AGENDA
Planning Commission Meeting

Wednesday, August 14, 2024

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/85787325771

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 857 8732 5771

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 (5) minutes for public comment.

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

1. **CALL TO ORDER - 5:30 PM**

2. **ROLL CALL AND PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF REGULAR AGENDA**

   Opportunity for amendment or deletions to the agenda.

4. **APPROVAL OF MINUTES**

   A. July 24, 2024

5. **DECLARATION OF CONFLICTS OF INTEREST**

6. **PUBLIC COMMENT**

   Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made

for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.

7. SPECIAL PRESENTATIONS

Presentations are limited to 5 minutes unless prior arrangements are made with the Town Planner.

8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

A. 0017 Miles End Lane - New Single Family Residence

B. 0031 Miles End Lane - New Single Family Residence

C. 0171 Miles End Lane - New Single Family Residence

D. 0176 Miles End Lane - New Single Family Residence

E. 0201 Miles End Lane - New Single Family Residence

F. Ordinance TBD - Series 2024 An Ordinance Amending Chapter 16, Article 17 of the Minturn Municipal Code Regarding Lighting Standards

9. DISCUSSION / DIRECTION ITEMS

A. Minturn Forward: Draft Article 5 - Land Use Application Requirements & Procedures

10. STAFF REPORTS

A. Manager's Report

11. PLANNING COMMISSION COMMENTS

12. FUTURE MEETINGS

13. ADJOURN

OFFICIAL MINUTES
Planning Commission Meeting

Wednesday, July 24, 2024

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

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MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

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Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 848 2758 0583

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

1. **CALL TO ORDER - 5:30 PM**
   Lynn Teach called the meeting to order at 5:30 p.m.

2. **ROLL CALL AND PLEDGE OF ALLEGIANCE**
   Those present at roll call: Planning Commission Chair Lynn Teach, and Planning Commission Members Michael Boyd, Amanda Mire, Eric Rippeth, and Darell Wegert.
   Staff members present: Planner I Madison Harris.
   Note: Jeff Armistead is excused absent.

3. **APPROVAL OF REGULAR AGENDA**
   Opportunity for amendment or deletions to the agenda.
   Motion by Michael B., second by Amanda M., to approve the agenda as presented. Motion passed 5-0.
   Note: Jeff A. is excused absent.

4. **APPROVAL OF MINUTES**

A. July 10, 2024

Motion by Amanda M., second by Eric R., to approve the minutes of July 10, 2024 as presented. Motion passed 5-0.
Note: Jeff A. is excused absent.

5. DECLARATION OF CONFLICTS OF INTEREST
No conflicts of interest.

6. PUBLIC COMMENT
Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.
No public comment.

7. SPECIAL PRESENTATIONS
Presentations are limited to 5 minutes unless prior arrangements are made with the Town Planner.

8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

A. 0226 Miles End Lane - New Single Family Residence
Madison H. introduced the agenda item. This is a four-bedroom, 3,825 square foot single family home measured to the midpoint of the roof at 26 feet 11 and 1/2 inches under the 28 foot height limit. Parking is adequate, with four off-street spaces, two of which are provided in the garage which is allowed per the ap proved PUD Guide. All setbacks are respected and the proposal is under the allowable lot and impervious coverage limitations. They have more snow storage than is required by the code at 604 square feet. Staff has identified no issues and recommends approval of the plans.

Public comment opened.
No public comment.
Public comment closed.

Darell W. asked how many types of floorplans there are.

- Mr. Don Eggers said that there were eight base models that people can work from based on square footage, but people can alter the plans once they've chosen them.
- Darell W. asked what the fire rating is.
- Mr. Eggers said that is a Class B per code.
- Darell W. commented on the trees in the landscaping being away from the house which he appreciated. The fire district suggests that the grass not go up to the edge of the house. This looks like this is separated by a barrier.
- Mr. Eggers doesn't know if it's gravel or wood mulch.
- Lynn T. suggested pepsoil/soilpep instead of wood mulch.

Note: Jeff A. arrived at 5:40 p.m.

Motion by Michael B., second by Amanda M., to approve 0226 Miles End Lane – New Single Family Residence as presented. Motion passed 5-0.
Note: Eric R. is attending in his status as an alternate.

B. 0024 Silver Star Trail - New Single Family Residence
Madison H. introduced the agenda item. This is a four-bedroom, 3,305 square foot single family home measured to the midpoint of the roof at 27 feet 11 and ¼ inches under the 28 foot height limit. Parking is more than adequate, with four off-street spaces, two of which are provided in the garage which is allowed per the approved PUD Guide, and provides two more

than is required. All setbacks are respected and the proposal is under the allowable lot and impervious coverage limitations. They have more snow storage than is required by the code at 350 square feet. Staff has identified no issues and recommends approval of the plans.

Public comment opened.
No public comment.
Public comment closed.

Motion by Amanda M., second by Jeff A., to approve 0024 Silver Star Trail – New Single Family Residence as presented. Motion passed 5-0.
Note: Eric R. is attending in his status as an alternate.

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

A. Planning Department Update
161 Main Street - Minor DRB Permit
The owners of 161 Main street recently applied for a Minor DRB Permit to allow for the placement of moveable partitions at the front of the lot. That was approved by staff on July 19, 2024.

11. PLANNING COMMISSION COMMENTS
Amanda M. expressed frustration with the new yellow striping at intersections.

Lynn T. requested that the tree at Toledo and Pine be trimmed back from the stop sign.

12. FUTURE MEETINGS

A. August 14, 2024
B. August 28, 2024

13. ADJOURN
Motion by Amanda M., second by Michael B., to adjourn the regular meeting of July 24, 2024 at 5:59 p.m. Motion passed 5-0.
Note: Eric R. is attending in his status as an alternate.

_____

Lynn Teach, Commission Chair

ATTEST:

_____

Scot Hunn, Planning Director

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

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

Design Review Board Hearing

Final Plan Review for New Home

0017 Miles End Lane

Hearing Date:	August 14, 2024
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	John Cannon & Jan Schorr
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 32
Address:	0017 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicants, John Cannon and Jan Schorr, request Final Plan review of a new, three-bedroom, 3,429 (gross) square foot single-family residence located at 0017 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, three-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 25 feet and 11 and 7/8 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show the lower level with two bedrooms and family room, and the main level has the 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 0017 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*

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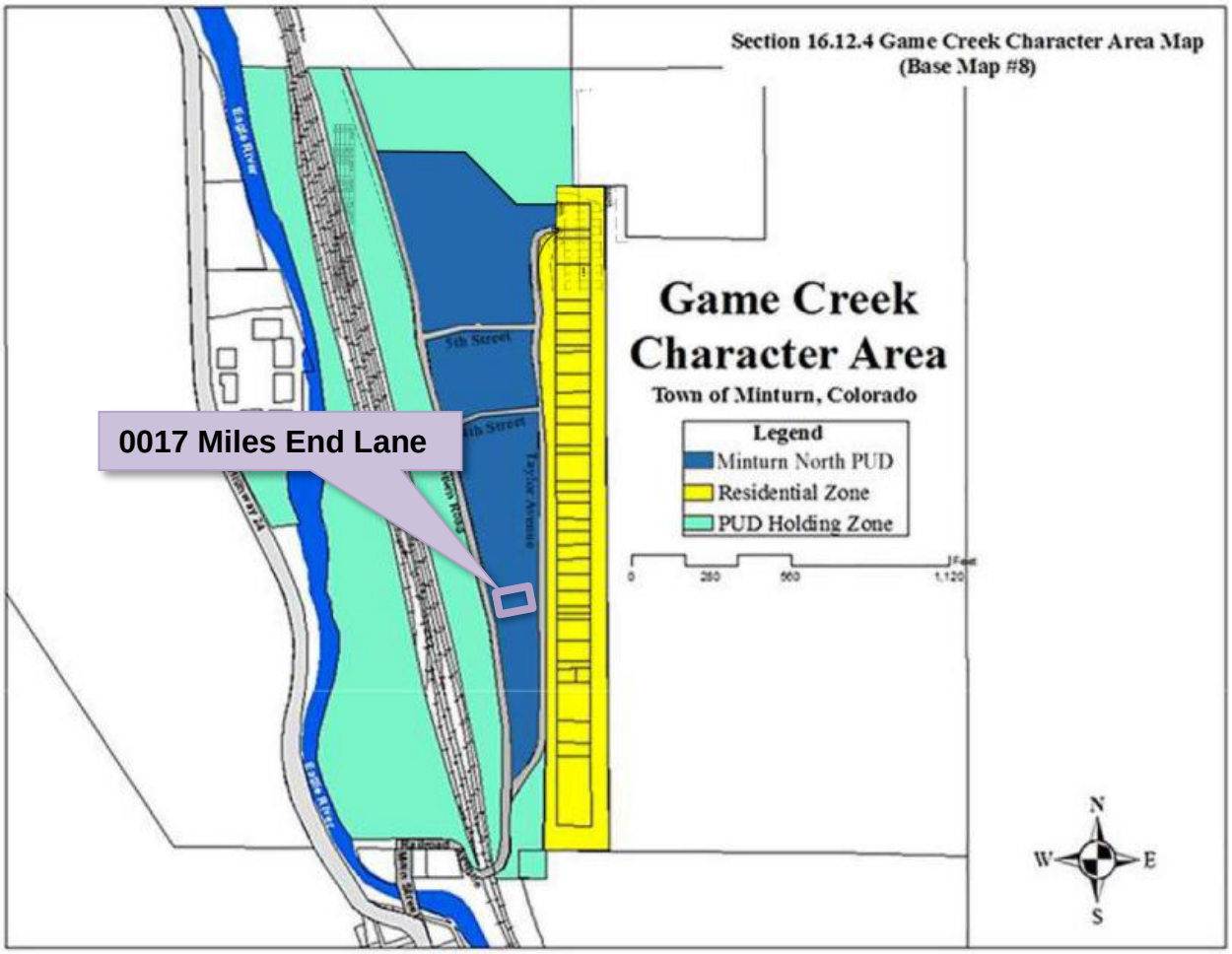
Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,710.12 sq. ft.	7,710.12 sq. ft. (.177 ac.)
Maximum Building Height:	28 feet	25 feet – 11 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% (3,855.06 sq. ft.)	2,400 sq. ft. (31.13%) Proposed
Maximum Impervious Coverage:	60% (4,626.07 sq. ft.)	3,286 sq. ft. (42.62%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,710.12 sq. ft. x .05 = 385.51 sq. ft.)	407 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. Items of Note:

Staff has flagged no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0017 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

July 8, 2024

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

Re: 17 Miles End Lane
Lot 32, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Schorr Residence; Lot 32, Minturn North, Minturn Colorado"* prepared June 28, 2024 by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 32, 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.4 of the *"Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24"* prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.4 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

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

Madison Harris
Re: 17 Miles End Lane
Lot 32, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 32, Minturn North PUD; Site Grading and Drainage Plan"* prepared June 28, 2024 by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. 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: Michelle Metteer, Scot Hunn, Taylor Hermes Arnold Martinez

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

July 3, 2024
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Cannon/Schorr Residence
Lot 32 Minturn North – 0017 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 32 is located at 0017 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 9' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a patio residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

The home exterior is a balanced mix of 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

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 – Cannon/Schorr Residence

Project Location

Street Address: 17 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-036

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone:	Email:
970-926-1720	THermes@ResortConceptsCO.com

Property Owner:

Name: John Cannon & Jan Schorr

Mailing Address: 1890 Lionsridge Loop, Unit 10 Vail, CO 81657

Phone:	Email:
720-264-7700	JanSchorr@comcast.net / JohnCannon1@comcast.net

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
0.177 ac	SFH	3	4
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
2	407 sf	2,400 sf	3,286 sf

Signature:

7/3/24

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.

Terraces & Walkways
Stained Concrete

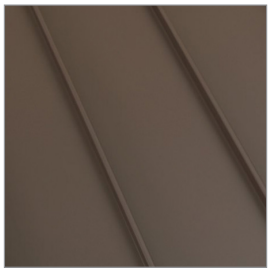
Exterior Stone
Colorado Buff

Fascia, Soffits, Columns & Railing
Color: Custom Stain

Vertical Siding & Railing
1"x8" – Butt Joint, Smooth
Color: Custom Stain

Wood Columns per Plan
Color: Custom Stain

Roofing
Mfg: CertainTeed Belmont Asphalt Shingles
Color: Black Granite



Roofing
Standing Seam Metal
Color: Dark Bronze

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

Windows and Doors
Mfg: Alan Bradley Cityline
Color: Bronze

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

Entry Door
Solid Wood
Color: Custom Stain

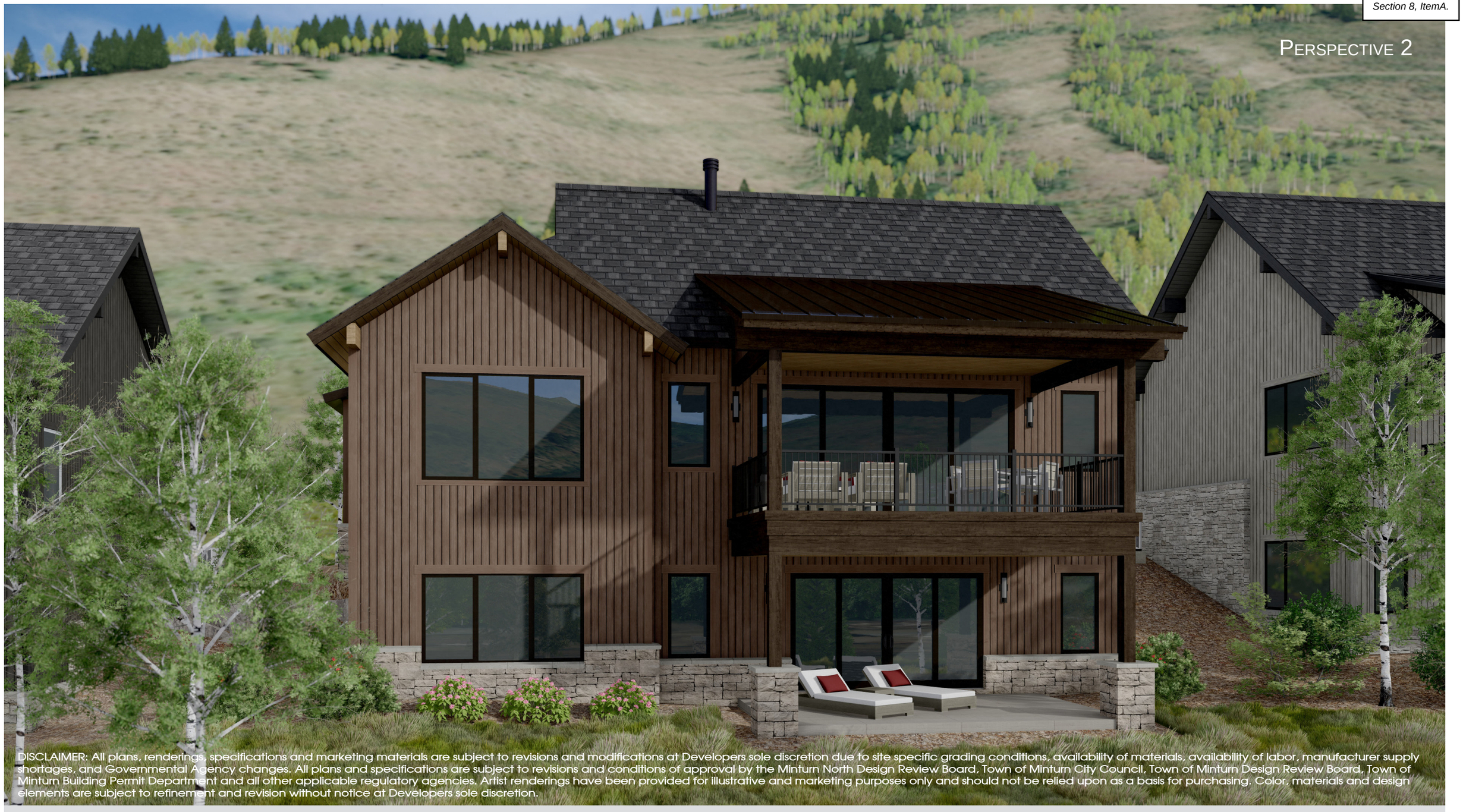
Entry Door Hardware
Emtek Lausanne Full Plate with Helios Interior Lever
Color: Bronze

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.

Perspective 1

DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the 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.

Perspective 2



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

SCHORR RESIDENCE

LOT 32
MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET JUNE 28, 2024

NOTE: ALL SITE & LANDSCAPE PLANS, FLOOR PLANS, ELEVATIONS & DETAILS ARE SUBJECT TO TOWN OF MINTURN DESIGN REVEIW BOARD APPROVAL

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,137 SF	181 SF		1,318 SF
MAIN LEVEL:	1,370 SF		741 SF	2,111 SF
TOTALS:	2,507 SF	181 SF	741 SF	3,429 SF

LOT AREA:	7,710.12 SF		
BUILDING COVERAGE:	2,400 SF	31.13 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,286 SF	42.62 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

DRAWING SCHEDULE

C COVER
FINAL PLAT MINTURN NORTH P.U.D.
C.4 MINTURN NORTH P.U.D. OVERALL GRADING PLAN

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

A1.1 LOWER LEVEL PLAN
A1.2 MAIN LEVEL PLAN
A1.3 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

SCHORR
LOT 32
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L32

ISSUED #	DATE	BY	COMMENTS
1	6-28-24	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

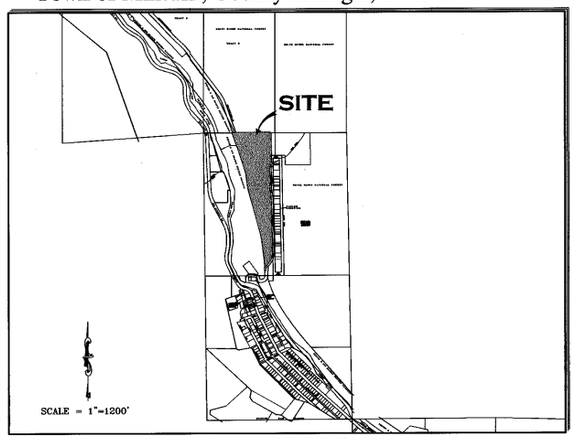
TOWN CLERK
TOWN OF MINTURN, COLORADO

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 Mintura 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

R0681D1

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

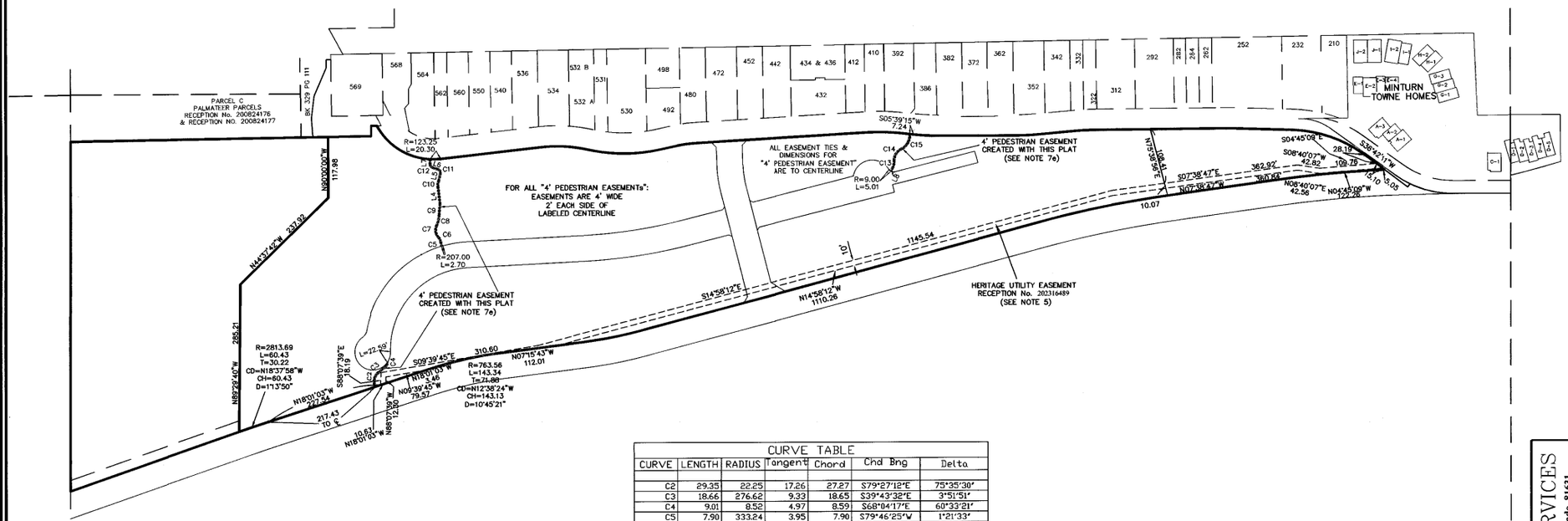
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
03/04/2024
12:59:18 PM
2024022234

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

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE TABLE		
LINE	LENGTH	BEARING
L4	32.13	N83°15'49"E
L5	14.91	S77°04'30"E
L6	11.48	N18°26'21"E
L7	9.83	S89°36'46"E
L8	7.28	N62°43'18"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	Delta
C2	29.35	22.25	17.26	27.27	S79°27'12"E	75°35'30"
C3	18.66	276.62	9.33	18.65	S39°43'32"E	3°51'51"
C4	9.01	8.52	4.97	8.59	S68°04'17"E	60°33'21"
C5	7.90	333.24	3.95	7.90	S79°46'25"W	1°21'33"
C6	11.08	18.95	5.70	10.93	N63°41'55"E	33°30'33"
C7	24.01	20.01	13.69	22.68	S81°19'10"W	68°45'04"
C8	20.65	49.15	10.48	20.50	S76°20'24"E	24°04'13"
C9	22.78	236.37	11.40	22.77	S85°36'54"E	5°31'15"
C10	12.77	20.27	6.60	12.56	S83°06'39"E	36°05'40"
C11	9.29	7.31	5.39	8.68	N57°19'55"E	72°46'53"
C12	8.09	6.45	4.68	7.57	N54°28'07"E	71°50'14"
C13	15.45	30.72	7.89	15.28	S77°07'28"E	28°48'21"
C14	27.14	23.79	15.26	25.69	S58°50'20"E	65°22'36"
C15	35.79	30.20	20.33	33.73	S60°06'18"E	67°54'31"

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

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

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

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

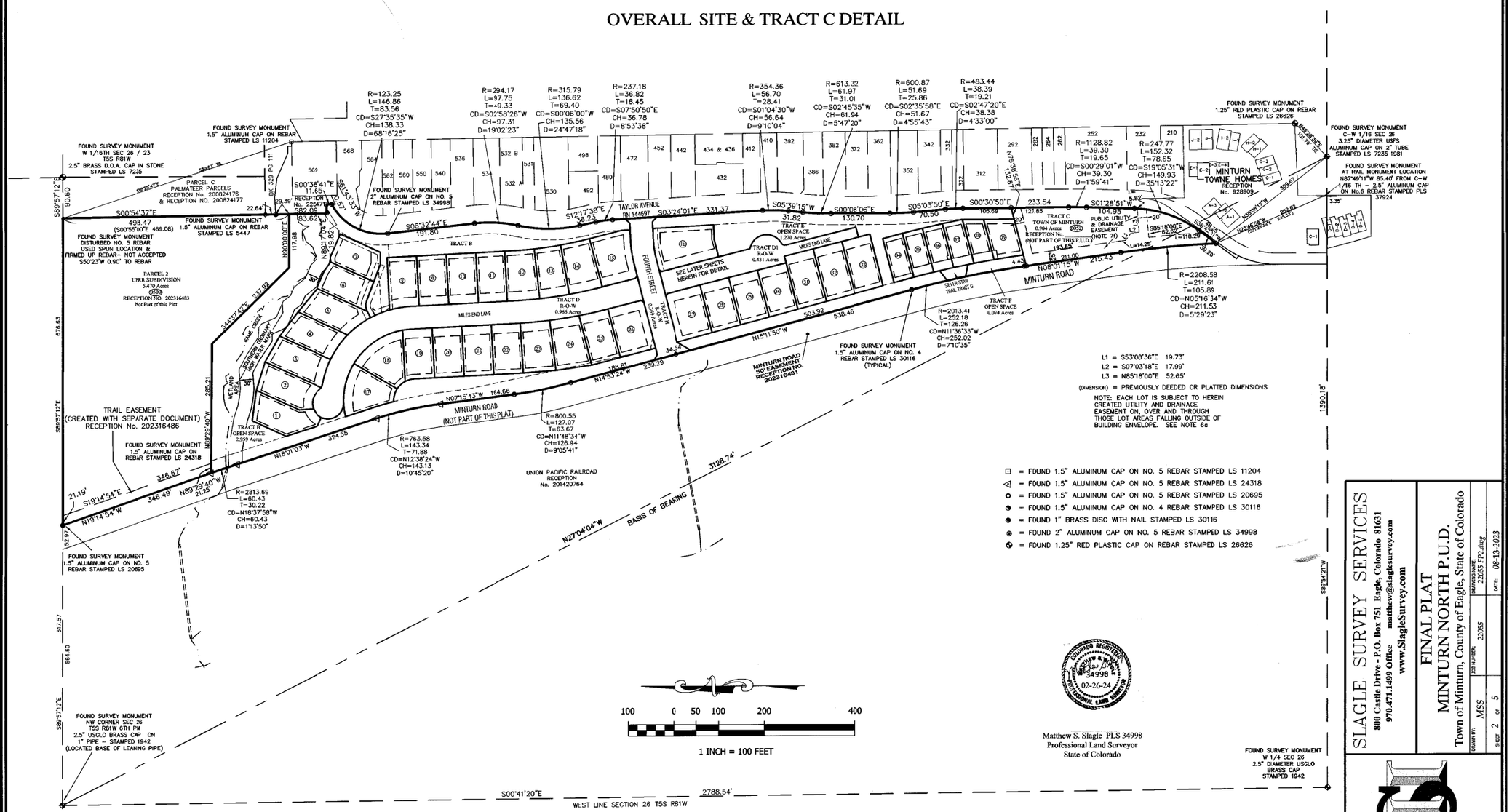
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

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 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.

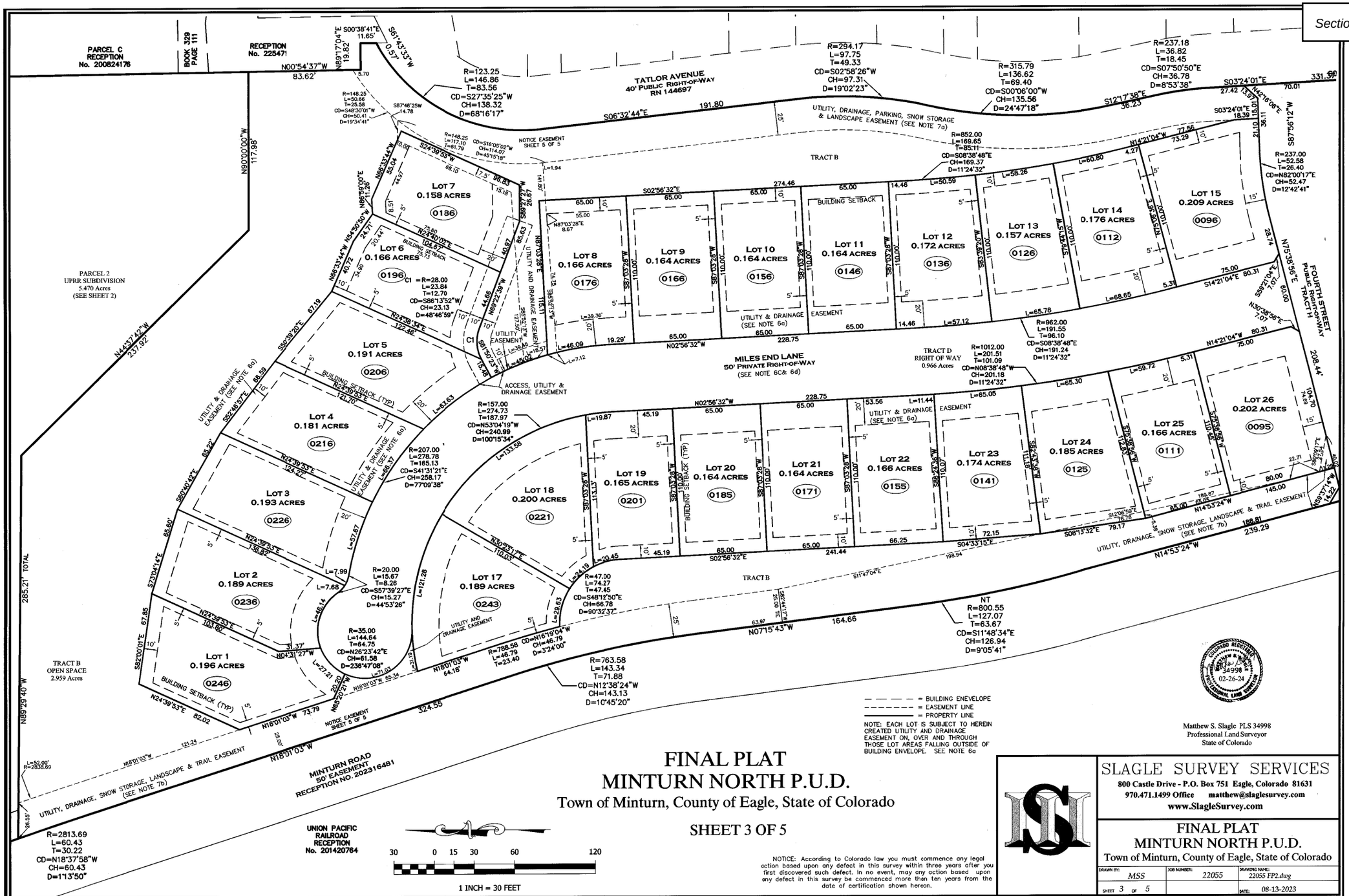
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

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

DRAWN BY:	JOB NUMBER:	DRAWING NAME:	DATE:
MSS	220555	220357 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

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www.SlagleSurvey.com

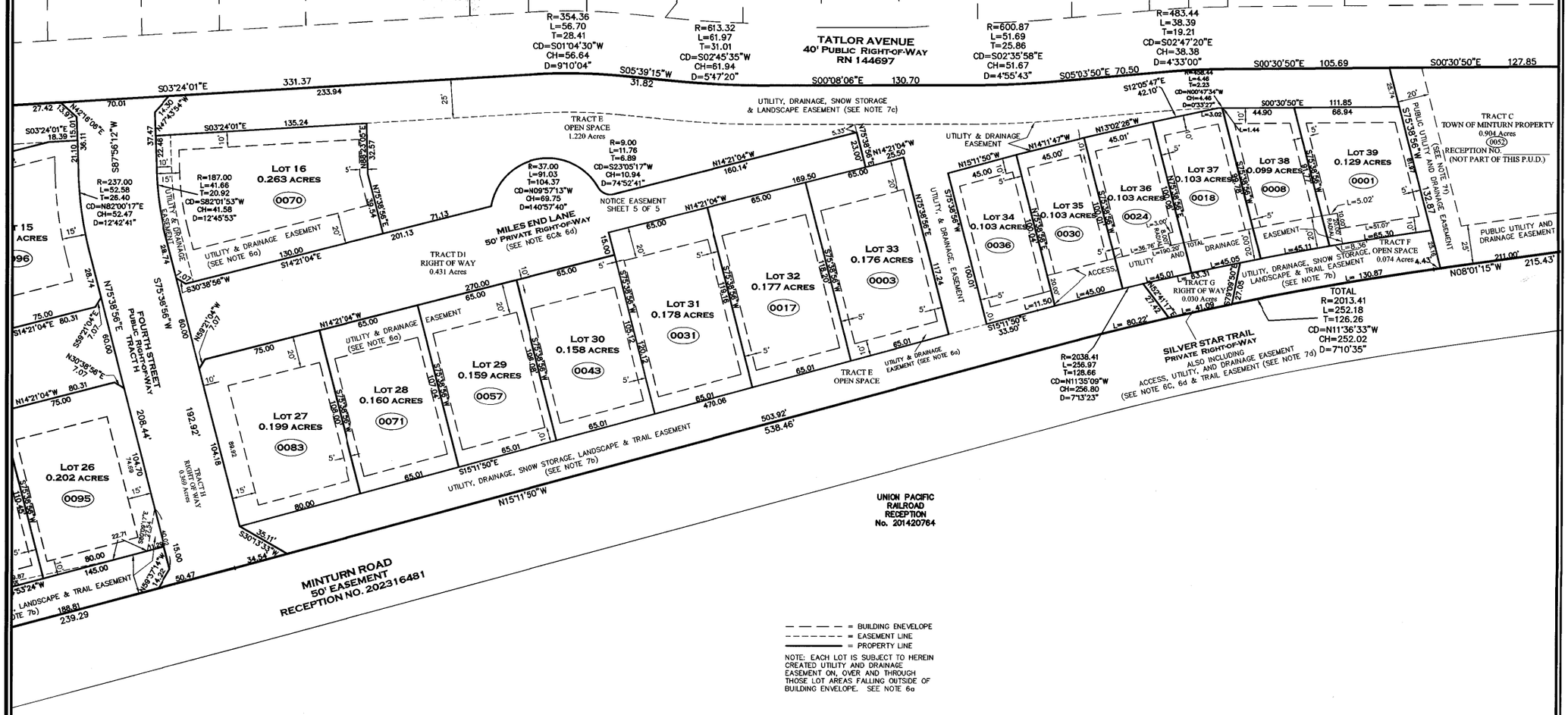
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

202402234

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

SHEET 4 OF 5



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

30 0 15 30 60 120

1 INCH = 30 FEET

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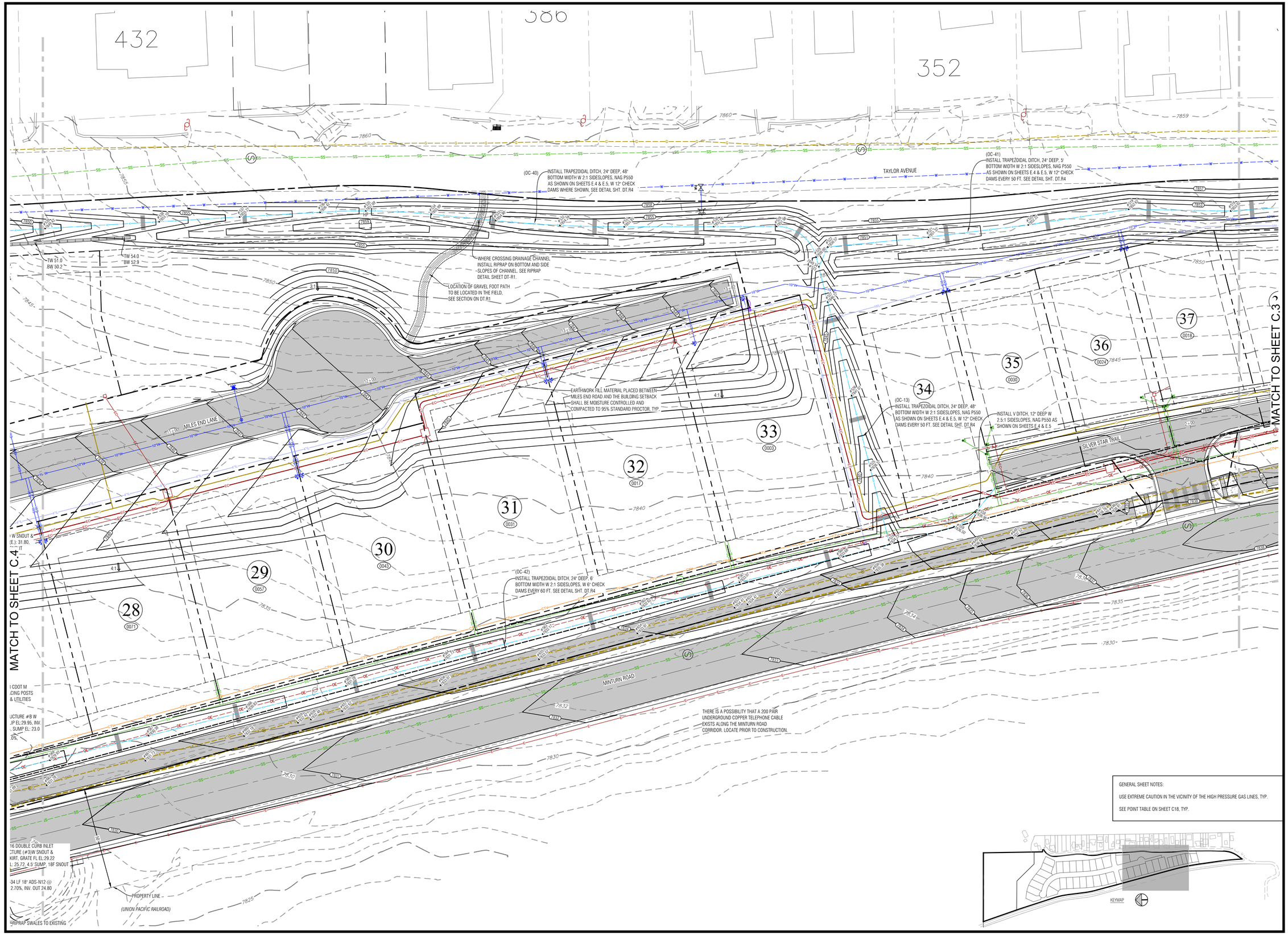
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 4 OF 5		DATE: 08-13-2023

202402234



GENERAL SHEET NOTES:

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

SEE POINT TABLE ON SHEET C18, TYP.

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

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.4***

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

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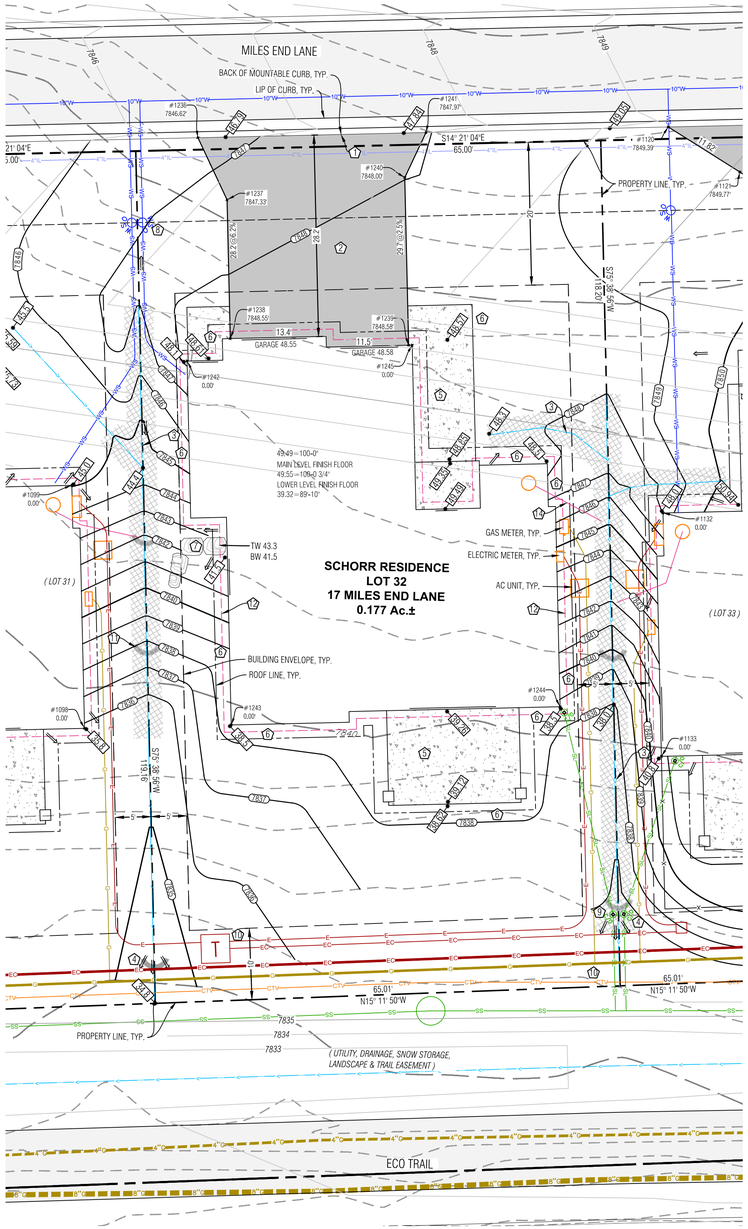


LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
86.75	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
8"SD	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table

Point #	Desc.	Elev.	North	East
1226	Driveway	7859.78'	4242.52	5467.56
1227	Driveway	7859.90'	4240.82	5471.74
1228	Driveway	7861.86'	4244.50	5522.63
1229	Driveway	7861.86'	4223.55	5524.14
1230	Driveway	7859.30'	4219.86	5472.97
1231	Driveway	7859.01'	4217.58	5469.09
1232	House Corner	0.00'	4270.07	5515.77
1233	House Corner	0.00'	4273.52	5563.64
1234	House Corner	0.00'	4224.96	5557.62
1235	House Corner	0.00'	4222.55	5524.21

NOTES:

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

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

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

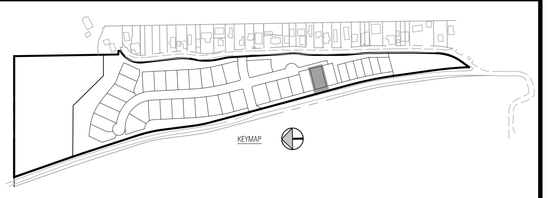
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 7,714 SF ±
DISTURBANCE AREA: 7,714 SF ±

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

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
4. WHERE PROPOSED SWALE 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. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
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.



Boundaries Unlimited Inc.
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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 32, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 6/28/24

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

PROJECT NO.
23035
Designer:
PAH
Drafter:
BUI
Date:
5/10/24

Sheet
C1

File Name: ***mn lot 32 sp-01.dwg***

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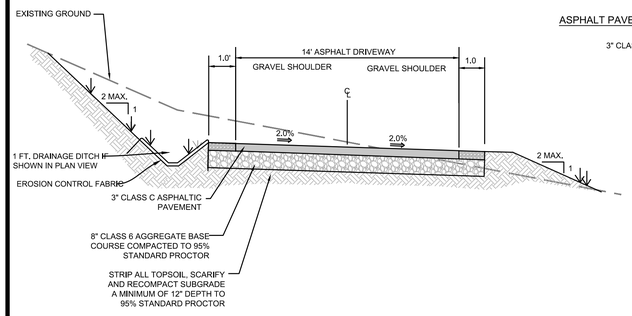
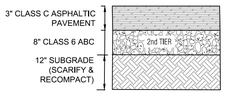


ASPHALT PAVEMENT SECTION



PAVEMENT SECTION

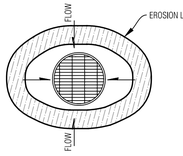
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

PROPOSED DRIVEWAY TYP. SECTION

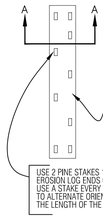
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER

DRIVEWAY & AUTOCOURT SECTION

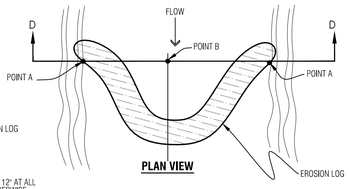
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



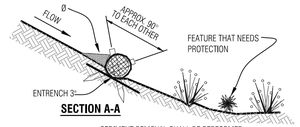
AREA DRAIN



PLAN VIEW

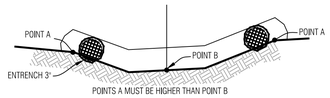


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

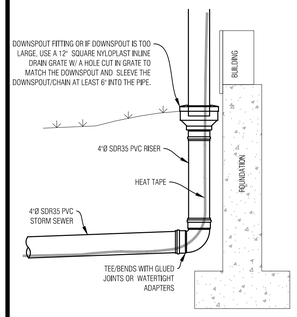


SECTION D-D

Temporary Erosion Control Log

N.T.S.

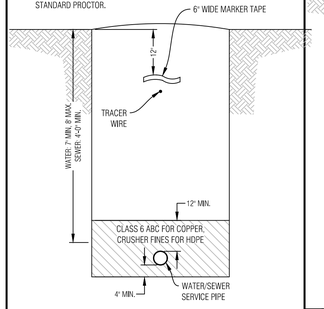
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

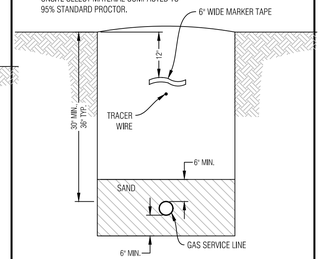
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

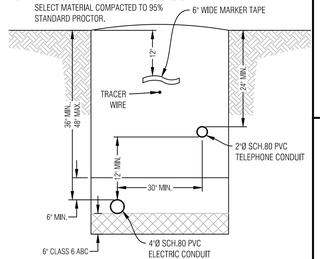
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

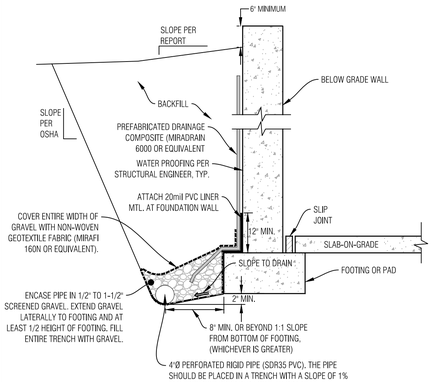
N.T.S.

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.



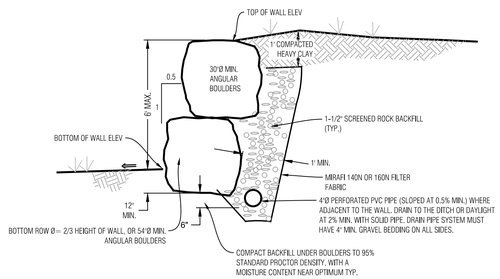
NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

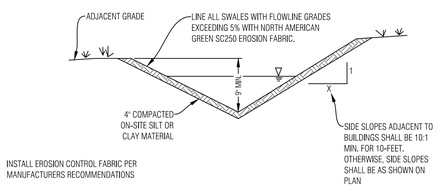
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

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



BOULDER WALL DETAIL, LANDSCAPED AREA

N.T.S.



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

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

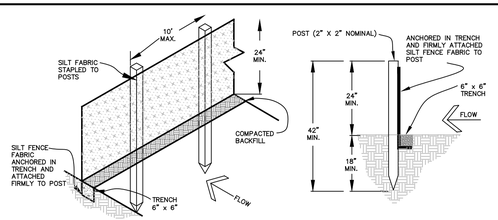
NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

GENERAL NOTES:

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

GENERAL NOTES

N.T.S.



EROSION CONTROL NOTES:

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

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

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

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

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

Engineer or Surveyor Seal

NOT FOR Review CONSTRUCTION

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

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

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

TOWN OF MINTURN, COLORADO

Lot 32, Minturn North P.U.D.

Details and Notes
DRB Submittal 6/28/24

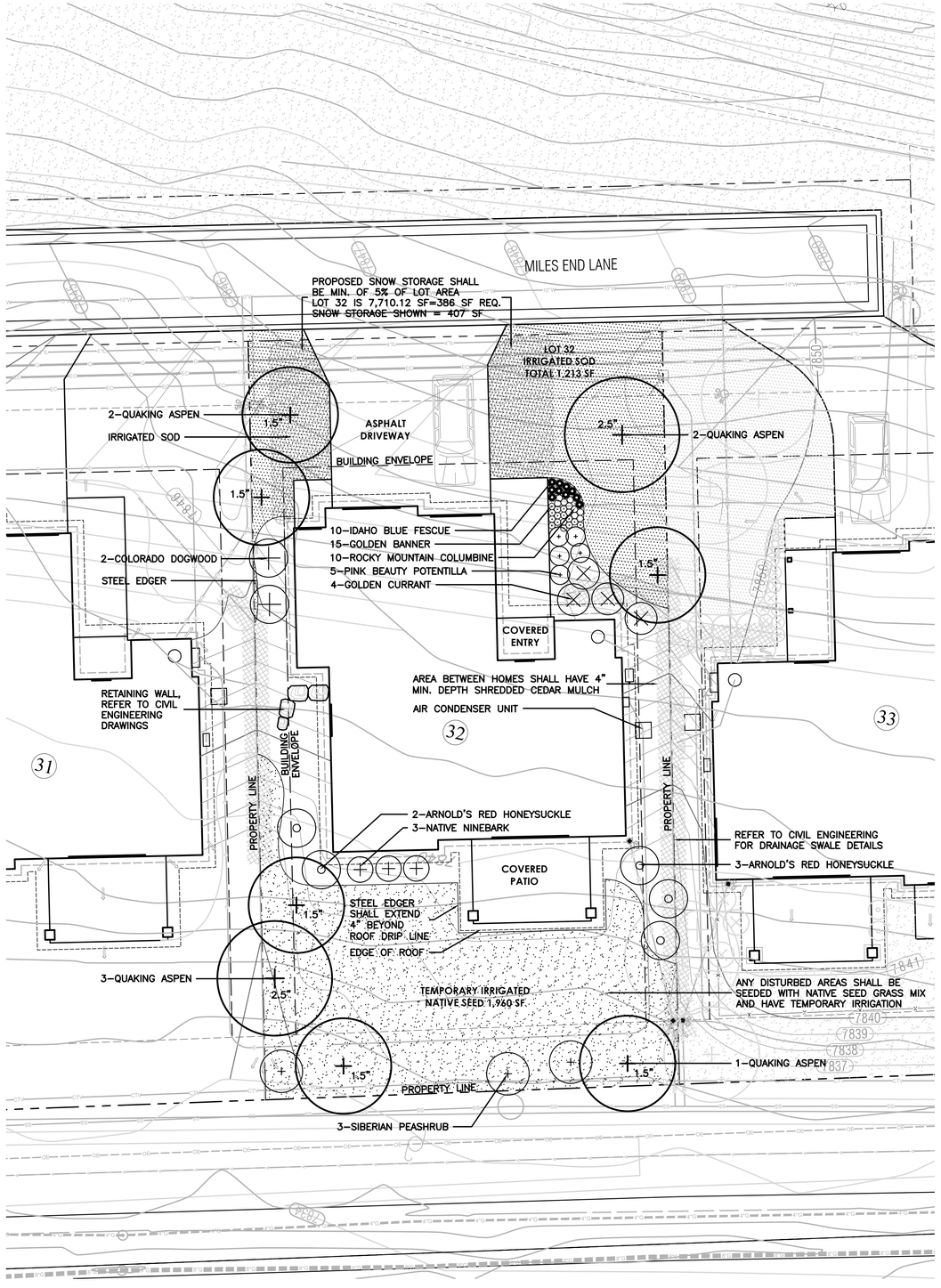
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. ***23035***
Designer: ***PAH***
Drafter: ***BUI***
Date: ***5/10/24***

Sheet ***C2***

File Name: ***mn lot 32 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 32 Schorr\MN Lot 32 SP-01.dwg 6/28/2024 1:36 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

0 5 10 20

SCALE: 1"=10'-0"

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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 32-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 28, 2024
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	1,213 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: 1,370 SF
	Temporary Spray Irrigation For Native Seed	1,960 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:

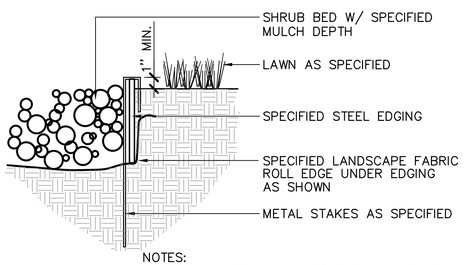
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, 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)			
10	Idaho Fescue Grass, Festuca idahoensis 'Siskiyou Blue'	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
15	Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15	
10	Rocky Mountain Columbine Aquilegia coerulea	1 & 2	Flats of 15 or 32	
	DECIDUOUS SHRUBS			
5	Arnold's Red Honeysuckle Lonicera tatarica 'Arnold's Red'	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
2	Colorado Dogwood Cornus sericea coloradense	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.
3	Native Ninebark Physocarpus monogynus	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
5	Pink Beauty Potentilla Potentilla fruticosa 'Pink Beauty'	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
3	Siberian Pea Shrub caragana arborescens	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.



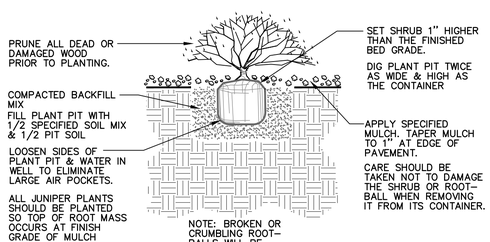
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

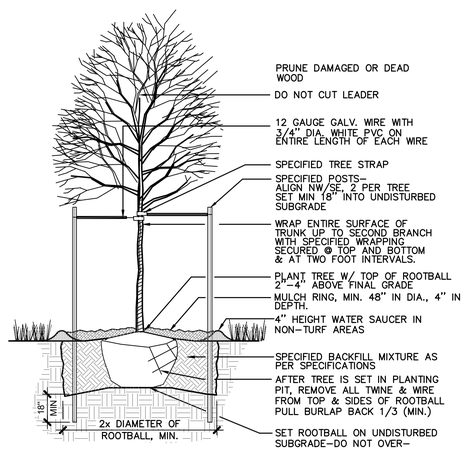
3) ALL JOINTS TO BE SECURELY STAKED.

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

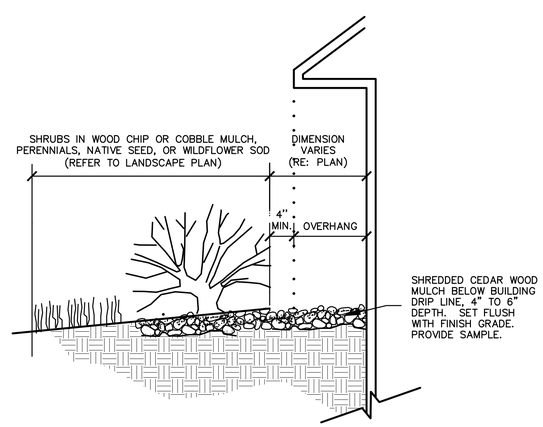
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

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

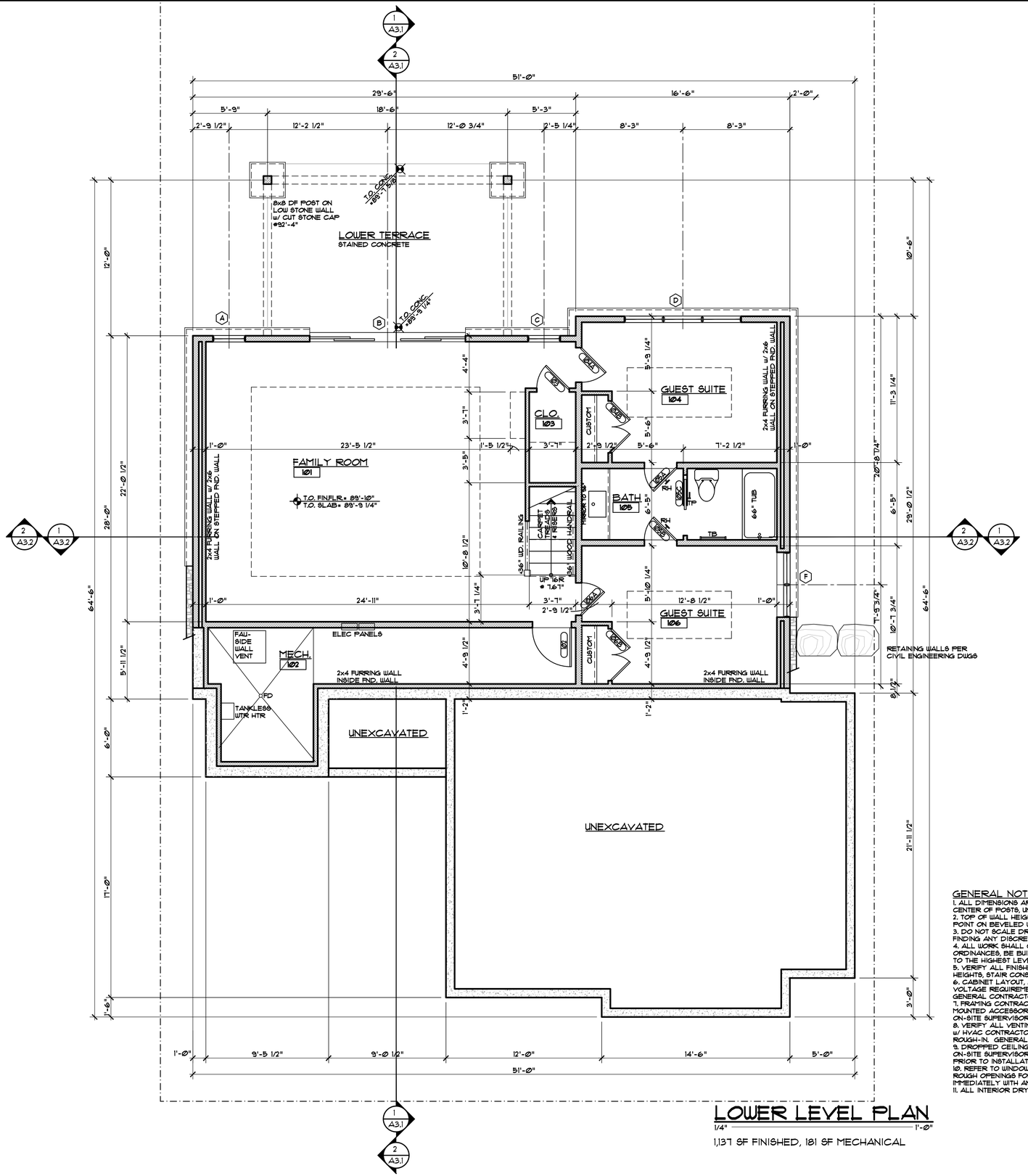
MINTURN NORTH P.U.D.
LOT 32-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 28, 2024
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



LOWER LEVEL PLAN

1/4" = 1'-Ø"

1,137 SF FINISHED, 181 SF MECHANICAL

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.

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

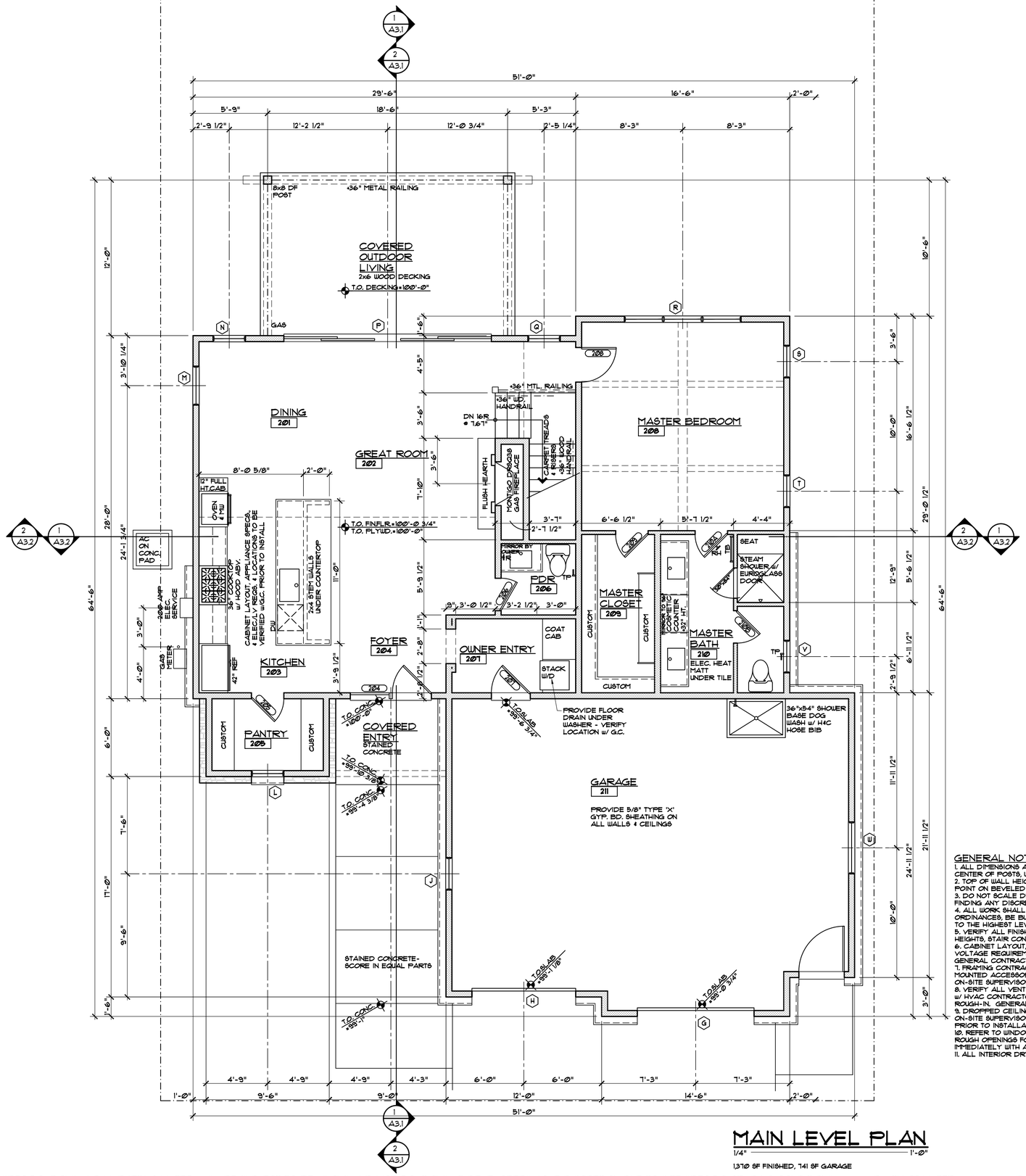
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

SCHORR
LOT 32
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L32

ISSUED #	DATE	BY	COMMENTS
1	6-28-24	DUE	DRB SUBMITTAL SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-Ø"

1370 SF FINISHED, 741 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.

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

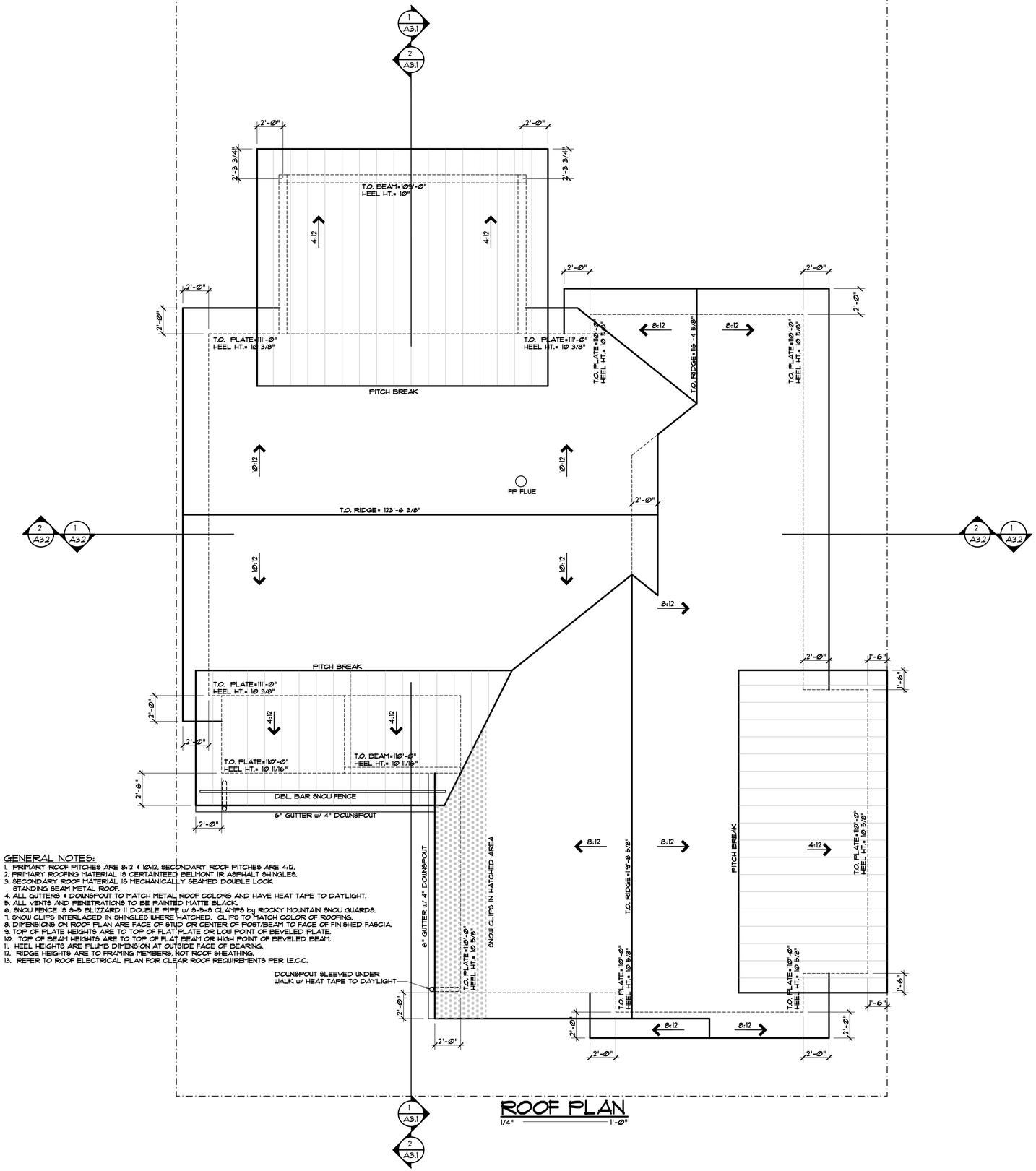
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

SCHORR
LOT 32
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L32

ISSUED #	DATE	BY	COMMENTS
1	6-28-24	DUE	DRB SUBMITTAL SET

A1.2



ROOF PLAN

1/4" = 1'-Ø"

GENERAL NOTES:

1. PRIMARY ROOF PITCHES ARE 8:12 & 10:12, SECONDARY ROOF PITCHES ARE 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.
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 8-5 BLIZZARD II DOUBLE PIPE w/ 8-5-5 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.

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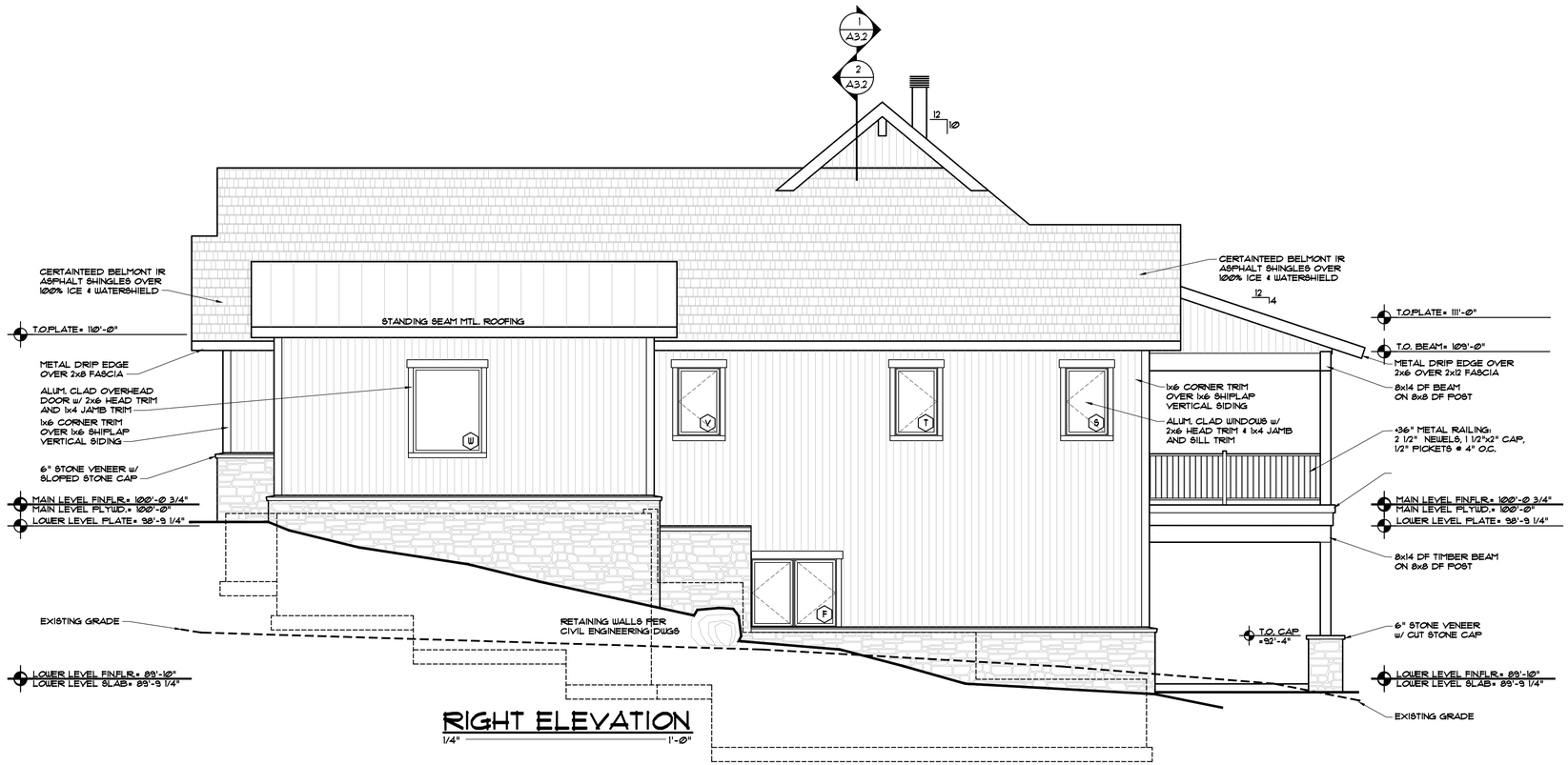
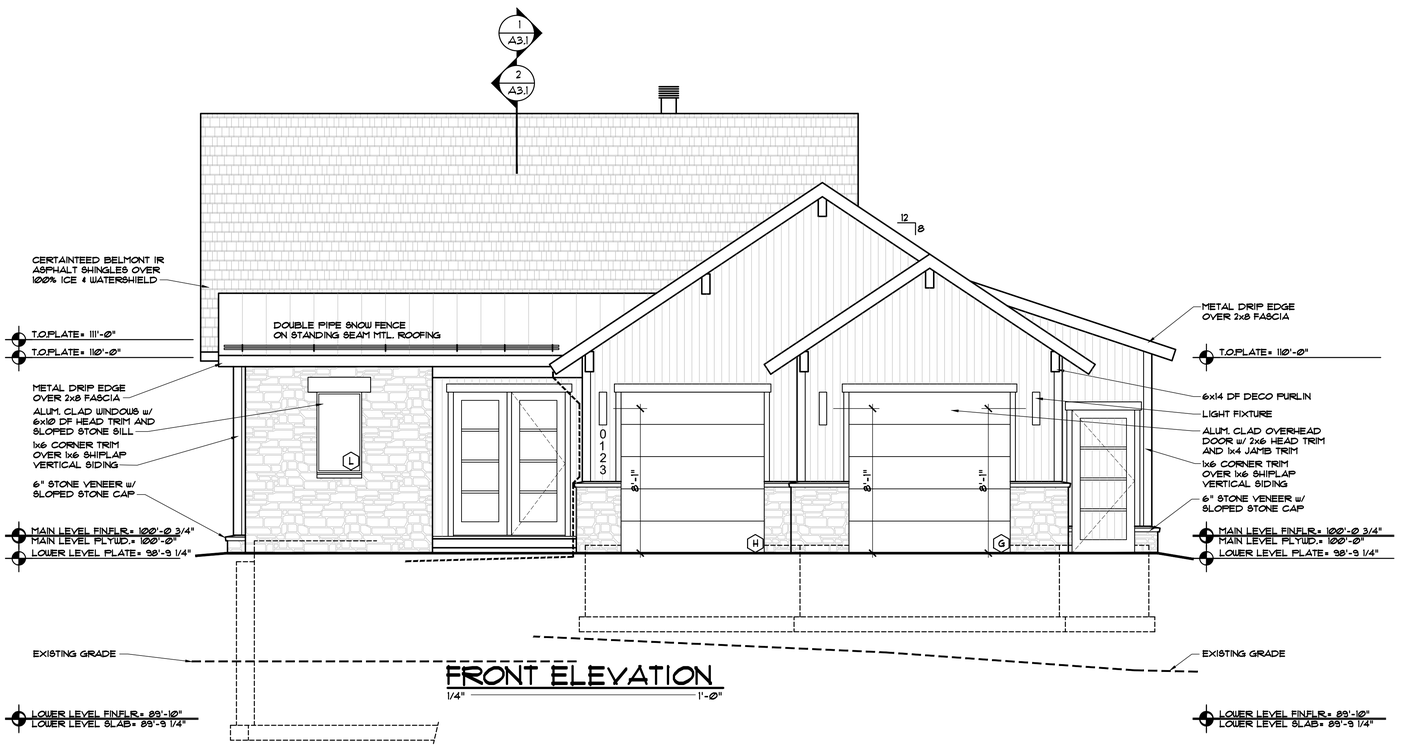
A1.3



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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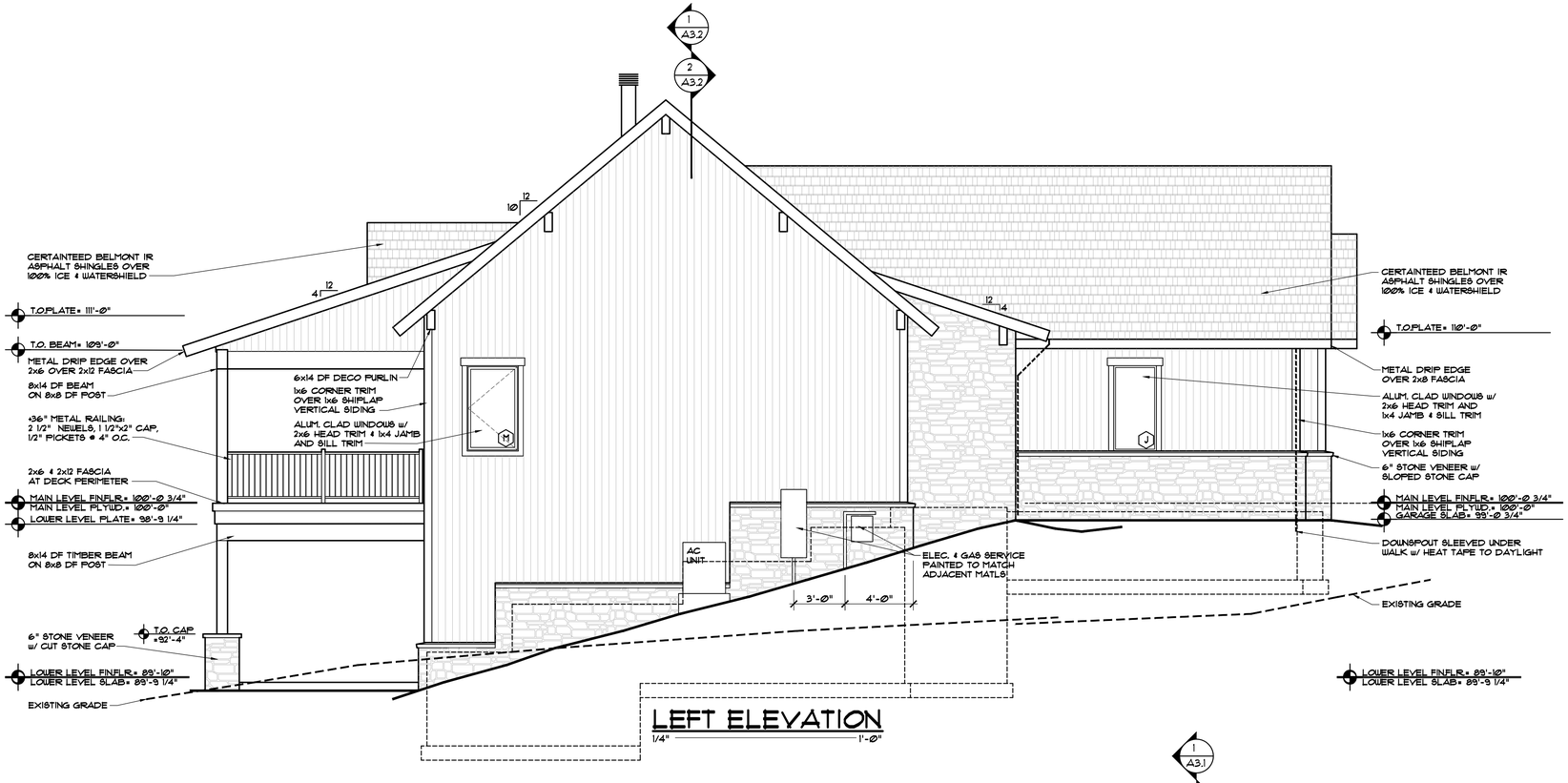
A2.1



LEFT ELEVATION

1/4" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"

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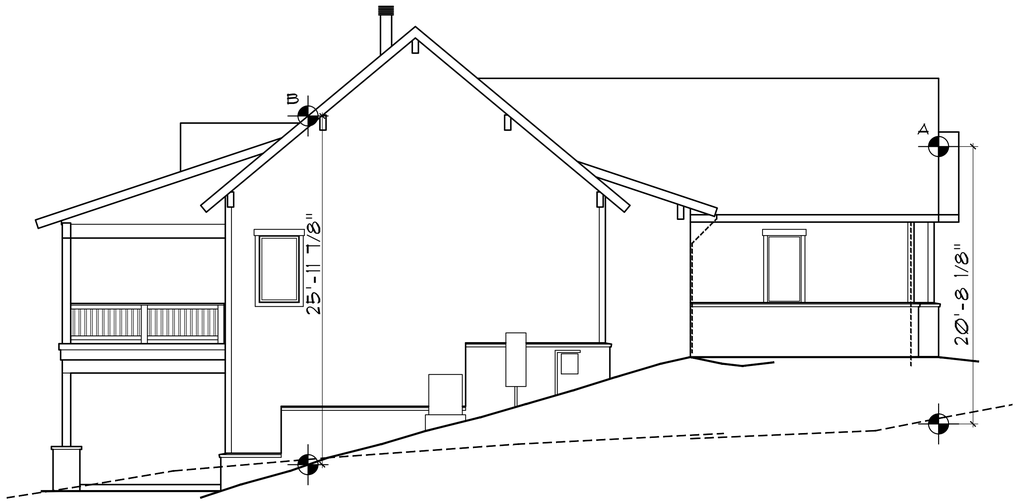

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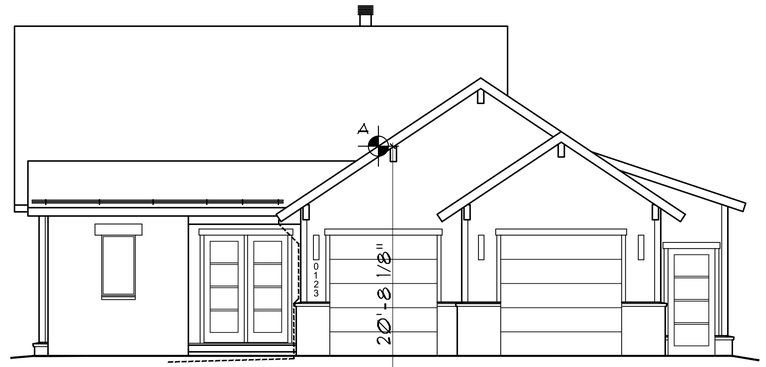

FRONT ELEVATION
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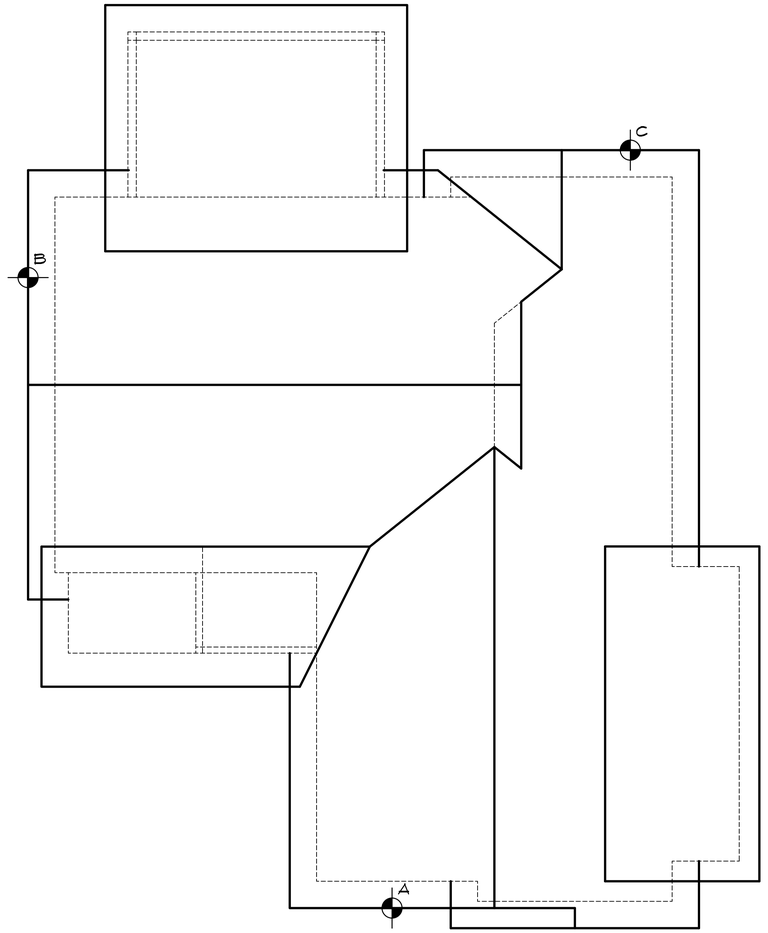

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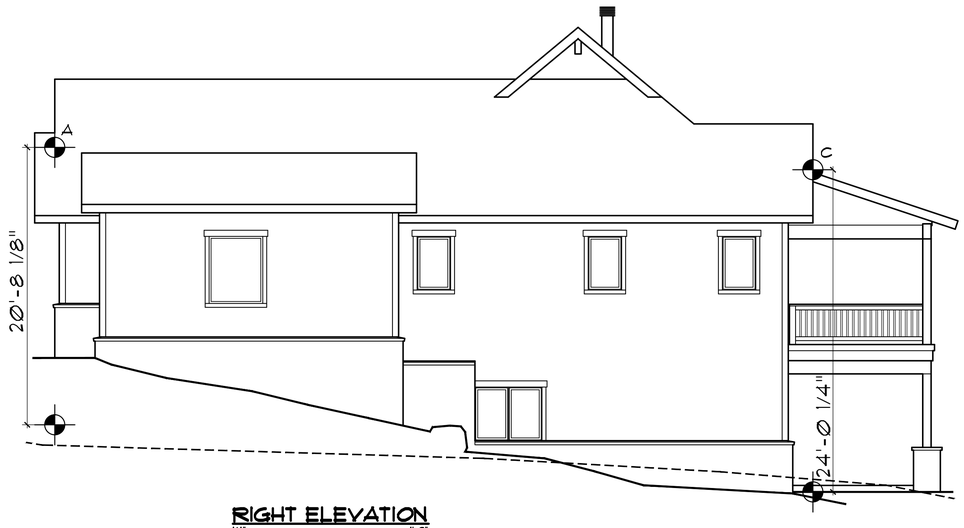

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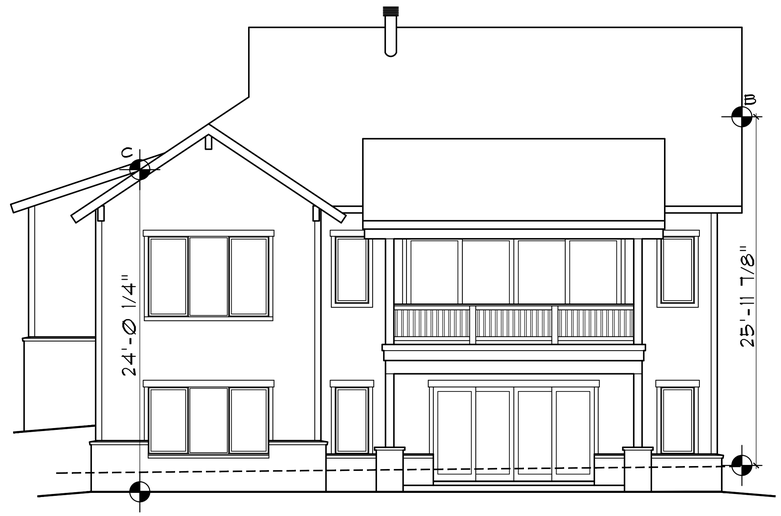

REAR ELEVATION
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BH1

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

0031 Miles End Lane

Hearing Date:	August 14, 2024
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Blair Eklund
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 31
Address:	0031 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicant, Blair Eklund, requests Final Plan review of a new, four-bedroom, 4,356 (gross) square foot single-family residence located at 0031 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 and 4 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 three bedrooms and entertainment lounge, and the main level has the 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 0031 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*

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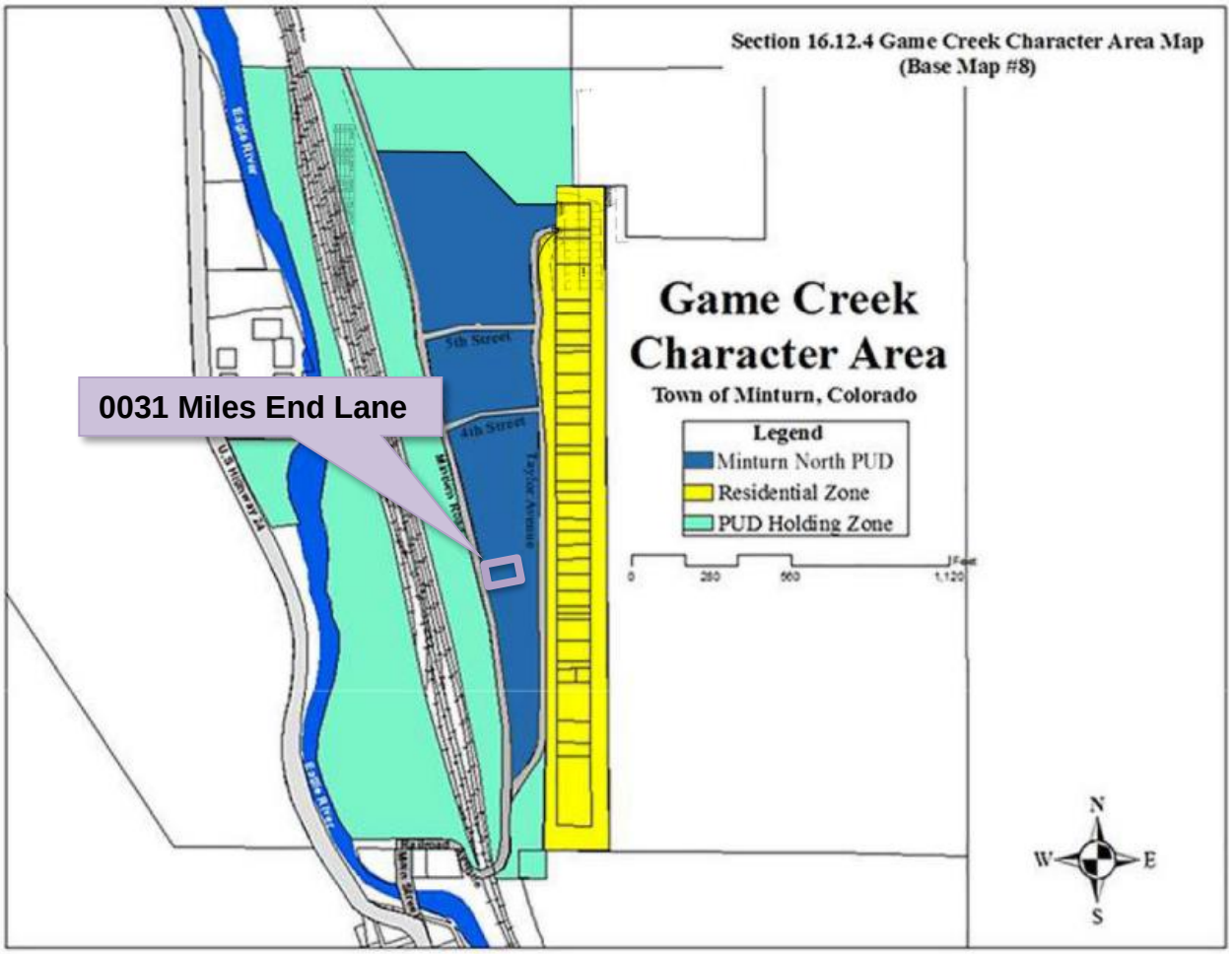
Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,753.68 sq. ft.	7,753.68 sq. ft. (.178 ac.)
Maximum Building Height:	28 feet	27 feet – 4 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% (3,876.84 sq. ft.)	2,859 sq. ft. (36.87%) Proposed
Maximum Impervious Coverage:	60% (4,652.21 sq. ft.)	3,435 sq. ft. (44.30%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,753.68 sq. ft. x .05 = 387.68 sq. ft.)	445 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. Items of Note:

Staff has flagged no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0031 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

July 26, 2024

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

Re: 31 Miles End Lane
Lot 31, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Eklund Residence; Lot 31, Minturn North, Minturn Colorado"* prepared July 12, 2024, by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 31, 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.4 of the *"Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24"* prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.4 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

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

Madison Harris
Re: 31 Miles End Lane
Lot 31, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 31, Minturn North PUD; Site Grading and Drainage Plan"* prepared July 12, 2024 by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. 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: Michelle Metteer, Scot Hunn, Taylor Hermes Arnold Martinez

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

July 24, 2024
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Eklund Residence
Lot 31 Minturn North – 0031 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 31 is located at 0031 Miles End Lane on a downhill sloping undisturbed vacant lot which drops 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 home has been designed as a patio residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

The home exterior is a balanced mix of 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

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 – Eklund Residence

Project Location

Street Address: 31 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-035

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone:	Email:
970-926-1720	THermes@ResortConceptsCO.com

Property Owner:

Name: Blair Eklund

Mailing Address: 1334 Silver Rock Lane Evergreen, CO 80439

Phone:	Email:
720-438-8870	Beklund@gmail.com

Required Information:

Lot Size: 0.178 acres	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedrooms 4	# On-site Parking Spaces 4
# of Stories: 2	Snow storage sq ft: 445 sf	Building Footprint sq ft: 2,859 sf	Total sq ft Impervious Surface: 3,435 sf

Signature:

7/24/24

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.

Terraces & Walkways
Stained Concrete

Exterior Stone
Colorado Buff

Fascia, Columns & Railing
Color: Custom Stain

Vertical Siding & Sofits
1"x8" – Butt Joint, Smooth
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: Matte Black

Windows and Doors
Mfg: Alan Bradley Cityline
Color: Matte Black

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

Entry Door
Solid Wood
Color: Custom Stain

Entry Door Hardware
Emtek Lausanne Full Plate with Helios Interior Lever
Color: Matte 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.

Perspective 1

DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the 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 31

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB Design Review - 3D Views

July 19, 2024

Resort Concepts

PERSPECTIVE 2

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

MINTURN NORTH - LOT 31

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

JULY 19, 2024

RESORT CONCEPTS

EKLUND RESIDENCE

LOT 31
MINTURN NORTH
MINTURN, COLORADO

DEB SUBMITTAL SET JULY 12, 2024

NOTE: ALL SITE & LANDSCAPE PLANS, FLOOR PLANS, ELEVATIONS & DETAILS ARE SUBJECT TO TOWN OF MINTURN DESIGN REVEIW BOARD APPROVAL

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,729 SF	130 SF		1,859 SF
MAIN LEVEL:	1,875 SF		622 SF	2,497 SF
TOTALS:	3,604 SF	130 SF	622 SF	4,356 SF

LOT AREA:	7,753.68		
BUILDING COVERAGE:	2,859 SF	36.87 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,435 SF	44.30 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

DRAWING SCHEDULE

C	COVER
	FINAL PLAT MINTURN NORTH P.U.D.
C.4	MINTURN NORTH P.U.D. OVERALL GRADING PLAN
C1	SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
C2	CIVIL DETAILS
L1	LANDSCAPE PLANTING PLAN
L2	LANDSCAPE SCHEDULE & 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

EKLUND
LOT 31
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L.31

ISSUED #	DATE	BY	COMMENTS
1	7-12-24	DME	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

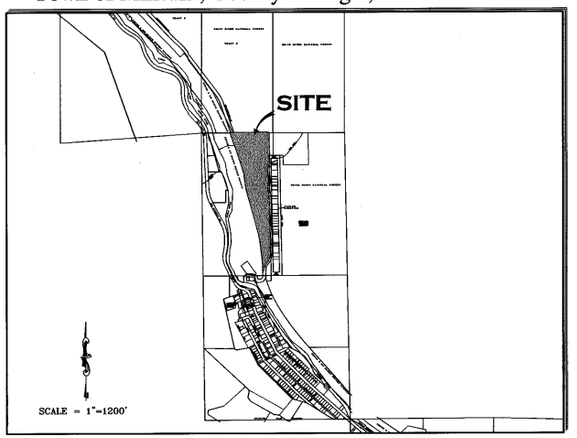
TOWN CLERK
TOWN OF MINTURN, COLORADO

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 Mintura 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., 20 24

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

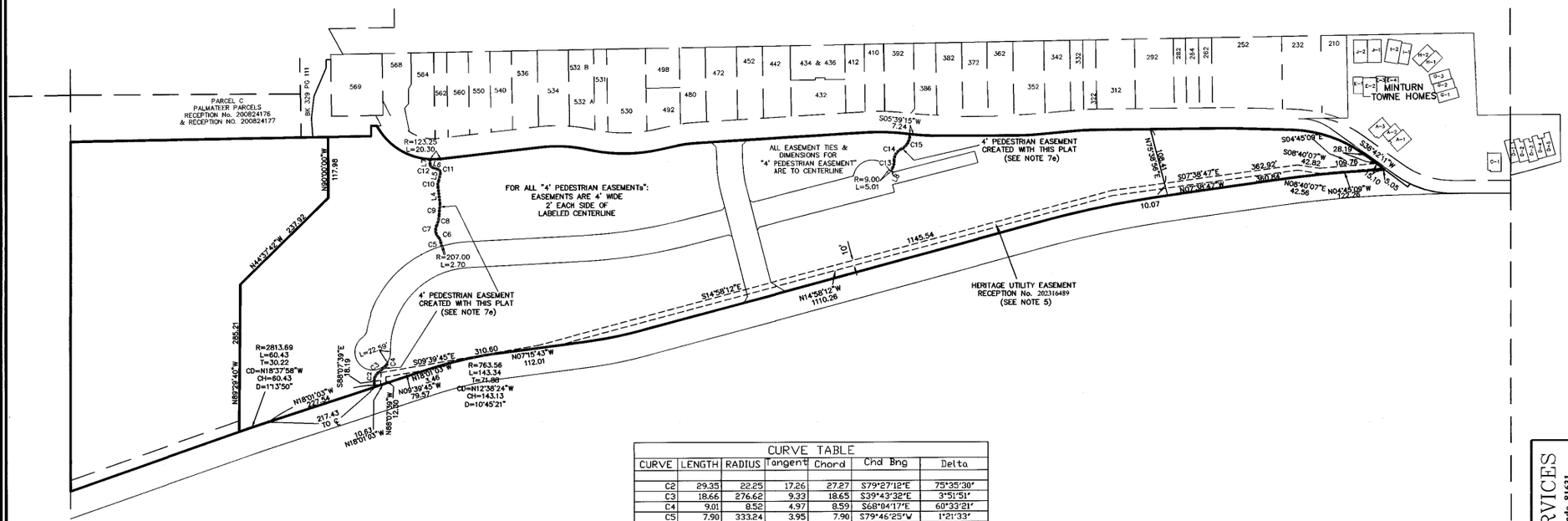
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
2024 02234
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
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FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

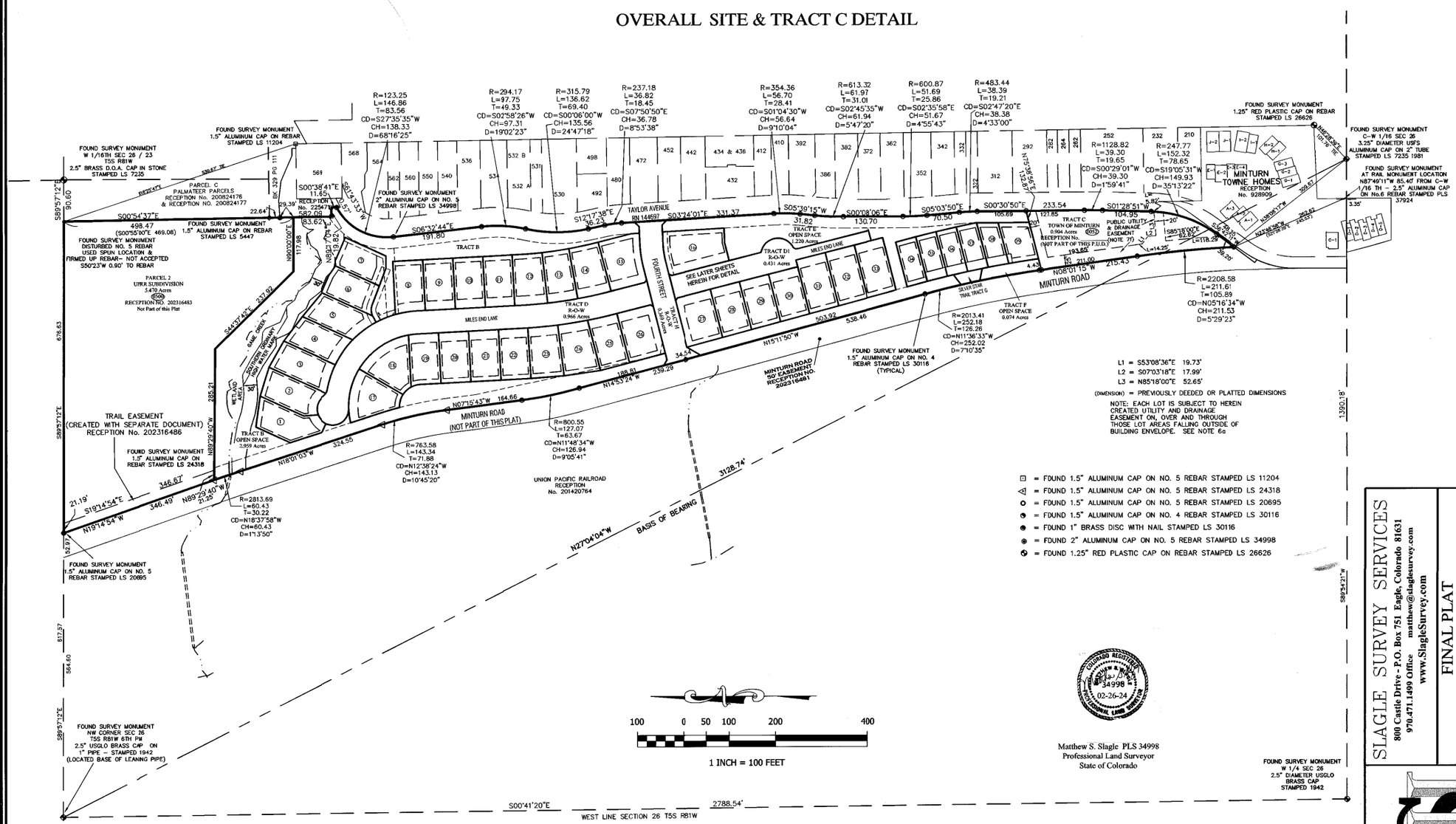
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

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 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.

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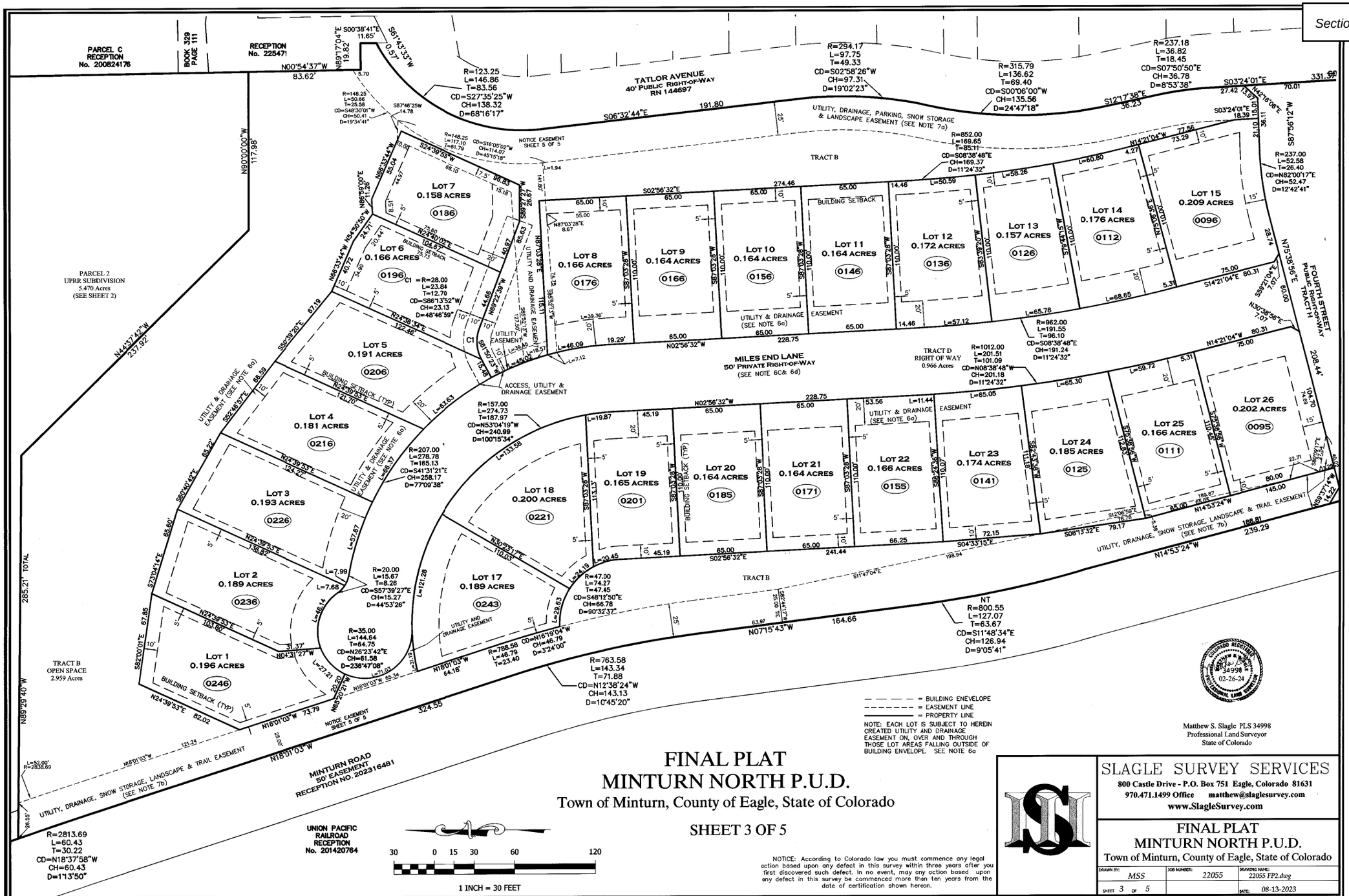
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:	DATE:
MSS	220555	220555 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.

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

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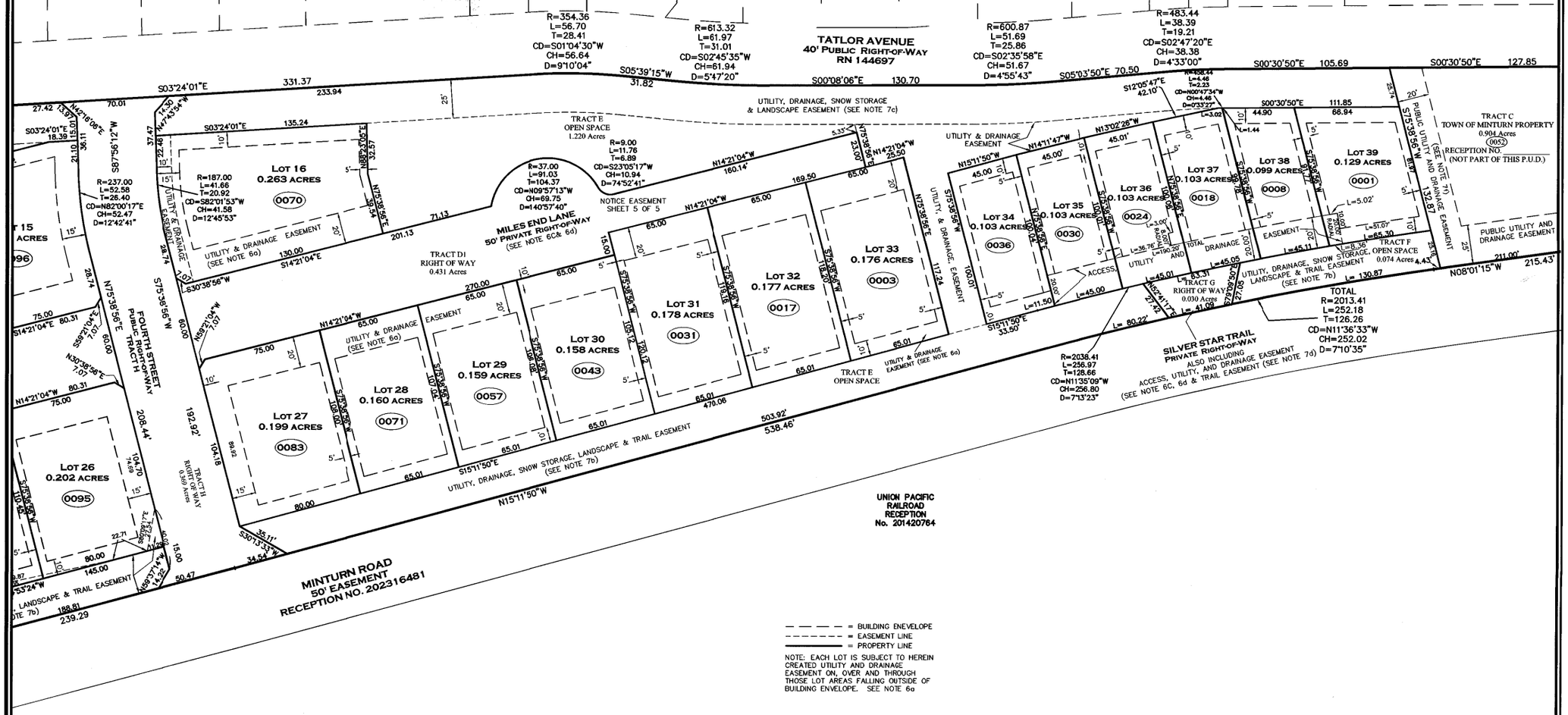
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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


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)
PUBLIC UTILITY AND DRAINAGE EASEMENT
(SEE NOTE 7b)
LANDSCAPE & TRAIL EASEMENT
(SEE NOTE 7b)
UTILITY, DRAINAGE, SNOW STORAGE, OPEN SPACE
(SEE NOTE 7b)
Lot 15
0.096 ACRES
(0096)
Lot 16
0.263 ACRES
(0070)
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)
UTILITY & DRAINAGE EASEMENT (SEE NOTE 6a)
EASEMENT
ACCESS
TOTAL DRAINAGE AND UTILITY EASEMENT
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
S14°21'04"E 130.00
N14°21'04"W 160.14'
N14°21'04"W 169.50
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'
N15°11'50"W 538.46'
N08°01'15"W 215.43'
S75°38'56"W 117.24
S75°38'56"W 100.01'
S75°38'56"W 132.87'
S75°38'56"W 211.00'
S75°38'56"W 208.44'
S75°38'56"W 192.92'
S75°38'56"W 239.29
S30°38'56"W 7.07
N30°38'56"E 7.07
S59°21'04"E 7.07
S14°21'04"E 80.31
N14°21'04"W 80.31
S30°13'33"W 35.11'
S30°13'33"W 34.54'
N89°37'4"W 14.22
S03°24'01"E 18.39
N42°18'06"E 70.01
S87°56'12"W 27.42
S03°24'01"E 36.11
S03°24'01"E 21.10
S03°24'01"E 15.01
S03°24'01"E 37.47
N47°43'54"W 14.30
S03°24'01"E 22.48
N89°57'04"E 32.57
N75°38'56"E 32.57
N75°38'56"E 5.33'
N75°38'56"E 25.74'
N75°38'56"E 25.74'
N75°38'56"E 25.74

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

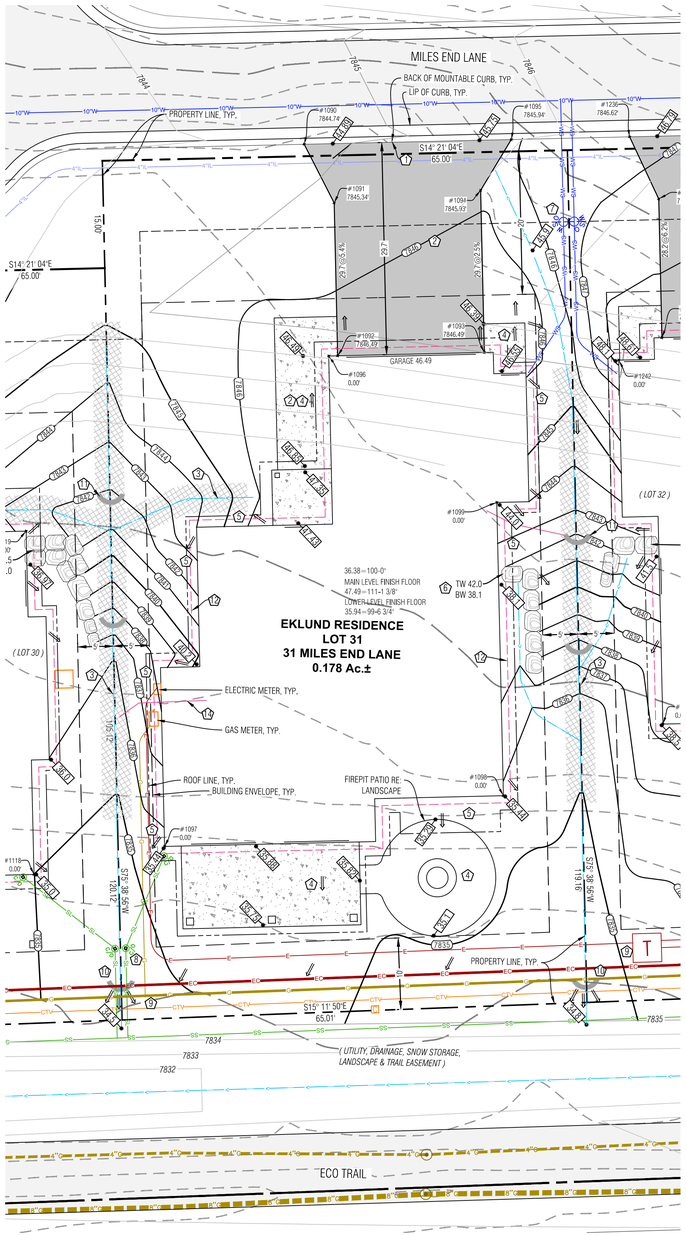
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet ***C.4***

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

N:\PROJECTS\2022\22036 Minturn North\dwg\22036 C-Grading.dwg 5/15/2024 10:51 AM



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 / 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
6"SD	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table				
Point #	Desc.	Elev.	North	East
1090	Driveway	7844.74'	3382.75	5597.37
1091	Driveway	7845.34'	3376.82	5590.33
1092	Driveway	7846.49'	3371.52	5569.62
1093	Driveway	7846.49'	3351.66	5574.70
1094	Driveway	7845.93'	3357.28	5596.66
1095	Driveway	7845.94'	3354.70	5604.55
1096	House Corner	0.00'	3372.73	5569.31
1097	House Corner	0.00'	3379.61	5497.36
1098	House Corner	0.00'	3335.08	5514.94
1099	House Corner	0.00'	3345.25	5554.66

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.

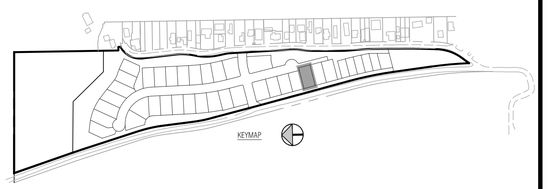
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 7,776 SF ±
DISTURBANCE AREA: 7,776 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. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
5. 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.
6. INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
7. LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
8. 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.
9. 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.
10. CONTINUE LOCAL SWALE TO TOP OF SUBDIVISION SWALE. WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
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.



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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 31, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 7/12/24

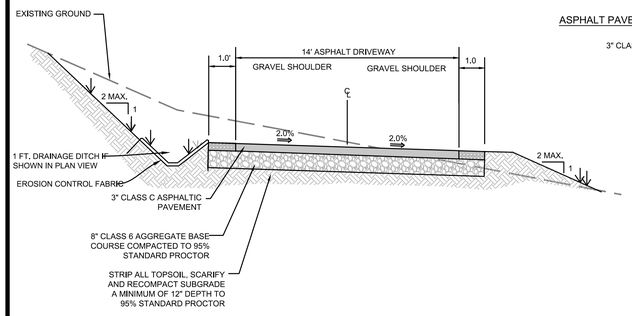
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. ***23035***
Designer: ***PAH***
Drafter: ***BUI***
Date: ***4/9/24***

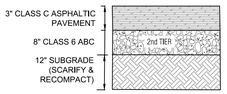
Sheet ***C1***

File Name: ***mn lot 31 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 31\MN Lot 31 SP-01.dwg 7/18/2024 9:36 AM



ASPHALT PAVEMENT SECTION

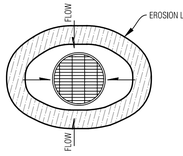


PAVEMENT SECTION

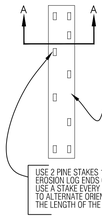
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

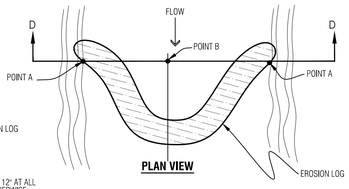
PROPOSED DRIVEWAY TYP. SECTION
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER



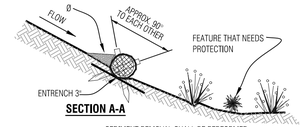
AREA DRAIN



PLAN VIEW

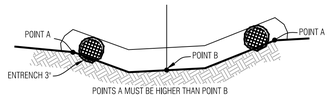


PLAN VIEW



SECTION A-A

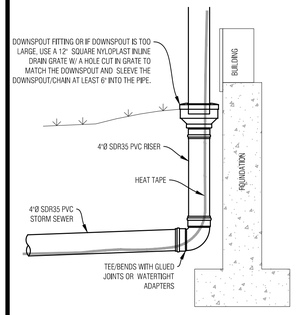
Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.



SECTION D-D

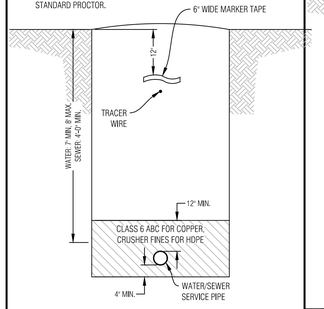
Temporary Erosion Control Log
N.T.S.

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.



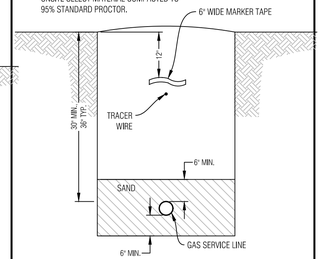
TYP. DOWNSPOUT CONNECTION
N.T.S.

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.



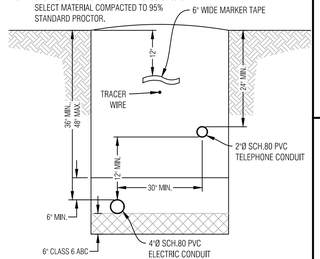
WATER/SEWER SERVICE TRENCH
N.T.S.

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.

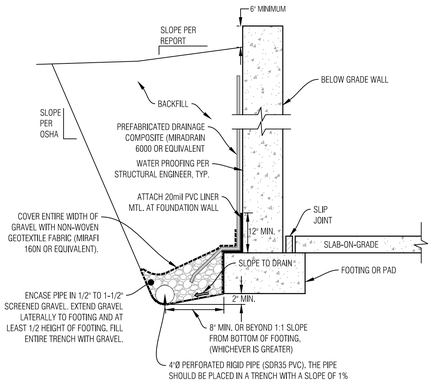


GAS SERVICE TRENCH
N.T.S.

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.

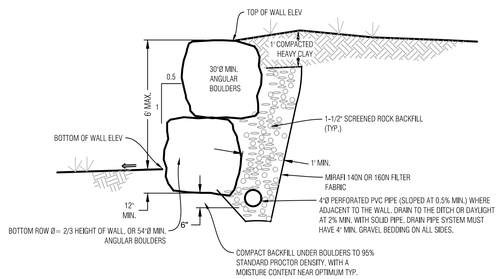


NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

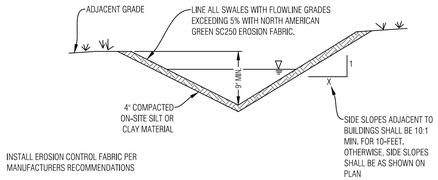
TYPICAL FOUNDATION DRAIN
N.T.S.

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.



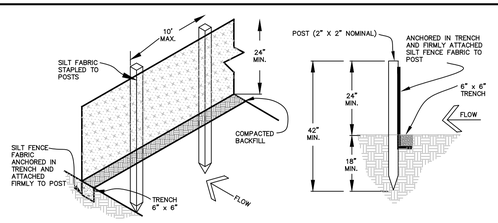
INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

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 31, Minturn North P.U.D.

Details and Notes
DRB Submittal 7/12/24

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

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **4/8/24**

Sheet **C2**

File Name: **mn lot 31 sp-01.dwg**

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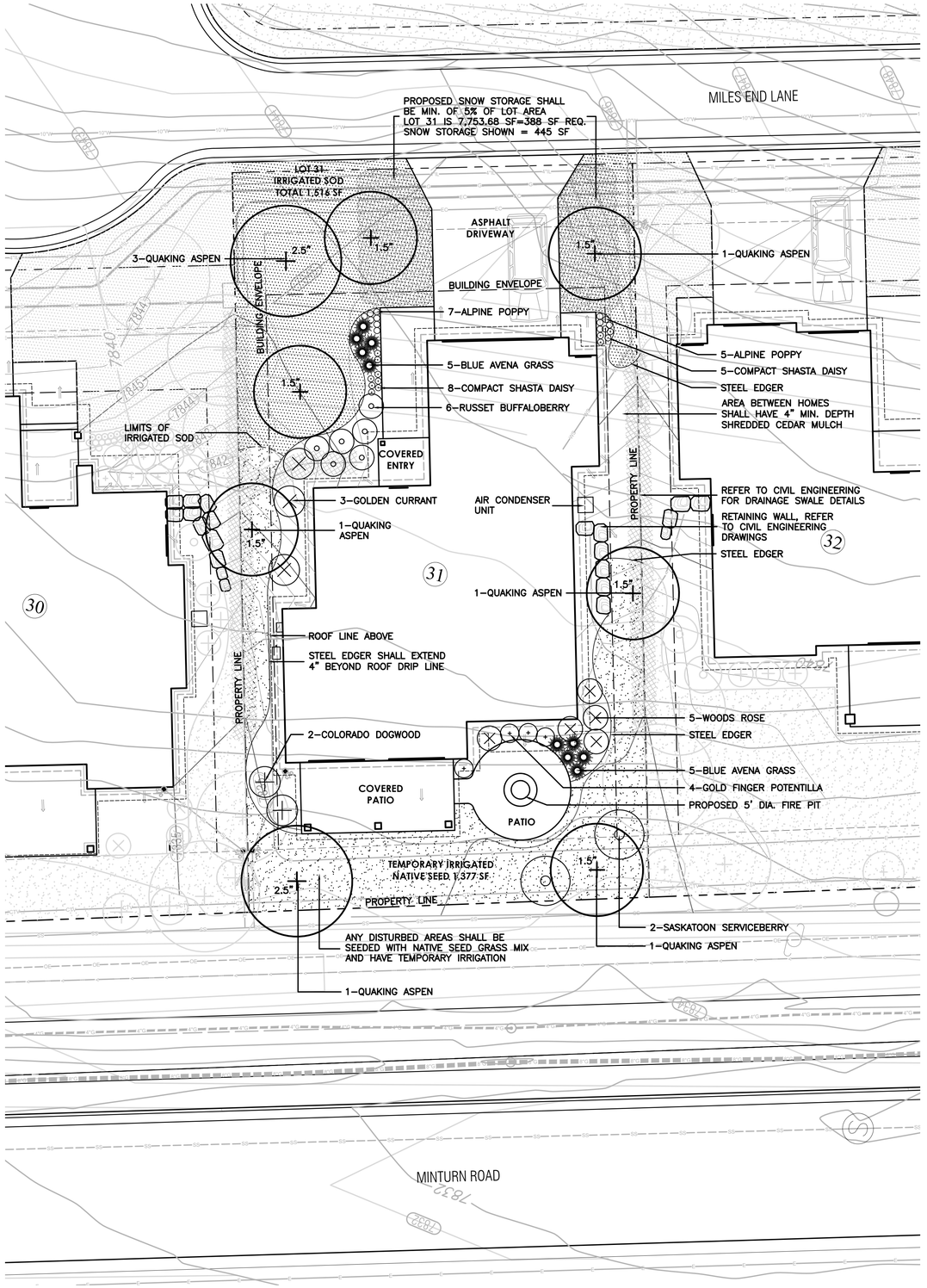


LEGEND

- 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 31 - LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: July 12, 2024
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	1,516 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: 1,673 SF
	Temporary Spray Irrigation For Native Seed	1,377 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
	DECIDUOUS TREES			
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)			
10	Blue Avena Grass Grass, Helictotrichon sempervirens	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
12	Alpine Poppy Papaver alpinum	1 & 2	Flats of 15	
13	Compact Shasta Daisy Leucanthemum x superbum 'Silver Princess'	1 & 2	Flats of 15 or 32	
	DECIDUOUS SHRUBS			
2	Colorado Dogwood Cornus sericea coloradense	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.
4	Goldfinger Potentilla Potentilla fruticosa 'Goldfinger' or 'Gold Drop'	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
6	Russet Buffaloberry Shepherdia canadensis	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
2	Saskatoon Serviceberry Amelanchier alnifolia	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
5	Wood's Rose Rosa woodsii	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.

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

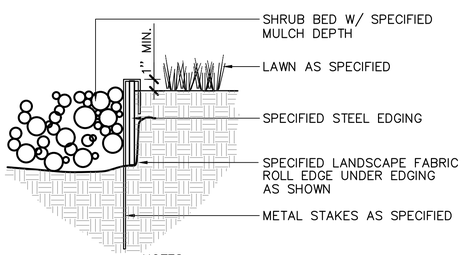
MINTURN NORTH P.U.D.
LOT 31-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: July 12, 2024
REVISIONS:

DRB SUBMITTAL

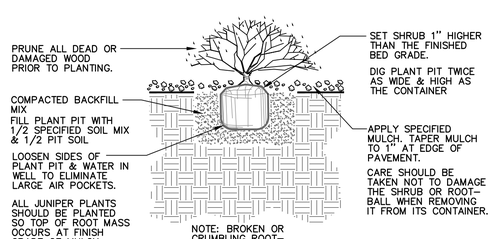
SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER: L2

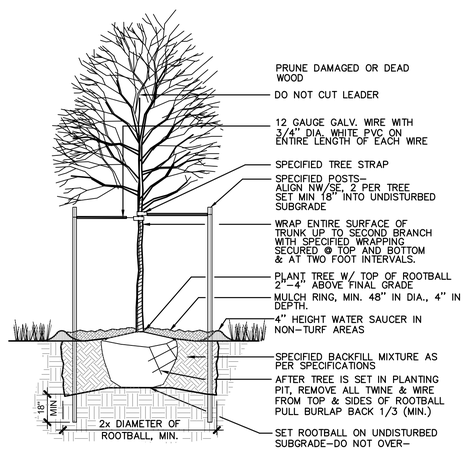


NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3) ALL JOINTS TO BE SECURELY STAKED.
4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

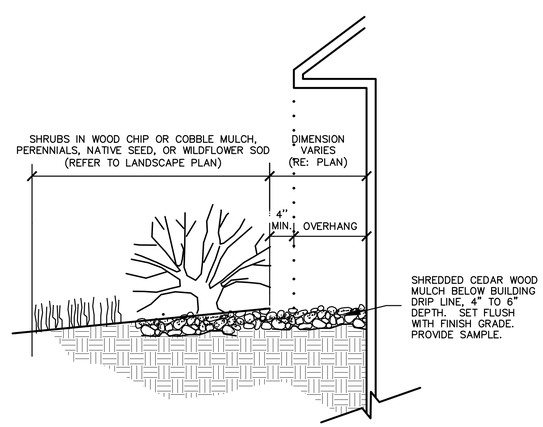
1 L2 STEEL EDGER — NOT TO SCALE



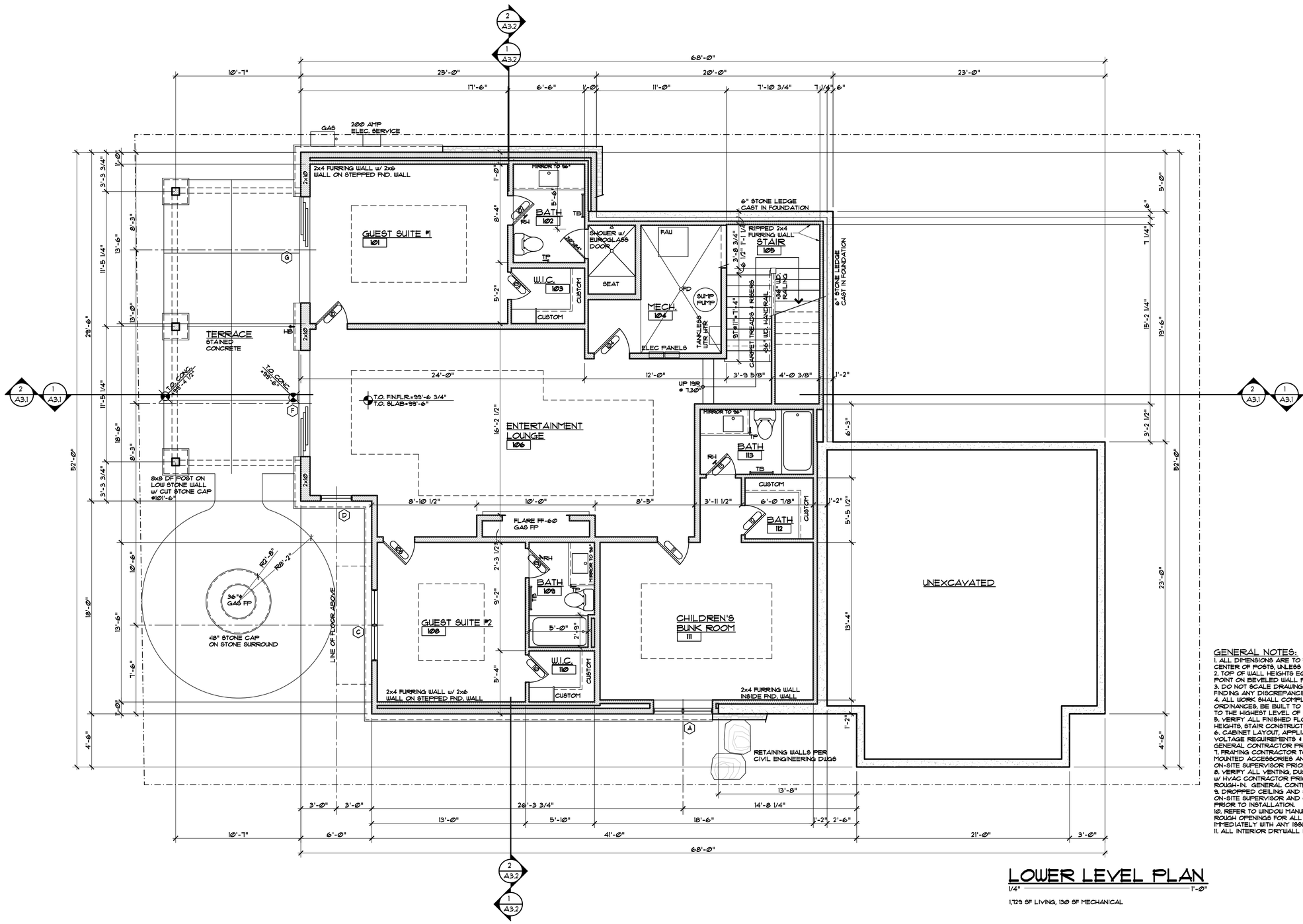
2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE



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.

LOWER LEVEL PLAN

1/4" = 1'-ø"

1,729 SF LIVING, 130 SF MECHANICAL

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

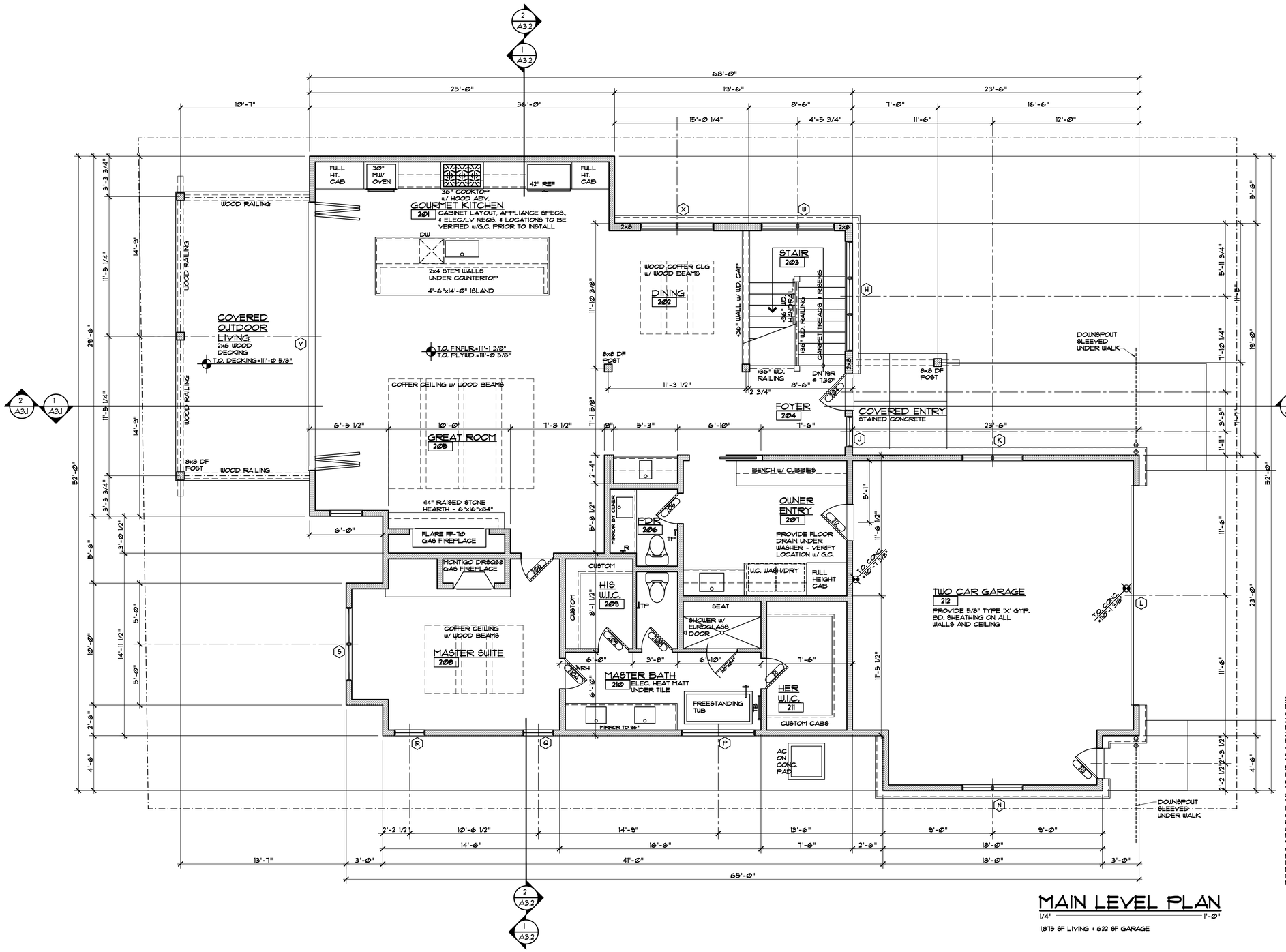
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

EKLUND
LOT 31
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L31

ISSUED #	DATE	BY	COMMENTS
1	7-12-24	DUE	DRB SUBMITTAL SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-0"

1,875 SF LIVING + 622 SF GARAGE

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
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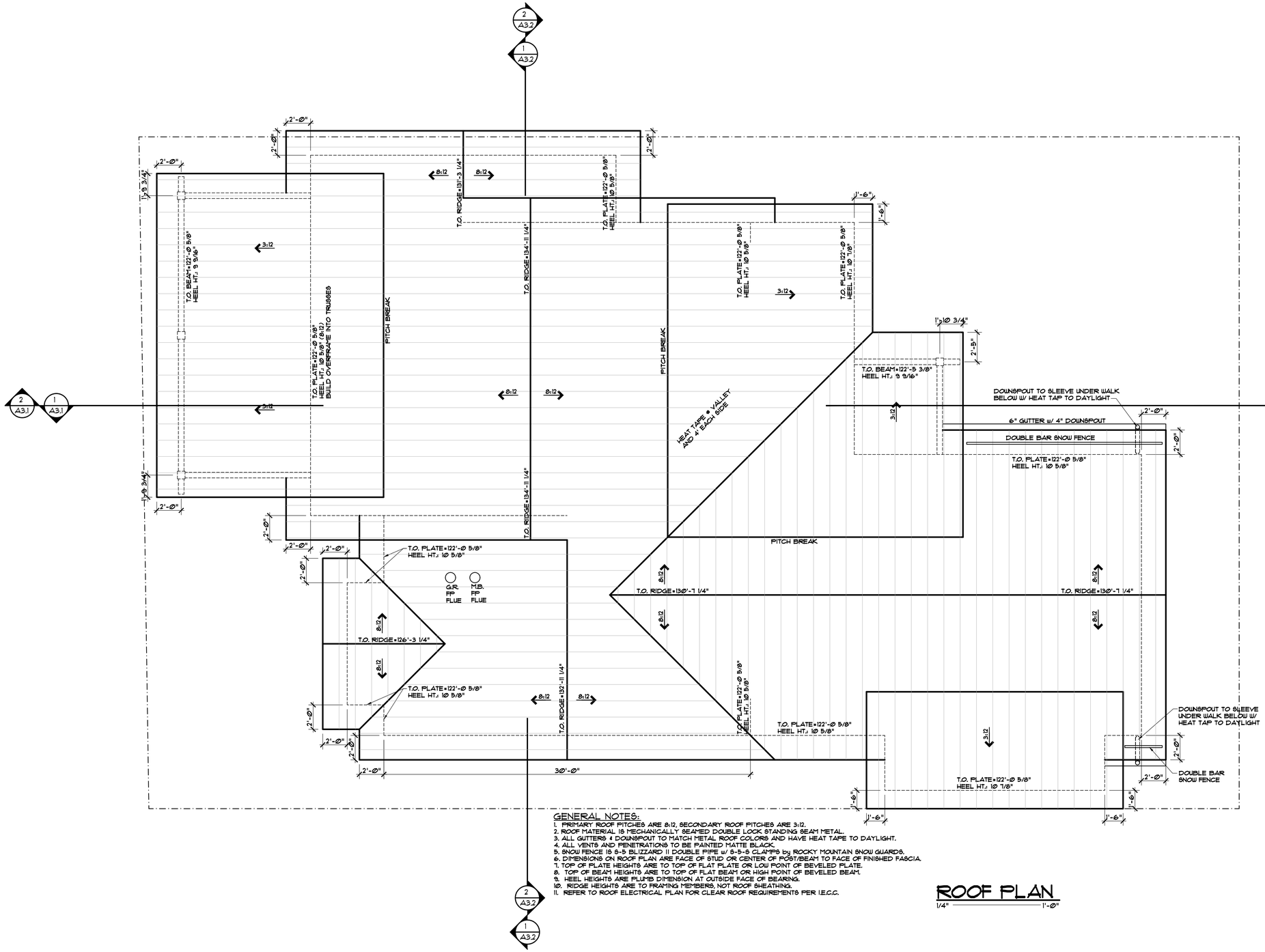
1	7-12-24			DRB SUBMITTAL SET

A1.2



GENERAL NOTES:

1. PRIMARY ROOF PITCHES ARE 8:12, SECONDARY ROOF PITCHES ARE 3:12.
2. ROOF MATERIAL IS MECHANICALLY SEAMED DOUBLE LOCK STANDING SEAM METAL.
3. ALL GUTTERS & DOWNSPOUT TO MATCH METAL ROOF COLORS AND HAVE HEAT TAPE TO DAYLIGHT.
4. ALL VENTS AND PENETRATIONS TO BE PAINTED MATTE BLACK.
5. SNOW FENCE IS 6-FT BLIZZARD II DOUBLE PIPE W/ 8-5-8 CLAMPS by ROCKY MOUNTAIN SNOW GUARDS.
6. DIMENSIONS ON ROOF PLAN ARE FACE OF STUD OR CENTER OF POST/BEAM TO FACE OF FINISHED FASCIA.
7. TOP OF PLATE HEIGHTS ARE TO TOP OF FLAT PLATE OR LOW POINT OF BEVELED PLATE.
8. TOP OF BEAM HEIGHTS ARE TO TOP OF FLAT BEAM OR HIGH POINT OF BEVELED BEAM.
9. HEEL HEIGHTS ARE PLUMB DIMENSION AT OUTSIDE FACE OF BEARING.
10. RIDGE HEIGHTS ARE TO FRAMING MEMBERS, NOT ROOF SHEATHING.
11. REFER TO ROOF ELECTRICAL PLAN FOR CLEAR ROOF REQUIREMENTS PER I.E.C.C.

ROOF PLAN

1/4" = 1'-Ø"

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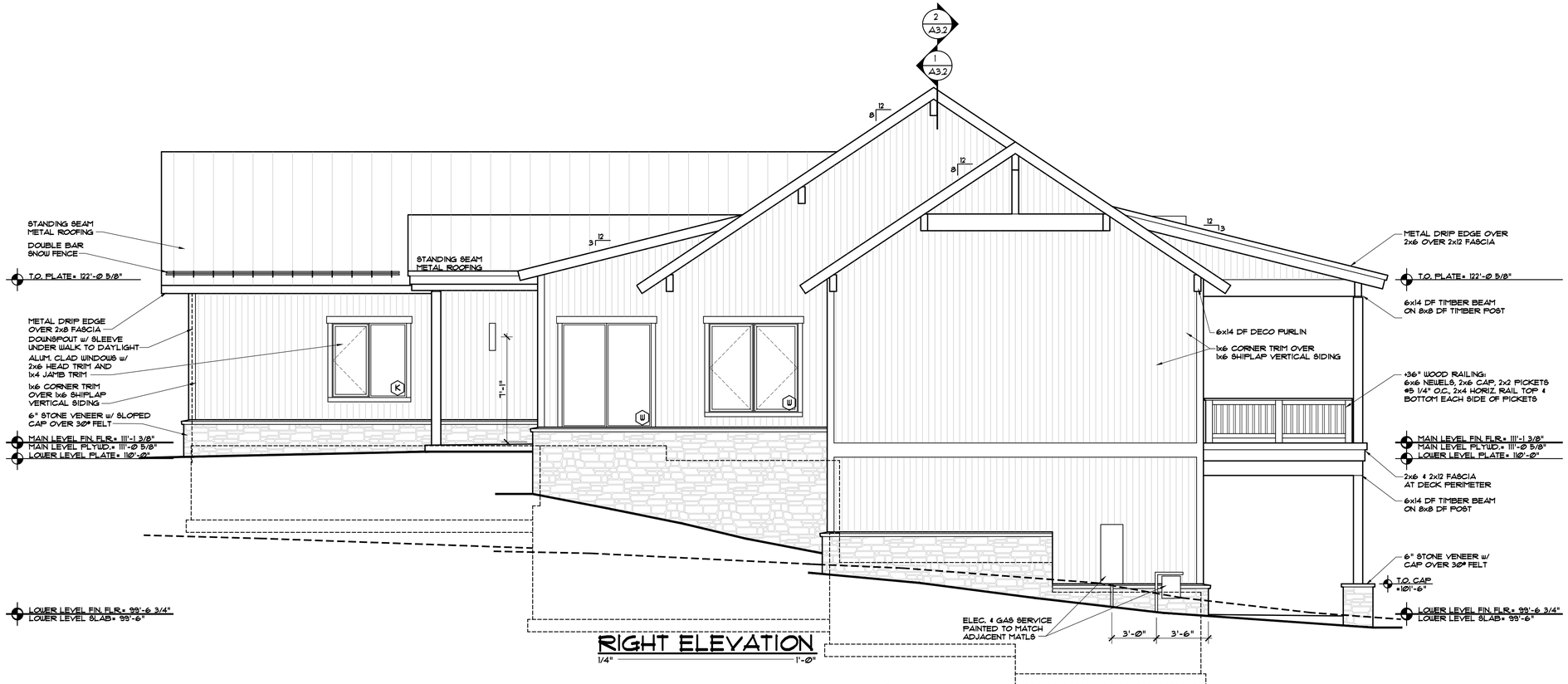
(970) 926-1720

EKLUND
LOT 31
MINTURN NORTH
MINTURN, COLORADO

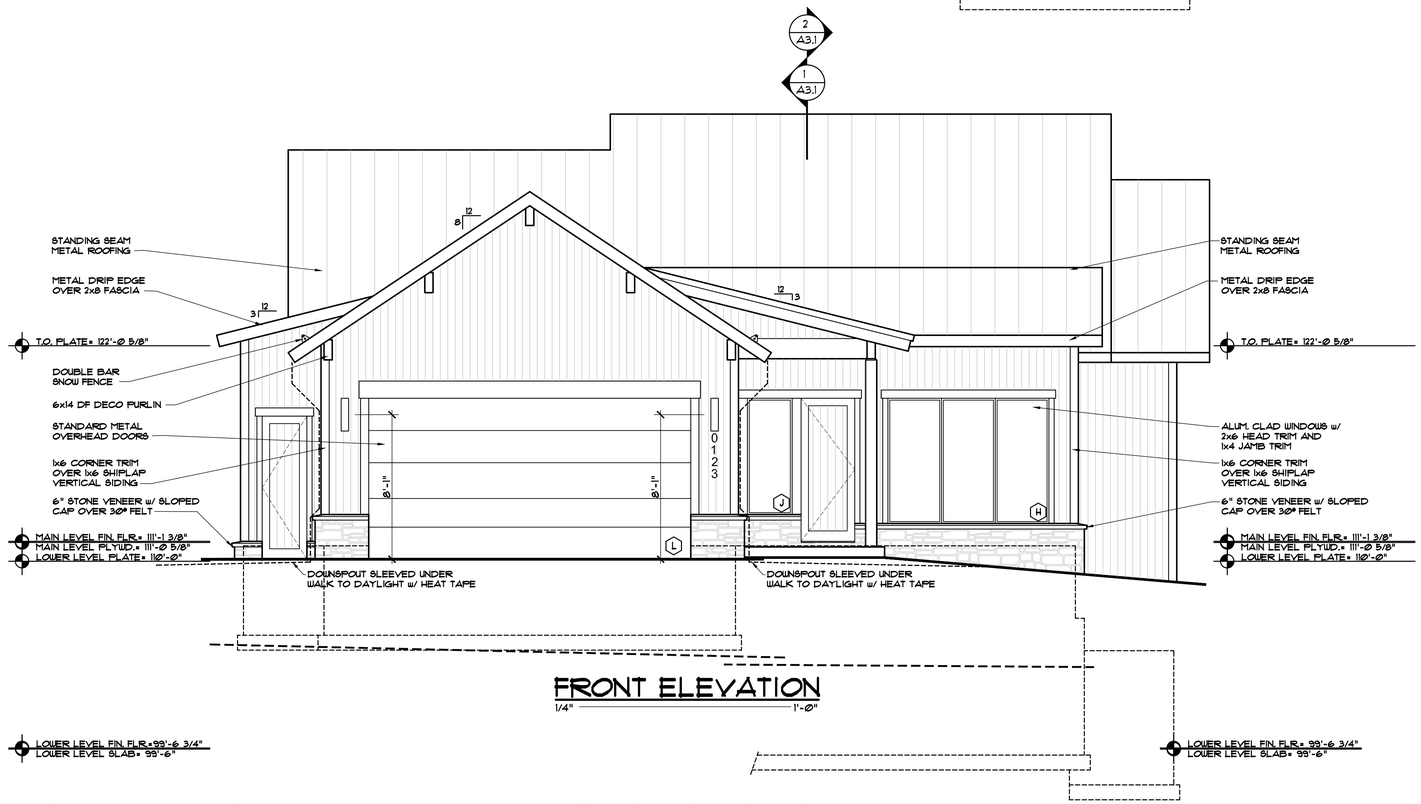
PROJECT NO: 2412-22 L31

ISSUED #	DATE	BY	COMMENTS
1	7-12-24		DUE DRB SUBMITTAL SET

A1.3



RIGHT ELEVATION
1/4" = 1'-Ø"



FRONT ELEVATION
1/4" = 1'-Ø"

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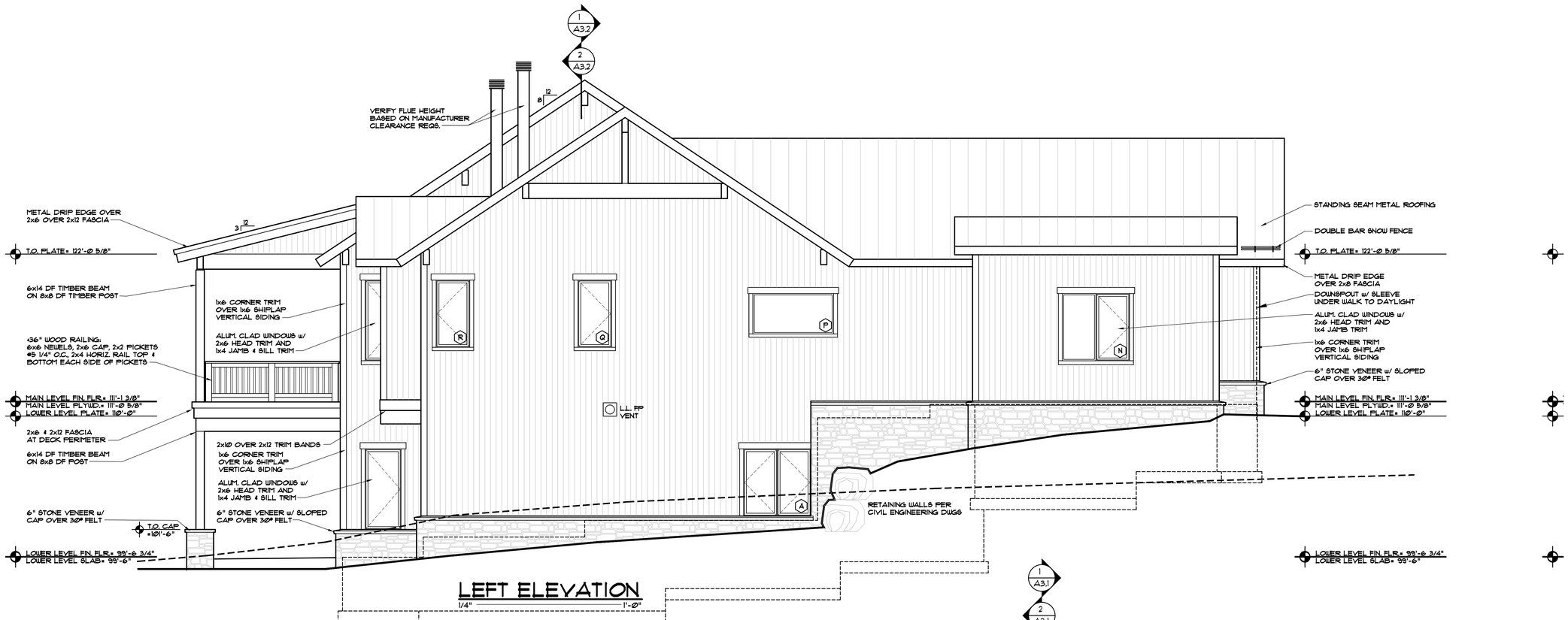
A2.1



LEFT ELEVATION

1/4" = 1'-Ø"

REAR ELEVATION

1/4" = 1'-Ø"

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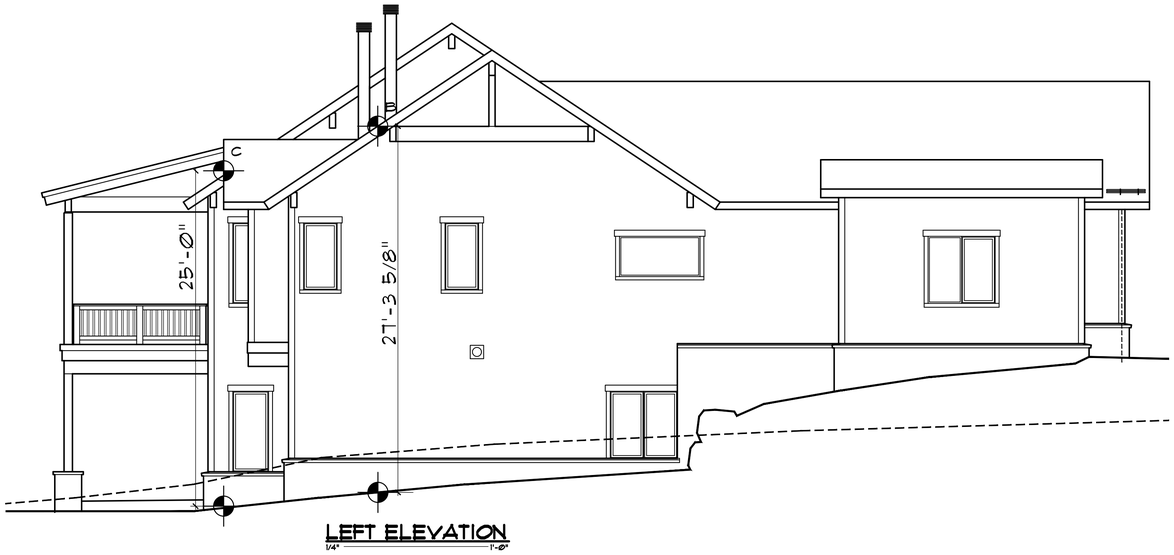
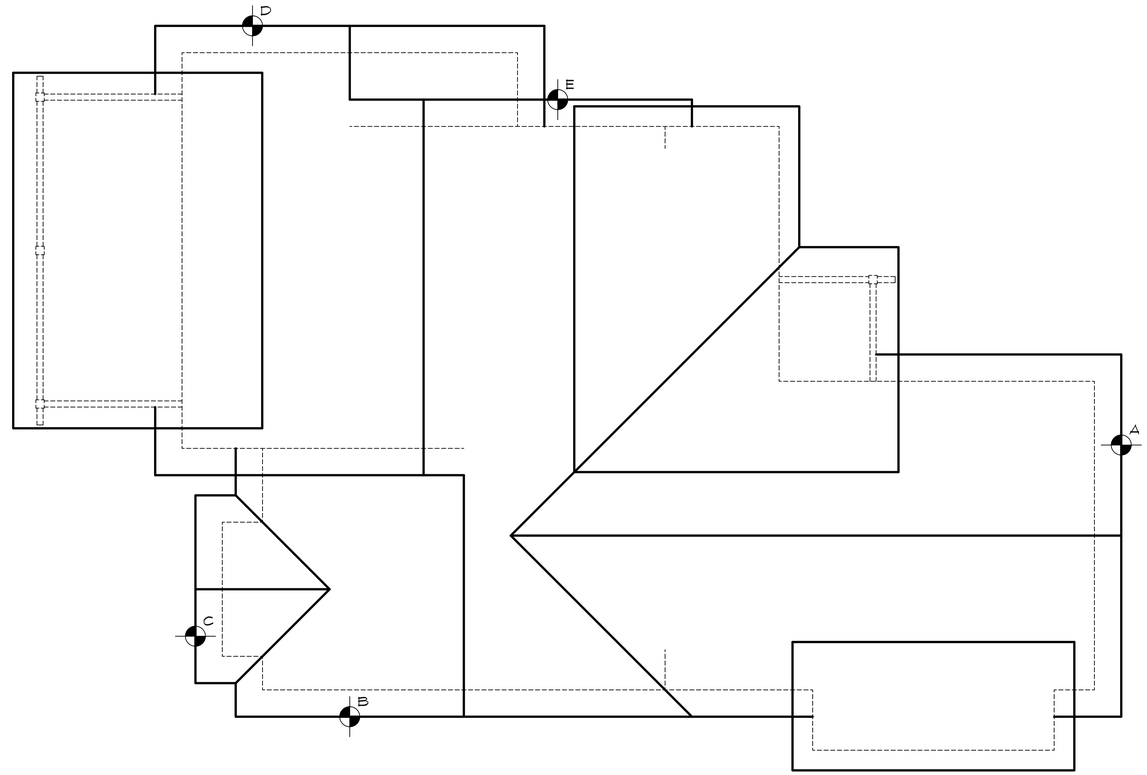
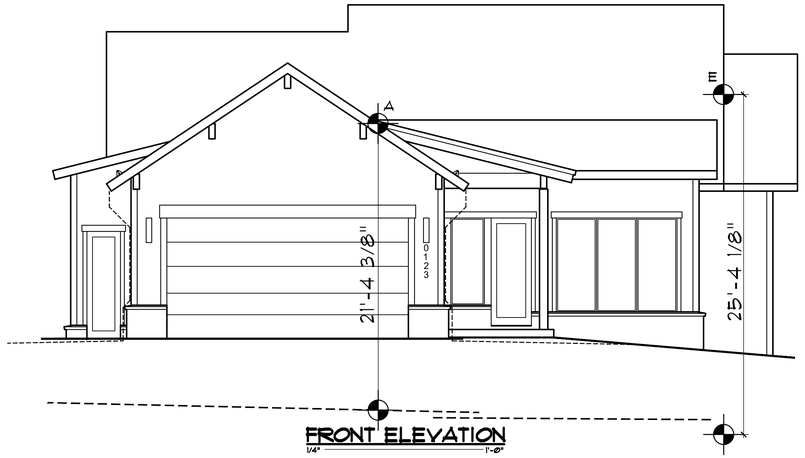
A2.2



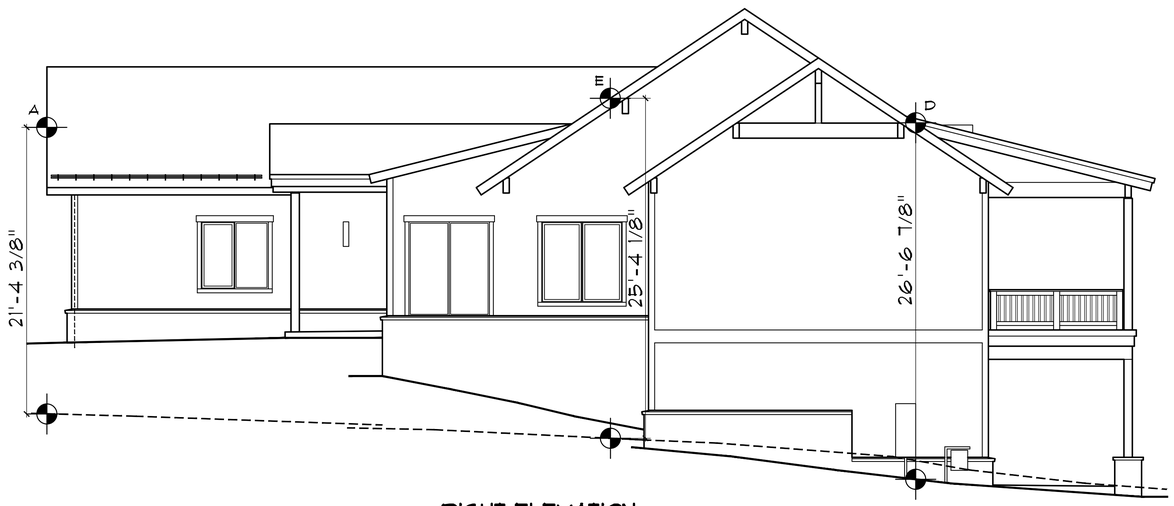
LEFT ELEVATION
1/4" = 1'-0"



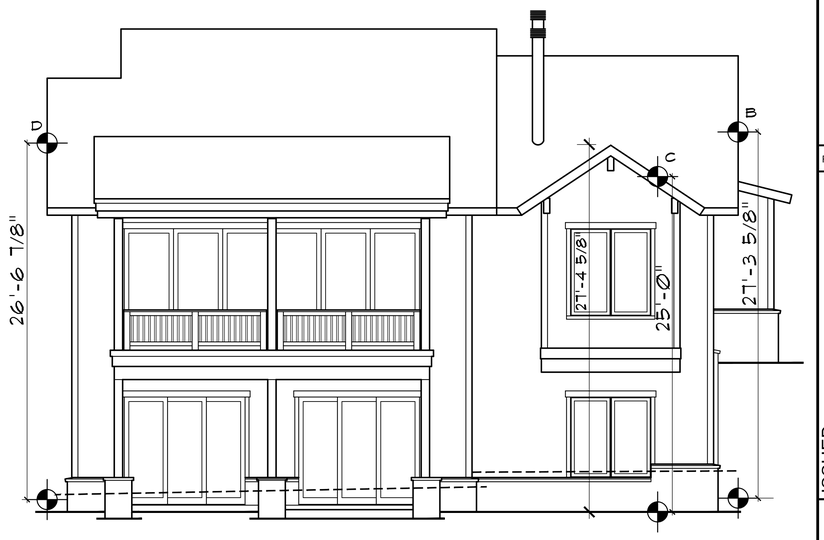
ROOF PLAN
1/4" = 1'-0"



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



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



REAR ELEVATION
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PROJECT NO: 2412-22 L31

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1	1-12-24	DUE	DRB SUBMITTAL SET

BH1

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

0171 Miles End Lane

Hearing Date:	August 14, 2024
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Emily & Frank Riccio
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 21
Address:	0171 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicants, Emily and Frank Riccio, request Final Plan review of a new, four-bedroom, 3,708 (gross) square foot single-family residence located at 0171 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 and 3 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 adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show the lower level with three bedrooms and entertainment lounge, and the main level has the 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 0171 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*

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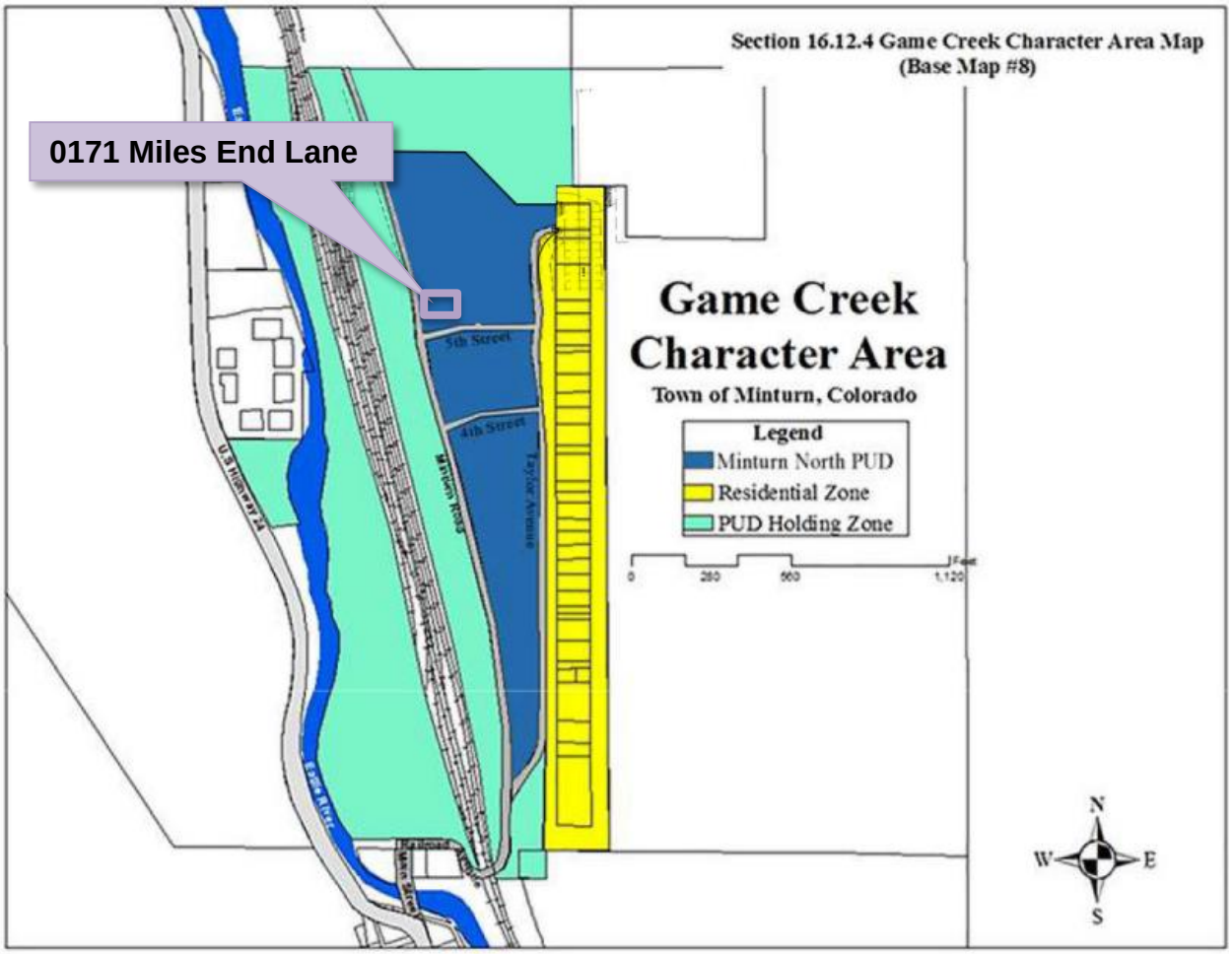
Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,143.84 sq. ft.	7,143.84 sq. ft. (.164 ac.)
Maximum Building Height:	28 feet	27 feet – 3 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% (3,571.92 sq. ft.)	2,625 sq. ft. (36.74%) Proposed
Maximum Impervious Coverage:	60% (4,286.30 sq. ft.)	3,283 sq. ft. (45.96%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,143.84 sq. ft. x .05 = 357.19 sq. ft.)	383 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. Items of Note:

Staff has flagged no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0171 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

July 26, 2024

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

Re: 171 Miles End Lane
Lot 21, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Riccio Residence; Lot 21, Minturn North, Minturn Colorado"* prepared July 12, 2024, by Eggers Architecture Inc. (Plans) included in the DRB application for Lot 21, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

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

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

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

Madison Harris
Re: 171 Miles End Lane
Lot 21, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 21 Minturn North PUD; Site Grading and Drainage Plan"* prepared July 12, 2024 by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. 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: Michelle Metteer, Scot Hunn, Taylor Hermes Arnold Martinez

DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner1@minturn.org

Project Name:

Minturn North – Riccio Residence

Project Location

Street Address: 0171 Miles End Lane

Zoning: Residential

Parcel Number(s): 2103-262-30-022

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone: 970-926-1720

Email: THermes@ResortConceptsCO.com

Property Owner:

Name: Emily & Frank Riccio

Mailing Address:

Phone: 646-522-1644 (Emily)

Email: EmilyHRiccio@gmail.com / FrankRiccio@yahoo.com

Required Information:

Lot Size: 0.164 ac	Type of Residence (Single Family, ADU, Duplex): SFH	# of Bedrooms: 4	# On-site Parking Spaces: 4
# of Stories: 2	Snow storage sq ft: 371 sf	Building Footprint sq ft: 2,405 sf	Total sq ft Impervious Surface: 3,050 sf

Signature:

Fee Paid:_____ **Date Received:**_____ **Planner:**_____

Terraces & Walkways
Stained Concrete

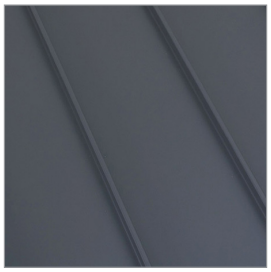
Exterior Stone
Colorado Buff

Fascia, Columns, Soffits & Railing
Color: Custom Stain

Vertical Siding
1"x8" – Butt Joint, Smooth
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: Matte Black

Windows and Doors
Mfg: Alan Bradley Cityline
Color: Matte Black

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

Entry Door
Solid Wood
Color: Custom Stain

Entry Door Hardware
Emtek Lausanne Full Plate with Helios Interior Lever
Color: Matte 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.

PERSPECTIVE 1

DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the 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 21

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

JULY 18, 2024

RESORT CONCEPTS

PERSPECTIVE 2

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

MINTURN NORTH - LOT 21

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

JULY 18, 2024

RESORT CONCEPTS

RICCIO RESIDENCE

LOT 21
MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET JULY 12, 2024

NOTE: ALL SITE & LANDSCAPE PLANS, FLOOR PLANS, ELEVATIONS & DETAILS ARE SUBJECT TO TOWN OF MINTURN DESIGN REVEIW BOARD APPROVAL

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,374 SF	124 SF		1,498 SF
MAIN LEVEL:	1,588 SF		622 SF	2,210 SF
TOTALS:	2,962 SF	124 SF	622 SF	3,708 SF

LOT AREA:	7,143.84 SF		
BUILDING COVERAGE:	2,625 SF	36.74 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,283 SF	45.96 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

DRAWING SCHEDULE

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

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

A1.1 LOWER LEVEL PLAN
A1.2 MAIN LEVEL PLAN
A1.3 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

RICCIO
LOT 21
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L21

ISSUED #	DATE	BY	COMMENTS
1	7-12-24	DWE	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

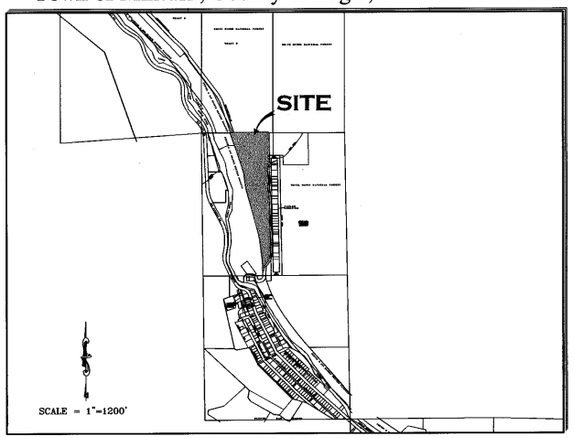
TOWN CLERK
TOWN OF MINTURN, COLORADO

SEAL 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 Mintura 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

Know all men by these presents that Minturn Crossing LLC, and PHILIP HADLEY 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 $538

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

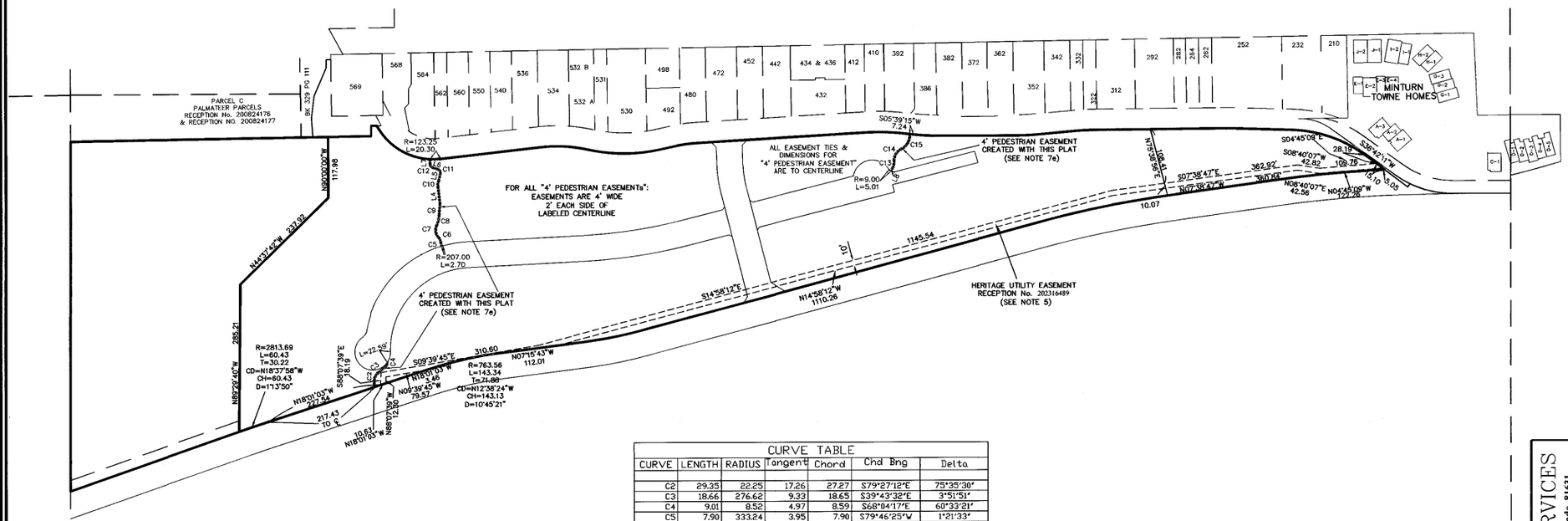
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
2024022234
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

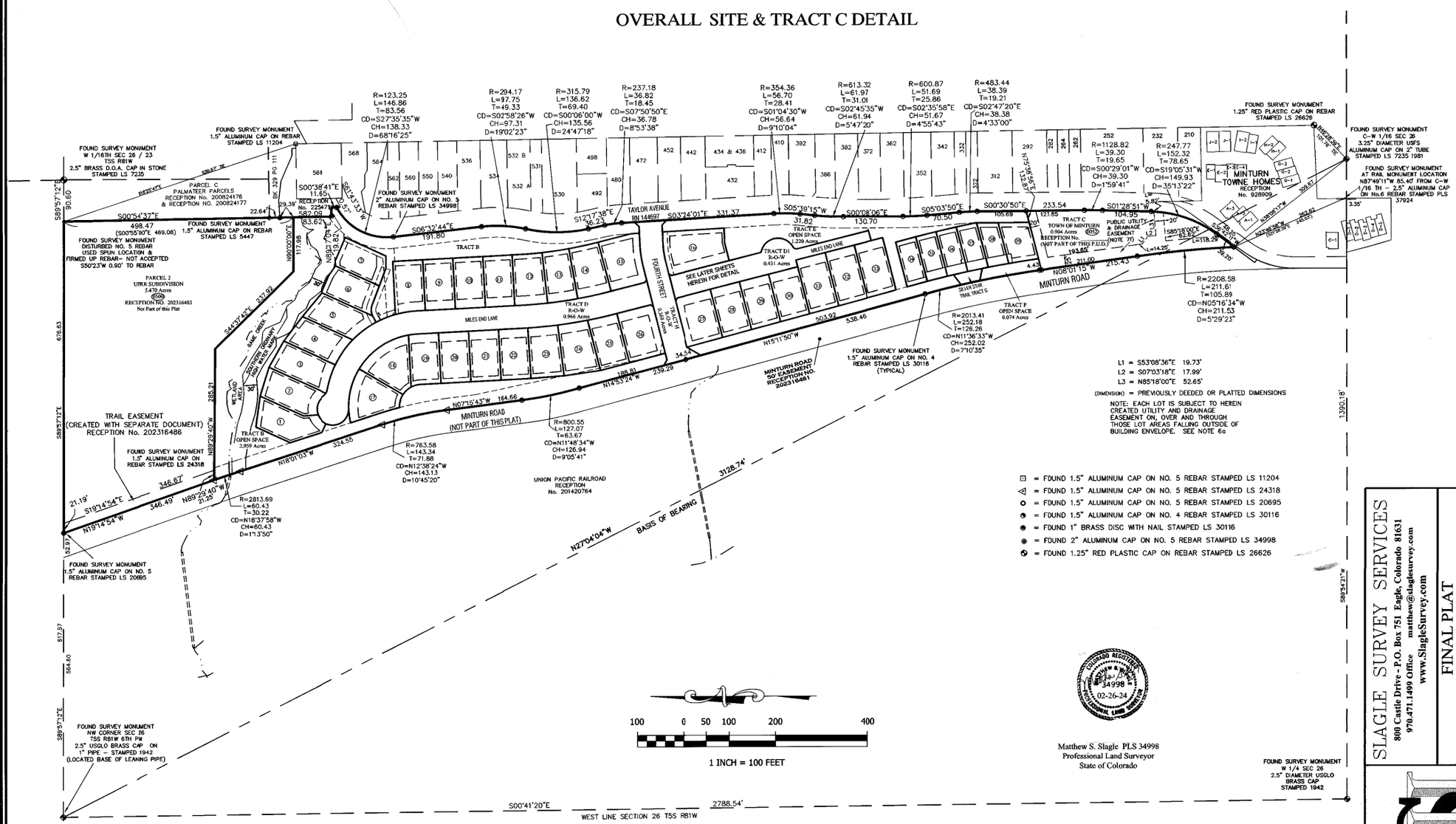
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

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 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.

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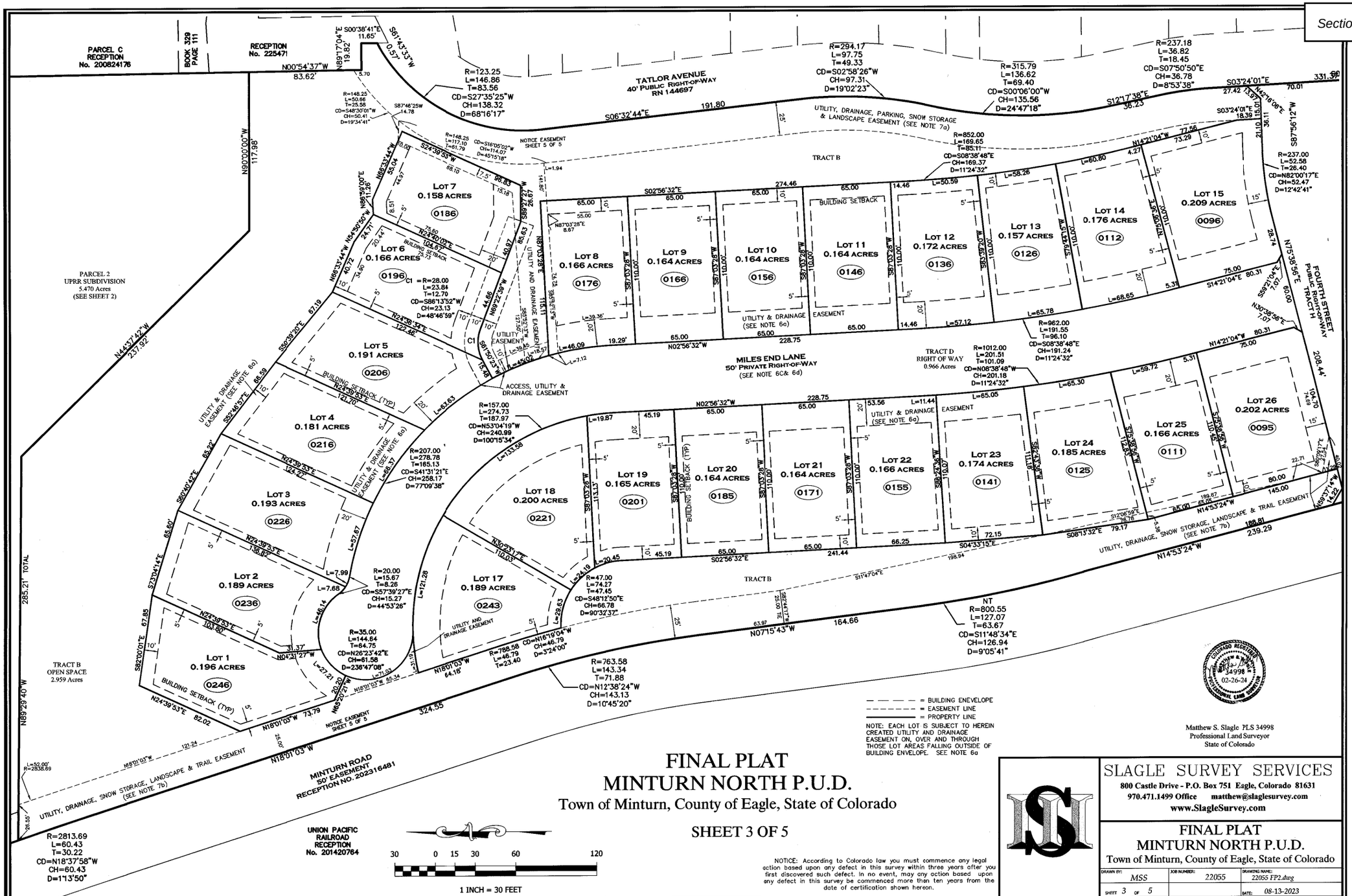
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:	DATE:
MSS	220555	220555 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.

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

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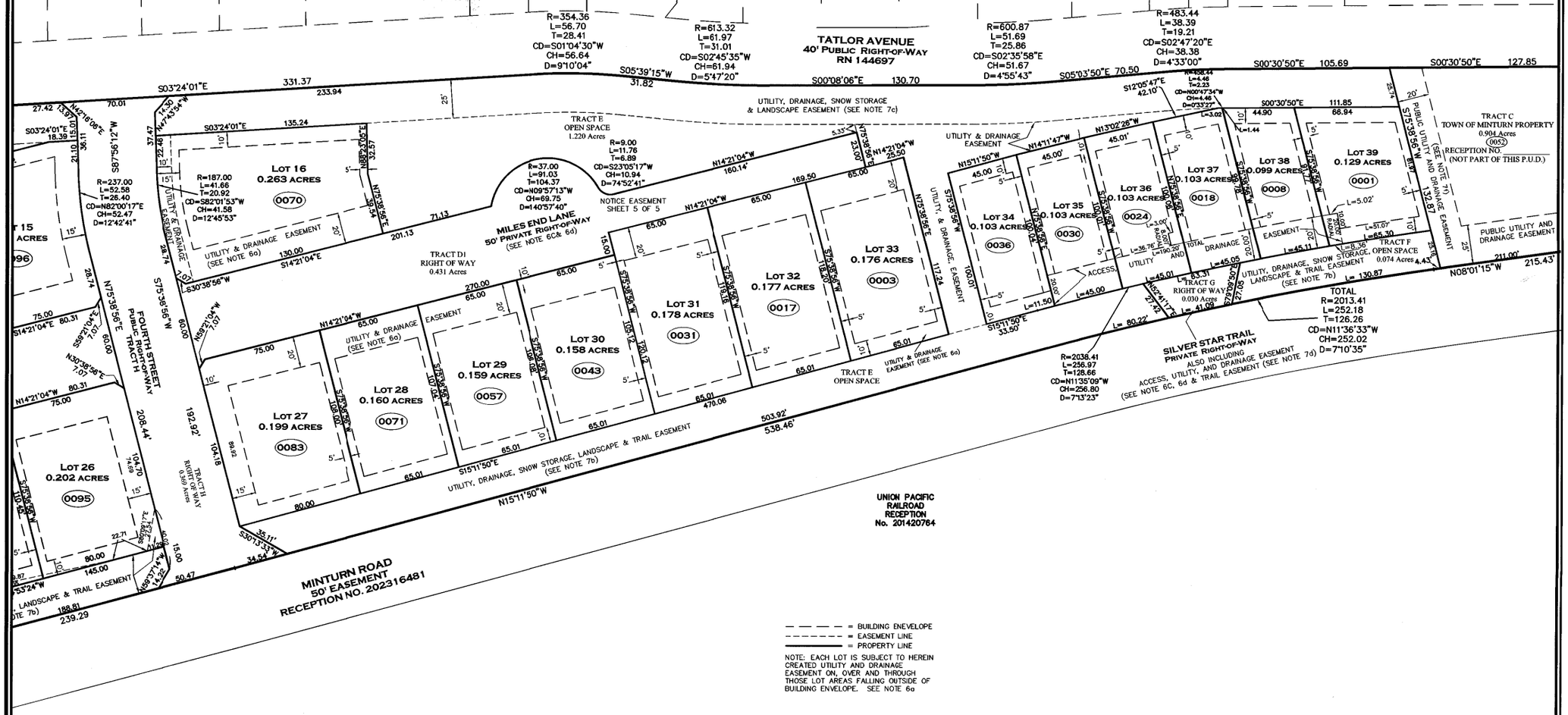
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

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

MATCH TO SHEET C.7

MATCH TO SHEET C.6

MATCH TO SHEET C.4

KEYMAP

TAYLOR AVENUE

MILES END LANE

FOURTH STREET

MINTURN ROAD

CONSTRUCT FIFTY FOUR (54) 20x9' 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

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.

APPROXIMATE LIMITS OF CONTAMINATED SOIL REMOVAL. SEE SHEET D.2

44 LF 24" RCP @ 1.3%, INV. IN 39.00, INV. OUT 38.43 SEE DETAIL SHT. DT.R4

INSTALL BOULDER WALL WHERE NEEDED TO ENABLE DITCH DEPTH & BE ABLE TO CATCH GRADE ON THE DOWNHILL SIDE. DETAIL SHT. DT.R3

TW 43.0 BW 42.0

TW 45.0 BW 43.5

TW 47.0 BW 45.6

(OC-28) INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 24" BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550 AS SHOWN ON SHEETS E.4 & E.5, W 12" CHECK DAMS EVERY 50 FT.

TW 49.0 BW 47.5

TW 51.0 BW 50.2

INSTALL 130 LF GUARDRAIL PER CDOT M 606-1. USE CAUTION WHEN PLACING POSTS NOT TO DAMAGE STORM PIPES & UTILITIES

(OC-10) 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 WHERE SHOWN. SEE DETAIL SHT. DT.R4

TYPE R CURB INLET STRUCTURE #F W SNOUT & BIO-SKIRT, CL LIP EL:36.44, INV. EL: 32.32, 4.5' SUMP, 18F SNOUT

24 LF 18" ADS-N12 @ 2.1%

40 LF 24" RCP @3.5%, INV. IN 32.38, INV. OUT 30.99 SEE DETAIL SHT. DT.R4

TYPE R CURB INLET STRUCTURE #E W SNOUT & BIO-SKIRT, CL LIP EL:36.20, INV. EL: 32.38, 4.5' SUMP, 18F SNOUT

TYPE R CURB INLET STRUCTURE #D W SNOUT & BIO-SKIRT, CL LIP EL:36.02, INV. EL (E.): 31.80, INV. EL (W.): 31.60, 4.5' SUMP, 18F SNOUT

24 LF 18" ADS-N12 @ 2.1%

97 LF 18" ADS-N12 @ 4.3%, INV. OUT 30.44 W FES

TYPE R CURB INLET STRUCTURE #C W SNOUT & BIO-SKIRT, CL LIP EL:35.60, INV. EL (E.): 31.87, INV. EL (SW.): 31.67, 4.5' SUMP, 18F SNOUT

56 LF 18" ADS-N12 @ 2.1%, INV. OUT 30.49 W FES

(OC-10) INSTALL TRAPEZOIDAL DITCH, 24" DEEP, 48" BOTTOM WIDTH W 2:1 SIDESLOPES, NAG P550 AS SHOWN ON SHEETS E.4 & E.5, W 12" CHECK DAMS WHERE SHOWN, SEE DETAIL SHT. DT.R4

INSTALL 120 LF GUARDRAIL PER CDOT M 606-1. USE CAUTION WHEN PLACING POSTS NOT TO DAMAGE STORM PIPES & UTILITIES

TYPE R CURB INLET STRUCTURE #B W SNOUT & BIO-SKIRT, CL LIP EL:29.95, INV. IN: 27.03, INV. OUT 26.83, SUMP EL: 23.0

4 LF 18" ADS-N12 @ 2.0%, INV. OUT 26.75 W FES

24 LF 18" ADS-N12 @ 1.0%

TYPE R CURB INLET STRUCTURE #A W SNOUT & BIO-SKIRT, CL LIP EL:29.95, INV. EL: 27.27, SUMP EL: 23.52

TYPE 16 DOUBLE CURB INLET STRUCTURE (#3)W SNOUT & BIO-SKIRT, GRATE FL EL:29.22 INV. EL: 25.72, 4.5' SUMP, 18F SNOUT

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

20 LF 18" ADS-N12 @ 10.5%, INV. IN 27.50 W FES

TYPE 16 DOUBLE CURB INLET STRUCTURE (#2)W SNOUT & BIO-SKIRT, GRATE FL EL:28.20 INV. EL (E. W): 25.40, 4.5' SUMP, 18F SNOUT

INSTALL V DITCH, 12" DEEP W 2.5:1 SIDESLOPES

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

52 LF DUAL 24" RCP @ 2.58%, INV. IN 26.14, INV. OUT 24.80 SEE DETAIL SHT. DT.R4

RIPRAP SWALES TO EXISTING CHANNEL, 12" NOMINAL SIZE RIPRAP, 24" DEEP. DETAIL SHEET DT.R1

REPLACE EX. 15" HDPE

REGRADE & RIPRAP 15 LF. OF CHANNEL 12" NOMINAL SIZE RIPRAP, 24" DEEP. DETAIL SHEET DT.R1

34 LF 18" ADS-N12 @ 1.2%, INV. OUT 25.00 W FES

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

EXISTING CHANNEL

GENERAL SHEET NOTES:

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

SEE POINT TABLE ON SHEET C18, TYP.

9 (0166) 10 (0156) 11 (0146) 12 (0136) 13 (0126) 14 (9112) 15 (0096) 16 (0083) 20 (0185) 21 (0171) 22 (0155) 23 (0141) 24 (0125) 25 (0111) 26 (0095) 27 (0083)

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'LEMPS
5/1/24
19082
PROFESSIONAL ENGINEER

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

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

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

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

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

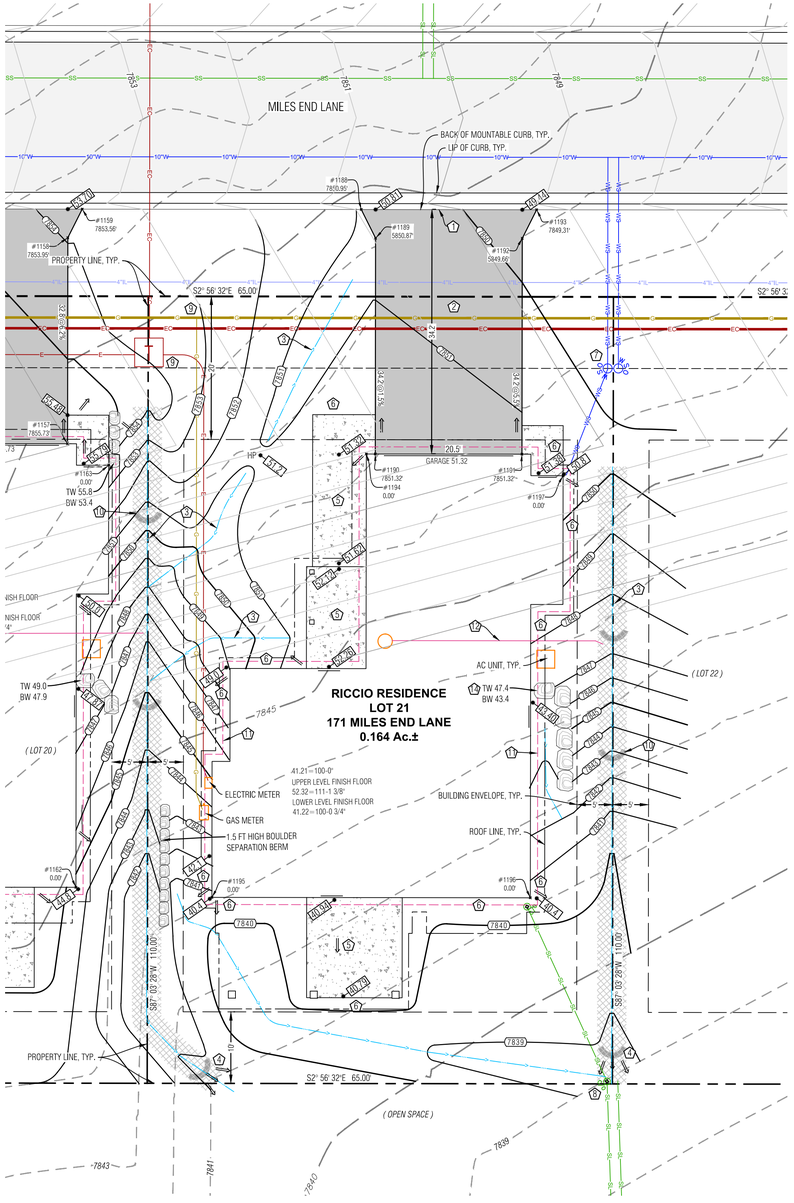
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet **C.5**

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

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



LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
86.75	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
6"SD	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table

Point #	Desc.	Elev.	North	East
1188	Driveway	7850.99'	4091.71	5449.87
1189	Driveway	5850.87'	4089.51	5445.97
1190	Driveway	7851.32'	4087.96	5416.84
1191	Driveway	7851.32'	4067.49	5416.90
1192	Driveway	5849.66'	4069.04	5447.03
1193	Driveway	7849.31'	4067.24	5451.12
1194	Building Corner	0.00'	4089.21	5415.78
1195	Building Corner	0.00'	4107.50	5352.76
1196	Building Corner	0.00'	4063.06	5355.04
1197	Building Corner	0.00'	4061.59	5414.20

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.

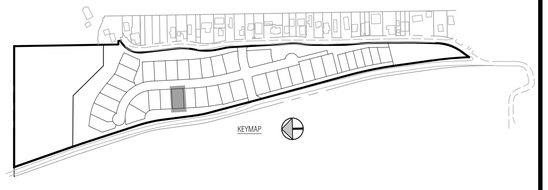
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 7,150 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.

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. LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
8. 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.
9. 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.
10. EROSION LOGS PER DETAIL ON SHEET C2.
11. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
12. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
13. INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.



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 21, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 7/12/24

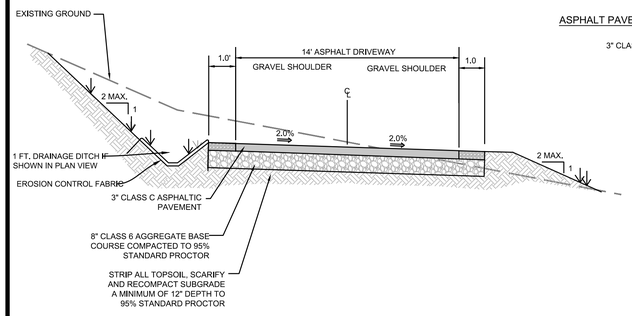
No.	Date	Revision	By
1.			
2			
3			
4			
5			
6			
7.			
8			
9			

PROJECT NO.
23035
Designer:
PAH
Drafter:
BUI
Date:
5/10/24

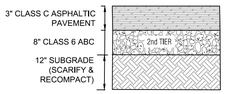
Sheet
C1

File Name: ***mn lot 21 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 21 Riccio\MN Lot 21 SP-01.dwg 7/8/2024 1:47 PM



ASPHALT PAVEMENT SECTION



PAVEMENT SECTION

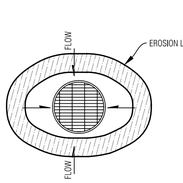
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

DRIVEWAY & AUTOCOURT SECTION

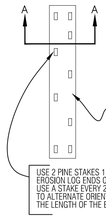
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

PROPOSED DRIVEWAY TYP. SECTION

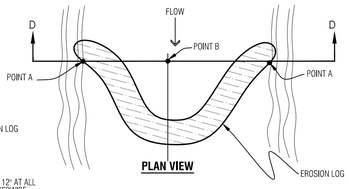
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER



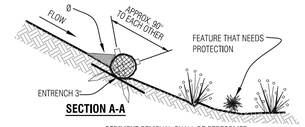
AREA DRAIN



PLAN VIEW

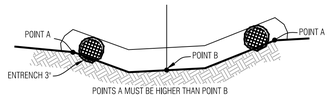


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

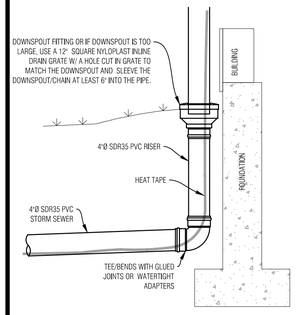


SECTION D-D

Temporary Erosion Control Log

N.T.S.

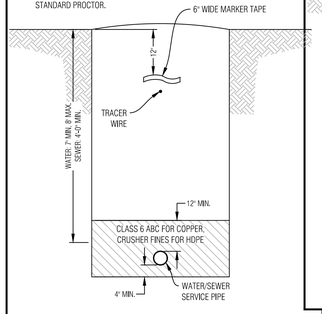
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

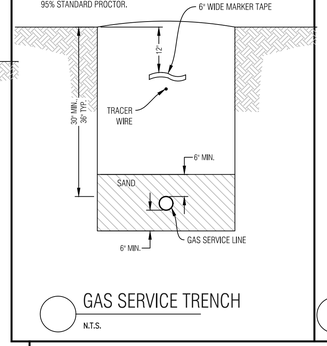
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

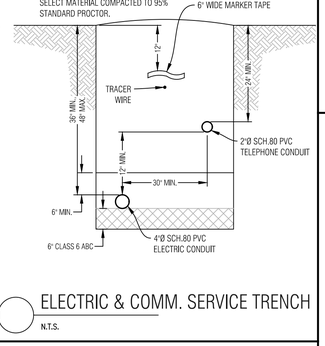
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

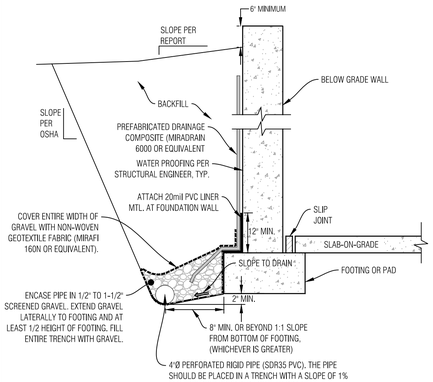
N.T.S.

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.



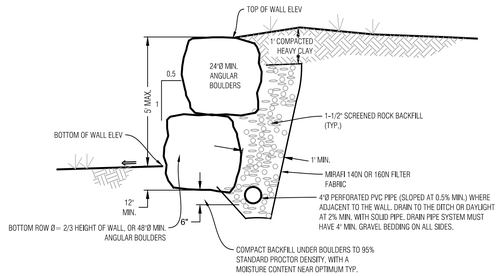
NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

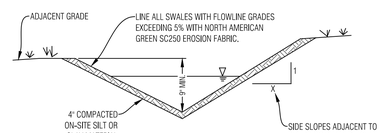
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

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 P MINIMUM DEPTH & RECOMPACTED TO 95% STANDARD PROCTOR.
5. CARE SHOULD BE TAKEN NOT TO OVER COMPACT THE BACKFILL OR USE LARGE EQUIPMENT NEAR THE WALL.
6. SELECT AND PLACE BOULDERS IN A MANNER WHICH PERMITS AT LEAST 30% CONTACT AREA WITH ADJACENT BOULDERS.
7. PLACE LARGER BOULDERS AT BOTTOM AND TRANSITION TO SMALLER BOULDERS AT TOP OF WALL. UNDER NO CIRCUMSTANCES SHOULD ANY BOULDER BE PLACED ON TOP OF ANOTHER BOULDER WHICH IS SMALLER THAN ITSELF.



BOULDER WALL DETAIL, LANDSCAPED AREA

N.T.S.



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

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

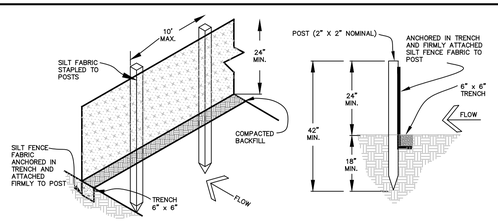
NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

GENERAL NOTES:

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

GENERAL NOTES

N.T.S.



EROSION CONTROL NOTES:

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

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

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

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

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

Engineer or Surveyor Seal

NOT FOR Review CONSTRUCTION

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

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

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

TOWN OF MINTURN, COLORADO

Lot 21, Minturn North P.U.D.

Details and Notes
DRB Submittal 7/12/24

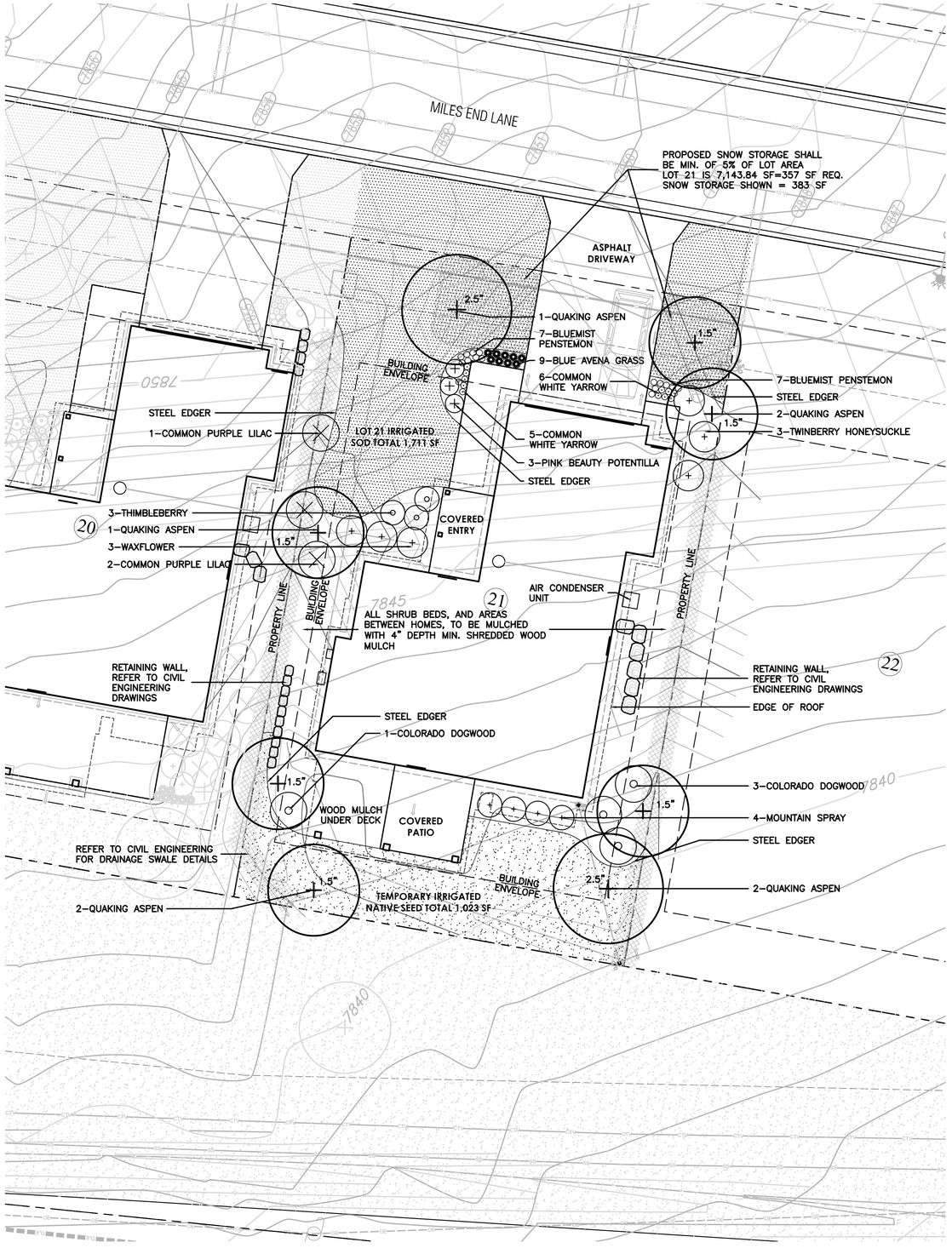
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **5/10/24**

Sheet **C2**

File Name: ***mn lot 21 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 21 Riccio\MN Lot 21 SP-01.dwg 7/8/2024 1:47 PM



LEGEND

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

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 21-LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: July 12, 2024
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	1,711 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: 1,868 SF
	Temporary Spray Irrigation For Native Seed	1,023 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
	DECIDUOUS TREES			
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)			
9	Blue Avena Grass Grass, Helictotrichon sempervirens	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
14	Bluemist Penstemon Penstemon virens	1 & 2	Flats of 15	
11	Common White Yarrow Achillea millefolium	1 & 2	Flats of 15 or 32	
	DECIDUOUS SHRUBS			
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.
4	Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
3	Pink Beauty Potentilla Potentilla fruticosa 'Pink Beauty'	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
3	Thimbleberry Rubus parviflorus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
3	Twinberry Honeysuckle Lonicera involucrata	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Waxflower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.

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P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.
LOT 21-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

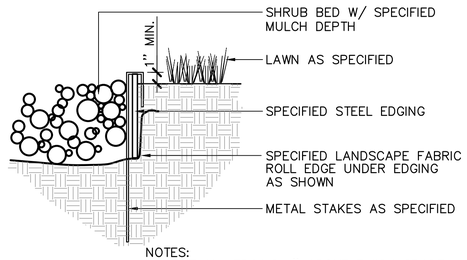
DESIGNED:	TT
DRAWN:	TT
CHECKED:	RH
DATE:	July 12, 2024
REVISIONS:	

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE

SHEET NUMBER:
L2



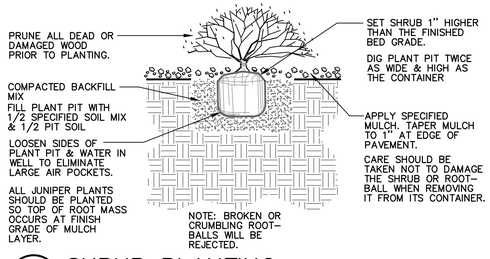
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

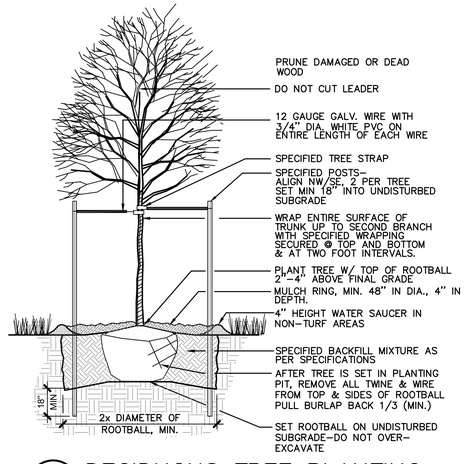
3) ALL JOINTS TO BE SECURELY STAKED.

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

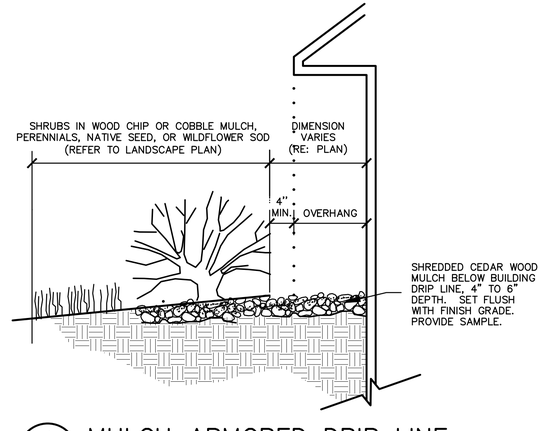
1 / L2 STEEL EDGER — NOT TO SCALE



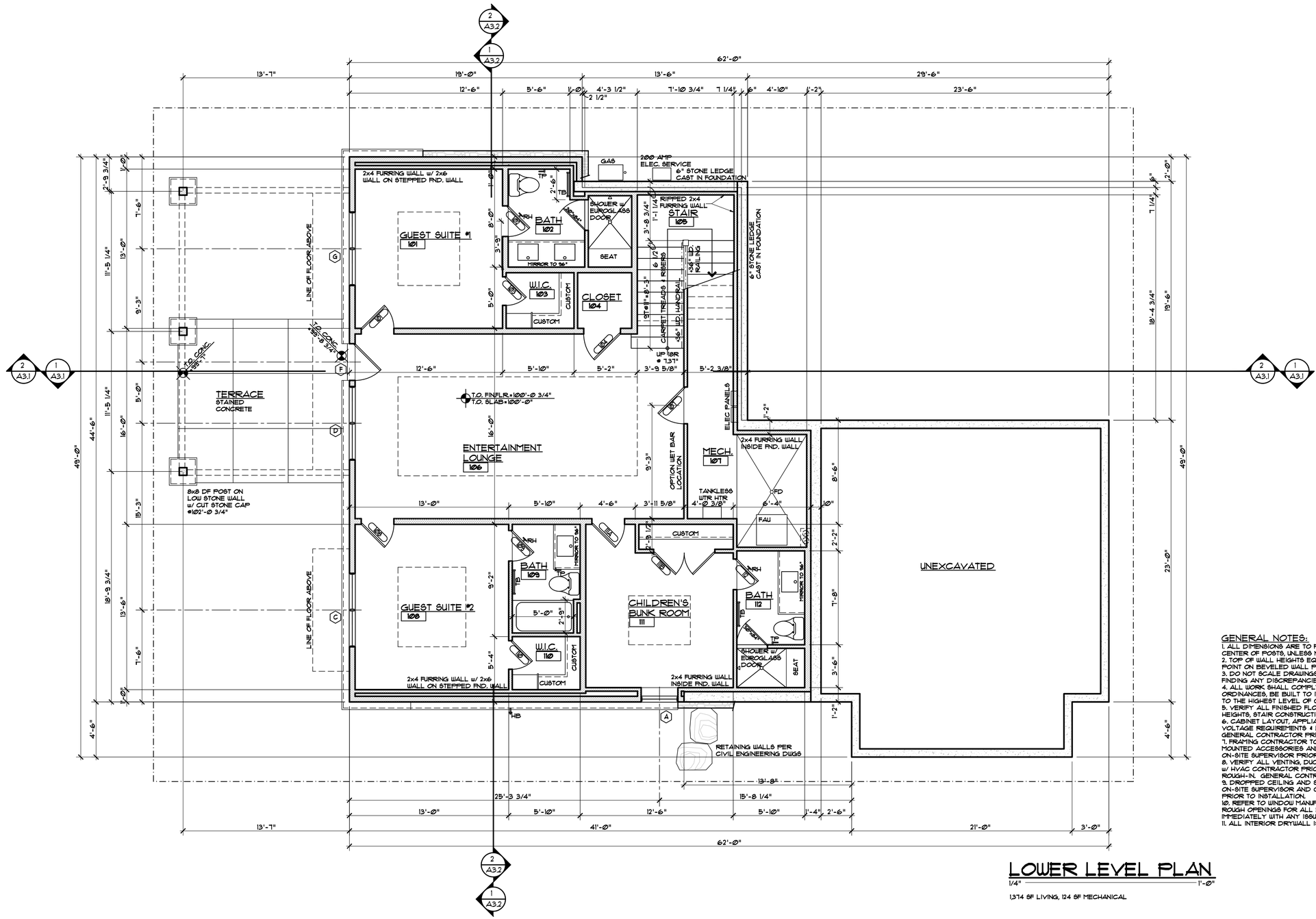
2 / L2 SHRUB PLANTING — NOT TO SCALE



3 / L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 / L2 MULCH ARMORED DRIP LINE — NOT TO SCALE



LOWER LEVEL PLAN

1/4" = 1'-0"

1,374 SF LIVING, 124 SF MECHANICAL

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.

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

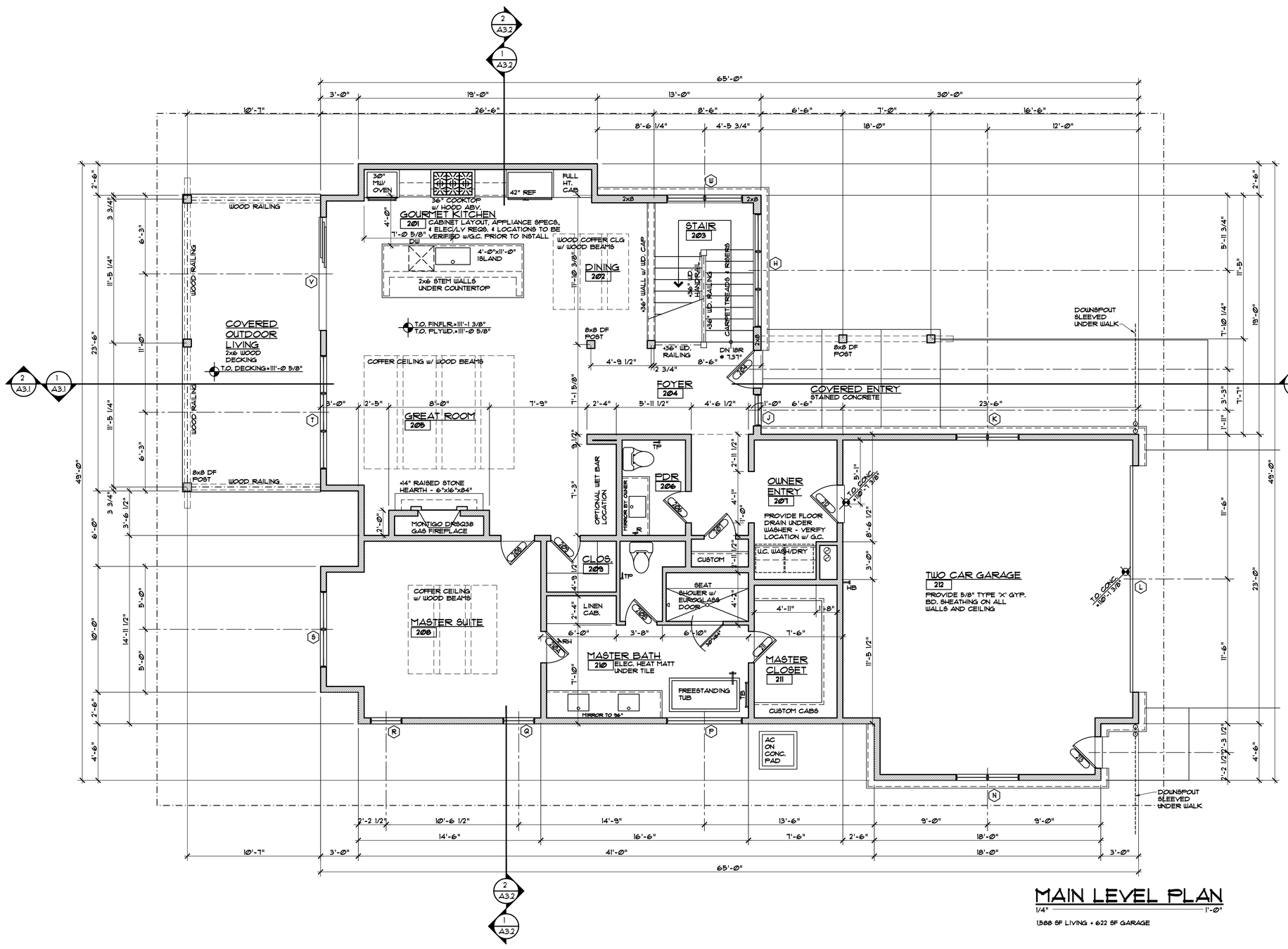
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

RICCIO
LOT 21
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L21

ISSUED #	DATE	BY	COMMENTS
1	7-12-24	DUE	DRB SUBMITTAL SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-0"

1388 SF LIVING + 622 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.
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5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY).
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RICCIO
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PROJECT NO: 2412-22 L21

ISSUED #	DATE	BY	COMMENTS
1	7-12-24	DUE	DRB SUBMITTAL SET

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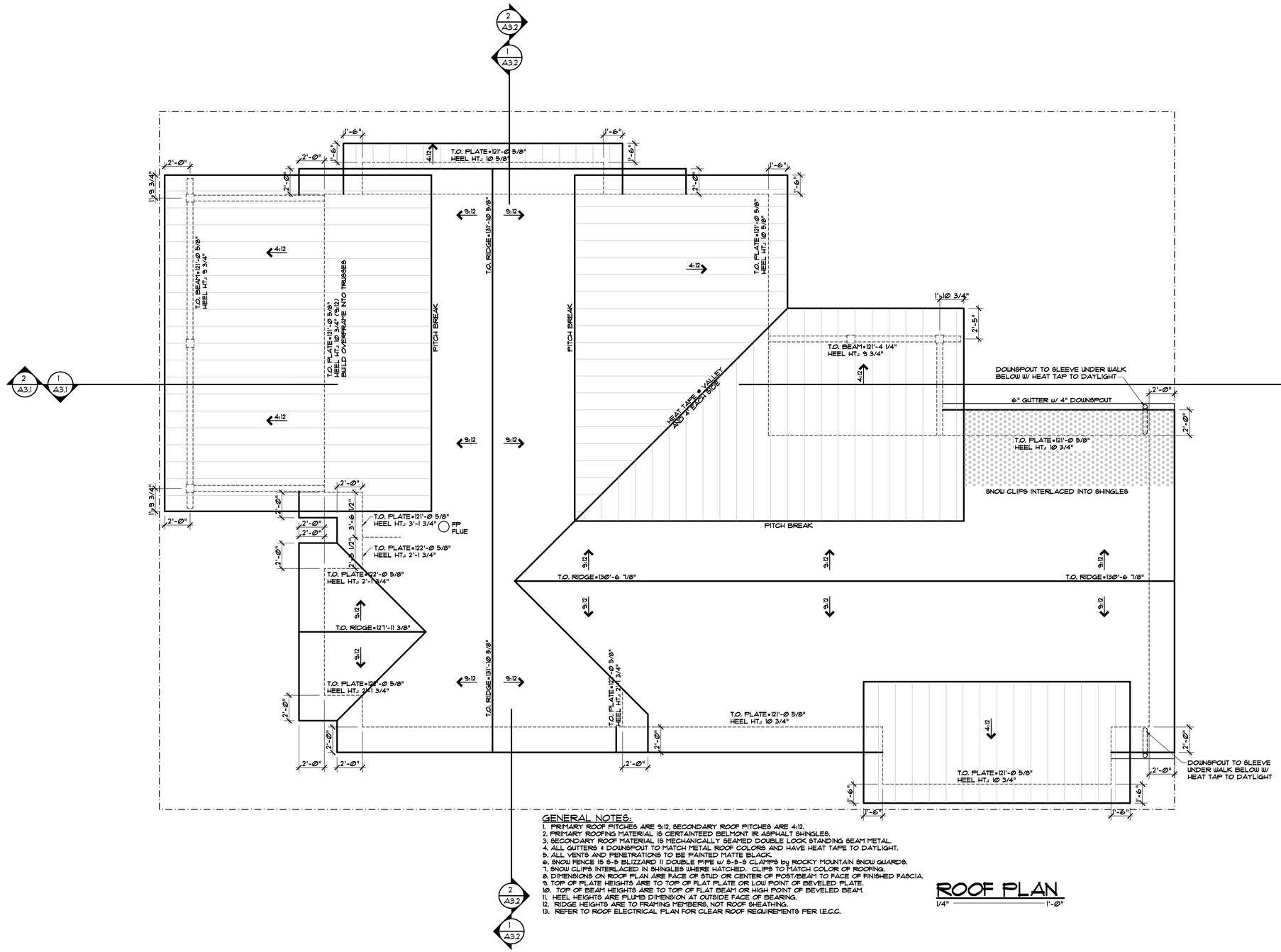

GENERAL NOTES:

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 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 FENCE IS 6-5 BLIZZARD II DOUBLE PIPE w/ 6-5-6 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'-Ø"

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A1.3

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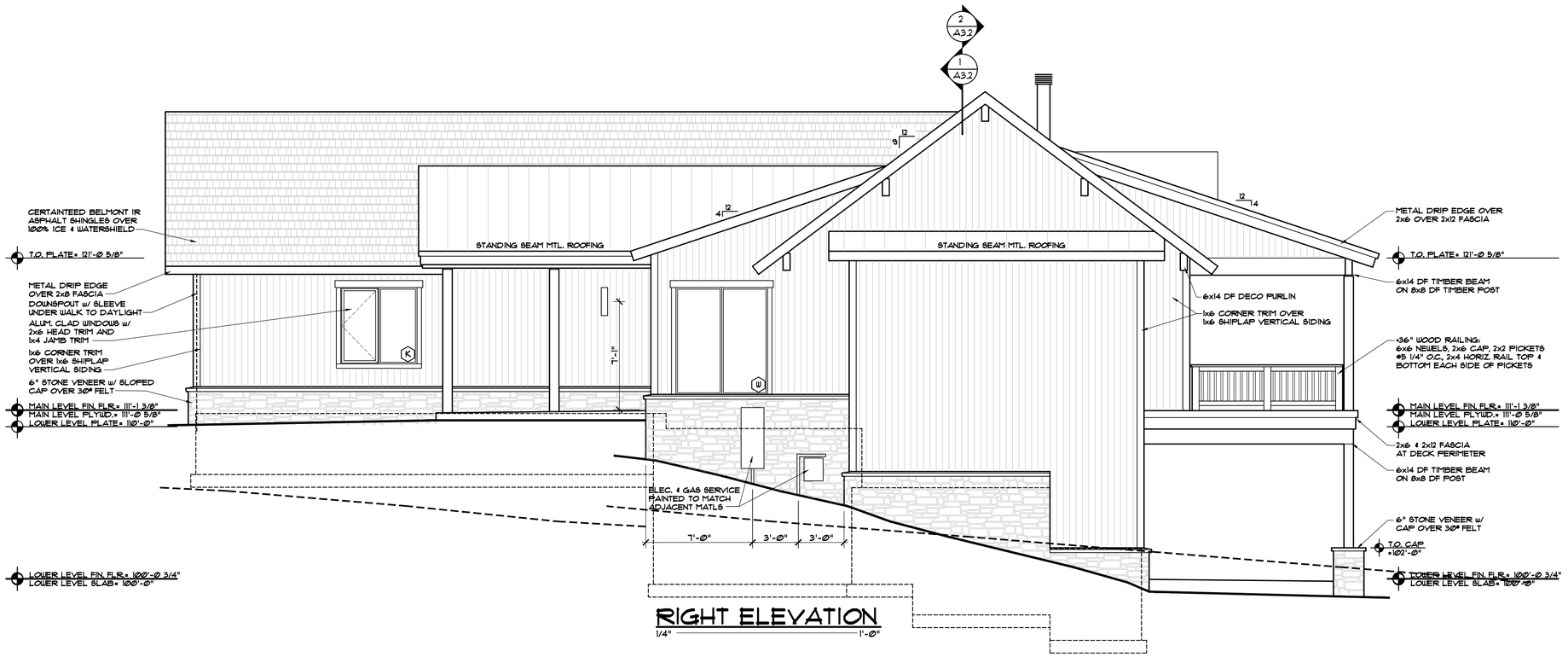
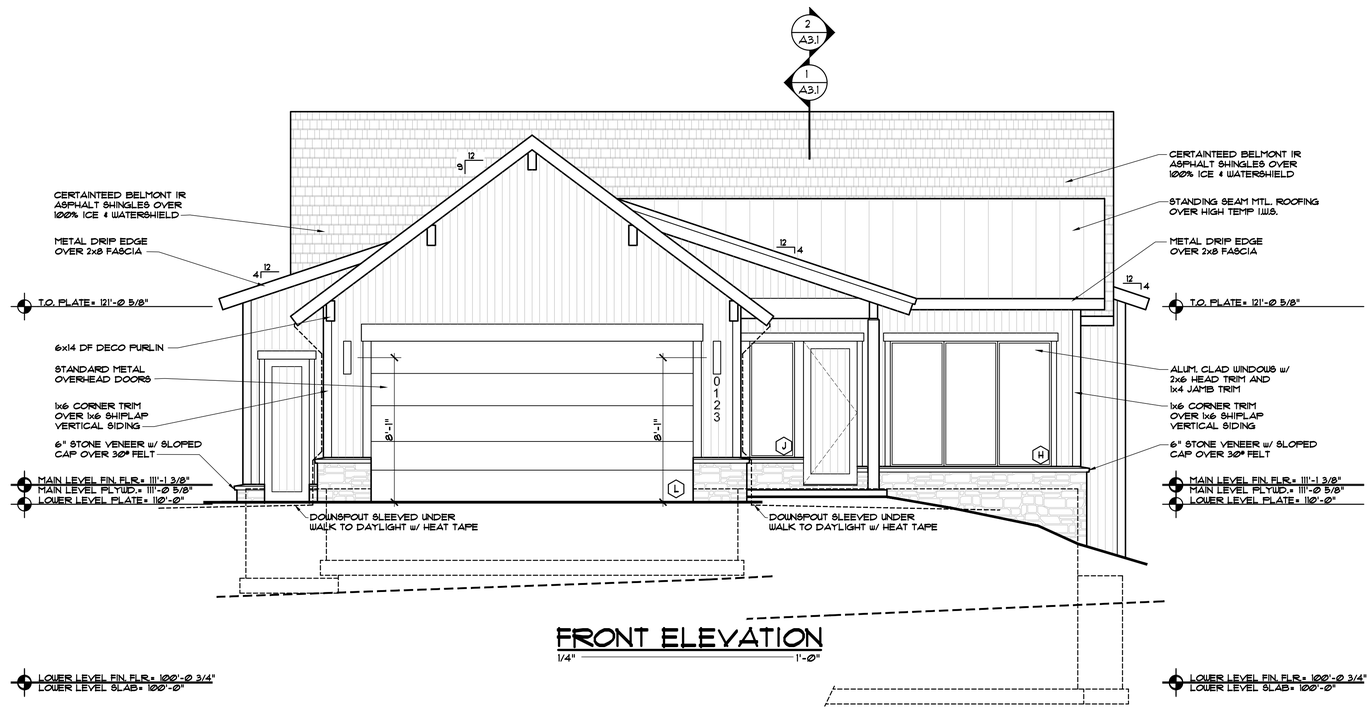


RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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RICCIO
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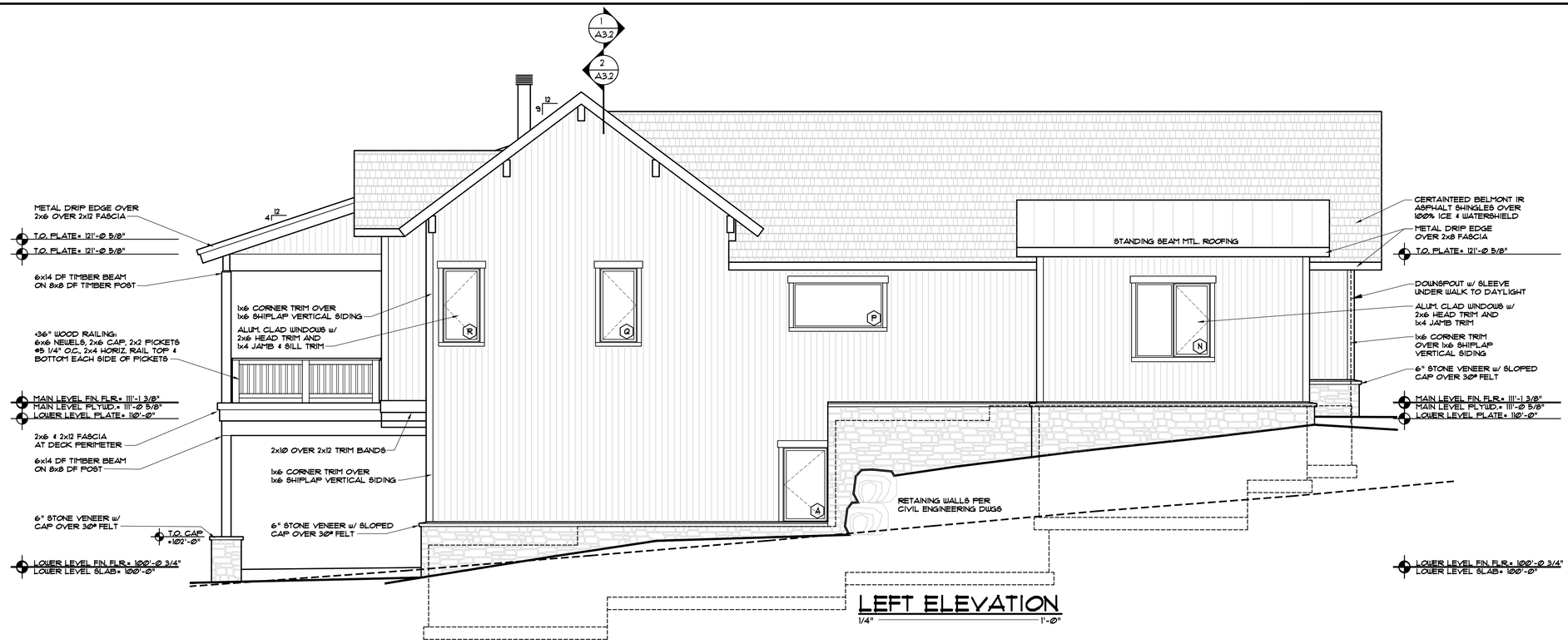
PROJECT NO: 2412-22 L21

ISSUED			
#	DATE	BY	COMMENTS
1	7-12-24	DUE	DRB SUBMITTAL SET

A2.1



LEFT ELEVATION

1/4" = 1'-Ø"

REAR ELEVATION

1/4" = 1'-Ø"

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

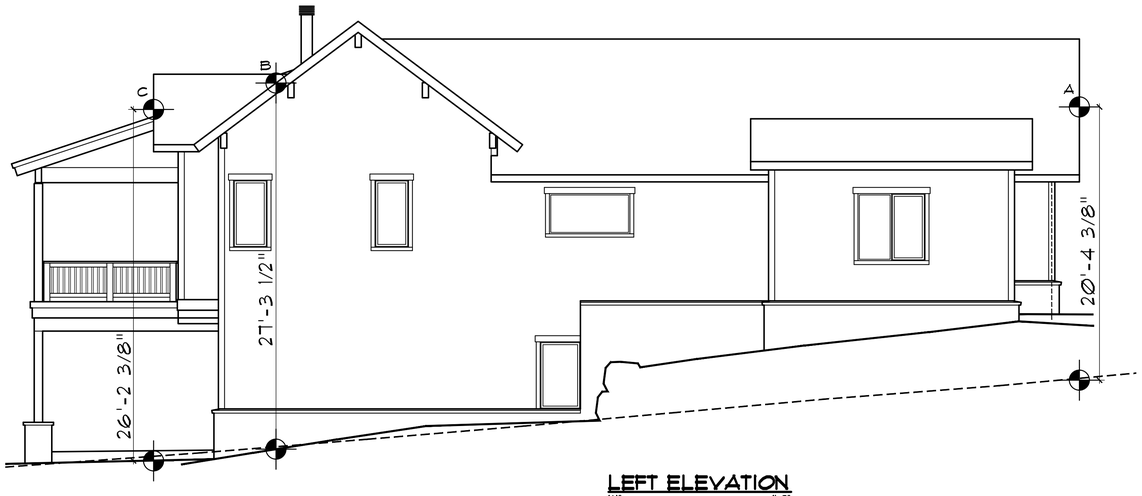
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

RICCIO
LOT 21
MINTURN NORTH
MINTURN, COLORADO

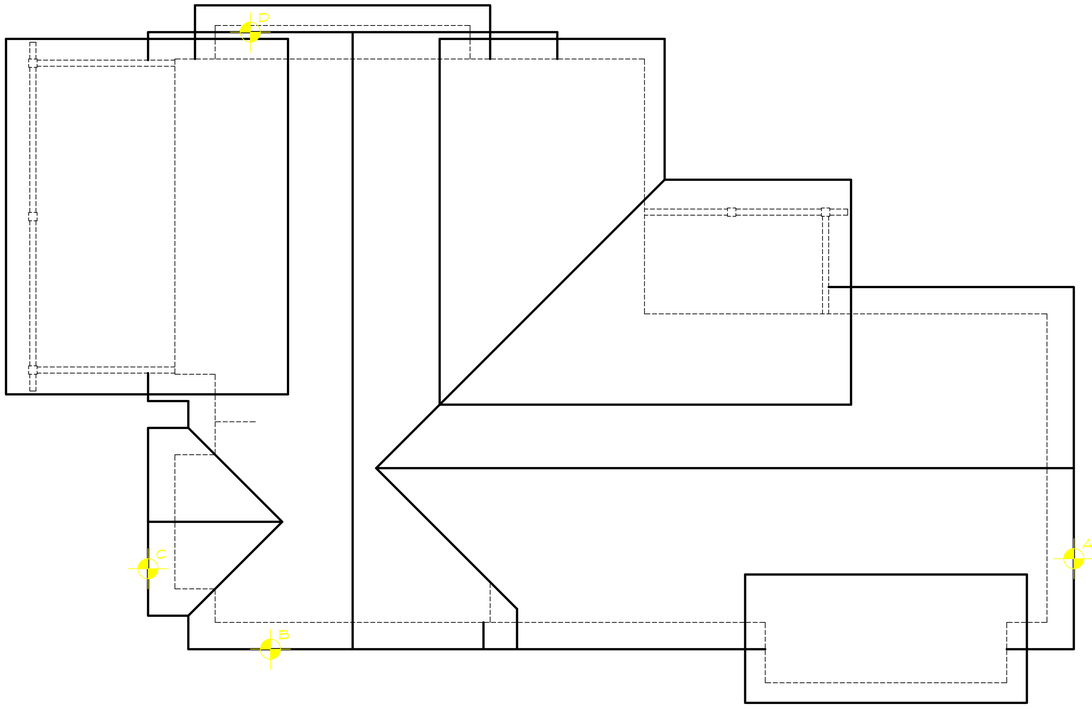
PROJECT NO: 2412-22 L21

ISSUED #	DATE	BY	COMMENTS
1	7-12-24	DWE	DRB SUBMITTAL SET

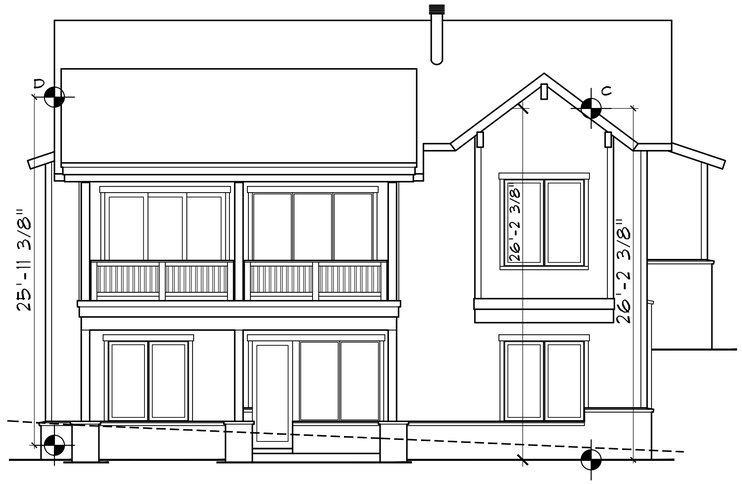
A2.2



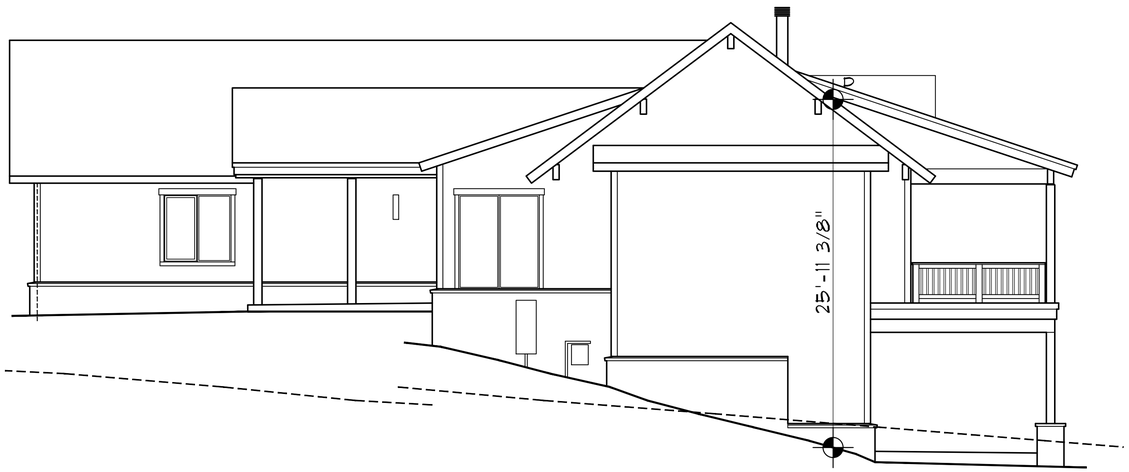
LEFT ELEVATION
1/4" = 1'-0"



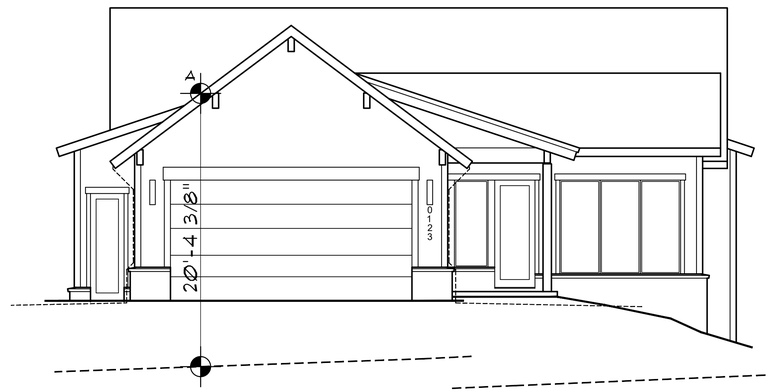
ROOF PLAN
1/4" = 1'-0"



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



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



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

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MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L21

ISSUED #	DATE	BY	COMMENTS
1	7-12-24	DUE	DRB SUBMITTAL SET

BH1

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

0176 Miles End Lane

Hearing Date:	August 14, 2024
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Alvied Inc.
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 8
Address:	0176 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicant, Alvied Inc., requests Final Plan review of a new, four-bedroom, 3,560 (gross) square foot single-family residence located at 0176 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 11 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 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 three bedrooms and garage, and the main level has the master suite and primary living area.

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

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

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

(d) Administrative procedure.

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

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

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

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

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

Staff suggests that the final plans for 0176 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*

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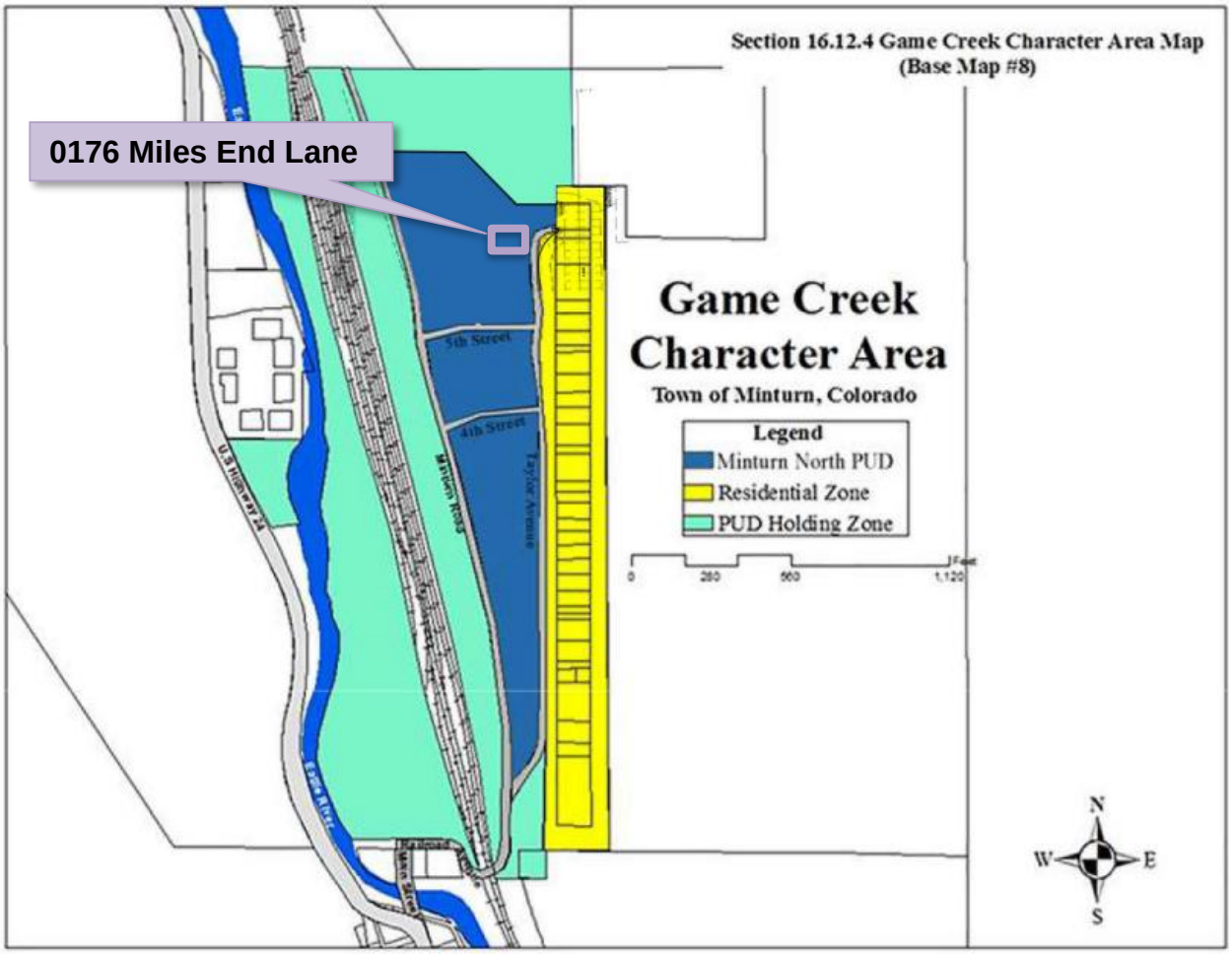
Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,230.96 sq. ft.	7,230.96 sq. ft. (.166 ac.)
Maximum Building Height:	28 feet	27 feet – 11 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% (3,615.48 sq. ft.)	2,228 sq. ft. (30.81%) Proposed
Maximum Impervious Coverage:	60% (4,338.58 sq. ft.)	3,304 sq. ft. (45.69%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,230.96 sq. ft. x .05 = 361.55 sq. ft.)	402 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. Items of Note:

Staff has flagged no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0176 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

July 8, 2024

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

Re: 176 Miles End Lane
Lot 8, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Lucuona Residence; Lot 08, Minturn North, Minturn Colorado"* prepared June 28, 2024 by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 8, 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. Other:

Madison Harris
Re: 176 Miles End Lane
Lot 8, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 8, Minturn North PUD; Site Grading and Drainage Plan*" prepared June 28, 2024 by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. 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: Michelle Metteer, Scot Hunn, Taylor Hermes, Arnold Martinez

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

July 3, 2024
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Lecuona Residence
Lot 8 Minturn North – 0176 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 8 is located at 0176 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 10' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a patio residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

The home exterior is a balanced mix of 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

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 – Lecuona Residence

Project Location

Street Address: 176 Miles End Lane

Zoning: Residential

Parcel Number(s): 2103-262-30-009

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone: 970-926-1720

Email: THermes@ResortConceptsCO.com

Property Owner:

Name: Alvied Inc.

Mailing Address: PO Box 3000 PMB 346 Edwards, CO 81632

Phone: 303-408-2996

Email: ELecuona@icloud.com

Required Information:

Lot Size: 0.166 ac	Type of Residence (Single Family, ADU, Duplex): SFH	# of Bedrooms: 4	# On-site Parking Spaces: 4
# of Stories: 2	Snow storage sq ft: 402 sf	Building Footprint sq ft: 2,228 sf	Total sq ft Impervious Surface: 3,304 sf

Signature:

7/3/24

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.

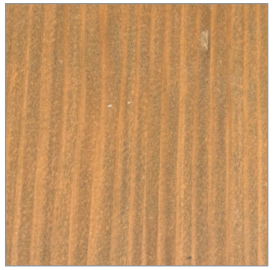
Grading and Drainage Plan

- 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.

Terraces & Walkways
Stained Concrete

Exterior Stone
Colorado Buff

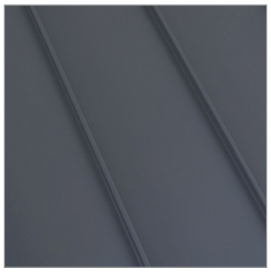
Fascia & Vertical Siding
Color: Custom Stain



Vertical Siding, Columns & Sofits
1"x8" – Butt Joint, Smooth
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: Matte Black

Windows and Doors
Mfg: Alan Bradley Cityline
Color: Matte Black

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

Entry Door
Solid Wood
Color: Custom Stain

Entry Door Hardware
Emtek Lausanne Full Plate with Helios Interior Lever
Color: Matte 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.

PERSPECTIVE 1

DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the 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 8

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

JUNE 28, 2024

RESORT CONCEPTS

Perspective 2

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Minturn North - Lot 8

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB Design Review - 3D Views

June 28, 2024

Resort Concepts

LECUONA RESIDENCE

LOT 08
MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET JUNE 28, 2024

NOTE: ALL SITE & LANDSCAPE PLANS, FLOOR PLANS, ELEVATIONS & DETAILS ARE SUBJECT TO TOWN OF MINTURN DESIGN REVEIW BOARD APPROVAL

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
ENTRY LEVEL:	1,178 SF	78 SF	522 SF	1,778 SF
MAIN LEVEL:	1,782 SF			1,782 SF
TOTALS:	2,960 SF	78 SF	522 SF	3,560 SF

LOT AREA:	7,230.96 SF		
BUILDING COVERAGE:	2,228 SF	30.81 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,304 SF	45.69 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

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

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

LECUONA
LOT 8
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L08

ISSUED #	DATE	BY	COMMENTS
1	6-28-24	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 APRIL, 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

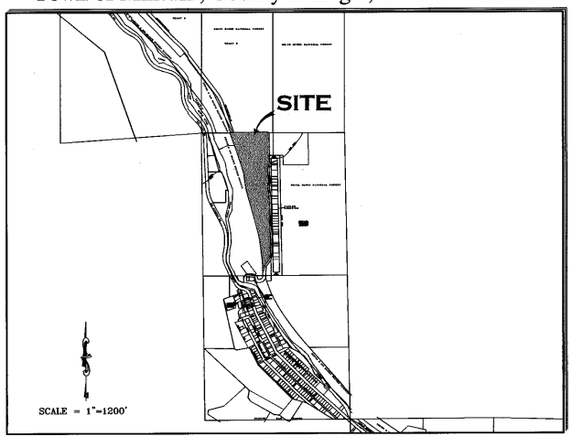
TOWN CLERK
TOWN OF MINTURN, COLORADO

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 Mintura 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: _____
SARAH OSBORN

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

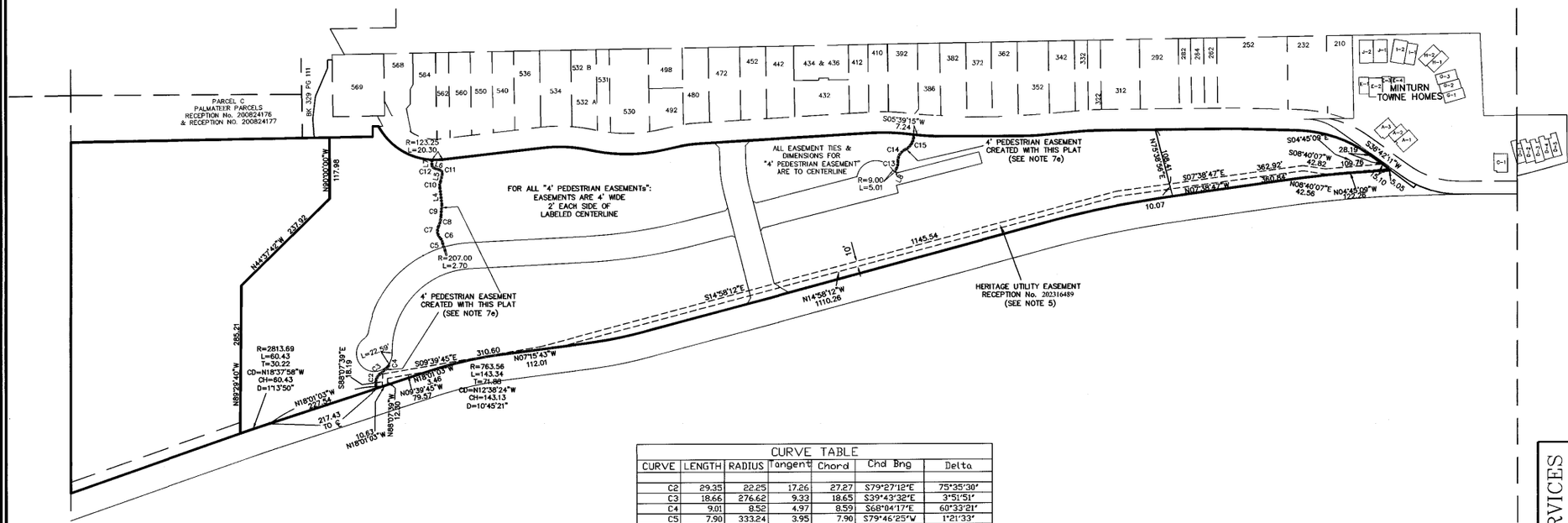
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
02234
03/04/2024
12:59:18 PM

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

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE TABLE		
LINE	LENGTH	BEARING
L4	32.13	N83°15'49"E
L5	14.91	S77°04'30"E
L6	11.48	N18°26'21"E
L7	9.83	S89°36'46"E
L8	7.28	N62°43'18"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	Delta
C2	29.35	22.25	17.26	27.27	S79°27'12"E	75°35'30"
C3	18.66	276.62	9.33	18.65	S39°43'32"E	3°51'51"
C4	9.01	8.52	4.97	8.59	S68°04'17"E	60°33'21"
C5	7.90	333.24	3.95	7.90	S79°46'25"W	1°21'33"
C6	11.08	18.95	5.70	10.93	N63°41'55"E	33°30'33"
C7	24.01	20.01	13.69	22.68	S81°19'10"W	68°45'04"
C8	20.65	49.15	10.48	20.50	S76°20'24"E	24°04'13"
C9	22.78	236.37	11.40	22.77	S85°36'54"E	5°31'15"
C10	12.77	20.27	6.60	12.56	S83°06'39"E	36°05'40"
C11	9.29	7.31	5.39	8.68	N57°19'55"E	72°46'53"
C12	8.09	6.45	4.68	7.57	N54°28'07"E	71°50'14"
C13	15.45	30.72	7.89	15.28	S77°07'28"E	28°48'21"
C14	27.14	23.79	15.26	25.69	S58°50'20"E	65°22'36"
C15	35.79	30.20	20.33	33.73	S60°06'18"E	67°54'31"

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

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

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

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

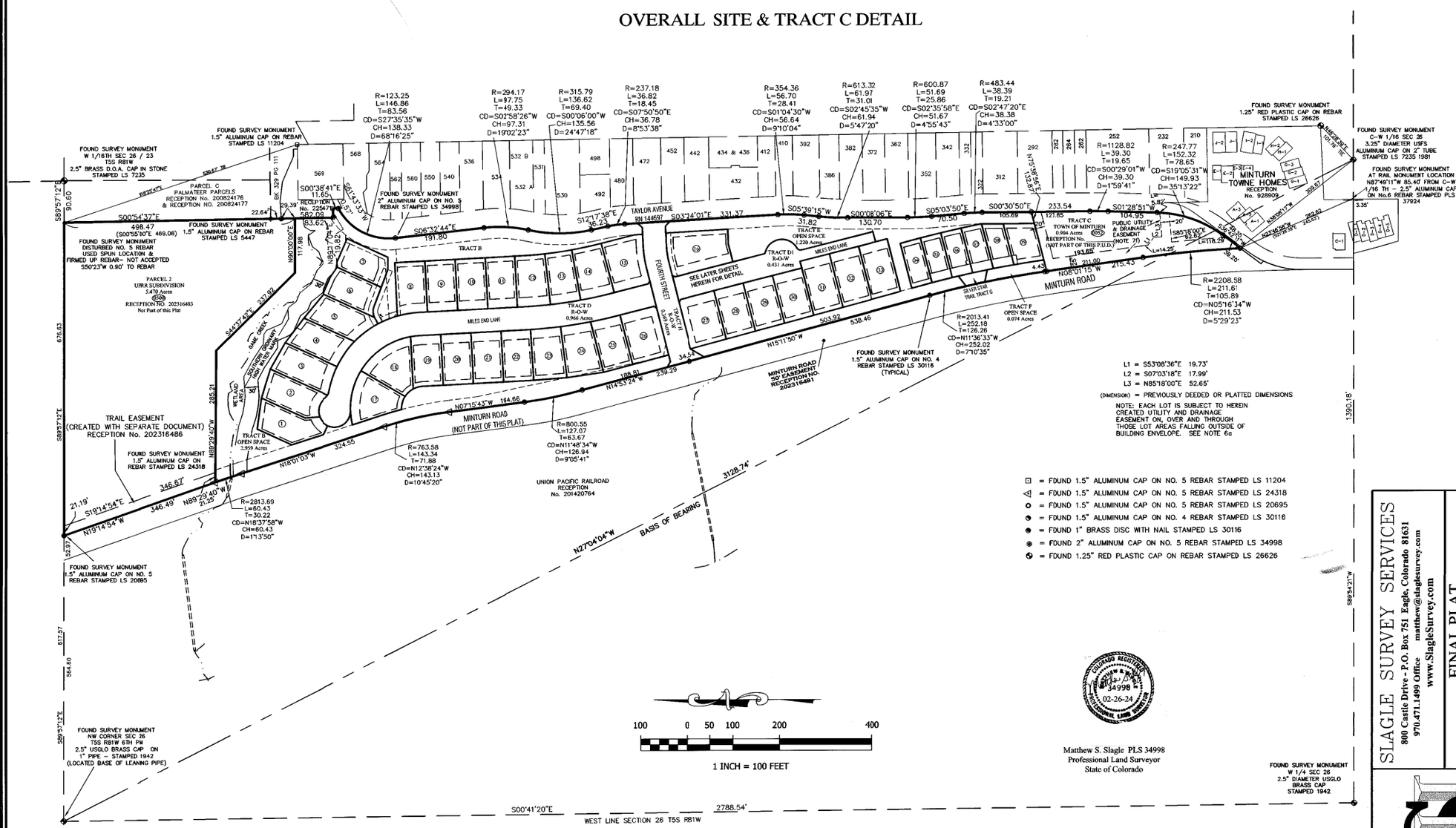
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

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

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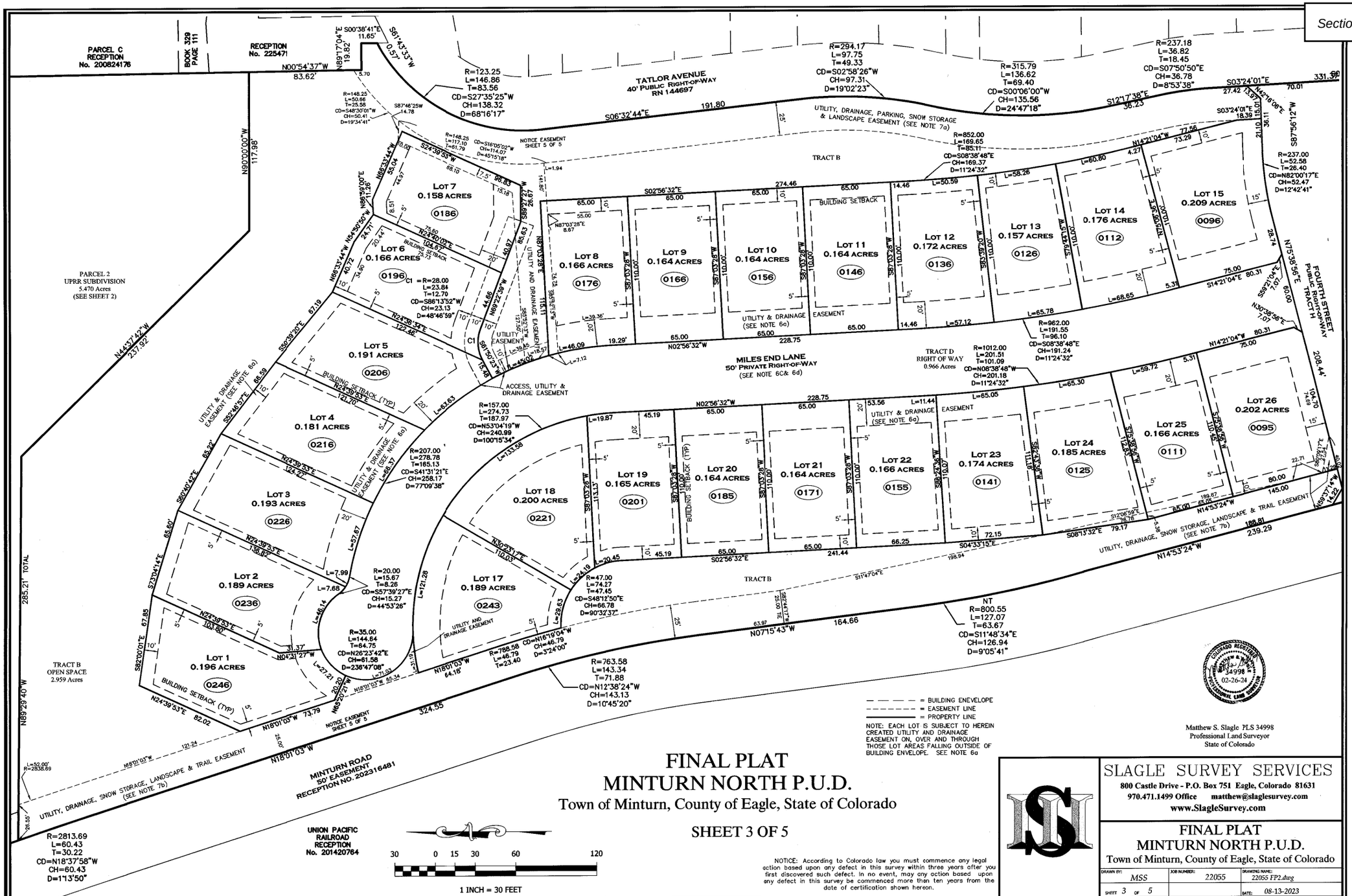
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

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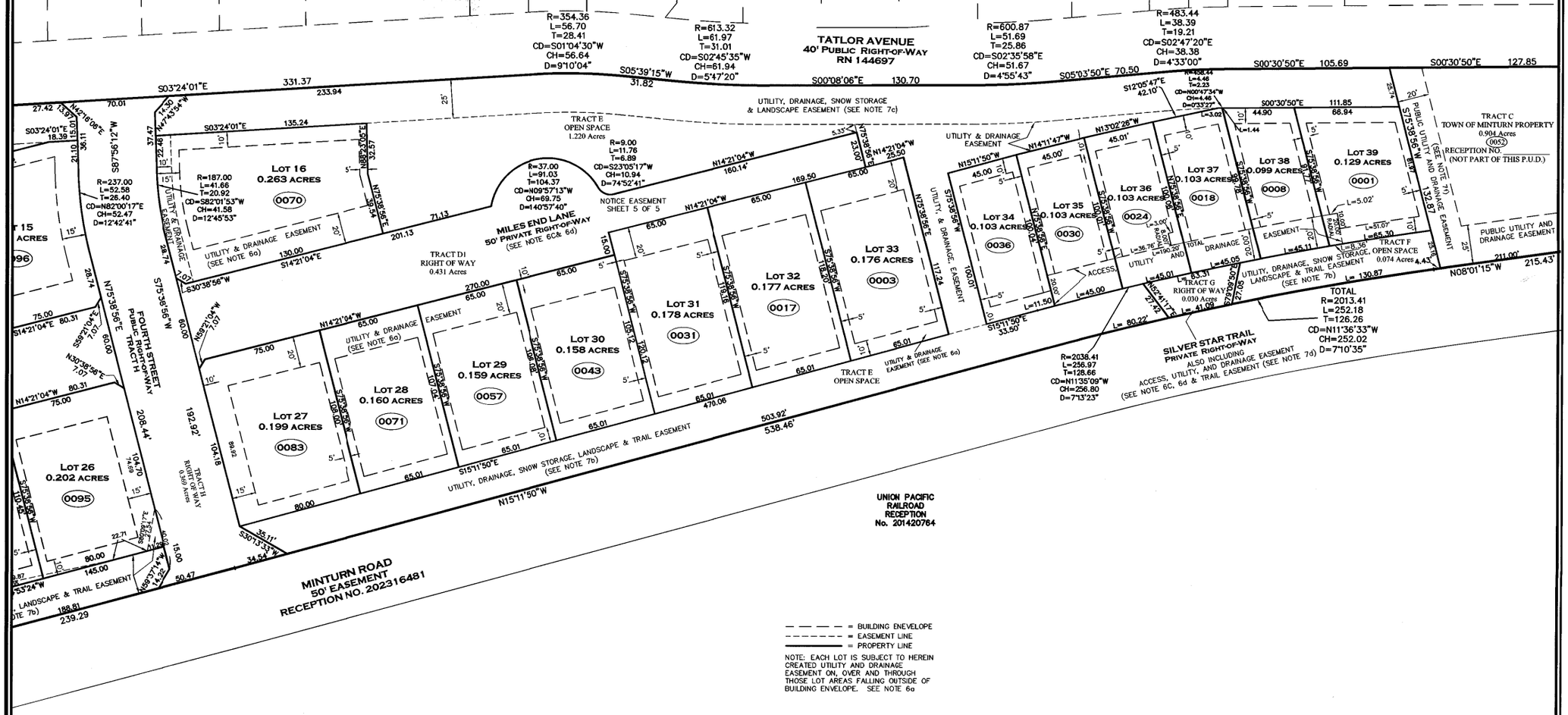
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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


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)
LANDSCAPE & TRAIL EASEMENT
(SEE NOTE 7b)
PUBLIC UTILITY AND DRAINAGE EASEMENT
(SEE NOTE 7b)
Lot 16
0.263 ACRES
0070
Lot 15
ACRES
0096
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
L=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
S14°21'04"E 130.00
N14°21'04"W 160.14'
N14°21'04"W 169.50
N14°21'04"W 25.50
N13°02'26"W 45.01'
N14°11'47"W 45.00'
N15°11'50"W 45.00'
S15°11'50"E 33.50'
S15°11'50"E 503.92'
538.46'
N15°11'50"W
S75°38'56"W 270.00
N75°38'56"E 237.00
N75°38'56"E 117.24
N75°38'56"E 100.01'
S75°38'56"W 100.01'
N08°01'15"W 215.43'
S03°13'33"W 34.54'
N89°37'4"W 14.22'
S89°37'4"E 14.22'
N89°37'4"W 7.07'
S89°37'4"E 7.07'
N30°38'56"E 7.07'
S30°38'56"W 7.07'
L=630°38'56"W
L=80.22'
L=11.50
L=45.00
L=45.01
L=45.11
L=36.76'
L=190.30'
L=3.30'
L=5.02'
L=51.01'
L=65.30'
L=130.87
L=53.31'
L=41.08'
L=3.02
L=1.44
L=3.00'
RADIUS
L=2.00'
RADIUS
L=2.00'
RADIUS
L=2

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 HEIGHT TO 7 FEET ABOVE THE INUNDATION CHANNEL GRADE

6%

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'

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

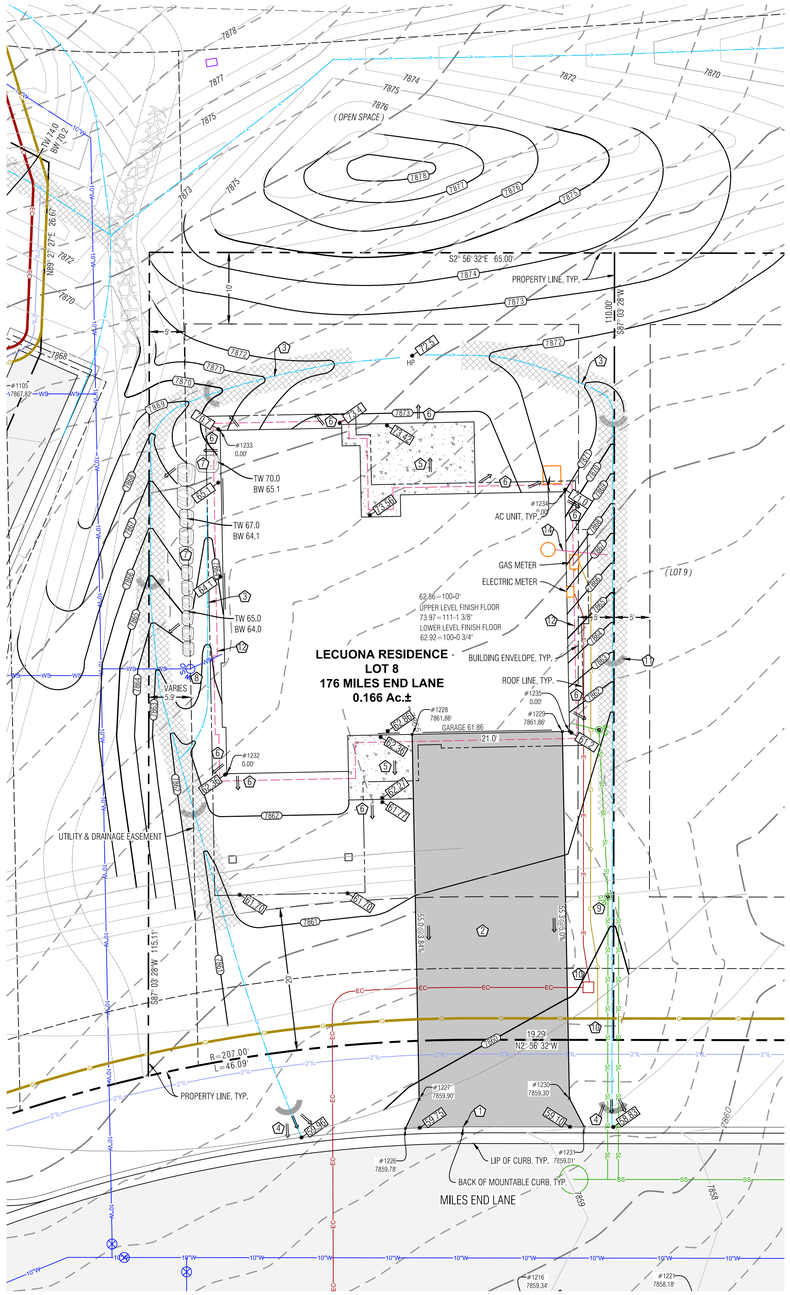
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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



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 / 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
6"SD	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table

Point #	Desc.	Elev.	North	East
1226	Driveway	7859.78'	4242.52	5467.56
1227	Driveway	7859.90'	4240.82	5471.74
1228	Driveway	7861.86'	4244.50	5522.63
1229	Driveway	7861.86'	4223.55	5524.14
1230	Driveway	7859.30'	4219.86	5472.97
1231	Driveway	7859.01'	4217.58	5469.09
1232	House Corner	0.00'	4270.07	5515.77
1233	House Corner	0.00'	4273.52	5563.64
1234	House Corner	0.00'	4224.96	5557.62
1235	House Corner	0.00	4222.55	5524.21

NOTES:

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

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

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

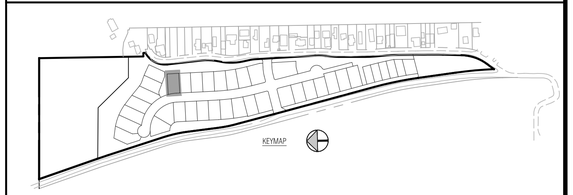
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 7,227 SF ±
DISTURBANCE AREA: 7,227 SF ±

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

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
4. WHERE PROPOSED SWALE SPILLS OVER THE TOP OF THE CURB LINE, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
5. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
6. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
7. INSTALL 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. 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.



Boundaries Unlimited Inc.
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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 8, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 6/28/24

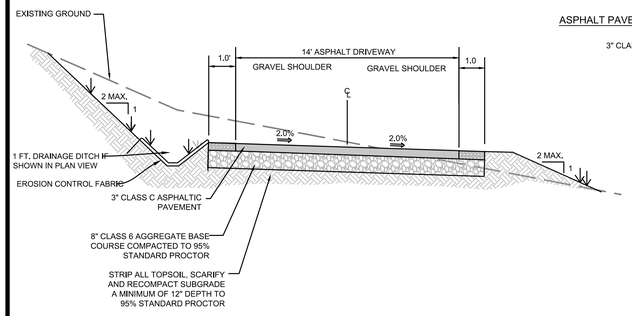
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO.
23035
Designer:
PAH
Drafter:
BUI
Date:
5/10/24

Sheet
C1

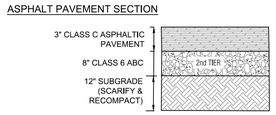
File Name: ***mn lot 8 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 8 Lecuona\MN Lot 8 SP-01.dwg 6/27/2024 10:17 AM



PROPOSED DRIVEWAY TYP. SECTION

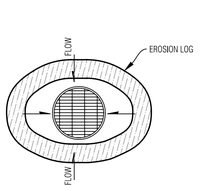
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER



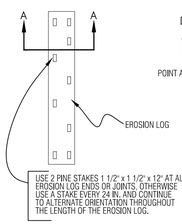
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

DRIVEWAY & AUTOCOURT SECTION

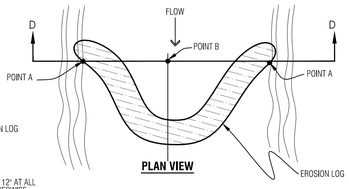
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



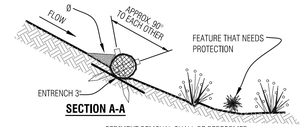
AREA DRAIN



PLAN VIEW

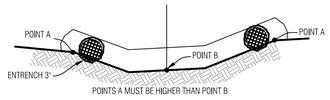


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

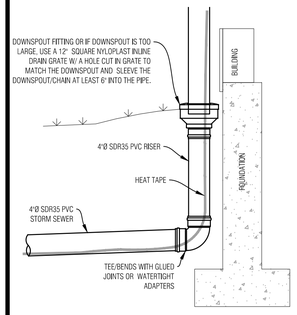


SECTION D-D

Temporary Erosion Control Log

N.T.S.

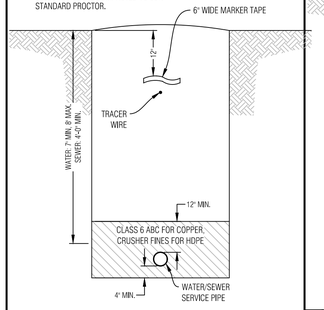
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

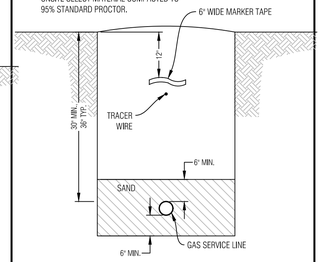
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

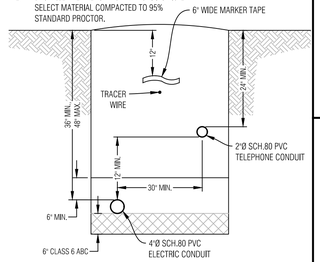
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

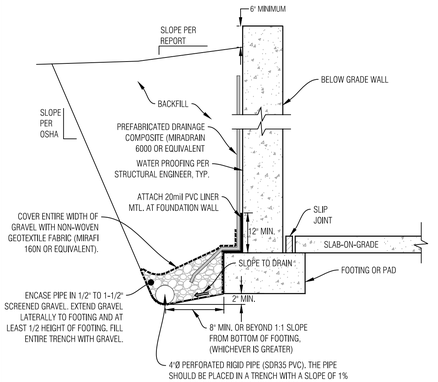
N.T.S.

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.



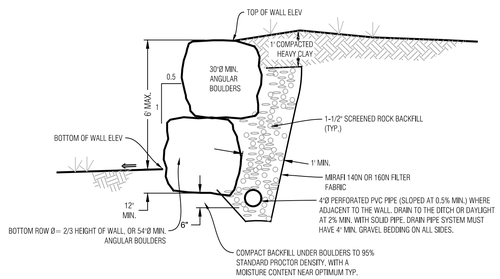
NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

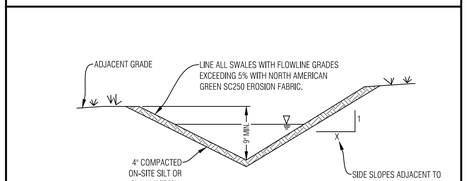
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

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.



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

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

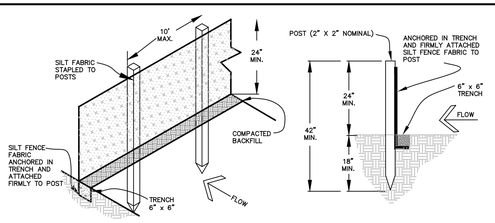
NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

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 8, Minturn North P.U.D.

Details and Notes
DRB Submittal 6/28/24

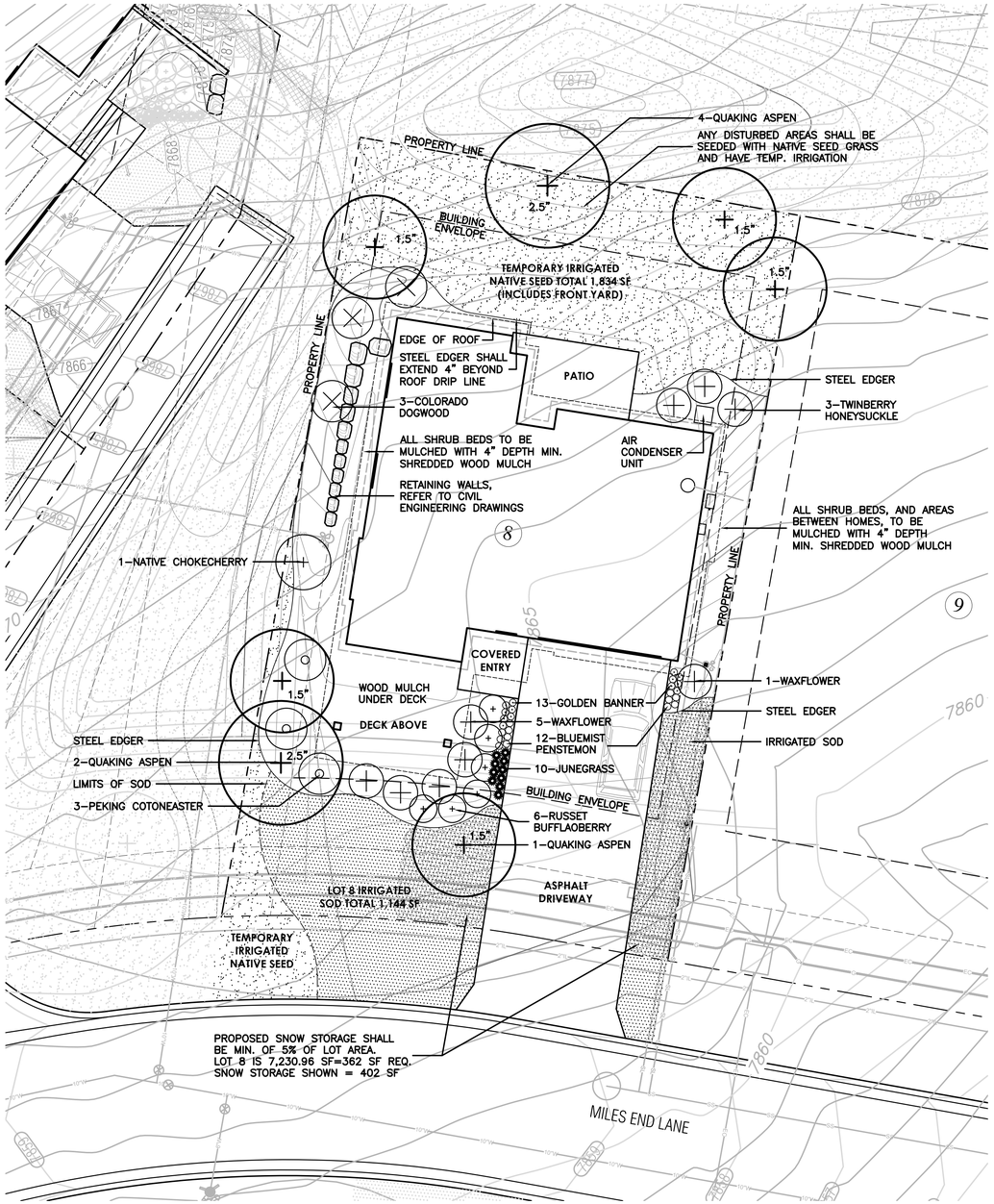
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **5/10/24**

Sheet **C2**

File Name: ***mn lot 8 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 8 Lescurea\MN Lot 8 SP-01.dwg 6/27/2024 10:17 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"

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 8 - LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 28, 2024
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	1,144 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	7 TREES x 4.5 SF = 32 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,297 SF
	Temporary Spray Irrigation For Native Seed	1,834 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
5	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)			
10	Junegrass Grass, Koeleria macrantha	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
12	Bluemist Penstemon Penstemon virens	1 & 2	Flats of 15	
13	Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
3	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
1	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.
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.
6	Waxflower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.

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

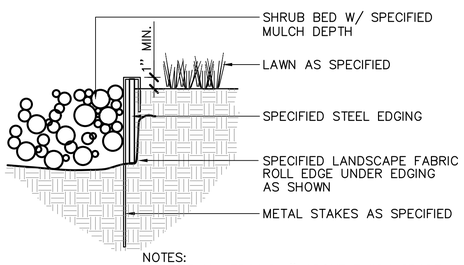
MINTURN NORTH P.U.D.
LOT 8 - LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 28, 2024
REVISIONS:

DRB SUBMITTAL

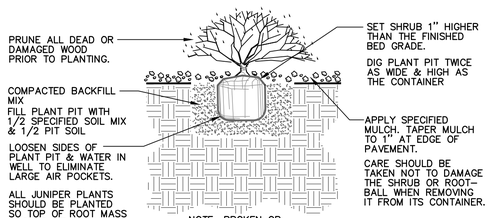
SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER: L2

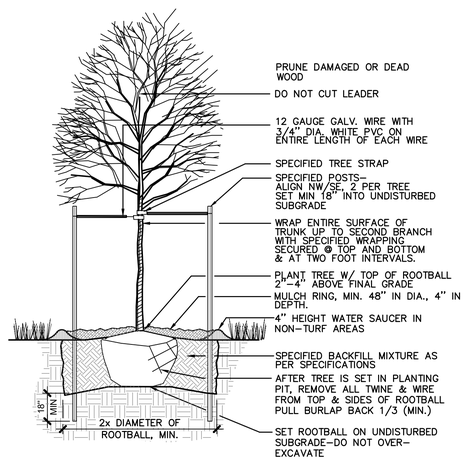


NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3) ALL JOINTS TO BE SECURELY STAKED.
4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

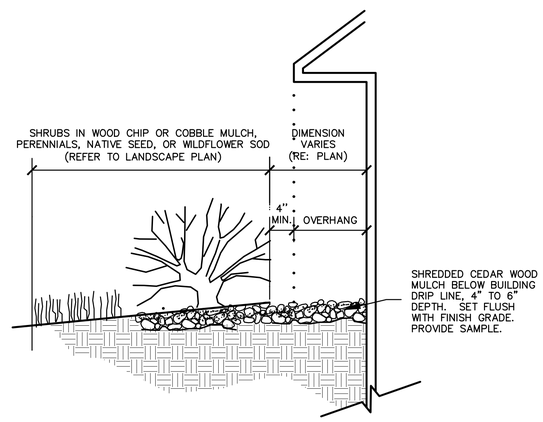
1 / L2 STEEL EDGER — NOT TO SCALE



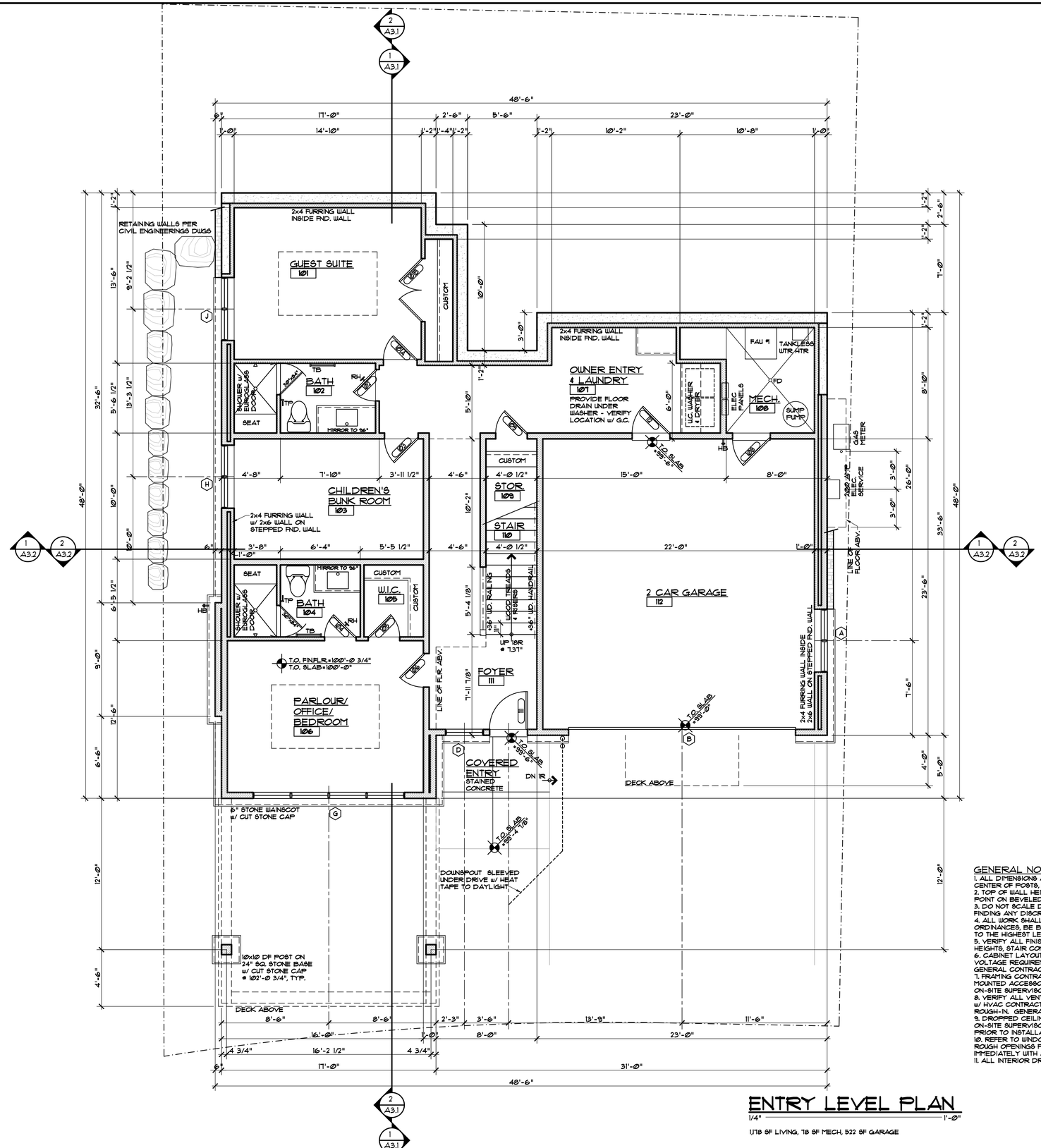
2 / L2 SHRUB PLANTING — NOT TO SCALE



3 / L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 / L2 MULCH ARMORED DRIP LINE — NOT TO SCALE



ENTRY LEVEL PLAN

1/4" = 1'-0"

1,118 SF LIVING, 78 SF MECH, 522 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 FOOTING.
11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, U.N.O.

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RESORT CONCEPTS
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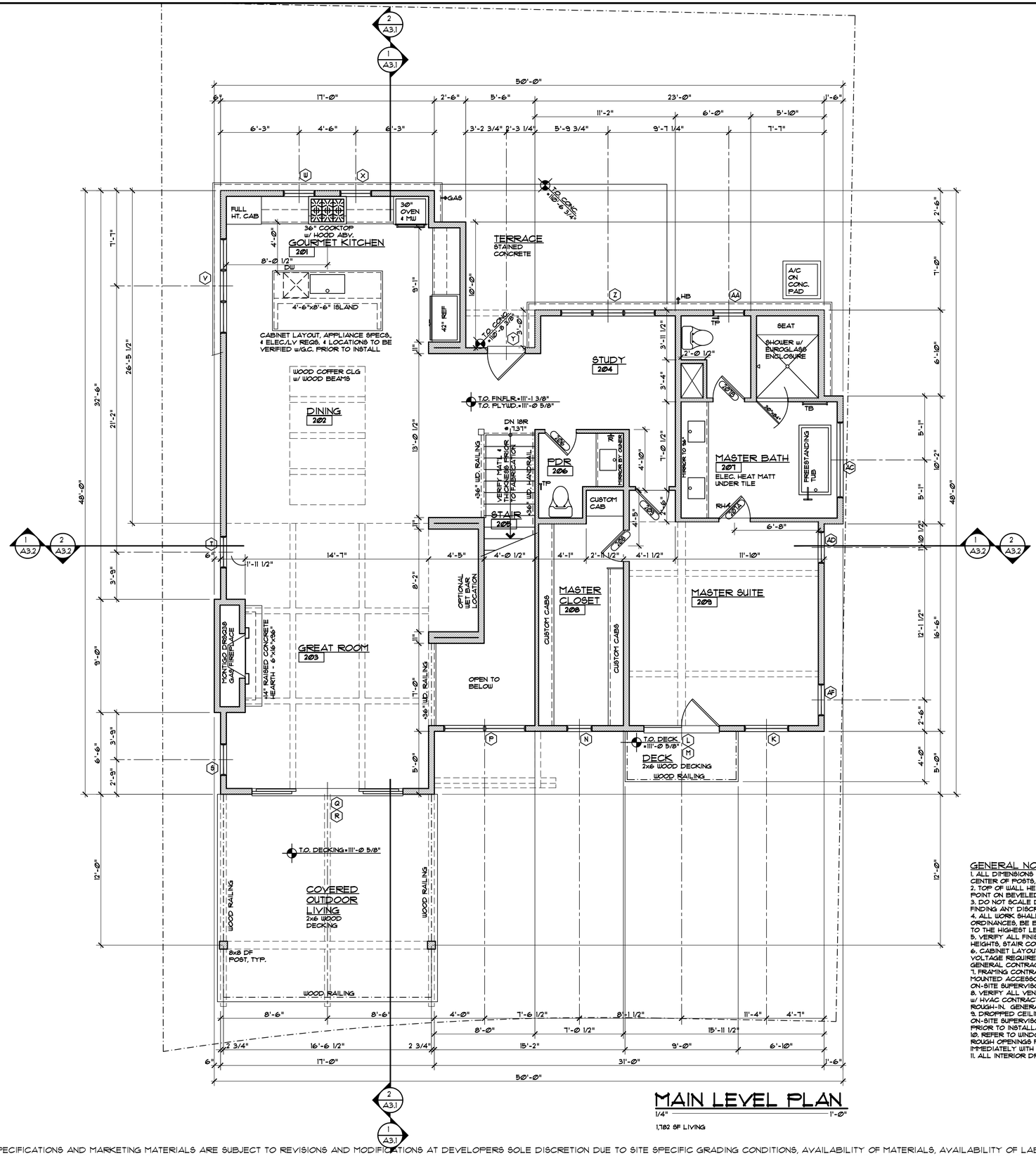
EDWARDS, COLORADO
(970) 926-1720

LECUONA
LOT 8
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L08

ISSUED #	DATE	BY	COMMENTS
1	6-28-24	DUE	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.
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.
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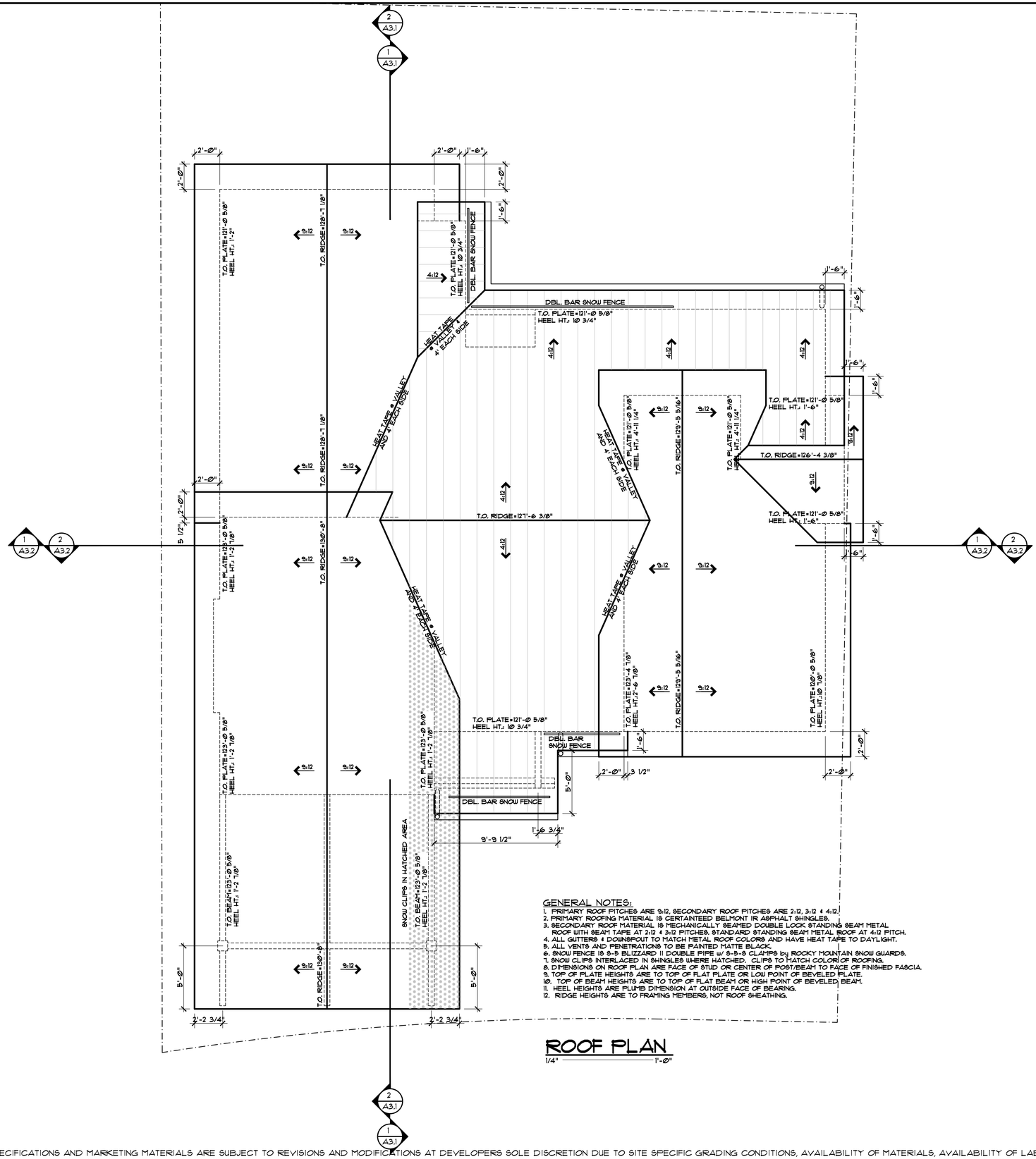
A1.2



GENERAL NOTES:

1. PRIMARY ROOF PITCHES ARE 9:12, SECONDARY ROOF PITCHES ARE 2:12, 3:12 & 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 & 3:12 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 6-5 BLIZZARD II DOUBLE PIPE W/ 5-5-5 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.

ROOF PLAN

1/4" = 1'-Ø"

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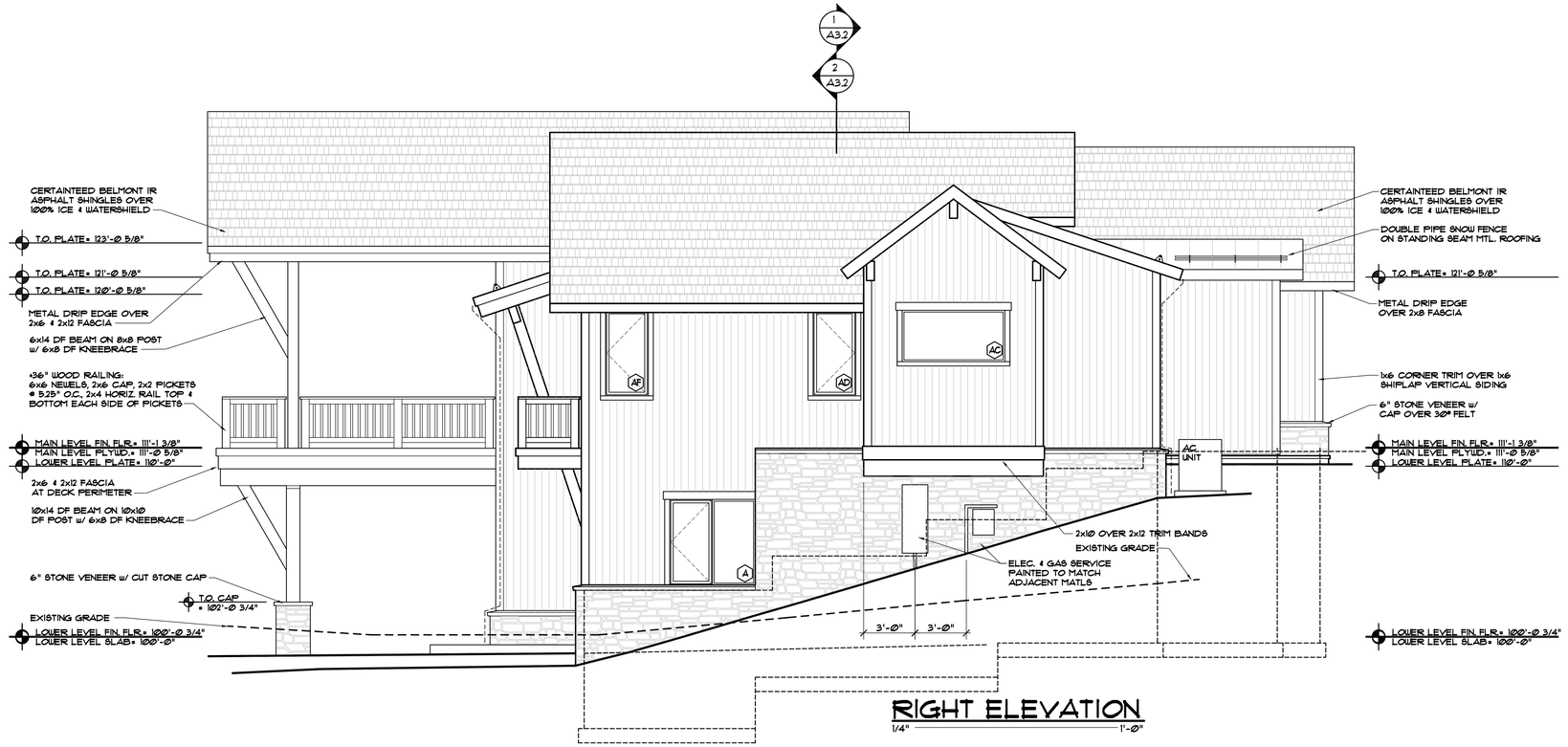
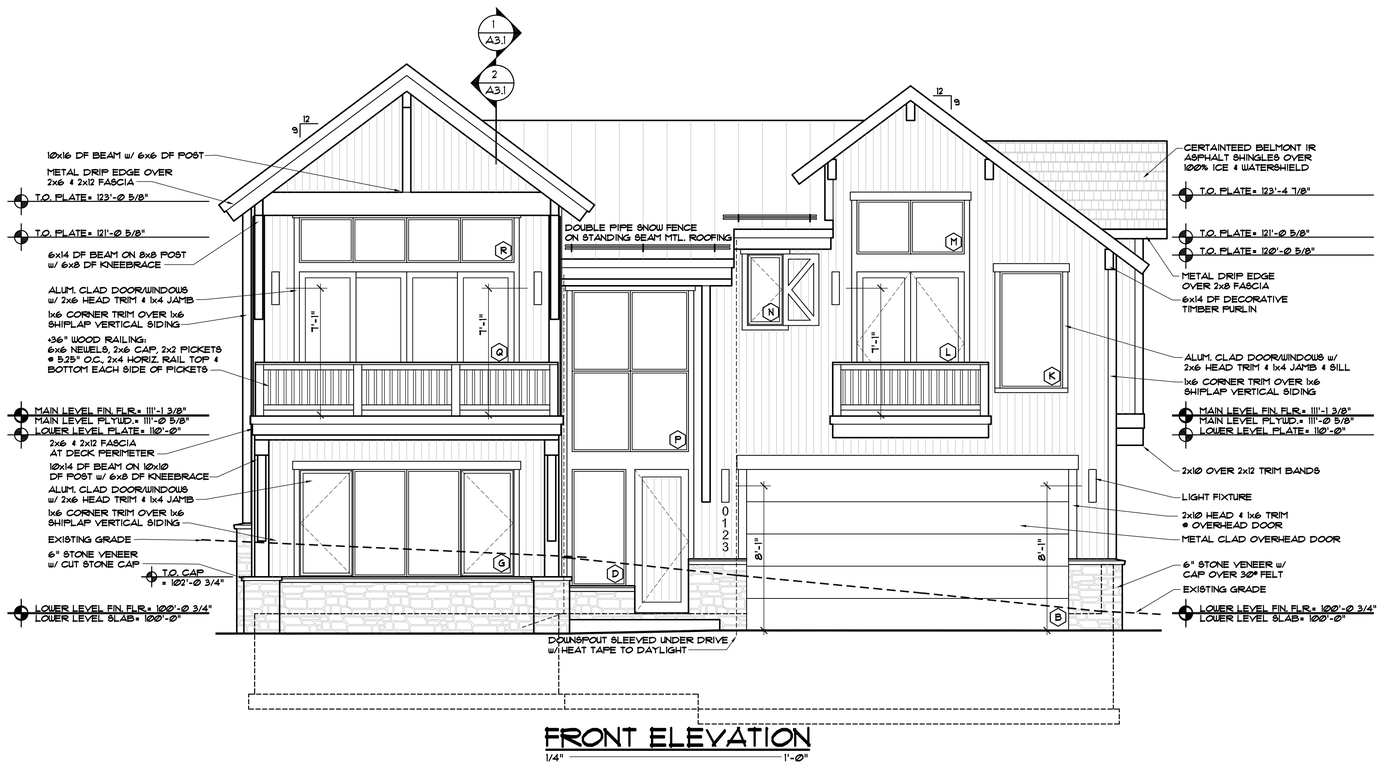
A1.3



RIGHT ELEVATION

1/4" = 1'-Ø"



FRONT ELEVATION

1/4" = 1'-Ø"

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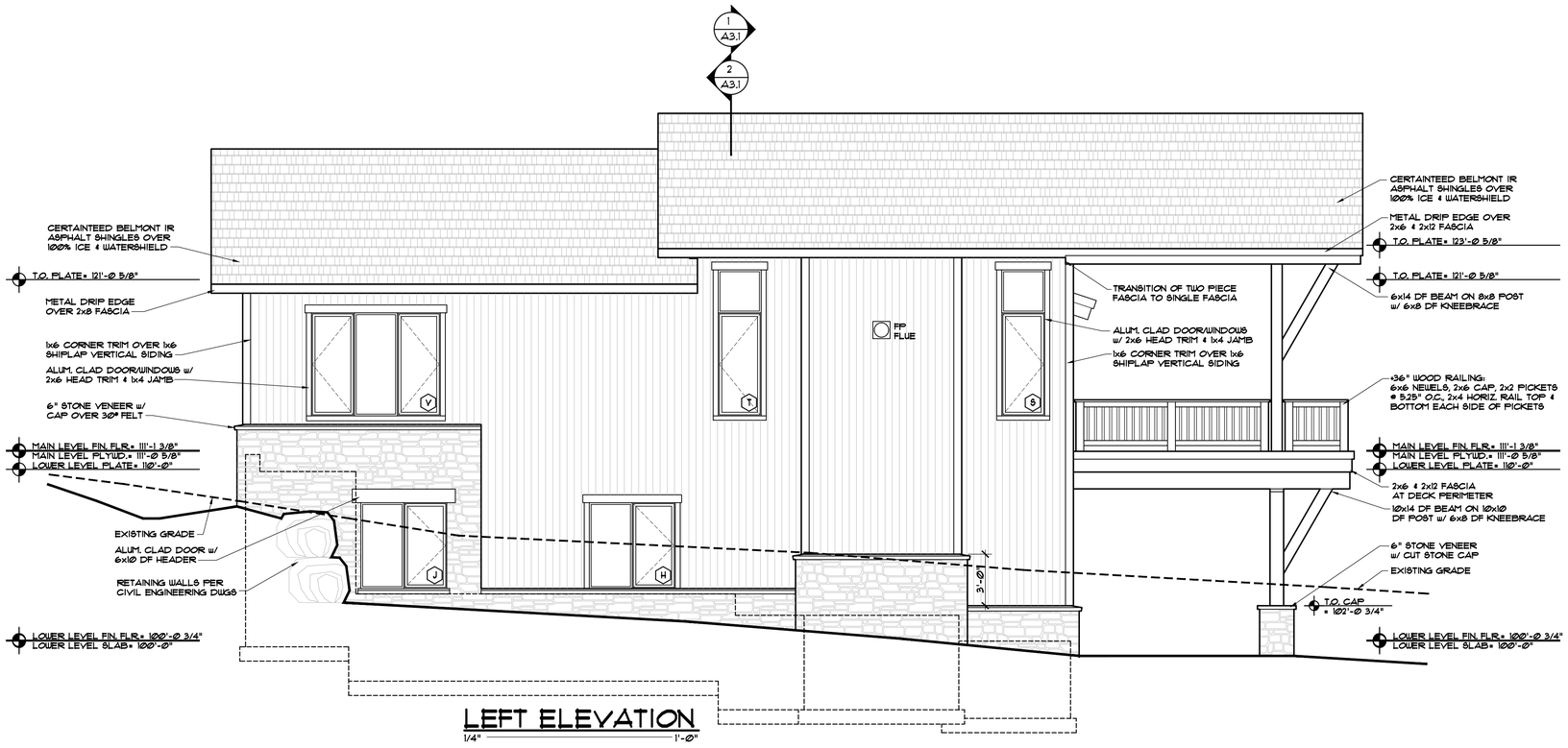
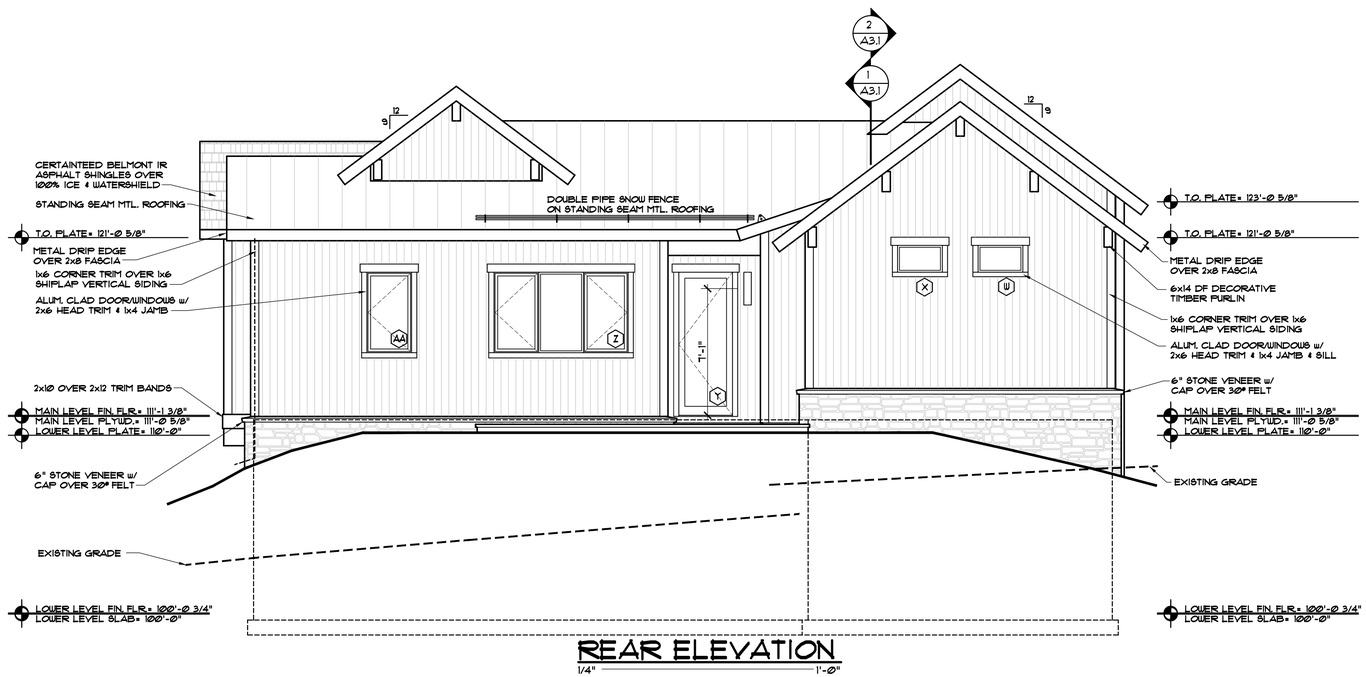
A2.1



LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

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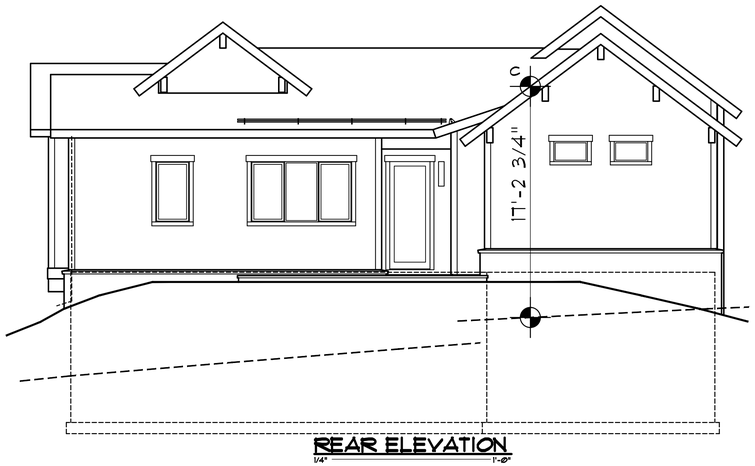

REAR ELEVATION
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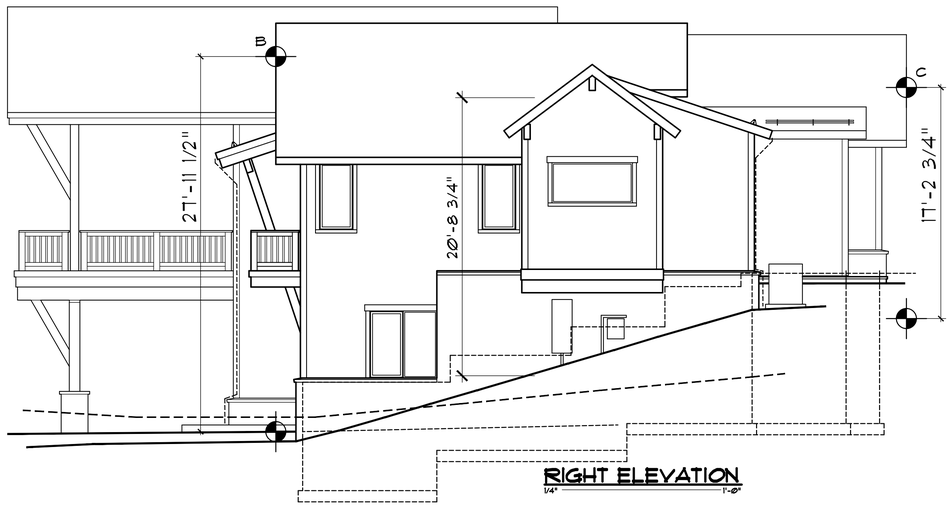
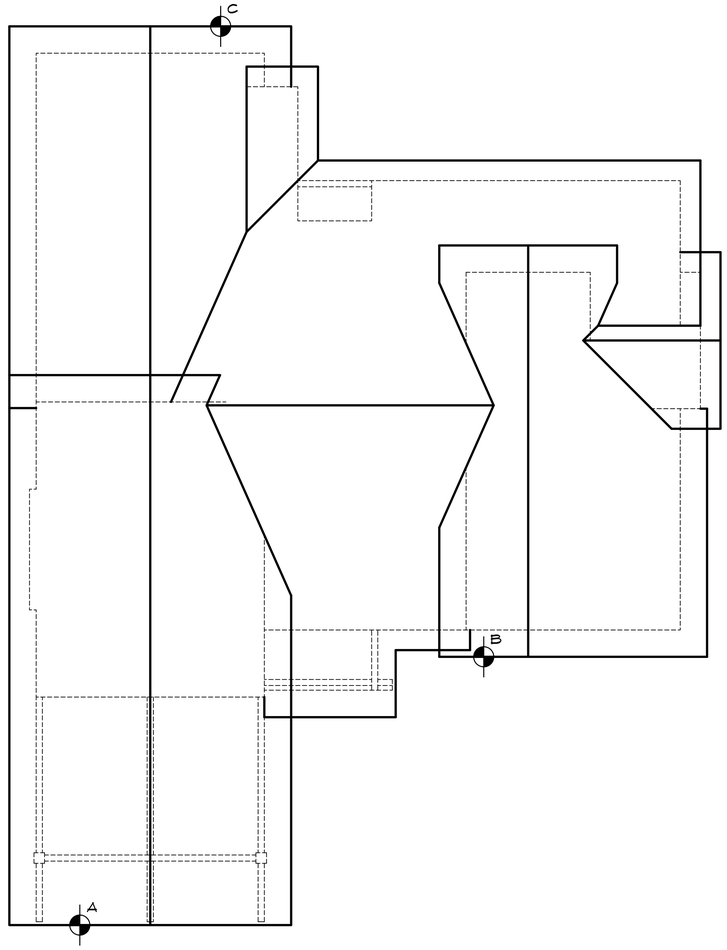


RIGHT ELEVATION
1/4" = 1'-0"



ROOF PLAN
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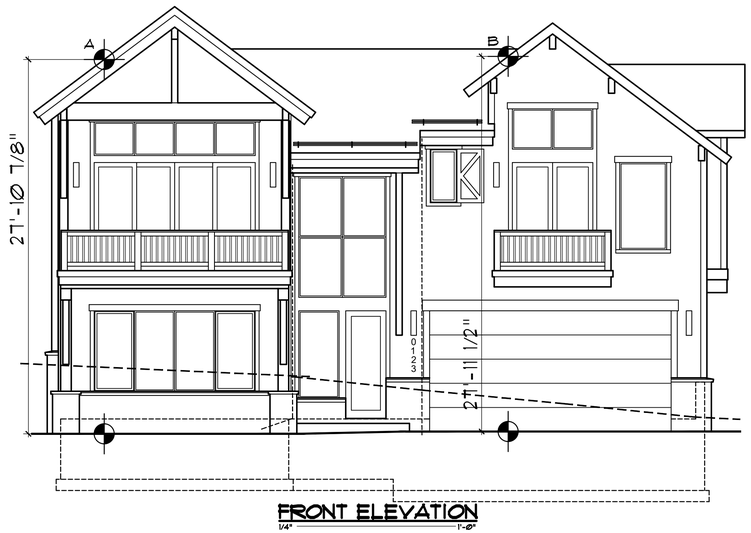
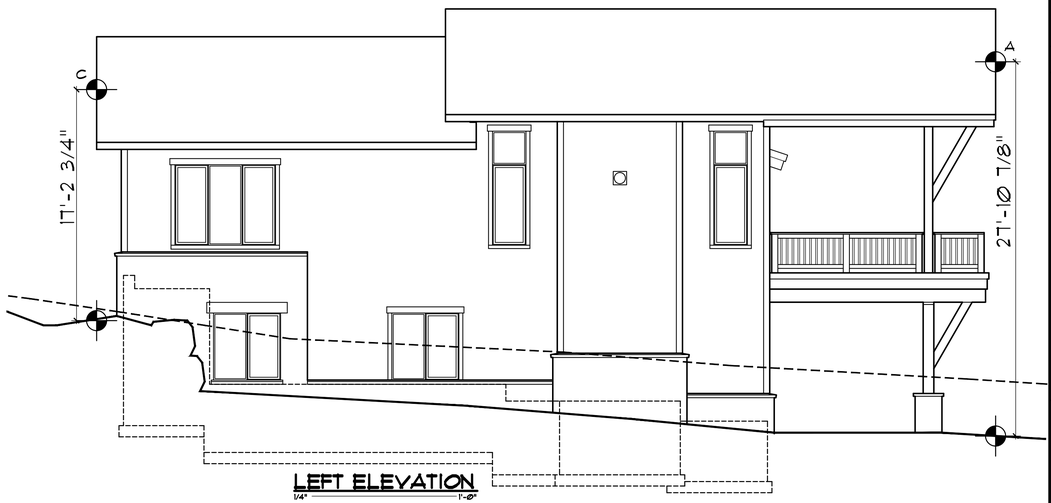


FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
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BH1

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

0201 Miles End Lane

Hearing Date:	August 14, 2024
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Blaz & Christina Arrigoni
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 19
Address:	0201 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicants, Blaz and Christina Arrigoni, request Final Plan review of a new, four-bedroom, 3,736 (gross) square foot single-family residence located at 0201 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 and 1/8 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show the lower level with three bedrooms and entertainment lounge, and the main level has the 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 0201 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*

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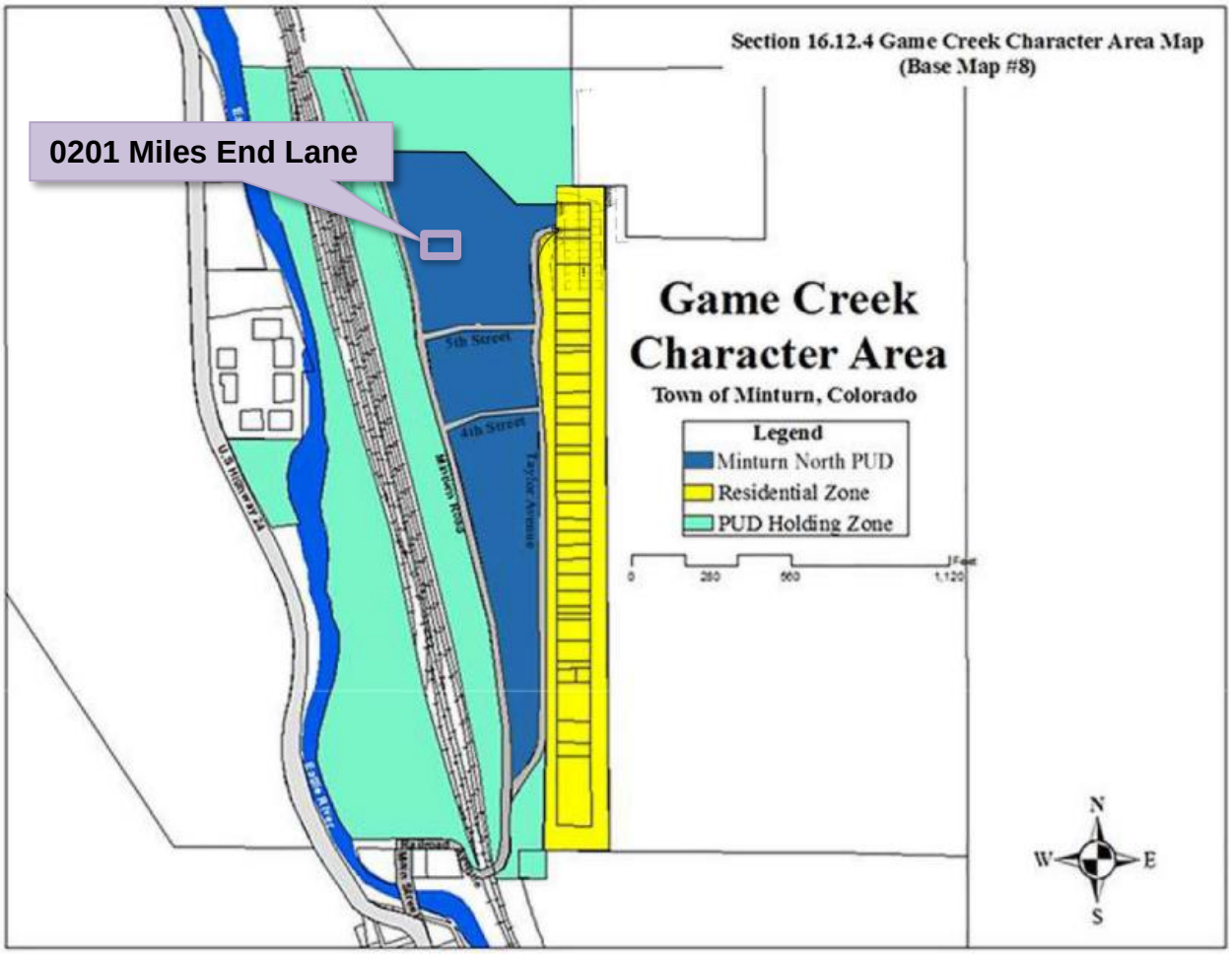
Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,187.4 sq. ft.	7,187.4 sq. ft. (.165 ac.)
Maximum Building Height:	28 feet	27 feet – 1/8 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% (3,593.7 sq. ft.)	2,633 sq. ft. (36.63%) Proposed
Maximum Impervious Coverage:	60% (4,312.44 sq. ft.)	3,289 sq. ft. (45.76%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,187.4 sq. ft. x .05 = 359.37 sq. ft.)	365 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. Items of Note:

Staff has flagged no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0201 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

July 8, 2024

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

Re: 201 Miles End Lane
Lot 19, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Custom Residence; Lot 19, Minturn North, Minturn Colorado"* prepared June 28, 2024 by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 19, 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
DENVER OFFICE
9618 Brook Hill Lane I Lone Tree, CO 80124
970.949.5072 I info@inter-mtn.net

Madison Harris
Re: 201 Miles End Lane
Lot 19, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 19, Minturn North PUD; Site Grading and Drainage Plan"* prepared June 28, 2024 by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. 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: Michelle Metteer, Scot Hunn, Taylor Hermes Arnold Martinez

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

July 3, 2024
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Arrigoni Residence
Lot 19 Minturn North – 0201 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 19 is located at 0201 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 12' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a patio residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

The home exterior is a balanced mix of 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

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 – Arrigoni Residence

Project Location

Street Address: 201 Miles End Lane

Zoning:	Parcel Number(s):
Residential	2103-262-30-020

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone:	Email:
970-926-1720	THermes@ResortConceptsCO.com

Property Owner:

Name: Blaz & Christina Arrigoni

Mailing Address: PO Box 3000 PMB 346 Edwards, CO 81632

Phone:	Email:
970-977-0127	Balz@ArrigoniWoods.com / Christina@ArrigoniWoods.com

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
0.165 ac	SFH	4	4
# of Stories:	**Snow storage sq ft:**	**Building Footprint sq ft:**	**Total sq ft Impervious Surface:**
2	365 sf	2,633 sf	3,289 sf

Signature:

7/3/24

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.

Terraces & Walkways
Stained Concrete

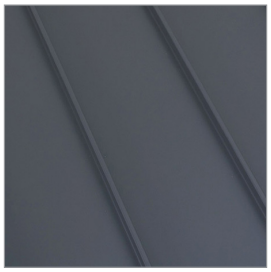
Exterior Stone
Colorado Buff

Fascia & Vertical Siding
Color: Custom Stain

Vertical Siding, Columns & Sofits
1"x8" – Butt Joint, Smooth
Color: Reclaimed

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: Matte Black

Windows and Doors
Mfg: Alan Bradley Cityline
Color: Matte Black

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

Entry Door
Solid Wood
Color: Custom Stain

Entry Door Hardware
Emtek Lausanne Full Plate with Helios Interior Lever
Color: Matte 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.

PERSPECTIVE 1

DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the 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 19

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

JUNE 28, 2024

RESORT CONCEPTS

PERSPECTIVE 2

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

MINTURN NORTH - LOT 19

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

JUNE 28, 2024

RESORT CONCEPTS

CUSTOM RESIDENCE

LOT 19
MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET JUNE 28, 2024

NOTE: ALL SITE & LANDSCAPE PLANS, FLOOR PLANS, ELEVATIONS & DETAILS ARE SUBJECT TO TOWN OF MINTURN DESIGN REVEIW BOARD APPROVAL

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,341SF	124 SF		1,465 SF
MAIN LEVEL:	1,649 SF		622 SF	2,271 SF
TOTALS:	2,990 SF	124 SF	622 SF	3,736 SF

LOT AREA:	7,187.40 SF		
BUILDING COVERAGE:	2,633 SF	35.63%	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,289 SF	45.76%	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

DRAWING SCHEDULE

C	COVER
	FINAL PLAT MINTURN NORTH P.U.D.
C.7	MINTURN NORTH P.U.D. OVERALL GRADING PLAN
C1	SITE GRADING, DRAINAGE & EROSIONS 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

CUSTOM
LOT 19
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L19

ISSUED #	DATE	BY	COMMENTS
1	6-28-24	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

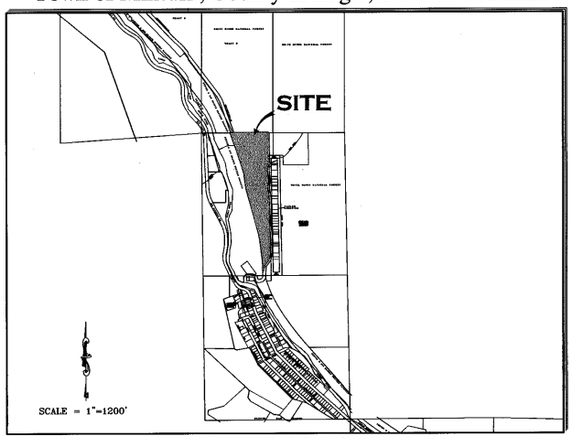
TOWN CLERK
TOWN OF MINTURN, COLORADO

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 Mintura 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

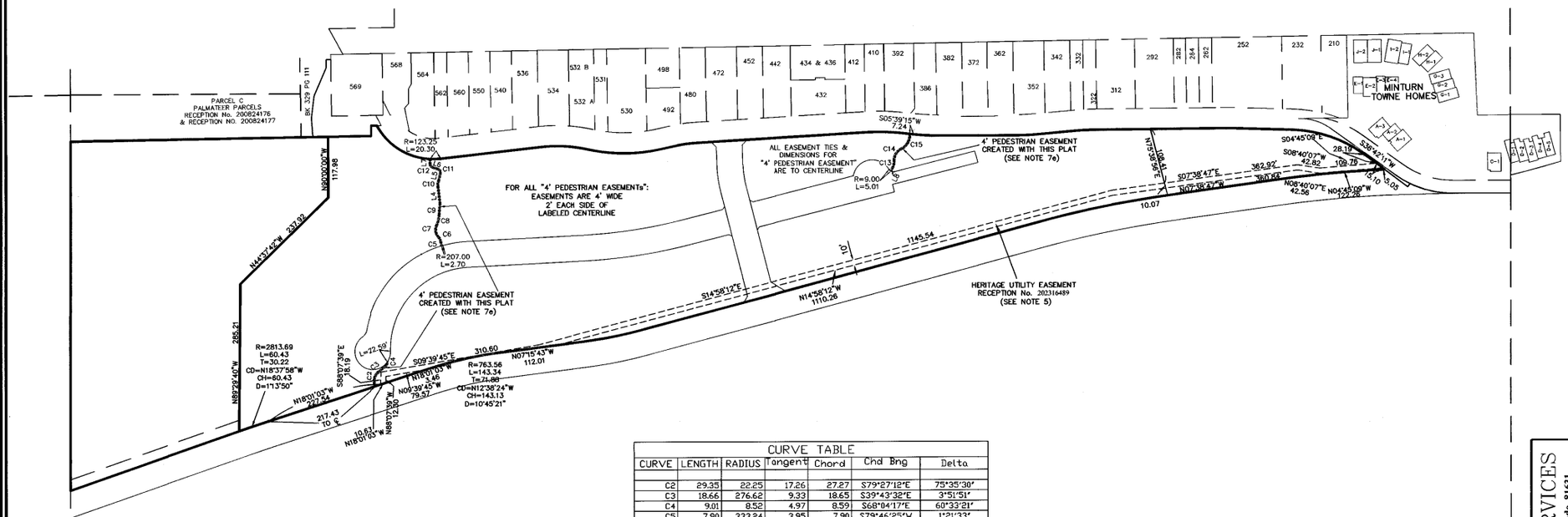
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
02234
03/04/2024
12:59:18 PM

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

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE TABLE		
LINE	LENGTH	BEARING
L4	32.13	N83°15'49"E
L5	14.91	S77°04'30"E
L6	11.48	N18°26'21"E
L7	9.83	S89°36'46"E
L8	7.28	N62°43'18"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	Delta
C2	29.35	22.25	17.26	27.27	S79°27'12"E	75°35'30"
C3	18.66	276.62	9.33	18.65	S39°43'32"E	3°51'51"
C4	9.01	8.52	4.97	8.59	S68°04'17"E	60°33'21"
C5	7.90	333.24	3.95	7.90	S79°46'25"W	1°21'33"
C6	11.08	18.95	5.70	10.93	N63°41'55"E	33°30'33"
C7	24.01	20.01	13.69	22.68	S81°19'10"W	68°45'04"
C8	20.65	49.15	10.48	20.50	S76°20'24"E	24°04'13"
C9	22.78	236.37	11.40	22.77	S85°36'54"E	5°31'15"
C10	12.77	20.27	6.60	12.56	S83°06'39"E	36°05'40"
C11	9.29	7.31	5.39	8.68	N57°19'55"E	72°46'53"
C12	8.09	6.45	4.68	7.57	N54°28'07"E	71°50'14"
C13	15.45	30.72	7.89	15.28	S77°07'28"E	28°48'21"
C14	27.14	23.79	15.26	25.69	S58°50'20"E	65°22'36"
C15	35.79	30.20	20.33	33.73	S60°06'18"E	67°54'31"

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

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

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

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

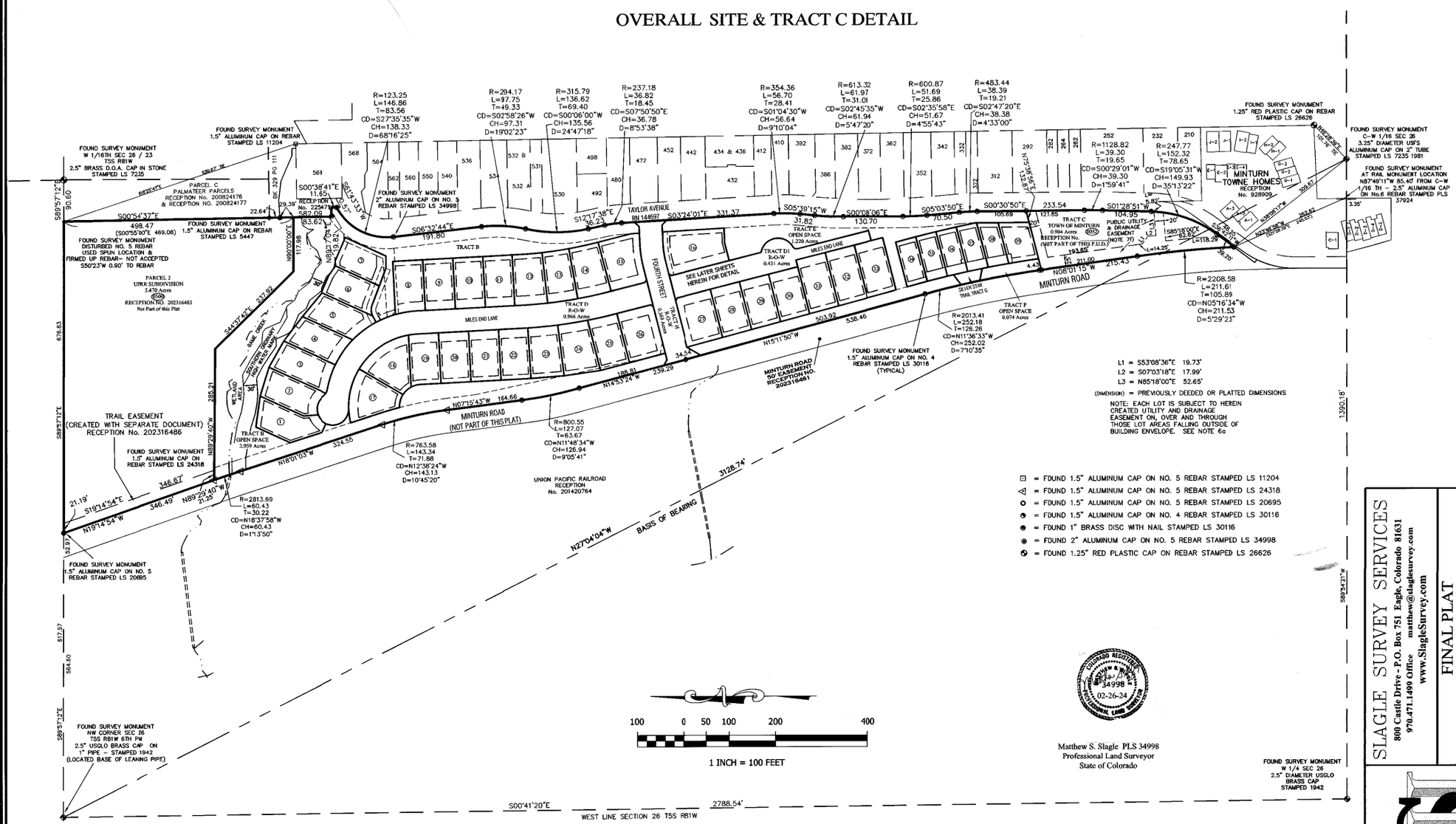
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

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



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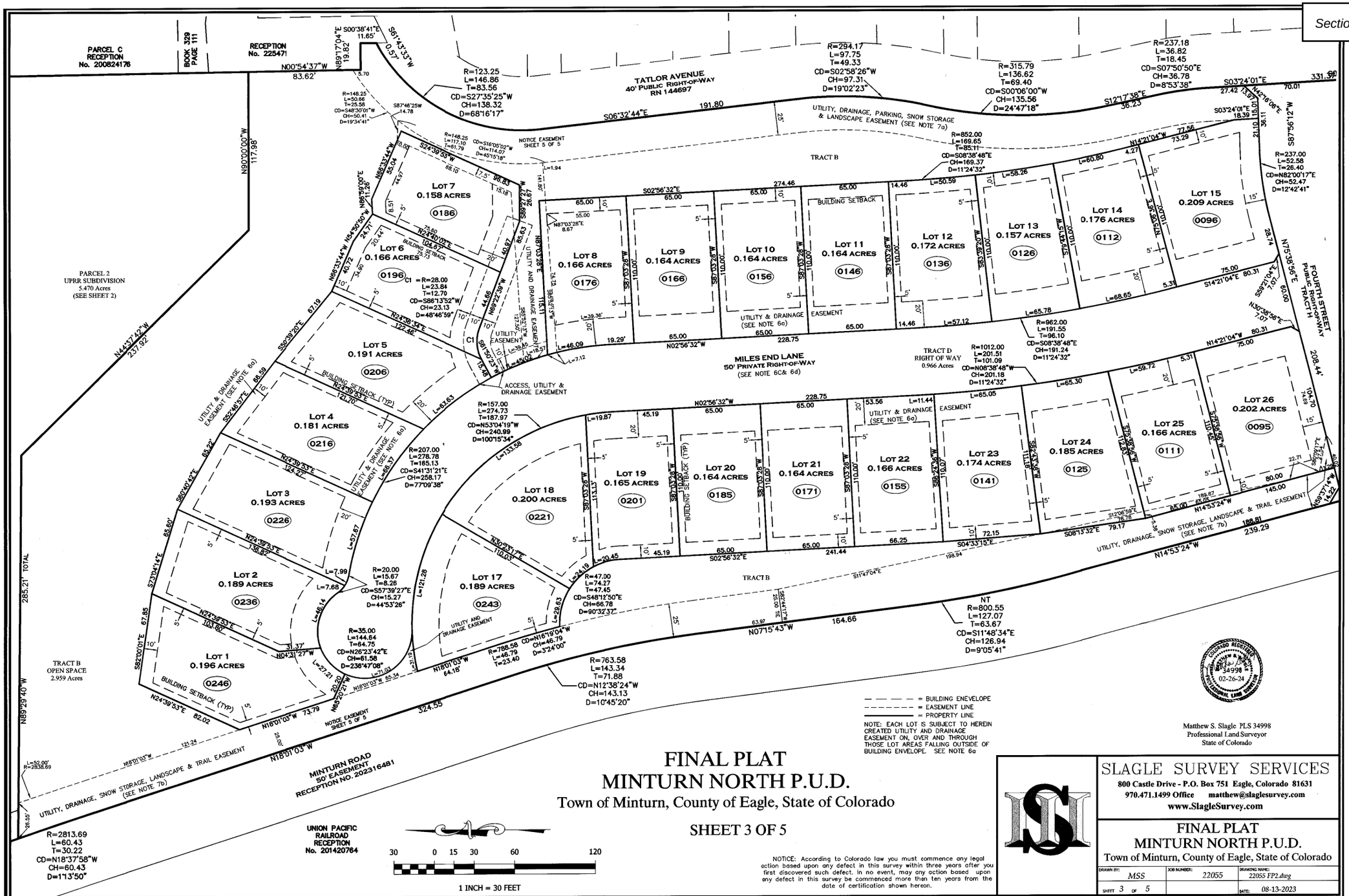
www.SlagleSurvey.com

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

DRAWN BY: MSS | JOB NUMBER: 220555 | DRAWING NAME: 220555 FP2.dwg | SHEET 2 OF 5 | DATE: 08-13-2023



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

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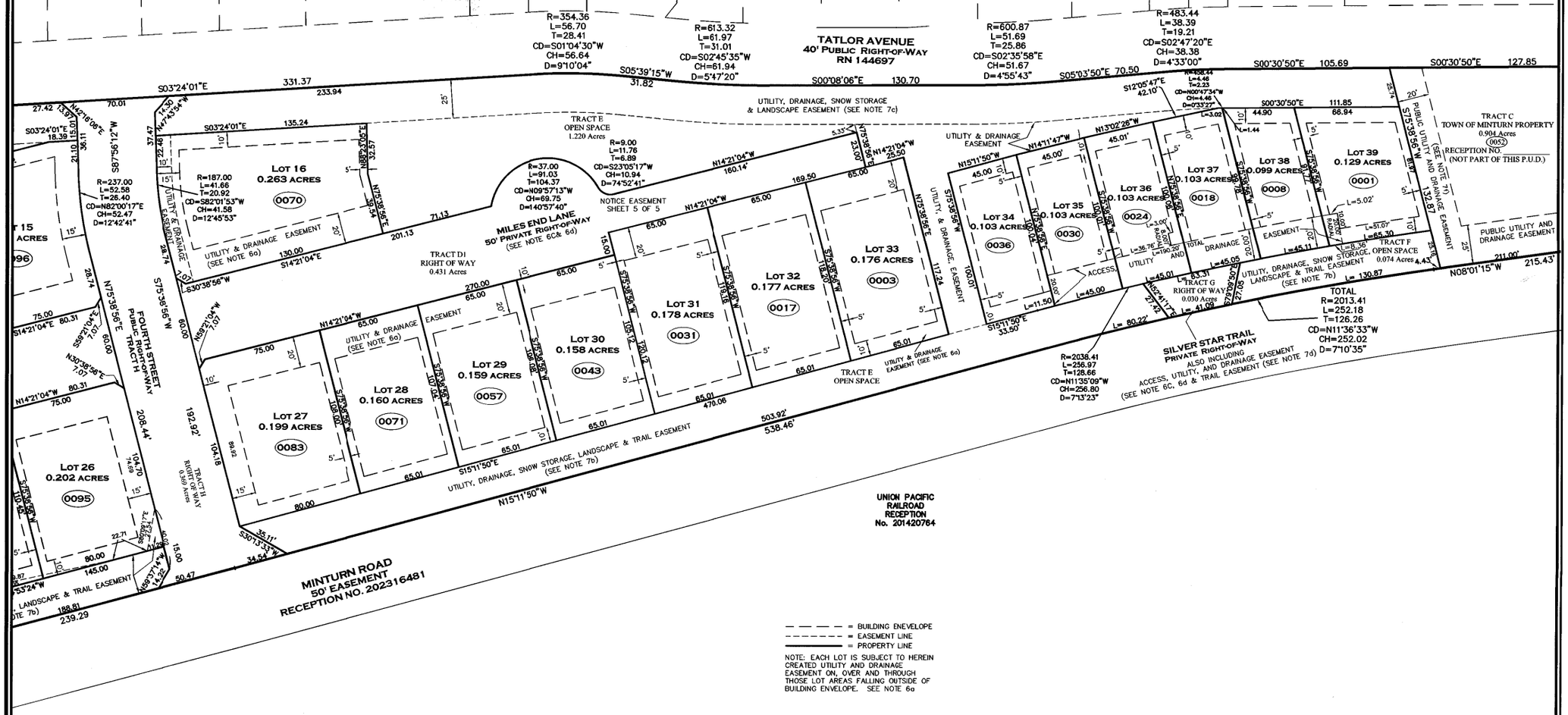
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

30 0 15 30 60 120
1 INCH = 30 FEET

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FINAL PLAT
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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

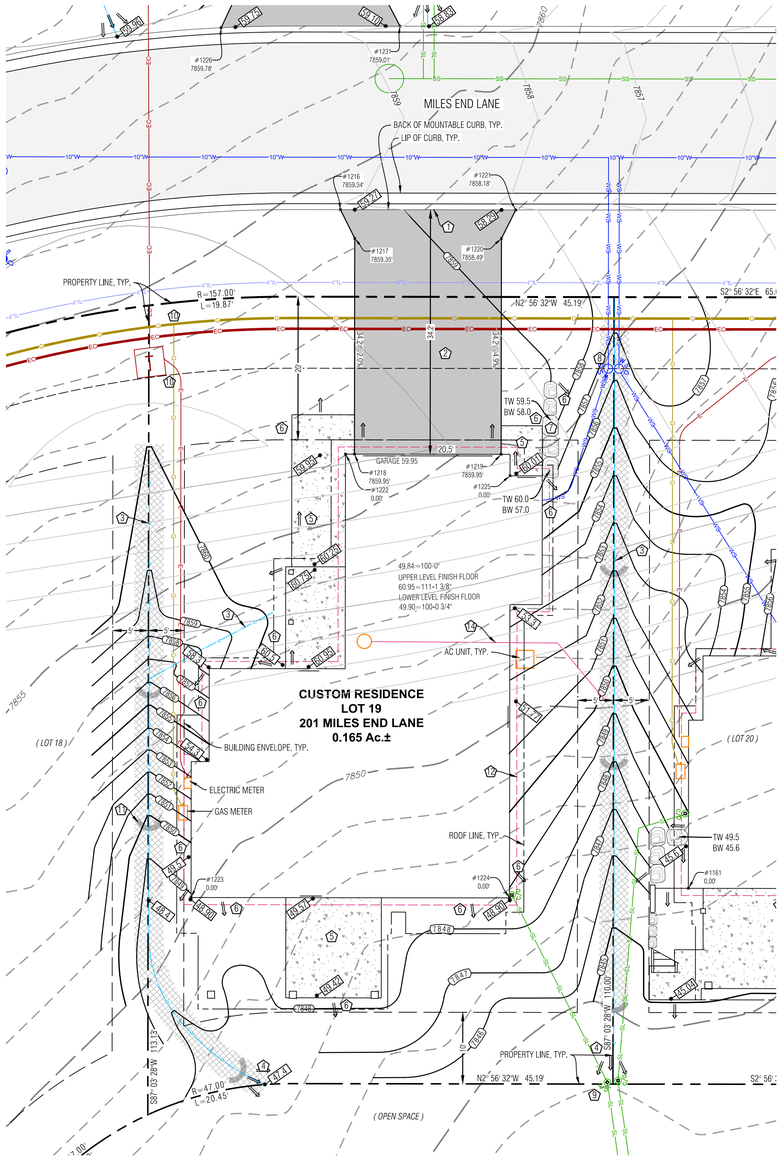
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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



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

Point Table

Point #	Desc.	Elev.	North	East
1216	Driveway	7859.34'	4224.54	5443.04
1217	Driveway	7859.35'	4222.33	5439.15
1218	Driveway	7859.95'	4220.78	5409.02
1219	Driveway	7859.95'	4200.31	5410.07
1220	Driveway	7858.49'	4201.86	5440.20
1221	Driveway	7858.18'	4200.07	5444.30
1222	House Corner	0.00'	4222.03	5408.95
1223	House Corner	0.00'	4240.32	5345.93
1224	House Corner	0.00'	4195.88	5348.22
1225	House Corner	0.00'	4198.91	5407.14

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.

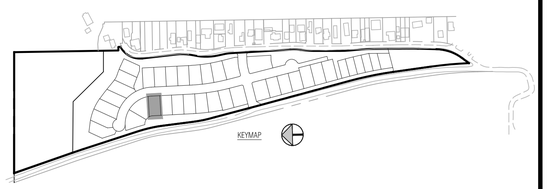
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 7,170 SF ±
DISTURBANCE AREA: 7,170 SF ±

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

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%, SEE DETAIL.
4. WHERE PROPOSED SWALE 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. 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.



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 19, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 6/28/24

No.	Date	Revision	By
1.			
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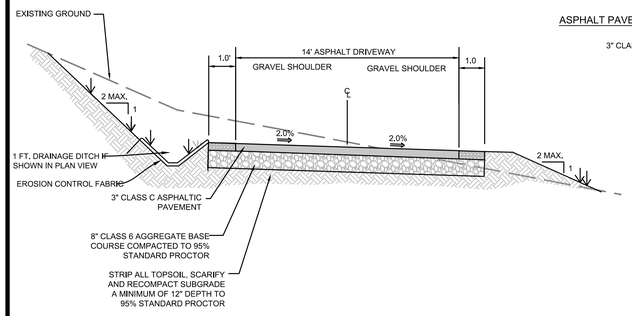
PROJECT NO.
23035
Designer:
PAH
Drafter:
BUI
Date:
5/10/24

Sheet
C1

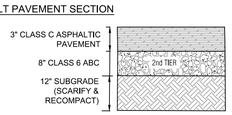
File Name: ***mn lot 19 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 19 Arrogon\MN Lot 19 SP-01.dwg 7/2/2024 10:18 AM



PROPOSED DRIVEWAY TYP. SECTION

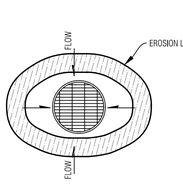
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER



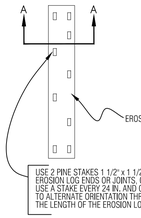
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

DRIVEWAY & AUTOCOURT SECTION

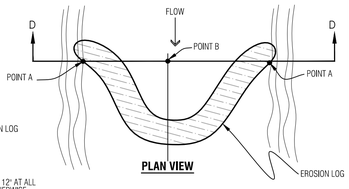
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



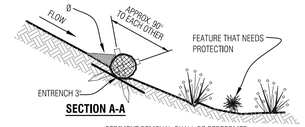
AREA DRAIN



PLAN VIEW

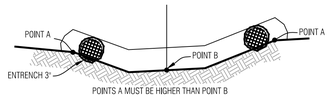


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

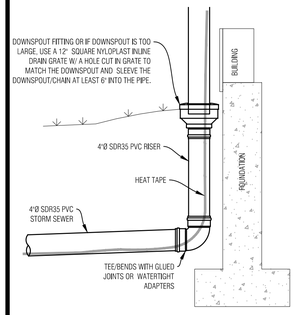


SECTION D-D

Temporary Erosion Control Log

N.T.S.

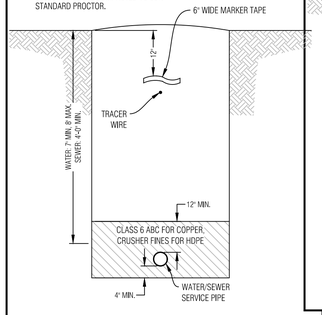
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

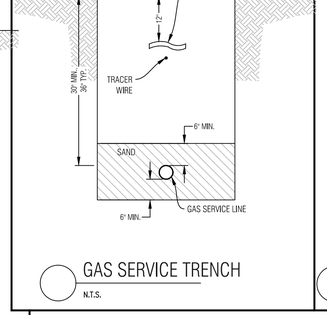
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

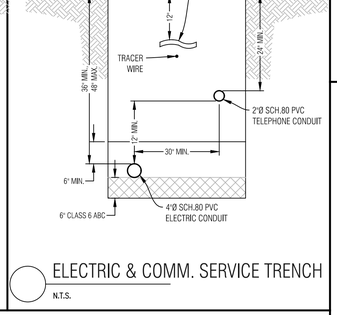
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

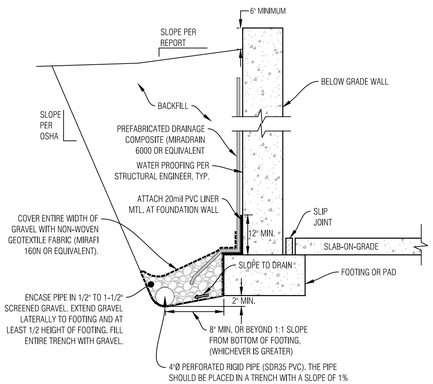
N.T.S.

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.



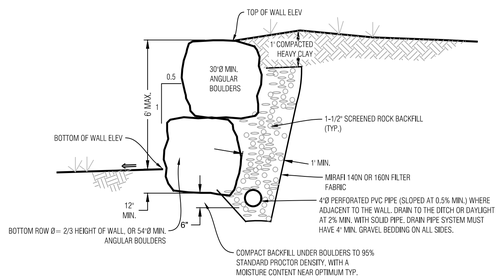
NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

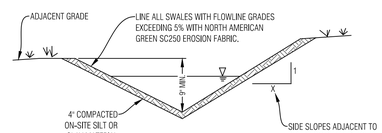
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

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.



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

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

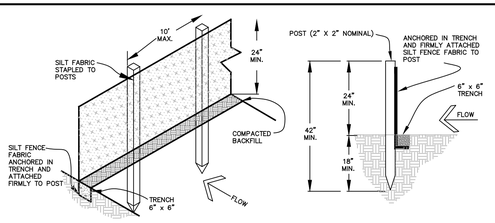
NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS

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 19, Minturn North P.U.D.

Details and Notes
DRB Submittal 6/28/24

No.	Date	Revision	By
1.			
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9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **5/10/24**

Sheet **C2**

File Name: ***mn lot 19 sp-01.dwg***

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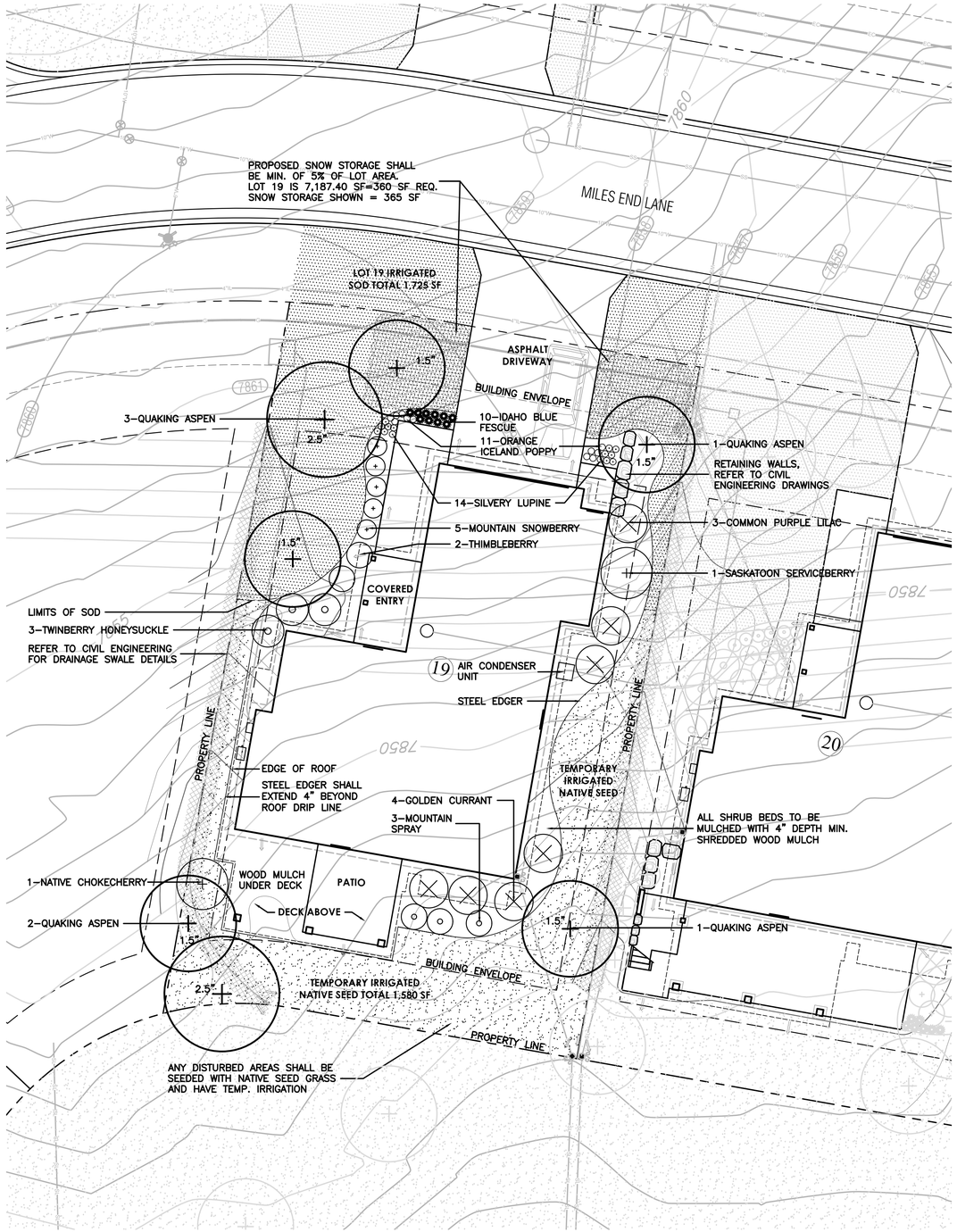


LEGEND

- 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 19-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 28, 2024
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	1,725 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	7 TREES x 4.5 SF = 32 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,878 SF
	Temporary Spray Irrigation For Native Seed	1,580 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
5	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)			
10	Idaho Fescue Grass, Festuca idahoensis 'Siskiyou Blue'	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
11	Orange Iceland Poppy Papaver nudicaule	1 & 2	Flats of 15 or 32	
14	Silvery Lupine Lupinus argenteus	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
3	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.
5	Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
3	Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
1	Native Chokecherry Prunus virginiana melanocarpa	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
1	Saskatoon Serviceberry Amelanchier alnifolia	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
2	Thimbleberry Rubus parviflorus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
3	Twinberry Honeysuckle Lonicera involucrata	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.

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 19-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

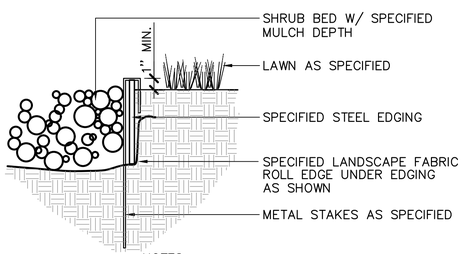
DESIGNED:	TT
DRAWN:	TT
CHECKED:	RH
DATE:	June 28, 2024
REVISIONS:	

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE

SHEET NUMBER:
L2



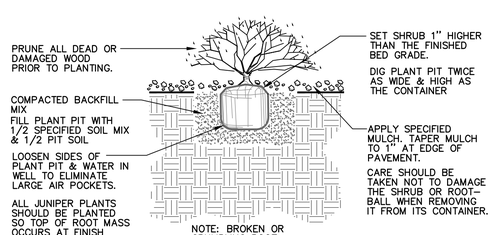
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

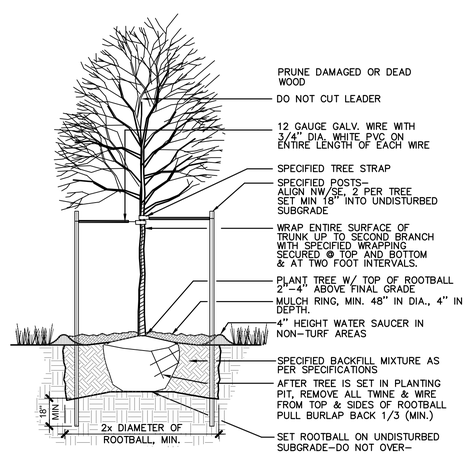
3) ALL JOINTS TO BE SECURELY STAKED.

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

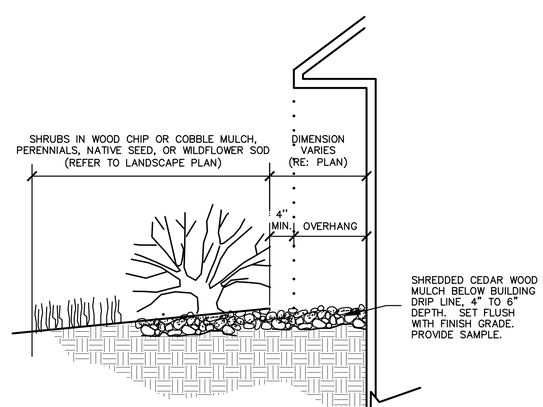
1 L2 STEEL EDGER — NOT TO SCALE



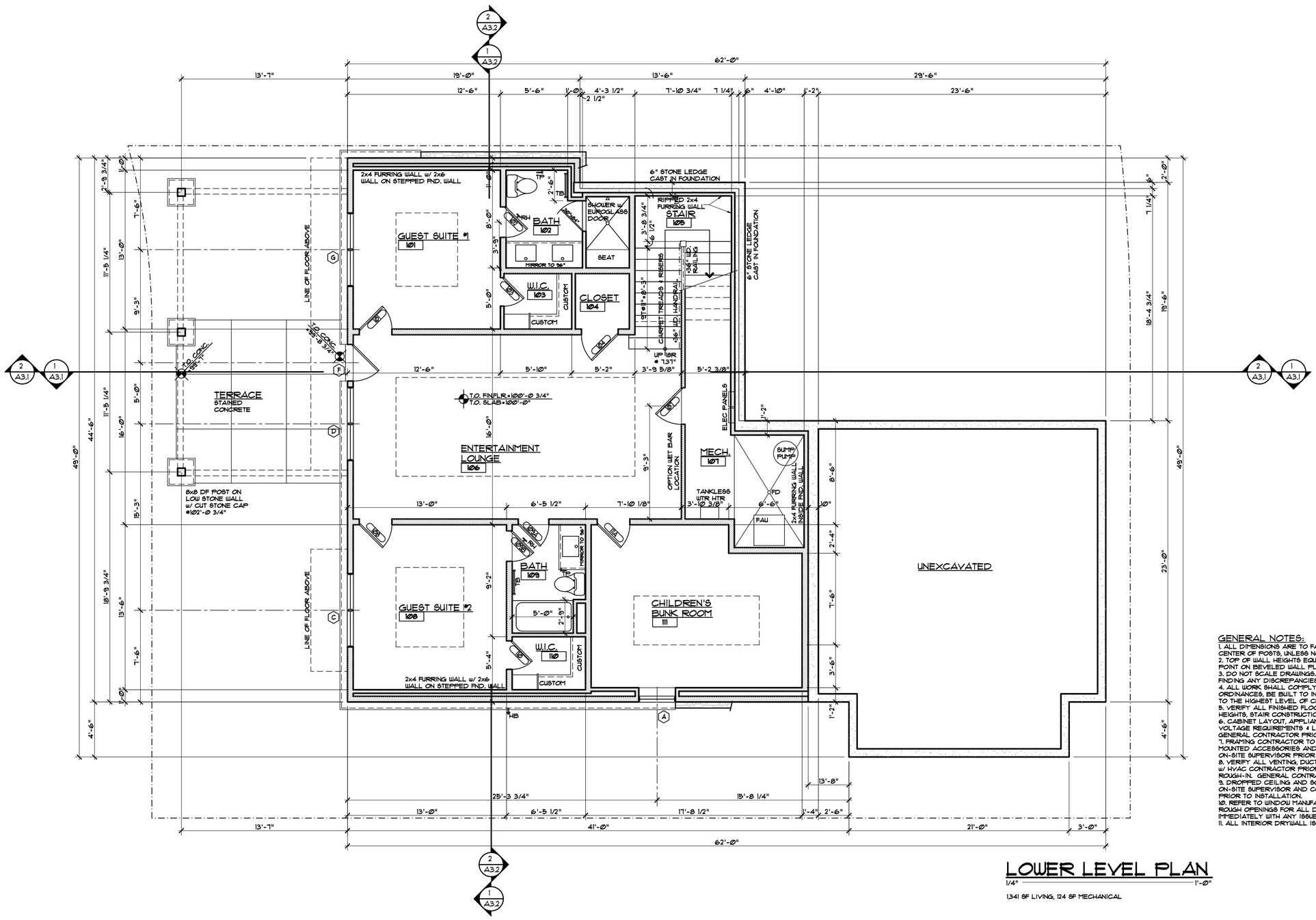
2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE



LOWER LEVEL PLAN

1/4" = 1'-0"

1,341 SF LIVING, 124 SF MECHANICAL

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.

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

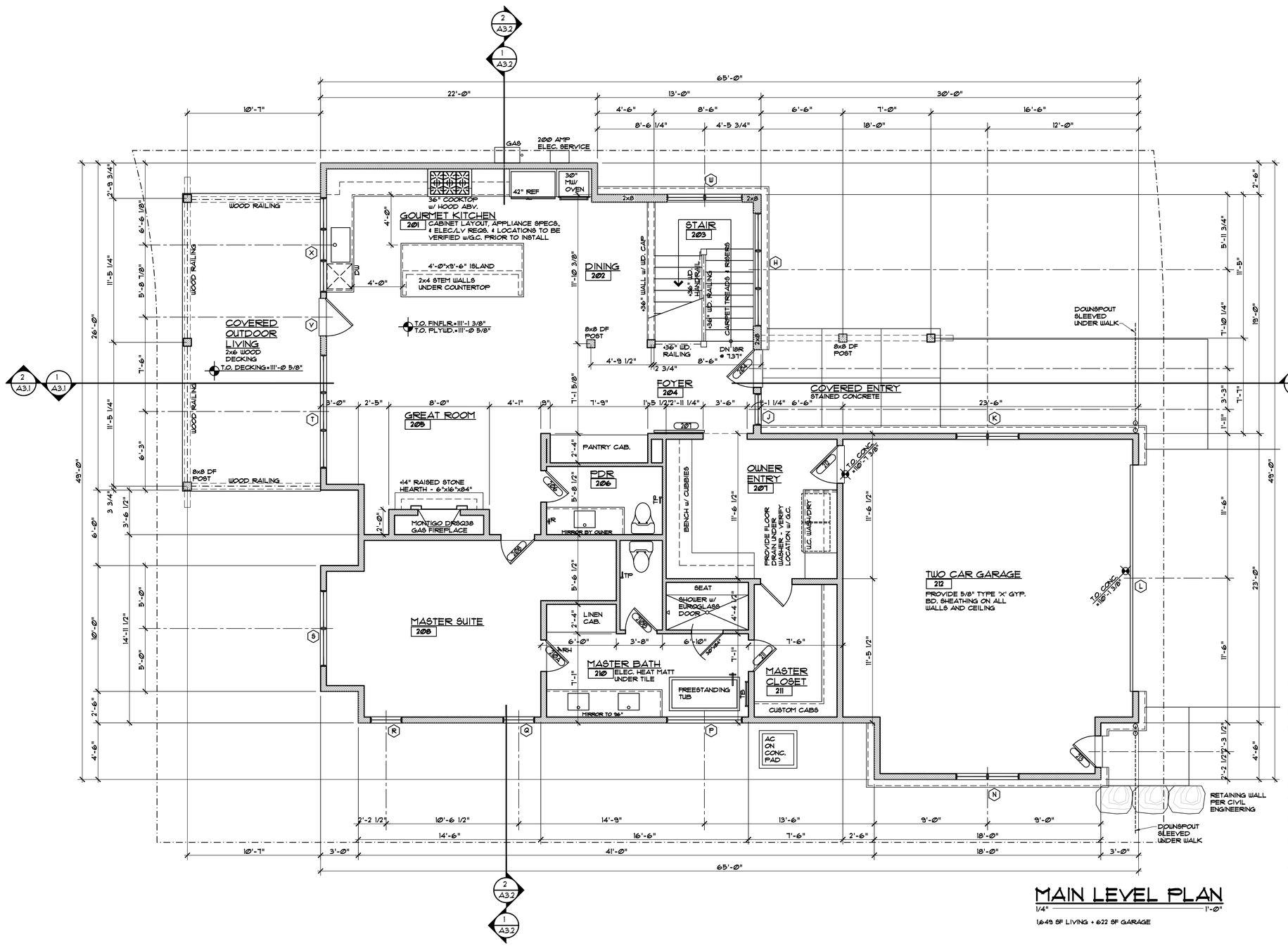
CUSTOM
LOT 19
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L19

ISSUED

#	DATE	BY	COMMENTS
1	6-28-24	DUE	DRB SUBMITTAL SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-0"

1,649 SF LIVING + 622 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.
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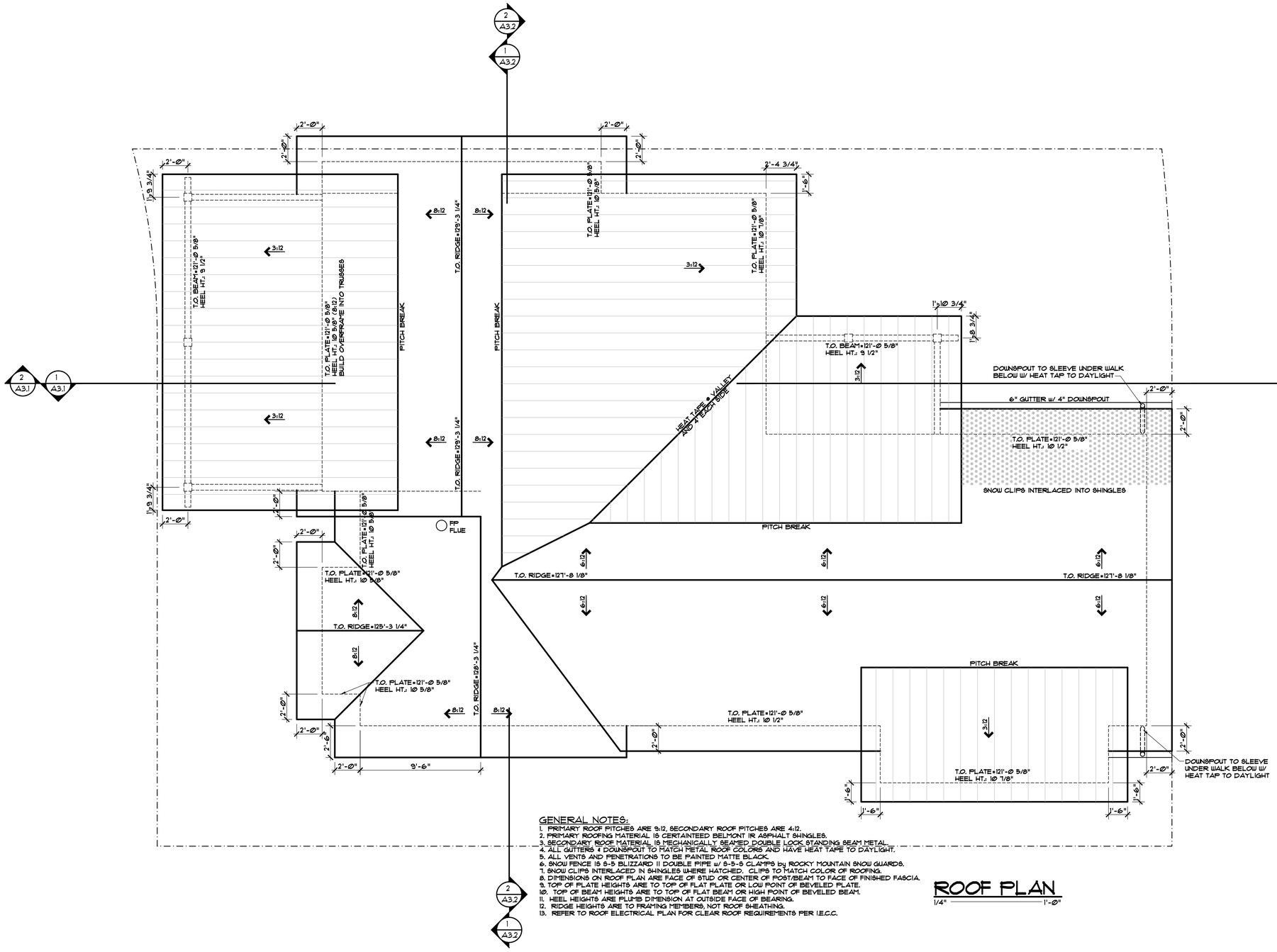

GENERAL NOTES:

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 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 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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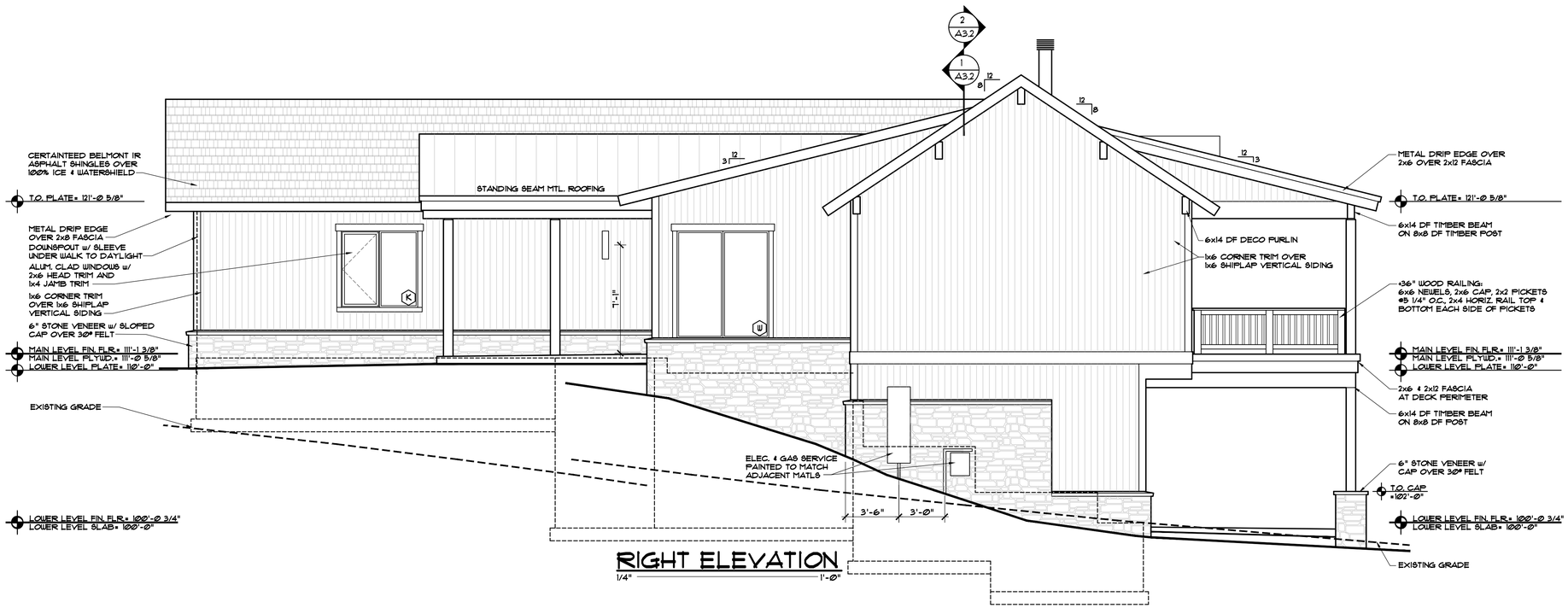
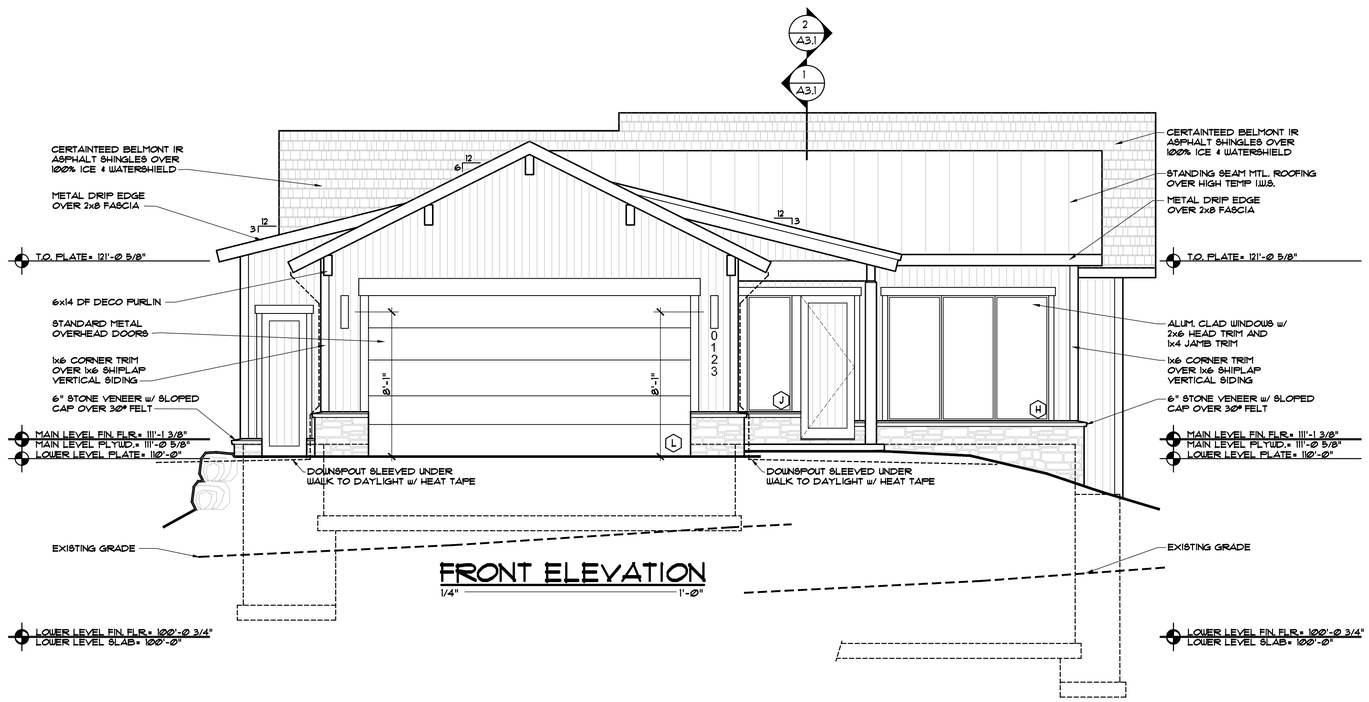


RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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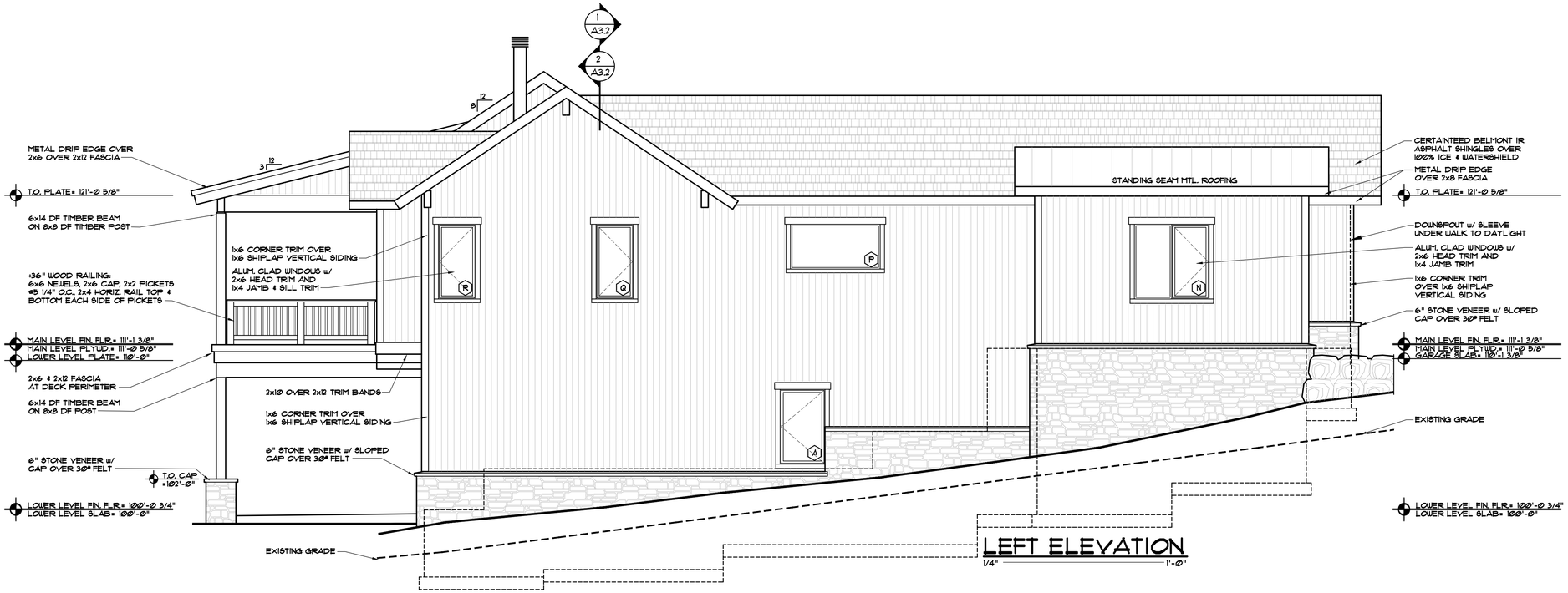

LEFT ELEVATION

1/4" = 1'-Ø"

REAR ELEVATION

1/4" = 1'-Ø"

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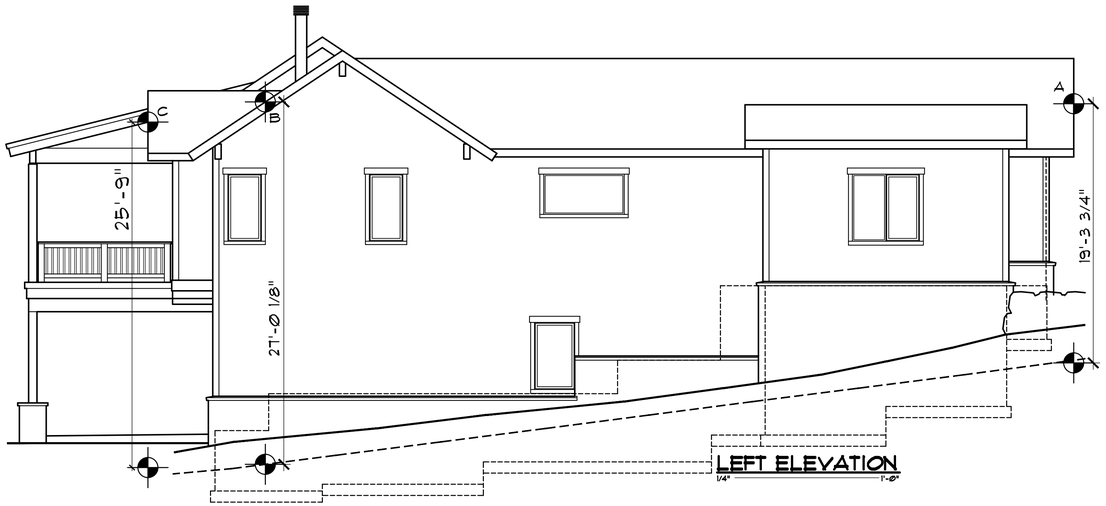
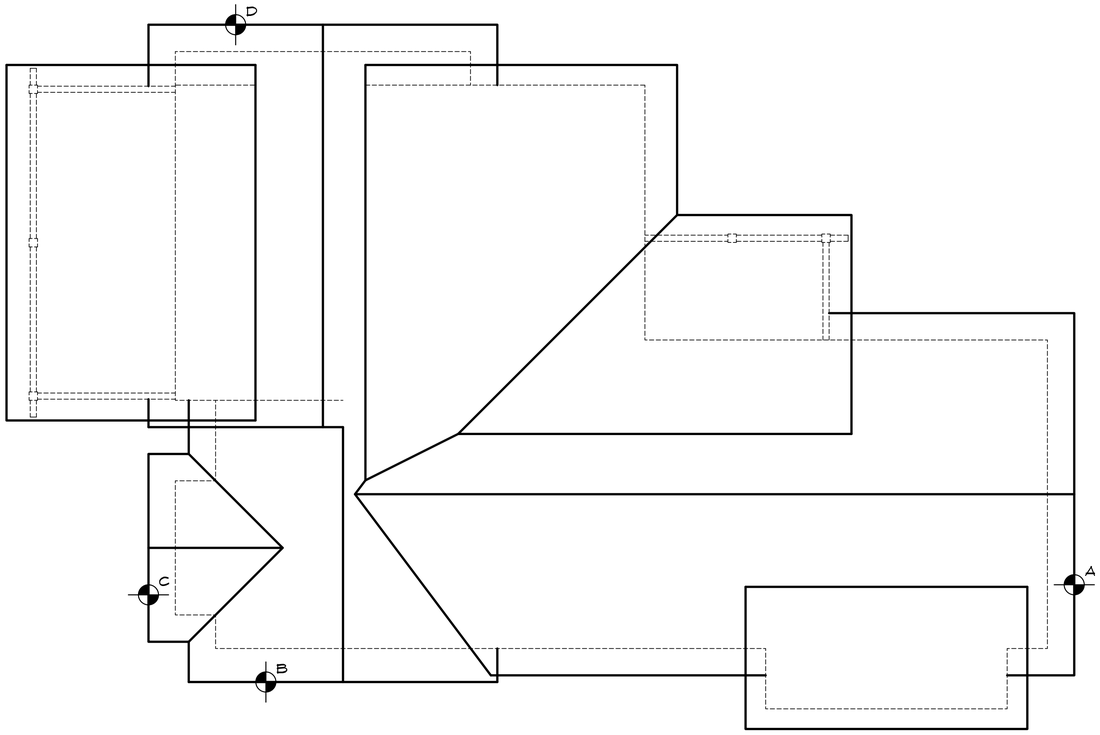
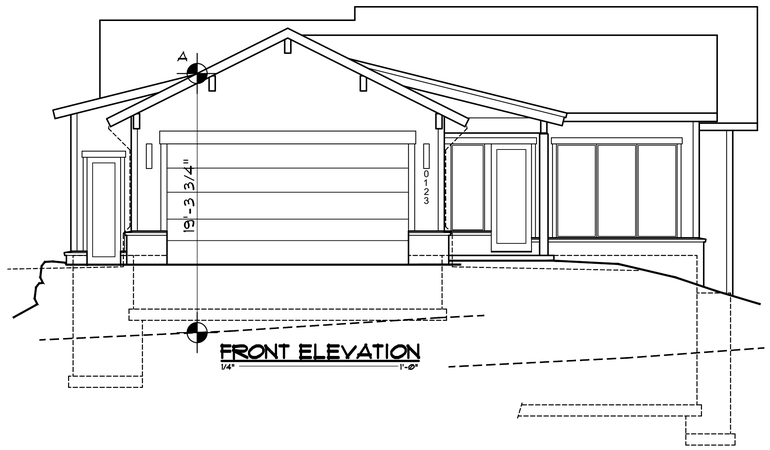


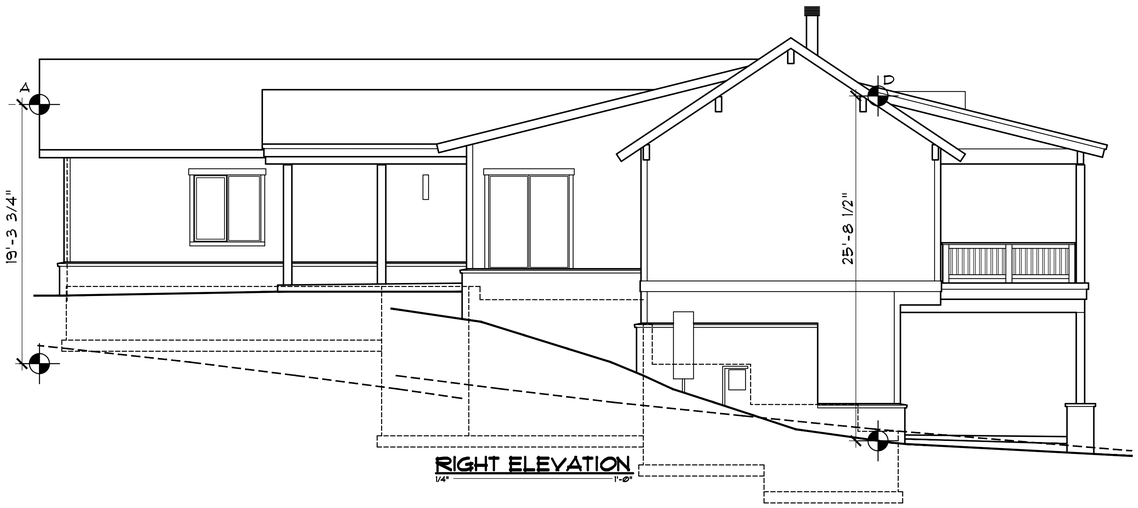
LEFT ELEVATION
1/4" = 1'-0"



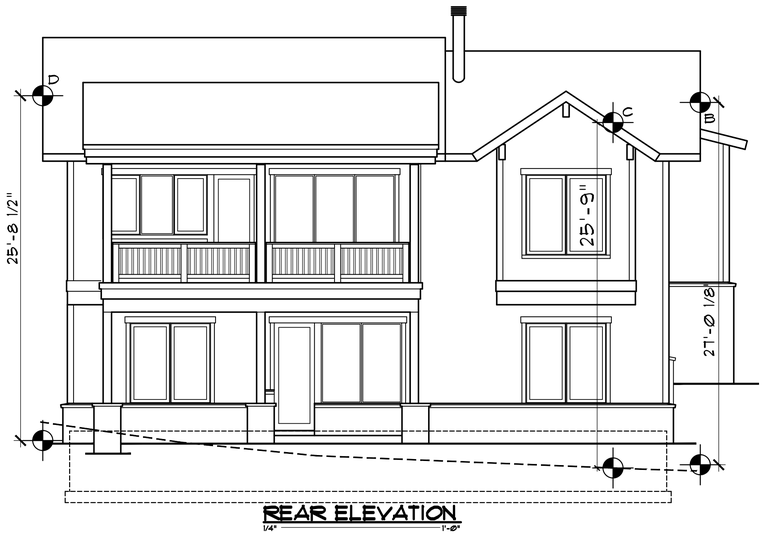
ROOF PLAN
1/4" = 1'-0"



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



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



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

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CUSTOM
LOT 19
MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L19

ISSUED #	DATE	BY	COMMENTS
1	6-28-24	DUE	DRB SUBMITTAL SET

BH1

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

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

Memorandum

Date: August 8, 2024

To: Minturn Planning Commission

From: Scot Hunn, Consulting Planning Director

Re: Ordinance No. TBD, Series 2024 Exterior Lighting Regulations

---

Ordinance No. TBD, Series 2024 is being presented to the Planning Commission as an amendment to the Town's existing exterior lighting regulations, Section 16-17-180 – *Exterior illumination standards*.

Section 16-17-180(f) includes "exemptions" from the Town's exterior lighting standards (which otherwise prohibit uplighting) for things like illumination of the United States Flag; for holiday or ornamental lighting; and for lighting associated with Town of Minturn events.

The Town recently conducted a town survey wherein respondents expressed support for certain Town led initiatives such as seasonal, aesthetic lighting of the Minturn Water Tank, a historically designated and iconic structure within the Town.

For these reasons, the Town desires to provide professionally designed lighting of the water tank for seasonal celebrations and events.

Therefore, the proposed amendments to the lighting standards aim to clarify that, in addition to Town events, exemptions that may be granted to the Town of Minturn include lighting for "displays." Such exemptions would be allowable or granted on a "seasonal" or "periodic" basis.

The proposed expansion of the exemption provisions will allow the Town the flexibility to illuminate the water tank on a seasonal, periodic basis for public purposes related to and in conformance with the tank's historic designation; to enhance community character and celebrate those things that "keep Minturn, Minturn;" for economic development; and to promote the general health, safety, and welfare of the Town.

TOWN OF MINTURN, COLORADO
ORDINANCE NO. TBD – SERIES 2024

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO AMENDING CHAPTER 16, ARTICLE 17 OF THE MINTURN MUNICIPAL CODE

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 for which the Minturn Town Council ("Town Council") is authorized to act; and

WHEREAS, the Town of Minturn 2023-2025 Strategic Plan (hereinafter the "Strategic Plan") seeks to "foster the authentic small town character that is Minturn," and to "Lead Minturn to long-term viability while preserving its unique character and genuine mountain town community," through specific strategic plan goals and policies;

WHEREAS, the Strategic Plan contains four key strategies for implementation including "Practice fair, transparent and communicative local government," "Long-term stewardship of the natural beauty and health of Minturn's environment," "Sustain and invest in the things that define Minturn as a proud, sturdy mountain town to "Keep Minturn, Minturn," and "Advance decisions/projects/initiatives that expand future opportunity and viability for Minturn;" and

WHEREAS, the Strategic Plan contains specific strategies in support of proposed amendments to Chapter 16, Zoning; and

WHEREAS, in 2023, the Town completed a comprehensive update to the 2009 Community Plan (hereinafter "the 2023 Town of Minturn Community Plan"); and

WHEREAS, a key objective of the 2023 Town of Minturn Community Plan is to review and update the Town's zoning, land use, development and design regulations and standards; and

WHEREAS, Chapter 2, A Thriving 100 Block, of the Community Plan sets forth recommendations to "Celebrate…the Minturn Water Tank…" as a community amenity; and

WHEREAS, the Town seeks to install lighting to illuminate the Water Tank in a manner that is consistent with the purposes of the Town of Minturn Exterior Illumination Standards for seasonal, periodic, and/or temporary periods; and

WHEREAS, the Town Council has directed staff to draft text amendments to Chapter 16 of the Minturn Municipal Code, the Town Land Use Regulations, from time to time, in accordance with the Town's Strategic Plan and Community Plan; and

WHEREAS, on August 14, 2024, the Minturn Planning Commission considered this ordinance and recommended approval; and

WHEREAS, on August 21, 2024, the Minturn Town Council approved this ordinance on first reading; and

WHEREAS, the Minturn Planning Commission and Town Council have determined that the text amendments to Chapter 16 of the Minturn Municipal Code as provided herein are necessary and proper.

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. Chapter 16 of the Minturn Municipal Code is hereby amended to read as follows, with additions shown in double underlined text and language to be deleted shown as ~~strike through~~ text. Sections of Chapter 16 which are not expressly described in this Ordinance are deemed to continue to be in full effect without change.

ARTICLE 17 – Supplemental Regulations and Standards

* * *

Sec. 16-17-180. – Exterior Illumination Standards.

(f) Exemptions. The following exterior light fixtures shall be exempt from the regulations contained in this Article:

(1) Illumination of the United States flag, provided that such lighting does not interfere with the vision of drivers or pedestrians or otherwise create an unsafe condition for the public. No more than two (2) lights per pole are permitted.

(2) Lights and lighting devices which are part of a Town event, Town display, or public gathering, so long as the event, display, or gathering is of a temporary, seasonal, or periodic nature.

(3) Holiday/ornamental lighting.

(4) Construction lighting used for the purpose of illuminating construction work activities, provided that the illumination source is directed internally towards the project site and is turned off each night when work is halted.

(5) Any light source that is used by an emergency service provider.

* * *

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 ___ DAY OF _____ 2024. 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 ___ DAY OF _____ 2024 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 ___ DAY OF _____ 2024.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

Minturn Forward Memo

TO:	Minturn Planning Commission
FROM:	Matt Farrar, Western Slope Consulting
DATE:	August 8, 2024
ATTACHMENTS:	None

To support the Planning Commission's review of the initial draft of Article 5: Land Use Application Requirements and Procedures, this memo lists the key changes that have been made to Minturn's existing requirements for Land Use applications.

Section 16-5-10: General Provisions

- Language has been added to clarify that a Land Use application submitted to the Town will not be made available to the public until the application has been deemed complete by Town staff.
- Language has been added to clarify what happens if no final action is taken on an application. The proposed language states that no final action on an application equates to a denial. This is under review by the Town Attorney.
- Language has been added to clarify the requirements for an applicant to withdraw their application and for the Town to deem an application withdrawn.

Section 16-5-20: Land Use Application Types & Review Procedures

- A table has been added to provide a summary of the town's Land Use applications and their applicable review process.

Section 16-5-30: Public Notice Requirements

- A table has been added to provide a summary of the public notice requirements for each Land Use application.
- The distance for notifying "adjacent property owners" has been reduced from 250-feet to 100-feet. This is under review by the Town Attorney.
- Language has been added to clarify that a Major PUD Amendment requires notifying all property owners in the PUD. It is believed that this is required by State statute and is under review by the Town Attorney.
- Language has been added to clarify that an applicant, or their agent, is solely responsible for addressing the public notice requirements for their application.

- Language has been added to clarify that certain issues associated with public notice do not invalidate the notice.

Section 16-5-40: Public Hearing Requirements

- Most of the language in this Section comes from the Town's existing regulations. It is recommended that the following Subsections be deleted. Town staff is working with the Town Attorney to determine if it is okay, from a legal perspective, to delete these Subsections.
    - Subsection 16-5-40(B): Order of Proceedings
    - Subsection 16-5-40(D): Record of Public Hearing
- Language has been added to clarify the requirements for a continuance of a public hearing.

Section 16-5-50: Code Amendment

- The Town's existing regulations combine Code Amendments (Amendments to Text of Land Use Regulations) and Rezonings (Amendments to Character Areas and Zone District Map) into one Section. The draft of Article 5 separates Code Amendments and Rezonings into two Sections.
- The review criteria for a Code Amendment have been modified to make them more applicable to a change(s) to the Town's regulations.
- Language has been added to clarify each step of the process required for a Code Amendment application.

Section 16-5-60: Conditional Use

- The Town's existing regulations list the requirements for a Conditional Use application under "Division 4 – Miscellaneous Provisions." The draft of Article 5 lists the requirements for a Conditional Use application as a standalone Section.
- The submittal requirements for a Conditional Use application have been modified to ensure that sufficient detail is included in an application.
- The Town's existing regulations list factors to be considered and required criteria for a Conditional Use application. This makes the requirements for a decision confusing. The review criteria have been modified to only list the criteria that are required for making a decision, to clarify the language of the criteria, and to make the criteria more applicable to a Conditional Use.
- Language has been added to clarify each step of the process required for a Conditional Use application.

Section 16-5-70: Design Review

- Language has been added to clarify the difference between a Design Review and a Minor Design Review.
- Language has been added to clarify the submittal requirements for a Design Review application.
- Language has been added to clarify each step of the process required for a Design Review application.

- If the Town wants to continue the practice of decisions by the Design Review Board (Planning Commission) being ratified by the Town Council, language will need to be added to Article 5 to clarify that this is required as part of the process for a Design Review application.

- Language needs to be added to Article 5 to clarify the process for modifying an approved plan or design.

Section 16-5-80: Minor Design Review

- This is a new Section that does not currently exist in the Town's regulations. This Section addresses the requirements and process for a Minor Design Review application.

Section 16-5-90: Limited Review Use

- The Town's existing regulations list the requirements for a Limited Review Use application under "Division 4 – Miscellaneous Provisions." The draft of Article 5 lists the requirements for a Limited Review Use application as a standalone Section.

- The submittal requirements for a Limited Review Use application have been expanded and modified to ensure that sufficient detail is included in an application. The Town's existing regulations just require the submittal of the Town's application form.

- Language has been added to clarify each step of the process required for a Limited Review Use application.

- Language has been added to clarify the information to be included as part of a Certificate of Zoning Compliance issued for an approved Limited Review Use.

Section 16-5-100: Rezoning (Amendment to Zoning Map)

- The Town's existing regulations combine Code Amendments (Amendments to Text of Land Use Regulations) and Rezonings (Amendments to Character Areas and Zone District Map) into one Section. The draft of Article 5 separates Code Amendments and Rezonings into two Sections.

- Language has been added to clarify what constitutes a rezoning.

- The submittal requirements for a Rezoning application have been expanded and modified to ensure that sufficient detail is included in an application.

- The review criteria for a Rezoning have been modified to make them more applicable to changes to the Town's Zoning Map.

- Language has been added to clarify each step of the process required for a Rezoning application.

- Language has also been added to clarify that a "comprehensive rezoning" initiated by the Town only requires publishing notice in the local newspaper.

- Language has been added to clarify that conditions of approval are not permitted for a Rezoning.

Section 16-5-110: Temporary Use

- The Town's existing regulations list the requirements for a Temporary Use application under "Division 4 – Miscellaneous Provisions." The draft of Article 5 lists the requirements for a Temporary Use application as a standalone Section.

- It is recommended that as part of the update to the Town's Land Use regulations, a table be created that lists the types of Temporary Uses and Structures (e.g., food truck, special event, parklet, shade structure, etc.) permitted in each of the Town's zone districts. The Town's existing regulations only allow Temporary Uses that are classified as a Use by Right or Limited Review Use in the applicable zone district.

- The submittal requirements for a Temporary Use application have been expanded and modified to ensure that sufficient detail is included in an application.

- The review criteria for a Temporary Use have been modified to clarify the language and make them more applicable.

- Language has been added to clarify each step of the process required for a Temporary Use application.

- The Town's existing regulations list criteria that may require a public hearing for a Temporary Use application. These criteria and the possible requirement for a public hearing have been removed.

- Language has been added to clarify the information to be included as part of an approved Temporary Use Permit.

- Language has been added to clarify the requirements and allowances for an extension of a Temporary Use.

Section 16-5-120: Zoning Variance

- The Town's existing regulations list "Approval Criteria" and "Required Findings" for a Zoning Variance application. This makes the requirements for a decision confusing. The review criteria have been modified to only list the criteria that are required for making a decision, to clarify the language of the criteria, and to make the criteria more applicable to a Zoning Variance.

- The review process for a Zoning Variance has been modified to be a one-step process that is reviewed and decided on by the Town Council (acting as the Zoning Board of Appeals).

- Language has been added to clarify each step of the process required for a Zoning Variance application.

Sections 16-5-130 – 16-5-160: Planned Unit Developments (PUDs)

- The Town's existing regulations for Planned Unit Developments (PUDs) are disorganized, confusing, and ambiguous in places. A fair amount of time has gone into re-organizing, clarifying, and enhancing the language for PUDs in the draft of Article 5. Additional work on the updated language is necessary. Specifically, the following items need further refinement:

    - Standards for common open space, park, and recreation areas.

- PUD Application Standards.
- Authorized Variations and Basis for Granting Variations.
- Enforcement of PUD
- Review criteria and submittal requirements for Concept, Preliminary, and Final Development Plans.

Section 16-5-170: Minor PUD Amendments

- Language has been added to clarify that all Minor Amendments to an approved PUD must comply with the requirements and process set forth in Article 5, unless a different Minor Amendment process is specifically approved as part of a PUD.
- Language has been added to clarify that the Town Planner is responsible for determining if an amendment to a PUD is consider a Minor or Major Amendment.
- The Town's existing regulations list two types of Minor PUD Amendments. One type of Minor Amendment can be approved by the Town Planner and the other can be approved by the Planning Commission. In the draft of Article 5, the two types of Minor PUD Amendments have been consolidated and can be decided on by the Town Planner.
- The submittal requirements for a Minor PUD Amendment application have been expanded and modified to ensure that sufficient detail is included in an application.
- The review criteria for a Minor PUD Amendment have been modified to clarify the language.
- Language has been added to clarify each step of the process required for a Minor PUD Amendment application.

Section 16-5-180: Major PUD Amendments

- Language has been added to clarify that all Major Amendments to an approved PUD must comply with the requirements and process set forth in Article 5, unless a different Major Amendment process is specifically approved as part of a PUD.
- Language has been added to clarify the types of changes that constitute a Major Amendment and to clarify that the Town Planner is responsible for determining if an amendment to a PUD is consider a Minor or Major Amendment.
- The submittal requirements for a Major PUD Amendment application have been expanded to ensure that sufficient detail is included in an application.
- The review criteria for a Major PUD Amendment have been modified to clarify the language.
- Language has been added to clarify the process required for a Major PUD Amendment application.

Section 16-5-190: Sign Permit

- The submittal requirements for a Sign Permit application have been expanded to ensure that sufficient detail is included in an application.

- Language has been added to clarify each step of the process required for a Sign Permit application.

- The review process for a Sign Permit application has been modified to authorize the Town Planner to make a decision on an application and not require a decision by the Planning Commission (which is required under the Town's existing regulations). The process for an extension of an approved Sign Permit has also been changed to allow the Town Planner to authorize an extension, instead of the Planning Commission.

- Language has been added to clarify the information to be included as part of an approved Sign Permit.

Section 16-5-200: Master Sign Program

- This is a new Section that does not currently exist in the Town's regulations. This Section addresses the requirements and process for a Master Sign Program that is required for all multi-tenant buildings and developments with more than one (1) building.

Section 16-5-210: Sign Variance

- Under the Town's existing regulations an application for a Sign Variance must comply with the requirements and process for a Zoning Variance. In the draft of Article 5, a Section specific to Sign Variances has been created. This new Section lists submittal requirements tailored to a Sign Variance. The review criteria and process for a Sign Variance are the same as that for a Zoning Variance.

- Like the modified review process for a Zoning Variance, the review process for a Sign Variance is intended to be a one-step process that is reviewed and decided on by Town Council (acting as the Zoning Board of Appeals).

ARTICLE 5: LAND USE APPLICATION REQUIREMENTS & PROCEDURES

Section 16-5-10: General Provisions

A. Purpose

The purpose of this Article is to describe the types of land use applications permitted in the Town of Minturn and the review procedures for these applications.

B. Applicability

The application requirements and review procedures set forth in this Article apply to all land use applications in the Town of Minturn.

C. Public Review of Application.

1. No application will be made available to the public until after it has been deemed complete in accordance with this Article.

2. An application, and any associated materials, will be made available for review by the public at Minturn Town Hall during normal business hours.

3. Upon request to the Town, any person may obtain a hard copy of an application, and any associated materials. The person making such a request shall be responsible for payment of the applicable fee(s) pursuant to the Town's fee schedule.

D. Findings for Approval or Denial

All decisions on the applications set forth in this Article shall include, at minimum, a clear statement of the following:

1. The approval, approval with conditions, or denial, whichever is appropriate.

2. The basis upon which the decision was made, including specific findings of fact with reference to the relevant review criteria and standards of this Code.

E. Effect of Inaction on an Application

If the person or body responsible for deciding on an application fails to act, such inaction shall be deemed a denial of the application.

F. Application Withdrawal

1. **Applicant Withdrawal.** An applicant may withdraw their application at any time prior to a final action on the application by the decision-making body. To do so, an applicant must notify the Town, in writing, by making a statement for the record at a public hearing, or by other appropriate means, that their application is withdrawn.

2. **Administrative Withdrawal.** If an applicant fails to correct deficiencies in their application within one hundred eighty (180) calendar days of receiving written notice from the Town of such deficiencies, the Planning Director may deem the application to be withdrawn. If the Planning Director deems the application to be withdrawn, they shall provide the applicant with written notice of this decision. An applicant may appeal such an action by the Planning Director to the Town Council in accordance with Section 16-#-##.

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Section 16-5-20: Land Use Application Types & Review Procedures

A. Overview

Table ## provides an overview of the types of land use applications permitted in the Town and their review procedures.

Table ##: Summary of Land Use Application Types & Review Procedures

Application Type	Pre-Application Conference	Town Staff	Planning Commission[1]	Town Council[2]
Code Amendment	Required	R	R	D
Conditional Use	Required	R	R	D
Design Review	Required	R	D	-
Minor Design Review	Required	D	D[3]	-
Limited Review Use	Required	D	-	-
Rezoning (Amendment to Zoning Map)	Required	R	R	D
Temporary Use	Required	D	-	-
Zoning Variance	Required	R	-	D
Planned Unit Development (PUD) Applications				
PUD Concept Development Plan	Required	R	R	-
PUD Preliminary Development Plan	Required	R	R	D
PUD Final Development Plan	Required	R	-	D
Minor PUD Amendment	Required	D	-	-
Major PUD Amendment	Required	R	R	D
Sign Applications				
Sign Permit	Optional	D	-	-
Master Sign Program	Required	D	-	-
Sign Variance	Required	R	-	D

LEGEND:
R = Reviews and provides recommendation; D = Reviews and makes final decision; - = Not applicable

NOTES:
[1] The Planning Commission also serves as the Design Review Board.
[2] The Town Council also serves as the Zoning Board of Appeals.
[3] If the application is referred to the Planning Commission (i.e., Design Review Board) by the Planning Director.

B. Minimum Contents of Application

The Town shall make available a form(s) for the land use application types set forth in this Article. This form will, at minimum, require an applicant to submit the following information:

1. **Contact Information.** The name, mailing address, phone number, and email address of the applicant, the agent authorized to represent the applicant (if applicable), and all other owners of record for the subject property.

2. **Authorization Letter.** If an agent will be representing the applicant, the application must include a letter that grants power of attorney to the agent and authorizes the agent to represent the applicant. The letter must be signed by all owner(s) of the subject property.

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3. **Agreement to Pay Review Costs.** A statement that the applicant, by signing the application, acknowledges that they are responsible for, and they agree to pay, all costs incurred by the Town for the review of their application.

4. **Property Information.** Information for the subject property including, but not limited to, a legal description; the physical/street address (if such exists); the Eagle County Assessor's parcel number; current zoning; existing land uses; and the size of the property.

5. **Project Information.** A written description of the proposal and an explanation of how the proposal complies with the applicable review standards.

6. **Disclosure of Ownership.**
   a. A current disclosure of ownership for the subject property that lists the names of all owners of the property and all mortgages, judgments, liens, easements, contracts, and agreements that run with the land.

   b. The disclosure of ownership may be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the Town Attorney.

   c. The date of a disclosure of ownership must be no more than thirty (30) days from the date of the application submittal.

7. **List of Adjacent Property Owners.**
   a. A list of the names and mailing addresses of all owners of record for properties within one hundred (100) feet of the subject property, as measured from the boundary of the subject property. The Eagle County Assessor's records shall be used to determine the addresses of property owners of record.

   b. This list must be current within thirty (30) calendar days of the date that the application is submitted to the Town.

   c. **List of Mineral Estate Owners and Lessees.** If state statute requires notification of mineral estate owners, a list of the names and mailing addresses of all owners or lessees of mineral rights for the subject property.

   d. **Vicinity Map.** A vicinity map, drawn to scale, locating the subject property within the Town. The minimum size for a vicinity map is eight and half inches by eleven inches (8.5"x11").

   e. **Preliminary Environmental Assessment.** A Preliminary Environmental Assessment prepared in accordance with Section 16-#-##. The subsequent submittal of an Environmental Impact Report may be required by the Planning Director, pursuant to Section 16-#-##.

   f. **Additional Information.** Any additional information that is required for a specific type of application, pursuant to this Article.

C. Concurrent Review of Applications

1. Where multiple applications concern the same property the applicant may request, and the Planning Director may permit, concurrent submission and review of said applications for efficiency and practicality.

2. If there are redundant submission requirements among the applications being submitted by the applicant, the Planning Director is authorized to waive such requirements to mitigate an unnecessary burden on the applicant.

3. No use of the subject property shall commence or building permit be issued until all the required review procedures have been completed, and approvals obtained in full, for the applications that have been submitted.

Section 16-5-30: Public Notice Requirements

A. Overview

Table ## provides an overview of the public notice requirements for zoning applications.

Table ##: Summary of Public Notice Requirements

Application Type	Type of Notice Required			
	Published	Mailed	Posted	Mineral Estate
Code Amendment	X	-	-	-
Conditional Use	X	X	X	X[1]
Design Review	X	X	X	X[1]
Minor Design Review	X[3]	X[3]	X[3]	X[3]
Limited Review Use	-	-	-	-
Rezoning (Amendment to Zoning Map)	X	X[2]	X[2]	X[1]
Temporary Use	-	-	-	-
Zoning Variance	X	X	X	X[1]
Planned Unit Development (PUD) Applications				
PUD Concept Development Plan	-	-	-	-
PUD Preliminary Development Plan	X	X	X	X[1]
PUD Final Development Plan	X	X	X	X[1]
Minor PUD Amendment	-	-	-	X[1]
Major PUD Amendment	X	X	X	X[1]
Sign Applications				
Sign Permit	-	-	-	-
Master Sign Program	-	-	-	-
Sign Variance	X	X	X	-

LEGEND:
X = Required; - = Not required/not applicable

NOTES:
[1] If required by state statute.
[2] Mailed and posted notice is not required for a comprehensive rezoning that is initiated by the Town.
[3] If the application is referred to the Planning Commission (i.e., Design Review Board) by the Planning Director. Mineral estate notice must be sent if required by state statute.

B. Public Notice Requirements

The following are the specific requirements for the types of public notice listed in Table ##.

1. **Required Content of Notice.**
   a. All notices mailed, published, and posted for a public hearing must include the following information:

      i. The date, time, and location of the hearing.

      ii. The physical address and general legal description of the subject property.

      iii. The name of the applicant.

      iv. The purpose of the hearing, including the type of application and a brief description of the applicant's request.

      v. Information about who (e.g., Planning Commission, Town Council, etc.) will be holding the hearing.

      vi. The right of interested persons to provide comment on the applicant's request.

      vii. Location where the public can obtain the full details of the application.

   b. In accordance with state statute, any notice sent to a mineral estate owner shall contain the following information:

      i. The time and place of the initial public hearing.

      ii. The nature of the hearing.

      iii. The location and legal description by section, township, and range of the property that is the subject of the hearing.

      iv. The name of the applicant.

2. **Mailed Notice.**
   a. Written notice of a public hearing shall be sent by certified mail to all property owners of record within one hundred (100) feet of the subject property, as measured from the boundary of the subject property.

   b. If a property, within one hundred (100) feet of the subject property, is a condominium development, notice may be mailed to the managing agent, registered agent, or any member of the board of directors of the development.

   c. For a Major PUD Amendment, written notice of a public hearing shall be sent by certified mail to all property owners of record within the PUD. This is in addition to the requirement to send notice to all property owners of record within one hundred (100) feet of the subject property.

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d. The Eagle County Assessor's records shall be used to determine the mailing addresses of property owners of record.

e. Notice must be mailed at least ten (10) calendar days prior to the date scheduled for the first public hearing on an application.

3. Published Notice. Notice of a public hearing shall be published, one (1) time, in a local newspaper, having general circulation within the town. Notice must be published at least ten (10) calendar days prior to the date scheduled for the first public hearing on an application.

4. Posted Notice.
   a. Notice of a public hearing shall be posted on the subject property on a sign provided by the Town. Notice must be posted on the subject property at least ten (10) calendar days prior to the date scheduled for the first public hearing on an application.

   b. The sign displaying the notice must comply with the following requirements:

      i. Be continuously displayed and maintained until the conclusion of the public hearing.

      ii. Be located no more than twenty-five (25) feet from the street that the subject property fronts on. If the subject property does not front on a street, the sign must be erected adjacent to the nearest street and include a notation that indicates the direction and distance to the subject property.

      iii. Be in a location that is clearly visible to the public.

      iv. Be posted at a height of at least four (4) feet above natural grade.

      v. Use lettering that is a minimum of one (1) inch tall and one-half (½) wide.

      vi. Be affixed to materials that are sturdy.

      vii. Be waterproof or have a waterproof covering.

      viii. Be removed with seven (7) calendar days of a decision being rendered on the application.

5. Mineral Estate Notice.
   a. As required by state statute, notice to mineral estate owners shall be sent by certified mail, return receipt requested, or by a nationally recognized overnight courier, not less than thirty (30) calendar days before the date scheduled for the first public hearing on an application.

   b. The applicant, or their agent, is solely responsible for identifying the mineral estate owners for the subject property.

C. Applicant Responsibilities

The applicant, or their authorized representative, is responsible for the following:

1. The accuracy of all information provided in a notice for a public hearing.

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2. The proper mailing, publication, and posting of notice for a public hearing. This includes mailing notice to property owners of record within two-hundred and fifty (250) feet of the subject property and to mineral estate owners, if required by state statute.

3. All costs incurred in connection with providing notice for a public hearing.

4. Submitting proof to the Planning Director that notice was provided in accordance with this Section prior to commencement of the first public hearing for an application.

D. Constructive Notice

1. **Minor Notice Defects.** Minor defects in a notice for a public hearing shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.

   Minor defects are limited to the following:

   a. Errors in a legal description.

   b. Typographical or grammatical errors that do not affect the discernability of the notice.

2. **Failure to Observe or Receive Notice.**
   a. Failure of a party to observe or receive notice of a public hearing shall not cause a delay in the proceedings nor shall it invalidate or prohibit any review or action.

   b. If questions arise at a public hearing regarding the adequacy of notice, the decision-making body shall make a formal finding as to whether there was substantial compliance with the notice requirements of this Article.

3. **Failure of Posted Notice to Remain in Place.** Failure of a posted notice to remain in place, after the notice has been properly posted, without the applicant's knowledge and despite the applicant's reasonable efforts to maintain the sign, shall not be deemed as noncompliance with the requirements of this Article nor shall it be grounds to challenge the validity of any decision made on the application.

Section 16-5-40: Public Hearing Requirements

A. General Provisions

1. **Applicability.** All public hearings held pursuant to this Article must comply with the procedures set forth in this Section.

2. **Request for Notification of Public Hearings.**
   a. Any person may submit to the Town, in writing, a request to receive notice of public hearings.

   b. The Town shall be responsible for providing notification of public hearings to anyone who submits such a request.

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c. A person requesting notice of public hearings is responsible for all costs incurred by the Town for the processing and mailing of notification.

d. A person may request that notice of public hearings be provided by e-mail. Such notification will be provided by the Town at no charge.

3. Rights of All Persons.
   a. Any person may appear at a public hearing and submit evidence for the application being considered. They may submit evidence on behalf of themself or an organization.

   b. At the request of the person, or head of the body, conducting a public hearing, the person submitting evidence on behalf of an organization shall submit, in writing, proof of their authority to represent the organization.

4. Site Visit.
   a. As part of a public hearing, the person or body conducting the hearing, may inspect the property that is the subject of an application.

   b. Upon reasonable request of the Planning Director, the applicant shall, prior to the site visit, mark the property boundaries, building envelopes, and other pertinent features of the site.

B. Order of Proceedings.

The proceedings of a public hearing shall occur, generally, in the following manner:

1. Step 1: Open Public Hearing. The person, or head of the body, conducting a public hearing will act to open the hearing.

2. Step 2: Introduction. Town staff will introduce the application and enter, as applicable, exhibits into the record. Exhibits may include, but are not limited to, the following:

   a. A proposed Ordinance or Resolution.

   b. The application to be considered and any associated materials.

   c. Staff report.

   d. Proof of Public Notice.

   e. Evidence submitted by the public.

3. Step 3: Town Staff Presentation. Town staff will present their analysis of the application, a summary of referral agency comments (as applicable), and a recommendation that addresses each review criterion for the application.

4. Step 4: Applicant Presentation. The applicant will have the opportunity to present any information that they deem relevant to their application.

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5. Step 5: Public Testimony.
   a. The person, or head of the body, conducting a public hearing will open the hearing to public testimony and provide the public with an opportunity to submit evidence for the application being considered.

   b. Each person submitting evidence shall state their full name and physical address of their primary residence. If a person is representing an organization, they shall state their full name and the name and mailing address of the organization.

   c. Based on the number of persons wishing to submit evidence at a public hearing, the person, or head of the body, conducting the hearing, may place reasonable limits on the amount of time that each person has, to present their evidence.

   d. The person, or head of the body, conducting a public hearing may exclude evidence if they determine it to be irrelevant, immaterial, or unduly repetitious.

   e. If the person, or head of the body, conducting a public hearing excludes evidence as irrelevant, immaterial or unduly repetitious, the person offering such evidence shall have an opportunity to make a proffer, regarding their evidence, for the record. Such proffer shall be made at the public hearing.

   f. Upon the conclusion of public testimony, the person, or head of the body, conducting a public hearing will act to close public testimony. No further evidence from the public can be submitted after public testimony has been closed.

6. Step 5: Applicant Response. The applicant will be provided with an opportunity to respond to any evidence submitted during public testimony.

7. Step 6: Town Staff Response. Town staff will be provided with an opportunity to address any evidence submitted during public testimony and/or any response by the applicant.

8. Step 7: Questions for Clarification. The head of the body conducting a public hearing, will provide an opportunity for any member of the body to ask questions of town staff, the applicant, and/or any member of the public that submitted evidence. Such questions must be for the purpose of clarification and not for debate.

9. Step 8: Close Public Hearing. Prior to acting on an application, the person or body conducting a public hearing shall act to close the hearing.

C. Continuance of a Public Hearing

1. Upon a showing of good cause, the person or body conducting a public hearing may, in its sole discretion, continue a public hearing to a fixed date, time, and place.

2. An applicant may request one (1) continuance of a public hearing. Additional requests for continuance of a public hearing may be granted at discretion of the person or body conducting the public hearing.

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3. A public hearing cannot be continued for more than ninety (90) days from the date of its commencement without the written consent of the applicant.

D. Record of Public Hearing.

1. The person or body conducting a public hearing shall record the hearing using any appropriate means, which may include transcription, audiotape, and/or videotape.

2. The following shall constitute the record of a public hearing:

   a. Written or taped record of the oral proceedings, including public testimony and statements of personal opinions;

   b. The minutes of the secretary or Town Clerk;

   c. All applications, exhibits, and papers submitted in any proceeding before a person or body conducting a public hearing;

   d. The staff report; AND,

   e. The decision of the person or body conducting the public hearing.

3. Any person may obtain a copy of the record of a public hearing upon the submittal of an open records request to the Town and payment of a fee to cover the costs of duplication of the record, pursuant to the Town's fee schedule.

4. All records of a public hearing shall be public records, open for inspection. A person may contact the Planning and Zoning Department, during normal business hours, to determine the location of the records of a public hearing.

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Section 16-5-50: Code Amendment

A. Applicability

1. All changes to the text of this Code must comply with the requirements and procedures set forth in this Section.

2. An amendment to this Code may be proposed by the Town Council; the Planning Commission; Town staff; a citizen or group of citizens of the Town; or, an owner of, or other person with a recognized interest in, land in the Town or their authorized representative.

B. Purpose

The purpose of this Section is to provide the requirements and process for changing the text of this Code. This Section is not intended to relieve particular hardships or to confer special privileges or rights on any person, but only to make necessary adjustments in light of changed conditions.

C. Application Submittal Requirements

An application for a Code Amendment shall include the following:

1. **Application.** A completed copy of the application form furnished by the Town. This form will, at minimum, require an applicant to submit the information listed in Subsection 16-5-##-#.

2. **Application Fee.** Payment for the applicable fee, as designated by the Town's schedule of fees, shall be made at the time of submittal of an application.

3. **Narrative.** A written statement that sets forth the following:

   a. The precise language of the proposed amendment(s) to this Code.

   b. The justification for the amendment(s) based upon the review criteria set forth in this Section.

D. Waiver of Application Submittal Requirements

1. At the discretion of the Planning Director, certain submittal requirements may be waived to tailor the requirements to the information that is necessary to review a specific application.

2. To authorize a waiver, the Planning Director must make a finding for the following:

   a. The size, complexity, anticipated impacts, or other factors associated with the proposal support a waiver.

   b. The waiver will not compromise a proper and complete review of the application.

   c. The submittal requirement(s) to be waived is not necessary for describing the proposal or demonstrating compliance with the applicable review criteria.

3. If the Planning Director authorizes a waiver, they will:

   a. Notify the applicant of their decision.

b. Include in their staff report a list of the submittal requirements waived and the findings made to justify the waiver.

E. Application Review Criteria

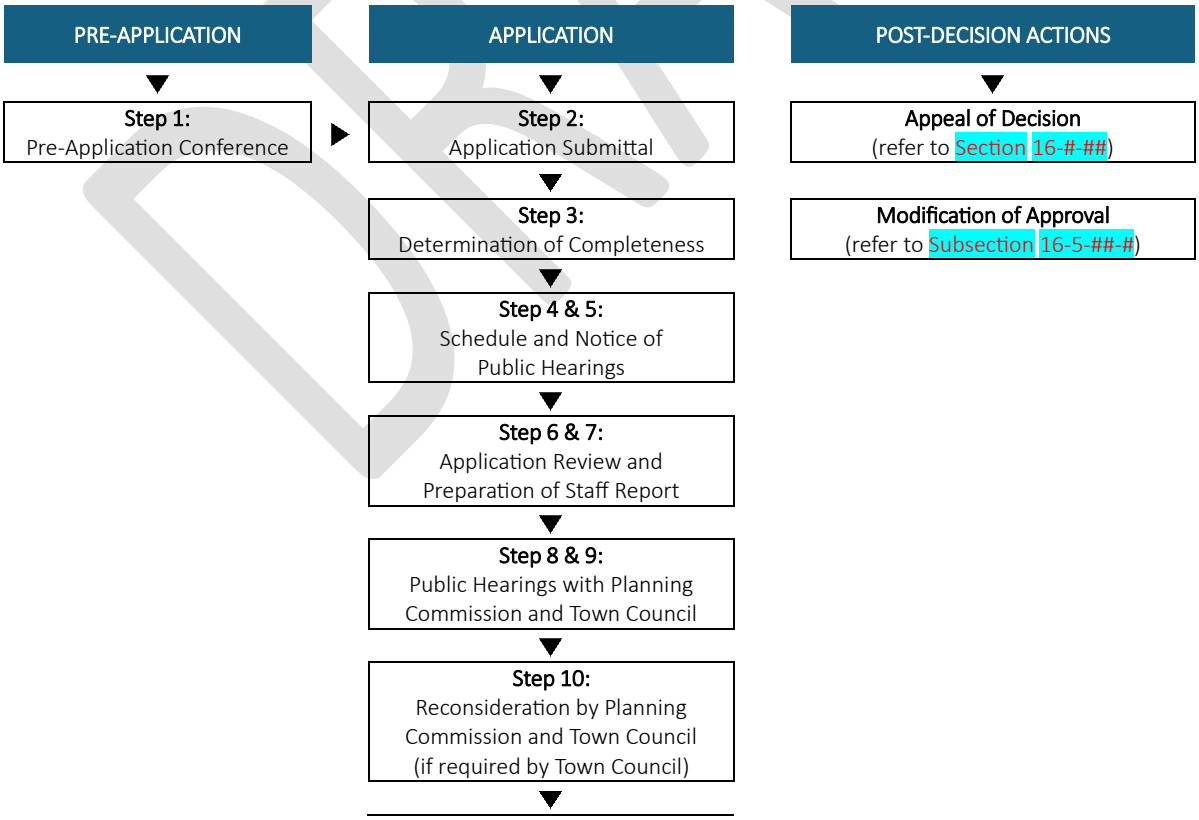
The Planning Commission may recommend approval of, and the Town Council may approve, a request to amend the text of this Code upon a finding of the following criteria:

1. The amendment is necessary to bring this Code into alignment with the Community Plan.
2. The amendment does not adversely affect the health, safety, or general welfare of the citizens or natural environment of the Town.
3. The amendment does not contradict or conflict with other provisions of this Code.
4. The amendment is necessary to bring this Code into compliance with state or federal statutes or case law.
5. The amendment is necessary to address changed or changing community priorities, new land use or design trends, and/or other social or economic conditions in the Town.

F. Application Review Procedures

A request for a Code Amendment will be reviewed and decided upon in accordance with the following procedures.

Table ##: Overview of Code Amendment Review Procedures



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Step 11:
Notice and Recording of Decision

1. **Step 1: Pre-Application Conference.** A Pre-Application Conference is required prior to the submittal of an application for a Code Amendment. This requirement may be waived at the discretion of the Planning Director.

   The process for a Pre-Application Conference is as follows:

   a. *Schedule Pre-Application Conference.* The applicant must submit a written request for a Pre-Application Conference to the Planning Director. Within fourteen (14) calendar days of receiving such a request, the Planning Director will schedule the Pre-Application Conference and notify the applicant of the date, time, and location of the conference.

   b. *Materials for Pre-Application Conference.* If required by the Planning Director, the applicant will submit information that allows for an informal evaluation of the proposal. This information must be submitted at least five (5) business days prior to the Pre-Application Conference.

   c. *Attend Pre-Application Conference.* The applicant and the Planning Director will attend the Pre-Application Conference. The Planning Director may invite other town staff, town consultants, and/or county, state, or federal representatives to participate in the Pre-Application Conference if they deem it appropriate.

      The purpose of the Pre-Application Conference is to provide the applicant, Planning Director, and other attendees with an opportunity to review and discuss the following:

      i. The applicant's proposal.

      ii. The applicable provisions of this Code.

      iii. The application submittal requirements and review procedures.

      iv. The referral agencies likely to be involved with the review of the application.

      Depending on the magnitude or complexity of the applicant's proposal and/or the availability of other persons deemed necessary to attend, the Pre-Application Conference may be continued for a reasonable time at the request of the applicant or the Planning Director.

   d. *Pre-Application Conference Summary.* Within seven (7) calendar days of the conclusion of the Pre-Application Conference, the Planning Director shall prepare, and provide the applicant with, a written summary of the conference.

   e. *Effect of Pre-Application Conference*. Any information provided as part of a Pre-Application Conference shall not be binding on the Town or the applicant.

2. **Step 2: Submittal of Application.** The applicant for a Code Amendment shall submit a complete application to the Town. Prior to the application submittal, the Planning Director shall determine, and inform the applicant of, the format (electronic or hard copy) and number of copies of the application to be submitted.

3. **Step 3: Determination of Completeness.** Within thirty (30) business days of the Town receiving an application, the Planning Director shall review the application and determine whether it is complete and includes sufficient information to be evaluated for general compliance with the requirements of this Code.

   a. *Application Deemed Complete.* If the Planning Director determines the application to be complete, they shall do the following:

      i. Certify the application as complete and record the date of the determination of completeness.

      ii. Schedule public hearings in accordance with Section 16-5-##.

      iii. Notify the applicant, in writing, of the determination of completeness; the date, time, and location for each of the Public Hearings; any changes that need to be made to the application prior to commencing the application referral process; and the number of complete applications to be submitted to the Town for the referral process.

   b. *Application Deemed Incomplete.* If the application is determined to be incomplete, the Planning Director shall notify the applicant, in writing, of the application's deficiencies and that no further action on the application will be taken until these deficiencies have been remedied.

      If an applicant fails to correct deficiencies in their application, the Planning Director may deem the application to be withdrawn in accordance with Subsection 16-5-##-#.

   c. *Extension of Timeframe for Determination of Completeness.* The Planning Director may extend the timeframe for a determination of completeness by up to fourteen (14) calendar days if one of the following conditions exist:

      i. The scope of the application warrants additional time for the Planning Director to review the application and make a determination of completeness.

      ii. The Planning Director's workload justifies the need for an extension of time to review the application and make a determination of completeness.

      If the Planning Director chooses to extend the time for the review and determination of completeness for an application, they will provide the applicant with written notice of their decision.

4. **Step 4: Schedule Public Hearings.** Upon a determination of completeness, the Planning Director shall schedule the application for public hearings before the Planning Commission and Town Council in accordance with the following requirements:

a. The public hearings shall be scheduled for a regularly scheduled meeting or a special meeting of the Planning Commission and Town Council.

b. The first public hearing before the Planning Commission shall be scheduled no later than sixty (60) calendar days after the date of determination of completeness.

c. A public hearing before the Town Council shall be scheduled within sixty (60) calendar days of the Planning Commission completing its review and making a recommendation to the Town Council.

5. Step 5: Notice of Public Hearings. At least ten (10) calendar days prior to the date of the first public hearing with the Planning Commission, the applicant shall:

   a. *Publish Notice.* Publish notice in a local newspaper, having general circulation within the Town, in accordance with Section 16-5-##.

6. Step 6: Review by Town Staff, Consultants, and Referral Agencies.
   a. Within five (5) business days of receiving the requested number of complete applications, the Planning Director shall circulate copies of the application package to the town departments, town consultants, and referral agencies that may be affected by the proposal.

   b. The comment period for the review by town departments, town consultants, and referral agencies shall be twenty (20) calendar days from the date that the application is circulated by the Planning Director. No extension of this comment period can be granted.

   c. Comments not received within this timeframe will be considered a no comment.

7. Step 7: Staff Review and Report. Town staff shall review the application and prepare a staff report that addresses the following, as applicable:

   a. Compliance with the standards of this Code.

   b. Issues raised during the review of the application by town staff, town consultants, and/or referral agencies.

   c. Recommended conditions to ensure compliance with applicable standards.

   d. Additional information pertinent to the review of the application that must be submitted by the applicant.

8. Step 8: Public Hearing with Planning Commission.
   a. The Planning Commission will hold a public hearing, in accordance with Section 16-5-##, to review the application. The applicant, or their agent, must be present at the hearing.

   b. At least five (5) calendar days prior to the public hearing, the Planning Director shall make available the following materials to the Planning Commission, the applicant, and the public:

i. The application and any supporting materials.

ii. The staff report.

iii. Copies of any comments submitted by town departments, town consultants, referral agencies, and/or the public.

c. Following the close of the public hearing, the Planning Commission shall consider the application and any supporting materials, the staff report, public testimony, and the review criteria for a Code Amendment, and shall take one of the following actions:

i. Recommend that the Town Council approve the amendment(s), subject to any changes that the Planning Commission deems necessary to ensure compliance with this Code and the Community Plan.

ii. Recommend that Town Council deny the amendment(s) and state the specific reason(s) for denial.

9. Step 9: Public Hearing with Town Council.

a. Following the public hearing with the Planning Commission, the Town Council will hold a public hearing, in accordance with Section 16-5-##, to review the application. The applicant, or their agent, must be present at the hearing.

b. At least five (5) calendar days prior to the public hearing, the Planning Director shall make available the following materials to the Town Council, the applicant, and the public:

i. The application and any supporting materials.

ii. The staff report.

iii. The Planning Commission's recommendation.

iv. Copies of any comments submitted by town departments, town consultants, referral agencies, and/or the public.

c. Following the close of the public hearing, the Town Council shall consider the application and any supporting materials, the staff report, the recommendation of the Planning Commission, public testimony, and the review criteria for a Code Amendment, and shall take one of the following actions:

i. Approve the amendment(s), subject to any changes that the Town Council deems necessary to ensure compliance with this Code and the Community Plan.

ii. Deny the amendment(s) and state the specific reason(s) for denial.

iii. Refer the application back to the Planning Commission for reconsideration if the Town Council determines that there has been a substantial change in, or departure from, the request considered by the Planning Commission.

d. If the Town Council approves an amendment(s) to this Code, it shall enact an ordinance to such effect.

10. **Step 10: Reconsideration by Planning Commission and Town Council.** If Town Council refers an application back to the Planning Commission the following actions shall be taken:

a. A public hearing with the Planning Commission will be scheduled no later than sixty (60) calendar days from the date of the Town Council's referral.

b. The applicant will provide notice for the public hearing with the Planning Commission in accordance with Step 5 (Subsection 16-5-##(#)(#)).

c. Town staff will review the current version of the request and prepare a revised staff report, as necessary, in accordance with Step 7 (Subsection 16-5-##(#)(#)).

d. The Planning Commission will hold a public hearing in accordance with Step 8 (Subsection 16-5-##(#)(#)). Materials for the public hearing with the Planning Commission will be made available in accordance with Step 8 (Subsection 16-5-##(#)(#)). The applicant, or their agent, must be present at the hearing.

e. After the close of the public hearing, the Planning Commission shall consider the application and any supporting materials, the staff report, public testimony, and the review criteria for a Code Amendment, and shall take one of the following actions:

i. Recommend approval of the amendment(s) to Town Council, subject to any changes recommended by the Planning Commission.

ii. Recommend denial of the amendment(s) to Town Council and state the specific reason(s) for denial.

f. Within sixty (60) calendar days of the conclusion of the public hearing with the Planning Commission, the Town Council will hold a public hearing in accordance with Step 9 (Subsection 16-5-##(#)(#)). Materials for the public hearing with the Town Council will be made available in accordance with Step 9 (Subsection 16-5-##(#)(#)). The applicant, or their agent, must be present at the hearing.

g. The applicant shall provide public notice for the public hearing with the Town Council in accordance with Step 5 (Subsection 16-5-##(#)(#)).

h. After the close of the public hearing, the Town Council shall consider the application and any supporting materials, the staff report, the recommendation of the Planning Commission, public testimony, and the review criteria for a Code Amendment, and shall take one of the following actions by a majority vote of the quorum present:

i. Approve the amendment(s).

ii. Deny the amendment(s) and state the specific reason(s) for denial.

If the Planning Commission has recommended denial of the amendment(s), approval of the amendment(s) by the Town Council shall require a majority vote by the entire membership of Town Council.

11. Step 11: Notice and Recording of Decision.
    a. Within ten (10) business days of a final action by Town Council, the following will occur:
        i. The Planning Director will send written notice of the decision to the applicant.
        ii. A copy of the decision will be made available to the applicant during normal business at Minturn Town Hall.
    b. If Town Council approves a Code Amendment, the following will occur:
        i. The Town Clerk will enter a copy of the ordinance approving the Code Amendment into the town's records.
        ii. The Planning Director will revise this Code to reflect the approved amendment(s).

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Section 16-5-60: Conditional Use

A. Applicability

This Section applies to all land uses classified as a Conditional Use in Table ##. A Conditional Use is only permitted if it is approved via the review process set forth in this Section.

B. Purpose

The purpose of this Section is to establish a review process that enables the Planning Commission and Town Council to evaluate, on a case-by-case basis, the appropriateness of certain types of land uses based on the proposed location and compatibility with surrounding land uses.

C. Application Submittal Requirements

An application for a Conditional Use shall include the following:

1. **Application.** A completed copy of the application form furnished by the Town. This form will, at minimum, require an applicant to submit the information listed in Subsection 16-5-##-#.

2. **Application Fee.** Payment for the applicable fee, as designated by the Town's schedule of fees, shall be made at the time of submittal of an application.

3. **Narrative.** A written statement that describes the following:

    a. The precise nature and operational characteristics of the proposed use.

    b. Any measures to be implemented to ensure that the proposed use is compatible with surrounding land uses.

    c. How the proposed use complies with the review criteria set forth in this Section.

1. **Site Plan.** A site plan, drawn to scale, showing the following information:

    a. Property boundaries including bearings and dimensions.

    b. Minimum required front, side, rear, and live stream setback lines.

    c. Existing topography and any proposed changes.

    d. The location and dimensions or size of all existing and proposed:

        i. Land uses.

        ii. Buildings and structures (or building envelopes if exact dimensions are not available) and their setbacks from the boundaries of the subject property.

        iii. Easements and public rights-of-way on or abutting the subject property.

        iv. Streets, alleys, driveways, sidewalks, paths, and/or other access improvements.

v. Parking and loading areas.

vi. Usable open space.

vii. Landscaped areas, fencing, and walls.

viii. Utilities, including information about any changes to these utilities that will be necessitated by the proposed use.

ix. Drainage facilities and features.

e. A table with that includes the following data:

i. Size of the subject property.

ii. Total number of dwelling units and number of each type of unit (studio, one bedroom, etc.).

iii. Floor area of each type of dwelling unit.

iv. Total building coverage provided as a percentage of the total area of the subject property.

v. Total impervious surface coverage provided as a percentage of the total area of the subject property.

vi. Total area of usable open space.

vii. Total landscaped area.

viii. Total number of parking spaces.

4. Conceptual Building Plans and Elevations. Conceptual building plans and elevations with sufficient detail to depict the layout, dimensions, general appearance, scale, and interior use of any proposed buildings or existing building(s) to be changed.

5. Additional Information. Additional information required by this Code or is requested by the Planning Director or is submitted by the applicant that is pertinent to the application. For example, the Planning Director may require an applicant to submit an Improvements Location Certificate (ILC) if there appear to be setback or property line encroachments.

D. Waiver of Application Submittal Requirements

1. At the discretion of the Planning Director, certain submittal requirements may be waived to tailor the requirements to the information that is necessary to review a specific application.

2. To authorize a waiver, the Planning Director must make a finding for the following:

a. The size, complexity, anticipated impacts, or other factors associated with the proposal support a waiver.

b. The waiver will not compromise a proper and complete review of the application.

c. The submittal requirement(s) to be waived is not necessary for describing the proposal or demonstrating compliance with the applicable review criteria.

3. If the Planning Director authorizes a waiver, they will:

a. Notify the applicant of their decision.

b. Include in their staff report a list of the submittal requirements waived and the findings made to justify the waiver.

E. Application Review Criteria

The Planning Commission may recommend approval of, and the Town Council may approve, a request for a Conditional Use upon a finding of the following criteria:

1. The proposed use is consistent with the Community Plan and the purpose and intent of the applicable zone district.

2. The proposed use complies with the applicable provisions of this Code, including any Use-Specific Standards and/or Design Standards.

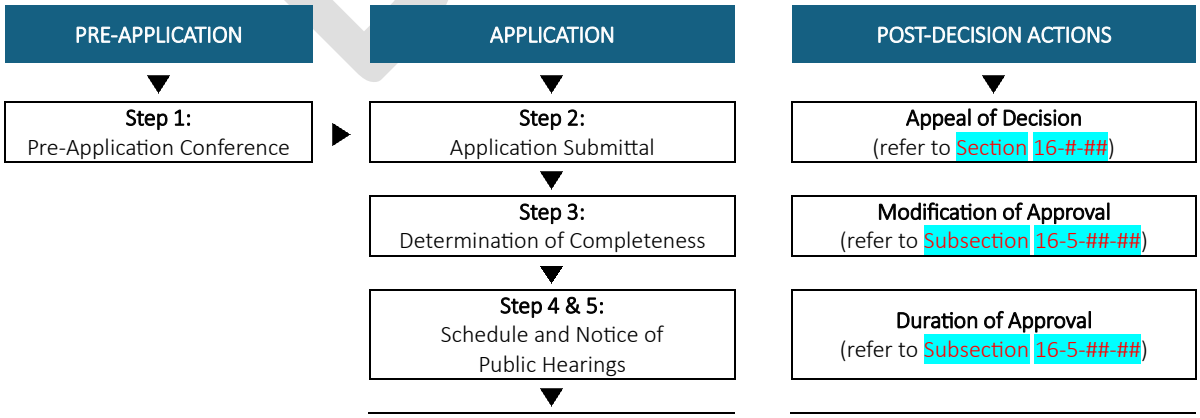
3. The location, scale, and conditions under which the proposed use will operate are compatible with surrounding land uses.

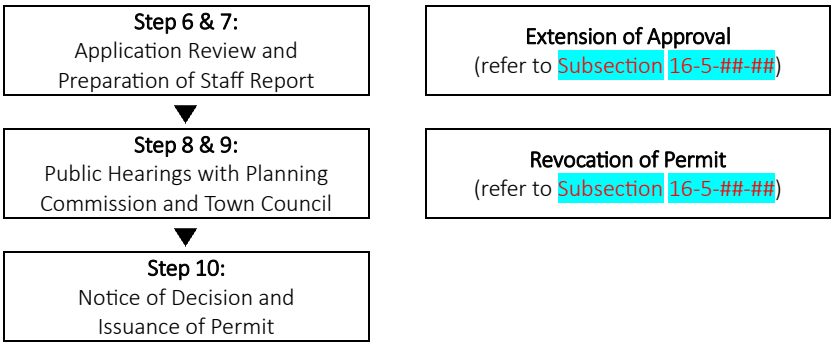
4. All potential adverse effects of the proposed use will be mitigated to the maximum extent feasible.

F. Application Review Procedures

A request for a Conditional Use will be reviewed and decided upon in accordance with the following procedures.

Table ##: Overview of Conditional Use Review Procedures





1. **Step 1: Pre-Application Conference.** A Pre-Application Conference is required prior to the submittal of an application for a Conditional Use. This requirement may be waived at the discretion of the Planning Director.

   The process for a Pre-Application Conference is as follows:

   a. *Schedule Pre-Application Conference.* The applicant must submit a written request for a Pre-Application Conference to the Planning Director. Within fourteen (14) calendar days of receiving such a request, the Planning Director will schedule the Pre-Application Conference and notify the applicant of the date, time, and location of the conference.

   b. *Materials for Pre-Application Conference.* If required by the Planning Director, the applicant will submit information that allows for an informal evaluation of the proposal. This information must be submitted at least five (5) business days prior to the Pre-Application Conference.

   c. *Attend Pre-Application Conference.* The applicant and the Planning Director will attend the Pre-Application Conference. The Planning Director may invite other town staff, town consultants, and/or county, state, or federal representatives to participate in the Pre-Application Conference if they deem it appropriate.

      The purpose of the Pre-Application Conference is to provide the applicant, Planning Director, and other attendees with an opportunity to review and discuss the following:

      i. The applicant's proposal.

      ii. The applicable provisions of this Code.

      iii. The application submittal requirements and review procedures.

      iv. The referral agencies likely to be involved with the review of the application.

      Depending on the magnitude or complexity of the applicant's proposal and/or the availability of other persons deemed necessary to attend, the Pre-Application Conference may be continued for a reasonable time at the request of the applicant or the Planning Director.

d. *Pre-Application Conference Summary.* Within seven (7) calendar days of the conclusion of the Pre-Application Conference, the Planning Director shall prepare, and provide the applicant with, a written summary of the conference.

e. *Effect of Pre-Application Conference*. Any information provided as part of a Pre-Application Conference shall not be binding on the town or the applicant.

2. Step 2: Submittal of Application. The applicant for a Conditional Use shall submit a complete application to the Town. Prior to the application submittal, the Planning Director shall determine, and inform the applicant of, the format (electronic or hard copy) and number of copies of the application to be submitted.

3. Step 3: Determination of Completeness. Within thirty (30) business days of the Town receiving an application, the Planning Director shall review the application and determine whether it is complete and includes sufficient information to be evaluated for general compliance with the requirements of this Code.

a. *Application Deemed Complete.* If the Planning Director determines the application to be complete, they shall do the following:

i. Certify the application as complete and record the date of the determination of completeness.

ii. Schedule public hearings in accordance with Section 16-5-##.

iii. Notify the applicant, in writing, of the determination of completeness; the date, time, and location for each of the Public Hearings; any changes that need to be made to the application prior to commencing the application referral process; and the number of complete applications to be submitted to the Town for the referral process.

b. *Application Deemed Incomplete.* If the application is determined to be incomplete, the Planning Director shall notify the applicant, in writing, of the application's deficiencies and that no further action on the application will be taken until these deficiencies have been remedied.

If an applicant fails to correct deficiencies in their application, the Planning Director may deem the application to be withdrawn in accordance with Subsection 16-5-##-#.

c. *Extension of Timeframe for Determination of Completeness.* The Planning Director may extend the timeframe for a determination of completeness by up to fourteen (14) calendar days if one of the following conditions exist:

i. The scope of the application warrants additional time for the Planning Director to review the application and make a determination of completeness.

ii. The Planning Director's workload justifies the need for an extension of time to review the application and make a determination of completeness.

If the Planning Director chooses to extend the time for the review and determination of completeness for an application, they will provide the applicant with written notice of their decision.

4. **Step 4: Schedule Public Hearings.** Upon a determination of completeness, the Planning Director shall schedule the application for public hearings before the Planning Commission and Town Council in accordance with the following requirements:

   a. The public hearings shall be scheduled for a regularly scheduled meeting or a special meeting of the Planning Commission and Town Council.

   b. The first public hearing before the Planning Commission shall be scheduled no later than sixty (60) calendar days after the date of determination of completeness.

   c. A public hearing before the Town Council shall be scheduled within sixty (60) calendar days of the Planning Commission completing its review and making a recommendation to Town Council.

5. **Step 5: Notice of Public Hearings**. At least ten (10) calendar days prior to the date of the first public hearing with the Planning Commission, the applicant shall:

   a. *Mail Notice.* Mail notice, by certified mail, to all property owners of record within two hundred fifty (250) feet of the subject property, in accordance with Section 16-5-##.

   b. *Publish Notice.* Publish notice in a local newspaper, having general circulation within the Town, in accordance with Section 16-5-##.

   c. *Post Notice.* Post notice on a sign on the subject property in accordance with Section 16-5-##.

   d. *Mail Notice to Mineral Estate Owners (As Required).* If required by state statute, mail notice to mineral estate owners in accordance with Section 16-5-##.

6. **Step 6: Review by Town Staff, Consultants, and Referral Agencies.**
   a. Within five (5) business days of receiving the requested number of complete applications, the Planning Director shall circulate copies of the application package to the town departments, town consultants, and referral agencies that may be affected by the proposal.

   b. The comment period for the review by town departments, town consultants, and referral agencies shall be twenty (20) calendar days from the date that the application is circulated by the Planning Director. No extension of this comment period can be granted.

   c. Comments not received within this time frame will be considered a no comment.

7. **Step 7: Staff Review and Report.** Town staff shall review the application and prepare a staff report that addresses the following, as applicable:

   a. Compliance with the standards of this Code.

b. Issues raised during the review of the application by town staff, town consultants, and/or referral agencies.

c. Recommended conditions to ensure compliance with applicable standards.

d. Additional information pertinent to the review of the application that must be submitted by the applicant.

8. Step 8: Public Hearing with Planning Commission.
   a. The Planning Commission will hold a public hearing, in accordance with Section 16-5-##, to review the application. The applicant, or their agent, must be present at the hearing.

   b. At least five (5) calendar days prior to the public hearing, the Planning Director shall make available the following materials to the Planning Commission, the applicant, and the public:

      i. The application and any supporting materials.

      ii. The staff report.

      iii. Copies of any comments submitted by town departments, town consultants, referral agencies, and/or the public.

   c. Following the close of the public hearing, the Planning Commission shall consider the application and any supporting materials, the staff report, public testimony, and the review criteria for a Conditional Use, and shall take one of the following actions:

      i. Recommend that the Town Council approve the Conditional Use, subject to any conditions that the Planning Commission deems necessary to ensure compliance with this Code and the Community Plan.

      ii. Recommend that Town Council deny the Conditional Use and state the specific reason(s) for denial.

9. Step 9: Public Hearing with Town Council.
   a. Following the public hearing with the Planning Commission, the Town Council will hold a public hearing, in accordance with Section 16-5-##, to review the application. The applicant, or their agent, must be present at the hearing.

   b. At least five (5) calendar days prior to the public hearing, the Planning Director shall make available the following materials to the Town Council, the applicant, and the public:

      i. The application and any supporting materials.

      ii. The staff report.

      iii. The Planning Commission's recommendation.

iv. Copies of any comments submitted by town departments, town consultants, referral agencies, and/or the public.

c. Following the close of the public hearing, the Town Council shall consider the application and any supporting materials, the staff report, the recommendation of the Planning Commission, public testimony, and the review criteria for a Conditional Use, and shall take one of the following actions:

i. Approve the Conditional Use, subject to any conditions that the Town Council deems necessary to ensure compliance with this Code and the Community Plan.

ii. Deny the Conditional Use and state the specific reason(s) for denial.

d. If the Town Council approves a Conditional Use, it shall enact an ordinance to such effect.

10. Step 10: Notice of Decision and Issuance of Permit.
    a. Within ten (10) business days of a final action by Town Council, the following shall occur:

    i. The Planning Director will send written notice of the decision to the applicant.

    ii. A copy of the decision will be made available to the applicant during normal business at Minturn Town Hall.

    b. If Town Council approves a Conditional Use, the following will occur:

    i. The Town Clerk will enter a copy of the ordinance approving the Conditional Use into the town's records.

    ii. Within ten (10) days of the effective date of the ordinance approving the Conditional Use, the Planning Director will issue, to the applicant. a Conditional Use Permit that states the duration of the approval and any conditions of approval.

G. Modification of Approval

An approved Conditional Use may be modified in accordance with the procedures and standards set forth in this Section.

H. Duration of Approval

1. Approval of a Conditional Use shall expire and become null and void three (3) years after the date of approval unless one of the following has occurred:

    a. The approved use has been established (if no building permit from the Town is required).

    b. A complete building permit application has been submitted and approved by the Town and on-site construction has commenced.

    c. A request for an extension has been submitted and approved in accordance with Subsection 16-5-##-#.

2. A Conditional Use may be exempt from the restrictions of Subsection if a different permit duration is specifically authorized as part of the approval of the Conditional Use by Town Council.

I. Extension of Approval

1. The holder of a Conditional Use Permit may submit a written request for an extension of their permit to the Town Council. Such a request must be received a minimum of thirty (30) calendar days prior to the expiration date of the Conditional Use Permit. Any request received later than this will not be considered by the Town.

2. A request to extend the approval of a Conditional Use Permit must demonstrate the following:

    a. Failure to establish the use was beyond the applicant's control.

    b. The approved use is not speculative in nature.

    c. The approved use remains in compliance with this Code and the Community Plan.

    d. There is reasonable likelihood that the approved use will be established in the next year.

3. The Town Council may authorize one (1) extension of a conditional use permit for a period of up to twelve (12) calendar months.

J. Revocation of Permit

1. The Town Council may revoke a Conditional Use Permit, following a public hearing, if it is determined that one or more of the following conditions exist:

    a. The applicant has misrepresented any material fact in their application or supporting materials.

    b. The Conditional Use fails or ceases to comply with applicable standards, conditions, or criteria for issuance of a permit.

    c. The operation of the Conditional Use violates any statute, law, ordinance, or regulation.

    d. The operation of the Conditional Use constitutes a nuisance or poses a real or potential threat to the health, safety, or welfare of the public.

2. If the Planning Director has reasonable cause to believe that one or more of the conditions listed in this Subsection exists, they shall serve the owner of record for the subject property with a written notice that sets forth the grounds for revocation and forfeiture of any vested property rights related thereto. Such notice shall be sent to the owner of record by certified mail, return receipt requested, and state the date, time, and place for the public hearing at which the Town Council will consider whether the Conditional Use Permit should be revoked.

3. Notice by the Planning Director shall be served at least thirty (30) calendar days prior to the date of the public hearing with the Town Council.

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4. The public hearing with the Town Council shall be conducted in accordance with the following requirements:

    a. The Town will be represented by the Planning Director, Town Attorney, Town Administrator, or other authorized representative.

    b. The applicant will be represented by themself or their authorized representative.

    c. All evidence will be presented under oath.

    d. The parties involved in the hearing will be permitted to cross-examine witnesses.

    e. The sworn testimony and evidence shall pertain to the standards set forth in this Subsection.

5. Within thirty (30) calendar days of the close of the public hearing, the Town Council shall, based on the evidence submitted and the standards prescribed in this Subsection, issue a written decision to:

    a. Revoke the Conditional Use Permit, stating the specific reason(s) for revocation.

    b. Make a finding that insufficient evidence exists to revoke the Conditional Use Permit.

6. The action of the Town Council shall be final and effective immediately.

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Section 16-5-70: Design Review

A. Applicability

1. All major construction in the Town must comply with the requirements and procedures set forth in this Section.

2. No building permit shall be issued for major construction prior to an approval from the Design Review Board, in accordance with this Section.

3. Major construction is defined as all new construction projects and any building addition that increases the building footprint and/or square footage of an existing structure.

4. All construction in the Town, not considered major construction pursuant to this Section, must comply with the requirements and procedures set forth in Section 16-5-80.

B. Purpose

The purpose of this Section is to establish a process for ensuring that all new developments and major redevelopments in the Town are constructed in a manner that complies with the adopted regulations of the Town.

C. Application Submittal Requirements

An application for Design Review shall include the following:

1. **Application.** A completed copy of the application form furnished by the Town. This form will, at minimum, require an applicant to submit the information listed in Subsection 16-5-##-#.

2. **Application Fee.** Payment for the applicable fee, as designated by the Town's schedule of fees, shall be made at the time of submittal of an application.

3. **Boundary Survey.** A boundary survey, with a stamp and signature (or electronic equivalent) of a surveyor licensed in Colorado, that includes the following information:

    a. Date of survey (survey date must be within six (6) calendar months of the application submittal date).

    b. Right-of-way and property lines; including bearings, distances, and curve information.

    c. Labeled ties to existing USGS benchmark.

    d. Property boundaries to the nearest one-hundredth (0.01) 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.

    e. The locations, bearings, and dimensions of all existing easements recorded with the Eagle County Clerk and Recorder.

f. Spot elevations, at five-foot intervals, at the edge of asphalt along the street frontage of the subject property and a minimum of two (2) spot elevations on either side of the lot.

g. Existing topographic conditions of the subject property shown at two-foot (2') contour intervals.

h. Existing trees or groups of trees having trunks with diameters of four (4) inches or more.

i. Rock outcroppings and other significant natural features.

j. 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.

k. Environmentally sensitive areas or areas of natural hazards, where applicable. These may include, but are not limited to, rock fall areas, wetlands, and/or floodplain areas.

l. If applicable, the centerline and edge of a stream or creek, the ordinary high-water mark, the required live stream setback from the ordinary high-water mark, and the one-hundred-year floodplain.

4. Site Plan. A site plan, drawn to scale, showing the following information:

a. Property line locations, bearings, and dimensions based on a current boundary survey of the property.

b. Minium required front, side, rear, and live stream setback lines.

c. Existing and proposed easements.

d. Existing and proposed buildings and structures, including sheds, enclosures, decks, patios, and balconies.

Note: A solid line is to be used to identify the building footprint and the outside face of exterior walls, inclusive of all cantilevered elements of the building. A dashed line is to be used to identify the roof/eave edge.

e. Height elevations of all roof ridgelines and/or the top of all flat roof elements, as well as the mid-point of all sloped roof elements.

f. Existing and proposed driveways and parking areas. The finished surface, heated or unheated areas, grade, percent slope, dimensions, turning radii, and spot elevations at the property line must be shown.

g. All slopes between thirty (30%) and forty percent (40%), as well as any slopes that exceed forty (40%) percent.

h. Existing and proposed retaining walls including materials and spot elevations.

i. Existing and proposed fences including height and materials.

j. If applicable, the centerline and edge of a stream or creek, the ordinary highwater mark, the required live stream setback from the ordinary high-water mark, and the one-hundred-year floodplain according to a current survey of the property.

k. Snow storage areas denoted with hatching and showing corresponding area (expressed in square feet) as a percentage of overall site area.

l. Existing and proposed sidewalks and walkways.

m. All areas of lot and impervious coverage denoted with hatching and showing corresponding area (expressed in square feet) as a percentage of overall site area.

5. **Grading and Drainage Plan.** A grading and drainage plan that includes the following information:

a. Existing contours, shown at two-foot (2') intervals, for all areas to be disturbed by the proposed construction. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area, or vice versa.

b. Proposed contours, shown at two-foot (2') intervals, for all disturbed areas that demonstrate positive drainage.

c. Critical spot elevations, as necessary, to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.

d. The top-of-foundation elevation. The top-of-foundation elevation 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.

e. 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.

f. Proposed drainage facilities, such as French drains or culverts.

g. Retaining wall details that include drainage details. Elevations for the top- and bottom-of-wall shall be shown at each location where a retaining wall steps up or down. The elevation of the tallest point of a retaining wall must also be provided.

6. **Landscape Plan.** If applicable, a landscape plan, prepared in accordance with Section 16-#-##.

7. **Building Elevations and Architectural Details.** Building elevations and architectural detailing for all sides of the proposed structure(s) that include the following information:

a. The type, size, and texture of all exterior materials.

b. Building heights, dimensioned in accordance with this Code.

c. Minimum required front, side, rear, and live stream setback lines.

d. The location of exterior lighting fixtures and roof and building drainage systems (i.e., gutters and downspouts).

8. Floor Plans. Floor plans of all levels of any proposed structure(s) indicating the proposed uses and dimensions of all interior space shall be included. For additions to existing structures, floor plans must be provided for the existing building as well as all proposed additional floor area.

9. Ceiling Plans. If applicable, reflected ceiling plans that show exterior lighting (recessed or can lighting) within soffits.

10. Color Chips and Material Boards. Color chips and/or a materials board are required for all projects.

11. Additional Requirements for Multi-Family and Commercial Developments. Multi-family and commercial developments may require one (1) or more of the following:

a. A three-dimensional model, drawn to scale, of the proposed project and adjacent buildings.

b. A three-dimensional architectural model, drawn to scale, that depicts the proposed project and adjacent structures.

c. A two-dimensional photo illustration of the proposed building in relation to adjacent structures.

12. Additional Information. Additional materials required by this Code, requested by the Planning Director, or submitted by the applicant that are pertinent to the application.

D. Waiver of Application Submittal Requirements

1. At the discretion of the Planning Director, certain submittal requirements may be waived to tailor the requirements to the information that is necessary to review a specific application.

2. To authorize a waiver, the Planning Director must make a finding for the following:

a. The size, complexity, anticipated impacts, or other factors associated with the proposal support a waiver.

b. The waiver will not compromise a proper and complete review of the application.

c. The submittal requirement(s) to be waived is not necessary for describing the proposal or demonstrating compliance with the applicable review criteria.

3. If the Planning Director authorizes a waiver, they will:

a. Notify the applicant of their decision.

b. Include in their staff report a list of the submittal requirements waived and the findings made to justify the waiver.

E. Application Review Criteria

The Planning Commission, acting as the Design Review Board, may approve a request for Design Review upon a finding of the following criteria:

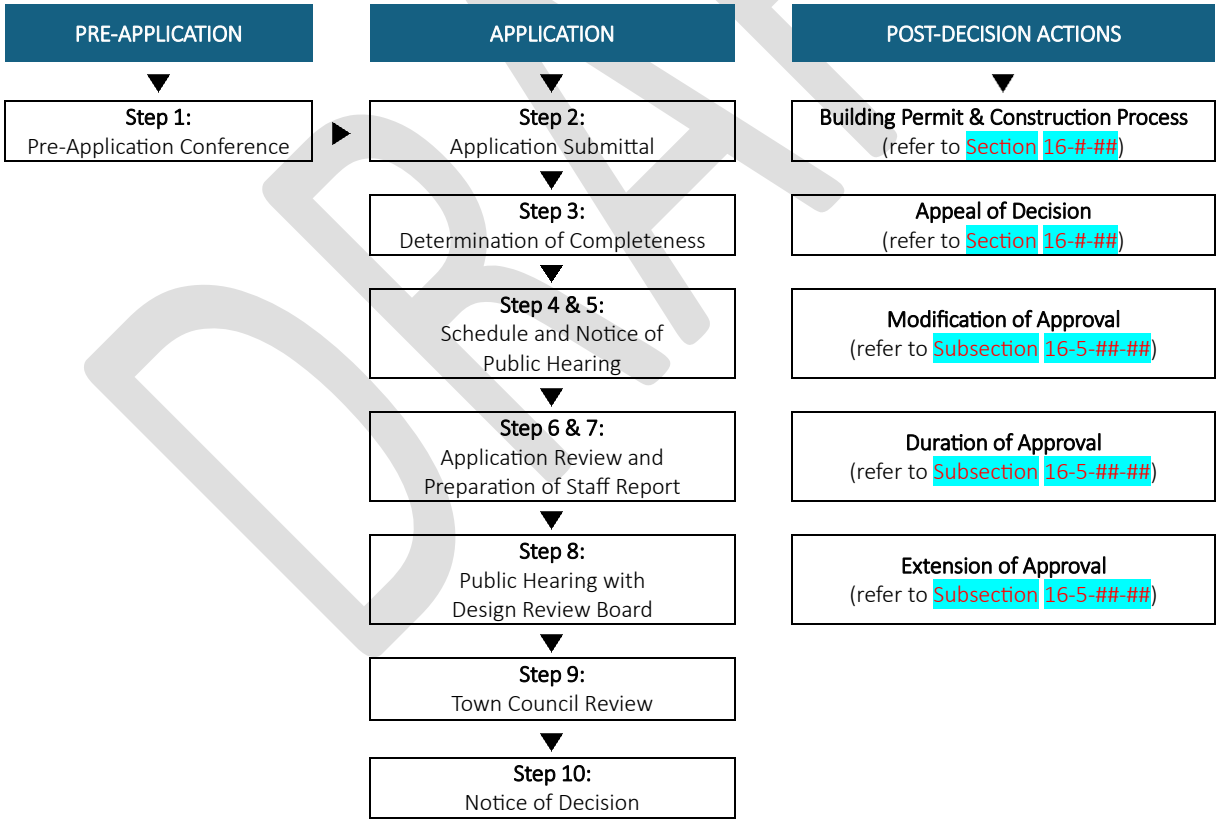
1. The proposal complies with the applicable requirements of this Code, including the zoning regulations set forth in Article ## and the Design Standards and Guidelines set forth in Article ##.

2. The proposal helps achieve the goals and objectives of the Community Plan.

F. Application Review Procedures

A request for Design Review will be reviewed and decided upon in accordance with the following procedures.

Table ##: Overview of Design Review Procedures



1. **Step 1: Pre-Application Conference.** A Pre-Application Conference is required prior to the submittal of an application for Design Review. This requirement may be waived at the discretion of the Planning Director.

The process for a Pre-Application Conference is as follows:

a. *Schedule Pre-Application Conference.* The applicant must submit a written request for a Pre-Application Conference to the Planning Director. Within fourteen (14) calendar days of receiving such a request, the Planning Director will schedule the Pre-Application Conference and notify the applicant of the date, time, and location of the conference.

b. *Materials for Pre-Application Conference.* If required by the Planning Director, the applicant will submit information that allows for an informal evaluation of the proposal. This information must be submitted at least five (5) business days prior to the Pre-Application Conference.

c. *Attend Pre-Application Conference.* The applicant and the Planning Director will attend the Pre-Application Conference. The Planning Director may invite other town staff, town consultants, and/or county, state, or federal representatives to participate in the Pre-Application Conference if they deem it appropriate.

   The purpose of the Pre-Application Conference is to provide the applicant, Planning Director, and other attendees with an opportunity to review and discuss the following:

   i. The applicant's proposal.

   ii. The applicable provisions of this Code.

   iii. The application submittal requirements and review procedures.

   iv. The referral agencies likely to be involved with the review of the application.

   Depending on the magnitude or complexity of the applicant's proposal and/or the availability of other persons deemed necessary to attend, the Pre-Application Conference may be continued for a reasonable time at the request of the applicant or the Planning Director.

d. *Pre-Application Conference Summary.* Within seven (7) calendar days of the conclusion of the Pre-Application Conference, the Planning Director shall prepare, and provide the applicant with, a written summary of the conference.

e. *Effect of Pre-Application Conference*. Any information provided as part of a Pre-Application Conference shall not be binding on the town or the applicant.

2. Step 2: Submittal of Application. The applicant for Design Review shall submit a complete application to the Town. Prior to the application submittal, the Planning Director shall determine, and inform the applicant of, the format (electronic or hard copy) and number of copies of the application to be submitted.

3. Step 3: Determination of Completeness. Within thirty (30) business days of the Town receiving an application, the Planning Director shall review the application and determine whether it is

complete and includes sufficient information to be evaluated for general compliance with the requirements of this Chapter.

a. *Application Deemed Complete.* If the Planning Director determines the application to be complete, they shall do the following:

   i. Certify the application as complete and record the date of the determination of completeness.

   ii. Schedule a public hearing in accordance with Section 16-5-##.

   iii. Notify the applicant, in writing, of the determination of completeness; the date, time, and location of the public hearing; any changes that need to be made to the application prior to commencing the application referral process; and, the number of complete applications to be submitted to the Town for the referral process.

b. *Application Deemed Incomplete.* If the application is determined to be incomplete, the Planning Director shall notify the applicant, in writing, of the application's deficiencies and that no further action on the application will be taken until these deficiencies have been remedied.

   If an applicant fails to correct deficiencies in their application, the Planning Director may deem the application to be withdrawn in accordance with Subsection 16-5-##-#.

c. *Extension of Timeframe for Determination of Completeness.* The Planning Director may extend the timeframe for a determination of completeness by up to fourteen (14) calendar days if one of the following conditions exist:

   i. The scope of the application warrants additional time for the Planning Director to review the application and make a determination of completeness.

   ii. The Planning Director's workload justifies the need for an extension of time to review the application and make a determination of completeness.

   If the Planning Director chooses to extend the time for the review and determination of completeness for an application, they will provide the applicant with written notice of their decision.

4. Step 4: Schedule Public Hearing. Upon a determination of completeness, the Planning Director shall schedule the application for public hearing before the Planning Commission in accordance with the following requirements:

   a. The public hearing shall be scheduled for a regularly scheduled meeting or a special meeting of the Planning Commission.

   b. The first public hearing before the Planning Commission shall be scheduled no later than sixty (60) calendar days after the date of determination of completeness.

5. **Step 5: Notice of Public Hearing**. At least ten (10) calendar days prior to the date of the first public hearing with the Design Review Board, the applicant shall:

   a. *Mail Notice.* Mail notice, by certified mail, to all property owners of record within two hundred fifty (250) feet of the subject property, in accordance with Section 16-5-##.

   b. *Publish Notice.* Publish notice in a local newspaper, having general circulation within the Town, in accordance with Section 16-5-##.

   c. *Post Notice.* Post notice on a sign on the subject property in accordance with Section 16-5-##.

   d. *Mail Notice to Mineral Estate Owners (As Required).* If required by state statute, mail notice to mineral estate owners in accordance with Section 16-5-##.

6. **Step 6: Review by Town Staff, Consultants, and Referral Agencies.**
   a. Within five (5) business days of receiving the requested number of complete applications, the Planning Director shall circulate copies of the application package to the town departments, town consultants, and referral agencies that may be affected by the proposal.

   b. The comment period for the review by town departments, town consultants, and referral agencies shall be twenty (20) calendar days from the date that the application is circulated by the Planning Director. No extension of this comment period can be granted.

   c. Comments not received within this time frame will be considered a no comment.

7. **Step 7: Staff Review and Report.** Town staff shall review the application and prepare a staff report that addresses the following, as applicable:

   a. Compliance with the standards of this Code.

   b. Issues raised during the review of the application by town staff, town consultants, and/or referral agencies.

   c. Recommended conditions to ensure compliance with applicable standards.

   d. Additional information pertinent to the review of the application that must be submitted by the applicant.

8. **Step 8: Public Hearing with Design Review Board.**
   a. The Planning Commission, acting as the Design Review Board, will hold a public hearing, in accordance with Section 16-5-##, to review the application. The applicant, or their agent, must be present at the hearing.

   b. At least five (5) calendar days prior to the public hearing, the Planning Director shall make available the following materials to the Planning Commission, the applicant, and the public:

      i. The application and any supporting materials.

ii. The staff report.

iii. Copies of any comments submitted by town departments, town consultants, referral agencies, and/or the public.

c. Following the close of the public hearing, the Planning Commission shall consider the application and any supporting materials, the staff report, public testimony, and the review criteria for a Design Review, and shall take one of the following actions:

i. Approve the request, subject to any conditions that the Planning Commission deems necessary to ensure compliance with this Code and the Community Plan.

ii. Deny the request and state the specific reason(s) for denial.

9. Step 9: Town Council Review.
<Add language that addresses Town Council's ratification of a decision by the Design Review Board>

10. Step 10: Notice of Decision.
a. Within ten (10) business days of a final action by the Design Review Board, the following shall occur:

i. The Planning Director will send written notice of the decision to the applicant.

ii. A copy of the decision will be made available to the applicant during normal business at Minturn Town Hall.

G. Building Permit and Construction Process

1. **Building Permit Required.** Once an application has been approved by the Design Review Board, the applicant may apply for a building permit. The application for a building permit shall be in substantial compliance with plans approved by the Design Review Board and shall be reviewed by the Building Official for compliance with all applicable codes and laws of the Town.

2. **Pre-construction Meeting and Inspection Required.** Once a building permit has been issued, and prior to any construction activity being authorized, a pre-construction meeting is required to be held at the subject property. The purpose of the pre-construction meeting is for the contractor (General Contractor and/or Owner's Representative of record with the Town) to familiarize themselves with the Town's construction regulations, inspection process, and requirements. This is also a time for Town staff to inspect the pre-construction conditions of the subject property and to verify limits of disturbance along with any required erosion control measures.

3. **Foundation Inspection Required.** After any foundation has been poured and foundation work has been completed, and prior to scheduling a foundation inspection, an Improvement Location Certificate (ILC) verifying the location of the foundation must be submitted to the Building Official. Construction may not proceed until the location of the approved foundation has been verified by the Building Official as part of the foundation inspection.

4. **Framing Inspection Required.** After the framing of the structure(s) has been completed, and prior to scheduling a framing inspection, an Improvement Location Certificate (ILC) verifying the location of all roof ridge height(s) and locations of all exterior walls of the structure relative to required setbacks and property boundaries must be submitted to the Building Official. Construction may not proceed until the location and the extents of the structure(s) have been verified by the Building Official as part of the framing inspection.

5. **Temporary Certificate of Occupancy (TCO) Inspection Required.** At the completion of the project, a Temporary Certificate of Occupancy (TCO) inspection shall be required. An updated Improvement Location Certificate showing all new improvements on the site, shall be submitted to the Building Official prior to scheduling a TCO inspection.

6. **Certificate of Occupancy (CO) Inspection Required.** The final step in the construction and inspection process is the final Certificate of Occupancy (CO) inspection.

H. Modification of Approval

1. Any modifications to a plan or design approved by the Design Review Board cannot be made without written authorization by Town staff.

2. Town staff may, at their discretion, refer any modifications to an approved plan or design to the Planning Commission for final approval.

3. The Planning Commission, acting as the Design Review Board, may approve modifications to an approved plan or design <add language that addresses the process for modifying an approval by the Design Review Board>.

I. Duration of Approval

1. An approval by the Design Review Board shall expire and become null and void one (1) year after the date of approval unless one of the following has occurred:

   a. A building permit is issued.

   b. Construction has commenced and is diligently pursued towards completion.

   c. A request for an extension has been submitted and approved in accordance with Subsection 16-5-##-#.

J. Extension of Approval

1. An applicant with an approval from the Design Review Board may submit a written request for an extension of their approval. Such a request must be received at least thirty (30) calendar days prior to the expiration date of the approval. Any request received later than this will not be considered by the Town.

2. Upon a showing of good cause, the Planning Director may authorize one (1) extension of an approval for a period of up to twelve (12) calendar months.

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Section 16-5-80: Minor Design Review

A. Applicability

1. All construction in the Town, not considered major construction pursuant to Section 16-5-70, must comply with the requirements and procedures set forth in this Section.

2. No building permit shall be issued prior to an approval from the Planning Director or the Planning Commission (acting as the Design Review Board), in accordance with this Section.

B. Purpose

The purpose of this Section is to establish an administrative process for ensuring that all minor development projects in the Town are constructed in a manner that complies with the adopted regulations of the Town.

C. Application Submittal Requirements

An application for a Minor Design Review shall include the following:

1. **Application.** A completed copy of the application form furnished by the Town. This form will, at minimum, require an applicant to submit the information listed in Subsection 16-5-##-#.

2. **Application Fee.** Payment for the applicable fee, as designated by the Town's schedule of fees, shall be made at the time of submittal of an application.

3. **Boundary Survey.** A boundary survey, with a stamp and signature (or electronic equivalent) of a surveyor licensed in Colorado, that includes the following information:

   a. Date of survey (survey date must be within six (6) calendar months of the application submittal date).

   b. Right-of-way and property lines; including bearings, distances, and curve information.

   c. Labeled ties to existing USGS benchmark.

   d. Property boundaries to the nearest one-hundredth (0.01) 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.

   e. The locations, bearings, and dimensions of all existing easements recorded with the Eagle County Clerk and Recorder.

   f. Spot elevations, at five-foot intervals, at the edge of asphalt along the street frontage of the subject property and a minimum of two (2) spot elevations on either side of the lot.

   g. Existing topographic conditions of the subject property~~,~~ shown at two-foot (2') contour intervals.

   h. Existing trees or groups of trees having trunks with diameters of four (4) inches or more.

   i. Rock outcroppings and other significant natural features.

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j. 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.

k. Environmentally sensitive areas or areas of natural hazards, where applicable. These areas may include, but are not limited to, rock fall areas, wetlands, and/or floodplain areas.

l. If applicable, the centerline and edge of a stream or creek, the ordinary high-water mark, the required live stream setback from the ordinary high-water mark, and the one-hundred-year floodplain.

4. **Site Plan.** A site plan, drawn to scale, showing the following information:

a. Property line locations, bearings, and dimensions based on a current boundary survey of the property.

b. Minium required front, side, rear, and live stream setback lines.

c. Existing and proposed easements.

d. Existing and proposed buildings and structures, including sheds, enclosures, decks, patios, and balconies.

Note: A solid line is to be used to identify the building footprint and the outside face of exterior walls, inclusive of all cantilevered elements of the building. A dashed line is to be used to identify the roof/eave edge.

e. Height elevations of all roof ridgelines and/or the top of all flat roof elements, as well as the mid-point of all sloped roof elements.

f. Existing and proposed driveways and parking areas. The finished surface, heated or unheated areas, grade, percent slope, dimensions, turning radii, and spot elevations at the property line must be shown.

g. All slopes between thirty (30%) and forty percent (40%), as well as any slopes that exceed forty (40%) percent.

h. Existing and proposed retaining walls including materials and spot elevations.

i. Existing and proposed fences including height and materials.

j. If applicable, the centerline and edge of a stream or creek, the ordinary highwater mark, the required live stream setback from the ordinary high-water mark, and the one-hundred-year floodplain according to a current survey of the property.

k. Snow storage areas denoted with hatching and showing corresponding area (expressed in square feet) as a percentage of overall site area.

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l. Existing and proposed sidewalks and walkways.

m. All areas of lot and impervious coverage denoted with hatching and showing corresponding area (expressed in square feet) as a percentage of overall site area.

5. **Grading and Drainage Plan.** A grading and drainage plan that includes the following information:

a. Existing contours, shown at two-foot (2') intervals, for all areas to be disturbed by the proposed construction. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area, or vice versa.

b. Proposed contours, shown at two-foot (2') intervals, for all disturbed areas that demonstrate positive drainage.

c. Critical spot elevations, as necessary, to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.

d. The top-of-foundation elevation. The top-of-foundation elevation 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.

e. 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.

f. Proposed drainage facilities, such as French drains or culverts.

g. Retaining wall details that include drainage details. Elevations for the top- and bottom-of-wall shall be shown at each location where a retaining wall steps up or down. The elevation of the tallest point of a retaining wall must also be provided.

6. **Landscape Plan.** If applicable, a landscape plan, prepared in accordance with Section 16-#-##.

7. **Building Elevations and Architectural Details.** Building elevations and architectural detailing for all sides of the proposed structure(s) that include the following information:

a. The type, size, and texture of all exterior materials.

b. Building heights, dimensioned in accordance with this Code.

c. Minimum required front, side,-rear, and live stream setback lines.

d. The location of exterior lighting fixtures and roof and building drainage systems (i.e., gutters and downspouts).

8. **Floor Plans.** Floor plans of all levels of any proposed structure(s) indicating the proposed uses and dimensions of all interior space shall be included. For additions to existing structures, floor plans must be provided for the existing building as well as all proposed additional floor area.

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9. **Ceiling Plans.** If applicable, reflected ceiling plans that show exterior lighting (recessed or can lighting) within soffits.

10. **Color Chips and Material Boards.** Color chips and/or a materials board are required for all projects.

11. **Additional Requirements for Multi-Family and Commercial Developments.** Multi-family and commercial developments may require one (1) or more of the following:

    a. A three-dimensional model, drawn to scale, of the proposed project and adjacent buildings;

    b. A three-dimensional architectural model, drawn to scale, that depicts the proposed project and adjacent structures; AND/OR,

    c. A two-dimensional photo illustration of the proposed building in relation to adjacent structures.

12. **Additional Information.** Any other information required by this Code or deemed necessary by the Planning Director to ensure a complete and proper review of the request.

D. **Waiver of Application Submittal Requirements**

a. At the discretion of the Planning Director, certain submittal requirements may be waived to tailor the requirements to the information that is necessary to review a specific application.

b. To authorize a waiver, the Planning Director must make a finding for the following:

   i. The size, complexity, anticipated impacts, or other factors associated with the proposal support a waiver.

   ii. The waiver will not compromise a proper and complete review of the application.

   iii. The submittal requirement(s) to be waived is not necessary for describing the proposal or demonstrating compliance with the applicable review criteria.

c. If the Planning Director authorizes a waiver, they will:

   i. Notify the applicant of their decision.

   ii. If applicable, include in their staff report a list of the submittal requirements waived and the findings made to justify the waiver.

D. Application Review Criteria

The Planning Director, or the Planning Commission acting as the Design Review Board, may approve a request for Minor Design Review upon a finding that the proposal complies with the applicable requirements of this Code, including the applicable zoning regulations set forth in Article ## and Design Standards and Guidelines set forth in Article ##.

E. Application Review Procedures

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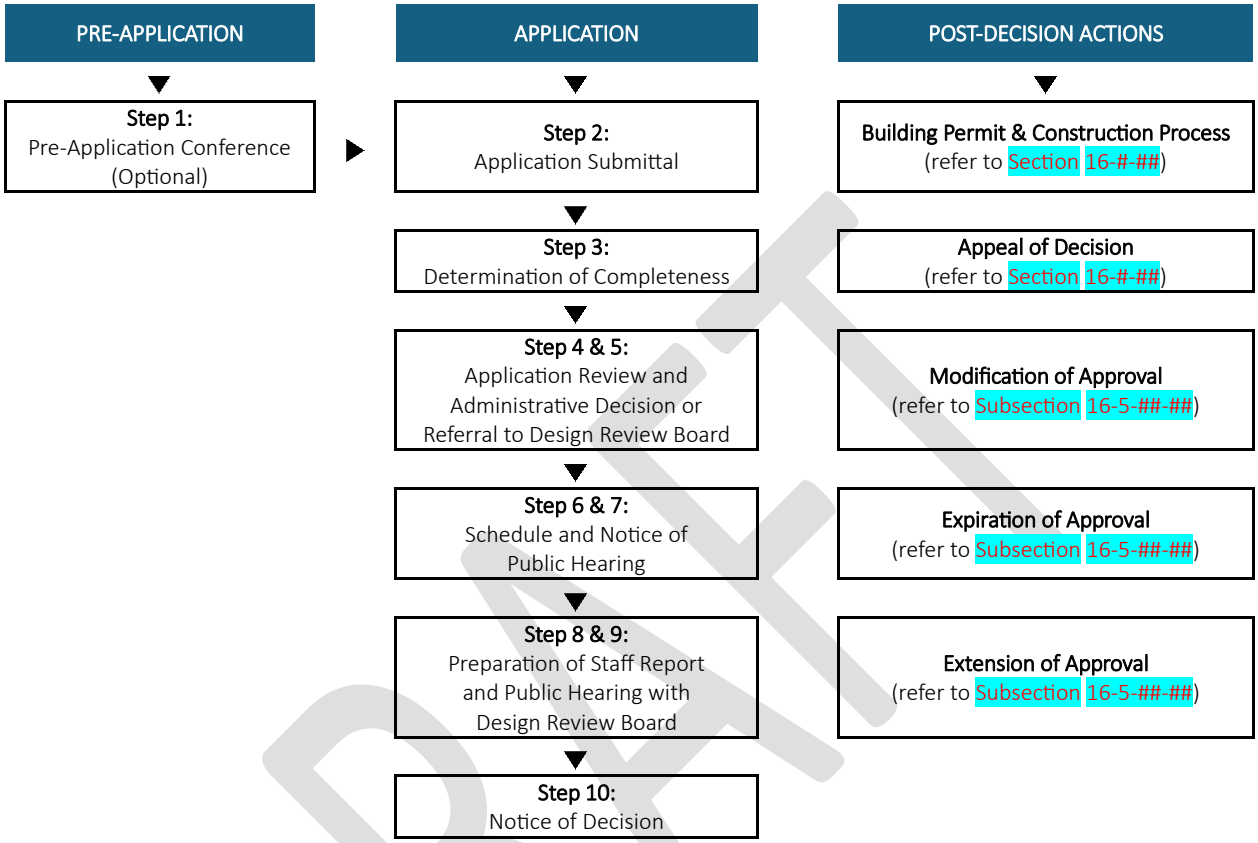
A request for Minor Design Review will be reviewed and decided upon in accordance with the following procedures.

Table ##: Overview of Minor Design Review Procedures



1. **Step 1: Pre-Application Conference (Optional).** A Pre-Application Conference may be requested by the applicant or Town staff prior to the submittal of an application for a Minor Design Review. A Pre-Application Conference for a Minor Design Review is optional and not required.

   The process for a Pre-Application Conference is as follows:

   a. *Schedule Pre-Application Conference.* The applicant must submit a written request for a Pre-Application Conference to the Planning Director. Within fourteen (14) calendar days of receiving such a request, the Planning Director will schedule the Pre-Application Conference and notify the applicant of the date, time, and location of the conference.

   b. *Materials for Pre-Application Conference.* If required by the Planning Director, the applicant will submit information that allows for an informal evaluation of the proposal. This information must be submitted at least five (5) business days prior to the Pre-Application Conference.

   c. *Attend Pre-Application Conference.* The applicant and the Planning Director will attend the Pre-Application Conference. The Planning Director may invite other town staff, town

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consultants, and/or county, state, or federal representatives to participate in the Pre-Application Conference if they deem it appropriate.

The purpose of the Pre-Application Conference is to provide the applicant, Planning Director, and other attendees with an opportunity to review and discuss the following:

i. The applicant's proposal.

ii. The applicable provisions of this Code.

iii. The application submittal requirements and review procedures.

iv. The referral agencies likely to be involved with the review of the application.

Depending on the magnitude or complexity of the applicant's proposal and/or the availability of other persons deemed necessary to attend, the Pre-Application Conference may be continued for a reasonable time at the request of the applicant or the Planning Director.

d. *Pre-Application Conference Summary.* Within seven (7) calendar days of the conclusion of the Pre-Application Conference, the Planning Director shall prepare, and provide the applicant with, a written summary of the conference.

e. *Effect of Pre-Application Conference*. Any information provided as part of a Pre-Application Conference shall not be binding on the Town or the applicant.

2. Step 2: Submittal of Application. The applicant for a Minor Design Review shall submit a complete application to the Town. Prior to the application submittal, the Planning Director shall determine, and inform the applicant of, the format (electronic or hard copy) and number of copies of the application to be submitted.

3. Step 3: Determination of Completeness. Within thirty (30) business days of the Town receiving an application, the Planning Director shall review the application and determine whether it is complete and includes sufficient information to be evaluated for general compliance with the requirements of this Code.

a. *Application Deemed Complete.* If the Planning Director determines the application to be complete, they shall do the following:

i. Certify the application as complete and record the date of the determination of completeness.

ii. Notify the applicant, in writing, of the determination of completeness; any changes that need to be made to the application prior to commencing the application referral process; and the number of complete applications to be submitted to the Town for the referral process.

b. *Application Deemed Incomplete.* If the application is determined to be incomplete, the Planning Director shall notify the applicant, in writing, of the application's deficiencies and

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that no further action on the application will be taken until these deficiencies have been remedied.

If an applicant fails to correct deficiencies in their application, the Planning Director may deem the application to be withdrawn in accordance with Subsection 16-5-##-#.

c. *Extension of Timeframe for Determination of Completeness.* The Planning Director may extend the timeframe for a determination of completeness by up to fourteen (14) calendar days if one of the following conditions exist:

i. The scope of the application warrants additional time for the Planning Director to review the application and make a determination of completeness.

ii. The Planning Director's workload justifies the need for an extension of time to review the application and make a determination of completeness.

If the Planning Director chooses to extend the time for the review and determination of completeness for an application, they will provide the applicant with written notice of their decision.

4. Step 4: Review by Town Staff, Consultants, and Referral Agencies.
   a. Within five (5) business days of receiving the requested number of complete applications, the Planning Director shall circulate copies of the application package to the town departments, town consultants, and referral agencies that may be affected by the proposal.

   b. The comment period for the review by town departments, town consultants, and referral agencies shall be twenty (20) calendar days from the date that the application is circulated by the Planning Director. No extension of this comment period can be granted.

   c. Comments not received within this time frame will be considered a no comment.

5. Step 5: Administrative Decision or Referral to Design Review Board.
   a. The Planning Director shall review the application to determine if the proposal satisfies the applicable review criteria and standards identified in this Code. Upon the conclusion of their review, the Planning Director shall take one of the following actions:

      i. Approve the Minor Design Review, subject to any conditions that the Planning Director deems necessary to ensure compliance with this Code and the Community Plan.

      ii. Deny the Minor Design Review and state the specific reason(s) for denial.

   b. At the discretion of the Planning Director, a novel, complex, or contested application may be referred to the Planning Commission (acting as the Design Review Board) for action.

6. **Step 6: Schedule Public Hearing.** If the Planning Director refers an application to the Planning Commission, the Planning Director shall schedule the application for a public hearing before the Planning Commission in accordance with the following requirements:

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a. The public hearing shall be scheduled for a regularly scheduled meeting or a special meeting of the Planning Commission.

b. The first public hearing before the Planning Commission shall be scheduled no later than sixty (60) calendar days from the date of the Planning Director's decision to refer the application.

7. Step 7: Notice of Public Hearing. At least ten (10) calendar days prior to the date of the first public hearing with the Planning Commission, the applicant shall:

a. *Mail Notice.* Mail notice, by certified mail, to all property owners of record within one hundred (100) feet of the subject property, in accordance with Section 16-5-##.

b. *Publish Notice.* Publish notice in a local newspaper, having general circulation within the Town, in accordance with Section 16-5-##.

c. *Post Notice.* Post notice on a sign on the subject property in accordance with Section 16-5-##.

d. *Mail Notice to Mineral Estate Owners (As Required).* If required by state statute, mail notice to mineral estate owners in accordance with Section 16-5-##.

8. Step 8: Staff Report. If the Planning Director refers an application to the Planning Commission, Town staff shall prepare a staff report that addresses the following, as applicable:

a. Compliance with the standards of this Code.

b. Issues raised during the review of the application by town staff, town consultants, and/or referral agencies.

c. Recommended conditions to ensure compliance with applicable standards.

d. Additional information pertinent to the review of the application that must be submitted by the applicant.

9. Step 9: Public Hearing with Design Review Board.

a. The Planning Commission, acting as the Design Review Board, will hold a public hearing, in accordance with Section 16-5-##, to review the application. The applicant, or their agent, must be present at the hearing.

b. At least five (5) calendar days prior to the public hearing, the Planning Director shall make available the following materials to the Planning Commission, the applicant, and the public:

i. The application and any supporting materials.

ii. The staff report.

iii. Copies of any comments submitted by town departments, town consultants, referral agencies, and/or the public.

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c. Following the close of the public hearing, the Planning Commission shall consider the application and any supporting materials, the staff report, public testimony, and the review criteria for a Minor Design Review, and shall take one of the following actions:

i. Approve the request, subject to any conditions that the Planning Commission deems necessary to ensure compliance with this Code and the Community Plan.

ii. Deny the request and state the specific reason(s) for denial.

10. Step 9: Notice of Decision.
    a. Within ten (10) business days of a final action by the Planning Director or the Planning Commission (acting as the Design Review Board), the following shall occur:

    i. The Planning Director will send written notice of the decision to the applicant.

    ii. A copy of the decision will be made available to the applicant during normal business at Minturn Town Hall.

    b. Is a Minor Design Review approval ratified by the Town Council?

F. Building Permit and Construction Process

<Add language from Design Review Section?>

G. Modification of Approval

<Should there be an allowance to modify a Minor Design Review approval?>

H. Duration of Approval

An approval by the Planning Director of the Design Review Board shall expire and become null and void one (1) year after the date of approval unless one of the following has occurred:

1. A building permit is issued.

2. Construction has commenced and is diligently pursued towards completion.

3. A request for an extension has been submitted and approved in accordance with Subsection 16-5-##(#).

I. Extension of Approval

1. An applicant with an approval from the Planning Director or the Design Review Board may submit a written request for an extension of their approval. Such a request must be received at least thirty (30) calendar days prior to the expiration date of the approval. Any request received later than this will not be considered by the Town.

2. Upon a showing of good cause, the Planning Director may authorize one (1) extension of an approval for a period of up to twelve (12) calendar months.

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Section 16-5-90: Limited Review Use

A. Applicability

1. This Section applies to all land uses classified as a Limited Review Use in Table ##.

2. A Certificate of Zoning Compliance shall be required prior to the issuance of a building permit for, or the establishment of, any building, structure, or land use that is listed as a Limited Review Use in Table ##.

3. The Planning Director will issue a Certificate of Zoning Compliance for a Limited Review Use that has been reviewed and approved or approved with conditions in accordance with this Section.

B. Purpose

The purpose of this Section is to provide an efficient administrative review process for land uses that are allowed in a specific zone district subject to compliance with established use-specific standards.

C. Application Submittal Requirements

An application for a Limited Review Use shall include the following:

1. **Application.** A completed copy of the application form furnished by the Town. This form will, at minimum, require an applicant to submit the information listed in Subsection 16-5-##-#.

2. **Application Fee.** Payment for the applicable fee, as designated by the Town's schedule of fees, shall be made at the time of submittal of an application.

3. **Narrative.** A written statement that describes the following:

    a. The precise nature and operational characteristics of the proposed use; AND,

    b. How the proposed use complies with the applicable requirements of this Code and the review criteria set forth in this Section.

4. **Site Plan.** A site plan, drawn to scale, showing the following information:

    a. The boundaries of the subject property including bearings and dimensions.

    b. Minimum required front, side, rear, and live stream setbacks lines.

    c. Existing topography and any proposed changes.

    d. The location and dimensions or size of all existing and proposed:

        i. Land uses.

        ii. Buildings and structures (or building envelopes if exact dimensions are not available) and their setbacks from the boundaries of the subject property.

        iii. Easements and public rights-of-way on or abutting the subject property.

iv. Streets, alleys, driveways, sidewalks, paths, and/or other access improvements.

v. Parking and loading areas.

vi. Usable open space.

vii. Landscaped areas, fencing, and walls.

viii. Utilities, including information about any changes to these utilities that will be necessitated by the proposed use.

ix. Drainage facilities and features.

e. A table with that includes the following data:

i. Size of the subject property.

ii. Total number of dwelling units and number of each type of unit (studio, one bedroom, etc.).

iii. Floor area of each type of dwelling unit.

iv. Total building coverage provided as a percentage of the total area of the subject property.

v. Total impervious surface coverage provided as a percentage of the total area of the subject property.

vi. Total area of usable open space.

vii. Total landscaped area.

viii. Total number of parking spaces.

5. **Conceptual Building Plans and Elevations.** Conceptual plans and elevations with sufficient detail to depict the layout, dimensions, general appearance, and scale of any proposed buildings.

6. **Additional Information.** Additional information required by this Code or requested by the Planning Director or submitted by the applicant that is pertinent to the application.

D. Waiver of Application Submittal Requirements

1. At the discretion of the Planning Director, certain submittal requirements may be waived to tailor the requirements to the information that is necessary to review a specific application.

2. To authorize a waiver, the Planning Director must make a finding for the following:

a. The size, complexity, anticipated impacts, or other factors associated with the proposal support a waiver.

b. The waiver will not compromise a proper and complete review of the application.

c. The submittal requirement(s) to be waived is not necessary for describing the proposal or demonstrating compliance with the applicable review criteria.

3. If the Planning Director authorizes a waiver, they will notify the applicant of their decision.

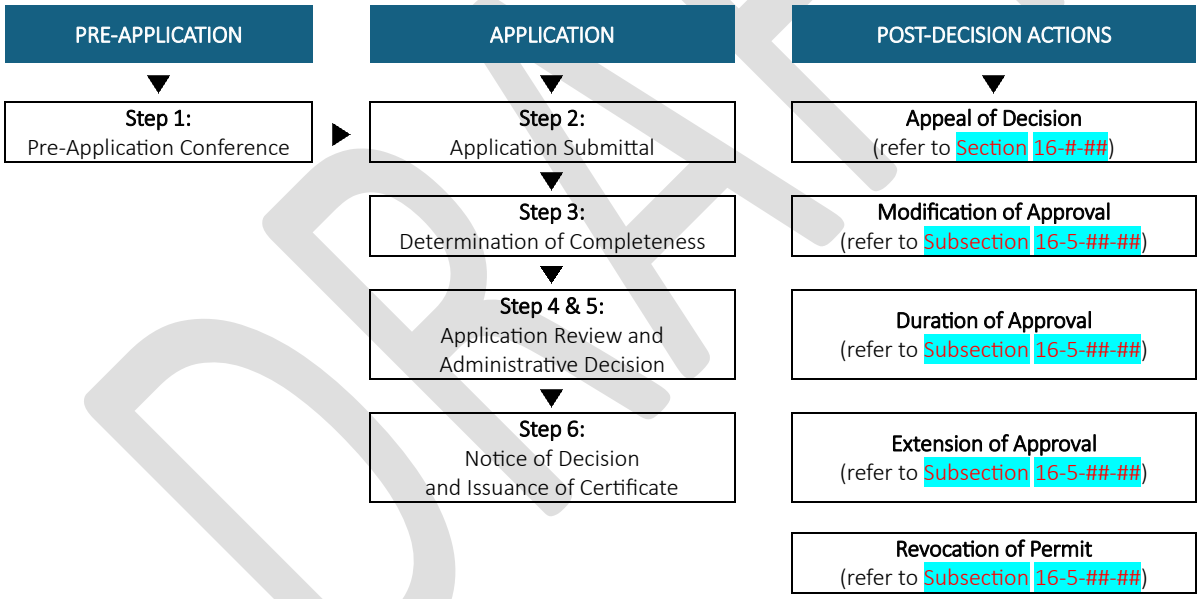
E. Application Review Criteria

The Planning Director may approve a request for a Limited Review Use upon a finding that the proposed use complies with the applicable provisions of this Code, including any Use-Specific Standards.

F. Application Review Procedures

A request for a Limited Review Use will be reviewed and decided upon in accordance with the following procedures.

Table ##: Overview of Limited Review Use Procedures



1. **Step 1: Pre-Application Conference.** A Pre-Application Conference is required prior to the submittal of an application for a Limited Review Use. This requirement may be waived at the discretion of the Planning Director.

   The process for a Pre-Application Conference is as follows:

   a. *Schedule Pre-Application Conference.* The applicant must submit a written request for a Pre-Application Conference to the Planning Director. Within fourteen (14) calendar days of receiving such a request, the Planning Director will schedule the Pre-Application Conference and notify the applicant of the date, time, and location of the conference.

b. *Materials for Pre-Application Conference.* If required by the Planning Director, the applicant will submit information that allows for an informal evaluation of the proposal. This information must be submitted at least five (5) business days prior to the Pre-Application Conference.

c. *Attend Pre-Application Conference.* The applicant and the Planning Director will attend the Pre-Application Conference. The Planning Director may invite other town staff, town consultants, and/or county, state, or federal representatives to participate in the Pre-Application Conference if they deem it appropriate.

The purpose of the Pre-Application Conference is to provide the applicant, Planning Director, and other attendees with an opportunity to review and discuss the following:

i. The applicant's proposal.

ii. The applicable provisions of this Code.

iii. The application submittal requirements and review procedures.

iv. The referral agencies likely to be involved with the review of the application.

Depending on the magnitude or complexity of the applicant's proposal and/or the availability of other persons deemed necessary to attend, the Pre-Application Conference may be continued for a reasonable time at the request of the applicant or the Planning Director.

d. *Pre-Application Conference Summary.* Within seven (7) calendar days of the conclusion of the Pre-Application Conference, the Planning Director shall prepare, and provide the applicant with, a written summary of the conference.

e. *Effect of Pre-Application Conference*. Any information provided as part of a Pre-Application Conference shall not be binding on the town or the applicant.

2. Step 2: Submittal of Application. The applicant for a Limited Review Use shall submit a complete application to the Town. Prior to the application submittal, the Planning Director shall determine, and inform the applicant of, the format (electronic or hard copy) and number of copies of the application to be submitted.

3. Step 3: Determination of Completeness. Within thirty (30) business days of the Town receiving an application, the Planning Director shall review the application and determine whether it is complete and includes sufficient information to be evaluated for general compliance with the requirements of this Code.

a. *Application Deemed Complete.* If the Planning Director determines the application to be complete, they shall do the following:

i. Certify the application as complete and record the date of the determination of completeness.

ii. Schedule public hearings in accordance with Section 16-5-##.

iii. Notify the applicant, in writing, of the determination of completeness; the date, time, and location for each of the Public Hearings; any changes that need to be made to the application prior to commencing the application referral process; and the number of complete applications to be submitted to the Town for the referral process.

b. *Application Deemed Incomplete.* If the application is determined to be incomplete, the Planning Director shall notify the applicant, in writing, of the application's deficiencies and that no further action on the application will be taken until these deficiencies have been remedied.

If an applicant fails to correct deficiencies in their application, the Planning Director may deem the application to be withdrawn in accordance with Subsection 16-5-##-#.

c. *Extension of Timeframe for Determination of Completeness.* The Planning Director may extend the timeframe for a determination of completeness by up to fourteen (14) calendar days if one of the following conditions exist:

i. The scope of the application warrants additional time for the Planning Director to review the application and make a determination of completeness.

ii. The Planning Director's workload justifies the need for an extension of time to review the application and make a determination of completeness.

If the Planning Director chooses to extend the time for the review and determination of completeness for an application, they will provide the applicant with written notice of their decision.

4. Step 4: Review by Town Staff, Consultants, and Referral Agencies.
   a. Within five (5) business days of receiving the requested number of complete applications, the Planning Director shall circulate copies of the application package to the town departments, town consultants, and referral agencies that may be affected by the proposal.

   b. The comment period for the review by town departments, town consultants, and referral agencies shall be twenty (20) calendar days from the date that the application is circulated by the Planning Director. No extension of this comment period can be granted.

   c. Comments not received within this time frame will be considered a no comment.

5. Step 5: Administrative Decision.
   a. The Planning Director shall review the application to determine if the proposal satisfies the applicable review criteria and standards identified in this Code. Upon the conclusion of their review, the Planning Director shall take one of the following actions:

i. Approve the Limited Review Use, subject to any conditions that the Planning Director deems necessary to ensure compliance with this Code and the Community Plan.

ii. Deny the Limited Review Use and state the specific reason(s) for denial.

6. **Step 6: Notice of Decision and Issuance of Certificate.** Within ten (10) business days of a final action by Planning Director, the following shall occur:

   a. The Planning Director will send written notice of the decision to the applicant.

   b. A copy of the decision will be made available to the applicant during normal business at Minturn Town Hall.

   c. If a Limited Review Use is approved, the Planning Director will issue, to the applicant, a Certificate of Zoning Compliance that states the following:

      i. Duration of approval.

      ii. Any conditions of approval.

      iii. Any other information that the Planning Director deems necessary to include as part of the Certificate of Zoning Compliance.

G. Modification of Approval

A Certificate of Zoning Compliance (i.e., an approved Limited Review Use) may be modified in accordance with the procedures and standards set forth in this Section.

H. Duration of Approval

1. A Certificate of Zoning Compliance shall expire and become null and void one (1) year after the date of issuance unless one of the following has occurred:

   a. The approved use has been established, is on-going, and in operation (if no building permit from the Town is required).

   b. A complete building permit application has been submitted and approved by the Town and on-site construction has commenced.

   c. A request for an extension has been submitted and approved in accordance with Subsection 16-5-##-#.

I. Extension of Approval

1. The holder of a Certificate of Zoning Compliance may submit a written request for an extension of their approval to the Planning Director. Such a request must be received a minimum of thirty (30) calendar days prior to the expiration date of the Certificate of Zoning Compliance. Any request received later than this will not be considered by the Town.

2. A request to extend the approval of a Certificate of Zoning Compliance must demonstrate the following:

   a. Failure to establish the use was beyond the applicant's control.

b. The approved use is not speculative in nature.

c. The approved use remains in compliance with this Code and the Community Plan.

d. There is reasonable likelihood that the approved use will be established in the next year.

3. The Planning Director may authorize one (1) extension of a Certificate of Zoning Compliance for a period of up to twelve (12) calendar months.

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Section 16-5-100: Rezoning (Amendment to Zoning Map)

A. Applicability

1. All amendments to the Town's Official Zoning Map must comply with the requirements and procedures set forth in this Section.

2. Amendments to the Town's Official Zoning Map include the following:

   a. Changing the zoning of a property from one zone district to another.

   b. A comprehensive change to zoning (i.e., comprehensive rezoning) that affects twenty-five (25) or more properties that are predominantly under different ownership.

3. An amendment to the Town's Official Zoning Map may be proposed by the Town Council; the Planning Commission; Town staff; or an owner of, or other person with a recognized interest in, land in the Town or their authorized agent.

B. Purpose

The purpose of this Section is to establish the requirements and procedures for amending the Town's Official Zoning Map.

C. Application Submittal Requirements

An application for Rezoning shall include the following:

1. **Application.** A completed copy of the application form furnished by the Town. This form will, at minimum, require an applicant to submit the information listed in Subsection 16-5-##-#.

2. **Application Fee.** Payment for the applicable fee, as designated by the Town's schedule of fees, shall be made at the time of submittal of an application.

3. **Rezoning Petition (If Required).** If an amendment to the Town's Official Zoning Map is proposed by a property owner and that proposal includes property not owned by the applicant, the application must include a petition for rezoning signed by at least fifty percent (50%) of the owners of the property to be rezoned.

4. **Narrative.** A written statement that describes the following:

   a. The new zone district being requested.

   b. The justification for rezoning based on the review criteria set forth in this Section.

   c. Why the proposed zone district is more appropriate for the subject property than the existing zoning.

5. **Zoning and Land Use Map.** A map that shows the existing zoning of, and land uses on, all properties within three hundred (300) feet of the subject property.

6. Survey. A scaled survey, Improvement Location Certificate (ILC), or other document acceptable to the Town that depicts the existing conditions of the subject property. The following information must be shown:

    a. Date of survey, ILC, or other document.

    b. Legal description.

    c. Property boundaries including bearings and dimensions.

    d. Existing natural features including, but not limited to, vegetation, rock-outcroppings, and watercourses.

    e. Environmentally sensitive areas or areas of natural hazards, where applicable (rock fall areas, wetlands, one-hundred-year floodplain, etc.).

    f. Existing improvements including, but not limited to, buildings, streets, sidewalks, trails.

    g. Dimensions between existing buildings or structures and all property boundaries.

    h. Other information that is necessary to demonstrate compliance with the requirements of the proposed zone district.

7. Additional Information. Any other information deemed necessary by the Planning Director to ensure a complete and proper review of the request.

D. Waiver of Application Submittal Requirements

1. At the discretion of the Planning Director, certain submittal requirements may be waived to tailor the requirements to the information that is necessary to review a specific application.

2. To authorize a waiver, the Planning Director must make a finding for the following:

    a. The size, complexity, anticipated impacts, or other factors associated with the proposal support a waiver.

    b. The waiver will not compromise a proper and complete review of the application.

    c. The submittal requirement(s) to be waived is not necessary for describing the proposal or demonstrating compliance with the applicable review criteria.

3. If the Planning Director authorizes a waiver, they will:

    a. Notify the applicant of their decision.

    b. Include in their staff report a list of the submittal requirements waived and the findings made to justify the waiver.

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E. Application Review Criteria

The Planning Commission may recommend approval of, and the Town Council may approve, a request for Rezoning upon a finding of the following criteria:

1. The change in zoning is consistent with the Community Plan, specifically the Future Land Use Map, and any other applicable plan adopted by the Town.

2. The change in zoning will not have significant adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife habitat, vegetation, and wetlands.

3. The change in zoning supports the logical and orderly development of the Town and the necessary public facilities and services are available or can be provided.

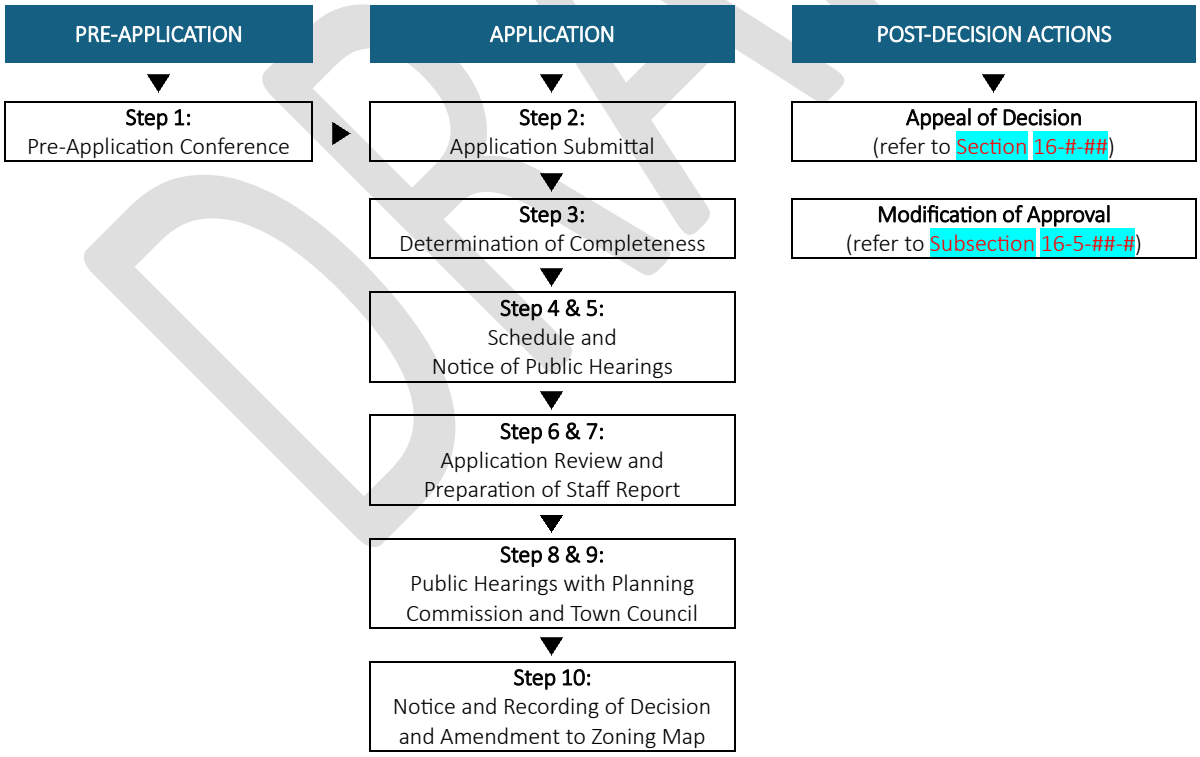
4. The proposed zone district is compatible with existing and allowed uses on properties in the immediate vicinity of the subject property.

5. The change in zoning does not constitute spot zoning.

F. Application Review Procedures

A request for Rezoning will be reviewed and decided upon in accordance with the following procedures.

Table ##: Overview of Rezoning Review Procedures



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1. **Step 1: Pre-Application Conference.** A Pre-Application Conference is required prior to the submittal of an application for Rezoning. This requirement may be waived at the discretion of the Planning Director.

   The process for a Pre-Application Conference is as follows:

   a. *Schedule Pre-Application Conference.* The applicant must submit a written request for a Pre-Application Conference to the Planning Director. Within fourteen (14) calendar days of receiving such a request, the Planning Director will schedule the Pre-Application Conference and notify the applicant of the date, time, and location of the conference.

   b. *Materials for Pre-Application Conference.* If required by the Planning Director, the applicant will submit information that allows for an informal evaluation of the proposal. This information must be submitted at least five (5) business days prior to the Pre-Application Conference.

   c. *Attend Pre-Application Conference.* The applicant and the Planning Director will attend the Pre-Application Conference. The Planning Director may invite other town staff, town consultants, and/or county, state, or federal representatives to participate in the Pre-Application Conference if they deem it appropriate.

      The purpose of the Pre-Application Conference is to provide the applicant, Planning Director, and other attendees with an opportunity to review and discuss the following:

      i. The applicant's proposal.

      ii. The applicable provisions of this Code.

      iii. The application submittal requirements and review procedures.

      iv. The referral agencies likely to be involved with the review of the application.

      Depending on the magnitude or complexity of the applicant's proposal and/or the availability of other persons deemed necessary to attend, the Pre-Application Conference may be continued for a reasonable time at the request of the applicant or the Planning Director.

   d. *Pre-Application Conference Summary.* Within seven (7) calendar days of the conclusion of the Pre-Application Conference, the Planning Director shall prepare, and provide the applicant with, a written summary of the conference.

   e. *Effect of Pre-Application Conference*. Any information provided as part of a Pre-Application Conference shall not be binding on the Town or the applicant.

2. **Step 2: Submittal of Application.** The applicant for a Rezoning shall submit a complete application to the Town. Prior to the application submittal, the Planning Director shall determine, and inform the applicant of, the format (electronic or hard copy) and number of copies of the application to be submitted.

3. **Step 3: Determination of Completeness.** Within thirty (30) business days of the Town receiving an application, the Planning Director shall review the application and determine whether it is complete and includes sufficient information to be evaluated for general compliance with the requirements of this Code.

    a. *Application Deemed Complete.* If the Planning Director determines the application to be complete, they shall do the following:

        i. Certify the application as complete and record the date of the determination of completeness.

        ii. Schedule public hearings in accordance with Section 16-5-##.

        iii. Notify the applicant, in writing, of the determination of completeness; the date, time, and location for each of the Public Hearings; any changes that need to be made to the application prior to commencing the application referral process; and the number of complete applications to be submitted to the Town for the referral process.

    b. *Application Deemed Incomplete.* If the application is determined to be incomplete, the Planning Director shall notify the applicant, in writing, of the application's deficiencies and that no further action on the application will be taken until these deficiencies have been remedied.

        If an applicant fails to correct deficiencies in their application, the Planning Director may deem the application to be withdrawn in accordance with Subsection 16-5-##-#.

    c. *Extension of Timeframe for Determination of Completeness.* The Planning Director may extend the timeframe for a determination of completeness by up to fourteen (14) calendar days if one of the following conditions exist:

        iii. The scope of the application warrants additional time for the Planning Director to review the application and make a determination of completeness.

        iv. The Planning Director's workload justifies the need for an extension of time to review the application and make a determination of completeness.

        If the Planning Director chooses to extend the time for the review and determination of completeness for an application, they will provide the applicant with written notice of their decision.

4. **Step 4: Schedule Public Hearings.** Upon a determination of completeness, the Planning Director shall schedule the application for public hearings before the Planning Commission and Town Council in accordance with the following requirements:

    a. The public hearings shall be scheduled for a regularly scheduled meeting or a special meeting of the Planning Commission and Town Council.

b. The first public hearing before the Planning Commission shall be scheduled no later than sixty (60) calendar days after the date of determination of completeness.

c. A public hearing before the Town Council shall be scheduled within sixty (60) calendar days of the Planning Commission completing its review and making a recommendation to the Town Council.

5. Step 5: Notice of Public Hearings.
   a. At least ten (10) calendar days prior to the date of the first public hearing with the Planning Commission, the applicant shall:

      i. *Mail Notice.* Mail notice, by certified mail, to all property owners of record within two hundred fifty (250) feet of the subject property, in accordance with Section 16-5-##.

      ii. *Publish Notice.* Publish notice in a local newspaper, having general circulation within the Town, in accordance with Section 16-5-##.

      iii. *Post Notice.* Post notice on a sign on the subject property in accordance with Section 16-5-##.

      iv. *Mail Notice to Mineral Estate Owners (As Required).* If required by state statute, mail notice to mineral estate owners in accordance with Section 16-5-##.

b. A comprehensive rezoning, initiated by the Town, shall only require the publishing of notice in accordance with Section 16-5-##.

6. Step 6: Review by Town Staff, Consultants, and Referral Agencies.
   a. Within five (5) business days of receiving the requested number of complete applications, the Planning Director shall circulate copies of the application package to the town departments, town consultants, and referral agencies that may be affected by the proposal.

   b. The comment period for the review by town departments, town consultants, and referral agencies shall be twenty (20) calendar days from the date that the application is circulated by the Planning Director. No extension of this comment period can be granted.

   c. Comments not received within this time frame will be considered a no comment.

7. Step 7: Staff Review and Report. Town staff shall review the application and prepare a staff report that addresses the following, as applicable:

   a. Compliance with the standards of this Code.

   b. Issues raised during the review of the application by town staff, town consultants, and/or referral agencies.

   c. Recommended conditions to ensure compliance with applicable standards.

d. Additional information pertinent to the review of the application that must be submitted by the applicant.

8. Step 8: Public Hearing with Planning Commission.
   a. The Planning Commission will hold a public hearing, in accordance with Section 16-5-##, to review the application. The applicant, or their agent, must be present at the hearing.

   b. At least five (5) calendar days prior to the public hearing, the Planning Director shall make available the following materials to the Planning Commission, the applicant, and the public:

      i. The application and any supporting materials.

      ii. The staff report.

      iii. Copies of any comments submitted by town departments, town consultants, referral agencies, and/or the public.

   c. Following the close of the public hearing, the Planning Commission shall consider the application and any supporting materials, the staff report, public testimony, and the review criteria for a Rezoning, and shall take one of the following actions:

      i. Recommend that Town Council approve the Rezoning.

      ii. Recommend that Town Council deny the Rezoning and state the specific reason(s) for denial.

   d. Conditions of approval are not permitted for a Rezoning.

9. Step 9: Public Hearing with Town Council.
   a. Following the public hearing with the Planning Commission, the Town Council will hold a public hearing, in accordance with Section 16-5-##, to review the application. The applicant, or their agent, must be present at the hearing.

   b. At least five (5) calendar days prior to the public hearing, the Planning Director shall make available the following materials to the Town Council, the applicant, and the public:

      i. The application and any supporting materials.

      ii. The staff report.

      iii. The Planning Commission's recommendation.

      iv. Copies of any comments submitted by town departments, town consultants, referral agencies, and/or the public.

   c. Following the close of the public hearing, the Town Council shall consider the application and any supporting materials, the staff report, the recommendation of the Planning

Commission, public testimony, and the review criteria for a Rezoning, and shall take one of the following actions:

i. Approve the Rezoning.

ii. Deny the Rezoning and state the specific reason(s) for denial.

d. Conditions of approval are not permitted for a Rezoning.

e. If Town Council approves a Rezoning, it shall enact an ordinance to such effect.

10. Step 10: Notice and Recording of Decision and Amendment to Zoning Map.
    a. Within ten (10) business days of a final action by Town Council, the following will occur:

        i. The Planning Director will send written notice of the decision to the applicant.

        ii. A copy of the decision will be made available to the applicant during normal business at Minturn Town Hall.

    b. If Town Council approves a Rezoning, the following will occur:

        iii. The Town Clerk will enter a copy of the ordinance approving the Rezoning into the town's records.

        iv. Within thirty (30) days of the effective date of the ordinance approving the Rezoning, the Planning Director will update the Zoning Map to reflect the change in zoning.

G. Modification of Approval

Any modification to an approved Rezoning shall require the submittal of a new application that is processed and reviewed in accordance with the procedures and standards set forth in this Section.

Section 16-5-110: Temporary Use

A. Applicability

This Section applies to all land uses classified as a Temporary Use in Table ##.

B. Purpose

The purpose of this Section is to provide an efficient administrative review process for land uses and associated buildings or structures that will be established for no more than six (6) calendar months.

C. Application Submittal Requirements

An application for a Temporary Use shall include the following:

1. **Application.** A completed copy of the application form furnished by the Town. This form will, at minimum, require an applicant to submit the information listed in Subsection 16-5-##-#.

2. **Application Fee.** Payment for the applicable fee, as designated by the Town's schedule of fees, shall be made at the time of submittal of an application.

3. **Narrative.** A written statement that describes the following:

    a. The proposed location, precise nature, and operational characteristics of the proposed temporary use.

    b. How the following will be addressed, as applicable:

        i. Potable water supply.

        ii. Sanitation including solid waste and sewage disposal.

        iii. Emergency services including medical, police, and fire protection.

        iv. Security.

        v. Parking and traffic control.

    c. How the proposed use complies with the applicable requirements of this Code and the review criteria set forth in this Section.

4. **Agreement** A document, signed by the applicant and the owner of the subject property, if different from the applicant, that:

    a. States the applicant agrees to cease the proposed use and remove any associated buildings or structures upon the expiration of the Temporary Use Permit;

    b. Authorizes the Town to remove any buildings or structures associated with the proposed use, if the use is not in compliance with the conditions of the Temporary Use Permit or the applicable requirements of this Code; AND,

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c. States that the property owner will be responsible for all costs incurred by the Town to remove any buildings or structures associated with the proposed use.

5. **Required Licenses.** Evidence that the applicant has obtained or will obtain prior to the commencement of the Temporary Use, all licenses required by the Town and the State. Such licenses may include, but are not limited to, the following:

   a. Business license.

   b. Sales tax license.

   c. Approval from the State for food sales.

   d. Liquor license.

   e. A license issued by the Town if the proposed use is to be located on town-owned property.

6. **Additional Information.** Additional information required by this Code or requested by the Planning Director or submitted by the applicant that is pertinent to the application.

D. Waiver of Application Submittal Requirements

1. At the discretion of the Planning Director, certain submittal requirements may be waived to tailor the requirements to the information that is necessary to review a specific application.

2. To authorize a waiver, the Planning Director must make a finding for the following:

   a. The size, complexity, anticipated impacts, or other factors associated with the proposal support a waiver.

   b. The waiver will not compromise a proper and complete review of the application.

   c. The submittal requirement(s) to be waived is not necessary for describing the proposal or demonstrating compliance with the applicable review criteria.

3. If the Planning Director authorizes a waiver, they will notify the applicant of their decision.

E. Application Review Criteria

The Planning Director may approve a request for a Temporary Use upon a finding of the following criteria:

1. The proposed use is consistent with the Community Plan.

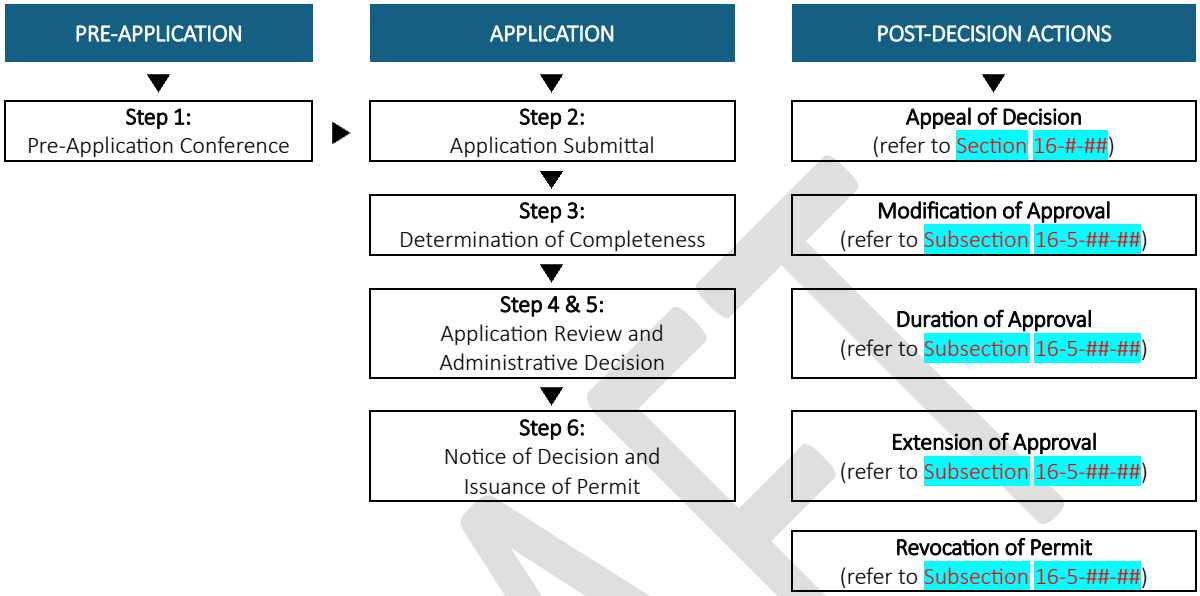
2. The proposed use complies with the applicable requirements of this Code and health, sanitation, safety, and access laws.

3. The proposed use is compatible with existing land uses on properties surrounding the subject property.

F. Application Review Procedures

A request for a Temporary Use will be reviewed and decided upon in accordance with the following procedures.

Table ##: Overview of Temporary Use Review Procedures



1. **Step 1: Pre-Application Conference.** A Pre-Application Conference is required prior to the submittal of an application for a Temporary Use. This requirement may be waived at the discretion of the Planning Director.

   The process for a Pre-Application Conference is as follows:

   a. *Schedule Pre-Application Conference.* The applicant must submit a written request for a Pre-Application Conference to the Planning Director. Within fourteen (14) calendar days of receiving such a request, the Planning Director will schedule the Pre-Application Conference and notify the applicant of the date, time, and location of the conference.

   b. *Materials for Pre-Application Conference.* If required by the Planning Director, the applicant will submit information that allows for an informal evaluation of the proposal. This information must be submitted at least five (5) business days prior to the Pre-Application Conference.

   c. *Attend Pre-Application Conference.* The applicant and the Planning Director will attend the Pre-Application Conference. The Planning Director may invite other town staff, town consultants, and/or county, state, or federal representatives to participate in the Pre-Application Conference if they deem it appropriate.

      The purpose of the Pre-Application Conference is to provide the applicant, Planning Director, and other attendees with an opportunity to review and discuss the following:

      i. The applicant's proposal.

ii. The applicable provisions of this Code.

iii. The application submittal requirements and review procedures.

iv. The referral agencies likely to be involved with the review of the application.

Depending on the magnitude or complexity of the applicant's proposal and/or the availability of other persons deemed necessary to attend, the Pre-Application Conference may be continued for a reasonable time at the request of the applicant or the Planning Director.

d. *Pre-Application Conference Summary.* Within seven (7) calendar days of the conclusion of the Pre-Application Conference, the Planning Director shall prepare, and provide the applicant with, a written summary of the conference.

e. *Effect of Pre-Application Conference*. Any information provided as part of a Pre-Application Conference shall not be binding on the town or the applicant.

2. Step 2: Submittal of Application. The applicant for a Temporary Use shall submit a complete application to the Town. Prior to the application submittal, the Planning Director shall determine, and inform the applicant of, the format (electronic or hard copy) and number of copies of the application to be submitted.

3. Step 3: Determination of Completeness. Within thirty (30) business days of the Town receiving an application, the Planning Director shall review the application and determine whether it is complete and includes sufficient information to be evaluated for general compliance with the requirements of this Code.

a. *Application Deemed Complete.* If the Planning Director determines the application to be complete, they shall do the following:

i. Certify the application as complete and record the date of the determination of completeness.

ii. Notify the applicant, in writing, of the determination of completeness; any changes that need to be made to the application prior to commencing the application referral process; and the number of complete applications to be submitted to the Town for the referral process.

b. *Application Deemed Incomplete.* If the application is determined to be incomplete, the Planning Director shall notify the applicant, in writing, of the application's deficiencies and that no further action on the application will be taken until these deficiencies have been remedied.

If an applicant fails to correct deficiencies in their application, the Planning Director may deem the application to be withdrawn in accordance with Subsection 16-5-##-#.

c. *Extension of Timeframe for Determination of Completeness.* The Planning Director may extend the timeframe for a determination of completeness by up to fourteen (14) calendar days if one of the following conditions exist:

i. The scope of the application warrants additional time for the Planning Director to review the application and make a determination of completeness.

ii. The Planning Director's workload justifies the need for an extension of time to review the application and make a determination of completeness.

If the Planning Director chooses to extend the time for the review and determination of completeness for an application, they will provide the applicant with written notice of their decision.

4. Step 4: Review by Town Staff, Consultants, and Referral Agencies.
   a. Within five (5) business days of receiving the requested number of complete applications, the Planning Director shall circulate copies of the application package to the town departments, town consultants, and referral agencies that may be affected by the proposal.

   b. The comment period for the review by town departments, town consultants, and referral agencies shall be twenty (20) calendar days from the date that the application is circulated by the Planning Director. No extension of this comment period can be granted.

   c. Comments not received within this time frame will be considered a no comment.
5. Step 5: Administrative Decision.
   a. The Planning Director shall review the application to determine if the proposal satisfies the applicable review criteria and standards identified in this Code. Upon the conclusion of their review, the Planning Director shall take one of the following actions:

      i. Approve the Temporary Use, subject to any conditions that the Planning Director deems necessary to ensure compliance with this Code and the Community Plan.

      ii. Deny the Temporary Use and state the specific reason(s) for denial.

6. Step 6: Notice of Decision and Issuance of Certificate. Within ten (10) business days of a final action by Planning Director, the following shall occur:

   a. The Planning Director will send written notice of the decision to the applicant.

   b. A copy of the decision will be made available to the applicant during normal business at Minturn Town Hall.

   c. If a Temporary Use is approved, the Planning Director will issue, to the applicant, a Temporary Use Permit that states the following:

      i. Duration of the permit.

      ii. Any conditions of approval.

iii. Notice of the Town's authority to revoke the permit in accordance with Subsection 16-#-##-#.

iv. Any other information that the Planning Director deems necessary to include as part of the permit.

G. Modification of Approval

A Temporary Use Permit may be modified in accordance with the procedures and standards set forth in this Section.

H. Duration of Approval

All Temporary Use Permits shall expire and become null and void six (6) calendar months after the date of issuance unless a request for an extension has been submitted and approved in accordance with Subsection 16-5-##-#.

I. Extension of Approval

1. The holder of a Temporary Use Permit may submit a written request for an extension of their permit to the Planning Director. Such a request must be received at least five (5) business days prior to the expiration date of the Temporary Use Permit. Any request received later than this will not be considered by the Town.

2. Upon a showing of good cause by the permit holder, the Planning Director may authorize one (1) extension of an approved Temporary Use Permit for a period of up to thirty (30) calendar days.

J. Revocation of Permit

1. The Planning Director may revoke a Temporary Use Permit at any time if it is determined that the use is not being operated in compliance with the conditions of the permit, this Code, or any other provision of the Municipal Code.

2. If the Planning Director revokes a Temporary Use Permit, they shall provide written notice, stating the cause of such revocation, to the applicant.

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Section 16-5-120: Zoning Variance

A. Applicability

a. All requests for variance from any zone district regulation, set forth in Article ##, must comply with the requirements and procedures set forth in this Section.

b. All requests for a variance from any sign regulation, set forth in Article ##, must comply with the requirements and procedures set forth in Section 16-5-##.

c. Variances from the use regulations prescribed for each zone district are not permitted.

d. Cost or inconvenience to the applicant, resulting from strict or literal compliance with a zoning regulation set forth in this Code, shall not be a reason for granting a variance

B. Purpose

1. The purpose of this Section is to establish the requirements and procedures for a variance from the strict application of any zone district regulation, set forth in Article ##.

2. The purpose of a variance is to provide an opportunity to mitigate practical difficulties or undue hardships that would result from the strict application of the zoning regulations set forth in this Code.

C. Application Submittal Requirements

An application for Zoning Variance shall include the following:

1. **Application.** A completed copy of the application form furnished by the Town. This form will, at minimum, require an applicant to submit the information listed in Subsection 16-5-##-#.

2. **Application Fee.** Payment for the applicable fee, as designated by the Town's schedule of fees, shall be made at the time of submittal of an application.

3. **Narrative.** A written statement that describes the following:

   a. The precise nature of the proposed variance.

   b. The justification for variance based on the review criteria set forth in this Section.

   c. Any measures proposed to make the variance compatible with adjacent properties.

4. **Site Plan.** A site plan, drawn to scale, showing the following information:

   a. Property boundaries including bearings and dimensions.

   b. Minimum required front, side, rear, and live stream setback lines.

   c. Existing topography and any proposed changes.

   d. The location and dimensions or size of all existing and proposed:

i. Land uses.

ii. Buildings and structures (or building envelopes if exact dimensions are not available) and their setbacks from the boundaries of the subject property.

iii. Easements and public rights-of-way on or abutting the subject property.

iv. Streets, alleys, driveways, sidewalks, paths, and/or other access improvements.

v. Parking and loading areas.

vi. Usable open space.

vii. Landscaped areas, fencing, and walls.

viii. Utilities.

ix. Drainage facilities and features.

5. Conceptual Building Plans and Elevations. Conceptual plans and elevations with sufficient detail to depict the layout, dimensions, general appearance, scale, and interior plan of any proposed buildings.

6. Additional Information. Additional information required by this Code or requested by the Planning Director or submitted by the applicant that is pertinent to the application.

D. Waiver of Application Submittal Requirements

1. At the discretion of the Planning Director, certain submittal requirements may be waived to tailor the requirements to the information that is necessary to review a specific application.

2. To authorize a waiver, the Planning Director must make a finding for the following:

a. The size, complexity, anticipated impacts, or other factors associated with the proposal support a waiver.

b. The waiver will not compromise a proper and complete review of the application.

c. The submittal requirement(s) to be waived is not necessary for describing the proposal or demonstrating compliance with the applicable review criteria.

3. If the Planning Director authorizes a waiver, they will:

a. Notify the applicant of their decision.

b. Include in their staff report a list of the submittal requirements waived and the findings made to justify the waiver.

E. Application Review Criteria

The Zoning Board of Appeals may grant approval of a Zoning Variance upon a finding of the following:

1. There exists an exceptional or extraordinary condition(s) that is unique to the subject property, is not a general condition throughout the same zone district, and did not result from the action of any person currently having interest in the property.

2. The exceptional or extraordinary condition(s) of the subject property creates a situation such that the strict application of the specified regulation will result in practical difficulty or undue hardship upon the applicant.

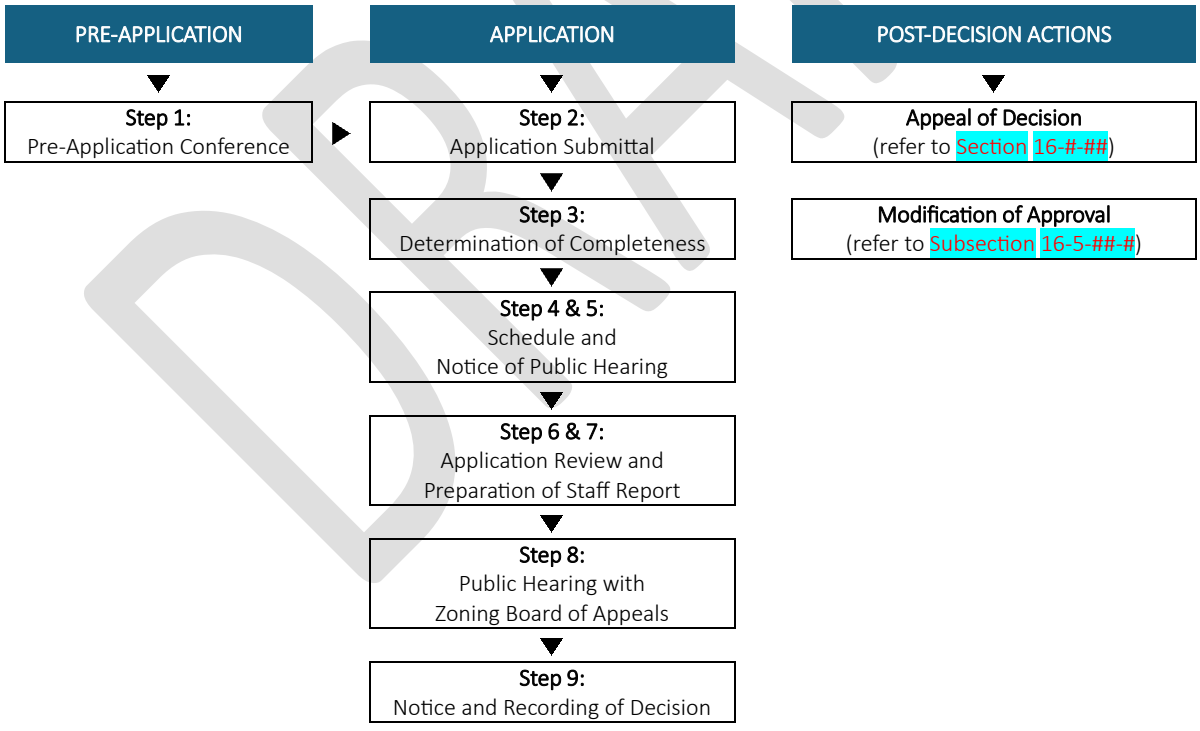
3. The granting of the variance will not be detrimental to the public health, safety, or welfare; will not be materially injurious to properties or improvements in the vicinity; and will not result in substantial impairment to the purposes of this Chapter.

4. The requested variance is the minimum necessary to alleviate the hardship or practical difficulty.

F. Application Review Procedures

A request for Zoning Variance will be reviewed and decided upon in accordance with the following procedures.

Table ##: Overview of Zoning Variance Review Procedures



1. **Step 1: Pre-Application Conference.** A Pre-Application Conference is required prior to the submittal of an application for a Zoning Variance. This requirement may be waived at the discretion of the Planning Director.

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The process for a Pre-Application Conference is as follows:

a. *Schedule Pre-Application Conference.* The applicant must submit a written request for a Pre-Application Conference to the Planning Director. Within fourteen (14) calendar days of receiving such a request, the Planning Director will schedule the Pre-Application Conference and notify the applicant of the date, time, and location of the conference.

b. *Materials for Pre-Application Conference.* If required by the Planning Director, the applicant will submit information that allows for an informal evaluation of the proposal. This information must be submitted at least five (5) business days prior to the Pre-Application Conference.

c. *Attend Pre-Application Conference.* The applicant and the Planning Director will attend the Pre-Application Conference. The Planning Director may invite other town staff, town consultants, and/or county, state, or federal representatives to participate in the Pre-Application Conference if they deem it appropriate.

   The purpose of the Pre-Application Conference is to provide the applicant, Planning Director, and other attendees with an opportunity to review and discuss the following:

   i. The applicant's proposal.

   ii. The applicable provisions of this Code.

   iii. The application submittal requirements and review procedures.

   iv. The referral agencies likely to be involved with the review of the application.

   Depending on the magnitude or complexity of the applicant's proposal and/or the availability of other persons deemed necessary to attend, the Pre-Application Conference may be continued for a reasonable time at the request of the applicant or the Planning Director.

d. *Pre-Application Conference Summary.* Within seven (7) calendar days of the conclusion of the Pre-Application Conference, the Planning Director shall prepare, and provide the applicant with, a written summary of the conference.

e. *Effect of Pre-Application Conference*. Any information provided as part of a Pre-Application Conference shall not be binding on the Town or the applicant.

2. Step 2: Submittal of Application. The applicant for a Zoning Variance shall submit a complete application to the Town. Prior to the application submittal, the Planning Director shall determine, and inform the applicant of, the format (electronic or hard copy) and number of copies of the application to be submitted.

3. Step 3: Determination of Completeness. Within thirty (30) business days of the Town receiving an application, the Planning Director shall review the application and determine whether it is

complete and includes sufficient information to be evaluated for general compliance with the requirements of this Code.

a. *Application Deemed Complete.* If the Planning Director determines the application to be complete, they shall do the following:

   i. Certify the application as complete and record the date of the determination of completeness.

   ii. Schedule a public hearing in accordance with Section 16-5-##.

   iii. Notify the applicant, in writing, of the determination of completeness; the date, time, and location for each of the public hearing; any changes that need to be made to the application prior to commencing the application referral process; and the number of complete applications to be submitted to the Town for the referral process.

b. *Application Deemed Incomplete.* If the application is determined to be incomplete, the Planning Director shall notify the applicant, in writing, of the application's deficiencies and that no further action on the application will be taken until these deficiencies have been remedied.

   If an applicant fails to correct deficiencies in their application, the Planning Director may deem the application to be withdrawn in accordance with Subsection 16-5-##-#.

c. *Extension of Timeframe for Determination of Completeness.* The Planning Director may extend the timeframe for a determination of completeness by up to fourteen (14) calendar days if one of the following conditions exist:

   i. The scope of the application warrants additional time for the Planning Director to review the application and make a determination of completeness.

   ii. The Planning Director's workload justifies the need for an extension of time to review the application and make a determination of completeness.

   If the Planning Director chooses to extend the time for the review and determination of completeness for an application, they will provide the applicant with written notice of their decision.

4. Step 4: Schedule Public Hearing. Upon a determination of completeness, the Planning Director shall schedule the application for public hearings before the Town Council, acting as the Zoning Board of Appeals, in accordance with the following requirements:

   a. The public hearings shall be scheduled for a regularly scheduled meeting or a special meeting of the Town Council.

   b. The first public hearing before the Town Council shall be scheduled no later than sixty (60) calendar days after the date of determination of completeness.

5. **Step 5: Notice of Public Hearing**. At least ten (10) calendar days prior to the date of the first public hearing with the Zoning Board of Appeals, the applicant shall:

    i. *Mail Notice.* Mail notice, by certified mail, to all property owners of record within two hundred fifty (250) feet of the subject property, in accordance with Section 16-5-##.

    ii. *Publish Notice.* Publish notice in a local newspaper, having general circulation within the Town, in accordance with Section 16-5-##.

    iii. *Post Notice.* Post notice on a sign on the subject property in accordance with Section 16-5-##.

    iv. *Mail Notice to Mineral Estate Owners (As Required).* If required by state statute, mail notice to mineral estate owners in accordance with Section 16-5-##.

6. **Step 6: Review by Town Staff, Consultants, and Referral Agencies.**
    a. Within five (5) business days of receiving the requested number of complete applications, the Planning Director shall circulate copies of the application package to the town departments, town consultants, and referral agencies that may be affected by the proposal.

    b. The comment period for the review by town departments, town consultants, and referral agencies shall be twenty (20) calendar days from the date that the application is circulated by the Planning Director. No extension of this comment period can be granted.

    c. Comments not received within this time frame will be considered a no comment.

7. **Step 7: Staff Review and Report.** Town staff shall review the application and prepare a staff report that addresses the following, as applicable:

    a. Compliance with the standards of this Code.

    b. Issues raised during the review of the application by town staff, town consultants, and/or referral agencies.

    c. Recommended conditions to ensure compliance with applicable standards.

    d. Additional information pertinent to the review of the application that must be submitted by the applicant.

8. **Step 8: Public Hearing with Zoning Board of Appeals.**
    a. The Zoning Board of Appeals will hold a public hearing, in accordance with Section 16-5-##, to review the application. The applicant, or their agent, must be present at the hearing.

    b. At least five (5) calendar days prior to the public hearing, the Planning Director shall make available the following materials to the Zoning Board of Appeals, the applicant, and the public:

        i. The application and any supporting materials.

ii. The staff report.

iii. Copies of any comments submitted by town departments, town consultants, referral agencies, and/or the public.

c. Following the close of the public hearing, the Zoning Board of Appeals shall consider the application and any supporting materials, the staff report, public testimony, and the review criteria for a Zoning Variance, and shall take one of the following actions:

i. Approve the Zoning Variance, subject to any conditions that the Zoning Board of Appeals deems necessary to ensure compliance with this Code and the Community Plan.

ii. Deny the Zoning Variance and state the specific reason(s) for denial.

d. If the Zoning Board of Appeals approves a Zoning Variance, it shall enact a resolution to such effect.

9. Step 9: Notice and Recording of Decision.

a. Within ten (10) business days of a final action by the Zoning Board of Appeals, the following will occur:

i. The Planning Director will send written notice of the decision to the applicant.

ii. A copy of the decision will be made available to the applicant during normal business at Minturn Town Hall.

b. If the Zoning Board of Appeals approves a Zoning Variance, the Town Clerk will enter a copy of the resolution approving the variance into the town's records.

G. Modification of Approval

Any modification to an approved Zoning Variance shall require the submittal of a new application that is processed and reviewed in accordance with the procedures and standards set forth in this Section.

Section 16-5-130: Planned Unit Development (PUD)

A. Applicability

1. This Section and Sections 16-5-## through 16-5-## apply to all requests to establish a Planned Unit Development Overlay District (PUD).

2. An application for a PUD may be made for any land in, or to be annexed to, the Town that complies with the applicable standards of this Section.

3. A PUD Overlay Zone District should not be used when a Conditional Use, Zoning Variance, or other appropriate process can be used to achieve the same result.

4. Before any land can be designated as a PUD, the PUD must receive approval pursuant to the terms of this Section and Sections 16-5-## through 16-5-##.

B. Purpose

The purpose of the Planned Unit Development (PUD) Overlay Zone District is to provide landowners with greater flexibility to creatively plan for the overall development of their land and to achieve the purpose and objectives of this Code and the Community Plan.

C. Authority

1. This Section, and Sections 16-5-## through 16-5-##, are adopted pursuant to the Planned Unit Development Act of 1972 (C.R.S. § 24-67-101, et seq., as amended).

2. Town staff and the Planning Commission are authorized to recommend, and the Town Council is authorized to impose, any conditions on a PUD that are necessary to accomplish the purpose of this Code and the Community Plan.

D. General Provisions

1. **Minimum Land Area.** To be eligible for a PUD Overlay Zone District, the subject property or properties must have a minimum gross area of two (2) acres.

2. **Land Ownership Requirements.** No application for a PUD will be accepted by the Town without the written consent of the owner(s) of the property or properties included within the proposed PUD.

3. **Effect on Other Code Provisions.**
   a. Except as expressly authorized by this Section and approved as a part of a PUD Guide, the standards of this Code shall apply to development within any PUD.

   b. Certain regulations and standards, adopted by the Town, cannot be modified or changed by a PUD. Such regulations and standards, may include, but are not limited to, building codes, construction standards, health codes, and fire codes.

4. **Retention of Existing Zoning.** The existing zoning for a property or properties, subject to an application for a PUD, shall not change until a Rezoning has been approved in accordance with Section 16-5-150.

5. **Common Open Space, Park, and Recreation Standards.** All PUDs shall comply with the following common open space, park, and recreation standards:

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a. *Minimum Area.* A minimum of twenty-five percent (25%) of the total area within a PUD must be dedicated for public or private open space, park, and recreation purposes.

b. Table ## identifies lands that are and are not eligible to be counted towards the common open space, park, and recreation requirement:

Table ##: Areas that Do and Do Not County Towards Common Open Space, Park, and Recreation Requirement

Areas that Count:	Areas that Do Not Count:
▪ Waterbodies. ▪ Critical wildlife habitat areas, riparian areas, and one-hundred-year floodplain areas that are preserved as open space, even if they are not usable by, or accessible to, the residents of the PUD.	▪ Parking and loading areas. ▪ Street rights-of-way. ▪ Minimum required yard setbacks. ▪ Areas with slopes greater than thirty percent (30%), unless such slopes are designed and developed for recreation. ▪ Lands that are not conveniently accessible from all occupied structures within a PUD, unless otherwise stated in this Section.

c. *Dedication of Land Subject to Approval.* The dedication of land to the Town, other public agency, or non-profit entity, for common open space, park, or recreation shall be subject to approval and acceptance by the Town Council or decision-making body of the applicable public agency or non-profit entity.

d. *Improvements Required.* All common open space, park, and recreational areas must be shown on the Preliminary Development Plan for a PUD and are to be constructed and fully improved in accordance with the development schedule established for each phase of the PUD.

e. *Continuing Use and Maintenance.* All privately-owned common open space, park, and recreation areas must continue to conform to their intended use, as specified on the Preliminary Development Plan for a PUD. To ensure that all common open space, park, and recreation areas identified in a PUD are used as such, restrictions and/or covenants will be placed in each deed to ensure their maintenance and to prohibit the division of these areas.

6. Ownership and Maintenance of Common Elements.

a. As part of a PUD, provisions shall be made for the establishment of an entity (homeowner's association, non-profit corporation, etc.) that is responsible for the ownership, administration, operation, and maintenance of any common elements (open space, parks, recreation areas, private streets, etc.) within the PUD. This entity is also responsible for securing adequate liability insurance for these common elements.

b. This entity must be established prior to the sale of any lots or units within a PUD.

c. Membership in the entity is mandatory for all owners within a PUD.

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7. **Covenants, Conditions & Restrictions (CC&Rs).** The applicant for a PUD may propose covenants, conditions, and restrictions (CC&Rs) to be applied within the PUD. Such CC&Rs may be more restrictive than the town's regulations and standards but never less restrictive.

    a. Any proposed CC&Rs shall be reviewed by the Town Attorney and approved by the Town Council through the PUD process. The Town shall be a limited participant in the enforcement of such CC&Rs.

    b. Upon final approval of a PUD, the CC&Rs for the PUD shall be recorded with the Eagle County Clerk and Recorder's Office.

    c. The town's written concurrence shall be required to amend, modify, or alter in any way said CC&Rs.

E. Overview of PUD Process

1. The process for establishing a PUD Overlay Zone District has three (3) required steps:

    a. *Step 1: Concept Development Plan (refer to Section 16-5-##).* The purpose of the Concept Development Plan is to allow the applicant to present and discuss the concept for the proposed PUD and to provide Town staff and the Planning Commission with an opportunity to:

        i. Identify key issues to be addressed via the PUD process.

        ii. Assess the overall appropriateness and feasibility of the proposed PUD, including if it complies with this Code and the Community Plan and is generally compatible with surrounding land uses.

        iii. Consider if development of the subject property as a PUD will result in a significant improvement over its development under the Town's adopted regulations.

        iv. Reach a general agreement on issues such as: the appropriate range of dwelling units and amount of non-residential space proposed; the type of land uses to be permitted; dimensional limitations and other variations that may be considered; the general locations intended for development and the areas planned to remain undeveloped; the general alignments for access; and how water supply and sewage disposal will be provided.

    b. *Step 2: Preliminary Development Plan (refer to Section 16-5-##).* The purpose of the Preliminary Development Plan is to provide an opportunity for:

        i. An applicant to develop and propose detailed solutions in response to any issues and concerns identified during the review of the Concept Development Plan and to provide other detailed information and design work required for a proposed PUD.

        ii. The Town to review and evaluate the details of the proposed PUD.

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c. *Step 3: Final Development Plan (refer to Section 16-5-##).* The purpose of the Final Development Plan is to provide an opportunity to review any final information, design work, and/or legal documents for the proposed PUD.

2. Combined PUD Concept and Preliminary Development Plan Application.
   a. An applicant may submit a combined application for a Concept and Preliminary Development Plan to consolidate these steps into a single review process.

   b. A combined application shall include the submittal requirements for both a Conceptual and a Preliminary Development Plan. If there are redundant submittal requirements among the applications, the Planning Director is authorized to waive such requirements to mitigate an unnecessary burden on the applicant.

   c. A combined application will be reviewed pursuant to the requirements and procedures for a Preliminary Development Plan (refer to Section 16-5-##).

3. Concurrent Submittal and Review of Preliminary Development Plan and Rezoning Required.
   a. An application to change the zoning of the property or properties for a PUD must be submitted, processed, and reviewed concurrently with an application for a Preliminary Development Plan. The purpose of the Rezoning application is to change the zoning of the subject property or properties from the Town's underlying zone district(s) to a PUD.

   b. The Rezoning application must comply with the requirements set forth in Section 16-5-##. If there are redundant submittal requirements among the Rezoning and Preliminary Development Plan applications, the Planning Director is authorized to waive such requirements to mitigate an unnecessary burden on the applicant.

   c. The Rezoning will be processed and reviewed in accordance with Section 16-5-##.

   d. In no event shall a Preliminary Development Plan be approved prior to the approval of a Rezoning for the subject property or properties.

4. Concurrent Review of PUD and Subdivision.
   a. If an applicant for a PUD Overlay Zone District intends to subdivide the subject property or properties, they may process their PUD applications concurrently with the required subdivision applications. If there are redundant submittal requirements among the applications, the Planning Director is authorized to waive such requirements to mitigate an unnecessary burden on the applicant.

   b. In no event shall the subdivision of a PUD be approved prior to the approval of Final Development Plan for the PUD.

5. PUD Agreement Required.
   a. Concurrent with the approval of a Final Development Plan for a PUD, the applicant and the Town Council shall enter into an agreement (PUD Agreement) binding the PUD to any conditions placed in the agreement.

   b. All PUD Agreements must be prepared in accordance with Section 16-#-##.

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c. The applicant for a PUD is responsible for providing a final version of all documents to be included as exhibits to a PUD Agreement pursuant to Section 16-5-160.

F. PUD Application Standards

The following requirements and standards shall govern the acceptability of a PUD application:

1. The PUD is consistent with the intent and policies of the Community Plan.

2. The PUD is compatible with surrounding land uses.

3. The PUD does not detrimentally affect adjacent or nearby properties.

4. The PUD provides for the appropriate treatment of the Eagle River corridor as a community recreational amenity and focal point.

5. The design and construction of the PUD includes adequate, safe, and convenient arrangements for pedestrian and vehicular circulation, off-street parking and loading space with access adequate to support the anticipated traffic, on- and off-site, including emergency and utility vehicles. Trails and sidewalks shall be provided to form a logical, safe and convenient system for pedestrian access to dwelling units and common areas, with appropriate connections off-site.

6. The PUD is subject to dimensional requirements (setbacks, lot widths, space between buildings, etc.) that are necessary to provide adequate access and fire protection, to ensure proper ventilation, sunlight, air and snow melt between buildings, and to ensure that the PUD is compatible with other developments in the area.

7. There exists, or will be, adequate facilities for water supply (domestic and irrigation), sewage disposal, solid waste disposal, electrical supply and roads, and will be conveniently located in relation to schools, police, fire and emergency medical services or make payment in lieu of such facilities.

8. The PUD will be evaluated in terms of its proximity to commercial, recreational and educational facilities conveniently located to residential housing.

9. The PUD provides a wide range of housing opportunities and other buildings that promote design continuity with the existing community and design continuity in type, size and layout of buildings.

10. Maximum height of structures shall be established by the approved PUD plan.

11. The PUD provides storage for snow removed from the internal street network, from sidewalks and from off-street parking areas.

12. Open space areas in the PUD are planned to produce maximum usefulness to the residents of the development for purposes of recreation and scenery and to produce a feeling of openness.

13. The mass and scale of individual buildings and the overall density of the PUD is consistent in scale and character to avoid abrupt and/or severe differences.

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14. Any increase in density, proposed above that which is permitted in the underlying zone district(s), is mitigated by increasing the land dedications to open space and/or recreational amenities and subsequent impact on public facilities.

15. Architecture and design fit in the PUD shall reflect the character of the Town.

16. A PUD may include any uses permitted by right or as a conditional or special use in any other zone, except that any use that has been declared a nuisance by statute, ordinance or any court of competent jurisdiction shall not be permitted.

17. A PUD may be applied to annexed land or other land not zoned by the Town without the requirement for underlying zoning.

G. Authorized Variations

The Town Council is authorized to grant the following variations from the Town's adopted regulations and standards as part of an approval of a PUD. Each variation granted must be included in the Control Document for the PUD.

1. **Density and Intensity of Development.** The density of residential and intensity of commercial development may be varied.

2. **Dimensional Limitations.**
   a. The minimum lot area, minimum lot area per use, maximum building lot coverage, maximum floor area, minimum yard setbacks, and maximum height may be varied.

   b. The Town Council may require minimum yard setbacks, lot widths and space between buildings of such dimensions as they are determined to be necessary to provide adequate access, wildfire prevention and fire protection; to ensure proper ventilation, light, air and snowmelt between buildings; and to minimize the effects of transmission of noise between units and between buildings. As a general guide, twenty (20) feet between buildings shall be considered the minimum appropriate spacing.

3. **Mixed Land Uses.**
   a. A variation may be allowed that permits the integration of mixed land uses.

   b. Residential and non-residential uses may be mixed together. Various types of residential uses may also be combined within the PUD to promote more efficient land use patterns and increased open space.

4. **Building Type, Design, and Layout.**
   a. A variation may be allowed that allows for greater variety in the type, design, and layout of structures or buildings.

   b. Structures or buildings must be designed to be compatible, in terms of height, mass, scale, orientation, and configuration, with other units in the PUD and the surrounding area, yet shall avoid uniformity of design.

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5. Environmental Resources and Natural Hazards.
   a. A variation may be allowed that provides flexibility in site planning to enable development in the PUD to avoid areas of valued environmental resources and/or natural hazards, as these have been identified in Article ## of this Code.

   b. This shall be accomplished in such a way as to maintain these lands as large, contiguous areas. Such lands shall not be fragmented into small, unconnected areas by development, unless the applicant demonstrates that this arrangement is necessary to maintain the underlying density on the property, and the lands providing environmental resource values have been protected and lands subject to natural hazards have been avoided. Where applicable, connections of such lands on the site to such lands on adjacent properties shall be accomplished.

6. Water. A variation may be allowed that creates incentives for applicants to commit to a water augmentation plan for their development that makes available "wet" water into the Cross Creek or Upper Eagle River Basin.

7. Trails. A variation may be allowed that provides incentives for applicants to make contributions to the County's and Town's multi-use trail system, in accordance with the recommendations of the latest version of the Town Trails Plan and the County Trails Plan, or to provide appropriate forms of access to public lands (including summer and winter parking areas and trailheads) and to river and creek drainages in and surrounding the Town. Proposed access shall be consistent with public land management objectives and resource protection needs for the areas to be accessed.

8. Affordable Housing. A variation may be allowed that extends an incentive to applicants to provide long-term affordable housing.

9. Public Facilities. A variation may be allowed that provides incentives for applicants to develop public facilities, including but not limited to public transportation facilities, public recreation facilities and similar facilities. The facilities may be located on or off of the PUD site and shall be facilities that meet the demands not only of project residents, but also of other residents of and visitors to the Town.

H. Basis for Granting Variations.
1. Variations from the Town's adopted regulations and standards may be granted by the Town Council upon a finding that the Preliminary Development Plan for a PUD achieves one (1) or more of the following purposes and that the granting of the variation is necessary for that purpose to be achieved.

2. An applicant for a PUD must demonstrate that departure from existing ordinances is warranted and that the proposed PUD is consistent with the Community Plan, this Code, and the character of the Town, and significantly contributes to the following:

   a. New technology and promotes innovative and efficient land use patterns.

   b. Permits the integration of land uses and contributes to trails and pedestrian circulation.

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c. Preserves valued environments and natural resources and achieves a more desirable environment.

d. Maintains or improves air and water quality.

e. Provides for a wide range of housing opportunities.

f. Improves the overall design character and quality of new development.

g. Permits the integration rather than separation of uses, so that necessary facilities are conveniently located in relation to each other.

h. Establishes land use patterns that promote and expand opportunities for public transportation and trails and for safe, efficient, compact street and utility networks that lower development and maintenance costs and conserve energy.

i. Preserves valued environmental, historic or mineral resource lands and avoids development in natural hazard areas.

j. Maintains and enhances surface and ground water quality and quantity.

k. Provides applicants the opportunity to contribute to the Town's multi-use trail system; to provide and maintain access to public lands and rivers.

l. Establishes incentives for applicants to encourage the provision of long-term affordable housing.

I. Enforcement of PUD

1. **General.** The provisions of an ordinance approving a Planned Unit Development (PUD) Overlay District designation, or an ordinance approving a preliminary plan for a PUD, PUD Guide and PUD agreement, relating to the use of land and the location of common open space, shall run in favor of the Town and shall be enforceable at law or in equity by the Town, without limitation on any power or regulation otherwise granted by law.

2. **Residents.** All provisions of the ordinance approving a Planned Unit Development (PUD) Overlay District designation, or an ordinance approving a final plan for PUD, PUD Guide and PUD agreement, shall also run in favor of the residents, occupants and owners of the PUD, but only to the extent expressly provided in the ordinance and in accordance with the terms of the final plan for PUD. To that extent, said provisions, whether recorded by plat, covenant and easement or otherwise, may be enforced at law or in equity by residents, occupants or owners acting individually, jointly or through an organization designated in the ordinance to act on their behalf. However, no provision of the ordinance shall be implied to exist in favor of residents, occupants and owners except those provisions of the ordinance which have been finally approved by the Town Council.

3. **Release by Town.** All those provisions of the ordinance approving a PUD Overlay District designation or an ordinance approving a final plan for a PUD authorized to be enforced by the Town may be modified, removed or released by the Town subject to the following:

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a. *Enforcement.* No modification, removal or release of the provisions shall affect the rights of the residents, occupants and owners of the PUD to maintain and enforce these provisions at law or equity as provided in this Section.

b. *Procedure.* No substantial modification, removal or release of the provisions of the ordinance by the Town shall be permitted except pursuant to Section 16-15-230 of this Article.

4. Release by Residents. Residents and owners of the PUD may, to the extent and in the manner expressly authorized by the provisions of the ordinance, modify, remove or release their rights to enforce the provisions of the ordinance, but no such action shall affect the right of the Town to enforce the ordinance.

5. Enforcement of Open Space and Common Area Conditions. In the event the organization established to own and maintain common open spaces, recreation areas, communally owned facilities and private streets, or any successor organization, shall at any time fail to maintain the common facilities in reasonable order and condition in accordance with the approved common open space and recreation areas plan in the final plan for the PUD, the Planning Director may cause written notice to be served upon such organization or upon the owners of land in the development setting forth the manner in which the common facilities have failed to be maintained in reasonable conditions, which notice shall include the demand that the deficiencies noted be cured within thirty (30) calendar days. The notice shall state the date and place of hearing to be held within ten (10) calendar days of notice.

6. Remedies Authorized. At the time of hearing, the Planning Director may modify the terms of the original notice as to deficiencies and may extend the time within which the same may be cured. If the deficiencies set forth in the original notice or modifications are not cured within the time set, the Planning Director, in order to preserve the taxable values of properties within the development and to prevent the common facilities from becoming a public nuisance, may enter upon such common facilities and maintain the same for a period of one (1) year. Any failure of the Planning Director to act for any period of time shall not bar his or her action. Such entry and maintenance shall not vest in the public any right to use the common facilities not dedicated to public use.

7. Show Cause Hearing. Before expiration of the one-year period, the Planning Director shall take the initiative or shall, upon the written request of the organization responsible for maintenance, call a public hearing and give notice of such hearing to the organization responsible for maintenance or the property owners of the PUD. At such hearing, the organization responsible for maintenance and/or the residents of the development may show cause why maintenance by the Town should not be continued for the succeeding year.

8. Continuing Maintenance. If the Town Council determines that it is not necessary for the Town to continue such maintenance, the Town shall cease such maintenance at the time established by the Town Council. Otherwise, the Town shall continue maintenance for the next succeeding year, subject to a similar hearing and determination at the end of each year thereafter. The cost of Town maintenance shall be paid by the owners of properties within the PUD that have a right of enjoyment of the common open space. The cost of Town maintenance and any unpaid

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assessments shall become a tax lien against the common facilities of, and the private properties within, the PUD.

9. **Assessments.** The Town shall have the right to make assessments against properties in the development on the same basis that the organization responsible for maintenance of the facilities could make such assessments. Any unpaid assessment shall be a lien against the property responsible for the same, enforceable the same as a mortgage against such property. The Town may foreclose its lien on the common facility by certifying the same to the County Treasurer for collection as in the case of collection of general property taxes.

10. **Applicability of PUD, Other.** Except as expressly provided otherwise in a particular PUD Guide, all development of property shall conform to the Land Use Regulations. If the PUD falls silent concerning a particular standard, restriction, etc., but the Land Use Regulations are not, the Land Use Regulations shall be the controlling document. If the PUD conflicts with the Land Use Regulations, the PUD shall rule.

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Section 16-5-140: PUD Concept Development Plan

A. Purpose

The purpose of this Section is to establish a process for reviewing the concept for a proposed PUD. The Concept Development Plan is the first step in the PUD process.

B. Application Submittal Requirements

An application for a Concept Development Plan shall include the following:

1. **Application.** A completed copy of the application form furnished by the Town. This form will, at minimum, require an applicant to submit the information listed in Subsection 16-5-##-#.

2. **Application Fee.** Payment for the applicable fee, as designated by the Town's schedule of fees, shall be made at the time of submittal of an application.

3. **Narrative.** A written statement that provides a general explanation of the following:

    a. The nature and extent of the development within the proposed PUD, including information about proposed land uses, residential densities, and contemplated ownership patterns.

    b. Reasons why the PUD procedure is more desirable than a conventional plan.

    c. How the PUD conforms to the Community Plan and the review criteria set forth in this Section.

    d. How the PUD compares or contrasts with the requirements of the Town's underlying zone district(s).

    e. The availability of water, sewer, and other utilities necessary to serve development in the PUD; or, a statement describing any major extensions necessary to serve development.

    f. The availability of public infrastructure (streets, sidewalks, trails, etc.) and public services (e.g., police, fire protection, emergency medical services, etc.) to serve development in the PUD.

4. **Existing Conditions Survey.** A scaled survey, with a stamp and signature (or electronic equivalent) of a surveyor licensed in Colorado, that depicts the existing conditions of the subject property. The following information must be shown on the survey:

    a. Date of survey.

    b. Property boundaries to the nearest one-hundredth (0.01) 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.

    c. The locations, bearings, and dimensions of all existing easements recorded with the Eagle County Clerk and Recorder.

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d. Rights-of-way including bearings, distances, and curve information.

e. Existing topography at two-foot (2') contour intervals.

f. Existing natural features including, but not limited to, vegetation, rock-outcroppings, and watercourses.

g. Environmentally sensitive areas or areas of natural hazards, where applicable (rock fall areas, wetlands, one-hundred-year floodplain, etc.).

h. Existing improvements including, but not limited to, buildings, streets, sidewalks, and trails.

i. Other information that is necessary to accurately depict existing conditions.

5. Conceptual Development Plan. A plan showing the following information. The purpose of this plan is to allow for an evaluation of the conceptual layout the proposed PUD.

a. Property boundaries.

b. Existing natural features including, but not limited to, vegetation, rock-outcroppings, and watercourses.

c. Existing improvements including, but not limited to, buildings, streets, sidewalks, trails.

d. General location of the following:

i. Existing and proposed land uses (residential, nonresidential, open space, parks, etc.).

ii. Existing and proposed buildings.

iii. Existing and proposed streets, sidewalks, trails, and other access improvements.

iv. Existing and proposed utilities.

e. A table that includes an estimate or range of the following data:

i. Total area within the PUD.

ii. Area to be allocated to each type of land use (residential, non-residential, open space, parks, recreation, streets, etc.).

iii. Percentage of the gross PUD area to be dedicated to common open space, park, and recreation areas.

iv. Number of proposed lots and their sizes.

v. Proposed number and type of dwelling units (single-family, duplex, townhomes, apartments, etc.).

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vi. Proposed maximum square footage for non-residential uses.

6. **Conceptual Building Elevations.** Conceptual elevations, renderings, or other architectural illustrations to depict the general appearance and scale of proposed buildings and their relation to the site's natural features and existing development on adjacent properties.

7. **Additional Information.** Additional information required by this Code or that the Planning Director deems necessary for a proper and complete review of the application.

C. Waiver of Application Submittal Requirements

1. At the discretion of the Planning Director, certain submittal requirements may be waived to tailor the requirements to the information that is necessary to review a specific application.

2. To authorize a waiver, the Planning Director must make a finding for the following:

   a. The size, complexity, anticipated impacts, or other factors associated with the proposal support a waiver.

   b. The waiver will not compromise a proper and complete review of the application.

   c. The submittal requirement(s) to be waived is not necessary for describing the proposal or demonstrating compliance with the applicable review criteria.

3. If the Planning Director authorizes a waiver, they will:

   a. Notify the applicant of their decision.

   b. Include in their staff report a list of the submittal requirements waived and the findings made to justify the waiver.

D. Application Review Criteria

The Planning Commission will evaluate a request for a Concept Development Plan and may recommend that an applicant proceed to the Preliminary Development Plan step of the PUD process upon a finding of the following criteria:

1. The PUD will satisfy the objectives of the Community Plan; respond to special or extraordinary physical conditions; or demonstrate needed flexibility and/or innovative design to justify any proposed variations from this Code.

2. The nature, overall density, scale, mass, and general architectural character of development in the PUD will reflect, support, and enhance the character of the Town.

3. The PUD will not detrimentally affect adjacent and nearby neighborhoods.

4. The PUD will include or will be within walking distance (i.e., ¼- ½ mile) of recreational amenities such as parks, public open space, trails, playgrounds, or similar amenities.

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5. Any proposed increase in density, above what is permitted in the underlying zone district(s), will be mitigated by increasing the land dedications in the PUD for open space, recreational amenities, or other public facilities or services.

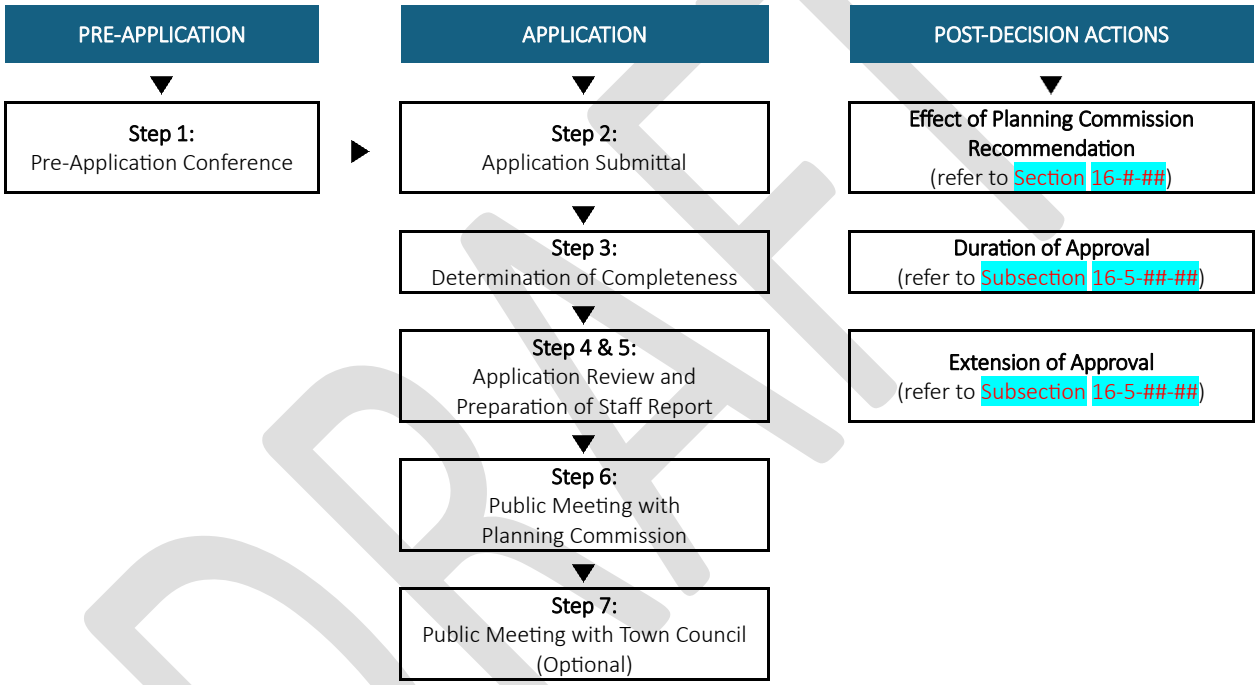
6. Any proposed commercial or industrial development can be justified.

7. The PUD addresses a demonstrated community need.

E. Application Review Procedures

A request for a Concept Development Plan will be reviewed and decided upon in accordance with the following procedures.

Table ##: Overview of Concept Development Plan Review Procedures



1. **Step 1: Pre-Application Conference.** A Pre-Application Conference is required prior to the submittal of an application for a Concept Development Plan. This requirement may be waived at the discretion of the Planning Director.

   The process for a Pre-Application Conference is as follows:

   a. *Schedule Pre-Application Conference.* The applicant must submit a written request for a Pre-Application Conference to the Planning Director. Within fourteen (14) calendar days of receiving such a request, the Planning Director will schedule the Pre-Application Conference and notify the applicant of the date, time, and location of the conference.

   b. *Materials for Pre-Application Conference.* If required by the Planning Director, the applicant will submit information that allows for an informal evaluation of the proposal. This information must be submitted at least five (5) business days prior to the Pre-Application Conference.

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c. *Attend Pre-Application Conference.* The applicant and the Planning Director will attend the Pre-Application Conference. The Planning Director may invite other town staff, town consultants, and/or county, state, or federal representatives to participate in the Pre-Application Conference if they deem it appropriate.

The purpose of the Pre-Application Conference is to provide the applicant, Planning Director, and other attendees with an opportunity to review and discuss the following:

i. The applicant's proposal.

ii. The applicable provisions of this Code.

iii. The application submittal requirements and review procedures.

iv. The referral agencies likely to be involved with the review of the application.

Depending on the magnitude or complexity of the applicant's proposal and/or the availability of other persons deemed necessary to attend, the Pre-Application Conference may be continued for a reasonable time at the request of the applicant or the Planning Director.

d. *Pre-Application Conference Summary.* Within seven (7) calendar days of the conclusion of the Pre-Application Conference, the Planning Director shall prepare, and provide the applicant with, a written summary of the conference.

e. *Effect of Pre-Application Conference*. Any information provided as part of a Pre-Application Conference shall not be binding on the town or the applicant.

2. Step 2: Submittal of Application. The applicant for a Concept Development Plan shall submit a complete application to the Town. Prior to the application submittal, the Planning Director shall determine, and inform the applicant of, the format (electronic or hard copy) and number of copies of the application to be submitted.

3. Step 3: Determination of Completeness. Within thirty (30) business days of the Town receiving an application, the Planning Director shall review the application and determine whether it is complete and includes sufficient information to be evaluated for general compliance with the requirements of this Code.

a. *Application Deemed Complete.* If the Planning Director determines the application to be complete, they shall do the following:

i. Certify the application as complete and record the date of the determination of completeness.

ii. Schedule the application for review at a regularly scheduled or a special meeting of the Planning Commission

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iii. Notify the applicant, in writing, of the determination of completeness; the date, time, and location for the public meeting with the Planning Commission; any changes that need to be made to the application prior to commencing the application referral process; and the number of complete applications to be submitted to the Town for the referral process.

b. *Application Deemed Incomplete.* If the application is determined to be incomplete, the Planning Director shall notify the applicant, in writing, of the application's deficiencies and that no further action on the application will be taken until these deficiencies have been remedied.

If an applicant fails to correct deficiencies in their application, the Planning Director may deem the application to be withdrawn in accordance with Subsection 16-5-##-#.

c. *Extension of Timeframe for Determination of Completeness.* The Planning Director may extend the timeframe for a determination of completeness by up to fourteen (14) calendar days if one of the following conditions exist:

i. The scope of the application warrants additional time for the Planning Director to review the application and make a determination of completeness.

ii. The Planning Director's workload justifies the need for an extension of time to review the application and make a determination of completeness.

If the Planning Director chooses to extend the time for the review and determination of completeness for an application, they will provide the applicant with written notice of their decision.

4. Step 4: Review by Town Staff, Consultants, and Referral Agencies.
   a. Within five (5) business days of receiving the requested number of complete applications, the Planning Director shall circulate copies of the application package to the town departments, town consultants, and referral agencies that may be affected by the proposal.

   b. The comment period for the review by town departments, town consultants, and referral agencies shall be twenty (20) calendar days from the date that the application is circulated by the Planning Director. No extension of this comment period can be granted.

   c. Comments not received within this time frame will be considered a no comment.

5. Step 5: Staff Review and Report. Town staff shall review the application and prepare a staff report that addresses the following, as applicable:

   a. Compliance with the standards of this Code.

   b. Issues raised during the review of the application by town staff, town consultants, and/or referral agencies.

   c. Recommended conditions to ensure compliance with applicable standards.

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d. Additional information pertinent to the review of the application that must be submitted by the applicant.

6. Step 6: Public Meeting with Planning Commission.
   a. The Planning Commission will review the application at a public meeting. The applicant, or their agent, must be present at the meeting.

   b. At least five (5) calendar days prior to the public meeting, the Planning Director shall make available the following materials to the Planning Commission, the applicant, and the public:

      i. The application and any supporting materials.

      ii. The staff report.

      iii. Copies of any comments submitted by town departments, town consultants, referral agencies, and/or the public.

   c. Following the conclusion of their review, the Planning Commission shall consider the application and any supporting materials, the staff report, public testimony, and the review criteria for a Concept Development Plan, and shall take one of the following actions:

      i. Recommend that the applicant proceed to the Preliminary Development Plan step of the PUD process. As part of their recommendation, the Planning Commission may include changes to the PUD to be addressed as part of the Preliminary Development Plan step.

      ii. Recommend that the applicant not proceed to the Preliminary Development Plan step of the PUD process and state the specific reason(s) why.

7. Step 7: Public Meeting with Town Council (Optional).
   a. Following the public meeting with the Planning Commission, the applicant may request that their application be reviewed by Town Council at a public meeting. The applicant, or their agent, must be present at the meeting.

   b. At least five (5) calendar days prior to the public meeting with the Town Council, the Planning Director shall make available the following materials to the Town Council, the applicant, and the public:

      i. The application and any supporting materials.

      ii. The staff report.

      iii. The Planning Commission's recommendation.

      iv. Copies of any comments submitted by town departments, town consultants, referral agencies, and/or the public.

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c. The purpose of this public meeting is to provide the applicant with an opportunity to present and discuss the concept for the proposed PUD with the Town Council. The Town Council may offer comments on the proposed PUD. No formal action by the Town Council is required.

F. Effect of Planning Commission Recommendation

A recommendation by the Planning Commission to proceed to the Preliminary Development Plan step shall constitute authorization for the applicant to prepare and submit an application for a Preliminary Development Plan.

G. Duration of Approval

1. A recommendation by the Planning Commission to proceed to the Preliminary Development Plan step shall expire and become null and void twelve (12) calendar months after the date of the recommendation unless a complete application for a Preliminary Development Plan has been submitted to the Town.

2. If a recommendation by the Planning Commission expires, the applicant will be required to do one of the following:

   a. Submit a new application for a Concept Development Plan that will be processed and reviewed in accordance with this Section.

   b. Submit a combined application for a Concept and Preliminary Development Plan that will be processed and reviewed in accordance with Section 16-5-150.

H. Extension of Approval

<Add language that addresses the extension of a recommendation by the Planning Commission>

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Section 16-5-150: PUD Preliminary Development Plan

A. Purpose

The purpose of this Section is to establish a process for reviewing a Preliminary Development Plan for a proposed PUD. The Preliminary Development Plan is the second step in the PUD process.

B. Application Submittal Requirements

An application for a Preliminary Development Plan shall include the following:

1. **Application.** A completed copy of the application form furnished by the Town. This form will, at minimum, require an applicant to submit the information listed in Subsection 16-5-##-#.

2. **Application Fee.** Payment for the applicable fee, as designated by the Town's schedule of fees, shall be made at the time of submittal of an application.

3. **Narrative.** A written document that includes the following:

    a. An explanation of any modifications made to the PUD, following the Concept Development Plan step, and the reasons for those changes.

    b. An explanation of how the PUD conforms to the Community Plan and the review criteria set forth in this Section.

    c. A detailed list of all proposed variations from the requirements of the Town's underlying zone district(s) and an explanation for why such variations are justified. A comparison between the proposed regulations and those of the underlying zone district(s) must be provided.

    d. A detailed list of all proposed variations from the Town's subdivision regulations and an explanation for why such variations are justified.

    e. A statement explaining present and proposed ownership and tenancy within the PUD, including the ownership or leasing of land, dwelling units and non-residential buildings.

    f. A description of any agreement proposed to preserve the common open space, park, and recreation areas within the PUD and an explanation of how such agreement will be implemented (e.g., by deed or other agreement).

    g. A description of the source(s) of funding proposed for the on-going maintenance of common open space, park, and recreation areas.

    h. A detailed explanation of the plans for providing fire protection, law enforcement, and emergency medical services.

    i. Economic data and supporting market analysis to justify any proposed commercial and industrial elements.

4. **Development Plan.** A plan, drawn to scale, showing the following information. This plan must contain sufficient detail to allow for an evaluation of land planning, building design, and other features of the PUD.

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a. Property boundaries including bearings and dimensions.

b. Existing land uses, zoning, and building locations for properties adjacent to the proposed PUD.

c. Location of each type of existing and proposed land use.

d. Location and dimensions of all existing and proposed lots or parcels.

e. Location and size of existing and proposed structures and buildings.

f. Location of existing and proposed streets, sidewalks, trails, and other access improvements. Information about traffic circulation patterns and proposed ownership of streets must also be provided.

g. Location and dimensions of existing and proposed easements and rights-of-way.

h. Proposed snow removal patterns and location of proposed snow storage areas.

i. Location of proposed common open space, park, and recreation areas.

j. A table with that includes the following data:

   i. Total area within the PUD.

   ii. Totals and breakdowns of the areas dedicated to each type of existing and proposed land use, including rights-of-way and common open space, park, and recreation areas.

   iii. Percentage of the gross PUD area to be dedicated to common open space, park, and recreation areas.

   iv. Number of proposed lots or parcels and the size and proposed use for each.

   v. Maximum density, provided as the maximum number of dwelling units per gross acre, proposed for residential uses in each area within the PUD.

   vi. Proposed number of dwelling unit types (studio, one bedroom, etc.) in each area within the PUD.

   vii. Proposed maximum square footage for non-residential uses in each area within the PUD.

   viii. Amount of parking to be provided for each land use.

k. Other required plans including, but not limited to, the following:

   i. Architectural plan prepared in accordance with Section 16-#-##.

   ii. Landscape plan prepared in accordance with Section 16-#-##.

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iii. Lighting plan prepared in accordance with Section 16-#-##.

iv. Parking plan prepared in accordance with Section 16-#-##.

v. Master Sign Program or other appropriate plan for signage in the PUD prepared in accordance with Section 16-#-##.

5. **Conceptual Building Elevations.** Conceptual elevations, renderings, or other architectural illustrations that depict the general appearance and scale of proposed buildings and their relation to the site's natural features and existing development on adjacent properties.

6. **PUD Guide.** A PUD Guide describing the allowed land uses, land uses subject to discretionary review (e.g., Conditional Uses), dimensional requirements, design standards, and other applicable requirements to guide development within the PUD.

7. **Impact Reports.** The following Impact Reports must be submitted:

   a. A School Impact Report that describes the impact of the PUD on the school district.

   b. A Fiscal Impact Report that describes the projected impact of the PUD on services provided by the Town and the Town's tax revenue based on historic Town tax levy. This report must include a schedule of projected tax revenues.

   c. An Environmental Impact Report(s), if required pursuant to Article ##.

8. **Engineering Plans and Reports.** The following documents, prepared by a qualified engineer licensed in the State of Colorado, must be submitted:

   a. Evidence of adequate water rights or evidence that the applicant can satisfy the Town's requirements for fee in lieu of water rights dedication for the PUD.

   b. Evidence of an adequate and legal water supply for the PUD.

   c. Plans for potable water, irrigation water, and sewer systems for the PUD.

   d. Will serve letters from the appropriate utility providers regarding the provision of telephone, electricity, gas, cable television, internet, and other utilities necessary to serve the PUD.

   e. If applicable, information about measures that will be implemented to mitigate potential impacts from natural hazards (steep slopes, floodplain areas, rockfall areas, erosive and/or unstable soils, avalanche areas, etc.).

   f. Grading and Drainage Plan that includes the following information:

      i. <Add language to clarify what, specifically, is required>

   g. Traffic Study that includes the following information:

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i. Impact of the PUD on existing traffic volumes and traffic patterns, including data for increases in average and peak daily traffic volumes.

ii. An evaluation of the existing street system's capacity and information about any improvements that will be required to handle the increased traffic from the PUD.

iii. Impact of the PUD on existing public transit services.

9. **Phasing Plan.** If development of a PUD is to occur in phases, a phasing plan must be provided. The phasing plan must demonstrate that the PUD can be completed within a reasonable time frame and include the following information:

   a. The approximate date when development, and subsequent phases or stages of development, will begin and be completed.

   b. The improvements to be included in each phase or stage of development.

   c. The financial guarantee(s) to be provided to ensure that improvements and amenities are constructed in accordance with the phasing plan.

10. **Governing Documents.** Any governing documents (covenants, conditions, and restrictions (CC&R's), design guidelines, housing deed restrictions, etc.) that address the following:

    a. The type and structure of the entity responsible for, and an acceptable program for, the on-going maintenance of elements in the PUD under common ownership (e.g., private open space areas, parks, recreation amenities, walkways, private streets, etc.).

    b. Design review based on any design guidelines established for the PUD.

11. **Additional Information.** Additional information required by this Code or that the Planning Director deems necessary for a proper and complete review of the application.

12. **Rezoning Application.**
    a. An application to change the zoning of the subject property or properties to a PUD must be submitted concurrently with an application for a Preliminary Development Plan. The Rezoning application must comply with the requirements set forth in Section 16-#-##.

    b. A Rezoning application will be processed and reviewed concurrently with a Preliminary Development Plan application. The Rezoning application will be processed and reviewed in accordance with Section 16-#-##.

C. Waiver of Application Submittal Requirements

1. At the discretion of the Planning Director, certain submittal requirements may be waived to tailor the requirements to the information that is necessary to review a specific application.

2. To authorize a waiver, the Planning Director must make a finding for the following:

a. The size, complexity, anticipated impacts, or other factors associated with the proposal support a waiver.

b. The waiver will not compromise a proper and complete review of the application.

c. The submittal requirement(s) to be waived is not necessary for describing the proposal or demonstrating compliance with the applicable review criteria.

3. If the Planning Director authorizes a waiver, they will:

a. Notify the applicant of their decision.

b. Include in their staff report a list of the submittal requirements waived and the findings made to justify the waiver.

D. Application Review Criteria

The Planning Commission may recommend approval of, and the Town Council may approve, a request for a Preliminary Development Plan upon a finding of the following criteria:

1. Development in the PUD will be consistent with the Community Plan and reflect the character of the Town.

2. The area around the development can be planned to be in substantial harmony with the PUD.

3. The PUD will not detrimentally affect adjacent and nearby neighborhoods.

4. The mass and scale of individual buildings and the overall density of the PUD are consistent in scale and character to avoid abrupt and/or severe differences with the surrounding area.

5. The PUD can be completed within a reasonable time frame, which shall be determined prior to final approval of the PUD.

6. The PUD provides for the appropriate treatment of the Eagle River corridor as a community recreational amenity and focal point.

7. The residents of the PUD will have easy access to recreational amenities.

8. Any proposed increase in density, above what is permitted in the underlying zone district(s), have been mitigated by increasing the land dedications in the PUD for open space, recreational amenities, or other public facilities and services.

9. Any proposed commercial or industrial development in the PUD can be justified.

10. Streets are, or will be, adequate to support anticipated traffic volumes from the PUD.

11. Development will not overload streets outside of the PUD.

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12. Utility and drainage facilities are adequate for the population densities and type of development proposed in the PUD.

13. A minimum of twenty-five percent (25%) of the gross land area in the PUD is reserved for common recreation and usable open space.

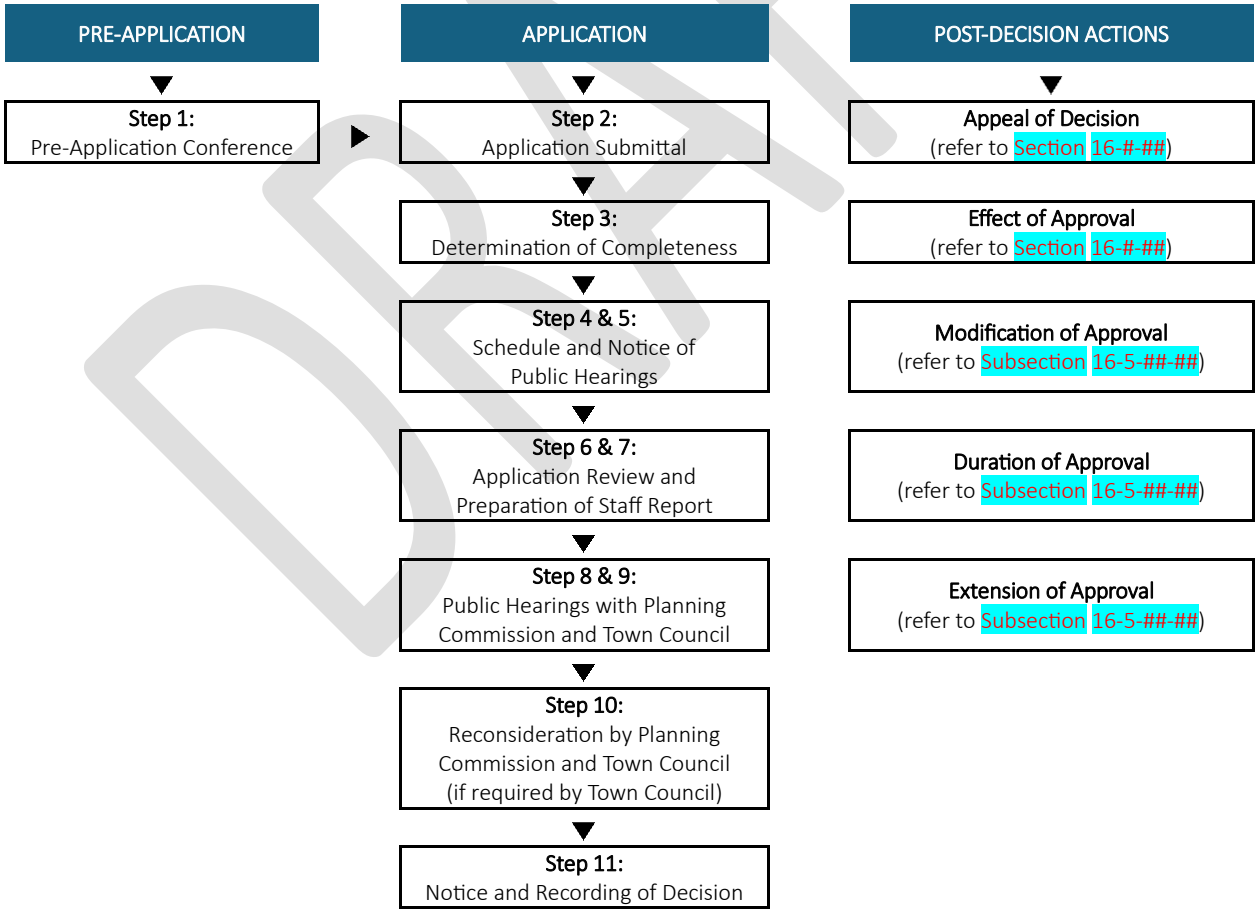
14. All common open space, park, and recreational areas are shown on the Preliminary Development Plan and will be constructed and fully improved according to the phasing plan for the PUD.

15. All privately-owned common open space, park, and recreation areas will continue to conform to their intended use, as specified on the Preliminary Development Plan. To ensure that all common open space, park, and recreation areas identified in the PUD are used as such, restrictions and/or covenants will be placed in each deed to ensure their maintenance and to prohibit the division of these areas.

E. Application Review Procedures

A request for a Preliminary Development Plan will be reviewed and decided upon in accordance with the following procedures.

Table ##: Overview of Preliminary Development Plan Review Procedures



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1. **Step 1: Pre-Application Conference.** A Pre-Application Conference is required prior to the submittal of an application for a Preliminary Development Plan. This requirement may be waived at the discretion of the Planning Director.

   The process for a Pre-Application Conference is as follows:

   a. *Schedule Pre-Application Conference.* The applicant must submit a written request for a Pre-Application Conference to the Planning Director. Within fourteen (14) calendar days of receiving such a request, the Planning Director will schedule the Pre-Application Conference and notify the applicant of the date, time, and location of the conference.

   b. *Materials for Pre-Application Conference.* If required by the Planning Director, the applicant will submit information that allows for an informal evaluation of the proposal. This information must be submitted at least five (5) business days prior to the Pre-Application Conference.

   c. *Attend Pre-Application Conference.* The applicant and the Planning Director will attend the Pre-Application Conference. The Planning Director may invite other town staff, town consultants, and/or county, state, or federal representatives to participate in the Pre-Application Conference if they deem it appropriate.

      The purpose of the Pre-Application Conference is to provide the applicant, Planning Director, and other attendees with an opportunity to review and discuss the following:

      i. The applicant's proposal.

      ii. The applicable provisions of this Code.

      iii. The application submittal requirements and review procedures.

      iv. The referral agencies likely to be involved with the review of the application.

      Depending on the magnitude or complexity of the applicant's proposal and/or the availability of other persons deemed necessary to attend, the Pre-Application Conference may be continued for a reasonable time at the request of the applicant or the Planning Director.

   d. *Pre-Application Conference Summary.* Within seven (7) calendar days of the conclusion of the Pre-Application Conference, the Planning Director shall prepare, and provide the applicant with, a written summary of the conference.

   e. *Effect of Pre-Application Conference*. Any information provided as part of a Pre-Application Conference shall not be binding on the Town or the applicant.

2. **Step 2: Submittal of Application.** The applicant for a Preliminary Development Plan shall submit a complete application to the Town. Prior to the application submittal, the Planning Director shall determine, and inform the applicant of, the format (electronic or hard copy) and number of copies of the application to be submitted.

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3. **Step 3: Determination of Completeness.** Within thirty (30) business days of the Town receiving an application, the Planning Director shall review the application and determine whether it is complete and includes sufficient information to be evaluated for general compliance with the requirements of this Code.

    a. *Application Deemed Complete.* If the Planning Director determines the application to be complete, they shall do the following:

        i. Certify the application as complete and record the date of the determination of completeness.

        ii. Schedule public hearings in accordance with Section 16-5-##.

        iii. Notify the applicant, in writing, of the determination of completeness; the date, time, and location for each of the public hearings; any changes that need to be made to the application prior to commencing the application referral process; and the number of complete applications to be submitted to the Town for the referral process.

    b. *Application Deemed Incomplete.* If the application is determined to be incomplete, the Planning Director shall notify the applicant, in writing, of the application's deficiencies and that no further action on the application will be taken until these deficiencies have been remedied.

        If an applicant fails to correct deficiencies in their application, the Planning Director may deem the application to be withdrawn in accordance with Subsection 16-5-##-#.

    c. *Extension of Timeframe for Determination of Completeness.* The Planning Director may extend the timeframe for a determination of completeness by up to fourteen (14) calendar days if one of the following conditions exist:

        i. The scope of the application warrants additional time for the Planning Director to review the application and make a determination of completeness.

        ii. The Planning Director's workload justifies the need for an extension of time to review the application and make a determination of completeness.

        If the Planning Director chooses to extend the time for the review and determination of completeness for an application, they will provide the applicant with written notice of their decision.

4. **Step 4: Schedule Public Hearings.** Upon a determination of completeness, the Planning Director shall schedule the application for public hearings before the Planning Commission and Town Council in accordance with the following requirements:

    a. The public hearings shall be scheduled for a regularly scheduled meeting or a special meeting of the Planning Commission and Town Council.

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b. The first public hearing before the Planning Commission shall be scheduled no later than sixty (60) calendar days after the date of determination of completeness.

c. A public hearing before the Town Council shall be scheduled within sixty (60) calendar days of the Planning Commission completing its review and making a recommendation to Town Council.

5. Step 5: Notice of Public Hearings. At least ten (10) calendar days prior to the date of the first public hearing with the Planning Commission, the applicant shall:

a. *Mail Notice.* Mail notice, by certified mail, to all property owners of record within one hundred (100) feet of the subject property or properties, in accordance with Section 16-5-##.

b. *Publish Notice.* Publish notice in a local newspaper, having general circulation within the Town, in accordance with Section 16-5-##.

c. *Post Notice.* Post notice on a sign on the subject property in accordance with Section 16-5-##.

d. *Mail Notice to Mineral Estate Owners (As Required).* If required by state statute, mail notice to mineral estate owners in accordance with Section 16-5-##.

6. Step 6: Review by Town Staff, Consultants, and Referral Agencies.
   a. Within five (5) business days of receiving the requested number of complete applications, the Planning Director shall circulate copies of the application package to the town departments, town consultants, and referral agencies that may be affected by the proposal.

   b. The comment period for the review by town departments, town consultants, and referral agencies shall be twenty (20) calendar days from the date that the application is circulated by the Planning Director. No extension of this comment period can be granted.

   c. Comments not received within this time frame will be considered a no comment.

7. Step 7: Staff Review and Report. Town staff shall review the application and prepare a staff report that addresses the following, as applicable:

a. Compliance with the standards of this Code.

b. Issues raised during the review of the application by town staff, town consultants, and/or referral agencies.

c. Recommended conditions to ensure compliance with applicable standards.

d. Additional information pertinent to the review of the application that must be submitted by the applicant.

8. Step 8: Public Hearing with Planning Commission.
   a. The Planning Commission will hold a public hearing, in accordance with Section 16-5-##, to review the application. The applicant, or their agent, must be present at the hearing.

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b. At least five (5) calendar days prior to the public hearing, the Planning Director shall make available the following materials to the Planning Commission, the applicant, and the public:

i. The application and any supporting materials.

ii. The staff report.

iii. Copies of any comments submitted by town departments, town consultants, referral agencies, and/or the public.

c. Following the close of the public hearing, the Planning Commission shall consider the application and any supporting materials, the staff report, public testimony, and the review criteria for a Preliminary Development Plan, and shall take one of the following actions:

i. Recommend that the Town Council approve the Preliminary Development Plan, subject to any changes that the Planning Commission deems necessary to ensure compliance with this Code and the Community Plan.

ii. Recommend that the Town Council deny the Preliminary Development Plan and state the specific reason(s) for denial.

9. Step 9: Public Hearing with Town Council.

a. Following the public hearing with the Planning Commission, the Town Council will hold a public hearing, in accordance with Section 16-5-##, to review the application. The applicant, or their agent, must be present at the hearing.

b. At least five (5) calendar days prior to the public hearing, the Planning Director shall make available the following materials to the Town Council, the applicant, and the public:

i. The application and any supporting materials.

ii. The staff report.

iii. The Planning Commission's recommendation.

iv. Copies of any comments submitted by town departments, town consultants, referral agencies, and/or the public.

c. Following the close of the public hearing, the Town Council shall consider the application and any supporting materials, the staff report, the recommendation of the Planning Commission, public testimony, and the review criteria for a Preliminary Development Plan, and shall take one of the following actions:

i. Approve the Preliminary Development Plan, subject to any changes that the Town Council deems necessary to ensure compliance with this Code and the Community Plan.

ii. Deny the Preliminary Development Plan and state the specific reason(s) for denial.

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iii. Refer the application back to the Planning Commission for reconsideration if the Town Council determines that there has been a substantial change in, or departure from, the request considered by the Planning Commission.

d. If the Town Council approves a Preliminary Development Plan, it shall enact an ordinance to such effect.

10. **Step 10: Reconsideration by Planning Commission and Town Council.** If the Town Council refers an application back to the Planning Commission the following actions shall be taken:

a. A public hearing with the Planning Commission will be scheduled no later than sixty (60) calendar days from the date of the Town Council's referral.

b. The applicant will provide notice for the public hearing with the Planning Commission in accordance with Step 5 (Subsection 16-5-##(#)(#)).

c. Town staff will review the current version of the request and prepare a revised staff report, as necessary, in accordance with Step 7 (Subsection 16-5-##(#)(#)).

d. The Planning Commission will hold a public hearing in accordance with Step 8 (Subsection 16-5-##(#)(#)). Materials for the public hearing with the Planning Commission will be made available in accordance with Step 8 (Subsection 16-5-##(#)(#)). The applicant, or their agent, must be present at the hearing.

e. After the close of the public hearing, the Planning Commission shall consider the application and any supporting materials, the staff report, public testimony, and the review criteria for a Preliminary Development Plan, and shall take one of the following actions:

i. Recommend approval of the Preliminary Development Plan to the Town Council, subject to any changes that the Town Council deems necessary to ensure compliance with this Code and the Community Plan.

ii. Recommend denial of the Preliminary Development Plan to the Town Council and state the specific reason(s) for denial.

f. Within sixty (60) calendar days of the conclusion of the public hearing with the Planning Commission, the Town Council will hold a public hearing in accordance with Step 9 (Subsection 16-5-##(#)(#)). Materials for the public hearing with the Town Council will be made available in accordance with Step 9 (Subsection 16-5-##(#)(#)). The applicant, or their agent, must be present at the hearing.

g. The applicant shall provide public notice for the public hearing with the Town Council in accordance with Step 5 (Subsection 16-5-##(#)(#)).

h. After the close of the public hearing, the Town Council shall consider the application and any supporting materials, the staff report, the recommendation of the Planning Commission,

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public testimony, and the review criteria for a Preliminary Development Plan, and shall take one of the following actions:

i. Approve the Preliminary Development Plan, subject to any changes that the Town Council deems necessary to ensure compliance with this Code and the Community Plan.

ii. Deny the Preliminary Development Plan and state the specific reason(s) for denial.

11. Step 11: Notice and Recording of Decision.
    a. Within ten (10) business days of a final action by Town Council, the following will occur:

        i. The Planning Director will send written notice of the decision to the applicant.

        ii. A copy of the decision will be made available to the applicant during normal business at Minturn Town Hall.

    b. If the Town Council approves a Preliminary Development Plan, the following will occur:

        i. Town Clerk will enter a copy of the ordinance approving the Preliminary Development Plan into the town's records.

        ii. Town staff will address the final steps required for a Rezoning pursuant to Subsection 16-5-##(#)(3).

F. Effect of Approval

1. Approval of a Preliminary Development Plan by the Town Council shall be considered as satisfying the Preliminary Plat requirements of the Town's subdivision regulations.

2. Approval of a Preliminary Development Plan also constitutes authorization for an applicant to prepare and submit an application for a Final Development Plan.

3. If a Preliminary Subdivision Plat is approved concurrently with the approval of a Preliminary Development Plan, the applicant is authorized to prepare and submit a Final Subdivision Plat, in accordance with Section ##.

4. Upon approval of a Preliminary Development Plan, the applicant has a vested right in the property, yet building permits cannot be written prior to the approval of the Final Development Plan.

G. Modification of Approval

<Add language to address modifications to an approved Preliminary Development Plan>

H. Duration of Approval

1. All single-phase Preliminary Development Plans for a PUD shall expire and become null and void one (1) year from the date of approval unless one of the following has occurred:

    a. A complete Final Development Plan application has been submitted to the Town.

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b. A request for an extension has been submitted and approved in accordance with Subsection 16-5-##-#.

2. All multi-phase Preliminary Development Plans for a PUD shall expire and become null and void three (3) years from the date of approval unless one of the following has occurred:

   a. A complete Final Development Plan application has been submitted to the Town.

   b. A request for an extension has been submitted and approved in accordance with Subsection 16-5-##-#.

3. The time frames set forth in this Subsection do not change with successive owners.

4. If the approval of a Preliminary Development Plan expires, the applicant will be required to submit a new application for a Preliminary Development Plan that will be processed and reviewed in accordance with this Section.

I. Extension of Approval

1. The applicant for an approved Preliminary Development Plan may submit a written request for an extension of their approval to the Town. Such a request must be received a minimum of thirty (30) calendar days prior to the expiration date of the approval. Any request received later than this will not be considered by the Town.

2. A request to extend the approval of a Preliminary Development Plan must demonstrate the following:

   a. Failure to proceed with the submittal of the Final Development Plan for the PUD was beyond the applicant's control.

   b. The Preliminary Development Plan for the PUD is not speculative in nature.

   c. The Preliminary Development Plan for the PUD remains in compliance with this Code and the Community Plan.

   d. There is reasonable likelihood that the PUD will be developed in the next two (2) years.

3. A request to extend the approval of a Preliminary Development Plan will be reviewed by the Planning Commission and granted by the Town Council after a public hearing. The Town Council may authorize one (1) extension of an approval for a period of up to two (2) years.

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Section 16-5-160: PUD Final Development Plan

A. Purpose

The purpose of this Section is to establish a process for reviewing a Final Development Plan for a proposed PUD. The Final Development Plan is the third and final step in the PUD process.

B. Application Submittal Requirements

An application for a Final Development Plan shall include the following:

1. **Application.** A completed copy of the application form furnished by the Town. This form will, at minimum, require an applicant to submit the information listed in Subsection 16-5-##-#.

2. **Application Fee.** Payment for the applicable fee, as designated by the Town's schedule of fees, shall be made at the time of submittal of an application.

3. **Narrative.** A written document that includes the following:

    a. An explanation of how the Final Development Plan is consistent with the approved Preliminary Development Plan and a description of any modifications made to the PUD, following the Preliminary Development Plan step, and the reasons for those changes.

    b. An explanation of how the PUD conforms to the Community Plan and the review criteria set forth in this Section.

4. **Final Development Plan.** A plan, drawn to scale, that includes the following information:

    a. All information required for a Preliminary Development Plan (refer to Subsection 16-5-##(#)).

    b. Responses to any conditions of approval of the Preliminary Development Plan.

    c. A final version of other required plans including, but not limited to, the following:

        i. Architectural plan.

        ii. Landscape plan.

        iii. Lighting plan.

        iv. Parking plan.

        v. Master Sign Program or other appropriate plan for signage in the PUD.

5. **Engineering Documents and Cost Estimates.**
    a. A final version of engineering documents, including final plans, details, and specifications, for all on- and off-site improvements required for the PUD. Such improvements include, but are not limited to, the following:

        i. Grading and drainage.

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ii. Stormwater infrastructure.

iii. Roads, sidewalks, trails, and other access improvements.

iv. Utilities (water, sewer, irrigation, telephone, electricity, gas, cable television, internet, etc.).

v. Parks, open space, and recreation areas and any associated amenities (playground equipment, shade structures, benches, light poles, etc.).

b. An engineer's estimate of probable costs for all on- and off-site improvements required for the PUD.

5. **Governing Documents.** A final version of any governing documents (covenants, conditions, and restrictions (CC&R's), design guidelines, housing deed restrictions, etc.) for the PUD.

6. **Items for PUD Agreement.** In accordance with Subsection 16-5##(#), the applicant and the Town Council must enter into an agreement (PUD Agreement) concurrently with the approval of a Final Development Plan for a PUD. The following items must be submitted by the applicant to be include as exhibits to the PUD Agreement.

a. Final Development Plan.

b. Final PUD Guide.

c. Final Plan for Common Open Space, Park, and Recreation Areas.

d. Other final documents for the PUD, as deemed necessary by the Town.

7. **Additional Information.** Additional information required by this Code or that the Planning Director deems necessary for a proper and complete review of the application.

C. Waiver of Application Submittal Requirements

1. At the discretion of the Planning Director, certain submittal requirements may be waived to tailor the requirements to the information that is necessary to review a specific application.

2. To authorize a waiver, the Planning Director must make a finding for the following:

a. The size, complexity, anticipated impacts, or other factors associated with the proposal support a waiver.

b. The waiver will not compromise a proper and complete review of the application.

c. The submittal requirement(s) to be waived is not necessary for describing the proposal or demonstrating compliance with the applicable review criteria.

3. If the Planning Director authorizes a waiver, they will:

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a. Notify the applicant of their decision.

b. Include in their staff report a list of the submittal requirements waived and the findings made to justify the waiver.

D. Application Review Criteria

The Town Council may approve, a request for a Final Development Plan upon a finding of the following criteria:

1. Development in the PUD will be consistent with the Community Plan and reflect the character of the Town.
2. The area around the development can be planned to be in substantial harmony with the PUD.
3. The PUD will not detrimentally affect adjacent and nearby neighborhoods.
4. The mass and scale of individual buildings and the overall density of the PUD are consistent in scale and character to avoid abrupt and/or severe differences with the surrounding area.
5. The PUD can be completed within a reasonable time frame, which shall be determined prior to final approval of the PUD.
6. The PUD provides for the appropriate treatment of the Eagle River corridor as a community recreational amenity and focal point.
7. The residents of the PUD will have easy access to recreational amenities.
8. Any proposed increase in density, above what is permitted in the underlying zone district(s), have been mitigated by increasing the land dedications in the PUD for open space, recreational amenities, or other public facilities and services.
9. Any proposed commercial or industrial development in the PUD can be justified.
10. Streets are, or will be, adequate to support anticipated traffic volumes from the PUD.
11. Development will not overload streets outside of the PUD.
12. Utility and drainage facilities are adequate for the population densities and type of development proposed in the PUD.
13. A minimum of twenty-five percent (25%) of the gross land area in the PUD is reserved for common recreation and usable open space.
14. All common open space, park, and recreational areas are shown on the Preliminary Development Plan and will be constructed and fully improved according to the phasing plan for the PUD.
15. All privately-owned common open space, park, and recreation areas will continue to conform to their intended use, as specified on the Preliminary Development Plan. To ensure that all common

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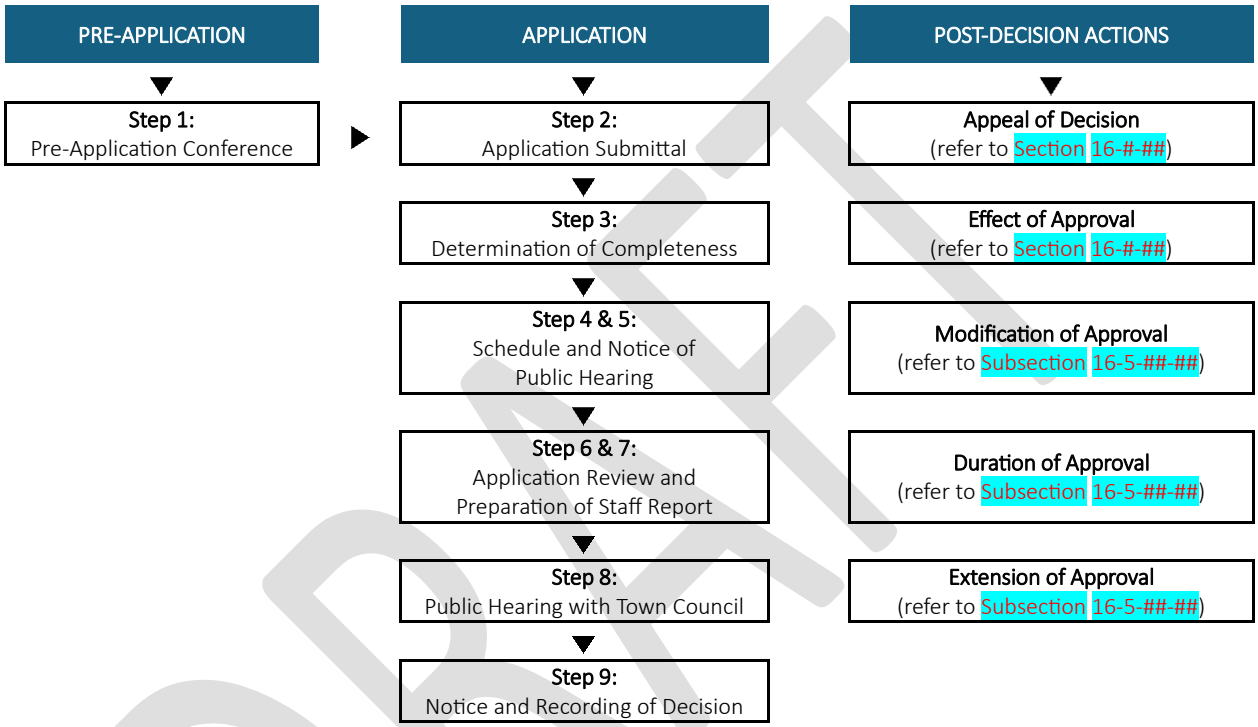
open space, park, and recreation areas identified in the PUD are used as such, restrictions and/or covenants will be placed in each deed to ensure their maintenance and to prohibit the division of these areas.

E. Application Review Procedures

A request for a Final Development Plan will be reviewed and decided upon in accordance with the following procedures.

Table ##: Overview of Final Development Plan Review Procedures



1. **Step 1: Pre-Application Conference.** A Pre-Application Conference is required prior to the submittal of an application for a Final Development Plan. This requirement may be waived at the discretion of the Planning Director.

   The process for a Pre-Application Conference is as follows:

   a. *Schedule Pre-Application Conference.* The applicant must submit a written request for a Pre-Application Conference to the Planning Director. Within fourteen (14) calendar days of receiving such a request, the Planning Director will schedule the Pre-Application Conference and notify the applicant of the date, time, and location of the conference.

   b. *Materials for Pre-Application Conference.* If required by the Planning Director, the applicant will submit information that allows for an informal evaluation of the proposal. This information must be submitted at least five (5) business days prior to the Pre-Application Conference.

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c. *Attend Pre-Application Conference.* The applicant and the Planning Director will attend the Pre-Application Conference. The Planning Director may invite other town staff, town consultants, and/or county, state, or federal representatives to participate in the Pre-Application Conference if they deem it appropriate.

The purpose of the Pre-Application Conference is to provide the applicant, Planning Director, and other attendees with an opportunity to review and discuss the following:

i. The applicant's proposal.

ii. The applicable provisions of this Code.

iii. The application submittal requirements and review procedures.

iv. The referral agencies likely to be involved with the review of the application.

Depending on the magnitude or complexity of the applicant's proposal and/or the availability of other persons deemed necessary to attend, the Pre-Application Conference may be continued for a reasonable time at the request of the applicant or the Planning Director.

d. *Pre-Application Conference Summary.* Within seven (7) calendar days of the conclusion of the Pre-Application Conference, the Planning Director shall prepare, and provide the applicant with, a written summary of the conference.

e. *Effect of Pre-Application Conference*. Any information provided as part of a Pre-Application Conference shall not be binding on the Town or the applicant.

2. Step 2: Submittal of Application. The applicant for a Final Development Plan shall submit a complete application to the Town. Prior to the application submittal, the Planning Director shall determine, and inform the applicant of, the format (electronic or hard copy) and number of copies of the application to be submitted.

3. Step 3: Determination of Completeness. Within thirty (30) business days of the Town receiving an application, the Planning Director shall review the application and determine whether it is complete and includes sufficient information to be evaluated for general compliance with the requirements of this Code.

a. *Application Deemed Complete.* If the Planning Director determines the application to be complete, they shall do the following:

i. Certify the application as complete and record the date of the determination of completeness.

ii. Schedule a public hearing with the Town Council in accordance with Section 16-5-##.

iii. Notify the applicant, in writing, of the determination of completeness; the date, time, and location for the public hearing with the Town Council; any changes that need to be made

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to the application prior to commencing the application referral process; and the number of complete applications to be submitted to the Town for the referral process.

b. *Application Deemed Incomplete.* If the application is determined to be incomplete, the Planning Director shall notify the applicant, in writing, of the application's deficiencies and that no further action on the application will be taken until these deficiencies have been remedied.

If an applicant fails to correct deficiencies in their application, the Planning Director may deem the application to be withdrawn in accordance with Subsection 16-5-##-#.

c. *Extension of Timeframe for Determination of Completeness.* The Planning Director may extend the timeframe for a determination of completeness by up to fourteen (14) calendar days if one of the following conditions exist:

i. The scope of the application warrants additional time for the Planning Director to review the application and make a determination of completeness.

ii. The Planning Director's workload justifies the need for an extension of time to review the application and make a determination of completeness.

If the Planning Director chooses to extend the time for the review and determination of completeness for an application, they will provide the applicant with written notice of their decision.

4. Step 4: Schedule Public Hearing. Upon a determination of completeness, the Planning Director shall schedule the application for a public hearing before the Town Council in accordance with the following requirements:

a. The public hearing shall be scheduled for a regularly scheduled meeting or a special meeting of the Town Council.

b. The first public hearing before the Town Council shall be scheduled no later than sixty (60) calendar days after the date of determination of completeness.

5. Step 5: Notice of Public Hearing. At least ten (10) calendar days prior to the date of the first public hearing with the Town Council, the applicant shall:

a. *Mail Notice.* Mail notice, by certified mail, to all property owners of record within one hundred (100) feet of the subject property or properties, in accordance with Section 16-5-##.

b. *Publish Notice.* Publish notice in a local newspaper, having general circulation within the Town, in accordance with Section 16-5-##.

c. *Post Notice.* Post notice on a sign on the subject property in accordance with Section 16-5-##.

d. *Mail Notice to Mineral Estate Owners (As Required).* If required by state statute, mail notice to mineral estate owners in accordance with Section 16-5-##.

6. Step 6: Review by Town Staff, Consultants, and Referral Agencies.
   a. Within five (5) business days of receiving the requested number of complete applications, the Planning Director shall circulate copies of the application package to the town departments, town consultants, and referral agencies that may be affected by the proposal.

   b. The comment period for the review by town departments, town consultants, and referral agencies shall be twenty (20) calendar days from the date that the application is circulated by the Planning Director. No extension of this comment period can be granted.

   c. Comments not received within this time frame will be considered a no comment.

7. **Step 7: Staff Review and Report.** Town staff shall review the application and prepare a staff report that addresses the following, as applicable:

   a. Compliance with the standards of this Code.

   b. Issues raised during the review of the application by town staff, town consultants, and/or referral agencies.

   c. Recommended conditions to ensure compliance with applicable standards.

   d. Additional information pertinent to the review of the application that must be submitted by the applicant.

8. Step 8: Public Hearing with Town Council.
   a. The Town Council will hold a public hearing, in accordance with Section 16-5-##, to review the application. The applicant, or their agent, must be present at the hearing.

   b. At least five (5) calendar days prior to the public hearing, the Planning Director shall make available the following materials to the Planning Commission, the applicant, and the public:

      i. The application and any supporting materials.

      ii. The staff report.

      iii. Copies of any comments submitted by town departments, town consultants, referral agencies, and/or the public.

   c. Following the close of the public hearing, the Town Council shall consider the application and any supporting materials, the staff report, public testimony, and the review criteria for a Final Development Plan, and shall take one of the following actions:

      i. Approve the Final Development Plan, subject to any changes that the Planning Commission deems necessary to ensure compliance with this Code and the Community Plan.

      ii. Deny the Final Development Plan and state the specific reason(s) for denial.

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d. If Town Council approves a Final Development Plan, it shall enact an ordinance to such effect.

9. Step 9: Notice and Recording of Decision.
   a. Within ten (10) business days of a final action by Town Council, the following will occur:

      i. The Planning Director will send written notice of the decision to the applicant.

      ii. A copy of the decision will be made available to the applicant during normal business at Minturn Town Hall.

   b. If Town Council approves a Final Development Plan, the following will occur:

      i. The Town Clerk will enter a copy of the ordinance approving the Final Development Plan into the town's records.

      ii. Within one hundred and eighty (180) calendar days of the date of the Town Council's approval, Town staff will record a copy of the Final Development Plan, PUD Guide, and PUD Agreement in the office of the Eagle County Clerk and Recorder. It is the applicant's responsibility to prepare and provide the Town with the final version of the Final Development Plan and PUD Guide so that these documents can be recorded within this time frame.

F. Effect of Approval

1. Approval of a Final Development Plan shall be considered as satisfying the Final Development Plan requirements of the Town's PUD regulations ~~and subdivision regulations~~.

2. An approved Final Development Plan, PUD Guide, and PUD Agreement shall be binding upon all land in a PUD and shall constitute the development regulations for such land. Development in a PUD shall be limited to the uses, density, configuration, and all other elements and conditions set forth on the approved Final Development Plan, PUD Guide, and PUD Agreement.

3. Any permits (grading, building, etc.) for development in a PUD shall be issued on the basis of the approved Final Development Plan, PUD Guide, and PUD Agreement, as applicable.

G. Modification of Approval

1. A minor change(s) to an approved Final Development Plan (Minor PUD Amendment) is subject to the requirements and procedures set forth in this Section 16-#-##.

2. A major change(s) to an approved Final Development Plan (Major PUD Amendment) is subject to the requirements and procedures set forth in this Section 16-#-##.

H. Duration of Approval

1. All Final Development Plans for a PUD shall expire and become null and void one (1) year from the date of approval unless one of the following has occurred:

   a. A building permit(s) for development in the PUD has been issued by the Town.

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b. A request for an extension has been submitted and approved in accordance with Subsection 16-5-##-#.

2. If the approval of a Final Development Plan is not extended before it is set to expire, the Town Council will hold a public hearing to determine whether to extinguish the Preliminary Development Plan for the PUD. At the public hearing the Town Council shall do the following:

   a. Consider the requirements of Section 24-67-106, C.R.S., prior to ordering any PUD Development Plan extinguished.

   b. Make any finding required by law prior to extinguishing a PUD Development Plan.

   c. If Town Council finds that extinguishment of a PUD Development Plan is contrary to law, such Development Plan shall not be extinguished.

3. If the Town Council extinguishes a Final Development Plan for a PUD, the PUD will be deemed terminated and the Town Council will direct the Planning Director to amend the Town's Official Zoning Map to the reflect the zone district of the subject property or properties in effect prior to the approval of the PUD.

I. Extension of Approval

1. The applicant for an approved Final Development Plan may submit a written request for an extension of their approval to the Town. Such a request must be received a minimum of thirty (30) calendar days prior to the expiration date of the approval. Any request received later than this will not be considered by the Town.

2. A request to extend the approval of a Final Development Plan must demonstrate the following:

   a. Failure to proceed with the submittal of the Final Development Plan for the PUD was beyond the applicant's control.

   b. The Preliminary Development Plan for the PUD is not speculative in nature.

   c. The Preliminary Development Plan for the PUD remains in compliance with this Code and the Community Plan.

   d. There is reasonable likelihood that the PUD will be developed in the next two (2) years.

3. A request to extend the approval of a Final Development Plan will be reviewed by the Planning Commission and granted by the Town Council after a public hearing. The Town Council may authorize one (1) extension of an approval for a period of up to two (2) years.

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Section 16-5-170: Minor PUD Amendment

A. Applicability

1. All Minor Amendments to an approved PUD must comply with the requirements and procedures set forth in this Section, unless a different amendment process has been specifically authorized as part of the approval of the PUD by Town Council.

2. Minor Amendments to an approved PUD are limited to the following:

   a. Changes that are necessary to address technical or engineering considerations discovered during the development of the PUD that could not have been reasonably anticipated during the initial approval process.

   b. Changes in the location, sighting, and/or bulk of structures and the height or character of buildings if required by circumstances not foreseen at the time of Preliminary or Final Development Plan approval.

3. Any amendments, which are not a Minor Amendment, shall be considered a Major Amendment and will be reviewed in accordance with Section 16-5-##.

4. The Planning Director is responsible for determining if an amendment to an approved PUD constitutes a Minor or Major Amendment.

B. Purpose

The purpose of this Section is to establish an efficient administrative process for reviewing minor changes to an approved PUD.

C. Application Submittal Requirements

An application for a Minor Amendment shall include the following:

1. **Application.** A completed copy of the application form furnished by the Town.

2. **Application Fee.** Payment for the applicable fee, as designated by the Town's schedule of fees, shall be made at the time of submittal of an application.

3. **Narrative.** A written statement that provides an explanation of the following:

   a. The amendment(s) being requested.

   b. How the proposed amendment(s) complies with the applicable requirements of this Code and the review criteria set forth in this Section.

4. **Redlined PUD Document.** A redlined version of the PUD document to be amended. The redlined document must show all proposed amendments.

5. **Additional Information.** Any other information deemed necessary by the Planning Director to ensure a complete and proper review of the request.

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D. Waiver of Application Submittal Requirements

1. At the discretion of the Planning Director, certain submittal requirements may be waived to tailor the requirements to the information that is necessary to review a specific application.

2. To authorize a waiver, the Planning Director must make a finding for the following:

   a. The size, complexity, anticipated impacts, or other factors associated with the proposal support a waiver.

   b. The waiver will not compromise a proper and complete review of the application.

   c. The submittal requirement(s) to be waived is not necessary for describing the proposal or demonstrating compliance with the applicable review criteria.

3. If the Planning Director authorizes a waiver, they will notify the applicant of their decision.

E. Application Review Criteria

The Planning Director will evaluate a Minor Amendment based on the following criteria:

1. The proposed amendment(s) is consistent with the efficient development and preservation of the entire PUD.

2. The amendment does not affect, in a substantially adverse manner, the enjoyment of land abutting upon or across a street from the PUD.

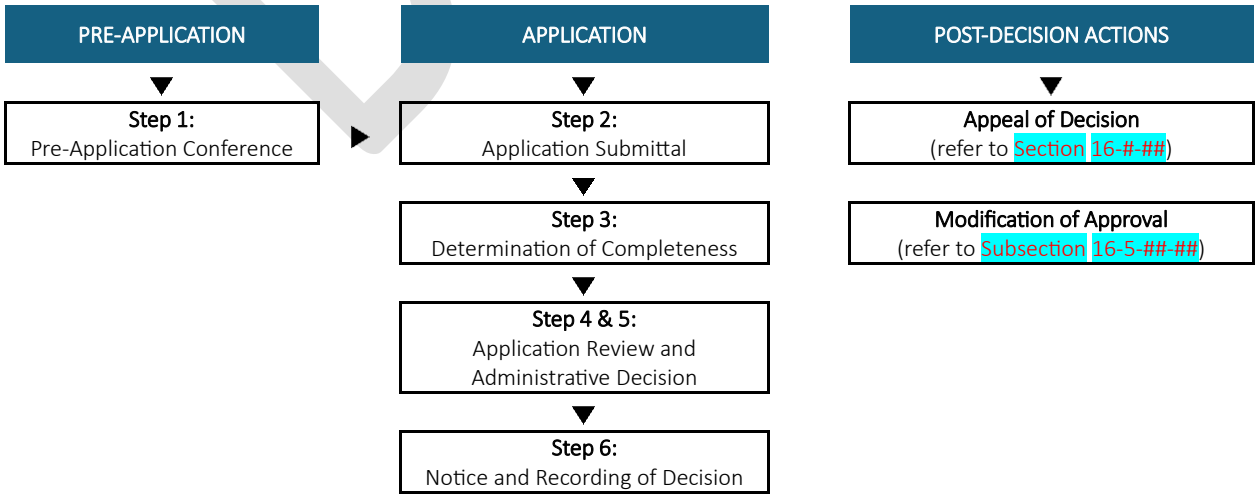
3. The proposed amendment(s) protects the public interest.

4. The proposed amendment(s) will not solely confer a special benefit upon any person.

F. Application Review Procedures

A request for a Minor Amendment will be reviewed and decided upon in accordance with the following procedures.

Table ##: Overview of Minor Amendment Review Procedures



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1. **Step 1: Pre-Application Conference.** A Pre-Application Conference is required prior to the submittal of an application for a Minor Amendment. This requirement may be waived at the discretion of the Planning Director.

   The process for a Pre-Application Conference is as follows:

   a. *Schedule Pre-Application Conference.* The applicant must submit a written request for a Pre-Application Conference to the Planning Director. Within fourteen (14) calendar days of receiving such a request, the Planning Director will schedule the Pre-Application Conference and notify the applicant of the date, time, and location of the conference.

   b. *Materials for Pre-Application Conference.* If required by the Planning Director, the applicant will submit information that allows for an informal evaluation of the proposal. This information must be submitted at least five (5) business days prior to the Pre-Application Conference.

   c. *Attend Pre-Application Conference.* The applicant and the Planning Director will attend the Pre-Application Conference. The Planning Director may invite other town staff, town consultants, and/or county, state, or federal representatives to participate in the Pre-Application Conference if they deem it appropriate.

      The purpose of the Pre-Application Conference is to provide the applicant, Planning Director, and other attendees with an opportunity to review and discuss the following:

      i. The applicant's proposal.

      ii. The applicable provisions of this Code.

      iii. The application submittal requirements and review procedures.

      iv. The referral agencies likely to be involved with the review of the application.

      Depending on the magnitude or complexity of the applicant's proposal and/or the availability of other persons deemed necessary to attend, the Pre-Application Conference may be continued for a reasonable time at the request of the applicant or the Planning Director.

   d. *Pre-Application Conference Summary.* Within seven (7) calendar days of the conclusion of the Pre-Application Conference, the Planning Director shall prepare, and provide the applicant with, a written summary of the conference.

   e. *Effect of Pre-Application Conference*. Any information provided as part of a Pre-Application Conference shall not be binding on the town or the applicant.

2. **Step 2: Submittal of Application.** The applicant for a Minor Amendment shall submit a complete application to the Town. Prior to the application submittal, the Planning Director shall determine, and inform the applicant of, the format (electronic or hard copy) and number of copies of the application to be submitted.

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3. **Step 3: Determination of Completeness.** Within thirty (30) business days of the Town receiving an application, the Planning Director shall review the application and determine whether it is complete and includes sufficient information to be evaluated for general compliance with the requirements of this Code.

   a. *Application Deemed Complete.* If the Planning Director determines the application to be complete, they shall do the following:

      i. Certify the application as complete and record the date of the determination of completeness.

      ii. Notify the applicant, in writing, of the determination of completeness; any changes that need to be made to the application prior to commencing the application referral process; and the number of complete applications to be submitted to the Town for the referral process.

   b. *Application Deemed Incomplete.* If the application is determined to be incomplete, the Planning Director shall notify the applicant, in writing, of the application's deficiencies and that no further action on the application will be taken until these deficiencies have been remedied.

      If an applicant fails to correct deficiencies in their application, the Planning Director may deem the application to be withdrawn in accordance with Subsection 16-5-##-#.

   c. *Extension of Timeframe for Determination of Completeness.* The Planning Director may extend the timeframe for a determination of completeness by up to fourteen (14) calendar days if one of the following conditions exist:

      i. The scope of the application warrants additional time for the Planning Director to review the application and make a determination of completeness.

      ii. The Planning Director's workload justifies the need for an extension of time to review the application and make a determination of completeness.

      If the Planning Director chooses to extend the time for the review and determination of completeness for an application, they will provide the applicant with written notice of their decision.

4. **Step 4: Review by Town Staff, Consultants, and Referral Agencies.**
   a. Within five (5) business days of receiving the requested number of complete applications, the Planning Director shall circulate copies of the application package to the town departments, town consultants, and referral agencies that may be affected by the proposal.

   b. The comment period for the review by town departments, town consultants, and referral agencies shall be twenty (20) calendar days from the date that the application is circulated by the Planning Director. No extension of this comment period can be granted.

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c. Comments not received within this time frame will be considered a no comment.

5. Step 5: Administrative Decision. The Planning Director shall review the application to determine if the proposal satisfies the applicable review criteria and standards identified in this Code. Upon the conclusion of their review, the Planning Director shall take one of the following actions:

   a. Approve the Minor Amendment, subject to any conditions that the Planning Director deems necessary to ensure compliance with this Code and the Community Plan

   b. Deny the Minor Amendment and state the specific reason(s) for denial.

6. Step 6: Notice and Recording of Decision.
   a. Within ten (10) business days of a final action by the Planning Director, the following will occur:

      i. The Planning Director will send written notice of the decision to the applicant.

      ii. A copy of the decision will be made available to the applicant during normal business at Minturn Town Hall.

b. If a Minor Amendment is approved, within ninety (90) calendar days of the Planning Director's decision, a copy of the amended PUD document will be entered into the town's records and recorded in the office of the Eagle County Clerk and Recorder.

G. Modification of Approval

Any modification to an approved Minor Amendment shall require the submittal of a new application that is processed and reviewed in accordance with the procedures and standards set forth in this Section.

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Section 16-5-180: Major PUD Amendment

A. Applicability

1. All Major Amendments to an approved PUD must comply with the requirements and procedures set forth in this Section, unless a different amendment process has been specifically authorized as part of the approval of the PUD by Town Council.

2. Major Amendments are any amendments to an approved PUD that are not considered Minor Amendments in accordance with Section 16-5-##. Major Amendments include, but are not limited to, the following:

   a. Changes to a land use(s) established by the PUD.

   b. Major rearrangement of lots into areas of the PUD not previously containing development.

   c. Increases in the intensity or density of development established by the PUD.

   d. Changes to the phasing plan for the PUD.

   e. Decreases in the area or provisions for common open space, parks, and recreation.

   f. Significant changes to the treatment of environmentally sensitive areas that exist with the PUD.

   g. Significant changes to the architectural concept(s) of the PUD.

   h. Significant changes to the layout of infrastructure for the PUD.

3. The Planning Director is responsible for determining if an amendment to an approved PUD constitutes a Minor or Major Amendment.

4. Any owner of record of property within a PUD may submit an application for a Major Amendment, subject to any homeowner association rules and regulations.

B. Purpose

The purpose of this Section is to establish a process for reviewing major changes to an approved PUD.

C. Application Submittal Requirements

1. An application for a Major Amendment shall include the submittal items for a Preliminary Development Plan set forth in Section 16-5-##.

2. The information provided as part of an application for a Major Amendment must also include an original and redlined version of the approved document (Development Plan, PUD Guide, PUD Agreement, etc.) to be modified. The redlined version of the approved document must identify all the proposed changes.

D. Waiver of Application Submittal Requirements

1. At the discretion of the Planning Director, certain submittal requirements may be waived to tailor the requirements to the information that is necessary to review a specific application.

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2. To authorize a waiver, the Planning Director must make a finding for the following:

    a. The size, complexity, anticipated impacts, or other factors associated with the proposal support a waiver.

    b. The waiver will not compromise a proper and complete review of the application.

    c. The submittal requirement(s) to be waived is not necessary for describing the proposal or demonstrating compliance with the applicable review criteria.

3. If the Planning Director authorizes a waiver, they will:

    a. Notify the applicant of their decision.

    b. Include in their staff report a list of the submittal requirements waived and the findings made to justify the waiver.

E. Application Review Criteria

The Planning Commission may recommend approval of, and the Town Council may approve, a request for a Major Amendment upon a finding of the following criteria:

1. The proposed amendment(s) is consistent with the efficient development and preservation of the entire PUD.

2. The amendment does not affect, in a substantially adverse manner, the enjoyment of land abutting upon or across a street from the PUD.

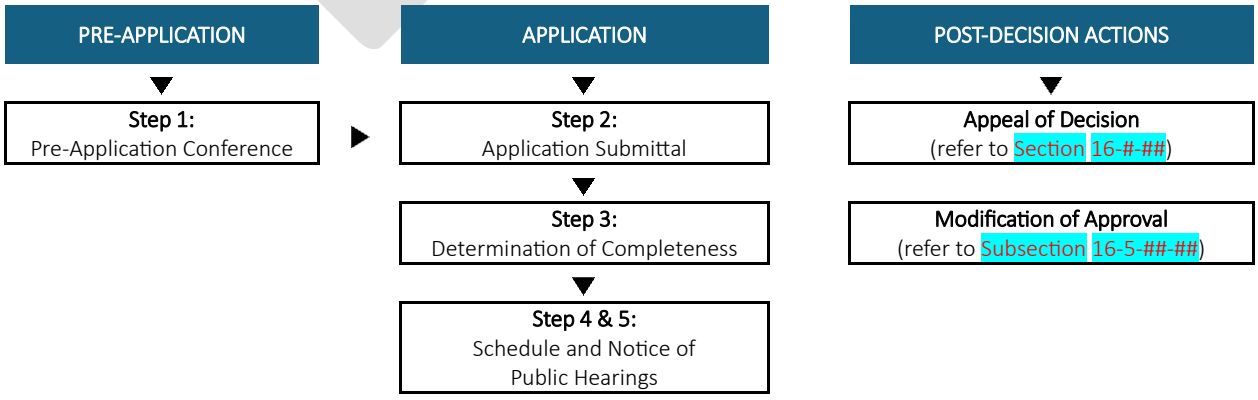
3. The proposed amendment(s) protects the public interest.

4. The proposed amendment(s) will not solely confer a special benefit upon any person.

F. Application Review Procedures

Unless otherwise stated in this Section, a request for a Major Amendment will be reviewed and decided upon in accordance with the procedures for a Preliminary Development Plan set forth in Section 16-5-##.

Table ##: Overview of Major Amendment Review Procedures



1. Step 11: Notice and Recording of Decision.
   a. Within ten (10) business days of a final action by the Town Council, the following will occur:
      i. The Planning Director will send written notice of the decision to the applicant.
      ii. A copy of the decision will be made available to the applicant during normal business at Minturn Town Hall.
   b. If a Major Amendment is approved by the Town Council, the following will occur:
      i. The Town Clerk will enter a copy of the ordinance approving the Major Amendment into the town's records.
      ii. Within ninety (90) calendar days of the Town Council's decision, the amended PUD document will be recorded in the office of the Eagle County Clerk and Recorder.

G. Modification of Approval

Any modification to an approved Major Amendment requires the submittal of a new application that is processed and reviewed in accordance with the procedures and standards set forth in this Section.

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Section 16-5-190: Sign Permit

A. Applicability

A Sign Permit is required for the installation or alteration of any sign within the Town, unless specifically exempted in accordance with Section 16-#-##.

B. Purpose

The purpose of this Section is to provide an efficient administrative review process for Sign Permits.

C. Application Submittal Requirements

An application for a Sign Permit shall include the following:

1. **Application.** A completed copy of the application form furnished by the Town. This form will, at minimum, require an applicant to submit the information listed in Subsection 16-5-##-#.

2. **Application Fee.** Payment for the applicable fee, as designated by the Town's schedule of fees, shall be made at the time of submittal of an application.

3. **Sign Drawing.** A fully dimensioned drawing or photo simulation of the proposed sign, as it will appear when installed. The following information, if applicable, must be provided:

    a. Height and clearance of the sign.

    b. For a projecting sign, the distance it projects from the face of the supporting wall.

4. **Sign Detail.** A scaled detail that includes the dimensions, area, shape, design, colors, materials, lighting, and letter styles of the proposed sign.

5. **Structural and Electrical Details.** If applicable, a drawing(s) showing the details of structural and/or electrical components of the sign to demonstrate compliance with the International Building Code (IBC) and National Electric Code (NEC).

6. **Site Plan.** For a freestanding or projecting sign, a site plan, drawn to scale, showing the following information for the subject property:

    a. Location and dimensions of the property's boundaries.

    b. Minimum required front, side, rear, and live stream setback lines.

    c. Footprints for existing and proposed buildings and structures.

    d. Location and dimensions of existing easements.

    e. Streets, alleys, driveways, sidewalks, paths, and other similar improvements on, or abutting, the property.

    f. If applicable, clear vision areas pursuant to Section 16-#-##.

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g. Location of the proposed sign and the dimensions between the sign and all property boundaries.

7. **Additional Information.** Additional information required by this Code, requested by the Planning Director to properly evaluate the application, or submitted by the applicant that is pertinent to the application.

D. Waiver of Application Submittal Requirements

1. At the discretion of the Planning Director, certain submittal requirements may be waived to tailor the requirements to the information that is necessary to review a specific application.

2. To authorize a waiver, the Planning Director must make a finding of the following:

   a. The size, complexity, anticipated impacts, or other factors associated with the proposal support a waiver.

   b. The waiver will not compromise a proper and complete review of the application.

   c. The submittal requirement(s) to be waived is not necessary for describing the proposal or demonstrating compliance with the applicable review criteria.

3. If the Planning Director authorizes a waiver, they will notify the applicant of their decision.

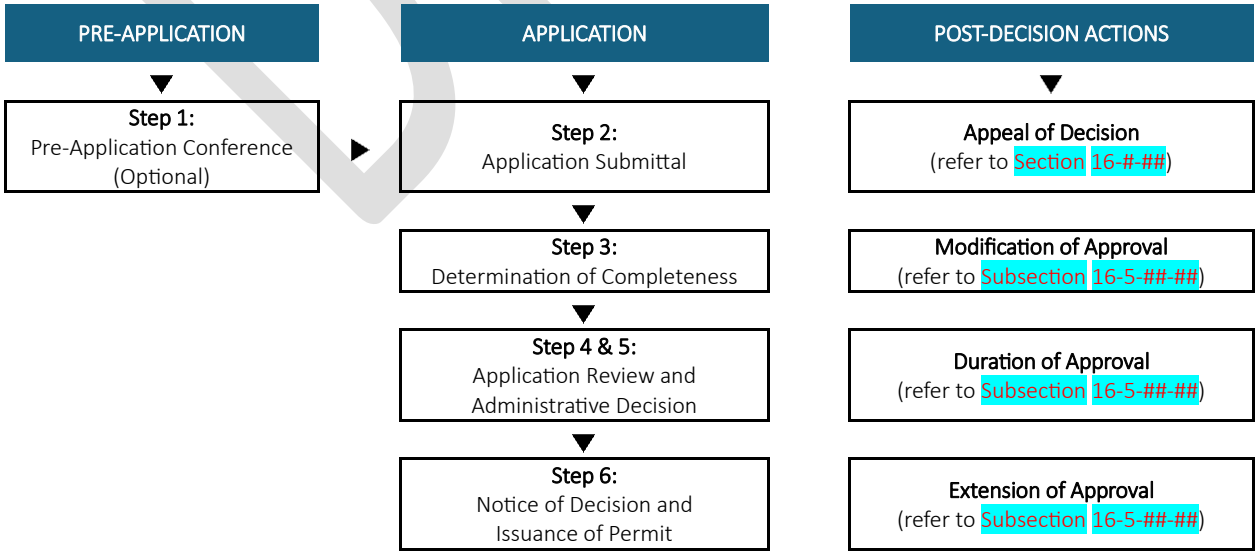
E. Application Review Criteria

The Planning Director may grant approval of a Sign Permit upon a finding that the proposed sign complies with the applicable requirements of this Code, specifically Section 16-##-##.

F. Application Review Procedures

A request for a Sign Permit will be reviewed and decided upon in accordance with the following procedures.

Table ##: Overview of Sign Permit Review Procedures



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1. **Step 1: Pre-Application Conference (Optional).** A Pre-Application Conference may be requested by the applicant or Town staff prior to the submittal of an application for a Sign Permit. A Pre-Application Conference for a Sign Permit is optional and not required.

   The process for a Pre-Application Conference is as follows:

   a. *Schedule Pre-Application Conference.* The applicant must submit a written request for a Pre-Application Conference to the Planning Director. Within fourteen (14) calendar days of receiving such a request, the Planning Director will schedule the Pre-Application Conference and notify the applicant of the date, time, and location of the conference.

   b. *Materials for Pre-Application Conference.* If required by the Planning Director, the applicant will submit information that allows for an informal evaluation of the proposal. This information must be submitted at least five (5) business days prior to the Pre-Application Conference.

   c. *Attend Pre-Application Conference.* The applicant and the Planning Director will attend the Pre-Application Conference. The Planning Director may invite other town staff, town consultants, and/or county, state, or federal representatives to participate in the Pre-Application Conference if they deem it appropriate.

      The purpose of the Pre-Application Conference is to provide the applicant, Planning Director, and other attendees with an opportunity to review and discuss the following:

      i. The applicant's proposal.

      ii. The applicable provisions of this Code.

      iii. The application submittal requirements and review procedures.

      iv. The referral agencies likely to be involved with the review of the application.

      Depending on the magnitude or complexity of the applicant's proposal and/or the availability of other persons deemed necessary to attend, the Pre-Application Conference may be continued for a reasonable time at the request of the applicant or the Planning Director.

   d. *Pre-Application Conference Summary.* Within seven (7) calendar days of the conclusion of the Pre-Application Conference, the Planning Director shall prepare, and provide the applicant with, a written summary of the conference.

   e. *Effect of Pre-Application Conference*. Any information provided as part of a Pre-Application Conference shall not be binding on the Town or the applicant.

2. **Step 2: Submittal of Application.** The applicant for a Sign Permit shall submit a complete application to the Town. Prior to the application submittal, the Planning Director shall determine, and inform the applicant of, the format (electronic or hard copy) and number of copies of the application to be submitted.

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3. **Step 3: Determination of Completeness.** Within thirty (30) business days of the Town receiving an application, the Planning Director shall review the application and determine whether it is complete and includes sufficient information to be evaluated for general compliance with the requirements of this Code.

   a. *Application Deemed Complete.* If the Planning Director determines the application to be complete, they shall do the following:

      i. Certify the application as complete and record the date of the determination of completeness.

      ii. Notify the applicant, in writing, of the determination of completeness; any changes that need to be made to the application prior to commencing the application referral process; and the number of complete applications to be submitted to the Town for the referral process.

   b. *Application Deemed Incomplete.* If the application is determined to be incomplete, the Planning Director shall notify the applicant, in writing, of the application's deficiencies and that no further action on the application will be taken until these deficiencies have been remedied.

      If an applicant fails to correct deficiencies in their application, the Planning Director may deem the application to be withdrawn in accordance with Subsection 16-5-##-#.

   c. *Extension of Timeframe for Determination of Completeness.* The Planning Director may extend the timeframe for a determination of completeness by up to fourteen (14) calendar days if one of the following conditions exist:

      i. The scope of the application warrants additional time for the Planning Director to review the application and make a determination of completeness.

      ii. The Planning Director's workload justifies the need for an extension of time to review the application and make a determination of completeness.

      If the Planning Director chooses to extend the time for the review and determination of completeness for an application, they will provide the applicant with written notice of their decision.

4. **Step 4: Review by Town Staff, Consultants, and Referral Agencies.**
   a. Within five (5) business days of receiving the requested number of complete applications, the Planning Director shall circulate copies of the application package to the town departments, town consultants, and referral agencies that may be affected by the proposal.

   b. The comment period for the review by town departments, town consultants, and referral agencies shall be twenty (20) calendar days from the date that the application is circulated by the Planning Director. No extension of this comment period can be granted.

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c. Comments not received within this time frame will be considered a no comment.

5. **Step 5: Administrative Decision.** The Planning Director shall review the application to determine if the proposal satisfies the applicable review criteria and standards identified in this Code. Upon the conclusion of their review, the Planning Director shall take one of the following actions:

   a. Approve the Sign Permit, subject to any conditions that the Planning Director deems necessary to ensure compliance with this Code and the Community Plan

   b. Deny the Sign Permit and state the specific reason(s) for denial.

6. **Step 6: Notice and Issuance of Permit.** Within ten (10) business days of a final action by the Planning Director, the following will occur:

   a. The Planning Director will send written notice of the decision to the applicant.

   b. A copy of the decision will be made available to the applicant during normal business at Minturn Town Hall.

   c. If a Sign Permit is approved, the Planning Director will issue, to the applicant, a permit that states the following:

      i. Duration of the permit.

      ii. Any conditions of approval.

      iii. Information about any inspections that are required for the sign. Such inspections may include, but are not limited to, an: inspection of sign placement; a footing inspection; and/or an inspection of electrical and/or structural components.

      iv. Information about the applicant's responsibilities to maintain the sign pursuant to Subsection 16-5-##-#.

      v. Information about the Town's authority to order the maintenance, repair, or removal of a sign pursuant to Subsection 16-5-##-#.

      vi. Any other information that the Planning Director deems necessary to include as part of the permit.

G. Modification of Approval

An approved Sign Permit may be modified in accordance with the procedures and standards set forth in this Section.

H. Duration of Approval

1. All Sign Permits shall expire and become null and void ninety (90) calendar days after the date of issuance unless one of the following has occurred:

   a. The sign has been installed or modified in accordance with the approved Sign Permit.

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b. A request for an extension has been submitted and approved in accordance with Subsection 16-5-##-#.

2. If a Sign Permit expires, the applicant will be required to obtain a new permit before the sign can be installed or altered.

I. Extension of Approval

1. The holder of a Sign Permit may submit a written request for an extension of their permit to the Planning Director. Such a request must be received at least ten (10) business days prior to the expiration date of the Sign Permit. Any request received later than this will not be considered by the Town.

2. Upon a showing of good cause by the permit holder, the Planning Director may authorize an extension of an approved Sign Permit for a period of up to ninety (90) calendar days.

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Section 16-5-200: Master Sign Program

A. Applicability

1. All multi-tenant buildings and developments with more than one (1) building shall have a Master Sign Program for all signs on the subject property.

2. All signs identified in a Master Sign Program must comply with the applicable requirements of Section 16-#-##.

3. A Master Sign Program must be approved before any Sign Permits can be issued for the subject property.

4. Once a Master Sign Program has been approved, all signs must comply with the approved program.

B. Purpose

The purpose of this Section is to provide an efficient administrative review process for a comprehensive plan for signs (i.e., a Master Sign Program) for a multi-tenant building or a development with more than one (1) building.

C. Application Submittal Requirements

An application for a Master Sign Program shall include the following:

1. **Application.** A completed copy of the application form furnished by the Town. This form will, at minimum, require an applicant to submit the information listed in Subsection 16-5-##-#.

2. **Application Fee.** Payment for the applicable fee, as designated by the Town's schedule of fees, shall be made at the time of submittal of an application.

3. **Sign Program.** A written document that includes the following:

   a. A list of the types of signs to be allowed on the subject property that includes the following information:

      i. The location, materials, colors, lighting, and maximum area (in square feet) for each sign.

      ii. The signs that will be shared among the tenants or buildings (e.g., a directory sign).

      iii. The types of signs permitted for each tenant or building.

   b. For a multi-tenant building, a list of units and the amount of signage (in square feet) allocated to each unit.

   c. For a development with more than one (1) building, a list of each building and the amount of signage (in square feet) allocated to each building.

4. **Site Plan.** A site plan, drawn to scale, showing the following information for the subject property:

   a. Location and dimensions of the property's boundaries.

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b. Minimum required front, side, rear, and live stream setback lines.

c. Footprints for existing and proposed buildings and structures.

d. Location and dimensions of existing easements.

e. Streets, alleys, driveways, sidewalks, paths, and other similar improvements on, or abutting, the property.

f. If applicable, clear vision areas pursuant to Section 16-#-##.

g. Location of all proposed signs. For any freestanding signs, the dimensions between a sign and all property boundaries must be provided.

5. Sign Drawings. Fully dimensioned drawings or photo simulations of all proposed signs as they will appear when installed. The following information must be provided:

   a. Height and clearance of signs.

   b. For any projecting signs, the distance it projects from the face of the supporting wall.

6. Additional Information. Additional information required by this Code or requested by the Planning Director to properly evaluate the application or submitted by the applicant that is pertinent to the application.

D. Waiver of Application Submittal Requirements

1. At the discretion of the Planning Director, certain submittal requirements may be waived to tailor the requirements to the information that is necessary to review a specific application.

2. To authorize a waiver, the Planning Director must make a finding of the following:

   a. The size, complexity, anticipated impacts, or other factors associated with the proposal support a waiver.

   b. The waiver will not compromise a proper and complete review of the application.

   c. The submittal requirement(s) to be waived is not necessary for describing the proposal or demonstrating compliance with the applicable review criteria.

3. If the Planning Director authorizes a waiver, they will notify the applicant of their decision.

E. Application Review Criteria

The Planning Director may grant approval of a Master Sign Program upon a finding that the program complies with applicable requirements of this Code, specifically Section 16-##-##.

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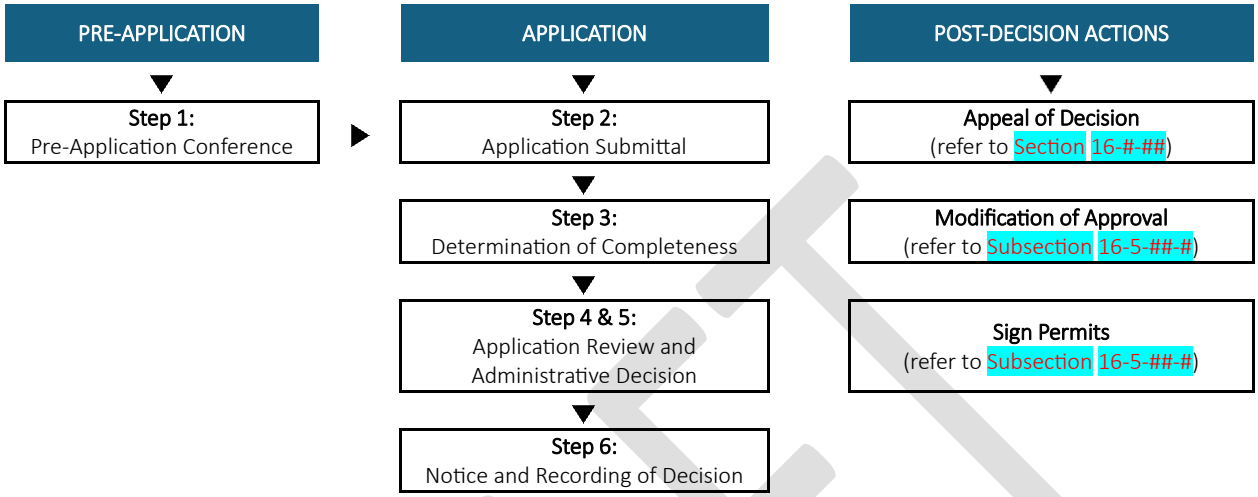
F. Application Review Procedures

A request for a Master Sign Program will be reviewed and decided upon in accordance with the following procedures.

Table ##: Overview of Master Sign Program Review Procedures



1. **Step 1: Pre-Application Conference.** A Pre-Application Conference is required prior to the submittal of an application for a Master Sign Program. This requirement may be waived at the discretion of the Planning Director.

   The process for a Pre-Application Conference is as follows:

   a. *Schedule Pre-Application Conference.* The applicant must submit a written request for a Pre-Application Conference to the Planning Director. Within fourteen (14) calendar days of receiving such a request, the Planning Director will schedule the Pre-Application Conference and notify the applicant of the date, time, and location of the conference.

   b. *Materials for Pre-Application Conference.* If required by the Planning Director, the applicant will submit information that allows for an informal evaluation of the proposal. This information must be submitted at least five (5) business days prior to the Pre-Application Conference.

   c. *Attend Pre-Application Conference.* The applicant and the Planning Director will attend the Pre-Application Conference. The Planning Director may invite other town staff, town consultants, and/or county, state, or federal representatives to participate in the Pre-Application Conference if they deem it appropriate.

      The purpose of the Pre-Application Conference is to provide the applicant, Planning Director, and other attendees with an opportunity to review and discuss the following:

      i. The applicant's proposal.

      ii. The applicable provisions of this Code.

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iii. The application submittal requirements and review procedures.

iv. The referral agencies likely to be involved with the review of the application.

Depending on the magnitude or complexity of the applicant's proposal and/or the availability of other persons deemed necessary to attend, the Pre-Application Conference may be continued for a reasonable time at the request of the applicant or the Planning Director.

d. *Pre-Application Conference Summary.* Within seven (7) calendar days of the conclusion of the Pre-Application Conference, the Planning Director shall prepare, and provide the applicant with, a written summary of the conference.

e. *Effect of Pre-Application Conference*. Any information provided as part of a Pre-Application Conference shall not be binding on the Town or the applicant.

2. Step 2: Submittal of Application. The applicant for a Master Sign Program shall submit a complete application to the Town. Prior to the application submittal, the Planning Director shall determine, and inform the applicant of, the format (electronic or hard copy) and number of copies of the application to be submitted.

3. Step 3: Determination of Completeness. Within thirty (30) business days of the Town receiving an application, the Planning Director shall review the application and determine whether it is complete and includes sufficient information to be evaluated for general compliance with the requirements of this Code.

a. *Application Deemed Complete.* If the Planning Director determines the application to be complete, they shall do the following:

i. Certify the application as complete and record the date of the determination of completeness.

ii. Notify the applicant, in writing, of the determination of completeness; any changes that need to be made to the application prior to commencing the application referral process; and the number of complete applications to be submitted to the Town for the referral process.

b. *Application Deemed Incomplete.* If the application is determined to be incomplete, the Planning Director shall notify the applicant, in writing, of the application's deficiencies and that no further action on the application will be taken until these deficiencies have been remedied.

If an applicant fails to correct deficiencies in their application, the Planning Director may deem the application to be withdrawn in accordance with Subsection 16-5-##-#.

c. *Extension of Timeframe for Determination of Completeness.* The Planning Director may extend the timeframe for a determination of completeness by up to fourteen (14) calendar days if one of the following conditions exist:

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i. The scope of the application warrants additional time for the Planning Director to review the application and make a determination of completeness.

ii. The Planning Director's workload justifies the need for an extension of time to review the application and make a determination of completeness.

If the Planning Director chooses to extend the time for the review and determination of completeness for an application, they will provide the applicant with written notice of their decision.

4. Step 4: Review by Town Staff, Consultants, and Referral Agencies.
   a. Within five (5) business days of receiving the requested number of complete applications, the Planning Director shall circulate copies of the application package to the town departments, town consultants, and referral agencies that may be affected by the proposal.

   b. The comment period for the review by town departments, town consultants, and referral agencies shall be twenty (20) calendar days from the date that the application is circulated by the Planning Director. No extension of this comment period can be granted.

   c. Comments not received within this time frame will be considered a no comment.

5. Step 5: Administrative Decision. The Planning Director shall review the application to determine if the proposal satisfies the applicable review criteria and standards identified in this Code. Upon the conclusion of their review, the Planning Director shall take one of the following actions:

   a. Approve the Master Sign Program, subject to any conditions that the Planning Director deems necessary to ensure compliance with this Code and the Community Plan

   b. Deny the Master Sign Program and state the specific reason(s) for denial.

6. Step 6: Notice and Recording of Decision.
   a. Within ten (10) business days of a final action by the Planning Director, the following will occur:

      i. The Planning Director will send written notice of the decision to the applicant.

      ii. A copy of the decision will be made available to the applicant during normal business at Minturn Town Hall.

   b. If a Master Sign Program is approved, the Planning Director will enter a copy of the approved program into the town's records.

G. Modification of Approval

Any modification to an approved Master Sign Program shall require the submittal of a new application that is processed and reviewed in accordance with the procedures and standards set forth in this Section.

H. Sign Permits

Once a Master Sign Program has been approved, individual Sign Permits may be applied for, pursuant to Section 16-5-##. Individual sign permits are required for the signs contained within an approved Master Sign Program.

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Section 16-5-210: Sign Variance

A. Applicability

1. All requests for a variance from any sign regulation, set forth in Article ##, must comply with the requirements and procedures set forth in this Section.

2. All requests for a variance from any zoning regulation, set forth in Article ##, must comply with the requirements and procedures set forth in Section 16-5-##.

3. A variance cannot be requested for any type of sign that is not permitted in the applicable zone district.

b. Cost or inconvenience to the applicant, resulting from strict or literal compliance with any sign regulation set forth in this Code, shall not be a reason for granting a variance

B. Purpose

1. The purpose of this Section is to establish the requirements and procedures for a variance from the strict application of the sign regulations, set forth in Article ##.

2. The purpose of a variance is to prevent or lessen practical difficulties and unnecessary physical hardships that would result from the strict or literal interpretation and enforcement of the sign regulations set forth in this Code.

C. Application Submittal Requirements

An application for Sign Variance shall include the following:

1. **Application.** A completed copy of the application form furnished by the Town. This form will, at minimum, require an applicant to submit the information listed in Subsection 16-5-##-#.

2. **Application Fee.** Payment for the applicable fee, as designated by the Town's schedule of fees, shall be made at the time of submittal of an application.

3. **Narrative.** A written statement that describes the following:

   a. The precise nature of the proposed variance.

   b. The justification for variance based on the review criteria set forth in this Section.

   c. Any measures proposed to make the variance compatible with adjacent properties.

4. **Site Plan.** A site plan, drawn to scale, showing the following information for the subject property:

   a. Location and dimensions of the property's boundaries.

   b. Minimum required front, side, rear, and live stream setback lines.

   c. Footprints for existing buildings and structures.

   d. Location and dimensions of existing easements.

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e. Streets, alleys, driveways, sidewalks, paths, and other similar improvements on, or abutting, the property.

f. If applicable, clear vision areas pursuant to Section 16-#-##.

g. Location of the proposed sign and all existing signs. For a freestanding sign, the dimensions between the sign and all property boundaries must be provided.

5. Sign Drawing. A fully dimensioned drawing or photo simulation of the proposed sign as it will appear when installed that includes the following information:

a. Height and clearance of the sign.

b. For a projecting sign, the distance it projects from the face of the supporting wall.

6. Sign Detail. A scaled detail that includes the dimensions, area, shape, design, colors, materials, lighting, and letter styles of the proposed sign.

7. Additional Information. Additional information required by this Code or requested by the Planning Director or submitted by the applicant that is pertinent to adequately describe the proposal.

D. Waiver of Application Submittal Requirements

1. At the discretion of the Planning Director, certain submittal requirements may be waived to tailor the requirements to the information that is necessary to review a specific application.

2. To authorize a waiver, the Planning Director must make a finding for the following:

a. The size, complexity, anticipated impacts, or other factors associated with the proposal support a waiver.

b. The waiver will not compromise a proper and complete review of the application.

c. The submittal requirement(s) to be waived is not necessary for describing the proposal or demonstrating compliance with the applicable review criteria.

3. If the Planning Director authorizes a waiver, they will:

a. Notify the applicant of their decision.

b. Include in their staff report a list of the submittal requirements waived and the findings made to justify the waiver.

E. Application Review Criteria

The Zoning Board of Appeals may grant approval of a Sign Variance upon a finding of the following:

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1. There exists an exceptional or extraordinary condition(s) that is unique to the subject property, is not a general condition throughout the same zone district, and did not result from the action of any person currently having interest in the property.

2. The exceptional or extraordinary condition(s) of the subject property creates a situation such that the strict application of the specified regulation will result in practical difficulty or undue hardship upon the applicant.

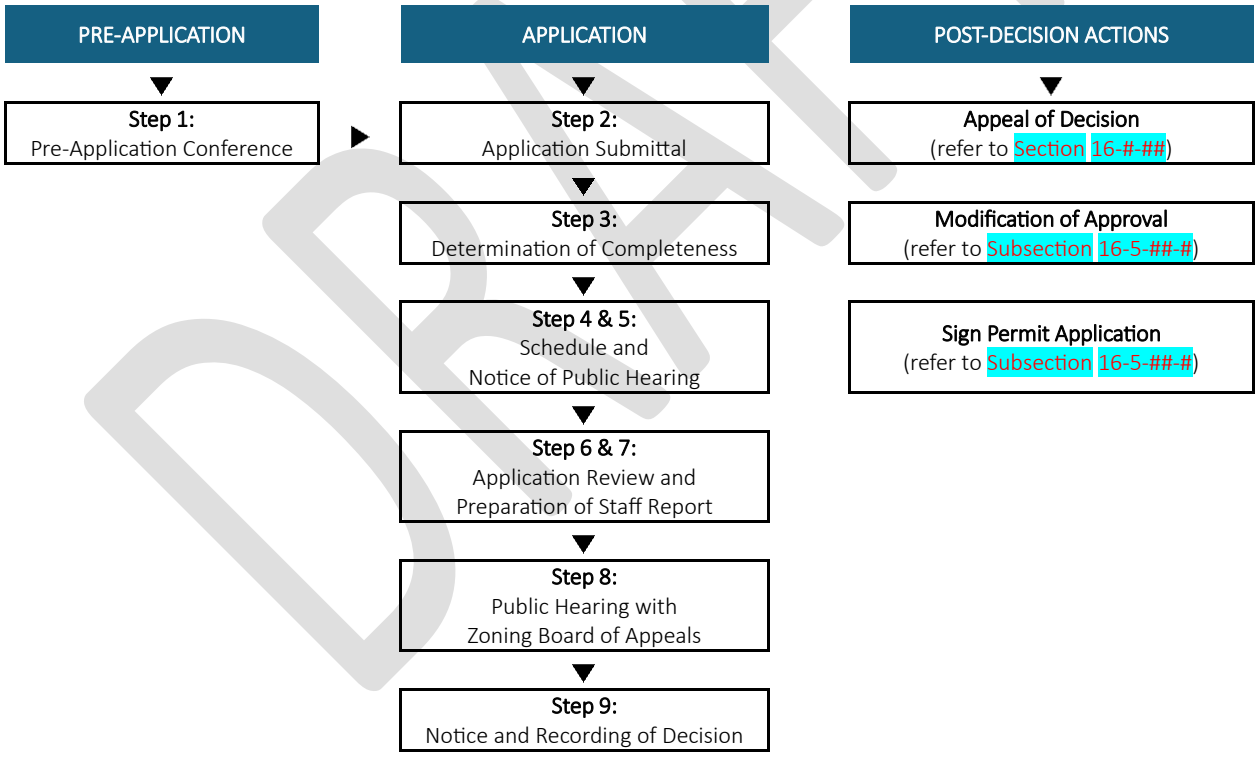
3. The granting of the variance will not be detrimental to the public health, safety, or welfare; will not be materially injurious to properties or improvements in the vicinity; and will not result in substantial impairment to the purposes of this Chapter.

4. The requested variance is the minimum necessary to alleviate the hardship or practical difficulty.

F. Application Review Procedures

A request for Sign Variance will be reviewed and decided upon in accordance with the following procedures.

Table ##: Overview of Sign Variance Review Procedures



1. **Step 1: Pre-Application Conference.** A Pre-Application Conference is required prior to the submittal of an application for a Sign Variance. This requirement may be waived at the discretion of the Planning Director.

   The process for a Pre-Application Conference is as follows:

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a. *Schedule Pre-Application Conference.* The applicant must submit a written request for a Pre-Application Conference to the Planning Director. Within fourteen (14) calendar days of receiving such a request, the Planning Director will schedule the Pre-Application Conference and notify the applicant of the date, time, and location of the conference.

b. *Materials for Pre-Application Conference.* If required by the Planning Director, the applicant will submit information that allows for an informal evaluation of the proposal. This information must be submitted at least five (5) business days prior to the Pre-Application Conference.

c. *Attend Pre-Application Conference.* The applicant and the Planning Director will attend the Pre-Application Conference. The Planning Director may invite other town staff, town consultants, and/or county, state, or federal representatives to participate in the Pre-Application Conference if they deem it appropriate.

   The purpose of the Pre-Application Conference is to provide the applicant, Planning Director, and other attendees with an opportunity to review and discuss the following:

   i. The applicant's proposal.

   ii. The applicable provisions of this Code.

   iii. The application submittal requirements and review procedures.

   iv. The referral agencies likely to be involved with the review of the application.

   Depending on the magnitude or complexity of the applicant's proposal and/or the availability of other persons deemed necessary to attend, the Pre-Application Conference may be continued for a reasonable time at the request of the applicant or the Planning Director.

d. *Pre-Application Conference Summary.* Within seven (7) calendar days of the conclusion of the Pre-Application Conference, the Planning Director shall prepare, and provide the applicant with, a written summary of the conference.

e. *Effect of Pre-Application Conference*. Any information provided as part of a Pre-Application Conference shall not be binding on the Town or the applicant.

2. Step 2: Submittal of Application. The applicant for a Sign Variance shall submit a complete application to the Town. Prior to the application submittal, the Planning Director shall determine, and inform the applicant of, the format (electronic or hard copy) and number of copies of the application to be submitted.

3. Step 3: Determination of Completeness. Within thirty (30) business days of the Town receiving an application, the Planning Director shall review the application and determine whether it is complete and includes sufficient information to be evaluated for general compliance with the requirements of this Code.

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a. *Application Deemed Complete.* If the Planning Director determines the application to be complete, they shall do the following:

i. Certify the application as complete and record the date of the determination of completeness.

ii. Schedule a public hearing in accordance with Section 16-5-##.

iii. Notify the applicant, in writing, of the determination of completeness; the date, time, and location for the public hearing; any changes that need to be made to the application prior to commencing the application referral process; and the number of complete applications to be submitted to the Town for the referral process.

b. *Application Deemed Incomplete.* If the application is determined to be incomplete, the Planning Director shall notify the applicant, in writing, of the application's deficiencies and that no further action on the application will be taken until these deficiencies have been remedied.

If an applicant fails to correct deficiencies in their application, the Planning Director may deem the application to be withdrawn in accordance with Subsection 16-5-##-#.

c. *Extension of Timeframe for Determination of Completeness.* The Planning Director may extend the timeframe for a determination of completeness by up to fourteen (14) calendar days if one of the following conditions exist:

i. The scope of the application warrants additional time for the Planning Director to review the application and make a determination of completeness.

ii. The Planning Director's workload justifies the need for an extension of time to review the application and make a determination of completeness.

If the Planning Director chooses to extend the time for the review and determination of completeness for an application, they will provide the applicant with written notice of their decision.

4. Step 4: Schedule Public Hearing. Upon a determination of completeness, the Planning Director shall schedule the application for public hearings before the Town Council, acting as the Zoning Board of Appeals, in accordance with the following requirements:

a. The public hearings shall be scheduled for a regularly scheduled meeting or a special meeting of the Town Council.

b. The first public hearing before the Zoning Board of Appeals shall be scheduled no later than sixty (60) calendar days after the date of determination of completeness.

5. Step 5: Notice of Public Hearing. At least ten (10) calendar days prior to the date of the first public hearing with the Zoning Board of Appeals, the applicant shall:

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a. *Mail Notice.* Mail notice, by certified mail, to all property owners of record within two hundred fifty (250) feet of the subject property, in accordance with Section 16-5-##.

b. *Publish Notice.* Publish notice in a local newspaper, having general circulation within the Town, in accordance with Section 16-5-##.

c. *Post Notice.* Post notice on a sign on the subject property in accordance with Section 16-5-##.

d. *Mail Notice to Mineral Estate Owners (As Required).* If required by state statute, mail notice to mineral estate owners in accordance with Section 16-5-##.

6. Step 6: Review by Town Staff, Consultants, and Referral Agencies.
   a. Within five (5) business days of receiving the requested number of complete applications, the Planning Director shall circulate copies of the application package to the town departments, town consultants, and referral agencies that may be affected by the proposal.

   b. The comment period for the review by town departments, town consultants, and referral agencies shall be twenty (20) calendar days from the date that the application is circulated by the Planning Director. No extension of this comment period can be granted.

   c. Comments not received within this time frame will be considered a no comment.

7. **Step 7: Staff Review and Report.** Town staff shall review the application and prepare a staff report that addresses the following, as applicable:

   a. Compliance with the standards of this Code.

   b. Issues raised during the review of the application by town staff, town consultants, and/or referral agencies.

   c. Recommended conditions to ensure compliance with applicable standards.

   d. Additional information pertinent to the review of the application that must be submitted by the applicant.

8. Step 8: Public Hearing with Zoning Board of Appeals.
   a. The Zoning Board of Appeals will hold a public hearing, in accordance with Section 16-5-##, to review the application. The applicant, or their agent, must be present at the hearing.

   b. At least five (5) calendar days prior to the public hearing, the Planning Director shall make available the following materials to the Zoning Board of Appeals, the applicant, and the public:

      i. The application and any supporting materials.

      ii. The staff report.

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iii. Copies of any comments submitted by town departments, town consultants, referral agencies, and/or the public.

c. Following the close of the public hearing, the Zoning Board of Appeals shall consider the application and any supporting materials, the staff report, public testimony, and the review criteria for a Sign Variance, and shall take one of the following actions:

i. Approve the Sign Variance, subject to any conditions that the Planning Director deems necessary to ensure compliance with this Code and the Community Plan.

ii. Deny the Sign Variance and state the specific reason(s) for denial.

d. If the Zoning Board of Appeals approves a Sign Variance, it shall enact a resolution to such effect.

9. Step 9: Notice and Recording of Decision.
   a. Within ten (10) business days of a final action by the Zoning Board of Appeals, the following will occur:

      i. The Planning Director will send written notice of the decision to the applicant.

      ii. A copy of the decision will be made available to the applicant during normal business at Minturn Town Hall.

   b. If the Zoning Board of Appeals approves a Sign Variance, the Town Clerk will enter a copy of the resolution approving the variance into the town's records.

G. Modification of Approval

Any modification to an approved Sign Variance shall require the submittal of a new application that is processed and reviewed in accordance with the procedures and standards set forth in this Section.

H. Sign Permit Application

1. Once a Sign Variance has been approved by the Zoning Board of Appeals, the applicant may apply for a Sign Permit pursuant to Section 16-5-##.

2. The granting of a Sign Variance does not exempt the applicant from the requirement to submit an application for, and receive approval of, a Sign Permit.

DRAFT

To: Minturn Town Council
From: Michelle Metteer
Date: August 7, 2024
RE: Town Manager Update

Bulb Outs

Temporary bollards will be installed in the coming weeks as part of the bulb out program to increase line of sight for pedestrians and vehicles utilizing side streets adjoining Main Street. Bulb outs were recommended in the Imagine Minturn Community Plan and have been requested by multiple residents. With this effort comes change, which has not been supported by all. There are some businesses on Main Street who have expressed concern about the loss of parking and the inability of customers to find parking, hence, not utilizing their establishments. As was stated when the program began, this is a temporary measure that will be reviewed by Council for considering the benefits vs drawbacks and addressed accordingly.

Community Events

With the results of the Community Survey, staff has reevaluated the community events to ensure the events being offered by the town are in alignment with the interests of the community. A brief survey was published to seek resident feedback on desired new community events. Included is a summary of the survey results. With Council's support and given the short turnaround for a "fall harvest" type event, staff looks to support Minturn's local businesses in scheduling a few "First Friday" events for the community.

Safe Streets 4 All (SS4A)

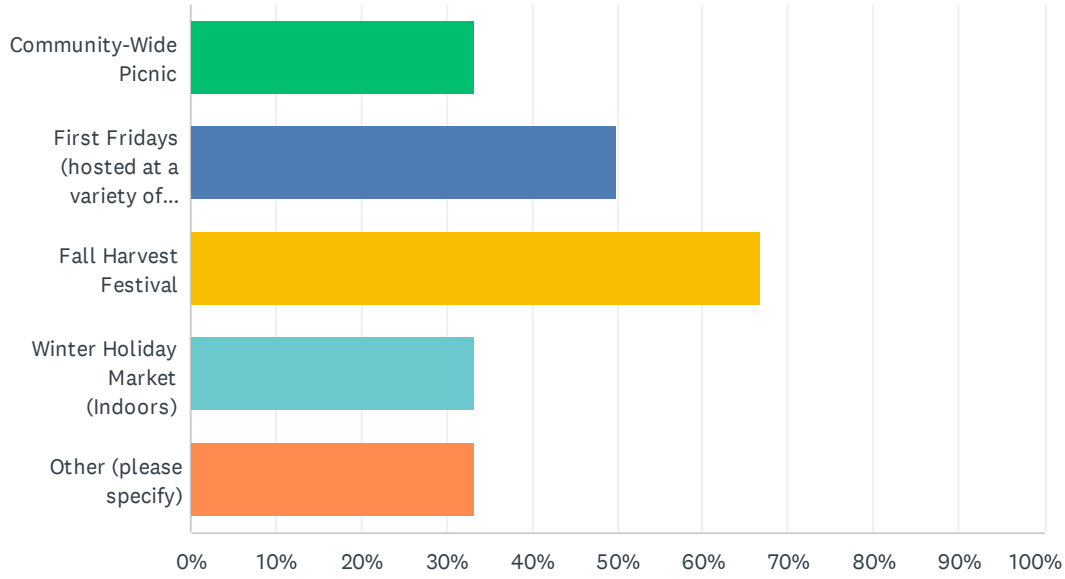
Staff are preparing for the kickoff meeting of the Safe Streets for All planning grant. All contracts and paperwork have been signed and residents have volunteered to take part in the initial stakeholder group. More to come.

Railroad Avenue Pedestrian Improvements

The initial Public Utilities Commission application has been submitted for review to allow for pedestrian access over the (already paved) railroad at Railroad Avenue and Taylor St. Once approved by the PUC, staff will put the project out to RFP and come before Council for contract approval before work can begin, hopefully later this fall.

Q1 The Results of the recent Community Survey indicated the desire for more community-centric events. The Town is seeking feedback on the types or styles of events that our residents would like to see. Please let us know your preferences. Select All that apply. Thank you!

Answered: 24 Skipped: 0



ANSWER CHOICES	RESPONSES	
Community-Wide Picnic	33.33%	8
First Fridays (hosted at a variety of local businesses)	50.00%	12
Fall Harvest Festival	66.67%	16
Winter Holiday Market (Indoors)	33.33%	8
Other (please specify)	33.33%	8
Total Respondents: 24		

#	OTHER (PLEASE SPECIFY)	DATE
1	Block parties; kids events	6/13/2024 9:58 AM
2	Children's catch and release fishing day on the Eagle river.	6/13/2024 9:35 AM
3	Bike festival, encouraging people to ride their bikes to Minturn on the new bike path and then activating the bike park	6/12/2024 9:27 AM
4	Food trucks/festival near little beach at a summer concert?	6/11/2024 2:23 PM
5	More like the Hometown Throwdown	6/11/2024 2:01 PM
6	Street party	6/11/2024 1:12 PM
7	Wine / whiskey tastings on Main Street at the existing vendors	6/11/2024 12:16 PM

8	I would prefer an outdoor holiday market with stalls akin to a German Christmas market! we all live in the mountains - we can brave the cold!	6/11/2[illegible]