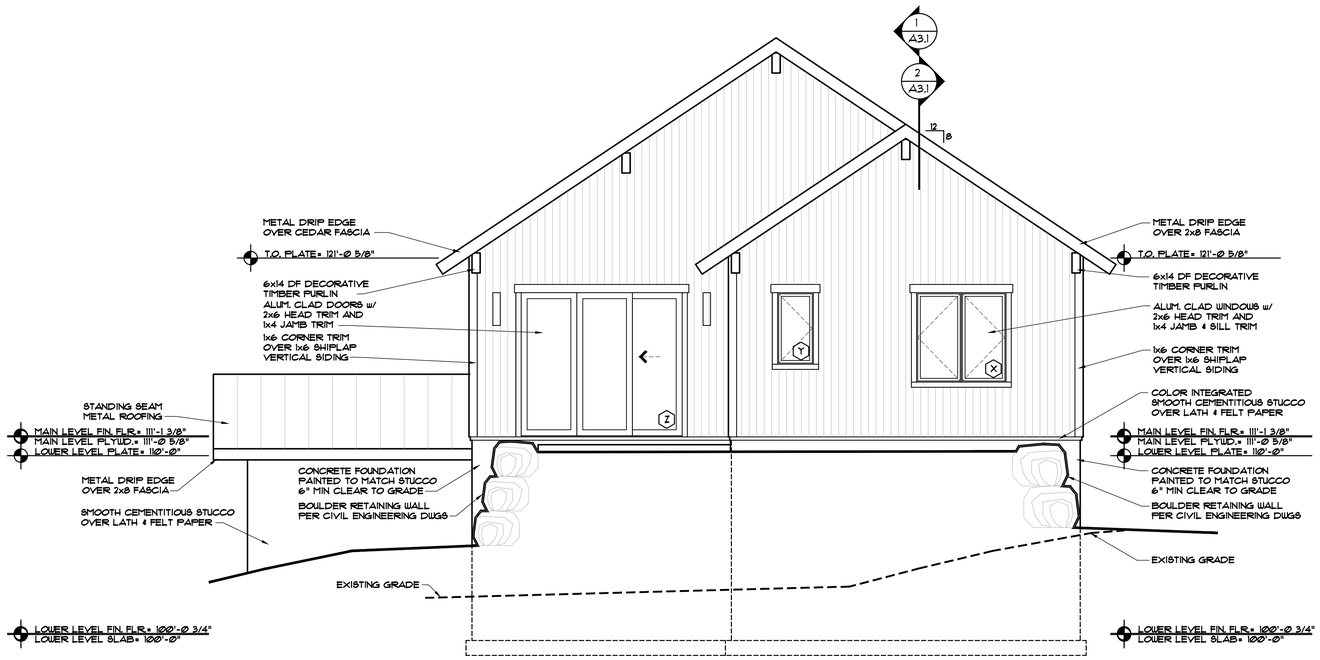
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A2.1



LEFT ELEVATION

1/4" = 1'-Ø"



REAR ELEVATION

1/4" = 1'-Ø"

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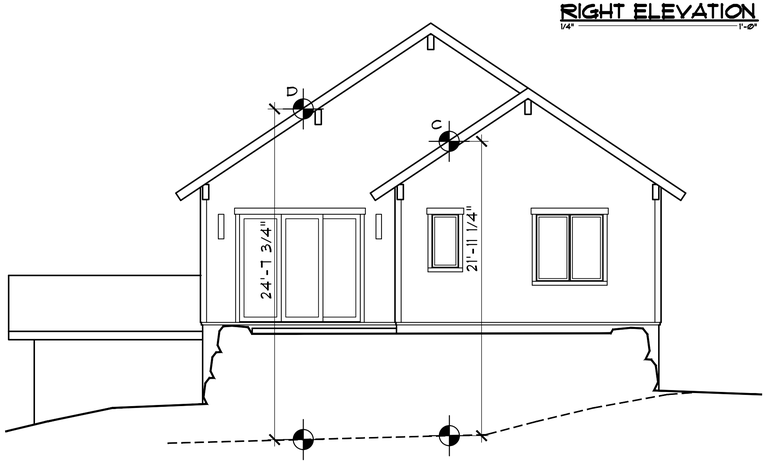
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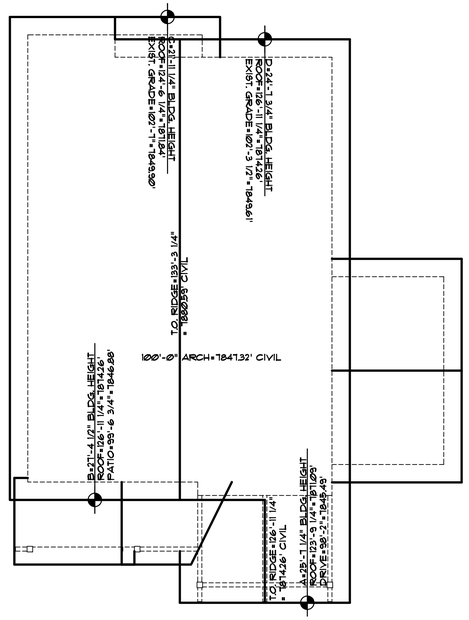
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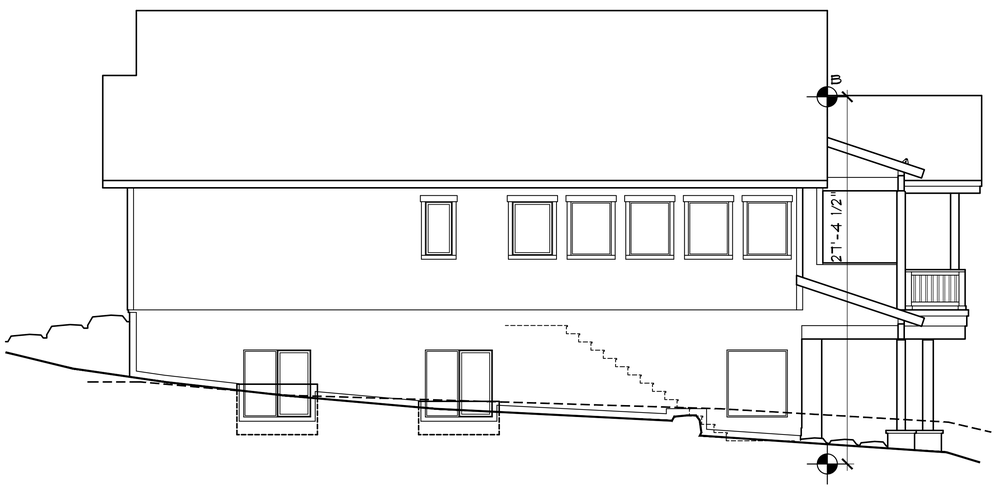
RIGHT ELEVATION
1/4" = 1'-0"



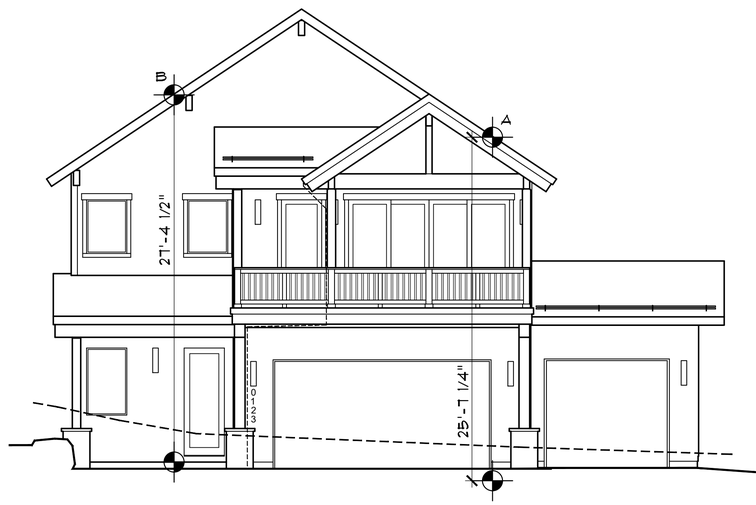
REAR ELEVATION
1/4" = 1'-0"



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



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



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

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BH1



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MINTURN NORTH - LOT 12

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

DECEMBER 30, 2025

RESORT CONCEPTS



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MINTURN NORTH - LOT 12

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

DECEMBER 30, 2025

RESORT CONCEPTS



Terraces & Walkways
Stained Concrete



Exterior Stone
Colorado Buff



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



Stucco
Color: Custom Color



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



Wood Columns per Plan
Color: Custom Stain



Exterior Roofing
Certainteed Presidential Shake
Color: Charcoal Black



Roofing
Standing Seam Metal
Color: Matte Black



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



Windows and Doors
Mfg: Sierra Pacific
Color: Black



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



Entry Door
Solid Wood
Color: Custom Stain



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

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.

To: Mayor and Council
From: Madison Harris, Planner II
Date: January 30, 2026
Agenda Item: Recent Planning Commission Recommendations and Actions

REQUEST:
Review and ratification of Planning Commission actions from their regular meeting of January 28, 2026. The following actions were taken by the Planning Commission, acting as the Minturn Design Review Board, which may be called-up for further review by the Minturn Town Council:

0221 Miles End Lane
- Final Plan DRB Application for a new Single Family Residence

Please note that unless there are revisions or additions to the conditions proposed by staff during decision by the Planning Commission, staff will no longer be writing cover memos for items on the Consent Agenda. In this case there was an addition of one condition.

INTRODUCTION:

0221 Miles End Lane
At their regular meeting of January 28, 2026, the Planning Commission, acting as the Town of Minturn Design Review Board, reviewed the final plans for a new single family residence located at 0221 Miles End Lane. The plans approved by the DRB are for:

- **A New Single Family Residence**

Site plans (exterior elevation renderings and floor plans) are attached for reference.

No neighbors spoke at the DRB hearing where the DRB discussed proposed exterior materials, as well as the proposed roof forms and massing in context to Chapter 16 – *Zoning*, and Appendix 'B' *Design Review Standards and Guidelines*, of the Town of Minturn Municipal Code (MMC).

The DRB unanimously supported the proposed construction as meeting the objectives and requirements of the MMC and design standards.

Ultimately, the DRB voted 5-0 to recommend approval of the proposal as a Final Plan review, with one condition added by the Planning Commission:

1. The Applicant shall update the Utility Plans in accordance with the fire hydrant relocation.

ANALYSIS:
In reviewing the application, the Planning Commission considered the criteria and findings required by the Minturn Municipal Code, as well as testimony of staff and the Applicant.

The proposal meets the requirements of Chapter 16 including Appendix B - Design Guidelines and Standards.

COMMUNITY INPUT:
No members of the public spoke at the DRB hearing. Public notice was provided in accordance with the Minturn Municipal Code as a matter of posting of the official agenda and packet materials for public review prior to the hearing, and following Section 16-21-610 Public notice.

BUDGET / STAFF IMPACT:
N/A.

STRATEGIC PLAN ALIGNMENT:
The Planning Commission's review of proposed development projects and their actions to approve final plans for individual projects, acting as the Town of Minturn Design Review Board, aligns with the following key strategies:

- Integrity
- Transparency
- Collaboration

RECOMMENDED ACTION OR PROPOSED MOTION:
Approve the following application on consent:

1. 0221 Miles End Lane – New Single Family Residence

ATTACHMENTS:

- Staff Report
- DRB Application
- Proposed exterior elevation drawings and site plans for 0221 Miles End Lane

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

0221 Miles End Lane

Hearing Date:	January 28, 2026
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Matthew E. & Jamie P. Moyer
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 18
Address:	0221 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 Applicants, Jamie and Matthew Moyer, request Final Plan review of a new, four-bedroom, 4,258 (gross) square foot single-family residence located at 0221 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 8 and 5/8 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show the lower level with a three bedrooms, a fitness room, and family room, and the main level with master suite, garage, 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 0221 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

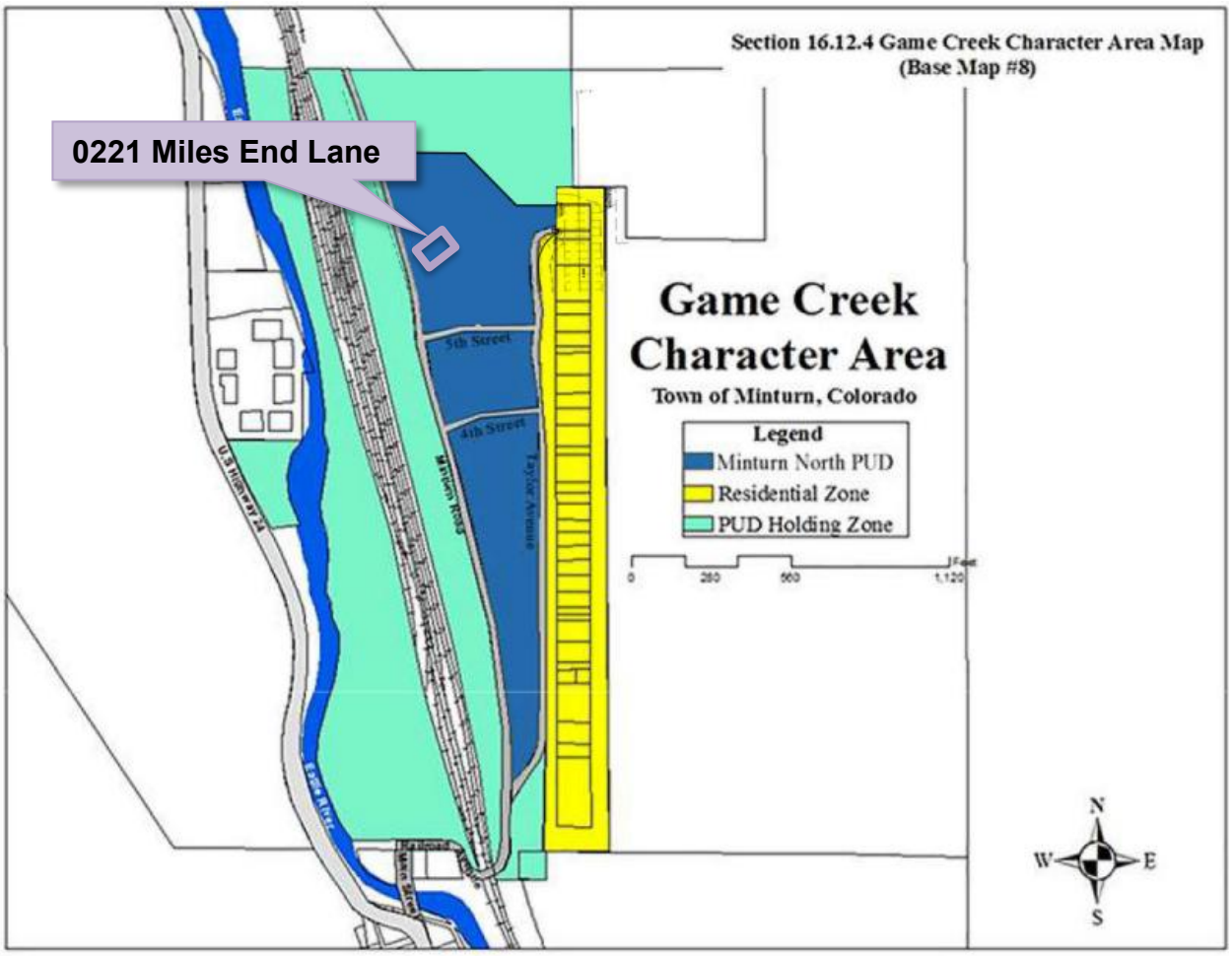
III. Zoning Analysis:

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

> *"The primary intent of this Planning Area is to create a market rate single-family residential use zone surrounded by common area and open space."*
> *- Ordinance No. 15 – Series 2023 Minturn North PUD Guide*

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	8,712.00 sq. ft.	8,712.00 sq. ft. (.200 ac.)
Maximum Building Height:	28 feet	27 feet – 8 5/8 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10+ feet

Maximum Lot Coverage:	50% (4,356.00 sq. ft.)	2,812 sq. ft. (32.28%) Proposed
Maximum Impervious Coverage:	60% (5,227.20 sq. ft.)	3,626 sq. ft. (41.62%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (8,712 sq. ft. x .05 = 435.6 sq. ft.)	487 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:

The Town Engineer flagged that there is a relocation of a fire hydrant called for on these plans that differs from the approved Utility Plans. While the Utility Plans need to be updated to reflect this change, that is a separate matter and should not affect the Planning Commission's review of this application.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0221 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 31, 2025

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

Re: 221 Miles End Lane
Lot 18, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Moyer Residence; 0221 Miles End Lane; Lot 18, Minturn North, Minturn Colorado"* prepared December 22, 2025 by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 18, 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.7 of the *"Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24"* prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.7 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

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

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

970.949.5072 I info@inter-mtn.net

Madison Harris
Re: 221 Miles End Lane
Lot 18, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

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

Sheet C1 of the Plans "*Lot 18, Minturn North PUD; Site Grading and Drainage Plan"* prepared December 22, 2025 by Boundaries Unlimited presents the proposed site grading and drainage.

1. Sheet C1 calls for the relocation of the fire hydrant along Miles End Lane in front of Lot 18. This is a revision to the Construction Plans attached to the March 16, 2024 Grading Permit for Minturn North. The Utility Plans need to be revised and submitted for review.
2. The Plan 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, John Volk

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 – Moyer Residence

Project Location

Street Address: 221 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-019

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 E. & Jamie P. Moyer

Mailing Address: [redacted] DENVER, CO 80238-2938

Phone:	Email:
[redacted]	[redacted]

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
0.20 acres	SFH	4	4
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
2	487 sf	2,812 sf	3,626 sf

Signature:

12/22/25

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

December 22, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Moyer Residence
Lot 18 Minturn North – 0221 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 18 is located at 0221 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 8' through the building envelope. The home has been oriented facing northeast, parallel to the building envelope lines. The home has been designed as a patio residence due to the sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the southwest facing patio elevation of the home.

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

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

Sincerely,

Taylor Hermes
512.468.3012

MOYER RESIDENCE

0221 MILES END LANE
LOT 18, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET DECEMBER 22, 2025



OWNER'S REPRESENTATIVE
RESORT CONCEPTS
PO BOX 5127
EDWARDS, COLORADO 81632
(970) 926-1720

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

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

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

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

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

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,568 SF	218 SF		1,786 SF
MAIN LEVEL:	1,820 SF		652 SF	2,472 SF
TOTALS:	3,388 SF	218 SF	652 SF	4,258 SF

LOT AREA:	8,712.00 SF		
BUILDING COVERAGE:	2,812 SF	32.28 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,626 SF	41.62 %	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.7	MINTURN NORTH PUD FINAL GRADING PLAN
C1	SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
C2	CIVIL DETAILS
L1	LANDSCAPE PLANTING PLAN
L2	LANDSCAPE SCHEDULES & DETAILS
A1.1	LOWER LEVEL PLAN
A1.2	MAIN LEVEL PLAN
A1.3	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

MOYER
0221 MILES END LANE
LOT 18, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L18

ISSUED #	DATE	BY	COMMENTS
B	12-22-25	DUE	DRB SUBMITTAL SET

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 MAR, 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

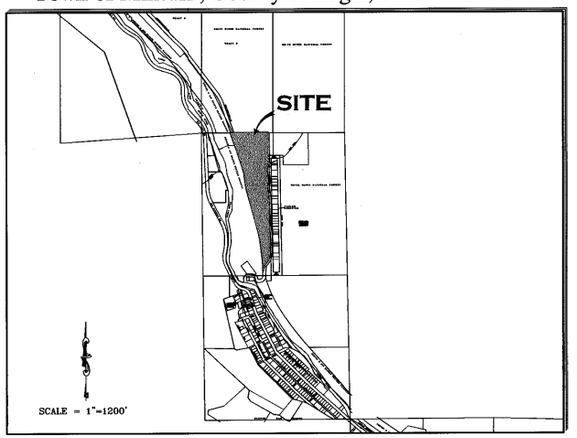
TOWN CLERK
TOWN OF MINTURN, COLORADO

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, iiii) 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

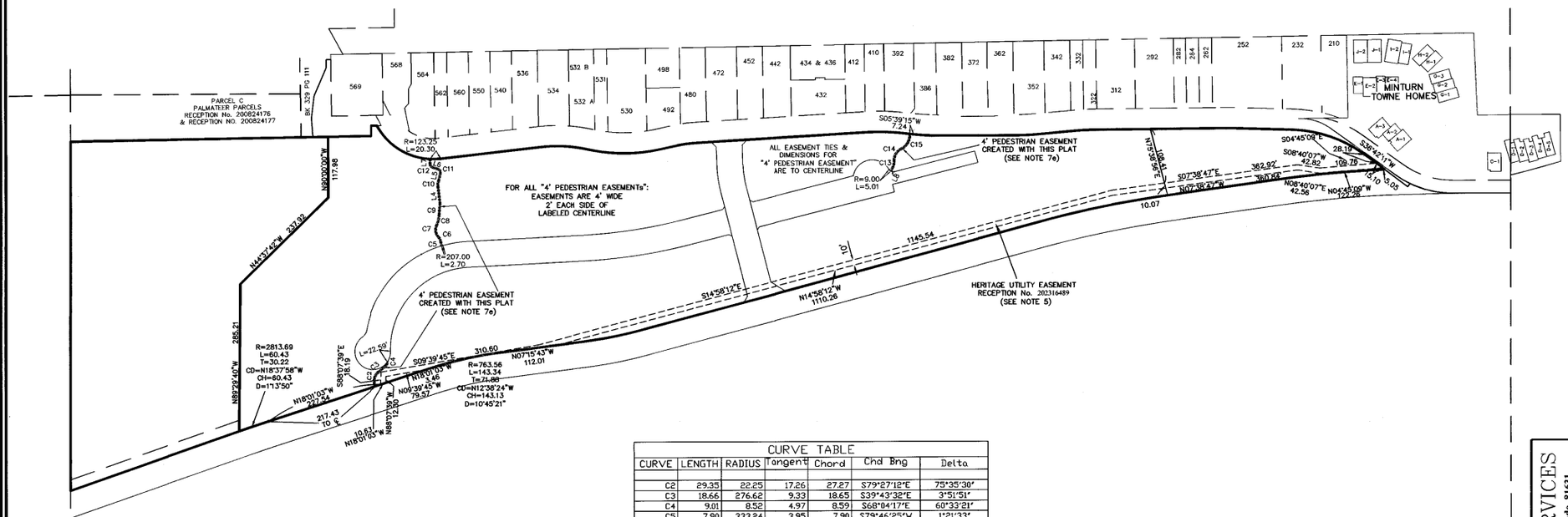
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
2024022334
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.

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

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

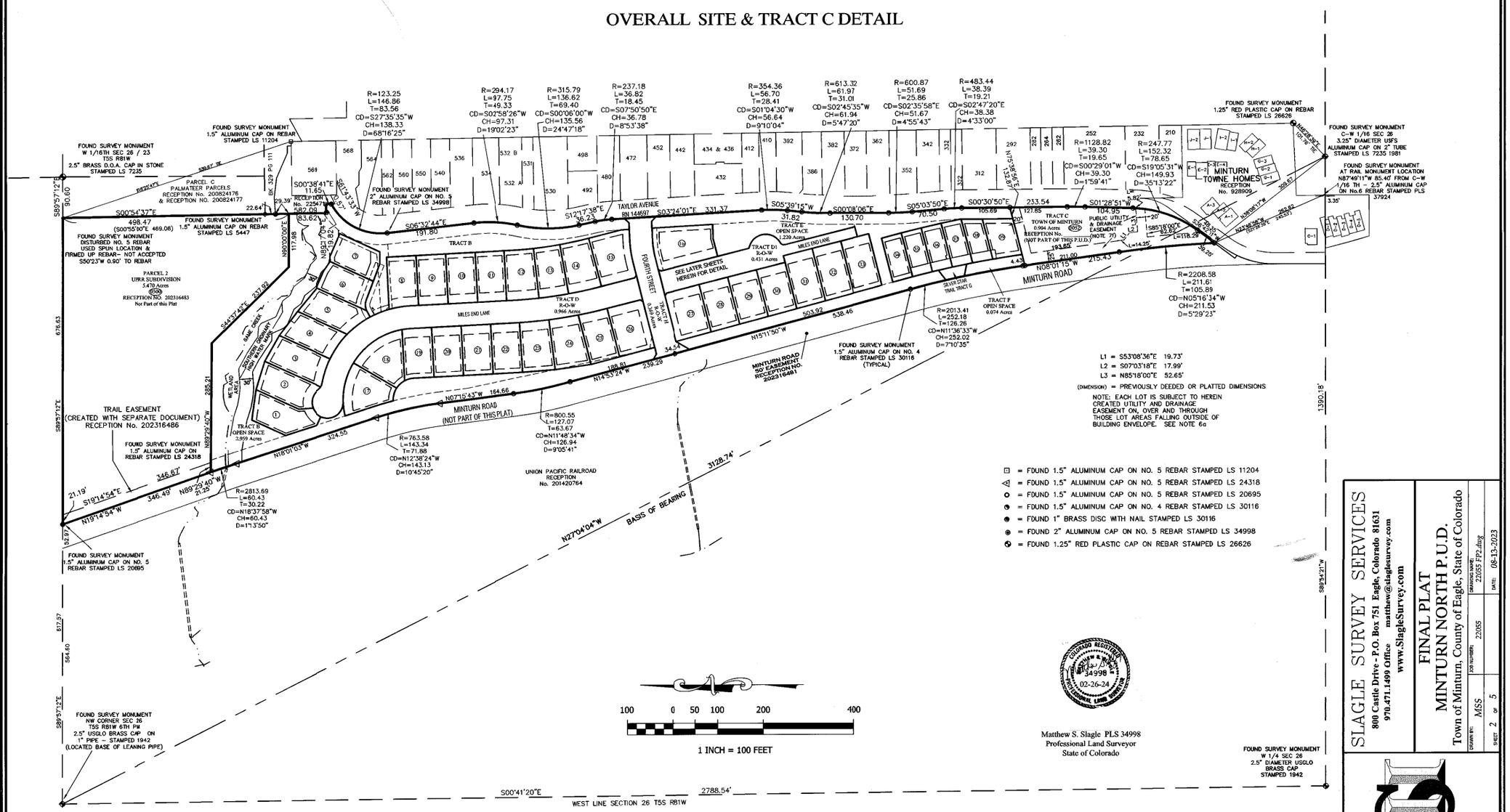
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202402234

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

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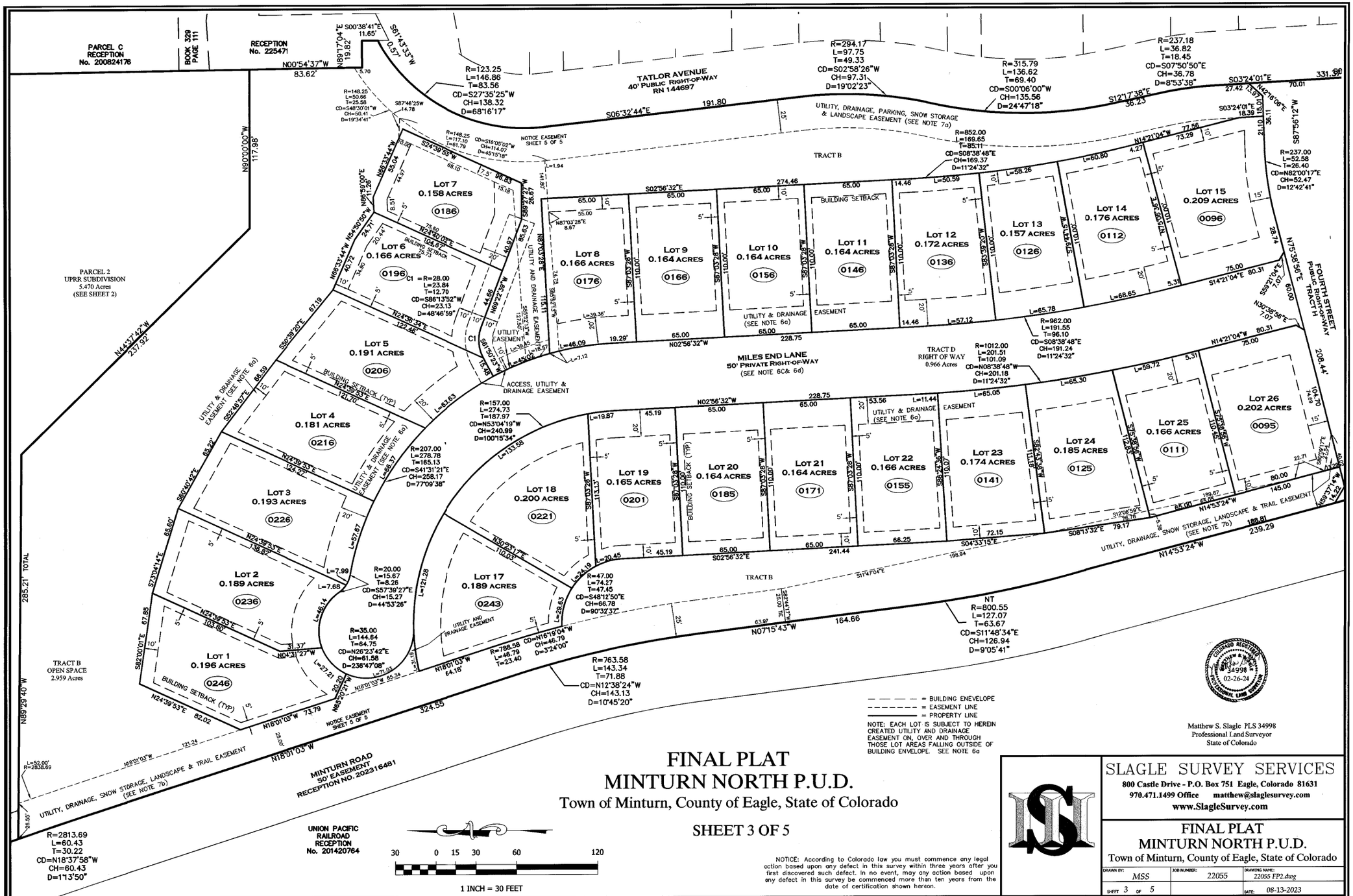
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MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

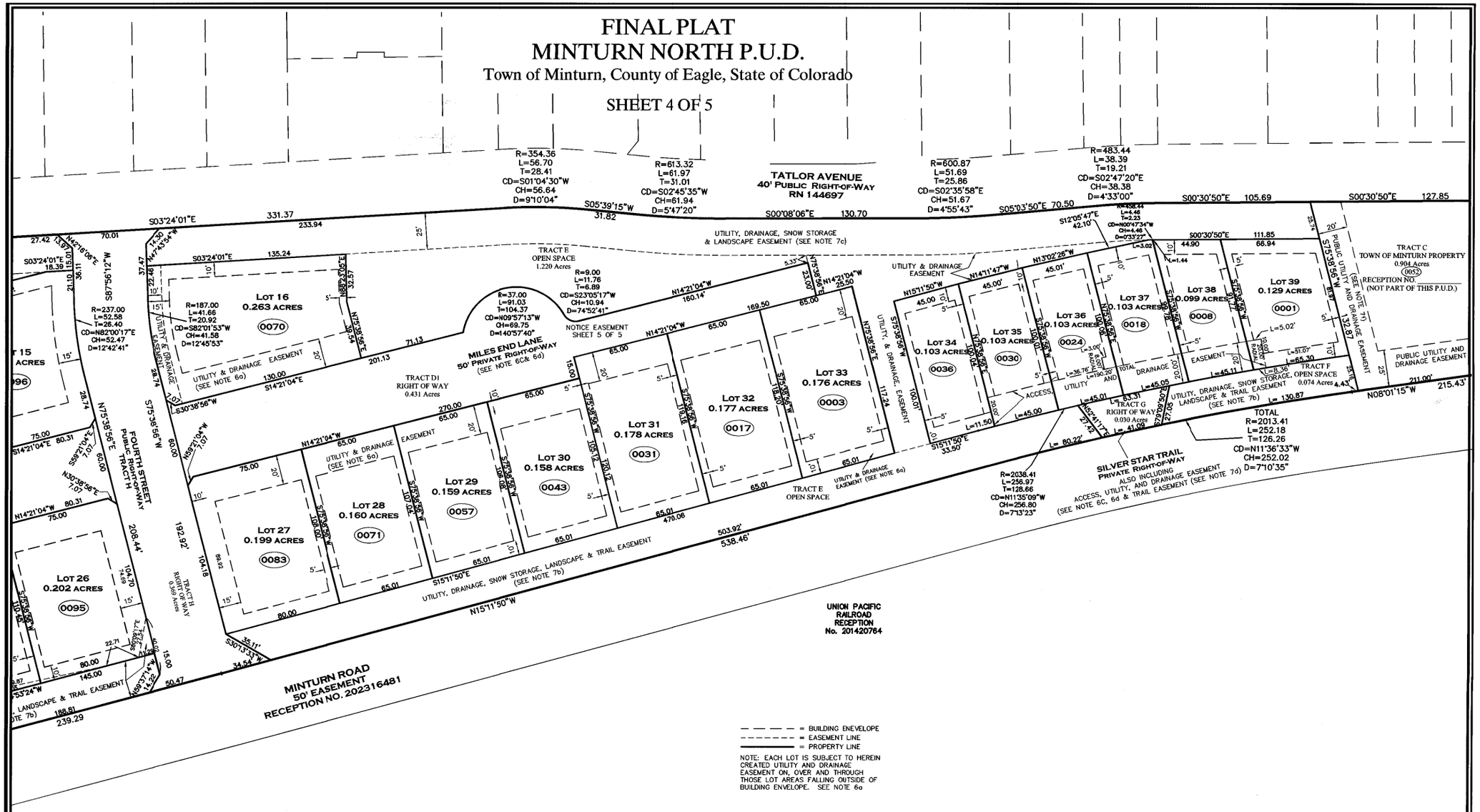
SHEET 2 OF 5

202402234


PARCEL C
RECEPTION
No. 200824176
BOOK 329
PAGE 111
RECEPTION
No. 225471
N00°54'37"W
83.62'
N89°17'04"E
19.82'
S00°38'41"E
11.65'
S61°43'53"W
0.57'
TATLOR AVENUE
40' PUBLIC RIGHT-OF-WAY
RN 144697
R=123.25
L=146.86
T=83.56
CD=S27°35'25"W
CH=138.32
D=68°16'17"
R=294.17
L=97.75
T=49.33
CD=S02°58'26"W
CH=97.31
D=19°02'23"
R=315.79
L=136.62
T=69.40
CD=S00°06'00"W
CH=135.56
D=24°47'18"
R=237.18
L=36.82
T=18.45
CD=S07°50'50"E
CH=36.78
D=8°53'38"
S03°24'01"E
331.90'
70.01'
S12°17'38"E
36.23'
S06°32'44"E
191.80'
UTILITY, DRAINAGE, PARKING, SNOW STORAGE
& LANDSCAPE EASEMENT (SEE NOTE 7a)
25'
R=148.25
L=50.86
T=25.58
CD=S48°30'01"W
CH=50.41'
D=19°34'41"
S87°46'25W
14.78'
R=148.25
L=117.10
T=61.79
CD=S16°06'02"W
CH=114.07'
D=45°15'18"
NOTICE EASEMENT
SHEET 5 OF 5
S24°39'53"W
68.10'
L=1.94'
TRACT B
R=852.00
L=169.65
T=85.11
CD=S08°38'48"E
CH=169.37'
D=11°24'32"
N14°21'04"W
77.66'
73.29'
R=237.00
L=52.58
T=26.40
CD=N82°00'17"E
CH=52.47'
D=12°42'41"
N90°00'00"W
117.98'
N68°33'44"W
35.04'
N68°50'00"E
11.26'
S89°27'23"W
26.67'
LOT 7
0.158 ACRES
0186
LOT 8
0.166 ACRES
0176
LOT 9
0.164 ACRES
0166
LOT 10
0.164 ACRES
0156
LOT 11
0.164 ACRES
0146
LOT 12
0.172 ACRES
0136
LOT 13
0.157 ACRES
0126
LOT 14
0.176 ACRES
0112
LOT 15
0.209 ACRES
0096
S02°56'32"E
274.46'
65.00'
BUILDING SETBACK
14.46'
L=50.59'
L=58.26'
L=60.80'
4.27'
73.29'
S87°57'56"E
331.90'
N68°33'44"W
N68°50'00"E
N24°39'53"E
104.67'
BUILDING SETBACK (TYP)
LOT 6
0.166 ACRES
0196
C1 =R=28.00
L=23.84
T=12.70
CD=S86°13'52"W
CH=23.13
D=48°46'59"
N89°27'23"W
UTILITY AND DRAINAGE EASEMENT
UTILITY EASEMENT
N24°39'53"E
122.48'
S89°50'23"W
S30°39'20"E
87.19'
N44°57'42"W
237.92'
PARCEL 2
UPRR SUBDIVISION
5.470 Acres
(SEE SHEET 2)
LOT 5
0.191 ACRES
0206
LOT 4
0.181 ACRES
0216
LOT 3
0.193 ACRES
0226
LOT 2
0.189 ACRES
0236
LOT 1
0.196 ACRES
0246
BUILDING SETBACK (TYP)
N24°39'53"E
121.70'
N24°39'53"E
124.37'
N24°39'53"E
138.82'
N24°39'53"E
103.80'
S52°46'57"E
68.59'
S62°40'42"E
65.27'
S72°04'14"E
65.60'
S82°00'01"E
67.85'
UTILITY & DRAINAGE EASEMENT (SEE NOTE 6a)
UTILITY & DRAINAGE EASEMENT (SEE NOTE 6a)
L=62.63'
L=66.37'
L=57.67'
L=7.99'
L=7.68'
L=46.14'
L=27.21'
N04°31'27"W
31.37'
N89°29'40"W
285.21' TOTAL
TRACT B
OPEN SPACE
2.959 Acres
R=157.00
L=274.73
T=187.97
CD=N53°04'19"W
CH=240.99
D=100°15'34"
R=207.00
L=278.78
T=165.13
CD=S41°31'21"E
CH=258.17
D=77°09'38"
R=20.00
L=15.67
T=8.26
CD=S57°39'27"E
CH=15.27
D=44°53'26"
R=35.00
L=144.64
T=64.75
CD=N28°23'42"E
CH=61.58
D=236°47'08"
L=71.05'
N18°01'03"W
89.34'
L=133.56'
LOT 18
0.200 ACRES
0221
LOT 17
0.189 ACRES
0243
L=121.28'
N30°03'17"E
110.03'
UTILITY AND DRAINAGE EASEMENT
N18°01'03"W
64.18'
R=788.58
L=46.79
T=23.40
CD=N16°19'04"W
CH=46.79
D=3°24'00"
L=29.63'
S87°03'26"W
113.13'
LOT 19
0.165 ACRES
0201
LOT 20
0.164 ACRES
0185
LOT 21
0.164 ACRES
0171
LOT 22
0.166 ACRES
0155
LOT 23
0.174 ACRES
0141
LOT 24
0.185 ACRES
0125
LOT 25
0.166 ACRES
0111
LOT 26
0.202 ACRES
0095
N02°56'32"W
228.75'
65.00'
L=19.87'
45.19'
L=20.45'
L=24.19'
R=47.00
L=74.27
T=47.45
CD=S48°12'50"E
CH=66.78
D=90°32'37"
53.56'
L=11.44'
UTILITY & DRAINAGE EASEMENT (SEE NOTE 6a)
L=65.05'
L=65.30'
L=59.72'
5.31'
S87°57'56"E
110.62'
S87°57'56"E
111.18'
S87°57'56"E
110.00'
S87°57'56"E
110.00'
S87°57'56"E
110.00

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

SHEET 4 OF 5



COLORADO REGISTERED
MATTHEW S. SLAGLE
34998
12-26-2024
PROFESSIONAL LAND SURVEYOR

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

KEYMAP

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

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

CONSTRUCT FIFTY FOUR (54) 20'x9' PARKING SPACES. REMOVE TOPSOIL, SLOPE AT 4% FROM EDGE OF EXISTING ASPHALT, 6" GRAVEL DEPTH, OR 6" ASPHALT MILLING DEPTH (ALTERNATE)

(OC-25) INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 36' BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550 AS SHOWN ON SHEETS E.4 & E.5. W 12' CHECK DAMS EVERY 50 FT, SEE DETAIL SHT. DT.R4

GAME CREEK 100 YEAR FLOOD PLAIN LIMITS PER WRIGHT WATER ENGINEERING, INC.

GAME CREEK

LOCATE 3' x 3' MIN. SITE BOULDERS TO BE SPACED AT REAR OF PARKING STALL FOR AUTO SAFETY. BOULDERS TO BE PLACED 18" UNDERGROUND WITH 18" ABOVE GROUND.

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

SHAPE CURB TO ACCEPT DRAINAGE CHANNEL FROM ABOVE

6% TO BUILDING SETBACK

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

TRANSITION TO 12 FT. WIDE DRIVEWAY TO LOT

INSTALL TEMPORARY EROSION CONTROL FABRIC PER SHEET E.5 ON THE 2:1 SLOPE IN FRONT OF LOTS 1-7. PERMANENT SLOPE PROTECTION AND/OR REGRADING TO BE INCLUDED ON THE BUILDING PERMIT PLANS

MATCH TO SHEET C.6

BUILDING SETBACK, TYP.

INCREASED BERM HEIGH TO 3 FEET ABOVE THE INUNDATION CHANNEL GRADE

6% TO BUILDING SETBACK

MILES END LANE

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

DEFLECTION BERM:
HEIGHT=2.5' MIN., TYP. (SEE EXCEPTIONS)
TOP WIDTH=5.0' MIN.
SIDE SLOPES= 2.5:1 MAX.
THE PURPOSE OF THIS DEFLECTION BERM IS TO DEFLECT THE 100-YEAR MUD FLOW EVENT AS ANALYZED BY WRIGHT WATER ENGINEERS [FIGURE 2, MINTURN NORTH PUD, MUD AND DEBRIS FLOW ANALYSIS, JOB NO. 191-092.050, DATED NOVEMBER 2023]. THE BERM AS SHOWN HAS BEEN RAISED ABOVE THAT OF THE WRIGHT WATER ENGINEERS ANALYSIS FROM THAT DATE.

MATCH TO SHEET C.6

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 D'LEMEN
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'

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

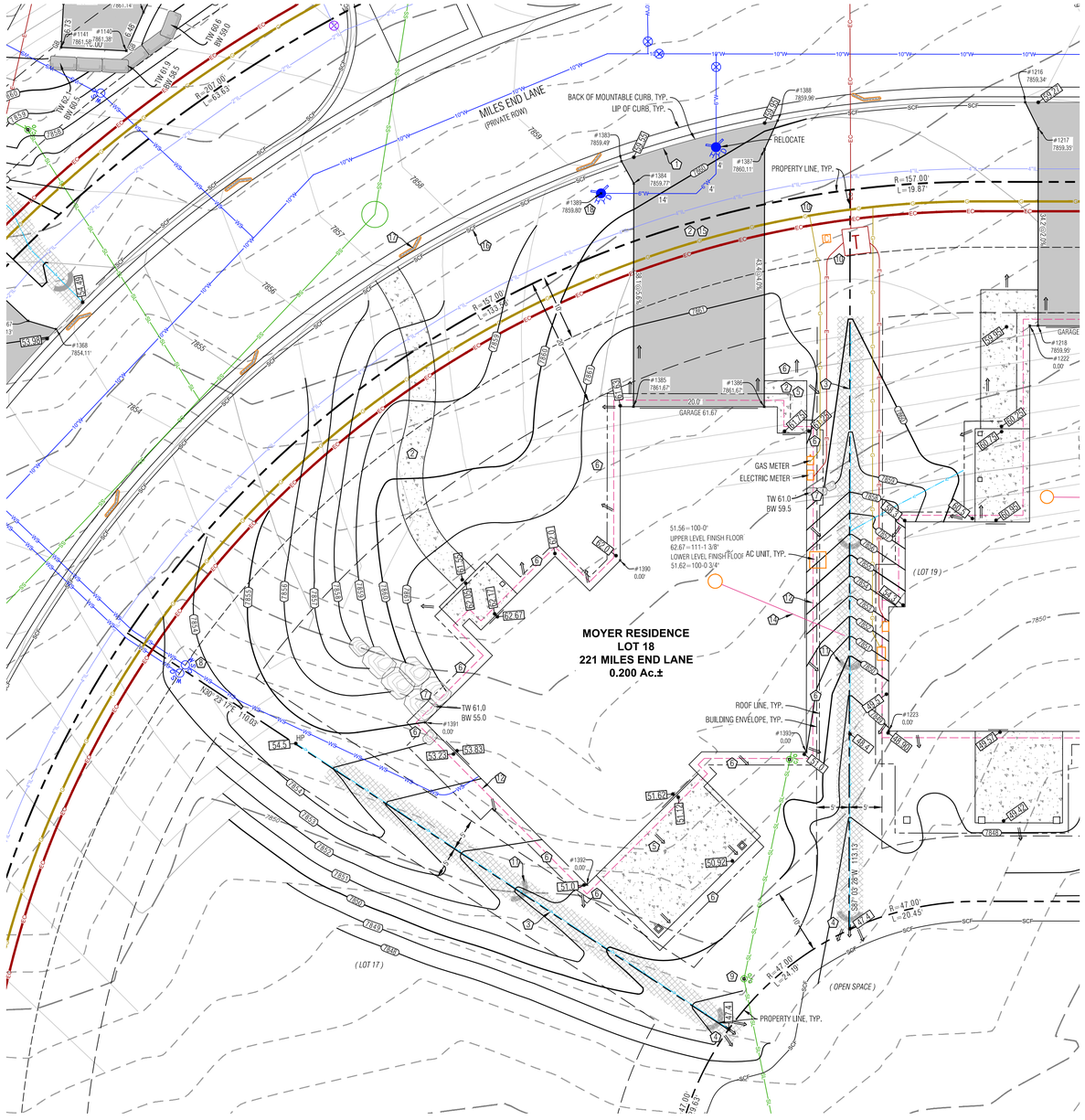
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PROJECT NO.
22036
Designer:
PAH
Drafter:
BUI
Date:
12/25/22

Sheet
C.7

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

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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 / G	POSSIBLE GAS SERVICE
WS / WS	POSSIBLE WATER SERVICE
SL / SL	POSSIBLE SEWER SERVICE
	FOUNDATION DRAIN
6"SD / SD	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table				
Point #	Desc.	Elev.	North	East
1383	Driveway	7859.49'	4285.70	5430.77
1384	Driveway	7859.77'	4283.64	5427.51
1385	Driveway	7861.67'	4281.89	5393.41
1386	Driveway	7861.67'	4261.92	5394.43
1387	Driveway	7860.11'	4263.94	5433.78
1388	Driveway	7859.96'	4262.17	5438.26
1389	Fire Hydrant	7859.80'	4288.56	5425.71
1390	House Corner	0.00'	4282.68	5369.81
1391	House Corner	0.00'	4311.12	5343.51
1392	House Corner	0.00'	4285.14	5320.07
1393	House Corner	0.00'	4252.73	5342.08

NOTES:

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

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

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

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

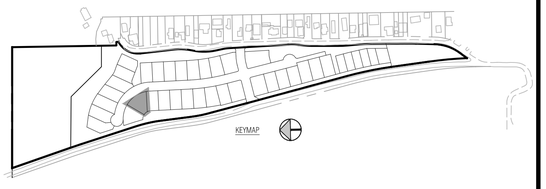
5) LOT AREA: 8,695 SF ±
DISTURBANCE AREA: 8,695 SF ±

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

7) CONSTRUCTION ACCESS TO BE LIMITED TO THE AREA WITHIN THE VEHICLE TRACKING PAD. SILT SOCKS TO BE INSTALLED EVERY 30 FEET WITHIN THE CURB LINE ALONG THE LOT FRONTAGE. DIRT TRACKED ONTO PUBLIC ROW TO BE CLEANED AFTER ANY MAJOR STORM EVENT OR WITHIN THREE WORKING DAYS.

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%, SEE DETAIL.
4. WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
5. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
6. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
7. INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
8. LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT. CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS, INSULATE THE WATER SERVICE IF 'COVER' IS LESS THAN 7 FEET NEAR THE RETAINING WALL .
9. APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONFIRM INVERT PRIOR TO CONSTRUCTION FOR ABILITY TO SERVICE HOUSE BY GRAVITY, OR WHETHER A PUMP MAY BE REQUIRED. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
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. 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 PER DETAIL ON SHEET C2 AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
16. SILT FENCE PER DETAIL ON SHEET C2.
17. INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.
18. RELOCATE FIRE HYDRANT TO LOCATION SHOWN. CONNECT TO EXISTING 6" FIRE HYDRANT LEAD WITH 6" DUCTILE IRON PIPE, AWWA C151, CLASS 52 WORKING PRESSURE 350 PSI, WITH POLYETHYLENE ENCASEMENT. THRUST RESTRAINTS AT ALL BENDS WITH INSTALLATION PER TOWN OF MINTURN REGULATIONS.



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 18, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Review 12/22/25

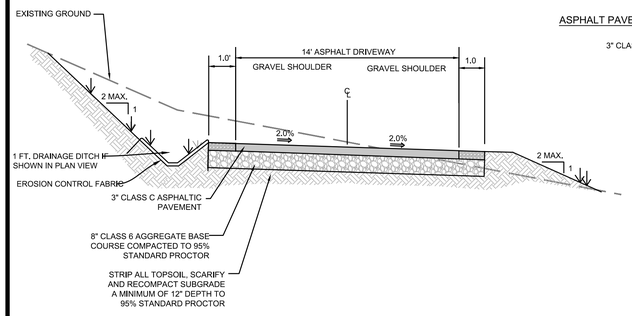
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PROJECT NO. ***23035***
Designer: ***PAH***
Drafter: ***BUI***
Date: ***12/18/25***

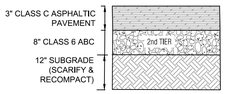
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ASPHALT PAVEMENT SECTION



PAVEMENT SECTION

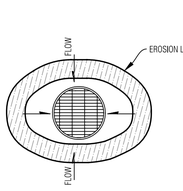
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

PROPOSED DRIVEWAY TYP. SECTION

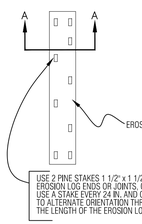
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER

DRIVEWAY & AUTOCOURT SECTION

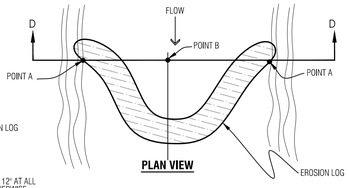
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



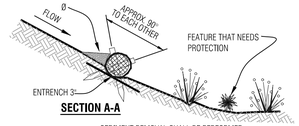
AREA DRAIN



PLAN VIEW

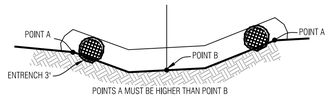


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

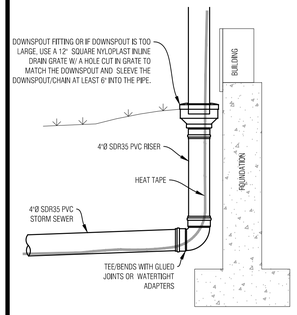


SECTION D-D

Temporary Erosion Control Log

N.T.S.

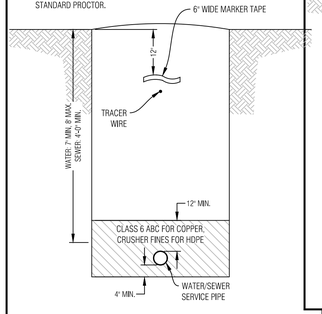
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

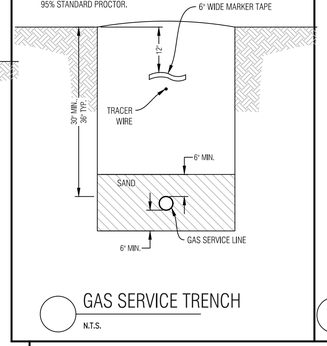
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

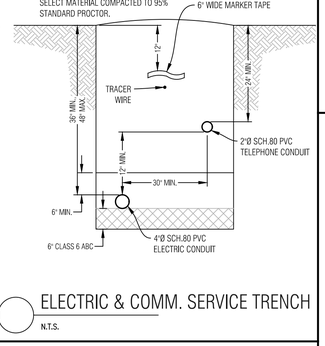
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

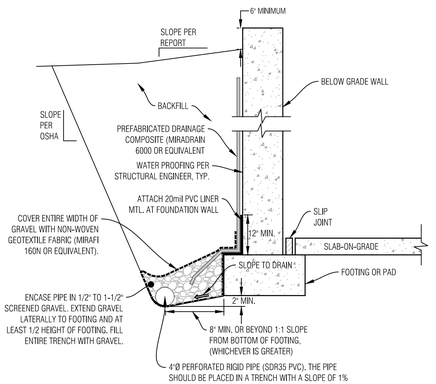
N.T.S.

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.

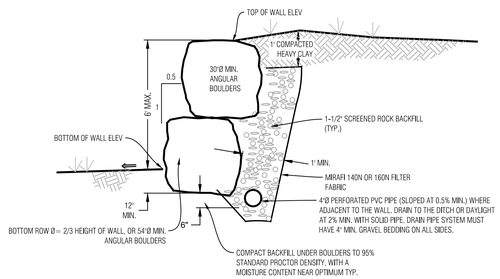
GENERAL NOTES:

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

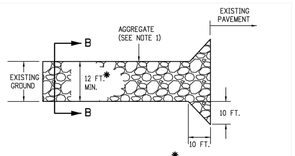
N.T.S.

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.



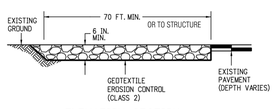
BOULDER WALL DETAIL, LANDSCAPED AREA

N.T.S.

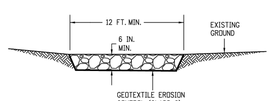


PLAN VIEW

SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



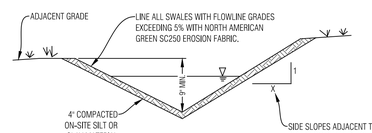
ELEVATION SECTION



SECTION B-B

NOTES:
1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 ().
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

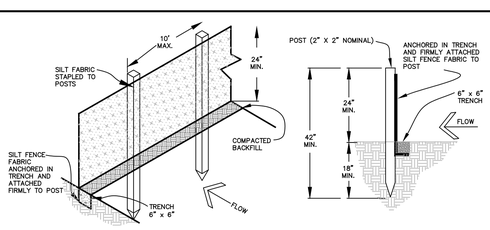


INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

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

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



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 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 18, Minturn North P.U.D.

Details and Notes
DRB Review 12/22/25

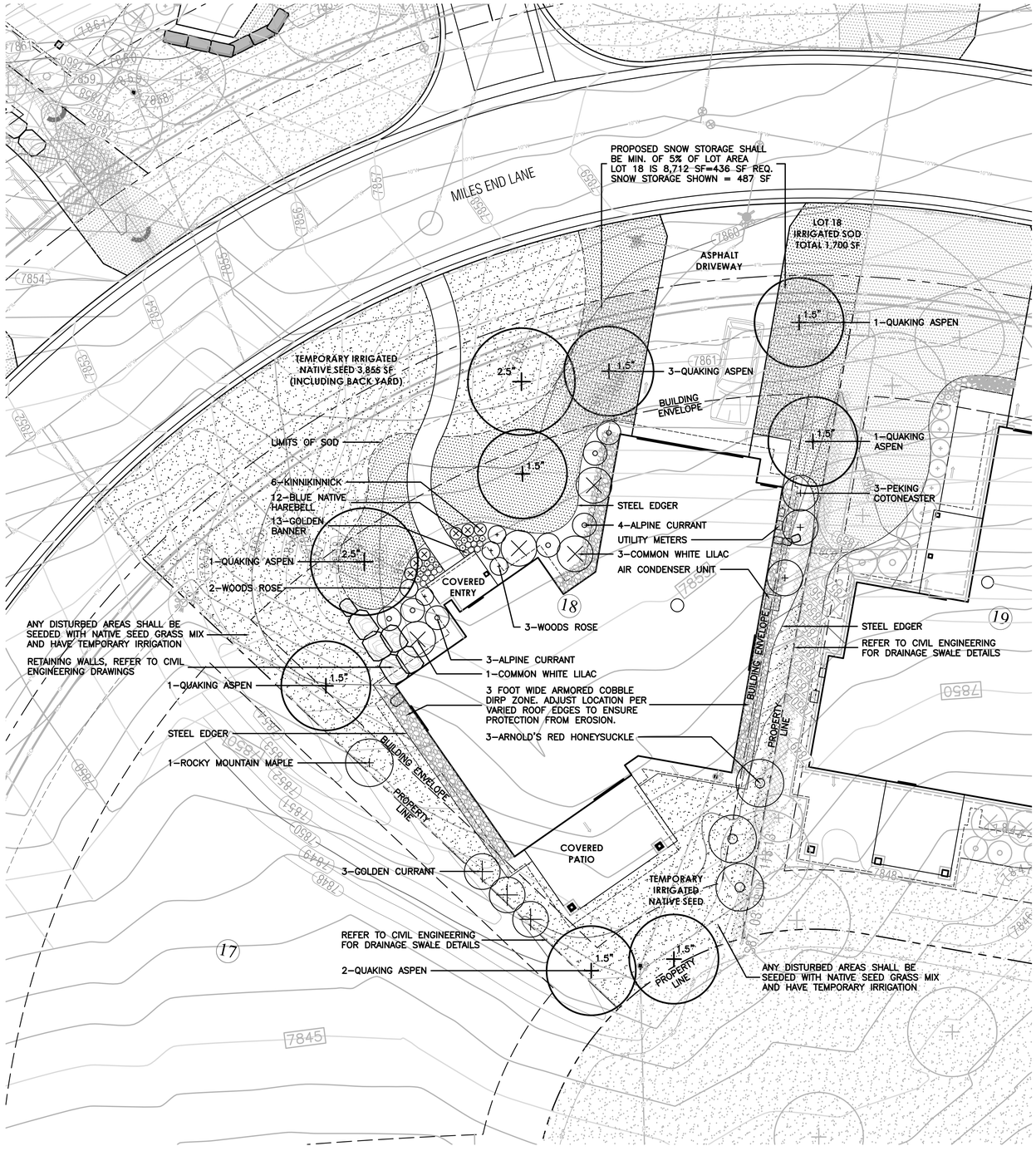
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. ***23035***
Designer: ***PAH***
Drafter: ***BUI***
Date: ***12/18/25***

Sheet ***C2***

File Name: ***mn lot 18 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 18\MN Lot 18 SP-01.dwg 12/18/2025 3:16 PM



LEGEND

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

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

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

MINTURN NORTH P.U.D.

LOT 18 - LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: December 22, 2025
REVISIONS:

0 5 10 20
SCALE: 1"=10'-0"

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	1,700 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	9 TREES x 4.5 SF = 41 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,862 SF
	Temporary Spray Irrigation For Native Seed	3,855 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:

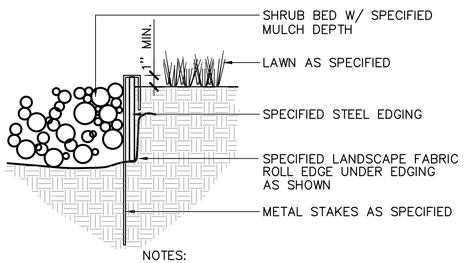
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, 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
7	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)			
12	Blue Native Harebell Campanula rotundifolia	1 & 2	Flats of 15 or 32	
13	Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
7	Alpine Currant Ribes alpinum	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
3	Arnold's Red Honeysuckle Lonicera tatarica 'Arnold's Red'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
4	Common White Lilac Syringa vulgaris 'Alba'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
6	Kinnikinnick Arctostaphylos uva–ursi	1 & 2	1 gal.	Container Full, 5 canes minimum
3	Peking Cotoneaster Cotoneaster lucidus	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
1	Rocky Mountain Maple Acer glabrum	1 & 2	5 gal.	Container, 5 canes minimum 36"–48" ht.
5	Wood's Rose Rosa woodsii	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.



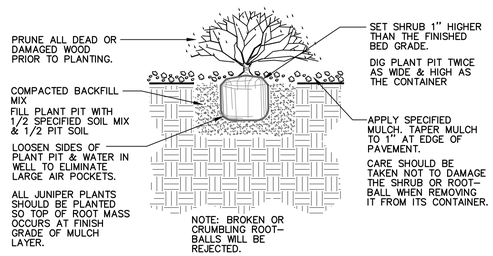
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

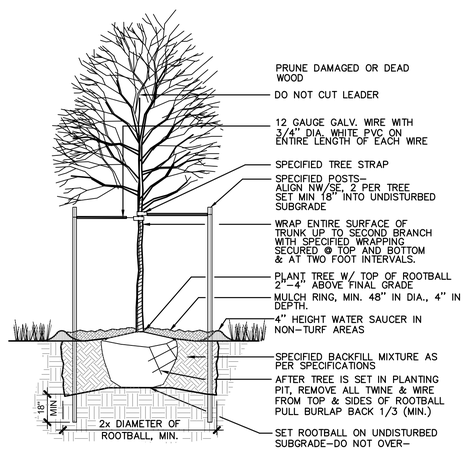
3) ALL JOINTS TO BE SECURELY STAKED.

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

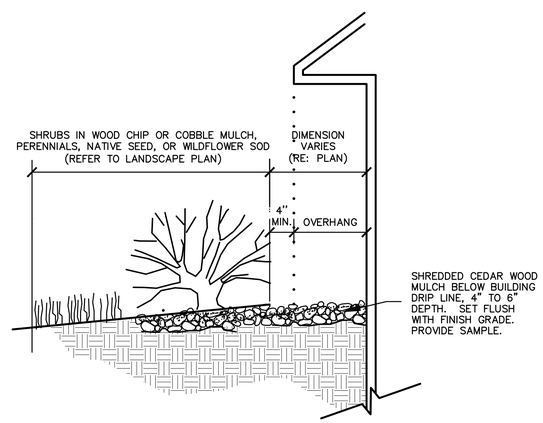
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

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

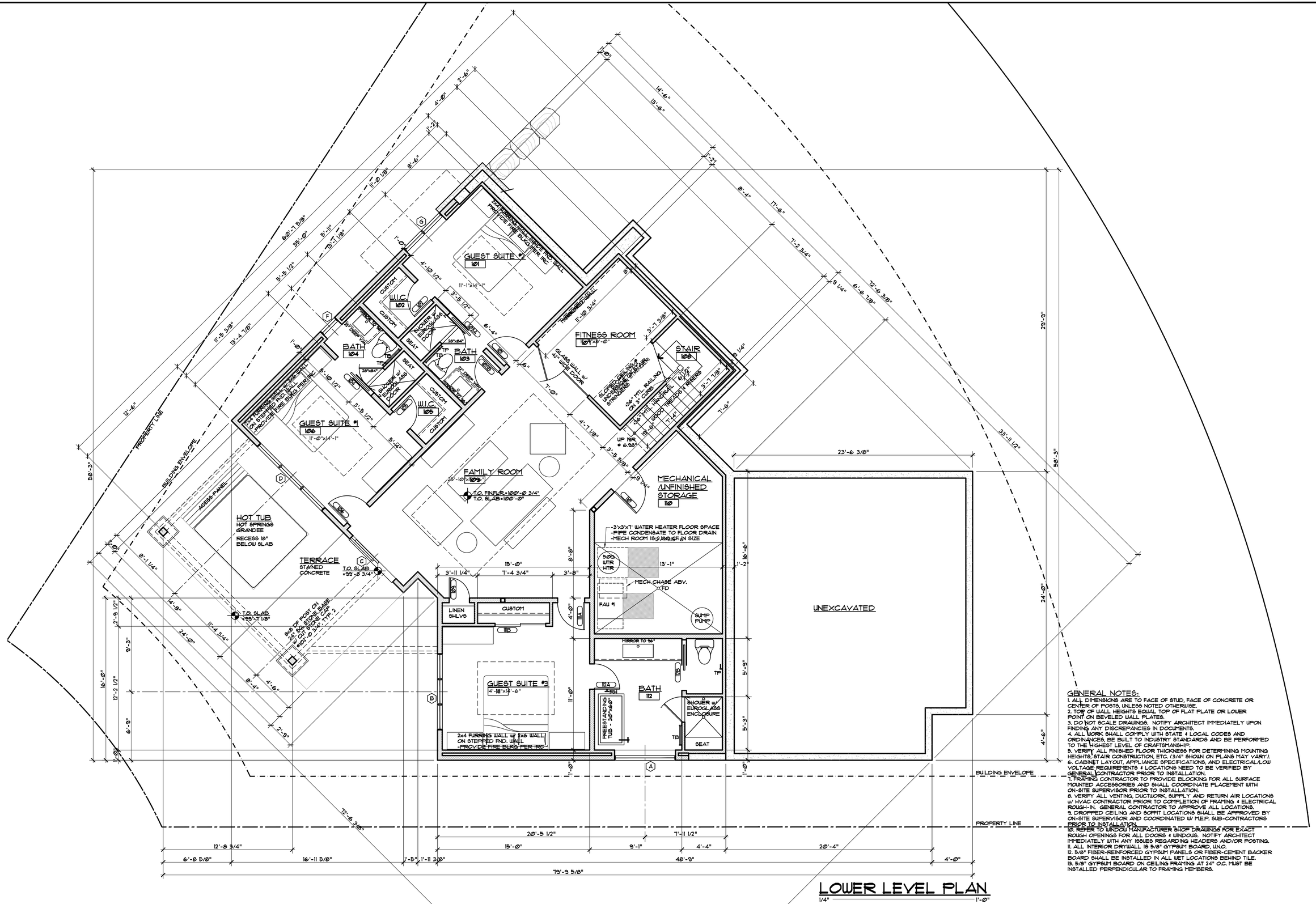
MINTURN NORTH P.U.D.
LOT 18-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: December 22, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



LOWER LEVEL PLAN

1/4" = 1'-0"

1,368 LIVING, 218 MECH/STORAGE

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
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

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

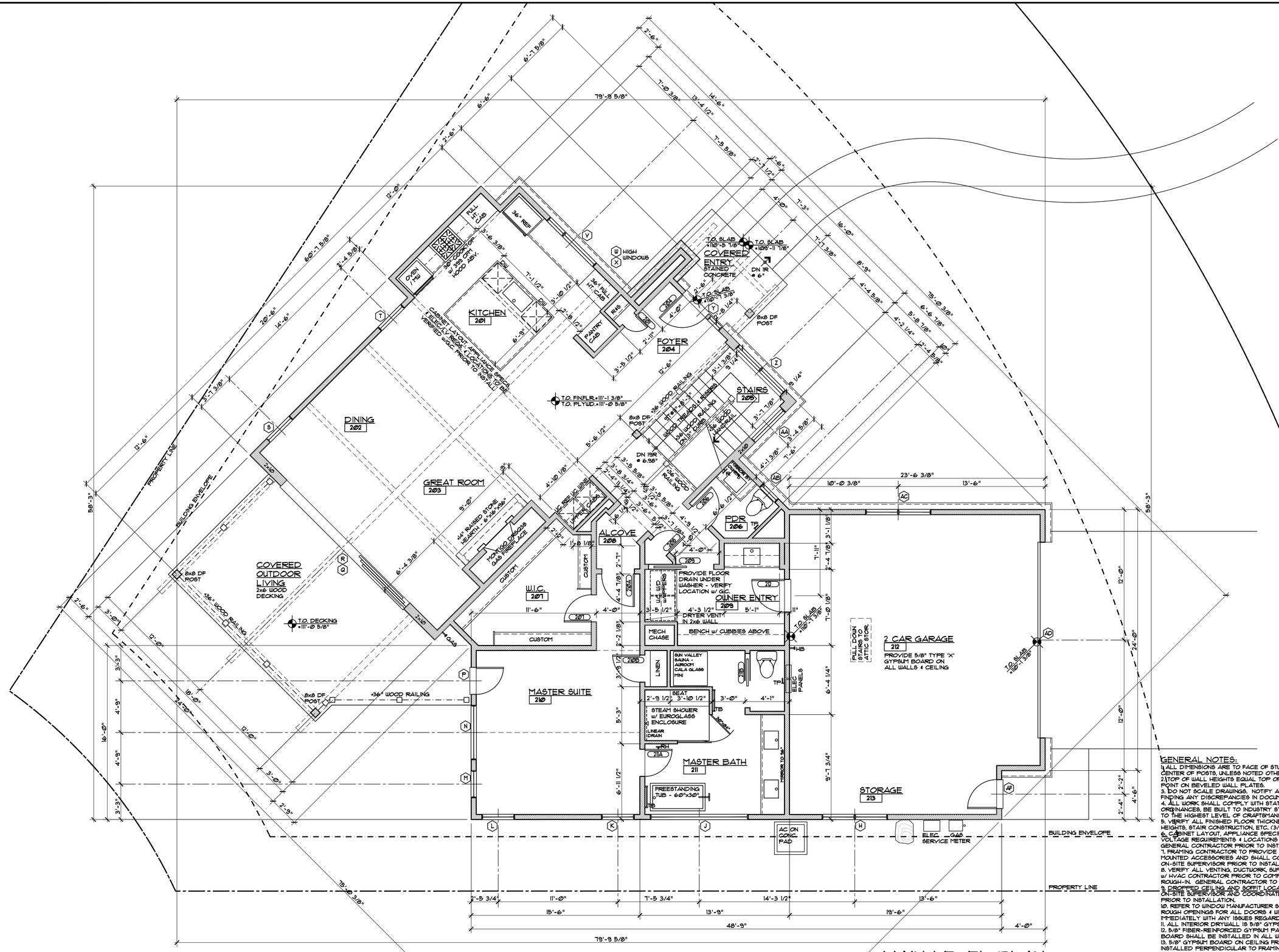
MOYER

0221 MILES END LANE
LOT 18, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L18

ISSUED #	DATE	BY	COMMENTS
8	12-22-25		DRB SUBMITTAL SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-0"

1,820 SF LIVING + 652 SF GARAGE = 2,472 SF

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.

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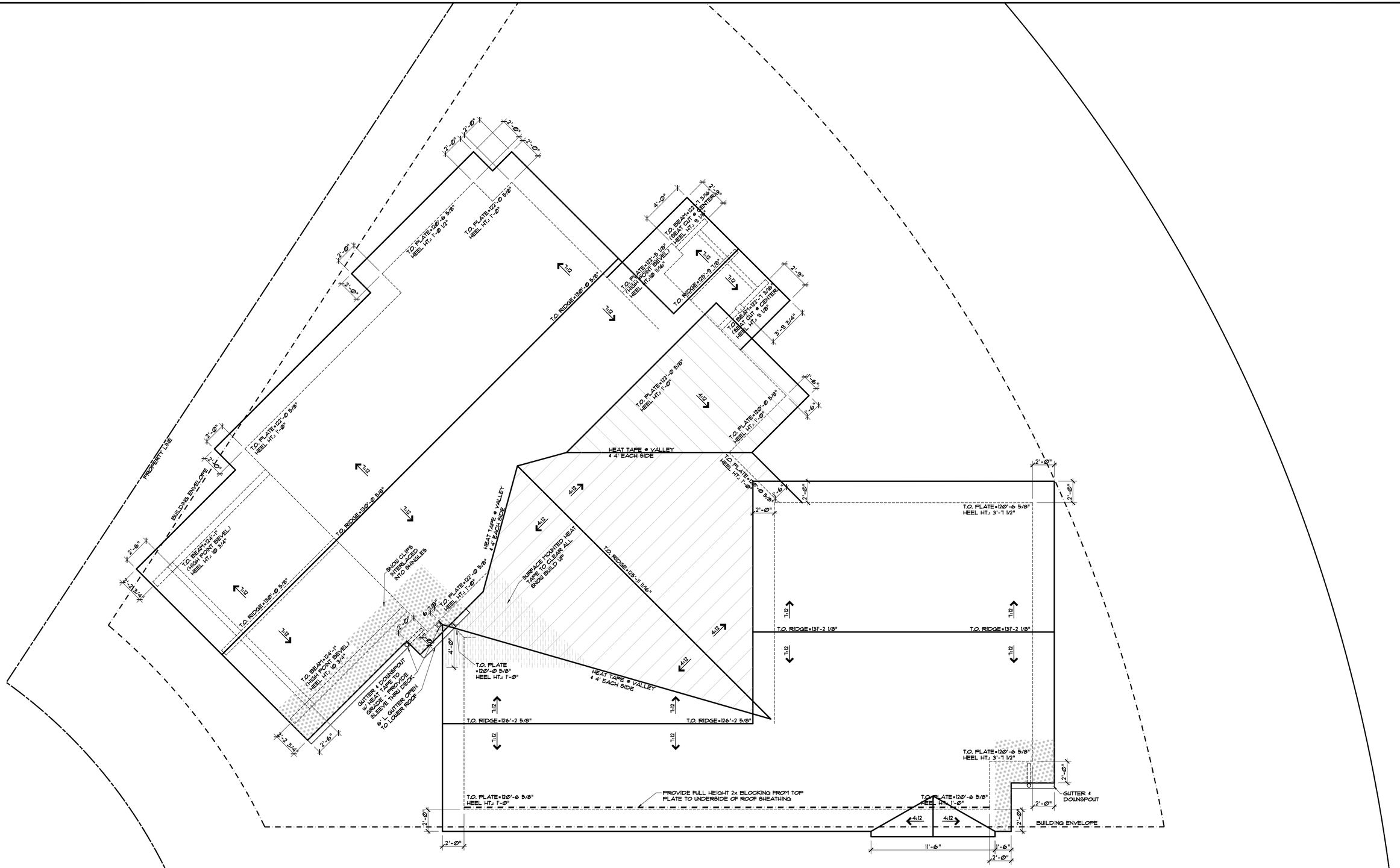
MOYER

0221 MILES END LANE
LOT 18, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L18

ISSUED #	DATE	BY	COMMENTS
8	12-22-25	DUE	DRB SUBMITTAL SET

A1.2



GENERAL NOTES:

1. PRIMARY ROOF PITCH IS 7:12, SECONDARY ROOF PITCH IS 4:12.
2. PRIMARY ROOFING MATERIAL IS CERTAINTEED BELMONT IR ASPHALT SHINGLES.
3. SECONDARY ROOF MATERIAL IS MECHANICALLY SEAMED DOUBLE LOCK STANDING SEAM METAL.
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 CLIPS INTERLACED IN SHINGLES WHERE HATCHED. CLIPS TO MATCH COLOR OF ROOFING.
7. DIMENSIONS ON ROOF PLAN ARE FACE OF STUD OR CENTER OF POST/BEAM TO FACE OF FINISHED FASCIA.
8. TOP OF PLATE HEIGHTS ARE TO TOP OF FLAT PLATE OR LOW POINT OF BEVELED PLATE.
9. TOP OF BEAM HEIGHTS ARE TO TOP OF FLAT BEAM OR HIGH POINT OF BEVELED BEAM.
10. HEEL HEIGHTS ARE PLUMB DIMENSION AT OUTSIDE FACE OF BEARING.
11. RIDGE HEIGHTS ARE TO FRAMING MEMBERS, NOT ROOF SHEATHING.
12. REFER TO ROOF ELECTRICAL PLAN FOR CLEAR ROOF REQUIREMENTS PER I.E.C.C.

ROOF PLAN

1/4" = 1'-0"

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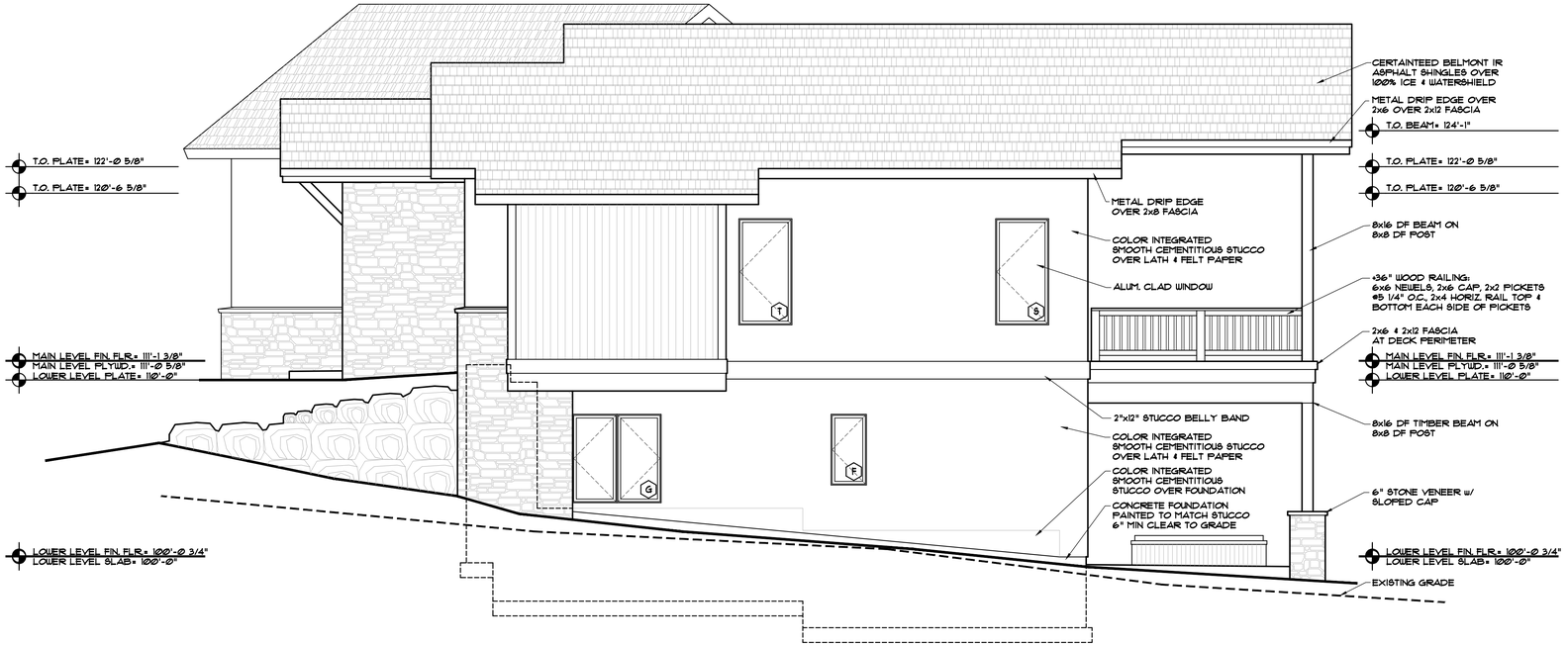
MOYER

0221 MILES END LANE
LOT 18, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L18

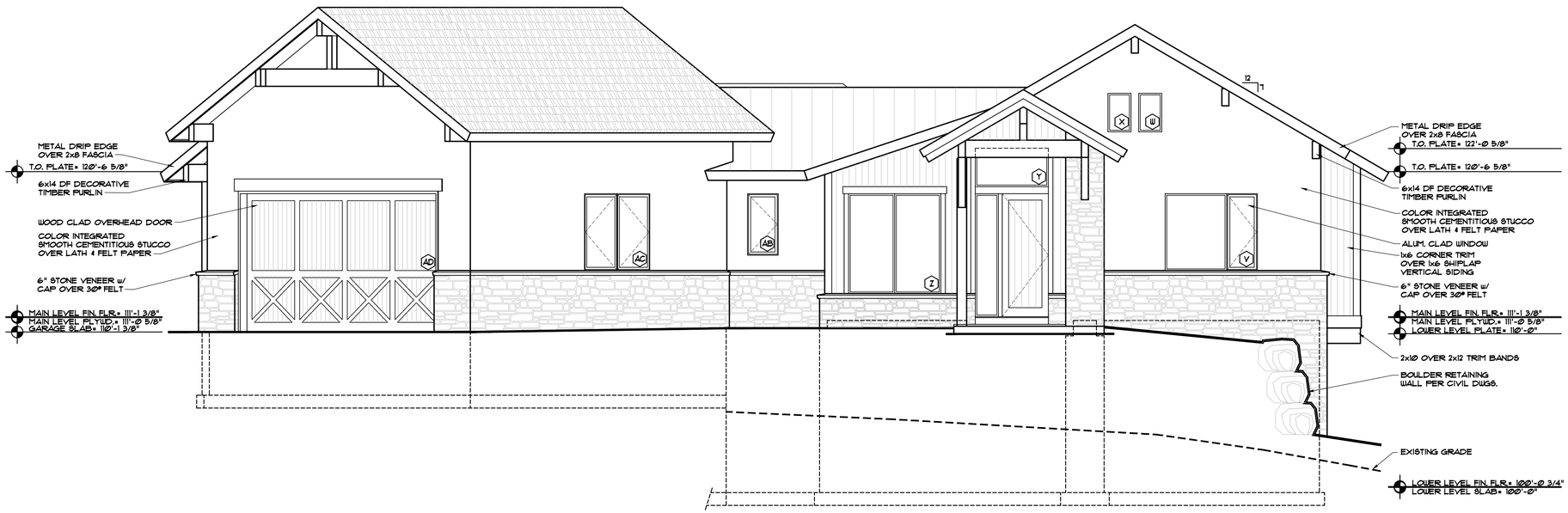
ISSUED #	DATE	BY	COMMENTS
B	12-22-25	DWE	DRB SUBMITTAL SET

A1.3



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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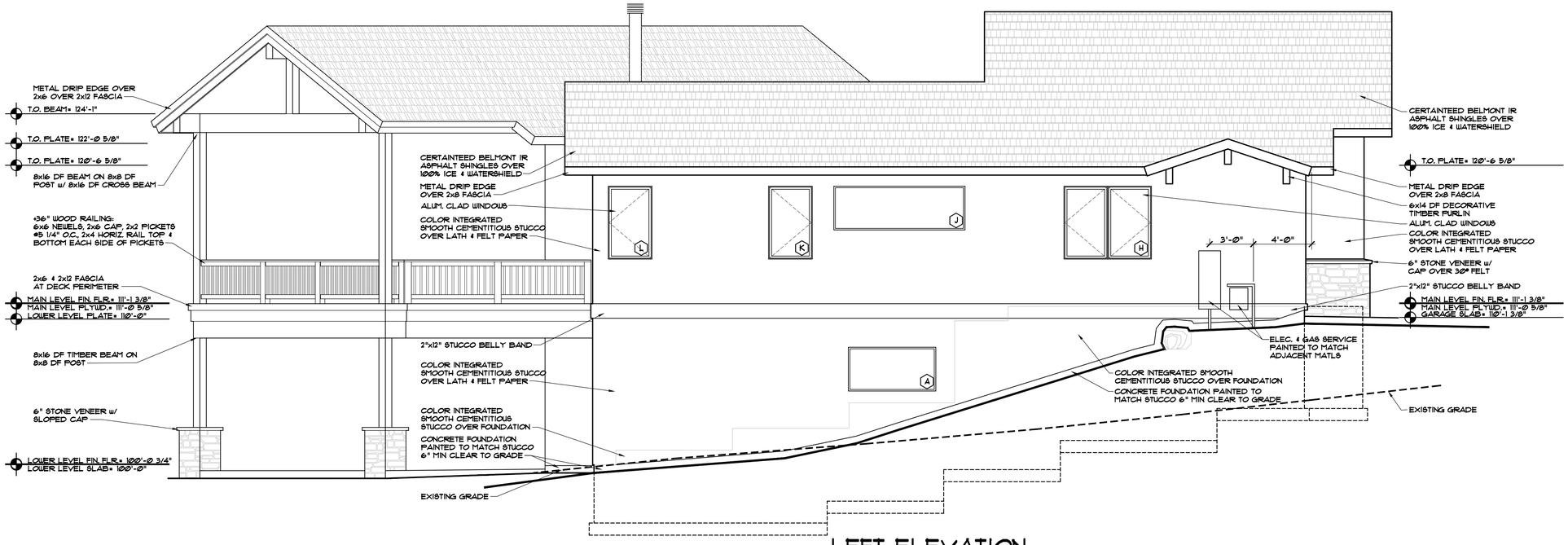
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A2.1



LEFT ELEVATION

1/4" = 1'-Ø"



REAR ELEVATION

1/4" = 1'-Ø"

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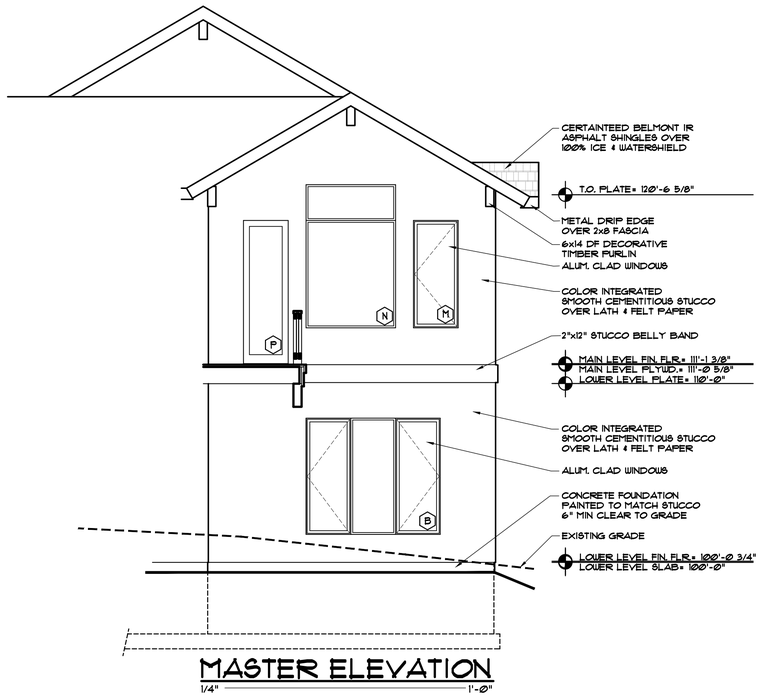
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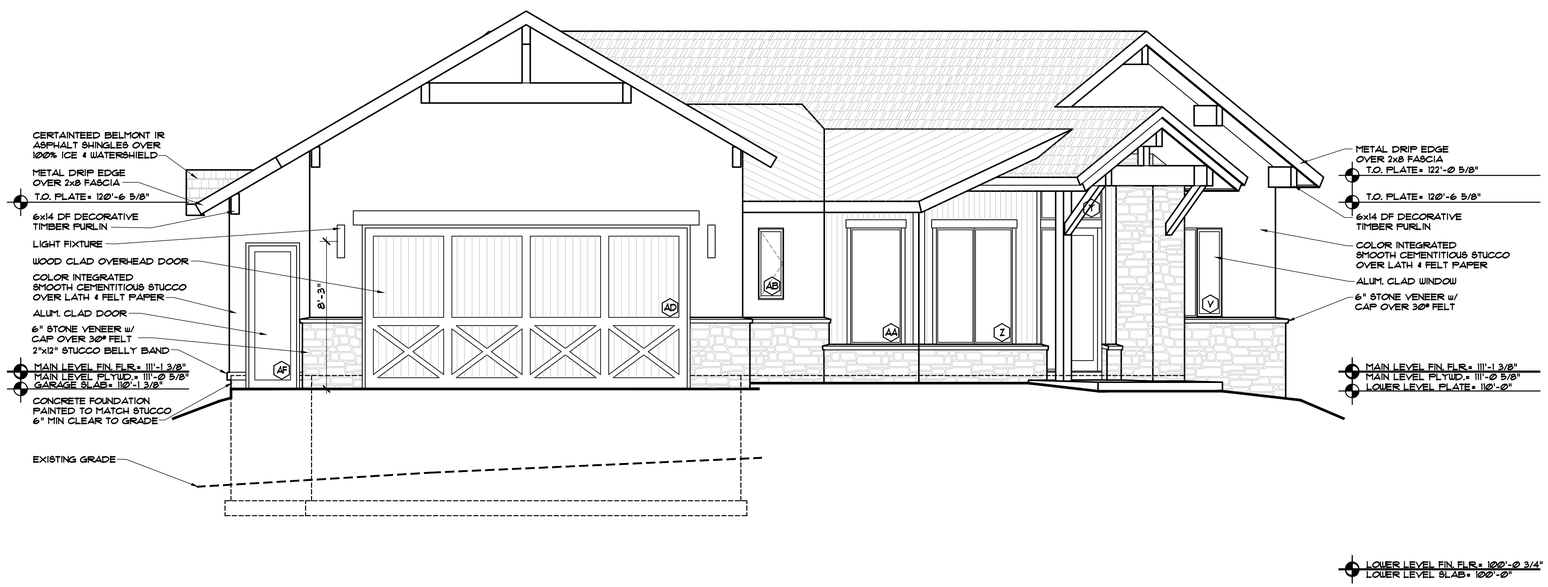
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A2.2



MASTER ELEVATION

1/4" = 1'-0"



GARAGE ELEVATION

1/4" = 1'-0"

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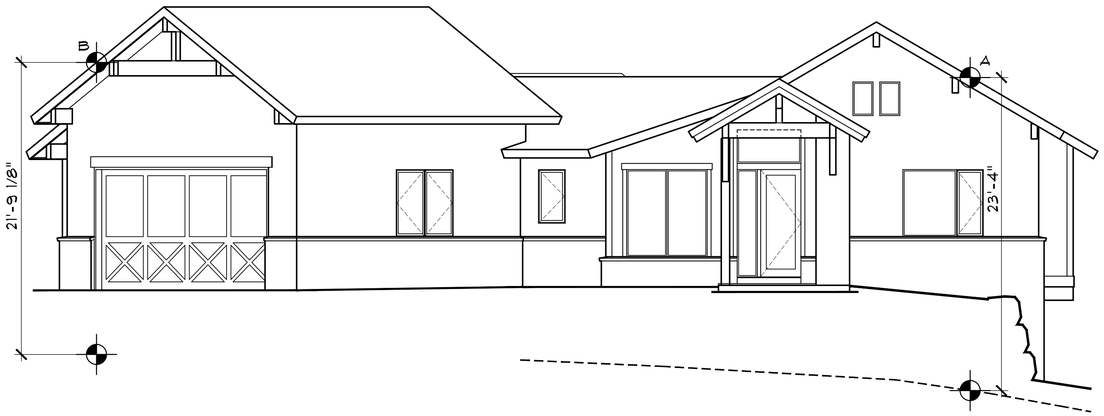
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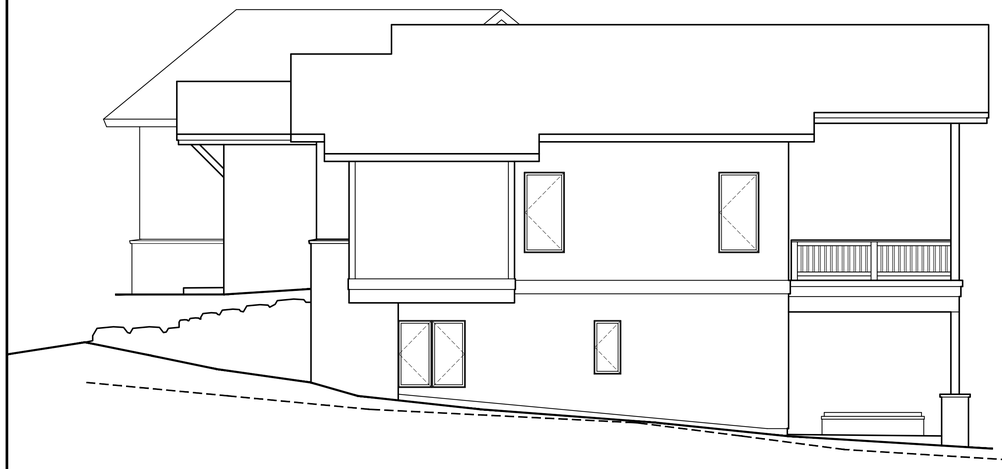
PROJECT NO: 2412-22 L18

ISSUED #	DATE	BY	COMMENTS
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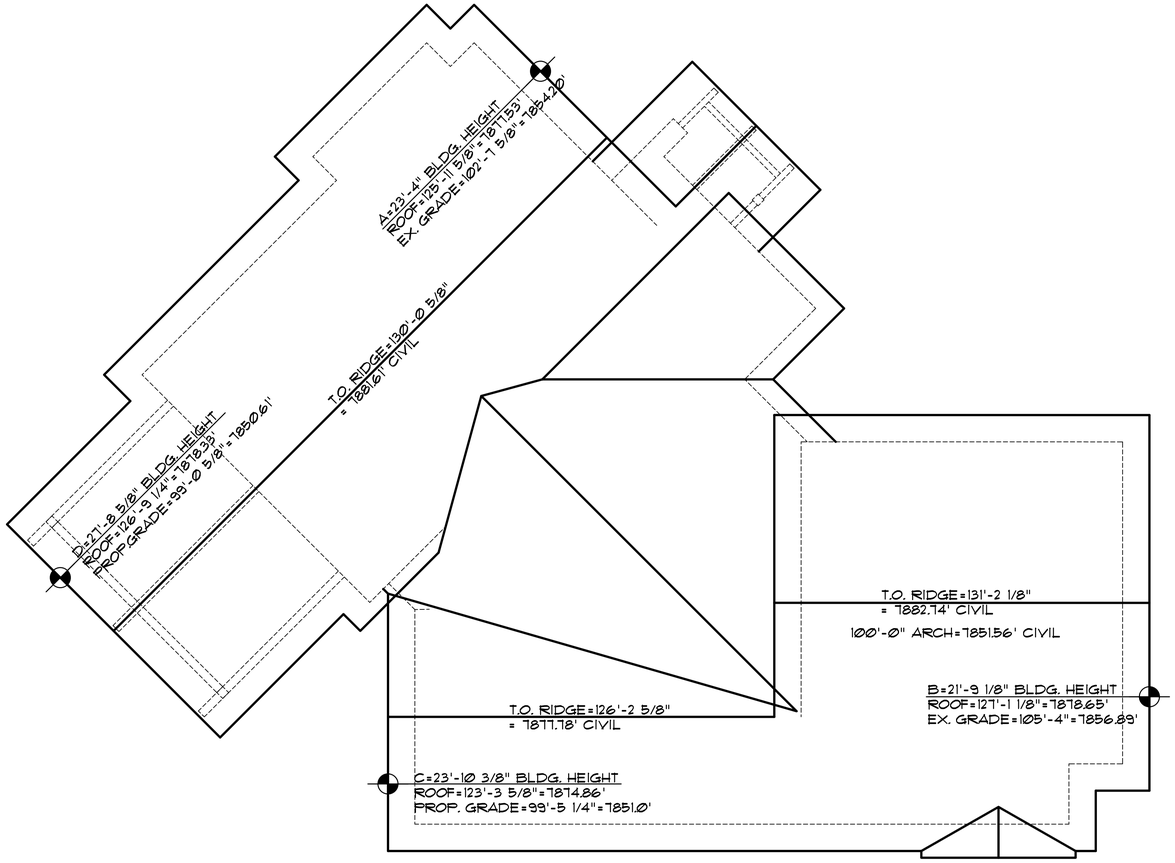
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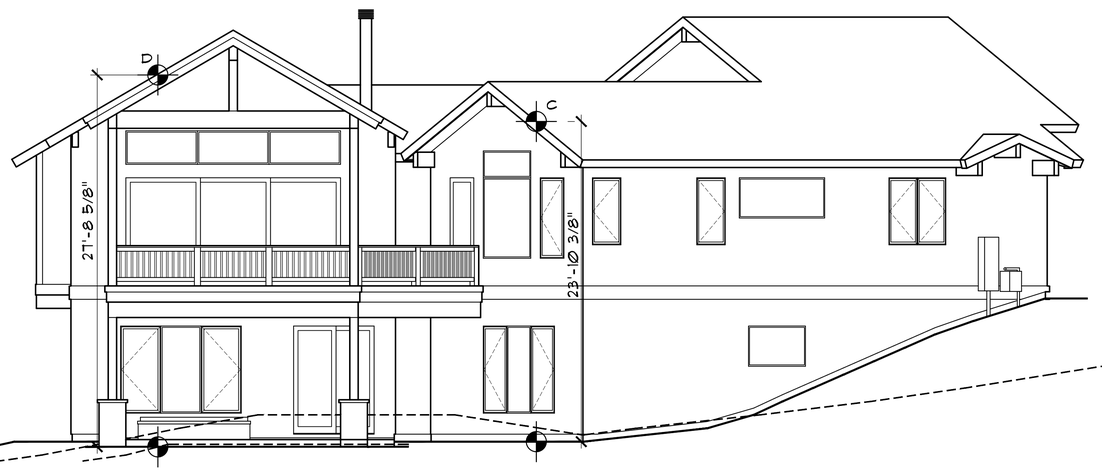
FRONT ELEVATION
1/4" = 1'-0"



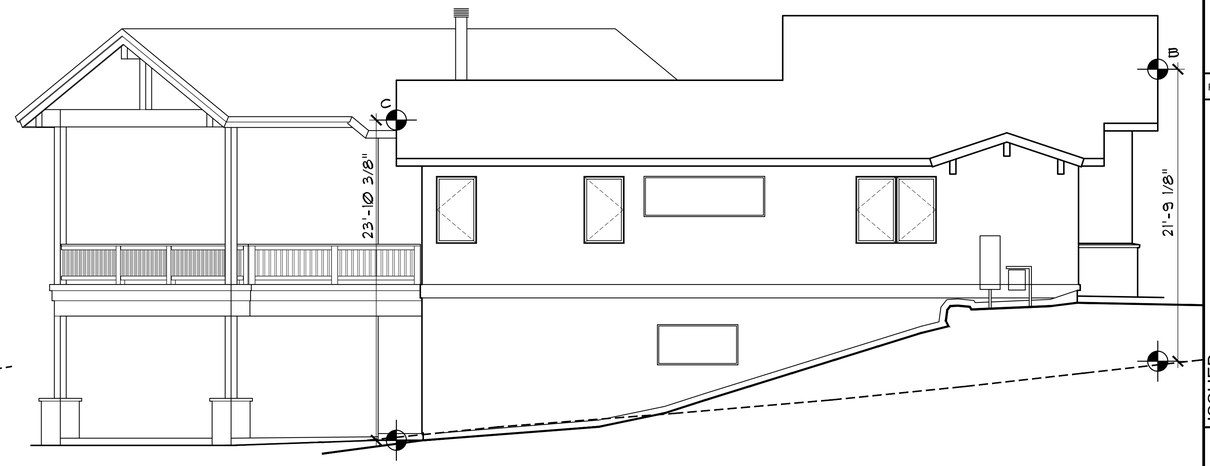
RIGHT ELEVATION
1/4" = 1'-0"



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



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



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

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MINTURN, COLORADO

PROJECT NO: 2412-22 L18

ISSUED #	DATE	BY	COMMENTS
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MINTURN NORTH - LOT 18

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

DECEMBER 22, 2025

RESORT CONCEPTS



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AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

DECEMBER 22, 2025

RESORT CONCEPTS



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MINTURN NORTH - LOT 18

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

DECEMBER 22, 2025

RESORT CONCEPTS



Terraces & Walkways
Stained Concrete



Exterior Stone
Colorado Buff



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



Stucco
Color: Dover Sky



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.

TOWN MANAGER'S REPORT
FEBRUARY 2026



Minturn
Your civil service, at work.

Town Manager's Report

February 2026

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.

Cost Estimates and Project Financing

The current project cost estimate is approximately **$11 million**, based on the **60 percent design**. Staff expect to receive an updated cost estimate associated with the **90 percent design** by **February 4**.

Staff have completed a public solicitation for **private bank financing** of the project and have received financing proposals from **three banks**. These proposals will be presented to Town Council for discussion at the **February 4 meeting**.

The Town submitted an application for **subsidized public financing** through the Colorado Water Resources and Power Development Authority on January 5. Staff continue to work with the State to respond to questions related to the Town's water enterprise. A final determination on the application is not expected until **mid-April at the earliest**.

At its **January 21 meeting**, Town Council approved a resolution authorizing staff to apply to the Department of Local Affairs' **Energy and Impact Assistance Fund (EIAF)** grant program. If awarded, the Town could receive between **$500,000 and $1,000,000** in grant funding toward the project.

Also at the January 21 meeting, Town Council approved a resolution authorizing the selection of **Mr. Tom Peltz of Kutak Rock** to serve as **bond counsel** for the Town.

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 are continuing to work through contract negotiations.

Taylor Street Repaving

Status:

Design is complete, and the project is pending a public bid process. The Town Engineer has completed the project bid documents and we anticipate it to be posted in the next few weeks.

Town Manager's Report

February 2026

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 were informally reviewed by the Colorado Department of Transportation (CDOT), and staff believe the designs will satisfy applicable regulatory requirements. Staff met with the Town Engineer on Tuesday, January 27, to discuss next steps in project planning. On-street site visits will be conducted over the coming weeks to evaluate potential pathways for providing electrical service to the new lights.



Halophane Memphis Teardrop Roadway LED
100/200 Block



Halophane AUCL3 Arlington LED Full Cutoff
Blocks Above 300

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:
Staff are still working to identify additional funding opportunities for the estimated $6 million 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 held an optional site visit with potential respondents on Tuesday, January 20, at Little Beach Park. To allow additional coordination and questions from respondents, the RFQ timeline was 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. Highway 24** at the south end of Town. The property was conveyed to the Town after the developer failed to meet financial obligations associated with the construction of a new water treatment plant.

On **November 19, 2025**, Town Council approved a contract with **Slifer Smith & Frampton** to list the property for sale. This action followed a recommendation from a **Council-appointed committee** tasked with identifying a qualified broker and evaluating the market value of the property.

Status:
At the **January 21 meeting**, staff facilitated a discussion with Town Council and members of the public regarding actions taken by Council to date related to the Highlands Parcels. The discussion was informational in nature, and **no additional direction was provided to staff**.

Minturn USFS Shooting Range

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

Town Manager's Report

February 2026

Status:
On **January 8, 2026**, staff met with **U.S. Forest Service (USFS) District Ranger Leanne Veldhuis** to discuss the process for seeking a **Special Use Permit** to operate the shooting range. Staff are awaiting follow-up from USFS regarding several outstanding questions related to the permitting process.

Policy & Planning Initiatives

Minturn Forward Land Use Code Update

No updates for this report.

Comprehensive Impact Fee Study

Background:
In **November 2025**, staff issued a **Request for Proposals (RFP)** 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:
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 agreement 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 RTAP. Staff convened a **Steering Committee meeting on January 28**, during which residents and staff provided feedback to the graduate student team on several topics related to outdoor recreation and the local economy.

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 expected for Council at a February meeting.

Temporary & Mobile Business Pilot Program

Staff have prepared a proposed resolution for Town Council consideration at the **February 4 meeting** to establish a **Temporary and Mobile Business Pilot Program** through **October 31, 2026**. The proposed pilot would allow the 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 uses prior to considering any permanent amendments to the Town Code.

Public Engagement:
If the pilot program is approved, **public comment will be accepted throughout the duration of the pilot program**. Written comments may be submitted to **manager@minturn.org**.

Public Works

Weekly Report (Jan 19-25, 2026)

Overview

The Public Works Department completed all scheduled operational responsibilities during the reporting period. Core activities included utility locates, water treatment plant operations, equipment maintenance, and routine servicing of trash and dog waste stations. Staff also remained prepared for forecasted winter weather, with snow and ice mitigation operations conducted as needed to maintain public safety.

Key Activities & Accomplishments

Staff conducted a weekly safety meeting focused on compressed gas cylinder safety and the proper use of power tools. Street sweeping operations were completed throughout Town, including Main Street, Taylor Street, and the south side of Town. Crews also cleared sidewalks, plowed snow at Little Beach, filled potholes, and trimmed vegetation obstructing traffic signage.

Seasonal holiday lighting was removed and stored at Town Hall, Bellum Bridge, and the 100 Block. Water system work included programming and repair of water meters at multiple Minturn North locations and coordination with property management regarding wiring issues outside Town responsibility. Staff also completed inventory organization of water meter supplies, with improvements to tracking and accountability being implemented.

A damaged fire hydrant valve box at Taylor Street and 4th Avenue was identified and temporarily repaired; a permanent repair is planned for spring. Public Works staff coordinated with external agencies and vendors, including Sturgeon Electric, Ferguson Supply, Kimball Midwest, and the Town of Vail, on infrastructure protection, material delays, inventory management, and potential equipment acquisition.

Equipment & Maintenance

Routine servicing and greasing of Town equipment were completed during the reporting period. Staff repaired and upgraded snowplow and loader components, installed a snowplow on a 2023 Chevy pickup, and ordered replacement sweeper brushes and tools to support ongoing maintenance operations.

Safety Summary

All work during the reporting period was completed safely, with no reported incidents or injuries.

Town Manager's Report

February 2026

Weekly Report Photos

1: Christmas light removal, 2: Water meter inventory project, 3: Snowplow repair.









Minturn
Your civil service, at work.

Town Manager's Report

February 2026

4: 500 Block Street Sweeping.





5. Snowplowing Little Beach Park





Town Manager's Report

February 2026

Weekly Report (Jan 12-18)

Overview

Public Works staff completed all scheduled operational responsibilities during the reporting period. Core activities included daily water treatment plant operations, utility locates, equipment maintenance, and routine servicing of trash and dog waste stations. Staff remained prepared for winter weather conditions and conducted snow and ice mitigation activities as needed to maintain public safety and accessibility.

Operations & Maintenance

Routine operations included trash and dog waste station servicing, chlorine additions at the Water Treatment Plant, and required Colorado 811 training for the new Exactix ticketing system. Staff responded to multiple frozen and damaged water lines and meters, completed meter replacements and reprogramming, and coordinated with Municipal Billing as needed. Equipment servicing and routine greasing of loaders, snowplows, and other equipment were also completed.

Winter Operations & Public Safety

Snow and ice control activities included applying cinders to icy streets, hauling snow from storage areas to the Town snow dump, plowing and scraping streets and sidewalks, and clearing access routes to critical water infrastructure. These efforts ensured continued access to Town facilities and supported safe travel throughout the community.

Infrastructure & Facilities

Staff completed a range of infrastructure and facility maintenance tasks, including repairs to the cinder shed door, installation and correction of street signage, tree trimming to improve visibility of traffic and speed signage, and general upkeep at Town facilities. Preparatory work was also completed in advance of meetings related to the new Water Treatment Plant, including plowing access routes and site coordination.

Coordination & Meetings

Public Works staff coordinated with several external agencies and departments during the reporting period, including HDR Engineering, Intermountain Engineering, Code Enforcement, the Town of Vail, All Mountain Tech, and the Town of Avon. Coordination focused on water infrastructure planning, site security considerations, gate installation, electrical troubleshooting, equipment evaluation, and staff training requirements.

Safety Summary

All work during the reporting period was completed safely, with no reported incidents or injuries.

Town Manager's Report

February 2026

Weekly Report Photos

1: New Norman Ave Street Signs, 2: Pine No Parking Sign Replacement, 3: Tree Branch Cutting











4: Ice removal in front of 245 and 253 Pine Street





Town Manager's Report

February 2026

5: Ice Scraping 200 Block





6. Power Washing Equipment





Town Manager's Report

February 2026

7. Snow Dump Operations





TOWN OF MINTURN, COLORADO
RESOLUTION NO. 07 - SERIES 2026

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO, APPROVING A NEW NON-DOT DRUG AND ALCOHOL POLICY AND FORMALLY ADOPTING A CONSOLIDATED ADMINISTRATIVE POLICY MANUAL

WHEREAS, the Town of Minturn ("Town") maintains administrative policies to guide internal operations, ensure workplace safety, promote legal compliance, and support effective public service delivery; and

WHEREAS, the Town previously adopted various administrative policies by separate resolutions or administrative actions, including policies related to drug and alcohol testing, employee conduct, housing administration, and other operational matters; and

WHEREAS, the Town Council desires to approve a **Non-DOT Drug and Alcohol Policy** applicable to employees not subject to Department of Transportation regulations, establishing clear standards for workplace safety, testing, discipline, and employee rights, as set forth in **Administrative Policy 3: Non-DOT Drugs and Alcohol**; and

WHEREAS, the Non-DOT Drug and Alcohol Policy has been incorporated into a consolidated Administrative Policies document, which reorganizes, standardizes formatting, and compiles previously adopted administrative policies into a single reference manual for clarity, accessibility, and administrative efficiency; and

WHEREAS, the Town Council finds that the consolidation and reorganization of administrative policies is intended to be organizational and formatting-related in nature, and not to substantively amend previously adopted policies unless expressly stated; and

WHEREAS, the Town Council finds that adoption of the Non-DOT Drug and Alcohol Policy and formal recognition of the consolidated Administrative Policies document is in the best interests of the Town and its employees.

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

Section 1. Approval of Non-DOT Drug and Alcohol Policy.

The Town Council hereby approves **Administrative Policy 3: Non-DOT Drugs and Alcohol**, as set forth in the consolidated Town of Minturn Administrative Policies document, establishing standards and procedures for non-DOT drug and alcohol testing, workplace safety, and disciplinary action.

Section 2. Adoption of Consolidated Administrative Policies Document.

The Town Council hereby adopts the **Consolidated Administrative Policies Manual**, attached hereto and incorporated herein by reference as *Exhibit A*, as the official compilation and organizational framework for the Town's administrative policies.

Section 3. Effect of Consolidation.

The consolidation, reformatting, and reorganization of previously adopted administrative policies into the Administrative Policies Manual is intended to be **non-substantive** in nature. All administrative policies previously adopted by the Town Council remain in full force and effect unless:

A. expressly amended or repealed by this Resolution or a subsequent resolution; or

B. directly inconsistent with Administrative Policy 3: Non-DOT Drugs and Alcohol, which is newly approved herein.

Section 4. Authority to Implement.

The Town Manager, or designee, is authorized to implement, administer, and enforce the Administrative Policies Manual, including issuing forms, procedures, and guidance consistent with the adopted policies, and to make minor non-substantive edits necessary for legal compliance, clarity, or administrative consistency.

Section 5. Effective Date.

This Resolution shall take effect immediately upon adoption.

INTRODUCED, READ, APPROVED, ADOPTED, AND RESOLVED on this 4th day of FEBRUARY 2026.

_____

Earle Bidez, Mayor

ATTEST:

_____

Jay Brunvand, Town Clerk

Town of Minturn Administrative Policies

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1. Administering Town-Owned Employee Housing Units

1.1 Purpose and Policy Statement

The Town of Minturn ("Town") may acquire, own, and operate residential dwelling units ("Units") to recruit and retain employees, stabilize essential municipal and public service operations, and efficiently utilize limited housing resources.
This Policy establishes uniform rules for eligibility, tiered rent structure, leasing, administration, reassignment, and compliance.

Where a recorded deed restriction applicable to a specific Unit imposes conditions or limitations that are more restrictive than this Policy, the deed restriction shall control.

The Town will administer all housing in a fair, transparent, and non-discriminatory manner consistent with federal, state, and local law.

1.2 Authority and Administration

1.2.1 Adoption and Amendment

Adopted by Town Council resolution; may be amended by resolution.

1.2.2 Housing Administrator

The Town Manager, or designee, serves as "Housing Administrator," responsible for eligibility review, waitlists, rent classification, assignments, enforcement, and compliance.

1.2.3 Administrative Guidelines

The Housing Administrator may issue supplemental administrative procedures, forms, and checklists consistent with this Policy.

1.2.4 Record Management

Housing records are public under CORA except for confidential or personally identifiable information. The Town will safeguard private data and follow record retention schedules for secure storage and destruction.

1.3 Legal Compliance and Applicability

The Town shall comply with:

- Federal Fair Housing Act (42 U.S.C. § 3601 et seq.)
- Americans with Disabilities Act and Section 504 (reasonable accommodation/modification)
- Colorado Anti-Discrimination Act
- Colorado Warranty of Habitability (C.R.S. § 38-12-501et seq.)
- Colorado Forcible Entry and Detainer statutes (C.R.S. § 13-40-101 et seq.)
- Federal Fair Credit Reporting Act (FCRA) for any consumer report
- Colorado wage laws on payroll deductions

- Applicable building, fire, health, and safety codes

Self-help eviction is prohibited. All evictions shall occur only through lawful court processes.

1.4 Definitions

Deed-Restricted Unit: A Unit subject to recorded covenants or agreements limiting occupancy, income, or rent.

Employee: A person employed, or planning to be employed, ~~at least 30 hours per week~~who averages thirty hours of weekly work per month by the Town in a regular full-time or part-time position. Independent contractors or interns are excluded unless expressly authorized.

Housing Administrator: The Town Manager or designee implementing this Policy.

Immediate Household: The qualifying applicant, spouse/partner, and dependents who occupy the Unit as their Primary Residence.~~**Primary Residence:** The dwelling occupied by the household for the majority of the year.~~

~~**Deed-Restricted Unit:** A Unit subject to recorded covenants or agreements limiting occupancy, income, or rent.~~

Qualified Applicant: An Employee or person meeting the rent tier qualifications under Section 8.

Reserved Assignment Unit: A Unit designated for specific executive-level use under Section 9.

Reasonable Accommodation/Modification: A change in rules, policies, or physical features necessary for a person with a disability to use and enjoy housing.

Primary Residence: The dwelling occupied by the household for ~~the majority of the year~~a minimum of twenty days per month.~~**Housing Administrator:** The Town Manager or designee implementing this Policy.~~

1.5 Fair Housing and ADA Compliance

The Town prohibits discrimination based on any protected class under federal or Colorado law, including race, color, religion, national origin, ancestry, sex, sexual orientation, gender identity or expression, marital status, familial status, disability, veteran status, or lawful source of income.

Assistance animals related to disability are not “pets.” Pet fees do not apply to assistance animals.

Notices and applications shall include equal-housing language and translation or interpretation assistance upon request.

Requests for reasonable accommodation or modification shall be submitted to the Housing Administrator using the Town's ADA/504 procedure; decisions shall be documented in writing.

1.6 Unit Types, Deed Restrictions, and Rent Tier

1.6.1 Units

Town-owned housing may include apartments, duplexes, or single-family homes.

1.6.2 Rent Tiers

Rents are established annually by Council resolution in a "Rent & Fee Schedule" defining three rent tiers aligned to eligibility tiers in Section 8.

1.6.3 Deposits and Utilities

The Rent & Fee Schedule identifies required deposits, utilities included or excluded, and any lawful fees.

1.6.4 Payroll Deduction

Rent payroll deductions are voluntary, must be in writing, revocable at any time, and compliant with wage law.

1.6.5 Deed Restriction Supremacy

If a recorded deed restriction imposes more restrictive terms for eligibility, rent, or use, that deed restriction governs.

1.7 Eligibility and Household Composition

1.7.1 Eligibility Requirement

At least one adult household member must ~~meet the~~be an Employee or Qualified Applicant and meet the employment or service criteria for the applicable Tier.

1.7.2 Other Household Members

Non-qualifying household members may occupy the Unit as part of the Immediate Household if the qualifying member remains employed or otherwise eligible.

1.7.3 Continued Eligibility

Eligibility ends if the qualifying member separates from employment or loses qualifying status and no reassignment or lease conversion is approved.

1.7.4 Verification

The Town may require documentation to verify employment, household composition, or compliance with deed restrictions.

1.8 Tier Structure and Priority Order

Tier 1 – Town Employees: Full-time or part-time ~~e~~Employees directly employed by the Town of Minturn.

Tier 2 – Qualified Public Service Partners: First Responders providing direct or regular service to the Town of Minturn, including Eagle County Sheriff's Office personnel serving

Minturn but not necessarily assigned to the Minturn patrol zone; Fire and EMS personnel serving Minturn; employees of the Minturn Fitness Center nonprofit partner; and contractors with essential on-site operational roles under an active Town contract as determined by the Town Manager or Housing Administrator.

Tier 3 – General Public: Only used after Tier 1 and Tier 2 have been exhausted.

Priority Order:

- Tier 1 applicants in waitlist order
- Tier 2 applicants in waitlist order
- Tier 3 applicants

If two or more applicants within the same Tier share identical timestamp priority and no tiebreaker applies, an optional lottery may be used as a final tiebreaker.

1.9 Reserved Executive Housing Unit

The Town Council may designate one or more Units as Reserved Assignment Units for specific positions (e.g., Town Manager).

Provision of a Reserved Unit to the Town Manager or another executive is deemed a component of total compensation authorized under C.R.S. § 31-4-303 and § 31-4-304.

Reserved Units are not subject to the tiered rent or waitlist system unless Council releases them into the general pool by resolution.

1.10 Application, Screening, and FCRA Compliance

1.10.1 Application Process

The Town will publicly notice unit availability internally and externally. Applications shall be timestamped upon receipt.

1.10.2 Screening

If any consumer report or background check is used, the Town shall comply with the Federal Fair Credit Reporting Act, including stand-alone disclosure, written authorization, and pre-adverse/adverse-action notice procedures.

1.10.3 Fees

Any screening or application fee must reflect actual cost, be disclosed in advance, and comply with Colorado law. The Town strives to minimize or waive fees for Town ~~e~~Employees.

1.11 Assignment, Offers, and Release-to-Next-Tier Protocol

1.11.1 Offers

When a Unit becomes available, the Housing Administrator issues a written offer specifying tier rent level, deposit, lease term, and response deadline.

1.11.2 Declination

If declined or unanswered, the Unit is offered to the next eligible applicant in that Tier.

1.11.3 Release Procedure

If no Tier 1 applicant accepts, the Housing Administrator documents the release to Tier 2; if none accept, the Unit may be released to Tier 3. Documentation of each release step is retained for audit transparency.

1.12 Occupancy Requirements and Limitations

1.12.1 Occupancy Standard

A minimum occupancy of one individual per bedroom shall be met. The lessee may not rent space to a non-qualified employee. At such time the employee housing unit again becomes vacant, minimum occupancy requirements shall apply. Maximum occupancy shall not exceed two people per bedroom.

A qualified person must not own developed residential real estate or a mobile home that has an address within 15-mile radius of Minturn Town Hall at 302 Pine Street in Minturn, Colorado.

These restrictions apply only to employee-designated units (Tiers 1 and 2). The Town may grant a written waiver where ownership does not provide a feasible housing alternative or where necessary as a reasonable accommodation.

1.12.2 Reassignment Based on Occupancy Standards ("Right-Sizing")

The Town may reassign a household to a different Town-owned Unit only when a documented change in household size results in a mismatch between the household composition and the Unit's intended occupancy level under the Town's adopted occupancy standards.

1.12.2.1 Objective Criteria

Reassignment may occur only when a Unit is clearly under-occupied (e.g., more than one vacant bedroom for a sustained period of 90 days or more) or over-occupied (e.g., exceeding safe egress or building-code standards).

1.12.2.2 Documentation

Any reassignment determination shall include a written statement of the objective occupancy factors supporting the decision, maintained in the Unit's administrative file.

1.12.2.3 Notice and Hardship Review

The Town shall provide no less than sixty (~~60~~91) days' written notice of reassignment and shall provide the household an opportunity to request hardship consideration or reasonable accommodation within fifteen (15) days of receiving notice.

1.12.2.4 Equal Application

The Town shall apply this procedure uniformly to all similarly situated tenants within the same Tier. Reassignment decisions shall not be based on personal characteristics protected under federal or state law.

1.12.2.5 Non-Disciplinary Nature

Reassignment shall be used solely to ensure efficient and fair use of housing inventory and shall not be used as a disciplinary or retaliatory action.

1.13 Lease Terms and Employment Relationship

1.13.1 Written Leases Required

Each tenancy shall be governed by a written lease including term, rent, deposits, maintenance, entry rights, and compliance clauses.

1.13.2 Employment Relationship

Housing is voluntary unless a position is explicitly designated as requiring on-site residence. Employment remains at-will unless stated otherwise in a Council-approved contract.

1.13.3 Separation from Employment

When a lease is contingent on active employment, separation generally triggers lease termination under lawful notice and cure periods. The Town will use court process for any eviction and provide all required statutory notices.

Maximum lease terms for renting an employee housing unit shall be one year. Compliance with all applicable qualification requirements must be maintained during the lease term. After the lease expires, occupants must requalify with the Town based on the applicable employment, income, assets, and occupancy restrictions to continue to occupy the unit. Such tenants have priority for continuing tenancy based on tiering. Each adult occupying a unit shall be listed on the lease filed with the Town. Subleases, including roommate situations shall require approval by the Town Administrator. An Eemployee may remain in their unit until the earlier of: 1) thirty (30) days after their employment is terminated, or 2) their lease expires.

1.13.4 Renter's Insurance Requirement

All tenants occupying Town-owned housing units, regardless of Tier or employment classification, shall maintain a renter's insurance policy for the duration of tenancy. The policy must provide not less than one hundred thousand dollars ($100,000) in personal liability coverage and must include coverage for the tenant's personal property losses caused by fire, theft, or water damage.

Proof of current renter's insurance shall be provided to the Housing Administrator prior to occupancy and annually thereafter upon renewal or policy change. The tenant shall cause the insurer to list the Town of Minturn as an interested party for purposes of receiving notice of cancellation or non-renewal.

Failure to obtain or maintain the required renter's insurance constitutes a material violation of the lease and may result in enforcement action or termination pursuant to Section 15 of this Policy.

Nothing in this section requires a tenant to purchase insurance from a specific carrier or agent. The Town shall not be listed as an additional insured under any tenant policy. This requirement does not create a Town obligation to repair or replace a tenant's personal property or to cover tenant liability.

1.14 Maintenance, Entry, and Safety

The Town shall maintain all Units to applicable habitability and safety standards, including smoke/CO alarms and environmental safety.

Tenants shall promptly report needed repairs. Entry for inspection or maintenance requires reasonable notice except in emergencies.

Repairs materially affecting health or safety shall be completed within a reasonable time as defined by C.R.S. § 38-12-503(2).

1.15 Conduct, Enforcement, and Eviction Procedures

Residents must comply with all lease terms, health and safety regulations, and local laws.

Serious lease violations (e.g., threats to safety, criminal activity, property damage) may result in enforcement up to and including eviction through lawful court processes only.

1.16 Privacy and Record Handling

Personal data collected for housing administration will be used solely for eligibility, lease management, or compliance. Access is restricted to staff with legitimate need. Records shall be retained and destroyed consistent with Town policy and CORA provisions.

1.17 Conflicts of Interest

Town officials or employees involved in housing administration shall disclose conflicts and recuse themselves from related decisions.

1.18 Appeals Process

Applicants or tenants may appeal adverse housing decisions such as denial, removal, from waitlist, or reassignment order within ten (10) business days of notice.

Appeals shall be reviewed by the Town Manager or designee not involved in the original decision, who will issue a written determination within fifteen (15) days of receiving the appeal.

1.19 Amendments and Severability

Council may amend this Policy by resolution.

If any portion is declared invalid, the remainder continues in effect.

2. DOT Drug and Alcohol Testing

2.1 Purpose

The Town of Minturn ("Town") is committed to a safe, healthy, and productive work environment for all employees free from the effects of substance abuse. The use of controlled substances (as herein defined) or alcohol may pose a serious threat to health and safety by impairing employee judgment, resulting in increased safety risks, injuries, and faulty decision-making.

The use of controlled substances or the misuse of alcohol increases the risk of accidents, jeopardizes the safe work environment, and causes harm to an individual's health and personal life. The purpose of this policy is to establish procedures to support a safety and health program and to comply with minimum federal safety standards for safety-sensitive functions regulated by the Department of Transportation (DOT). These standards were designed to reduce accidents that result from Employee use of controlled substances and alcohol.

2.2 Scope

This policy applies to all drivers who are required to hold a commercial driver's license (CDL) in order to perform their job for the Town. For purposes of this policy, a driver is covered by DOT regulations as those regulations relate to the driver's fitness for duty and use of alcohol prior to going on duty, while on duty, or while operating or having physical control of a commercial motor vehicle. DOT testing for controlled substances under this policy requires that drivers abstain from the use of controlled substances at any time or risk violating DOT regulations prohibiting the presence of controlled substances in their body. For purposes of this policy, the term "controlled substances" means marijuana, cocaine, amphetamines (including 3,4-Methylenedioxyamphetamine (MDA)), opioids, and phencyclidine (PCP).

Under this policy, performing a safety-sensitive function means all of the time after a driver begins to work or is required to be ready to work until the time the driver is relieved from work and all responsibility for performing work. Safety-sensitive functions include: (1) All time at the Town or shipper plant, terminal, facility, or other property, or on any public property, waiting to be dispatched, unless the driver has been relieved from duty by the Town; (2) All time inspecting equipment as required by the law or otherwise inspecting, servicing, or conditioning any commercial motor vehicle at any time; (3) All time spent at the driving controls of a commercial motor vehicle in operation; (4) All time, other than driving time, in or upon any commercial motor vehicle except time spent resting in a sleeper berth; (5) All time loading or unloading a vehicle, supervising, or assisting in the loading or unloading, attending a vehicle being loaded or unloaded, remaining in readiness to operate the vehicle, or in giving or receiving receipts for shipments loaded or unloaded; and (6) All time repairing, obtaining assistance, or remaining in attendance upon a disabled vehicle.

When a driver must take prescription or over-the-counter drugs, the driver must ask the medical professional or pharmacist if the drug has any side effects which may impair the driver's ability to safely or productively perform the driver's job duties. If there is the potential impairment of the driver's ability to work safely or productively, the driver must report this information to Human Resources. With input from the driver, the Town will determine whether any changes or other action are necessary

2.3 Statement of Policy

- No driver shall unlawfully manufacture, use, possess, or distribute controlled substances.
- No driver shall report for work, perform any safety-sensitive functions or, while in the employment of the Town, have at any time, any controlled substance present in their body. Presence of controlled substances will be determined by testing performed as described in this policy.
- No driver shall perform safety-sensitive functions within 4 hours after consuming alcohol.
- No driver shall consume alcohol while performing safety-sensitive functions.
- No driver shall possess alcohol while on duty.
- No driver shall report to work or perform safety-sensitive functions while having an alcohol concentration of .02 or greater. Drivers' alcohol concentration will be determined by testing performed as described in this policy.
- No driver shall leave the scene of an accident, without a valid reason, before arranging to have both a controlled substance and alcohol test performed.
- No driver shall consume alcohol after an accident unless eight hours have elapsed or the Driver has been tested, whichever occurs first.
- No driver shall refuse to take a required test.

2.4 Consequences of Violation under Company Policy

- Any violation of this policy will result in discipline up to and including termination under the Town's independent authority, as provided for by the DOT.
- A driver who tests positive for marijuana is in violation of Town's drug policy, even if the driver is exempt from criminal prosecution under a state medical marijuana law or is using marijuana recreationally in conformity with a state law. Be advised that a positive drug test for marijuana constitutes a violation of Town's drug and alcohol policy and may lead to your termination. For more information, please speak with the Town Manager.
- Drivers who adulterate or otherwise interfere with accurate testing required pursuant to this policy are in violation of this policy.
- Any driver who has been observed using or possessing controlled substances or alcohol during work time, including lunch breaks, or on Town property is in violation of this policy.
- The Town will not hire applicants who test positive for controlled substances.

- The Town will provide to any driver who violates a DOT drug and alcohol regulation a listing of Substance Abuse Professionals readily available to the Driver.

2.5 Minimum Consequences of Violation as Mandated by D.O.T.

- If a driver tests positive for a controlled substance or has an alcohol concentration of .02 or greater, the driver will be removed from safety-sensitive functions.
- To be eligible to return to work after testing at an alcohol concentration of .02 to .039, the driver must be off duty for at least 24 hours.
- To be eligible to return to work after a positive controlled substance test or test indicating an alcohol concentration of .04 or greater, the driver must be evaluated by a Substance Abuse Professional (SAP). If the SAP determines that additional treatment is necessary, the driver must complete such treatment. In addition, the driver will be subject to follow-up testing.
- The above consequences are minimum requirements as set out by the DOT. Compliance with the above does not guarantee a driver will be returned to work following a violation of this policy. Drivers will be subject to disciplinary action up to and including termination for violation of this policy, regardless of eligibility to return to work under the DOT regulations.
- Before a driver returns to duty requiring the performance of a safety-sensitive function after violating the alcohol or controlled substance provisions outlined by DOT, the driver shall undergo a return-to-duty test with a result indicating a verified negative result.

2.6 Substance Screening

For the purpose of assuring compliance with the Federal Department of Transportation regulations and this policy, applicants for safety-sensitive positions and drivers who perform safety-sensitive functions will be subject to controlled substance and alcohol screening under the circumstances described below. Applicants and drivers are required to submit to testing in the following circumstances as a condition of their employment.

2.7 Types of Testing

2.7.1 Pre-employment Testing

Applicants for driving-related positions shall undergo a test for the presence of controlled substances prior to being hired or used by the Town. Under no circumstances may a driver perform a safety-sensitive function until a confirmed negative result is received.

Applicants who refuse to submit to testing will not be hired.

2.7.2 Testing for Current Drivers

2.7.2.1 Post-Accident Testing

Any driver involved in an accident in which a fatality occurs must immediately submit to a controlled substance and an alcohol test. Any driver who receives a citation for a moving traffic violation must immediately submit to a controlled

substance test and an alcohol test if, (a) the accident results in a fatality, or bodily injury to a person who must immediately receive medical treatment away from the scene, or (b) one or more of the vehicles involved is towed from the scene.

A driver will not be allowed to return to work until a confirmed negative test result is received. The Town will place the driver on a paid leave pending receipt of the drug testing results.

2.7.2.2 Reasonable Suspicion Testing

A driver will be required to submit to a controlled substance or alcohol test upon reasonable suspicion. Reasonable suspicion means that the actions, appearance, or conduct of the driver on duty are indicative of the use and/or presence in the driver's body of a controlled substance or alcohol. Reasonable suspicion is based on specific, contemporaneous, articulable observations concerning the appearance, behavior, speech, or body odors of the driver.

A driver will not be allowed to return to work until a confirmed negative test result is received. The Town will place the driver on a paid leave pending the receipt of drug testing results.

2.7.2.3 Random Testing

Drivers will be subject to controlled substance testing and alcohol testing at any time on a random basis as a term and condition of holding a driver position. Upon being notified of selection, the driver must immediately proceed to the testing site.

Random testing will be spread reasonably throughout the year and will be unannounced to ensure that no driver receives advanced knowledge of the time of testing. All drivers will have an equal chance of being selected each time a random selection is made.

The number of controlled substances tests conducted annually shall equal or exceed 50 percent of the number of driver positions subject to testing.

The number of alcohol tests conducted annually shall equal or exceed 10 percent of the number of driver positions subject to testing.

A driver shall only be tested for alcohol while the driver is performing safety-sensitive functions, just before the driver is to perform safety-sensitive functions, or just after the driver has ceased performing such functions.

2.7.2.4 Follow-Up and Return to Duty

Any driver who has been required to or voluntarily undergoes rehabilitation for substance abuse must submit to a drug test and receive a confirmed negative test result and an alcohol test (with a result of less than .02) before returning to work. In addition, the driver will be subject to follow-up testing in accordance with the recommendations of the Substance Abuse Professional in addition to random testing.

2.8 Testing Procedures

2.8.1 Controlled Substances

Controlled substance screening shall be conducted in a laboratory certified by the Department of Health and Human Services (DHHS) and in accordance with the Procedures for Transportation Workplace Drug Testing Programs. All controlled substance screening includes split sampling, which provides that a urine sample be split into two separate containers.

Precautions shall be taken to ensure that the specimen is not adulterated or diluted during the collection procedure and that the information on the sample matches the information on the custody and control form.

Dilute test results will be treated as follows:

- Dilute positives are treated as a verified positive test;
- Dilute negatives with the creatinine concentration equal to or greater than 2 mg/dL but less than or equal to 5 mg/dL will be retested under direct observation. A second dilute negative result will be treated as a negative test result;
- Dilute negatives with the creatinine concentration greater than 5 mg/dL will not be retested.

The substance screen will test for the following drugs: marijuana, cocaine, opioids, amphetamines, phencyclidine (PCP), and ecstasy.

Any positive initial test will be confirmed by a gas chromatography/mass spectrometry (GC/MS) test.

The Town shall employ a Medical Review Officer (MRO) who will receive the laboratory results of the testing procedure. The MRO shall be a licensed physician and have knowledge of substance abuse disorders and appropriate medical training to evaluate positive test results, medical history, and any other relevant biomedical information. The MRO shall review all medical records made available by the tested individual when a confirmed positive test could have resulted from legally prescribed medication.

The MRO shall also review all specimens which are found to be adulterated or substituted specimens. In the instances of an adulterated or substituted specimen, the MRO will provide the driver an opportunity to present a legitimate medical explanation. If no legitimate medical explanation is provided, the MRO will report the verified adulterated or substituted specimen to the Town. The Town will consider the verified adulterated or substituted specimen as a refusal to test and immediately remove the driver from performing safety-sensitive functions. The driver may then be subjected to the disciplinary action under the Town's independent authority.

The MRO will be the sole custodian of the individual test results. The Medical Review Officer will advise the Company of whether the test results were negative or positive and, if positive, the identity of the controlled substance(s).

After receiving notification of a verified positive test, an adulterated or substituted specimen, a driver may request that the split sample be analyzed. Such a request must be made within 72 hours of notification of the verified positive test. If such a request is made, the sample will be tested at another DHHS certified laboratory, at the driver's expense. Upon written request within 7 days of a verified positive test, the driver may obtain copies of any records pertaining to their controlled substance tests.

2.8.2 Alcohol Testing

Alcohol testing shall be conducted by a Breath Alcohol Technician (BAT) using an Evidential Breath Testing Device (EBT). The driver will provide a breath sample. If a driver's alcohol concentration is greater than .02, a second confirmation test will be performed.

2.9 Refusal to Submit to Testing

This provision regarding the refusal to submit to testing excludes applicants for employment. Refusal to submit to testing is a violation of this policy. Any Driver refusing to submit to testing will be referred to a Substance Abuse Professional and will face appropriate disciplinary action. The following behaviors constitute a refusal:

- refusal to appear for testing,
- failure to remain at the testing site until the testing process is complete,
- failure to provide a urine specimen,
- in instances of observed or monitored collection, failure to allow observation or monitoring,
- refusal to sign the testing form,
- failure to provide adequate breath,
- failure to take a second test as directed,
- otherwise fail to cooperate in the testing process,
- perform any actions which prevent the completion of the test,
- a test result reported by the MRO as a verified adulterated or substituted test,
- inability to provide sufficient quantities of breath or urine to be tested without a valid medical explanation,
- failure to undergo a medical examination or evaluation when directed,
- tampering with, attempting to adulterate, adulteration or substitution of the specimen, or interference with the collection procedure,
- not reporting to the collection site in the time allotted,
- leaving the scene of an accident without a valid reason before the tests have been conducted.

2.10 Commercial Driver's License Drug and Alcohol Clearinghouse

The Town will, as required by 49 CFR 382.701, query the FMCSA Drug and Alcohol Clearinghouse for each CDL driver as a pre-employment condition and at least once annually for current drivers. Drivers must provide consent for these queries. Refusal to provide consent will result in the driver being prohibited from performing safety-sensitive duties.

Pursuant to regulations establishing requirements for the Commercial Driver's License Drug and Alcohol Clearinghouse, the following personal information collected and maintained under this part shall be reported to the Clearinghouse:

- A verified positive, adulterated, or substituted drug test result;
- An alcohol confirmation test with a concentration of 0.04 or higher;
- A refusal to submit to any test required by FMCSA regulations;
- An employer's report of actual knowledge;
- On-duty alcohol use;
- Pre-duty alcohol use;
- Alcohol use following an accident; and
- Controlled substance use;
- A substance abuse professional (SAP) report of the successful completion of the return-to-duty process;
- A negative return-to-duty test; and
- An employer's report of completion of follow-up testing.

2.11 Voluntary Driver Self-Identification Program

The Town supports sound treatment efforts. Whenever practical, the Company will assist drivers in overcoming drug and alcohol problems as long as this policy has not already been violated. A driver may not self-identify in order to avoid required testing. The following is required to participate in this voluntary program: the driver makes the admission of alcohol misuse or controlled substances use prior to reporting to duty to perform a safety-sensitive function and the driver does not perform a safety-sensitive function until the Town is satisfied that the driver has been evaluated and has successfully completed education or treatment requirements.

Drivers who seek voluntary treatment prior to a violation of this policy will not be disciplined for making a voluntary admission of alcohol misuse or controlled substances use within the parameters of the program. The driver will be allowed a sufficient opportunity to seek evaluation, education, or treatment to establish control over the driver's drug or alcohol problem. Drivers who seek voluntary assistance will be returned to safety-sensitive duties only upon successful completion of an educational or treatment program as determined by a drug and alcohol abuse evaluation expert. Prior to the driver participating in a safety-sensitive function, the driver shall undergo a return-to-duty test with a result indicating an alcohol concentration of less than 0.02 and/or controlled substance test with a verified negative test. In addition, the Town may monitor any driver

who voluntarily reports under this provision by conducting unannounced follow-up testing not to exceed 60 months following the driver's return to work.

If the Driver elects to enter an appropriate treatment program, the Driver may be placed on unpaid status but will be required to use any accrued vacation time and sick leave while participating in the evaluation and treatment program so long as the Driver is complying with the conditions of treatment. The Town will have the right to require verification from the health care provider for a release to work and/or verification of treatment as covered in the Company's medical leave policies. More information regarding availability of treatment resources and possible insurance coverage for treatment services is available from the Town Manager.

2.12 Company Representative

Please contact the Town Manager if you have any questions about this policy or wish to discuss issues related to the use of controlled substances or the misuse of alcohol.

2.13 Inspection and Searches

The Town may conduct unannounced inspection for violations of this policy in the workplace, worksites, or company premises. Drivers are expected to cooperate in any inspection.

2.14 At-Will Employment

Nothing in this policy is to be construed to prohibit the Town from maintaining a safe work environment or imposing disciplinary action as it deems appropriate for reasons of misconduct or poor performance, regardless of whether the misconduct or poor performance arises from drug or alcohol use. Such disciplinary actions may include termination of employment. Employment is at-will and subject to termination by the Town or the Driver at any time, with or without notice and with or without cause.

2.15 Appendix to the DOT Drug and Alcohol Testing Policy

ALCOHOL AND DRUG EFFECTS

The Department of Transportation mandates that all employees be provided with training material discussing the effects of alcohol and controlled substance use on an individual's health, work, and personal life.

This attachment is intended to help individuals understand the personal consequences of substance abuse.

ALCOHOL

Alcoholic beverages are the most widely used psychoactive drugs known to man. Alcoholism ranks as one of the major health threats in the nation along with cancer and heart disease.

Although used routinely as a social legal drug, alcohol can also have negative physical and mood-altering effects. These physical or mental alterations in a driver may have serious personal and public safety risks.

Health Effects of Alcohol Use

Ninety-five percent of all alcohol consumed is absorbed into the body through the stomach, small intestine, and colon. Complete absorption into the blood requires 2-6 hours or more. The rate of absorption into the bloodstream is influenced by the presence of food in the system, the time period of consumption, the driver's body weight, and metabolism. Once alcohol is in the bloodstream, alcohol quickly goes to every cell and tissue in the body. Alcohol causes red blood cells to coagulate together in sticky wads, slowing circulation and depriving tissues of oxygen. Alcohol in the blood can cause anemia by reducing the production of red blood cells. Alcohol decreases the ability of white blood cells to destroy bacteria and degenerates the clotting ability of blood platelets. Long-term alcohol use causes loss of memory, impaired judgment, and learning ability due to the damage done to the brain cells.

Alcohol affects the central nervous system of the body more than any other bodily function. Because alcohol is a depressant, it inhibits the control mechanisms of the brain which results in unrestrained activities in various parts of the brain. An extremely high dose of alcohol can depress the central nervous system to a point where breathing may stop completely, resulting in death.

Besides the effects alcohol has on the central nervous system, it causes damage and destruction to the tissue cells in the body including brain cells. Excess alcohol use can depress the appetite and prevent the absorption of amino acids, vitamins and other nutrients, which contribute to malnourishment of the body. Alcohol hampers the liver's ability to metabolize fat which leads to fatty liver disease and cirrhosis of the liver. Alcohol increases the blood pressure in people with hypertension, which can lead to life-threatening heart problems.

A large dose of alcohol can cause:

- blurred vision
- impairment in perception
- decreased mental alertness
- decreased physical coordination

An average of three or more servings per day of beer (12 oz.), whiskey (1 oz.), or wine (6 oz.) over time, may result in the following health hazards:

- Dependency
- Fatal liver disease
- Kidney disease
- Pancreatitis
- Ulcers
- Decreased sexual functions

- Increased cancers of the mouth, tongue, pharynx, esophagus, rectum, breast, and malignant melanoma
- Spontaneous abortion and neonatal mortality
- Birth defects

Withdrawal from heavy alcohol use can lead to:

- Severe tremors
- Convulsions
- Death

Anyone wishing help should seek medical attention.

Social Issues Related to Alcohol Use

- Alcohol is implicated in 200,000 deaths each year
- 50% of deaths by motor vehicles and fires are alcohol related
- 67% of murders are alcohol related
- 33% of suicides are alcohol related
- 67% of all incidents of domestic violence are alcohol related
- 33% of all cases of child abuse are alcohol related
- 24% of our national expenditure for hospital care is alcohol related
- 7% increase in the chances of divorce or separation when alcohol is abused in a family
- 30,000 people will die each year from alcohol-caused liver disease, cirrhosis, or pancreatitis
- 10,000 people will die each year due to alcohol-related brain disease or suicide

Workplace Issues Associated with Alcohol Use

- Increased absenteeism
- Unexplained leaving of the workplace
- Increased mistakes and errors in work performance
- Needless risk-taking
- Deterioration in personal appearance
- Poor concentration
- Inconsistent work quality
- Increased Workers' Compensation claims
- Increased accidents in the workplace

Sobering Issues

Time is the only sobering agent that works! Contrary to public opinion, steam baths, black coffee, and exercise have no effect on the rate at which alcohol is metabolized. A person will feel more alert, however, they will still be intoxicated!!! Aspirin taken while under the influence of alcohol increases the blood alcohol level by 34%. Aspirin blocks the action of the enzyme that breaks down alcohol before it reaches the bloodstream. The use of any

medication while alcohol is in the body requires extreme caution and consultation with a physician.

DRUGS

Marijuana

Health Effects of Marijuana Use

The most prominent effects of marijuana use are on the central nervous system and the cardiovascular system, resulting in deterioration of motor coordination, memory and thinking ability, increased heart rate and blood pressure, and bloodshot eyes.

There are more than 520 chemicals found in marijuana. Out of those chemicals, THC, is the primary mind-altering ingredient. In the past 10 years, the strength of marijuana has increased from .05 to 4% THC content to as high as 30% THC content. THC concentrates in fatty areas of the body, the brain, and sexual glands and may be detectable in the body for days to weeks after use, depending on frequency of use and individual metabolism.

Marijuana use causes:

- Deterioration of motor coordination
- Deterioration of memory and thinking ability
- Increased heart rate and blood pressure
- Emphysema-like condition
- Respiratory tract and sinus infections
- Depression of the body's immune system response, making users more susceptible to infection
- Chronic smoking causes changes in brain cells; long-term brain damage may occur
- Chronic smoking of marijuana in males causes a decrease in testosterone and reduced sperm count, including temporary sterility
- Smoking of marijuana in females can cause a decrease in fertility
- Marijuana contains cancer-causing substances

Workplace Issues Related to Marijuana Use

- Delayed decision making
- Diminished concentration
- Impaired short-term memory
- Impaired signal detection (a risk for users who are operating machinery)
- Impaired tracking and visual distance measurements
- Erratic cognitive function
- Distortion of time estimation
- Erratic sleep patterns

Cocaine

Cocaine has immediate effects on the central nervous system. Cocaine is a powerful physical and mental stimulant which produces a condition of hyperstimulation lasting

about 30 minutes, and characterized by over-alertness, euphoria, and a feeling of great power. The drug produces a constriction of peripheral blood vessels, a rise in body temperature and metabolic rate, dilated pupils, and an increase in heart rate and blood pressure. Over dosage may lead to extreme anxiety, fever, convulsions, cerebral infarction, ischemic stroke, heart problems, and even death.

Health Effects of Cocaine Use

- Cocaine affects the brain's dopamine system, making it highly addictive.
- Over time, regular use may cause premature death of dopamine neurons resulting in personality changes, anhedonia, and even Parkinson's Disease.
- Cocaine causes the heart to beat faster and harder and rapidly increases blood pressure. It also causes spasms of blood vessels causing strokes and heart attacks.
- Cocaine is highly addictive, and psychological dependence can develop rapidly, especially through the use of crack cocaine.
- Treatment success rates are lower than with other chemical dependencies.
- Cocaine is extremely dangerous when taken with depressant drugs. Death due to overdose is rapid. Fatal effects are usually not reversible by medical intervention.

Workplace Issues Related to Cocaine Use

- Extreme mood and energy swings create instability. Sudden noise causes a violent reaction.
- Lapses in attention and ignoring warning signals increase probability of accidents.
- High cost frequently leads to theft and/or dealing.
- Paranoia and withdrawal may create unpredictable or violent behavior.
- Performance is characterized by forgetfulness, absenteeism, tardiness, and missing assignments.

Opioids

Narcotic drugs alleviate pain and depress body functions and reactions. They are often used as painkillers for surgery and other medical treatments.

Health Effects of Opioid Use

- Opioids can be legal, like oxycontin, or illegal, like heroin, a Schedule I controlled substance. Legal opioids can also be used illegally if the user has no valid prescription or is using them in a manner inconsistent with the way they are prescribed. Finally, some drugs, such as fentanyl, are manufactured both legally and illegally.
- IV needle users risk contracting hepatitis or AIDS when sharing needles.
- As a result of increased pain tolerance, a person under the influence of opioids may injure themselves and fail to seek medical attention as needed.
- Narcotic effects are multiplied when combined with other central nervous system depressants, such as alcohol, causing increased risk of overdose.
- Tolerance and dependency can create a serious financial burden for user.

Workplace Issues Related to Opioid Use

- Side effects such as nausea, vomiting, dizziness, mental clouding, and drowsiness place the user at high risk for an accident.
- Causes impairment of physical and mental function.

Amphetamines

Central nervous system stimulant that is widely prescribed for ADHD and narcolepsy and is also manufactured and used illegally (e.g., methamphetamine).

Health Effects of Amphetamine Use

- Regular use causes strong psychological dependency and increased tolerance.
- High doses may cause toxic psychosis resembling schizophrenia.
- Intoxication may induce a heart attack or stroke due to increased blood pressure.
- Chronic use may cause heart or brain damage due to severe constriction of capillary blood vessels.
- Euphoric stimulation increases impulsive and risk-taking behavior, including bizarre and violent acts.
- Withdrawal may result in severe physical and mental depression.

Workplace Issues Related to Amphetamine Use

Most workplace use will be legal, since amphetamines and analogs such as methylphenidate are widely prescribed for ADHD. Since the drug alleviates the sensation of fatigue, it may be abused to increase alertness during periods of overtime or failure to get rest.

With heavy use or increasing fatigue, the short-term memory or physical enhancement reverses and becomes impairment.

MDMA/MDA (Common names include “Ecstasy” and “Molly”)

Created in 1912 by a Merck chemist who was attempting to treat abnormal bleeding, MDMA gained a following in psychotherapeutic circles for its ability to enhance communication during therapeutic sessions. It became popular as a club/“rave” drug in the 1980s and was classified as a Schedule I controlled substance in 1985.

Health Effect of MDMA/MDA

- After effects: anxiety and paranoia; depression; irritability; fatigue; impaired focus; dizziness; loss of appetite; insomnia; exhaustion.
- Overdose can cause hyperthermia, heart damage, stroke, or death.
- Chronic use can cause significant, permanent memory impairment; depression; serotonergic damage; impairment to executive function.

Workplace Issues Related to MDMA/MDA

Usually seen as a “hangover” from use occurring outside of work, issues include poor performance, fatigue, and inability to focus. An employee under the effects of MDMA/MDA

while in the workplace may seem overly friendly. MDMA/MDA may increase sociability and lower inhibitions, which could result in boundary-crossing behavior.

Phencyclidine (PCP)

Originally used as a large animal tranquilizer. PCP use may cause acute toxicity, delusions, paranoia, psychosis, and risk of severe mental health deterioration Mood can rapidly change from sedation to excitation and agitation.

Health Effects of PCP Use

- The potential for accidents and overdose emergencies is high due to the extreme mental effects combined with the anesthetic effect on the body.
- PCP, when combined with other depressants, including alcohol, increases the possibility of an overdose.
- Irreversible memory loss, personality changes, and thought disorders may result.

Workplace Issues Related to PCP Use

- Not common in workplace primarily because of the severe disorientation that occurs.
- Acute toxicity causing combativeness, catatonia, convulsions, and coma. Distortions of size, shape, and distorted perception are common.
- Toxic psychosis with visual and auditory delusions, paranoia, and agitation.
- Drug-induced schizophrenia.
- Induced depression, which may create suicidal tendencies and mental dysfunction.

3. Non-DOT Drugs and Alcohol

3.1 Purpose

The Town of Minturn is committed to a safe, healthy, and productive work environment for all employees free from the effects of substance abuse. Abuse of alcohol, drugs, or controlled substances impairs employee judgment, resulting in increased safety risks, injuries, and faulty decision-making.

3.2 Scope

This policy applies to all employees. All employees have been issued upon initiation of this policy or upon hire (whichever is later) a copy of the town policy that describes what substances will be tested for and under what conditions employees will be tested.

3.3 Definitions

Prohibited Drugs: Illegal drugs under state or federal law, non-lawfully prescribed controlled substances, misuse of prescription or over-the-counter medications, and any other substances identified for testing under this policy.

Reasonable Suspicion: A belief based on specific, objective, and articulable facts and reasonable inferences drawn from those facts that an employee may be under the influence of alcohol or drugs or otherwise in violation of this policy. Reasonable suspicion may be based on observations concerning an employee's appearance, behavior, speech, performance, or other indicators consistent with impairment.

Refusal to Test: An employee's failure or unwillingness to submit to a required drug or alcohol test, including failure to report for testing, failure to provide an adequate specimen without a valid medical explanation, tampering with a specimen, or failure to cooperate with testing procedures.

Safety Rule: Any Town policy, procedure, or directive designed to protect employee safety, public safety, or Town property.

Safety Sensitive Positions: Safety-sensitive positions are those positions in which impaired performance could result in a significant risk of harm to the employee, other employees, the public, or Town property. Safety-sensitive positions include, but are not limited to, positions involving the operation of motor vehicles or heavy equipment, public works or utility operations, use of hazardous materials, or other duties requiring a high degree of alertness, judgment, or coordination. The Town Manager, or designee, shall designate which positions are considered safety-sensitive for purposes of this policy.

Under the Influence / Impairment: A condition in which an employee's mental or physical faculties are adversely affected to a degree that job performance, safety, or judgment is compromised, as determined through observable indicators, testing results, or other relevant evidence.

3.4 Statement of Policy

To ensure a safe and productive work environment the town prohibits the use, sale, dispensation, manufacture, distribution or possession of alcohol, illegal drugs (under state or federal law), not-lawfully-prescribed controlled substances, or drug paraphernalia on any town premises or worksites. This prohibition includes town owned vehicles, or personal vehicles being used for town business or parked on town property. Additionally, the Town of Minturn may take disciplinary action, including discharge, for the illegal off-duty use, sale, dispensation, manufacture, distribution or possession of drugs and controlled substances and the illegal use or distribution of alcohol.

No employee shall report to work or be at work under the influence of alcohol or prohibited drugs, or with test results exceeding established laboratory cutoff levels consistent with federally recognized testing standards.

When an employee must take prescription or over-the counter drugs, the employee must ask the medical professional or pharmacist if the drug has any side effects which may impair the employee's ability to safely or productively perform the employee's job duties. If there is potential impairment of the employee's ability to work safely or productively, the employee must report this information to the Town Manager. The Town will engage in the interactive process and provide reasonable accommodations where required by the Americans with Disabilities Act or applicable state law. With input from the employee, the Town of Minturn will determine whether any changes or other actions are necessary.

Any violation of this policy will result in disciplinary action up to and including termination.

3.5 Employee and Applicant Drug and Alcohol Testing

To promote a safe and productive workplace, the Town of Minturn will conduct the following types of Drug and Alcohol test for all employees:

- Pre-employment
- Reasonable Suspicion
- Random
- Post-accident
- Return-to-Duty/Follow-up Testing

3.6 Categories of Employee Substance Testing

3.6.1 Pre-employment Testing:

All persons seeking employment with the Town of Minturn in a safety-sensitive position, as defined in this policy, shall undergo post-offer, pre-employment drug testing.

Applicants who test positive will be notified that they have not met the standards for employment and informed they can have the confirmed positive test re-tested at their expense.

3.6.2 Reasonable Suspicion Testing:

An employee will be asked to submit to drug and alcohol testing when the employer reasonably suspects the employee is impaired or has used illegal drugs.

Reasonable suspicion testing may result from one of the following examples, but is not limited to the following:

- Specific, personal and articulable observations concerning the appearance, behavior, speech or performance of the employee; or
- Violation of a safety rule, or other unsafe work incident which, after further investigation of the employee's behavior, leads the supervisor(s) /manager(s) to believe that the employee's functioning is impaired; or
- Other physical, circumstantial, or contemporaneous indicators of impairment.

Reasonable suspicion determinations shall be documented in writing and, when practicable, supported by observations from more than one trained supervisor.

When a supervisor/manager has reasonable suspicion to request testing, the supervisor/manager will arrange to transport the employee to the collection site and will arrange for the employee's transport home.

The Town of Minturn will place the employee on a paid administrative leave pending the receipt of drug testing.

3.6.3 Random Testing:

Random drug and alcohol testing shall apply only to employees in safety-sensitive positions, as defined in this policy, including but not limited to positions involving operation of heavy equipment, commercial vehicles, public utilities, or duties where impairment could pose a direct threat to public safety.

Random testing will be spread reasonably throughout the year and will be unannounced to ensure that no employee receives advance knowledge of the time of testing. All employees will have an equal chance of being selected each time a random selection is made.

3.6.4 Post Accident Testing:

An employee must submit to a drug and/or alcohol testing after an on-the-job accident.

An accident for purposes of this policy is defined as an incident or occurrence during work that involves one or more of the following:

- a fatality or injury requiring medical treatment;
- property damage reasonably estimated to exceed $500;
- use or operation of a Town-owned vehicle; or

- involvement of an employee in a motor vehicle accident while performing work-related duties in a personal vehicle.

An employee who is involved in an accident must report the accident to the employee's supervisor/manager as soon as practicable.

Whenever a supervisor/manager observes or is notified of an accident as defined in above, the supervisor/manager will initiate drug and alcohol testing to evaluate the root cause of the workplace incident that harmed or could have harmed employees. The supervisor/manager will order all employees whose conduct could have contributed to the incident, not just the employee who reported injuries, to submit to testing. The supervisor/manager will arrange to transport each employee to the collection site and will arrange for each employee's transport home.

The Town of Minturn will place the employee on a paid administrative leave pending the receipt of drug testing.

3.6.5 Return to Duty/Follow-up Testing

If the town elects to allow an employee to return to work following a positive test result, the employee must first pass a drug and alcohol test and subsequently submit to a program of unannounced testing for a period of not more than twelve (12) months from the date of return to duty. Nothing in this section creates a right to continued employment, and return-to-duty decisions are made at the sole discretion of the Town.

3.7 Substances Tested for Will Include the Following or Their Metabolites:

- Marijuana
- Cocaine
- Opioids
- Phencyclidine (PCP)
- Amphetamines
- Ecstasy
- Alcohol

3.8 Inspection and Searches

Inspections shall be limited to Town-owned property, equipment, vehicles, and work areas where employees do not have a reasonable expectation of privacy, and shall be conducted in a reasonable manner consistent with applicable law.

3.9 Voluntary Treatment

The town supports sound treatment efforts. Whenever practicable, the town will assist employees in overcoming drug and alcohol problems as long as this policy has not already been violated.

If an employee seeks treatment for drug or alcohol use, the employee may be eligible to go into a drug and/or alcohol treatment program either through the town's medical insurance program or at the employee's own expense.

Employees electing to enter an appropriate treatment program may be eligible for benefits through the FAMLI Program. Please consult the Employee Handbook for additional details regarding FAMLI. More information regarding availability of treatment resources and possible insurance coverage for treatment services is available from the Town Manager.

3.10 Safeguards/Confidentiality

The drug screen analysis is accomplished through urinalysis or oral fluids testing. Alcohol testing may be through breath testing or blood testing. Samples will be collected in a sanitary environment designed to maximize employee's privacy while minimizing the possibility of sample tampering. If there is a positive drug result on the initial screening test, the laboratory will automatically do a second test to confirm the results. The second drug test will be performed using gas chromatography/mass spectrometry or other scientifically accepted method. A positive breath alcohol test will be confirmed by the blood alcohol technician using a second breath test. In the event a drug test result is dilute, the applicant or employee will be required to re-test if the test result is a negative dilute.

All drug tests are performed by an outside laboratory certified by the Department of Health and Human Services. All government-certified outside laboratories strictly follow chain of custody guidelines to ensure the integrity of the testing process. The town shall use a Medical Review Officer (MRO) who will receive the laboratory results of the testing procedure. The MRO shall be a licensed physician and have knowledge of substance abuse disorders and the appropriate medical training to evaluate positive results, medical histories, and any other relevant biomedical information. The MRO shall review all medical records made available by the tested individual when a confirmed positive test could have resulted from legally prescribed medication.

If the results of the initial test are negative, the testing laboratory will report the results to the MRO retained by the town. The MRO or the testing laboratory reports the negative results to the town. In this instance, no additional tests on the specimen will be done.

If the results of the initial test are positive, that is, if the results exceed the permitted levels for any of the six drugs tested or for alcohol, a second confirmatory test shall be performed. Only specimens that are confirmed positive on the second (confirmatory) test are reported positive to the MRO for review and analysis. The MRO will contact the employee personally in the case of a positive test result. The MRO has the responsibility of reporting to the town whether the test results are positive or negative.

An applicant or employee who does not pass a drug test may request that the original sample be analyzed again at the individual's expense by a government-certified laboratory. All requests for an independent analysis must be made in writing within 72 hours of notification of a confirmed positive test result.

Each applicant or employee will have an opportunity to discuss the drug and/or alcohol test with an MRO in a confidential setting. Each applicant or employee upon the employee's written request may be provided with a written copy of the positive test result. Upon written request within seven days of taking the test, an employee may access records relating to his drug and/or alcohol test.

3.11 Disciplinary Action

3.11.1 Testing Positive

No employee shall report to work or be at work under the influence of alcohol or prohibited drugs, or with test results exceeding established laboratory cutoff levels consistent with federally recognized testing standards.

The Town prohibits employees from reporting to work under the influence of marijuana or otherwise in violation of this policy, or in a condition that impairs job performance or poses a safety risk. A positive test result for marijuana may result in disciplinary action where it is accompanied by evidence of impairment, violation of safety rules, or impact on job performance, regardless of whether marijuana use occurred off duty or was lawful under Colorado law.

Disciplinary action shall be determined based on the totality of the circumstances and may include termination, consistent with applicable law and the Town's at-will employment policy.

3.11.2 Refusal to comply

Employees who refuse required testing are in violation of this policy.

3.11.3 Interference with testing

Employees who adulterate, tamper with or otherwise interfere with accurate testing are in violation of this policy.

3.11.4 Observation

Any employee, who has been observed using or possessing illegal drugs or alcohol during work time, including lunch breaks, or on Town of Minturn premises is in violation of this policy.

3.12 At Will Employment

Nothing in this policy is to be construed to prohibit the Town of Minturn from maintaining a safe and secure work environment or to limit its right to impose disciplinary actions as it may deem appropriate for reasons of misconduct or poor performance, regardless of whether the misconduct or poor performance arises out of the use of alcohol or drugs. Such disciplinary actions may include termination of employment. Employment is at-will and subject to termination by the Town of Minturn or the employee at any time, with or without notice.

4. Water Moratorium Communication

4.1 Purpose and Policy Statement

The Town of Minturn has been subject to a water moratorium since 2020, which directly affects the availability of new water service connections and the ability to approve development, building, or change-of-use projects within the Town limits.

The purpose of this policy is to ensure that all prospective buyers, developers, builders, contractors, property owners, design professionals, and other interested parties are provided clear, consistent, and written notice of the water moratorium and its limitations prior to any substantive discussion of a proposed project.

This policy is intended to:

- Prevent reliance on informal or preliminary conversations with Town staff;
- Ensure equal treatment of all prospective projects, regardless of size or scope; and
- Reduce the risk of misunderstanding regarding the availability of municipal water service.

Written notice of the water moratorium shall be provided no later than the first substantive contact with a prospective or interested party, and in all cases before:

- Any project-specific feedback is provided;
- Any pre-application or conceptual meeting occurs; or
- Any discussion regarding timing, feasibility, or sequencing of development is undertaken.

Written notice shall include:

- A copy of the 2020 Water Moratorium Ordinance;
- A copy of the 2023 Updated Water Moratorium Ordinance; and
- Explicit identification of Section 3 of the 2020 Moratorium Ordinance, including the Town's administration of limited exceptions on a first-come, first-served basis, as applicable.

Verbal communication alone shall not satisfy this policy. Written notice (via email or USPS mail) is required and shall control over any verbal discussion.

4.2 Authority and Administration

This policy applies to all Town staff, elected officials when acting in an administrative capacity, and any agent or consultant acting on behalf of the Town who communicates with individuals or entities regarding development, construction, land use, real estate transactions, or any activity that may involve current or future municipal water use.

Each staff member engaging in such communication is responsible for:

- Ensuring written notice of the water moratorium is provided in accordance with this policy; and
- Refraining from substantive project discussions until written notice has been delivered.

The department initiating contact shall retain documentation demonstrating compliance with this policy, which may include:

- A copy of the email transmitting the moratorium documents;
- A copy of mailed correspondence; or
- A log entry or CRM record noting the date and method of delivery.

Nothing in this policy shall be construed as creating a vested right, guarantee of service, or entitlement to water service. All determinations regarding water availability are governed by adopted ordinances, resolutions, and policies of the Town of Minturn, as may be amended from time to time.

5. Uniforms and Protective Footwear

5.1 Purpose and Policy Statement

The purpose of this policy is to establish uniform standards and safety footwear requirements for Town employees whose positions require protective clothing, identifiable workwear, or specialized boots necessary for workplace safety. This policy also establishes the Town's procedures for issuing uniforms, providing safety boot allowances, administering reimbursements, and ensuring compliance with procurement and tax-exempt purchasing rules. This policy is intended to promote employee safety, support a consistent and professional appearance, and protect the Town from audit, tax, and liability risks.

5.2 Scope

This policy applies to all full-time, part-time, and seasonal employees of the Town of Minturn whose job duties require the use of uniforms, personal protective equipment (PPE), or safety footwear, including but not limited to Public Works employees, snow removal staff, Parks and Trails personnel, and any position designated by the Town Manager, Public Works Director, or department supervisor. Office staff not assigned uniforms or required PPE are excluded, unless otherwise directed.

5.3 Definitions

Uniform: Town-approved clothing worn by employees while performing Town duties, including shirts, jackets, outerwear, and any other workwear issued or required.

Safety Footwear: Work boots or protective shoes meeting ASTM F2413 safety standards for impact, compression, slip resistance, or other specifications required for job duties.

Allowance: The maximum monetary reimbursement provided by the Town for eligible purchases made by an employee in accordance with this policy.

Tax-Exempt Purchase: A purchase made by the Town using Town funds, paid directly by the Town at the point of sale, and exempt from sales tax under Colorado law.

Incidental Purchase: A small, low-cost purchase authorized by a supervisor when Town procurement methods are not reasonably available, and reimbursed to the employee within the limitations of this policy.

5.4 Uniform Requirements

- Employees whose duties expose them to foot hazards, including heavy equipment operation, excavation, construction, snow removal, or material handling, are required to wear ASTM-certified safety footwear while on duty.
- Safety footwear must be in good, serviceable condition, free of tears, significant sole wear, broken hardware, or other conditions that compromise safety.
- Supervisors may require an employee to replace unsafe or excessively worn footwear.

- Safety footwear must meet standards appropriate to weather and terrain, including waterproofing or cold-weather compliance when required for job duties.

5.5 Safety Footwear Requirements

- Employees whose duties expose them to foot hazards, including heavy equipment operation, excavation, construction, snow removal, or material handling, are required to wear ASTM-certified safety footwear while on duty.
- Safety footwear must be in good, serviceable condition, free of tears, significant sole wear, broken hardware, or other conditions that compromise safety.
- Supervisors may require an employee to replace unsafe or excessively worn footwear.
- Safety footwear must meet standards appropriate to weather and terrain, including waterproofing or cold-weather compliance when required for job duties.

5.6 Boot Allowance Program

- Eligible employees may receive a safety boot allowance of up to $250 every 24 months.
- Employees purchasing boots costing more than the allowance are responsible for the difference.
- Boot purchases made with personal funds must include sales tax, and reimbursement will be made only for the amount paid up to the allowance.
- The Town will not engage in split-funded purchases (Town pays part; employee reimburses part) due to tax-exempt and audit restrictions.
- Supervisor-approved early replacement may be granted if boots become unserviceable due to work-related wear before the 24-month period expires.
- Only ASTM-certified safety footwear qualifies for reimbursement.

5.7 Town Purchasing Rules (Tax-Exempt Requirements)

- The Town may purchase uniforms or safety footwear tax-exempt only when the Town pays 100% of the purchase price at the point of sale using Town funds, a Town credit card, a Town purchase order, or a Town check.
- Employees may not use the Town’s sales-tax-exempt certificate for purchases made with personal funds.
- The Town cannot purchase boots or uniforms tax-exempt if the employee plans to reimburse the Town for any portion of the cost.
- Employees purchasing uniforms or footwear with personal funds must pay all applicable taxes and seek reimbursement only for the eligible amount.

- All tax-exempt purchases must comply with the Town's procurement procedures, spending limits, and purchasing card policies.

5.8 Reimbursement Procedures

To receive reimbursement for eligible purchases, employees must:

- Obtain supervisor approval prior to purchasing eligible items.
- Submit an itemized receipt showing vendor name, date, amount paid, and sales tax (if purchased with personal funds).
- Submit documentation to the department supervisor or Town Clerk no later than **30 days** after the purchase date.
- Provide verification that the boots meet ASTM F2413 standards, if not clearly indicated on the receipt.
- Understand that non-eligible items (such as socks, insoles, fashion footwear, or accessories) will not be reimbursed.
- Receive reimbursement through the Town's standard accounts payable or payroll cycle.

5.9 Town-Issued Uniforms & Replacements

Upon hire, employees may be issued a standard set of uniforms appropriate to their position. The Town will replace uniforms that become worn or damaged through normal job-related use. Uniforms damaged due to employee negligence, misuse, or non-work activities may be replaced at the employee's expense. All Town-issued uniforms and outerwear remain the property of the Town and must be returned upon separation from employment. Lost or unreturned items may be subject to payroll deduction where legally permitted.

5.10 Seasonal Employees

Seasonal Public Works or Parks employees may be issued modified or limited uniforms appropriate to their assignment. Seasonal employees may receive a prorated or reduced boot allowance, as determined by the Public Works Director and the Town Manager.

5.11 Appearance, Maintenance, and Exceptions

Employees are expected to maintain a professional appearance consistent with public service standards. Uniforms and footwear must be kept free of excessive soil, odors, or damage. Safety PPE, including high-visibility outerwear, must be worn as required by departmental safety guidelines. Employees are responsible for maintaining footwear in good condition between replacements.

5.12 Loss, Theft, or Damage

Uniforms or safety boots damaged during the performance of job duties may be replaced at Town expense with Town Manager approval. Items lost or stolen must be reported

immediately to the supervisor. The Town may deny replacement or reimbursement if loss or damage occurs due to negligence, intentional misconduct, or non-work activities. The Town may require completion of an incident report for loss or damage.

5.13 Disciplinary Consequences

Failure to comply with this policy may result in corrective or disciplinary action, up to and including loss of purchasing privileges, denial of reimbursement, or progressive discipline as outlined in the Town's employee handbook. Misuse of tax-exempt purchasing authority or falsification of documentation may result in disciplinary action.

5.14 Administration and Authority

The Public Works Director is responsible for implementing and managing uniform and footwear requirements within the department. The Town Manager is responsible for maintaining this policy and making necessary updates to allowance amounts or standards. The Town Clerk and Treasurer is responsible for ensuring compliance with tax-exempt purchasing rules and processing reimbursements. The Town Manager retains final authority to interpret this policy and resolve disputes.

6. Federal Grant Cash Management Procedures

6.1 Purpose and Policy Statement

These procedures establish the Town of Minturn's internal controls and practices for managing Federal grant funds in accordance with 2 CFR 200.305, including requirements for minimizing the time between disbursement of Town funds and reimbursement from the Federal awarding agency, and ensuring that adequate financial systems safeguard public resources.

6.2 Scope

These procedures apply to all Federal grants administered by the Town, including the Safe Streets for All (SS4A) Grant awarded through the Federal Highway Administration (FHWA).

6.3 Cash Management Principles

6.3.1 Reimbursement Only Basis

The Town administers all Federal awards on a reimbursement basis. The Town does not request advance payments from Federal agencies.

6.3.2 Minimizing Time Elapsing Between Expenditure and Reimbursement

Consistent with 2 CFR 200.305(b), the Town shall:

- Incur costs first for eligible project activities.
- Pay vendors/contractors using Town funds.
- Submit reimbursement requests promptly following payment, minimizing the time elapsing between the Town's disbursement and the drawdown of Federal funds.
- Ensure reimbursement requests reflect only allowable, allocable, and documented expenditures.
- The Town's goal is to submit reimbursement requests within 30 days of paying an eligible expense.

6.4 Procedures for Reimbursement Requests

6.4.1 Verification of Allowable Costs

Before inclusion in a reimbursement request, expenditures must be verified as allowable, necessary, and reasonable. Charges must comply with the grant agreement, 2 CFR 200 Subpart E (Cost Principles), Town procurement policies, and contract terms.

6.4.2 Documentation Required

Each reimbursement request must include, at minimum:

- Paid invoices or contract pay applications
- Proof of payment (ACH confirmation or warrants register)

- Timesheets (if applicable)
- General ledger reports for federal accounts
- Additional documentation required by FHWA

6.4.3 Submission of Reimbursement Requests

The Town Clerk and Treasurer or designee prepares the reimbursement request, confirms documentation, verifies expenditures in the accounting system, submits the request, and maintains records of submissions and approvals.

6.5 Accounting System and Internal Controls

6.5.1 Adequate Accounting System

The Town maintains an accounting system designed to provide reasonable assurance of accurate tracking of Federal funds, segregation of duties, and prevention of waste, fraud, misuse, or loss. Federal grant revenues and expenditures are tracked using separate account codes within the Town's accounting system.

6.5.2 Internal Controls

The Town maintains internal control procedures consistent with 2 CFR 200.303 and the GAO Green Book. Controls include:

- Segregation of duties
- Supervisory review of reimbursement requests
- Invoice approval workflow
- Periodic reconciliation of federal accounts
- Secure retention of documents

6.6 Recordkeeping

The Town retains all documents related to federal reimbursement, including invoices, contracts, payment confirmations, reimbursement submissions, award agreements, system reports, and correspondence. Records are retained for the period required under 2 CFR 200.334 (Uniform Administrative Requirements).

6.7 Monitoring and Compliance

The Finance Director or designee monitors expenditures for compliance, reconciles accounts monthly, ensures timely reports, coordinates with project staff, and responds to FHWA audits or monitoring reviews.

6.8 Revision and Approval

These procedures may be updated to reflect changes in Federal regulations, FHWA guidance, or Town administrative practices.

7. Employee Use of Social Media

7.1 Purpose and Policy Statement

The purpose of this policy is to establish clear expectations and guidelines for the appropriate use of social media by Town of Minturn employees. Social media can be a valuable tool for public communication, community engagement, and transparency. However, improper use may expose the Town to legal, operational, or reputational risks.

This policy ensures that social media use by employees:

- Protects the Town's confidential and sensitive information;
- Preserves the Town's professional reputation;
- Complies with Colorado and federal laws, including open records obligations; and
- Respects employees' rights to engage in protected concerted activity.

7.2 Scope

This policy applies to all full-time, part-time, temporary, and seasonal employees of the Town of Minturn, regardless of position or department. The policy applies to the use of both Town-owned equipment and personal devices when such use intersects with Town business.

7.3 Definitions

Town: Town of Minturn.

Social Media: Any digital platform used for communication or content sharing, including but not limited to Facebook, Instagram, X/Twitter, TikTok, LinkedIn, YouTube, Reddit, blogs, wikis, and online forums.

Official Town Social Media: Accounts created, managed, or authorized by the Town Manager or their designee for the purpose of official communication.

Personal Social Media: Any account or profile used by an employee that is not authorized for official Town communication.

7.4 Personal Use of Social Media

7.4.1 Use of Town Equipment

- Employees may not use Town computers, networks, or other equipment for personal social media use, except for incidental use during approved break periods.
- Personal mobile device use during work time should be kept to a minimum and must not interfere with job duties or public service.

7.4.2 Official Town Communication

- Any posting, comment, or content published on behalf of the Town must be approved by the Town Manager or their designee.

- Employees may not represent personal views as those of the Town.

7.4.3 Employee Personal Social Media Activity

- Personal social media activity conducted on non-work time and with personal devices is generally not restricted; however, employees are personally responsible for the content they publish.
- Employees must comply with all applicable laws—including Colorado Open Records Act (CORA), copyright laws, and confidentiality requirements.
- Employees may not disclose sensitive, confidential, proprietary, personnel-related, financial, or legally protected information about the Town.
- Employees may not post unpublished Town strategies, draft documents, internal discussions, legal opinions, emergency-response information, or other non-public operational content.

7.4.4 Identifying Employment

- If an employee posts content that promotes, endorses, or discusses the Town in a way that could be perceived as knowledgeable or authoritative, the employee must disclose their Town employment (e.g., "I work for the Town of Minturn, but these opinions are my own").
- Disclosing employment does **not** permit sharing confidential or non-public information.

7.4.5 Respectful Conduct and Professionalism

- Employees should avoid posts that could reasonably be viewed as discriminatory, harassing, threatening, or defamatory toward residents, coworkers, contractors, elected officials, or community partners.
- Employees may not use social media to impersonate others or misrepresent the Town.

7.4.6 Complaint and Reporting Process

- Employees are encouraged to use the Town's established complaint and reporting procedures for workplace concerns, rather than raising such issues exclusively on social media.
- Using social media does not replace or satisfy Town complaint procedures for reporting unlawful behavior, safety issues, discrimination, or harassment.

7.4.7 Protected Employee Rights

- Nothing in this policy is intended to interfere with employees' rights under the **National Labor Relations Act (NLRA)** or other applicable laws to engage in **protected concerted activity**, including discussing wages, hours, working conditions, workplace safety, or other terms of employment.
- Employees may engage in such protected discussions on social media, provided they do not disclose confidential information as defined above.

7.5 Use of Official Town Social Media Accounts

- Only employees designated by the Town Manager may post on or administer official Town accounts.
- All content must align with Town communications standards, records-retention requirements, and CORA obligations.
- Authorization may be revoked at any time if standards are not met.

7.6 Violations

Misuse of social media may result in corrective or disciplinary action, up to and including termination, depending on the nature and severity of the violation. Violations may also be referred for legal review when they involve unlawful disclosure or other prohibited conduct.

7.7 Questions

Questions regarding this policy should be directed to the Town Manager.

Staff Memo
Town Manager's Office

Staff Memo To: Mayor and Town Council

From: Rob Gutierrez, Town Manager

Date: February 4, 2026

Subject: Mobile & Modular Business Pilot Program

Purpose of Memorandum

The purpose of this memorandum is to provide background information and context regarding a proposed resolution authorizing a **temporary Mobile & Modular Business Pilot Program** on Town-owned property. The pilot program would allow the Town to evaluate limited mobile and modular commercial uses on a temporary basis before considering any permanent amendments to the Municipal Code.

Council action is requested to consider whether to authorize the pilot program as outlined and to provide direction on next steps.

Background

Over the past year, staff has received inquiries from local business owners regarding the ability to operate small, temporary business formats, such as mobile trailers, vehicles, and modular pop-up retail, within Minturn. These inquiries have generally focused on seasonal, lower-cost business models that do not rely on permanent buildings or long-term land use entitlements.

The Town currently allows outdoor food vendors through Article 8 of the Municipal Code and permits various temporary commercial activities through special events and short-term permits. However, the Code does not provide a clear framework for non-food mobile or modular businesses operating on Town-owned property for periods longer than a typical event.

Rather than pursuing immediate code amendments, staff believes a **time-limited pilot program** provides a measured way to explore whether these types of uses could function appropriately in Minturn, and what impacts or concerns may arise.

Proposed Pilot Program Overview

The proposed Mobile & Modular Business Pilot Program would allow a limited number of temporary commercial uses to operate on **Town-owned property** under revocable licenses issued by the Town Manager.

For purposes of the pilot, the term *mobile and modular businesses* would include:

- **Mobile businesses**, such as vans, trailers, or similar vehicle-based operations; and
- **Modular pop-up businesses**, such as single shipping containers or similar modular units, placed temporarily and removed at the end of the approved term.

The pilot is intended to test feasibility and impacts only and is not intended to establish permanent commercial uses or development rights.







Key Pilot Parameters (High-Level)

If authorized, the pilot program would be guided by the following principles:

- Limited to **Town-owned property** designated by the Town Manager
- Temporary, **revocable licensing**, not zoning approvals or land use entitlements
- No permanent buildings, foundations, or permanently affixed utilities
- Participation limited to businesses engaged in **taxable retail or services**
- Site-specific review and conditions based on location and use
- No vested rights or expectation of continuation

Operational details, including duration of individual licenses, location selection, and conditions, would be established administratively if the pilot is approved.

Pilot Duration and Sunset

Staff recommends that the pilot program operate as a **single, unified pilot** for both mobile and modular business types, with a firm sunset date.

Under the proposed approach:

- The pilot program would terminate on **October 31, 2026**, unless extended by further action of the Town Council.
- All licenses issued under the pilot would expire no later than that date.
- All units would be required to be removed and sites restored upon expiration or termination of the pilot.

This approach provides clarity to participants, the community, and Council, and ensures the program remains temporary and evaluative in nature.

Relationship to Existing Regulations

The proposed pilot program would operate under a **separate licensing framework** and would not rely on or modify Article 8 (Outdoor Food Vendor License) of the Minturn Municipal Code. Article 8 would continue to govern outdoor food vendors and event-based vending as currently written.

Similarly, the pilot does not amend zoning regulations or authorize permanent commercial uses. Any consideration of long-term allowances or zoning changes would require separate Council action and public process.

Public Awareness and Input

If the pilot program is authorized, staff anticipates administering it in a transparent manner, including providing opportunities for public awareness or input prior to issuing individual licenses, where practicable. The specific outreach approach would vary based on location and context and would remain an administrative function.

Rationale for a Pilot Approach

Staff believes a pilot program allows the Town to:

- Respond to business inquiries in a controlled and reversible manner
- Evaluate impacts on parking, noise, circulation, and compatibility
- Understand community response in specific locations
- Provide Council with real-world information before considering permanent policy changes

The pilot structure preserves Council's ability to discontinue, modify, or expand the concept based on experience.

Next Steps

If Council adopts the proposed resolution:

- Staff would identify potential Town-owned locations suitable for limited pilot use
- Administrative rules and license conditions would be developed consistent with Council direction
- Interested businesses would be informed of application procedures
- Staff would monitor and document impacts throughout the pilot period

Staff would return to Council with updates or recommendations as appropriate.

Requested Council Action

Consider adoption of a resolution authorizing a **temporary Mobile & Modular Business Pilot Program** on Town-owned property, terminating October 31, 2026.

Sincerely,

Rob Gutierrez
Town Manager

2/1/26

To: Town of Minturn Council and Manager

In response to your request for public comment regarding a Mobile & Modular Business Pilot Program I feel the explanation of what is being proposed is to vague - Not transparent enough.

It would be nice to have an list of the town properties you are considering using, whether they are zoned for these uses on the properties and what might be the affects on the residents living in the areas?

What you want to do on each property should be stated frankly and clearly with better descriptions of the types of businesses your are considering on each property.

I believe that since these will be located on town properties - the town should be good stewards and follow the code Regulations the rest of the Minturn Public would have to follow so that the wrong precedent is not set for the future.

Will we be collecting rent from their use of town property?

For many years the town spent time cleaning up old cars, trailers, modulars and numerous other junk. Who will be responsible for the clean up of whatever is left behind if this does not work.

Would it not be better if we could get the empty store fronts we have rented. Such as 155 Main St. It could make a great place for Retail pop-ups. A co-op of sorts.

In closing I feel I cannot give a qualitative answer with the information given.

Thank you for listening
Lynn Teach
953 Pine St.
Minturn

February 2, 2026

Lynn Teach
253 Pine St.
Minturn, CO 81645

Subject: Response to Comment Letter on Mobile and Modular Business Pilot Program

Dear Lynn Teach,

Thank you for taking the time to provide written comments regarding the proposed Mobile and Modular Business Pilot Program. The Town appreciates your thoughtful feedback and the opportunity to respond to the questions and concerns you raised.

Location and Effects

At this stage, the pilot program does not pre-identify specific Town-owned properties where mobile or modular businesses would operate. This is intentional. The purpose of the pilot is to allow the Town to evaluate the concept on a site-specific basis, rather than making a blanket authorization across all Town properties.

While the pilot program is limited to Town-owned property, not every Town property would necessarily be suitable for participation. Any proposed location would be evaluated individually based on context, surrounding uses, access, and potential impacts before a license is issued.

Staff anticipates that mobile or modular businesses, depending on their location and operation, could generate localized effects on nearby residents and properties. Potential effects may include, but are not limited to:

1. **Pedestrian activity and foot traffic**, including short-term gathering or queuing
2. **Parking and curbside use**, particularly for short-duration visits
3. **Noise and activity levels**, generally associated with customer presence and operation
4. **Visual character and appearance**, reflecting the temporary placement of a mobile or modular unit
5. **Vehicle trips generated**, typically low-intensity and short-duration

Because these effects are highly dependent on location and operation, the pilot program is designed to allow the Town to evaluate impacts incrementally, apply site-specific conditions, and adjust or discontinue participation as needed.

Business Types and Site-Specific Review

At this stage, the pilot program does not pre-identify specific business types or proposed operators for each Town-owned property. This is intentional. The purpose of the pilot is to evaluate whether a range of small, temporary mobile or modular business formats could function appropriately in Minturn, recognizing that suitability may vary by location.

Different Town properties have different surrounding contexts, access constraints, and sensitivities. As a result, certain types of mobile or modular businesses may be appropriate in some locations but not in others. Establishing rigid, site-specific use descriptions in advance, before evaluating interest or proposals, would limit the Town's ability to assess compatibility on a case-by-case basis.

Instead, the pilot program is structured to allow site-specific review prior to any license issuance. As part of that process, staff anticipates providing notice of a proposed mobile or modular business at the specific location and allowing an opportunity for public comment before a license is issued. This approach ensures that nearby residents and businesses can understand the nature of a proposed use and provide input before it occurs.

The pilot program does not authorize any business use by right. All licenses would remain temporary, revocable, and subject to conditions based on location, operation, and community feedback.

Use of Town Property and Consistency with Code

Staff understands and shares the concern that the Town should as a responsible steward of its own property and avoid setting unintended precedents for future development.

The proposed pilot program is intentionally structured to distinguish between temporary, revocable, activities on Town-owned property and permanent land uses or development rights that would be regulated through zoning and building code. The pilot does not amend the Municipal Code, does not authorize permanent structures, and does not grant any vested rights or entitlements.

Any mobile or modular business authorized under the pilot would be subject to limitations and conditions comparable to those applied to other temporary uses in Minturn, including time limits, site-specific review, and ongoing monitoring. The Town would evaluate operational impacts in relation to the benefits of the pilot and the surrounding context and could modify conditions or revoke approval if impacts are determined to be significant, unmitigable, or inconsistent with the purpose of the pilot program.

By limiting the pilot to a defined timeframe, restricting it to temporary formats, and reserving Council authority over future expansion, the Town is seeking to evaluate the concept without undermining the code framework that applies to the broader community.

Responsibility for Removal and Site Restoration

Staff recognizes the Town's past experience with abandoned vehicles, trailers, and modular structures, and the importance of ensuring that temporary uses do not create long-term maintenance or cleanup obligations for the community.

Under the proposed pilot program, any mobile or modular business would be required to demonstrate, prior to licensing, that its unit can be removed from the site within a short

timeframe upon expiration of the license or upon notice from the Town. Licenses would be revocable and would not grant any right to remain on Town property beyond the approved term.

In addition, participation in the pilot would require the licensee to accept responsibility for full removal of the unit and restoration of the site to its prior condition. The Town would retain the ability to require financial security, insurance, or other assurances as a condition of licensing, where appropriate, to ensure that removal and cleanup obligations are met.

These safeguards are intended to avoid the types of situations the Town has addressed in the past and to ensure that temporary pilot uses do not result in long-term impacts or cleanup costs borne by the Town.

Main Street Storefronts and Property Ownership

Staff shares the commenter's interest in improving the utilization of existing commercial storefronts along Main Street and agrees that increased activation of underused retail space could provide community and economic benefits.

At this time, however, the Town does not own, lease, or have direct control over most Main Street commercial properties, including 155 Main Street. As a result, the Town does not have the ability to independently determine tenancy, rental rates, or operating models for those spaces. Decisions regarding use of private commercial storefronts rest with property owners.

The proposed pilot program is limited to Town-owned property specifically because it allows the Town to evaluate temporary business concepts within areas where it has clear authority and responsibility. The pilot is not intended to replace or compete with private storefronts, nor does it preclude future efforts focused on Main Street revitalization.

Staff is currently exploring broader strategies to support business activity and utilization along Main Street. Any future initiatives related to private commercial properties would require additional analysis, coordination with property owners, and separate Council direction.

The Town values community input as part of this evaluation process, and your comments will be considered as the pilot program is discussed and refined.

Sincerely,

Rob Gutierrez
Town Manager

Pilot Program for Mobile and Modular Businesses

Summarize

Reply | Reply All | Forward

Fri 1/16/2026 9:46 AM

LF

Lisa Fox <minturnfox@gmail.com>
To Rob Gutierrez

This sender minturnfox@gmail.com is from outside your organization.

Follow up. Completed on Monday, February 2, 2026.
You replied to this message on 1/16/2026 11:27 AM.

You don't often get email from minturnfox@gmail.com. Learn why this is important

Love the idea

Lisa Fox

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 08 – SERIES 2026

A RESOLUTION AUTHORIZING A TEMPORARY MOBILE & MODULAR BUSINESS PILOT PROGRAM

WHEREAS, the Town of Minturn is a Colorado home-rule municipality with authority over municipal property, business licensing, and the regulation of commercial activity; and

WHEREAS, the Town owns and controls certain public property, parking areas, rights-of-way, and public spaces within the Town; and

WHEREAS, the Minturn Municipal Code provides for the licensing and regulation of commercial activity, including mobile and outdoor vendors operating on public property; and

WHEREAS, the Town Manager is authorized by the Municipal Code to issue, condition, and revoke business licenses and to designate locations for licensed commercial activity on public property; and

WHEREAS, the Town Council finds that supporting small businesses, entrepreneurship, and the activation of public spaces serves a valid public purpose; and

WHEREAS, the Town Council desires to test, on a limited and temporary basis, the feasibility of allowing certain mobile and modular commercial uses on Town-owned property before considering any permanent code amendments.

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

Section 1. Authorization of Pilot Program

The Town Manager is hereby authorized to establish and administer a Mobile & Modular Business Pilot Program, which shall operate on a temporary basis and terminate on **October 31, 2026**, unless extended by further action of the Town Council. For purposes of this Resolution, the Pilot Program may include both vehicle- or trailer-based mobile businesses and temporary modular or container-based pop-up businesses, subject to the limitations set forth herein.

Section 2. Eligible Businesses

Participation in the Pilot Program shall be limited to businesses engaged in the retail sale of taxable goods or taxable services within the Town of Minturn, as determined by the Town Manager in accordance with applicable sales tax and business licensing requirements. Participation in the Pilot Program shall not authorize any business use that would otherwise be prohibited under applicable zoning regulations.

Licenses issued under the Mobile & Modular Business Pilot Program are separate from and not governed by Article 8 (Outdoor Food Vendor License) of the Minturn Municipal Code, and participation in the Pilot Program shall not require or constitute an outdoor food vendor license under Article 8.

Section 3. Authority of the Town Manager

The Town Manager is authorized to:

A. Designate specific Town-owned properties, parking areas, and public spaces for participation in the Pilot Program;

B. Issue temporary, revocable commercial use licenses to approved participants;

C. Establish reasonable rules and conditions governing the Pilot Program, including but not limited to hours of operation, business types, unit size, noise, utilities, sanitation, appearance, insurance, and

public safety, provided that uses authorized under the Pilot Program shall involve only temporary, mobile, or demountable units and shall not include permanent buildings, foundations, or permanently affixed utility connections;

D. Limit the number of participants and the duration of any individual license;

E. Establish and collect reasonable license fees and site use fees to recover Town administrative and operational costs; and

F. Suspend or revoke any Pilot Program license at any time for violation of program rules, public safety concerns, or if continuation is not in the public interest.

G. Administer the Pilot Program in a transparent manner and, where practicable, provide opportunities for public awareness or input prior to issuing individual licenses.

Section 4. No Vested Rights

Participation in the Pilot Program shall not create any vested right, leasehold interest, tenancy, or entitlement to continue operating beyond the term of the Pilot Program or beyond the duration of any license issued under it.

Section 5. No Code Amendment

This Resolution authorizes a temporary pilot program only and does not amend, modify, or supersede any provision of the Minturn Municipal Code.

Section 6. Sunset Provision

The Pilot Program shall automatically terminate as provided in Section 1 of this Resolution, unless extended by further action of the Town Council.

Section 7. Effective Date

This Resolution shall take effect immediately upon adoption.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED THIS 4TH DAY OF FEBRUARY 2026.

_____

Earle Bidez, Mayor

ATTEST:

_____

Jay Brunvand, Town Clerk

TOWN OF MINTURN
P.O. Box 309 (302 Pine Street)
Minturn, Colorado 81645-0309
970-827-5645 Fax: 970-827-5545
treasurer@minturn.org

FROM THE DESK OF
JAY BRUNVAND, TREASURER/FINANCE

To: Mayor and Council
From: Jay Brunvand
Date: February 4, 2026
Agenda Item: Resolution 09 – Series 2026

REQUEST:
Council is asked to approve Resolution 09 – Series 2026

INTRODUCTION:
The Town is scheduled to hold its regular Municipal Election on April 7, 2026. This year we are scheduled to seat three council members and the mayor. The window to circulate and return petitions was January 6 through 26, 2026. As of the deadline we had received an equal number of candidates for the seats available and the window for write-in candidates closed on February 2.

Colorado law and Minturn Municipal Code allow the town to cancel an election in cases where there is no contest such as in this case. The Code requires a Resolution to be passed canceling the election and declaring the candidates elected effective the election date.

On April 15 we will swear in the candidates and they will assume their seats at the dais. The first order of business will be for the Council to direct staff to solicit applications for the seat vacated by Eric G. upon his ascension to the mayor's seat.

ANALYSIS:
N/A

COMMUNITY INPUT:
N/A

BUDGET / STAFF IMPACT:
The adopted FY2026 Budget includes $5,000 to cover the cost of the scheduled April election. By canceling the election, the town will save approximately $4,500 after advertising for candidate nominations.

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

RECOMMENDED ACTION OR PROPOSED MOTION:
Motion to approve Resolution 09 – Series 2026.

ATTACHMENTS:
- 09 – Series 2026

PUBLIC NOTICE
TOWN OF MINTURN

Notice of Cancellation of The Town of Minturn Regular Municipal Election and declaring elected those individuals to the respective offices By the Designated Election Official

I, Jay Brunvand, Town Clerk/Treasurer for the Town of Minturn, State of Colorado have been authorized and directed to and does hereby cancel the Town of Minturn regular municipal election scheduled for April 7, 2026 by the Minturn Town Council per C.R.S. Section 31-10-507 and Minturn Municipal Code Section 2-1-30. There are not more candidates than offices to be filled at such election, including candidates filing affidavits of intent, and there are no ballot issues to be decided at said election. As a result, the following candidates are hereby declared elected:

1.	Eric Gotthelf	Mayor	2-year term,
2.	Spence Neubauer	Councilmember	4-year term,
3.	Lynn Feiger	Councilmember	4-year term,
4.	Katherine Schifani	Councilmember	4-year term.

Such terms are scheduled to commence upon such candidates being sworn into office at the regular meeting of the Minturn Town Council on April 15, 2026.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Town of Minturn at Minturn, Colorado this 4th day of February, 2026.

\s_____
Jay Brunvand, Treasurer/Clerk

Karp Neu Hanlon PC
ATTORNEYS AT LAW

MEMORANDUM

DATE: January 29, 2026

TO: Minturn Town Council

FROM: Karp Neu Hanlon, P.C.

RE: Noise Ordinance Amendment

Colorado state law establishes maximum permissible noise levels for the state and authorizes local governments to adopt noise level standards no less restrictive than state law provisions. State law also specifies the times of day and zoning types applicable to different noise level standards.

The Town of Minturn Municipal Code (the "Code") currently sets maximum noise levels that apply uniformly throughout the jurisdiction. The Code also allows the Town to issue permits to any person within the Town authorizing amplification or noise levels to exceed the Code's maximum levels.

The Town wishes to amend the relevant Code provisions concerning noise level regulation to conform with state standards. The Ordinance, attached as **Exhibit A**, would permit noise levels and time and place restrictions only up to the state maximum. To ensure compliance with state law, the Ordinance also removes the Town's ability to issue permits to exceed maximum noise levels. However, none of the Code changes limit the Town's ability to exceed noise levels "for the purpose of [the Town] promoting, producing, or holding cultural, entertainment, athletic, or patriotic events, including but not limited to, concerts, music festivals, and fireworks displays." C.R.S. § 25-12-103(11).

Staff advises the Town Council adopt this Ordinance to comply with state law and for the health, safety, and welfare of the Town.

TOWN OF MINTURN, COLORADO
ORDINANCE NO. 01 – SERIES 2026

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO AMENDING SECTIONS 7-3-160 AND 16-18-30 OF THE MINTURN MUNICIPAL CODE TO REGULATE NOISE LEVELS IN ACCORDANCE WITH STATE LAW

WHEREAS, the Town of Minturn ("Town") is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Minturn Home Rule Charter (the "Charter") for which the Minturn Town Council ("Town Council") is authorized to act; and

WHEREAS, the Town acting by and through the Town Council has the power to amend the Minturn Municipal Code (the "Code") pursuant to state statutes, Section 1.3 of the Charter, and Section 1-3-60 of the Code; and

WHEREAS, C.R.S. § 25-12-103 establishes the maximum permissible noise levels in the state and provides time periods and zones where such noise levels are allowed; and

WHEREAS, C.R.S. § 25-12-108 authorizes local governments to adopt noise level standards no less restrictive than the state law provisions; and

WHEREAS, the Town Council wishes to amend Sections 7-3-160 and 16-18-30 of the Code to require noise levels to be regulated in accordance with state law; and

WHEREAS, the Town Council finds and determines that the proposed amendments to the Town Code outlined herein are reasonably necessary to promote the legitimate public purposes of the public health, safety and welfare.

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

SECTION 1. The foregoing recitals are incorporated herein as if set forth in full.

SECTION 2. The Town Code is hereby amended as set forth in **Exhibit A**.

SECTION 3. If any section, subsection, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, or provision shall in no manner affect any remaining provisions of this resolution, the intent being that the same are severable.

SECTION 4. Upon passage of this Ordinance, the provisions hereof shall become effective on _____ __, 2026.

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE 4TH DAY OF FEBRUARY 2026. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE 18TH DAY OF FEBRUARY 2026 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THIS 18TH DAY OF FEBRUARY 2026.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

Exhibit A

The Town Code is hereby amended as follows. Additions are shown in **bold, underlined** text and deletions are shown using ~~strikethrough text~~.

Sec. 7-3-160. Loudspeakers and sound trucks.

The playing, operation or use by any person within the Town of any loudspeaker, sound amplifier, radio or phonograph with loudspeaker or sound amplifier or any instrument of any kind or character which emits loud and raucous noises **in excess of the maximum permissible noise levels and time and place restrictions under C.R.S. § 25-12-101, *et seq.*** ~~and is attached to and upon or within any vehicle or upon or within any building or structure~~ shall be deemed a public nuisance~~, unless the owner or user thereof first applies to and receives written permission from the Town Administrator to operate such device~~.

* * * *

Sec. 16-18-30. Noise and vibration standards.

(a) Maximum permissible noise levels. Every use **or activity** shall be operated **or conducted** such that the noise level produced does not inherently and recurrently exceed **the maximum permissible noise levels and time and place restrictions under C.R.S. § 25-12-101, *et seq.*** ~~sixty (60) decibels during the hours of 7:00 a.m. to 7:00 p.m., or fifty-five (55) decibels from 7:00 p.m. to 7:00 a.m~~.

(1) Measured along property boundary. Noise levels shall be measured at any point along any boundary line of the property on which the use is located.

(2) Measurement when there are multiple uses on a single parcel. Where more than one (1) use is located within the boundaries of a property, then the noise levels shall also be measured along any wall of any other building on the property.

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

Staff Memo
Town Manager's Office

Staff Memo To: Mayor and Town Council

From: Rob Gutierrez, Town Manager

Date: February 4, 2026

Subject: 2026 AARP Community Challenge Grant – Minturn Community Garden Improvements

Purpose of Memorandum

The purpose of this memorandum is to provide background information and context regarding the **2026 AARP Community Challenge Grant** and a potential application focused on improvements to the Minturn Community Garden.

Council direction is requested on whether to support staff submitting a grant application and, if so, to provide guidance on the preferred scope and focus of the proposed project.

Background

The AARP Community Challenge is a competitive national grant program that supports quick-action, tangible projects that improve community livability, with a particular emphasis on benefits to residents age 50 and older while remaining inclusive of all ages.

Eligible applicants include local governments and nonprofit organizations. Funded projects must be capable of being implemented within the calendar year and are intended to demonstrate practical, visible improvements to public spaces, transportation, housing, and community amenities.

Staff has previously discussed the AARP Community Challenge with Council in the context of potential small-scale public realm improvements that promote social connection, accessibility, and community activation.

Proposed Project Concept – Minturn Community Garden

The staff is exploring a potential grant application focused on enhancements to the Minturn Community Garden that would improve comfort, accessibility, and opportunities for intergenerational use.

Conceptual improvements under consideration may include:

- Installation of **permanent outdoor seating or gathering areas**
- Addition of a **shade structure, pergola, or similar feature** to improve comfort during warmer months
- Modest site amenities that support social interaction, rest, and accessibility
- Elements that encourage broader community use of the garden as a shared public space

Any proposed improvements would be designed to be consistent with the garden's existing use, scale, and character, and would be completed within the grant's required timeframe.

At this stage, staff is seeking Council input on the general concept and direction, rather than approval of a finalized project design.







Grant Parameters and Considerations

Key features of the 2026 AARP Community Challenge program include:

- Competitive grants typically ranging from **a few thousand dollars up to approximately $15,000**, depending on project type
- **No local match requirement**
- Emphasis on projects that can be completed within the calendar year
- Focus on **tangible, visible improvements** rather than planning-only efforts

If awarded, staff would return to Council with a resolution formally accepting the grant and authorizing implementation of the approved project.

Rationale for Seeking Council Direction

Staff believes it is appropriate to seek Council guidance prior to submitting a grant application in order to:

- Confirm Council support for pursuing the opportunity

- Receive input on the preferred scope and focus of potential improvements
- Ensure alignment with Council priorities for parks, public spaces, and community engagement
- Avoid committing staff time or grant narratives to a concept that may not reflect Council direction

This approach allows flexibility during the application phase while preserving Council authority over final acceptance and implementation.

Next Steps

If Council is supportive of submitting an application:

- Staff would refine the project concept consistent with Council direction
- A grant application would be submitted prior to the program deadline
- If the Town is selected for funding, staff would return to Council with a resolution accepting the award and authorizing project implementation

Requested Council Action

Provide direction on whether to support submission of an application to the **2026 AARP Community Challenge Grant** for improvements to the Minturn Community Garden, and guidance on the preferred scope or focus of the proposed project.

Sincerely,

Rob Gutierrez
Town Manager

Staff Memo
Town Manager's Office

Staff Memo To: Mayor and Town Council

From: Rob Gutierrez, Town Manager

Date: Updated January 30, 2026

Subject: 2026 Colorado Legislative Update

Purpose of Memorandum

The purpose of this memorandum is to provide Town Council with an informational update on several bills currently under consideration by the Colorado General Assembly that may have potential implications for municipalities, including possible operational, regulatory, or fiscal impacts on the Town.

Council members interested in discussing any of the legislation referenced in this memorandum may do so at the February 4, 2026, Town Council meeting. Staff will include an agenda item titled: **"Consideration of Council positions on select pending state legislation affecting local governments, including housing and municipal finance."**

House Bill 26-1036

Bill Title: Authorization of Local Taxes on Vacant Residential Properties
Status: Introduced
Effective Date: August 12, 2026 (subject to referendum)
Scheduled in the House Finance Committee on Monday, Feb. 2 at 1:30 p.m.

CML Position: Support

Summary:

HB26-1036 would authorize counties and municipalities, subject to voter approval, to impose new local taxes on vacant residential properties for the purpose of funding affordable, attainable, or workforce housing. The bill creates two potential taxing mechanisms, an excise tax and an additional property tax, and also allows local governments to jointly form a regional housing tax authority through an intergovernmental agreement.

Key Points for Council:

- All taxes authorized by the bill require **local voter approval under TABOR**
- Local governments may define what constitutes a "vacant" residential property
- Revenues may be used **only** for housing-related purposes
- The bill allows, but does not require, participation and preserves **home rule authority**
- A regional housing tax authority option is included for multi-jurisdictional coordination

Staff Memo
Town Manager's Office

House Bill 26-1001

Bill Title: Residential Development on Qualifying Properties (HOME Act)
Status: Introduced
Effective Date: January 1, 2028 (requirements apply on or after December 31, 2027)
Scheduled in the House Transportation, Housing & Local Government Committee on Wednesday, Feb. 3 at 1:30 p.m.

CML Position: Oppose

Summary:

HB26-1001 would require municipalities with populations over 2,000 to allow residential development through an administrative approval process on certain publicly owned or nonprofit-owned properties of five acres or less. The bill is intended to promote housing development, particularly affordable housing, on land already owned by public entities or nonprofit organizations, while limiting a local government's ability to deny or significantly restrict qualifying developments based on zoning standards.

Key Points for Council:

- Applies only to **specified public and nonprofit-owned properties**
- Requires approval through an **administrative process**, rather than discretionary or legislative review
- Limits the ability to restrict qualifying developments based on height, density, parking, and similar zoning standards
- Preserves local authority over infrastructure capacity, life-safety codes, environmental regulations, historic districts, and impact fees
- Excludes properties with infrastructure limitations, environmental constraints, or other defined exemptions

Senate Bill 26-024

Bill Title: Unmanned Aircraft Systems Rights and Authorities Act
Status: Introduced
Effective Date: Upon signature of the governor
Scheduled in the Senate Local Government & Housing Committee on Thursday, Feb. 5 at 1:30 p.m.

CML Position: Oppose

Summary

SB26-024 establishes a statewide regulatory framework governing the operation and regulation of unmanned aircraft systems (drones) in Colorado. The bill affirms federal authority over navigable airspace and limits the ability of state and local governments to regulate drone ownership, operation, equipment, or flight characteristics beyond what is authorized under federal or state law.

The bill permits recreational and commercial drone operations that comply with applicable federal and state regulations and prohibits local governments from adopting ordinances that regulate drone registration, licensing, pilot qualifications, flight paths, altitude, equipment standards, or operational requirements. Any local ordinances that conflict with the bill's provisions would be preempted.

Local governments retain limited authority to regulate the use of drones on property they own or control, including restrictions on takeoff and landing from local government property, as well as the operation of drones owned or used by the local government. Generally applicable ordinances, such as nuisance, trespass, or public safety regulations that do not specifically target drone use, may continue to apply.

Key Points for Council

- Establishes **statewide preemption** of local drone regulation
- Prohibits local ordinances regulating drone operation, registration, equipment, or flight characteristics
- Preserves local authority over **Town-owned or Town-controlled property**, including takeoff and landing
- Allows enforcement of **generally applicable public safety and nuisance laws**
- Would invalidate existing local regulations that conflict with the bill
- Reinforces reliance on **federal aviation regulations** for operational oversight

Sincerely,

Rob Gutierrez
Town Manager

Town of Minturn, Colorado
Water Enterprise Revenue Bonds, Series 2026

Financing Options Update

northland Public Finance

Minturn Established 1904

Comparison of Financing Options

- Interest rates – as evidenced by the 10 year Treasury Note yield – have increased since November. However, rates themselves, are only one factor.
- Bank activity was weaker than expected, primarily due to outside factors.
- Starting construction as soon as practical remains an important consideration.

Bank & SRF Options Financing Options

SOURCE	INTEREST RATE	INTEREST RATE TERM	AVG. ANNUAL DEBT SERVICE	TOTAL DEBT SERVICE	PREPAYMENT FEATURE (if any)	UPFRONT COSTS	TRUE INTEREST COST (TIC)	All-In INTEREST COST (AIC)
Bid #1	5.190%	5 Years	$696,486	$17,724,519	12/1/2028	0.5% Origination Fee ($64k)	5.190%	5.299%
Bid #1 Opt. 2	5.740%	10 Years	$734,628	$18,711,182	12/1/2028	0.5% Origination Fee ($64k)	5.740%	5.852%
Bid #1 Opt. 3	6.330%	25 Years	$778,561	$19,845,810	12/1/2028	0.75% Origination Fee ($96k)	6.331%	6.473%
Bid #2	5.700%	20 Years	$851,028	$17,376,988	12/1/2028	$15k Lender Counsel	5.701%	5.771%
Bid #3	5.120%	10 Years	$757,396	$15,871,656	2 Year Cash Prepayment; 7 Year Refinancing Prepayment	$15k Lender Counsel	5.121%	5.203%
SRF	4.000%	30 Years	$804,163	$24,124,900	12/1/2035	$50,000	4.000%	4.030%

Bank options assume $2.5 million cash contribution.
SRF option includes 5.00% (of project cost) for administration ($21,600/yr for 30 yrs).
SRF project cost could increase as much as 20% if delayed as much as a year.
Bids tabulated in order received.

northland

Northland Public Finance
The Public Finance group of
Northland Securities, Inc.
Member of FINRA and SIPC | Registered with SEC and MSRB

Colorado Office:
5251 DTC PKWY
Suite 1020
Greenwood Village, CO 80111
Phone: 614.663.8071

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150 South Fifth Street, Suite 3300
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www.northlandsecurities.com/public_finance

Town of Minturn
301 Boulder St #309
Minturn, CO 81645
970-827-5645
council@minturn.org
www.minturn.org

FUTURE MEETING AGENDA ITEMS

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

February 18, 2026:

- Eagle County School District (Maloit Park) Preliminary Subdivision Plat
- Golf Cart Discussion (Discussion / Direction)

March 4, 2026:

- Ordinance for Water Revenue Bond (First Reading)
- Flavored Tobacco Ban Discussion (Discussion / Direction)

March 18, 2026:

- Resolution to Approve a Contract / Contract Renewal for Waste Hauling Services
- Ordinance for Water Revenue Bond (Second Reading)
- Resolution to Approve / Select a Contract for Taylor St. Repaving

April 1, 2026:

Dates to be Determined / Long Term Scheduling:

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