Agenda

Town Council Regular Meeting | 5:30 PM

Wednesday, March 4, 2026

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

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.
This agenda and meetings can be viewed at www.minturn.org.

Meeting Access Information and Public Participation:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: https://us02web.zoom.us/j/88363823633

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 883 6382 3633

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

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

1. **Call to Order**

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

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

   A. 02-18-2026 Minutes

   B. 0001 Silver Star Trail - New Single Family Residence

   C. 0226 Miles End Lane - Changes to Approved Plans

   D. Resolution No. 14 - Series 2026, A Resolution Allocating the Holy Cross Energy Community Enhancement Funds toward enhancements at the Minturn Bike Park

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

5. **Declaration of Conflicts of Interest**

6. Public Comment

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

7. Council and Committee Reports

8. Staff Reports

A. Manager's Report

9. Special Presentations

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

10. Business Items

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

A. Resolution No. 15 - Series 2026, A Resolution Authorizing and Supporting the Submission of a Congressionally Directed Spending (CDS) Request for the Bellm Bridge Replacement Project

B. Ordinance No. 02 - Series 2026, an Ordinance acting by and through the Town of Minturn, Water and Sanitation Activities Enterprise, approving a loan, evidenced by a note, to finance water system capital improvements; approving the note form and loan repayment from the operation of the town’s water

11. Discussion / Direction Items

A. Golf Cart Discussion

B. Minturn Rd. North Railroad Crossing

C. Senator Bennet Letter of Support Request Berlaimont Development

D. Exploring Partnership Opportunities with ECSD for Maloit Park

E. Regional Housing Authority Update

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

G. Colorado Forest Legacy Program Pre-Application

12. Future Agenda Items

A. Future Meeting Topics

13. Adjourn

Information Only Items

Upcoming Council Meetings: 3/18, 4/1, 4/15. Upcoming Special Events: March First Friday 3/6 at Gel Z Gallery AND Wild Mountain Cellars. RTAP Community Workshop: March 24th and 25th.

OFFICIAL MINUTES
Town Council Regular Meeting | 5:30 PM
Wednesday, February 18, 2026

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

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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/81693259606

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 816 9325 9606

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

1. **Call to Order**

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

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

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

Staff Members Present: Town Manager Rob Gutierrez, Town Clerk Jay Brunvand (zoom), Town Planners Scot Hunn and Madison Harris, and Town Engineer Jeff Spanel.

3. **Approval of Consent Agenda**
   Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.
   - **A.** 02-04-2026 Minutes
   - **B.** Liquor License: 146 North Main St. - Minturn Saloon Annual Renewal of a Hotel / Restaurant Liquor License. Connie Mazza, Owner/Manager
   - **C.** 0013 Belden Way - Changes to Approved Plans
   - **D.** 0015 Belden Way - Changes to Approved Plans
   - **E.** Resolution 11 - Series 2026, A Resolution Approving a Term Limited Internship Position

Request: move Items 10c to consent, remove golf cart and council stands to March 4 meeting.

Motion by Gusty K., second by Eric G., to approve the February 18, 2026 Consent Agenda as presented. Motion passed 7-0.

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

Motion by Eric G., second by Lynn F., to approve the February 18, 2026 Agenda as amended. Motion passed 7-0.

5. **Declaration of Conflicts of Interest**

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

7. **Council and Committee Reports**

8. **Staff Reports**

   - **A.** Manager's Report

<u>Top Updates</u>

1. Water Supply & Conservation

Town staff are coordinating with the Town's water consultants, **Martin and Wood**, and the **Eagle River Water and Sanitation District (ERWSD)** to evaluate current snowpack conditions and water supply forecasts. ERWSD representatives will attend the **April 1 Town Council meeting** to discuss their plans for water conservation and community engagement. Residents are encouraged to begin **<u>voluntary water conservation efforts now</u>** and should expect to see a

significant public outreach and engagement effort focused on conservation this spring.

2. 2026 Colorado Legislative Session

Staff are actively tracking the **2026 Colorado legislative session** for bills that may affect local governments and the Town of Minturn. A **legislative session tracking memo** is included in the **Council packet** (separate from the Manager's Report) for residents and others who would like more detailed information about current legislation.

Capital Projects

New Water Treatment Plant (WTP)

Design & Regulatory Review

The Water Treatment Plant design is approximately **90 percent complete** and has been submitted to, and accepted by, the Colorado Department of Public Health & Environment (CDPHE) for formal review. Plans have also been submitted for local building and zoning review.

Updated Cost Estimates

Staff received an updated construction cost estimate on February 4 from HDR and Glacier based on the 90 percent design for the Water Treatment Plant. The updated estimate is approximately **$12,429,000 assuming SRF financing**, and approximately **$11,629,000 assuming non-SRF (private bank) financing**.

Project Financing

At the **February 4 meeting**, Town Council reviewed the three submitted bank proposals for project financing. During discussion with the Town's Municipal Advisor, Council expressed a desire to seek additional proposals, particularly from local banks that were not part of the initial solicitation. Council directed the Municipal Advisor to prepare an amended solicitation to include:

- **Both direct loan and bank bond financing options**;
- A **24-month construction draw period** followed by conversion to permanent financing;
- **Terms greater than 5 years and not to exceed 15 years**; and
- A **strong preference for no prepayment penalties**.

Staff also reached out directly to three local banks to discuss submitting responses to the amended solicitation. Staff also directed the Municipal Advisor to extend the solicitation period until **Monday March 2** to allow staff to solicit additional proposals. These proposals will be reviewed by Town Council at the **March 4 meeting**.

Town Hall 2-Bedroom Apartment Reconstruction

Status: Following evaluation of proposals, Coleman Custom Homes was selected for the project. Staff have negotiated a draft contract, which is **pending review and approval by the Town Attorney**.

Taylor Avenue Repaving

Status: Design is complete, and the project has entered the public bid process. The **Invitation for Bids (IFB)** was issued on **January 30, 2026**.

Next Steps: A **mandatory pre-bid meeting** will be held on **February 17, 2026**, and bids are due on **March 9, 2026**. Following bid evaluation, the Town anticipates a **final selection on March 18, 2026.**

US 24 Pedestrian Improvement Project Phase II
Status: Negotiations with **CDOT, Xcel Energy, and Phoenix Industries** have been completed.

Next Steps: A **proposed change order** in the amount of **$99,991.88** will be presented to **Town Council at the February 18 meeting** for review and approval.

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

Status: Based on initial pricing and technical discussions, staff are pursuing Holophane as the preferred streetlight manufacturer. Proposed fixture and pole concepts were informally reviewed by the Colorado Department of Transportation (CDOT), and staff believe the designs will satisfy applicable regulatory requirements. Staff met with the Town Engineer on Tuesday, January 27, to discuss next steps in project planning. On-street site visits will be conducted over the coming weeks to evaluate potential pathways for providing electrical service to the new lights.

Bellm Bridge Replacement
Status: The Town has been **awarded $4,000,000** from CDOT's **Off-System Bridge Grant Program** for the Bellm Bridge project. The professional services agreement between the Town and **Short Elliott Hendrickson (SEH)** has been approved, and **design work is now commencing** on the replacement of the Bellm Bridge.

Next Steps: Staff will continue to work with SEH on advancing the bridge design and will proceed with **grant programming and contracting coordination with CDOT**. Staff will also continue to **identify and secure the remaining funding** needed for the estimated **$6 million** construction cost.

Little Beach Park Improvements
Status: Installation of the new retaining wall and asphalt access road is complete. The RFQ for playground design and installation has been completed, and all submittals have been evaluated.
Next Steps: Staff will present the **recommended firm** from the RFQ process to Town Council at the **February 18 meeting**.

Other Projects

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

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

Status: The two Highlands Parcels have now been **listed on the MLS** and are publicly available for viewing. The listings can be accessed at the following links:

1. https://www.realtor.com/realestateandhomes-detail/Notch-Mountain-Unit-highlands-2-Rd-Parcel-B_Minturn_CO_81645_M91907-95156

2. https://www.realtor.com/realestateandhomes-detail/Notch-Mountain-Unit-highlands-1-Rd-Parcel-A_Minturn_CO_81645_M93795-65402

Minturn USFS Shooting Range

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

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

Policy & Planning Initiatives

Minturn Forward Land Use Code Update
The Planning Commission just conducted a partial review of draft Article 3: Subdivision & Development Standards discussing items such as parking, clear vision, and cash-in-lieu for non-motorized access. The Planning Commission and staff need to wrap up the rest of Article 3, Article 1: General Provisions, and Article 12: Terms & Definitions prior to starting the adoption hearings. We hope to have this accomplished by the end of March.

Comprehensive Impact Fee Study

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

Status: A professional services agreement with **BBC Research and Consulting** has been approved. The study is expected to kick off with staff in the **third week of February**, and the project is anticipated to be completed by **July 2026**.

Rural Technical Assistance Program

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

Status: Staff are meeting weekly with the CU Boulder student group leading the project. The next steering committee meeting will be held **in-person and virtually on Wednesday February 18 from 2 P.M. to 3:30 P.M. Meeting Link:**
https://teams.microsoft.com/meet/2401087641658?p=qFfjYzg4cKg8qFjiwV

Housing Affordability and Neighborhood Stability

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

Temporary & Mobile Business Pilot Program

At the February 4 meeting, Town Council approved the Temporary & Mobile Business Pilot Program, authorizing the licensing of mobile and modular businesses on Town-owned property through **October 31, 2026**. Staff are currently working to draft program guidelines and application materials to administer the pilot. Interested parties may contact **manager@minturn.org** for information about participation.

Public Engagement: Public comment will be accepted at any time throughout the duration of the pilot program. Written comments may be submitted to **manager@minturn.org**.

Public Works
Weekly Report (February 2-8, 2026)

Overall Operations: The Public Works Department completed all scheduled operations during the reporting period. Routine activities included water treatment plant operations, utility locates, equipment maintenance, and regular servicing of trash and dog waste stations.

Key Accomplishments
Key accomplishments included manual collection of outstanding water meter readings, ordering necessary water treatment chemicals, and completing maintenance and repairs at Town Hall. Public Works also addressed damaged water meter wiring at a Minturn North residence, restoring service and completing all required documentation.

Infrastructure & Public Safety
Infrastructure and public safety efforts included reporting leaning power poles on Taylor Street to Xcel Energy, removing roadway hazards along Cemetery Road, and responding to an emergency water leak on Main Street.

Community Support & Facilities
The department supported community communication by deploying the electric sign trailer for the Town's "First Friday" event and continued construction of a new Community Board for Town Hall.

Coordination & Upcoming Work
Coordination efforts continued with partner agencies and developers. Public Works met with the U.S. Forest Service and Eagle County Recreation District to plan the Grouse Creek Parking Lot Extension Project scheduled for early April. Additional dog waste receptacles are being coordinated for installation in the Minturn North neighborhood pending utility locates and ground conditions.

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

Rob G. added an update on the discussion item of the water plant funding. This will be discussed fully at the March 4 meeting.

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

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

A. Ordinance No. 01 - Series 2026 (Second Reading), An Ordinance Amending Sections 7-3-160 and 16-18-30 of the Minturn Municipal Code to Regulate Noise Levels in Accordance with State Law

Colorado state law establishes maximum permissible noise levels for the state and authorizes local governments to adopt noise level standards no less restrictive than state law provisions. State law also specifies the times of day and zoning types applicable to different noise level standards.

The Town of Minturn Municipal Code (the "Code") currently sets maximum noise levels that apply uniformly throughout the jurisdiction. The Code also allows the Town to issue permits to any person within the Town authorizing amplification or noise levels to exceed the Code's maximum levels.

The Town wishes to amend the relevant Code provisions concerning noise level regulation to conform with state standards. The Ordinance, attached as **Exhibit A**, would permit noise levels and time and place restrictions only up to the state maximum. To ensure compliance with state law, the Ordinance also removes the Town's ability to issue permits to exceed maximum noise levels. However, none of the Code changes limit the Town's ability to exceed noise levels "for the purpose of [the Town] promoting, producing, or holding cultural, entertainment, athletic, or patriotic events, including but not limited to, concerts, music festivals, and fireworks displays." C.R.S. § 25-12-103(11).

Staff advises the Town Council adopt this Ordinance to comply with state law and for the health, safety, and welfare of the Town.
No changes from First Reading.

Public Hearing Opened
No Public Comment
Public Hearing Closed

Motion by Gusty K., second by Tom P., to approve Ordinance No. 01 - Series 2026 (Second Reading), An Ordinance Amending Sections 7-3-160 and 16-18-30 of the Minturn Municipal Code to Regulate Noise Levels in Accordance with State Law as presented. Motion passed 6-0. Note: Kate S. was excused absent.

B. Resolution No. 10 - Series 2026, A Resolution Approving a Change Order for the Phase II Sidewalk Project

This Change Order was prepared to revise the Commencement and Completion requirements of the project and to compensate the prime contractor for costs incurred as a result of Xcel Energy not relocating an existing gas main that conflicts with the proposed storm sewer drainage system associated with the project. The added costs include the following:

1. Demobilization
2. Remobilization
3. Standby Equipment
4. Increases to existing contract items

The Construction Management Team of RockSol and HDR have worked with the construction contractor to get to a total change order cost that is justifiable by CDOT's Force Account Analysis method. The total cost of this change order and subsequent increase to the construction contract is $99,991.88.

The projects construction contract has built in a Minor Contract Revision Force Account of $70,000. These Force Accounts are put into contracts to address unforeseen circumstances and minor change orders that arise during the course of construction. This $70,000 can be used to offset the cost of the change order. This leaves approximately $30,000 needed to cover the change order costs.

The construction management team to work with the contractor to limit any additional work/expenditures that may arise once construction commences.

Anticipated schedule:

May 1, 2026 - Xcel expects to resume gas line relocation work. The anticipated duration is 2-4 weeks. The CM team is hoping to get them on site earlier that May 1.

June 1, 2026 - Pheonix Industries remobilizes to site to resume construction of the Main Street Pedestrian Improvements. The anticipated duration is 4-6 weeks, to be confirmed with Marty/Jordan

Motion by Tom P., second by Gusty K., to approve Resolution 10 - Series 2026, A Resolution Approving a Change Order for the Phase II Sidewalk Project as presented. Motion passed 6-0. Note: Kate S. was excused absent.

C. Resolution No. 11 - Series 2026, A Resolution Approving a Term Limited Internship Position

Moved to Consent agenda.

D. Resolution No. 12 - Series 2026, A Resolution Approving the Purchase of a Dump Truck from the Town of Vail

Rob G. outlined the purchase and that this might result in a second truck in the fall depending on events.

Brian R. noted the working with red cliff and vail as very positive

Motion by Gusty K., second by Eric G., to approve Resolution 12 - Series 2026, A Resolution Approving the Purchase of a Dump Truck from the Town of Vail as presented. Motion passed 6-0. Note: Kate S. was excused absent

E. Resolution No. 13 - Series 2026 Maloit Park Exemption Tract A Eagle County School District Subdivision - Preliminary Plat

Executive Summary:
The following report has been prepared for the benefit of the Minturn Planning Commission, Town Council, the Applicant, and the general public as the Town of Minturn continues its public review of the Eagle County School District Maloit Park Workforce Housing Preliminary Plat for Subdivision.

Summary of Request:
The Applicant requests Town Council review of the Eagle County School District's proposed subdivision of its property located at Maloit Park within the Town of Minturn. The Preliminary Plat for Subdivision application proposes to:

- Subdivide a 19.1-acre tract of land located within the Maloit Park Character Area Mixed-Use Zone District.
- Create eight (8) distinct parcels ("planning parcels") along with five (5) open space tracts to allow for the phased development of public infrastructure to serve up to 137 dwelling units of varying types and sizes, along with the creation of park areas and trails.
- Allow for density to be transferred between planning parcels 2, 3, 6, 7, and 8 based on market conditions and need, so long as overall project density does not exceed 137 dwelling units.
- Create dedicated easements for access and utilities.

According to the application narrative provided by Braun & Associates, Inc., the following summarizes the project: "The proposed subdivision is located on approximately 19.1 acres of Tract A, a 46.9 acre parcel that was created by the 2011 Maloit Park Exemption Plat. The subdivision

accommodates lots and tracts that will allow for a total of 137 housing units. This level of development was established in the 2011 Annexation Agreement that gave ECSD the right to develop 120 housing units in addition to the 17 units existing at that time. A combination of duplex lots and parcels for townhomes and multi-family development are proposed. The project is within the Maloit Park Character Area and is zoned Mixed Use."

Background:
The application narrative provided by Braun & Associates, Inc. summarizes the history of the School District's ownership, use, and planning efforts in the Maloit Park area, dating back to the early 1960's. As early as 1996, the School District initiated site specific planning and evaluation of the Maloit Park site – specifically for school facilities and the development of workforce housing. In 2001, the School District undertook a master planning project for the Maloit Park parcels. In 2011, the District annexed the Maloit Park properties into the Town; created several tracts of land using the Exemption Plat process; zoned those parcels (under the Maloit Park Character Area); and executed an annexation agreement which, among other things, assigned density and water taps (Single-Family Equivalents, or SFE's) to the parcels. Then in 2019 the School District solicited proposals from developers to construct housing in Maloit Park. While that effort did not move forward or lead to actual development, it led the School District to conduct a district wide housing master plan in 2020. This planning effort, again, identified the Maloit Park Character Area parcel as one of several locations the School District intended to develop workforce housing within the larger Eagle River Valley.

Preliminary Plat Application and Review Timeline:
The ECSD Maloit Park Preliminary Plat for Subdivision proposal has been in the Town's review process since late 2023. The following is a general background and timeline of previous plan reviews before the Town related to the Minturn North Planned Unit Development proposal:

- November 2023 – The Applicant applied for a Preliminary Plat for Subdivision review.
- August 2024 – Following months of internal staff review and working with the Applicant to update the initial application, the application was deemed complete and ready for referral to public agencies (commencing the official "public" review process).
- September 2024 – The application was sent to public agencies for review.
- October 2024-October 2025 - The Applicant received two separate, subsequent rounds of comments from public agencies leading the Applicant to resubmit updated Preliminary Plat and accompanying plans and supporting documents for additional referral review by Town staff, consultants, and outside agencies.

- November 2025 – The application was deemed sufficient for review by the Planning Commission and the Applicant resubmitted final versions of Preliminary Plat and accompanying plans and supporting documents addressing a majority of previous review comments.
- December 2025 – The first public hearing was scheduled for Planning Commission Review (File was opened during the December 10, 2025, Planning Commission hearing, but continued to January 14, 2026).
- January 14th and February 11th 2026 – The Minturn Planning Commission held two hearings and conducted a site visit in consideration of the application. At their regular

meeting of February 11, 2026, the Commission voted 4-1 to forward a recommendation of denial to the Town Council. (See attached staff memo/addendum to this report summarizing the Planning Commission's review of the application and the proceedings during their public hearings).

Process Overview:
The Preliminary Plat for Subdivision review before the Town of Minturn Planning Commission and Town Council is the first of a two-stage public review and approval process necessary for a major subdivision. Major subdivisions are generally defined as subdivisions creating more than six (6) lots. Major subdivisions are typically associated with the need to develop public infrastructure such as roads, water & sanitary sewer lines, and other improvements necessary to serve development.

The following outlines the steps involved in the Town of Minturn Major Subdivision process:

1. NOW - Preliminary Plat for Subdivision.
2. Final Plat for Subdivision and Subdivision Improvements Agreement (SIA).

The Preliminary Plat for Subdivision application and review process is detailed in nature and is intended to demonstrate the feasibility of the project from a technical engineering/design and regulatory (zoning) standpoint. The numerous plans, reports, legal documents and other graphic materials required by the Town of Minturn Municipal Code (MMC) and attached with this staff report are intended to give staff, decision makers, partner referral agencies, and the general public detailed information and understanding of:

- How the proposal conforms with the Town's subdivision plat and engineering standards for public improvements.

- How the proposal aligns with the Town's Strategic and Community Plan goals, policies, and priorities.
- What areas of non-compliance, if any, there are with regard to Town requirements and what potential solutions or mitigation might look like.
- What issues may need to be addressed as conditions of Preliminary Plat approval prior to any Final Plat application being filed with the Town.

All public hearings will be advertised and the general public is encouraged to participate in the public review process by reviewing the ECSD Maloit Park Workforce Housing Preliminary Plat for Subdivision application and associated materials at the Town's website (https://www.minturn.org/planning-zoning/pages/active-planning-applications), by submitting any written comments to the Town by emailing (planner1@minturn.org), or by attending the public hearings and giving public comment.

Staff Observations and Findings: Town staff finds that the Eagle County School District Maloit Park Preliminary Plat for Subdivision application is generally compliant with the purposes and intents of the Town of Minturn Subdivision Regulations (Chapter 17, Article 5 of the Minturn Municipal Code), the 2011 Annexation Agreement for the Maloit Park Character Area (attached

to this report), as well as several guiding policies and strategies outlined in the 2019 Minturn Housing Action Plan and the 2023 Minturn Community Plan. Importantly, staff believes that the School District's proposal aligns with the overall mission stated in the Town of Minturn 2025-2027 Strategic Plan: "Manage Minturn's growth, including water infrastructure and affordable housing for locals while remaining environmentally & fiscally sustainable." Staff further suggests that this Preliminary Plat for Subdivision application has been thoroughly reviewed by numerous staff members, consultants, and public agencies over the course of two years, with the applicant working with the Town to make changes and to provide additional details and studies along the way to address concerns and to resolve most outstanding issues.

There remain outstanding issues or topics of interest that must be discussed during the public review of the Preliminary Plat. While some items are of a technical nature, other issues are more substantive and are expected to be resolved following Preliminary Plat review and during any Final Plat for Subdivision application.

Recommendation

Based on overall findings of conformance with the applicable standards and approval criteria of the Minturn Municipal Code (MMC), as well as with the Town's adopted master plans and Action Plans such as the 2019 Minturn Housing Action Plan and the 2023 Minturn Community Plan, Staff recommend approval of the Eagle County School District Preliminary Plat for Subdivision with the following recommended conditions:

1. The Applicant shall work with the Town Engineer prior to or concurrent with any Final Plat for Subdivision application to address outstanding review comments from Intermountain Engineering in a letter dated October 31, 2025. Specifically, staff notes the following items needing to be addressed and resolved prior to or concurrent with Final Plat:
    a. Horizontal geometry will be added to final 100% construction drawing package at Final Plat application.
    b. Complete design for pump station in coordination with the Town of Minturn.
    c. Complete design for public pathway and any associated easements for public walkway connection between residential neighborhood and Minturn Fitness Center.

2. Prior to a public hearing for approval of the Final Plat, the District shall indicate whether the lots being created by the subdivision will be used for District development or non-District development (or a mixture of the two) as those terms are defined in the Annexation Agreement and will demonstrate that the Maloit Park Road easement can be conveyed to the Town.

3. Prior to a public hearing for approval of the Final Plat, the District shall comply with the requirements outlined in Intermountain Engineering's letter dated December 18, 2025, and December 30, 2025, and include within a Subdivision Improvements Agreement requirements to remedy all defects in Maloit Park Road as part of the public improvements.

4. Prior to a public hearing for approval of the Final Plat, the District shall present the Town with either (a) an agreement with Battle North, LLC addressing Maloit Park Road or (b) evidence of good faith discussions with Battle Mountain addressing Maloit Park Road.

5. Prior to a public hearing for approval of the Final Plat, the District shall demonstrate that the District property has legal and physical access, including future needed improvements to Maloit Park Road and the intersection with Highway 24, to the reasonable satisfaction of the Town.

6. The Town will not take ownership of nor maintenance responsibility for Maloit Park Road until either (a) the District provides the Town with a survey demonstrating that all physical elements of the road are located within the easement, or (b) the District provides the Town with an agreement between the District and Battle North, LLC., creating the legal right for all physical elements of the road to remain and be maintained in its current place.

7. The Applicant shall work with the Town Attorney prior to or concurrent with any Final Plat for Subdivision application to address outstanding review comments from Karp Neu Hanlon in a letter dated November 3, 2025.

The Town of Minturn has received numerous letters and emails submitted to the Planning included in the packet and are maintained separate from these Minutes which are of public record.

Rob G. began the presentation for the Town outlining the issues and impacts on the town. He noted the parcel currently is zoned for the use requested. At preliminary review we are looking at the code and proposal not if this is the best use and other more subjective matters. He noted this is a more complex preliminary plat due to the 2011 annexation and other agreements made years ago.

Lynn F. asked about attorney consultation. We have been working with legal and those should be asked. At the next meeting we will have legal present and those matters will be addressed then.

Madison H. clarified what seems to be rumors. She noted Staff asked Planning Commission (PC) to continue to 2/11. At the end of 2/11 it was recommended PC get consent from the applicant to continue the hearing at the Planning Commission or move on to the Council. The applicant requested a decision even though the PC made a motion for continuance. The applicant did not want to continue so a motion was made to deny. It was noted the PC is a recommending body to the Council it is not a final decision.

Scot H. presented the project overview and outlined the process to be followed. Much of Scot H's presentation is in the staff memo information above and included in the recommended conditions presented from Staff. It was noted the development allows up to 120 additional units. The potential unit mix would total 137 units.

Mr. Tom Braun, presented for the Eagle County School District also noted this is Preliminary Plat Approval. In Minturn they are required to file a new complete application addressing the conditions and issues cited in the preliminary review.

- Reviewed the 2011 annexation agreement, including 18.2 acres conveyed to the town zoned for light industrial/public facility use
- Noted the need for employee housing to increase as more senior staff retire or otherwise move out of the employee pool.

- District development includes by statutes traditional educational development and the non-district would include nonemployee housing. The intent is for district development that will follow our town housing requirements.
- Phase I will include 97 units, Phase II 40 units.
- Traffic study will require an additional 100ft right turn at Hwy 24 and Maloit Park Rd. and the road does need drainage improvements.
- The development does include walking paths in and amongst the buildings
- Arminda Ditch – use for irrigation using non-potable to include the currently existing ball fields using the ditch and approximately 2.5acres. They do say they have this water right in the ditch as currently mitigated. Head gate will be rebuilt and metered.
- Wildlife – the proposed area is essentially currently developed and would not dramatically affect the wildlife. They are looking at CPW requests and requirements to include construction time envelops.
- Nordic Trails – existing trails will be realigned to connect and maintained.
- Phasing of project – existing homes will all be displaced. By phasing, Phase I is built and Phase II would displace the existing.
- The intent at final plat is to show a development that works with and in the spirit of the park.
- The development is approximately 40-49units over each five-year cycle for a total of 137units.
- Asking for approval because things take time. If they get approval to move onto the final plat process now they can work on infrastructure in 2026 and start Phase I in 2027.

Five-minute recess at 7:20pm

Clarification by Rob G.: the RETT discussion cannot be considered as they are banned by TABOR

Council Comments:

- Brian R.
    - Noted we are not talking about the annexation
    - The road, the smaller and curvier the better. This should be encouraged to maintain responsible speeds while still allowing emergency vehicle access.
    - Asked about CPW comments, if you don't give people access they will find a way to make access through unauthorized trails. Recommended they provide fishing and river access in the plan in a couple of specified points along a perimeter trail, otherwise trail reclamation will be an ongoing task.
    - Would like a comment from Dan at Ski Club on how the Nordic course is being impacted significantly. There should be a better thought out plan on what the races will look like or what the new 5K loop will look like.
    - Biggest hurdle to affordable housing is roadblocks and there is a use by right in the area.
- Lynn F.
    - Noted the wildlife mitigation plan issues should be at the preliminary not final stage. Noted that the 2011 Agreement states twice that development must strictly comply with the Character area requirements which reference the preservation of wildlife. CPW concerns:

        - Reduce the footprint of the development and she felt it could be condensed and still have the same unit count
        - Noted the 75-foot setback from the river requested by CPW not the 50-feet presented
        - Consider reducing the impact by reducing the regrading
    - It was noted the HH housing would be deed restricted but the other homes would not. Tom Braun noted deed restrictions last forever and can restrict future sales and reduce flexibility for the District.
        - Asked a Habitat representative the approximate maximum income levels for Habitat units
            - Single Individual: ~$90,000
            - Two People: Closer to ~$100,000
            - Family of Four: ~$135,000

- Gusty K.
    - His biggest concern is the road(s). All upgrades need to be done before the town would consider taking over the maintenance. He would like the path to be on their property, not necessarily follow the road alignment.
    - Arminda ditch – concerned with drought years, would like a plan showing what would happen in dry years. Mr. Braun offered to work with developing a trigger point where the flows get to a certain level, then the District would agree to not draw down water from the Ditch.
    - Habitat for Humanity deed restrictions – Mr. Braun clarified that all Habitat units will be deed restricted, and any non-Habitat units will be built by the District for District employees.
- Tom P.
    - Asked about consolidating the plat – applicant felt this sale of homes would recreate the need for affordable housing because of future sales by those owners. once sold the control of the affordability would fall away. Tom Braun noted the district has a five year rental cap that is policy by the District to give people time to get established. Any Habitat home or for sale home will be the purchasers i.e. no time limit.
    - Is concerned about the traffic and pedestrian interactions with the traffic and with the evacuation plan.
    - Affordable housing is critical and that is a part of density. Appreciates the phasing and continued use of the park by the public. The parking area needs to be worked on more.
- Eric G.
    - Noted the need for affordable housing, this is admirable.
- Earle B.
    - A lot of citizens are here and have commented against the project but this is an needed balance in affordable housing and accessible recreation.
    - Noted that the big events held out at Maloit Park are way more impactful to wildlife than this project.
    - Asked how we have residents that can not afford housing. HH noted they are a permanent affordable organization. They can not give priority to specific groups

but they would be open to any and all who desire to apply. To that end, they would heavily market with the Minturn community in hopes of getting more Minturn people to apply.
    - Agreed with the need of an evacuation plan and it being public.
- Rob G. asked how many will be owned by the district, how many buy HH, etc; the applicant does not have that information at this time. It was noted a single person can make only $90k to qualify

Public Hearing Opened

Citizen comment

- Ms. Tanya Rippeth, 23 park lane, spoke to the concerns of the current residents living in the area being displaced. Felt this was rushed to the detriment of the wildlife. If there is any disaster then there will be inadequate infrastructure getting people out.
- Michael Augustino, who lives in Eagle, spoke as a resident of a Habitat Home. As an employee of the District he felt it was a needed and positive development. He pays over $500 less per month for his home than his apartment two years ago he rented.
- Bryson Bebertt, CFO of ECSD, spoke of the benefits this would present for the district to retain employees. Not able to hire qualified new employees due to the cost of housing they face. Employees who choose to rent save $750 per month for a 1 bedroom and $1000 per month for a 2 bedroom. Habitat is allowing people to purchase at 50-60% of market rates. Understands why Maloit residents are resistant to this change, but wants to make the point that the District has provided a lot for the residents. Land leases that the current units sit on is now $450 per month compared to other market values($1200 per month). The District will phase construction allowing current residents to be there for 10 years, the employees being displaced will have first opportunity to purchase, ECSD will pay for the existing unit or fair relocation.
- Cesar, 91 Mt Hope Cr, Eagle spoke in support
- John Martin, 1011 Maloit Park Rd, concerned with the density, traffic, light pollution, effects. Doesn't believe there is a need for this project. There needs to be street lights for the kids that will come with this development. Concerned about impact to wildlife.
- Ian Grask 2444 Chamonix lane, expressed the importance of building housing now because there is no housing continuum. This project is generally good – one of the community's largest affordable housing members and a school district are trying to partner for housing for teachers. This should be a slam dunk.
- Kelly Toon, 531 Main Street, trails need more attention, parking is not sufficient, felt some of the buildings could be better placed, natural landscaping, expressed concern with the traffic and commutes, but was in support. Would like to have housing for VSSA students and families. Makes sense to have people who go to the school, live as close as possible to the school which might help mitigate the line of cars. Should be an education program for anyone living there to respect the wildlife.
- Tim Moffett, 65 Adams way, ECSD teacher for special needs. Owns an HH home and could not afford to live here otherwise. Noted the sweat equity required by HH creates buy in to the community.
- Linda Otsterber, 1791 Main St, spoke against the high density. Had concerns with Maloit Park Rd. Encouraged the Council to work with the state on crossings and connectivity via

sidewalks to the project.

- Rob Gosiewski, 560 Taylor St, felt the owner occupied 20% was too small a requirement for long-term growth. Road easement should be in conjunction with the bike path. Felt a condition to preserve the ball field was needed. Had questions about the original deed to the property and any potential restrictions placed on it.
- Chris Randall, 1013 Park Rd, spoke the car cuing was not sufficient. Felt the project was too dense and would result in too many changes.
- Josh Smith, Avon, emphasized the recreation and ski community at the school, engaging with BM North. Felt they should work together on the joint infrastructure to keep the prices fair.
- Emily Peyton, Valley Brook Rd, spoke and read a prepared letter in support of the project and HH.
- Rob Davis, 1796 Main, felt HH didn't understand the primary focus of the property and that it be open space to the public for the enjoyment of the public. This is a steep and narrow valley and not the conditions HH builds in other areas of the county. Although not opposed to the project felt it needed to be the best it could be.
- Tessa Kurchner, Eagle Vail and former school board member, spoke in support and has been looking and working on this project for years. The School District is a member of the community and felt they understand what needs to be done and how to do right on this project.
- Kary Bankston, 1004 Maloit Park Rd and principal of the VSSA, spoke of the need for this project to attract and retain new teachers and how nice this project will be for our community.
- Terry Armistead, 1632 S Main Street, spoke to the need of affordable housing in the county. This project has been in front of the town for 2 months, felt that the affordable housing number is too small, the effects on the wildlife is very drastic. The road is a 50ft ROW and must have connectivity. Wildfire has not been addressed sufficiently.
- Tracy Andersen, 1016 Mtn Drive and District employee, spoke in support of the wildlife and what we want for the future and asked for a wildlife plan that will work! Suggested limiting the amount of dogs allowed per household or require leashes. She noted the elk and moose but also the beavers for the wetlands. It is also hard to take the bus from Maloit Park. There may need to be some discussion with CORE Transit on bettering the connection.

Public Hearing Close.

Mr. Braun noted a 20% occupancy and addressed items that were discussed. Suggested less formal dialog with citizens and they will work on that. They are already adhering to the Town's Housing guidelines, educational opportunities are already in the works, working with Battle on a trail is already on the list to address, Habitat likely can't be the only developer due to bandwidth. The land was bought from New Jersey Zinc and as far as he's aware, there were no restrictions on use of land. Can host an open house to open dialogue with the community. How to work with others that Habitat doesn't cover – Extremely hard to reach affordability when developing a home, so hopefully can have some confidence in the LOI with Habitat. The ball fields are outside of the area being proposed for the subdivision so nothing is happening to them. If the use is changed then ECSD will need to talk to the Town. Can formalize this better in the SIA. Wildfire is addressed in

the submittal. Mapping is taken from Eagle County and there are mitigating measures in the project narrative.

Tom P. stated the HH units are deed restricted and sold, and that all other units will be owned by the District with five-year rental caps not purchase, that was confirmed. He asked what that would be in Phase I. 33 of the first 49 units are HH. Tom P. encourage the Applicant to work with County, State, and Town partnerships to try and get more units to an affordable price.

Brian R. noted the socio-economic diversity in Minturn. He noted units of the same type are bunched together in the proposal and expressed concern on that. Mr. Braun clarified that the illustration was just showing the potential design, but the buildings have not been designed yet. Not trying to separate unit types from the community.

Lynn F. clarified that there would be rentals that would be owned by the district, the HH units, and then a third category would be sold to developers; this is correct and was confirmed as a possibility, however, the District's intent is to solely develop housing to support their staff. She expressed concern that this would make the project not affordable. Felt it important that an employee could rent for longer than five years as proposed. Concerned the public would not be able to access the area during construction. Would like to see the original deed to the land to see what restrictions were originally set on the land when it was given to the district.

Earle B. would like a better idea on the wildlife mitigation and how it would be managed and implemented and that it be in conjunction with the CDW.

Rob G. asked

- You've said the goal here is District housing. Can you help us understand what's preventing the unit mix from being clarified at this stage, particularly which units might be market-rate, so staff can better evaluate impacts and infrastructure? Tom Braun noted they are not at that level yet.

- You stated that delivering affordable housing is very difficult and you've mentioned challenges in delivering units that are affordable across a broader range of incomes. Can you help us understand whether the District has explored partnering with the Eagle County Housing Authority or a similar entity, and if so, what constraints or considerations have affected that? They will look into this.

- The concern for the town is that we have very limited discretionary dollars and if we are not able to calculate new dollars it is difficult for the town to assume the road.

Lynn F. expressed concern that the structure is to provide some affordable housing but not necessarily to district staff.

It was directed that staff will work with the district and the school board to tie some of the questions together.

Motion by Lynn F. to continue to a future meeting, this motion died for lack of a second.

Motion by Brian R., second by Tom P., to approve Resolution No. 13 - Series 2026 Maloit Park Exemption Tract A Eagle County School District Subdivision - Preliminary Plat as presented with the following conditions. Motion passed 5-1. Note: Lynn F. voted Nay and Kate S. was excused absent.

Conditions:

1. The Applicant shall work with the Town Engineer prior to or concurrent with any Final Plat for Subdivision application to address outstanding review comments from Intermountain Engineering in a letter dated October 31, 2025. Specifically, staff notes the following items needing to be addressed and resolved prior to or concurrent with Final Plat:
    a. Horizontal geometry will be added to final 100% construction drawing package at Final Plat application.
    b. Complete design for pump station in coordination with the Town of Minturn.
    c. Complete design for public pathway and any associated easements for public walkway connection between residential neighborhood and Minturn Fitness Center.

2. Prior to a public hearing for approval of the Final Plat, the District shall indicate whether the lots being created by the subdivision will be used for District development or non-District development (or a mixture of the two) as those terms are defined in the Annexation Agreement and will demonstrate that the Maloit Park Road easement can be conveyed to the Town.

3. Prior to a public hearing for approval of the Final Plat, the District shall comply with the requirements outlined in Intermountain Engineering's letter dated December 18, 2025, and December 30, 2025, and include within a Subdivision Improvements Agreement requirements to remedy all defects in Maloit Park Road as part of the public improvements.

4. Prior to a public hearing for approval of the Final Plat, the District shall present the Town with either (a) an agreement with Battle North, LLC addressing Maloit Park Road or (b) evidence of good faith discussions with Battle Mountain addressing Maloit Park Road.

5. Prior to a public hearing for approval of the Final Plat, the District shall demonstrate that the District property has legal and physical access, including future needed improvements to Maloit Park Road and the intersection with Highway 24, to the reasonable satisfaction of the Town.

6. The Town will not take ownership of nor maintenance responsibility for Maloit Park Road until either (a) the District provides the Town with a survey demonstrating that all physical elements of the road are located within the easement, or (b) the District provides the Town with an agreement between the District and Battle North, LLC., creating the legal right for all physical elements of the road to remain and be maintained in its current place.

7. The Applicant shall work with the Town Attorney prior to or concurrent with any Final Plat for Subdivision application to address outstanding review comments from Karp Neu

Hanlon in a letter dated November 3, 2025.

8. The Applicant shall work with the Town to execute a plan that prohibits ECSD from drawing down water from the Arminda Ditch at a certain low flow point to be determined prior to or concurrent with Final Plat.

9. ECSD will continue to work with Colorado Parks and Wildlife on the mitigation plan and will include a revised Wildlife Mitigation Plan with the Final Plat submittal.

10. ECSD will reach out to organizations who currently utilize Maloit Park, with the intention of understanding how and when the Park is utilized and to define a management plan for users and events at Maloit Park. The focus of this effort will be to better understand the parking demands of such uses. The District will prepare an overall use and management plan for Maloit Park that will among other things address how adequate parking can be provided for the future use of the park and events held at the park. Said plan to be submitted with the Final Plat submittal.

11. ECSD agrees to include a water measuring device in the Arminda Ditch headgate and to provide the Town with access to data demonstrating diversions are within the District's water right. Such measuring device will be detailed in design drawings for the headgate, to be provided with the Final Plat submittal.

12. To ensure the development to Maloit Park occurs at a gradual pace, ECSD will define limitations on the number of housing units that may be constructed over five-year periods for the next 15 years. For example:
Years 1-5 49 units (included in Phase I of project)
Years 5-10 48 units (included in Phase I of project)
Years 11-15 40 units (included in Phase II of project)
The condition above to be included with the Final Plat submittal.

13. ECSD will provide information with the Final Plat submittal on how emergency evacuations can be handled

11. Discussion / Direction Items

A. Golf Cart Discussion – pulled and moved to March 4 during agenda approval

B. Update on Water Treatment Plant Bank Financing Solicitation – given as a Verbal Update from Town Manager during his staff report.

C. Consideration of Council positions on select pending state legislation affecting local governments, including housing and municipal finance – pulled and moved to March 4 during agenda approval

12. Future Agenda Items

A. Future Meeting Topics

13. Adjourn

Motion by Eric G., second by Tom P., to adjourn at 10:12pm.

_____

Earle Bidez, Mayor

ATTEST:

_____

Jay Brunvand, Town Clerk

Information Only Items

- Upcoming Council Meetings: 3/4, 3/18, 4/1, 4/15.
- Upcoming Special Events: RTAP Community Workshop (March 24th & 25th), March First Friday at Gel Z Art & Wild Mountain Cellars.

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

0001 Silver Star Trail

Hearing Date:	February 25,2026
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Derrick & Ashley Gerhardt
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 39
Address:	0001 Silver Star Trail
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner II
Recommendation:	**Approval, with Conditions**

Staff Report

I. Summary of Request:

The Applicants, Ashley and Derrick Gerhardt, request Final Plan review of a new, four-bedroom, 3,349 (gross) square foot single-family residence located at 0001 Silver Star Trail in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, three-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 25 feet 3 and 3/8 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. The plans show the entry level with two bedrooms and garage, and the main level has the primary living area and the remaining two bedrooms.

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, with conditions**.

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 0001 Silver Star Trail 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 2 (PA-2), described as follows:

> *"The primary intent of this Planning Area is to create a market rate, permanent resident occupied single-family residential use zone."*
> *- Ordinance No. 15 – Series 2023 Minturn North PUD Guide*

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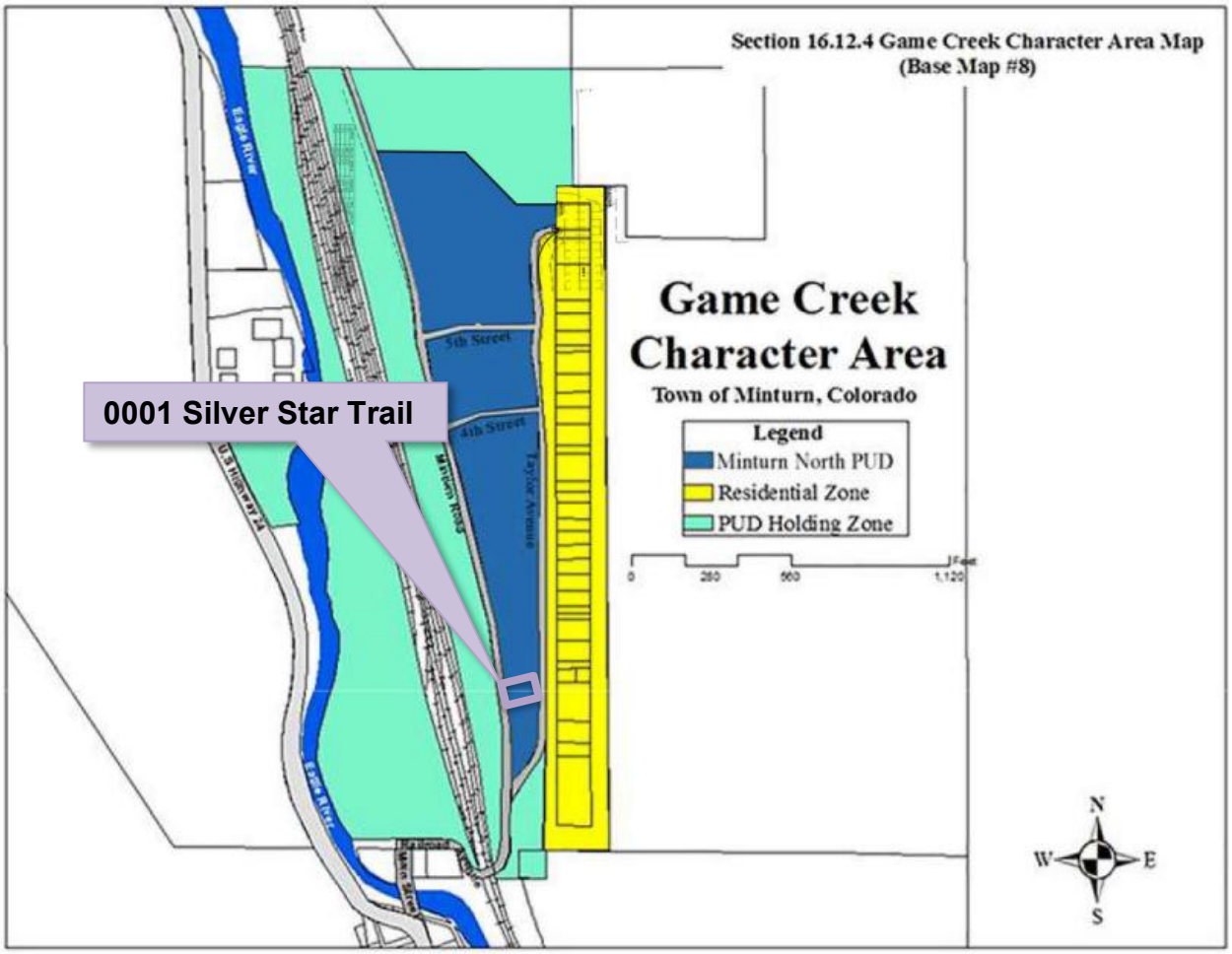
Figure 1: Game Creek Character Area Zoning Map



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:	5,619.24 sq. ft.	5,619.24 sq. ft. (.129 ac.)
Maximum Building Height:	28 feet	25 feet – 3 3/8 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% (2,809.62 sq. ft.)	2,022 sq. ft. (35.98%) Proposed
Maximum Impervious Coverage:	65% (3,652.51 sq. ft.)	3,076 sq. ft. (54.74%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (5,619.24 sq. ft. x .05 = 280.96 sq. ft.)	355 sq. ft.
Parking:	2 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

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

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

V. Issues and Recommended Revisions:

Issues or Required Plan Revisions

- The Town Engineer recommends in his letter dated February 8, 2026, that additional erosion protection by added along the north property line. Staff believes this can be added to the building permit set.

- The public notice deadline for this application was February 16, 2026. President's Day (a federal holiday) also fell on this day. So while the newspaper notice and the property sign were posted by the deadline, the adjacent property owner letters were not sent by the Applicant until February 17, 2026 due to the post office being closed the day prior. It has been the Town Attorney's interpretation in the past that as long as there is reasonable certainty that people can still be notified through one of the three required means, then public notice requirements have been met.

  The adjacent property owner letters were sent nine days ahead of the public hearing instead of ten, but that is still a reasonable time for delivery, not to mention that all adjacent property owners are aware that the Minturn North houses are being developed. Ultimately, it is up to the Planning Commission to decide if they would like the hearing to be continued to the next meeting in order to establish a full ten days of public notice, but staff is of the opinion that the spirit of the public notice section has been met.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0001 Silver Star Trail generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval, with conditions** of the plans.

1. The Applicant shall, prior to building permit issuance, show additional erosion protection along the north property line (common with Lot 38) in accordance with the Town Engineer's letter dated February 8, 2026.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

February 8, 2026

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

Re: 1 Silver Star Trail
Lot 39, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Gerhardt Residence; 0001 Silver Star Trail; Lot 39, Minturn North, Minturn Colorado"* prepared January 12, 2026, by Eggers Architecture Inc. (Plans) included in the Design Review Board (DRB) application for Lot 39, 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.3 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.3 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: 1 Silver Star Trail
Lot 39, Minturn North PUD
DRB submittal Review
Project No. 24-0001

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

Sheet C1 of the Plans "*Lot 39, Minturn North PUD; Site Grading and Drainage Plan"* prepared December 26, 2026, by Boundaries Unlimited presents the proposed site grading and drainage plan.

a) Additional erosion protection along the north property line (common with Lot 38) is recommended to protect Silver Star Trail.

Review by Inter-Mountain Engineering is performed in reliance of the work of the projects design professionals. Review is for general conformance with Minturn Municipal Code requirements and is not a peer review. Review by the Town of Minturn and/or Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project.

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

Respectfully,
Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Taylor Hermes, Michael Martinez

DESIGN REVIEW APPLICATION

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

Project Name:

Minturn North – Gerhardt Residence

Project Location

Street Address: 1 Silver Star Trail

Zoning: Residential

Parcel Number(s): 2103-262-30-043

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: [redacted] Edwards, CO 81632

Phone: [redacted]

Email: [redacted]

Property Owner:

Name: Derrick & Ashley Gerhardt

Mailing Address: [redacted] Edwards, CO 81632

Phone: [redacted]

Email: [redacted]

Required Information:

Lot Size: 0.129 acres	Type of Residence (Single Family, ADU, Duplex): SFH	# of Bedrooms: 4	# On-site Parking Spaces: 4
# of Stories: 2	Snow storage sq ft: 355 sf	Building Footprint sq ft: 2,022 sf	Total sq ft Impervious Surface: 3,076 sf

Signature:

1/22/26

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

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

Applicant	Staff	
☑	☐	**Application Fee** (Non-Refundable application fee shall be collected)
		• Design Review Board - $200.00
☑	☐	**Letter of Intent**
		-- What is the purpose of the project including;
☑	☐	• Relevant Background
☑	☐	• Current Status of the Site
☑	☐	• All Proposed Uses and Structures
☑	☐	• How the Proposal Differs from what already exists
☑	☐	• Information regarding Easements or Dedicated Tracts, etc.
☑	☐	**Vicinity Map**
		-- Directional Map indicating how to get to the Property involved in the request.
☑	☐	• Zoning of Property
☑	☐	**Site Plan showing Precise Nature of the Proposed Use –**
☑	☐	**To Scale**
☑	☐	• Scaled Drawings of Proposed Design of Structure
☑	☐	○ Plan View and Sections
☑	☐	• Building Heights – all 4 directions N/S/E/W
☑	☐	• topography
☑	☐	• Building Location and impervious coverage
☑	☐	• Setbacks
☑	☐	• Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant
☑	☐	• Parking Plan
☑	☐	• Traffic Circulation
☑	☐	○ Location and Width of Existing and Proposed Access Points
☑	☐	○ Location of Existing Driveways and Intersections
☑	☐	• Landscaped Area – Plan including existing and proposed vegetation.
☑	☐	• Approximate Location of Existing Wooded Areas and Rock Outcrops
☑	☐	• Location and Type of Existing and Proposed Easements
☑	☐	• Utility Easements
☑	☐	• Drainage Features
☑	☐	• Snow Storage areas expressed in square feet as a percentage of the overall site area
☑	☐	**Preliminary Building Plans and Elevations**
☑	☐	• Indicates Dimensions
☑	☐	• General Appearance
☑	☐	• Scale
☑	☐	• Interior Plan for the Buildings

Elements needed on the Site Plan

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

Architecture Details – Materials Board

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

Boundary Survey with a stamp and signature of a licensed surveyor

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

Grading and Drainage Plan

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

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

January 23, 2026
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Gerhardt Residence
Lot 39 Minturn North – 0001 Silver Star Trail, Minturn, CO 81645
Design Review Letter of Intent

Madison:

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

Lot 39 is located at 0001 Silver Star Trail on a uphill sloping undisturbed vacant lot which rises in elevation approximately 8' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure.

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

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

Sincerely,

Taylor Hermes
512.468.3012

GERHARDT RESIDENCE

0001 SILVER STAR TRAIL
LOT 39, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET JANUARY 12, 2026

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

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

STRUCTURAL ENGINEER
SUNDQUIST DESIGN GROUP
PO BOX 249
TARPON SPRINGS, FLORIDA 34688
(303) 355-6034

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

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

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

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
ENTRY LEVEL:	1,001 SF	67 SF	604 SF	1,672 SF
MAIN LEVEL:	1,677 SF			1,677 SF
TOTALS:	2,678 SF	67 SF	604 SF	3,349 SF

LOT AREA:	5,619.24 SF		
BUILDING COVERAGE:	2,022 SF	35.98 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,076 SF	54.74 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

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

DRAWING SCHEDULE

C COVER
FINAL PLAT MINTURN NORTH P.U.D.
C.3 MINTURN NORTH P.U.D. OVERALL GRADING PLAN

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

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

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

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

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

GERHARDT
0001 SILVER STAR TRAIL
LOT 39, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L39

ISSUED #	DATE	BY	COMMENTS
4	1-12-26	DUE	DRB SUBMITTAL SET

C

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

MINTURN TOWN CERTIFICATE

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

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

BY: _____ ATTEST: _____

MAYOR
TOWN OF MINTURN, COLORADO

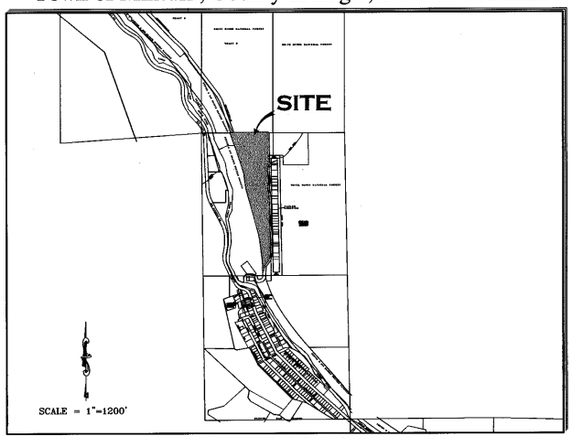
TOWN CLERK
TOWN OF MINTURN, COLORADO

SEAL
TOWN OF MINTURN COLORADO
1904

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY



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

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:
1) The purpose of this Final Plat is to Create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of 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, iiii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
c) non-exclusive Utility, Drainage, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage and iv) Landscaping use, and maintenance.
d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated hereon as "Trail Easement" for the purpose of Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
e) a non-exclusive trail easement on, over, across, and through those strips of land depicted and designated herein as "4' Trail Easement" on sheet 5 of 5 for Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with path construction, or use. Maintenance of any path improvements within the "4' Pedestrian Easement" shall be at the sole cost and expense of the Minturn North P.O.A..
f) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated hereon as " Public Utility and Drainage Easement" , as shown in Tract C, on sheet 2 of 5, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvemeat and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

SURVEYOR'S CERTIFICATE

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

COLORADO REGISTERED 34998 02-26-24 PROFESSIONAL LAND SURVEYOR

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

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

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

CERTIFICATE OF DEDICATION AND OWNERSHIP AND PHILIP HADLEY

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

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

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES: 6 AUG 27

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SUBORDINATION BY MORTGAGEE

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

MORTGAGEE: Philip Hadley
BY: _____ as Individual

STATE OF Colorado)
) §
COUNTY OF Eagle)

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: Aug. 01, 2025
NOTARY PUBLIC

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

CERTIFICATE OF TAXES PAID

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

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

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 $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

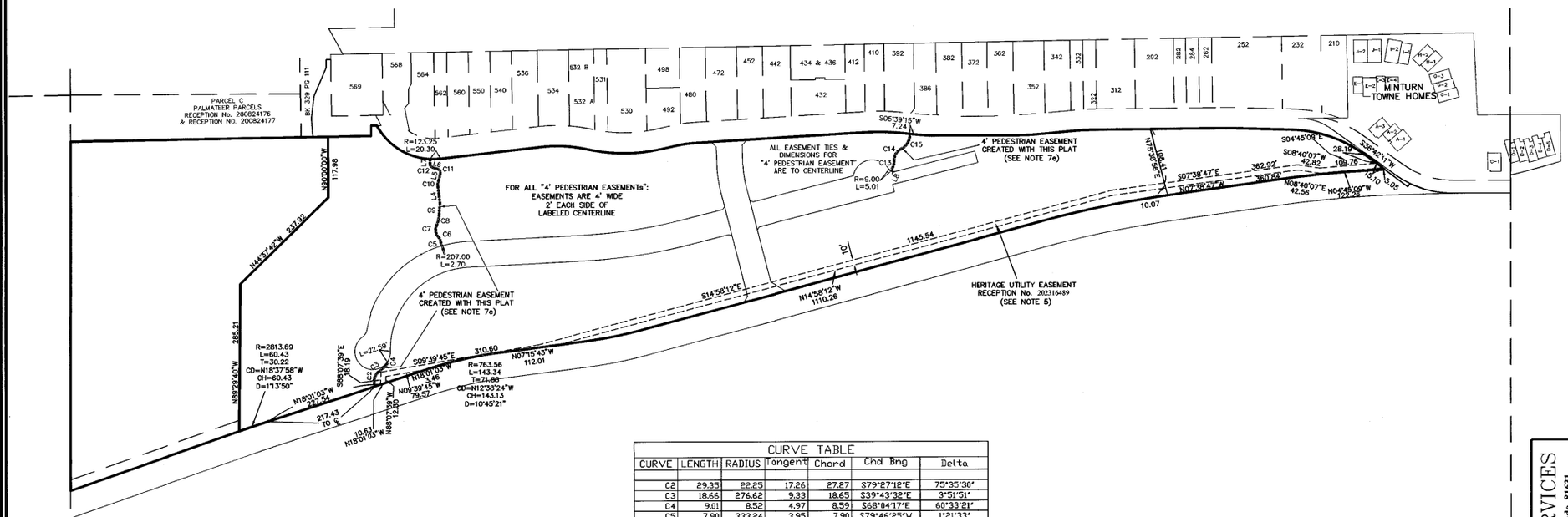
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

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

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

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



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

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

100 0 50 100 200 400

1 INCH = 100 FEET

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

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

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

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

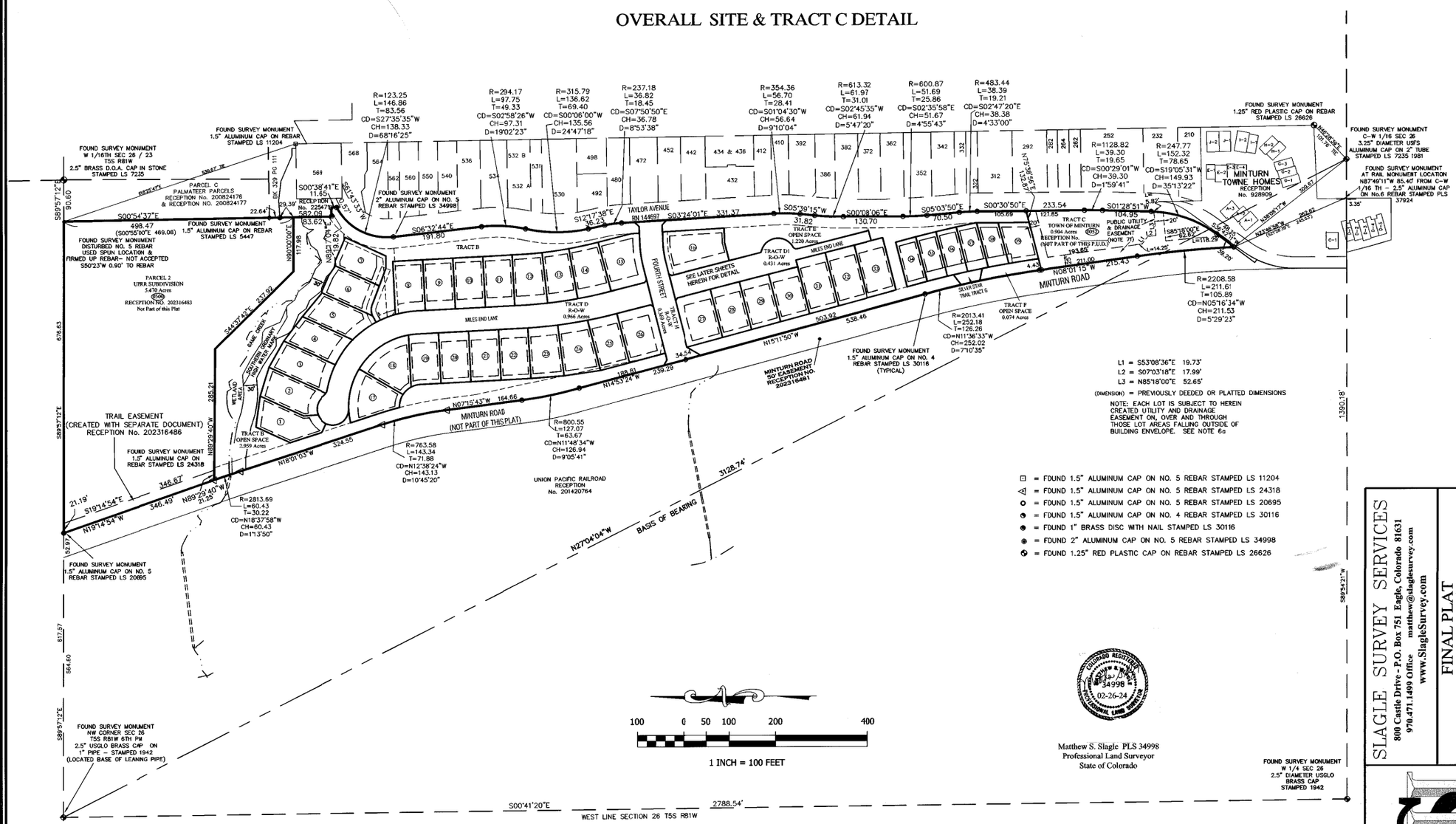
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

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

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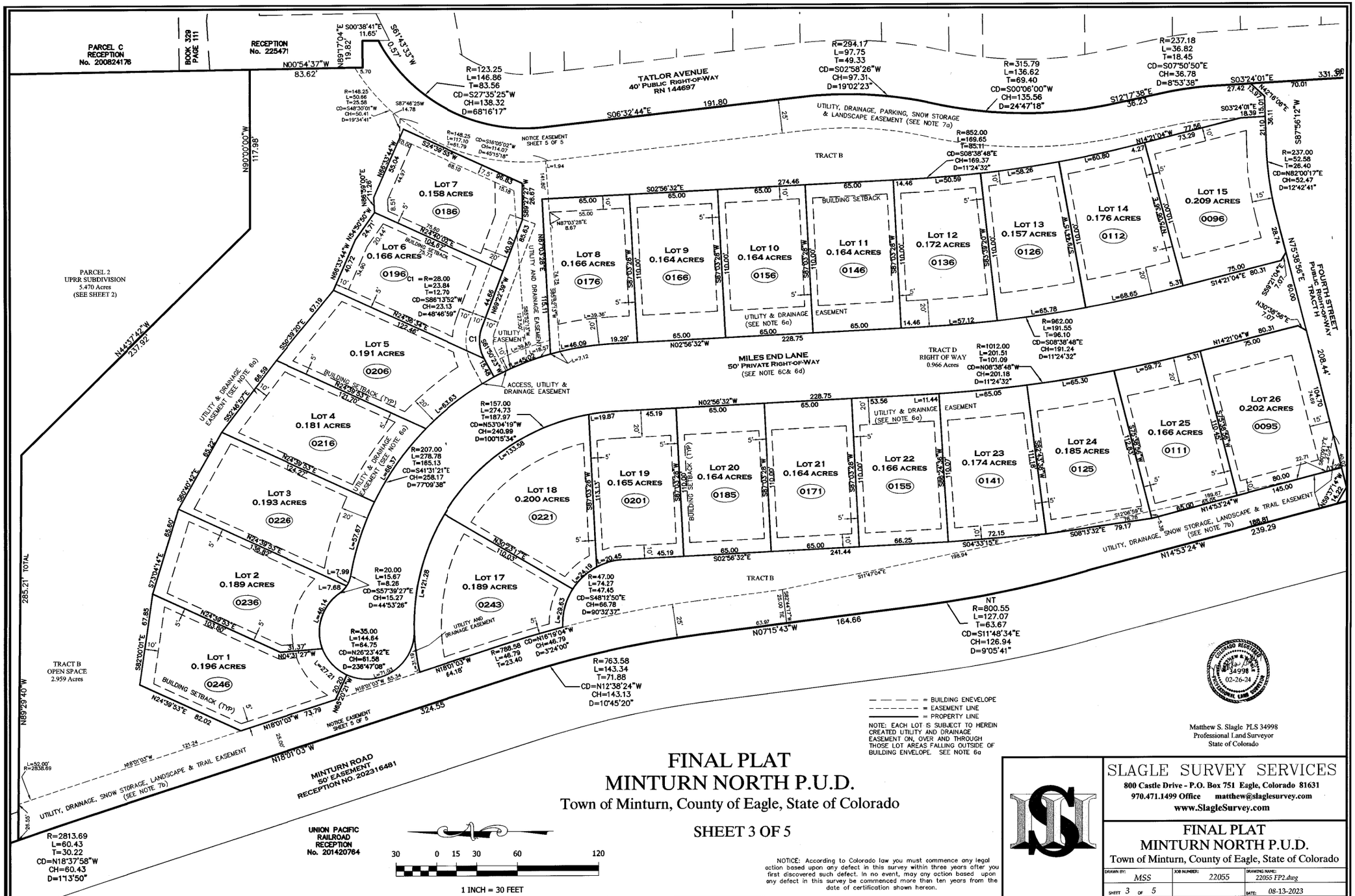
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

SHEET 2 OF 5

202402234



FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

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

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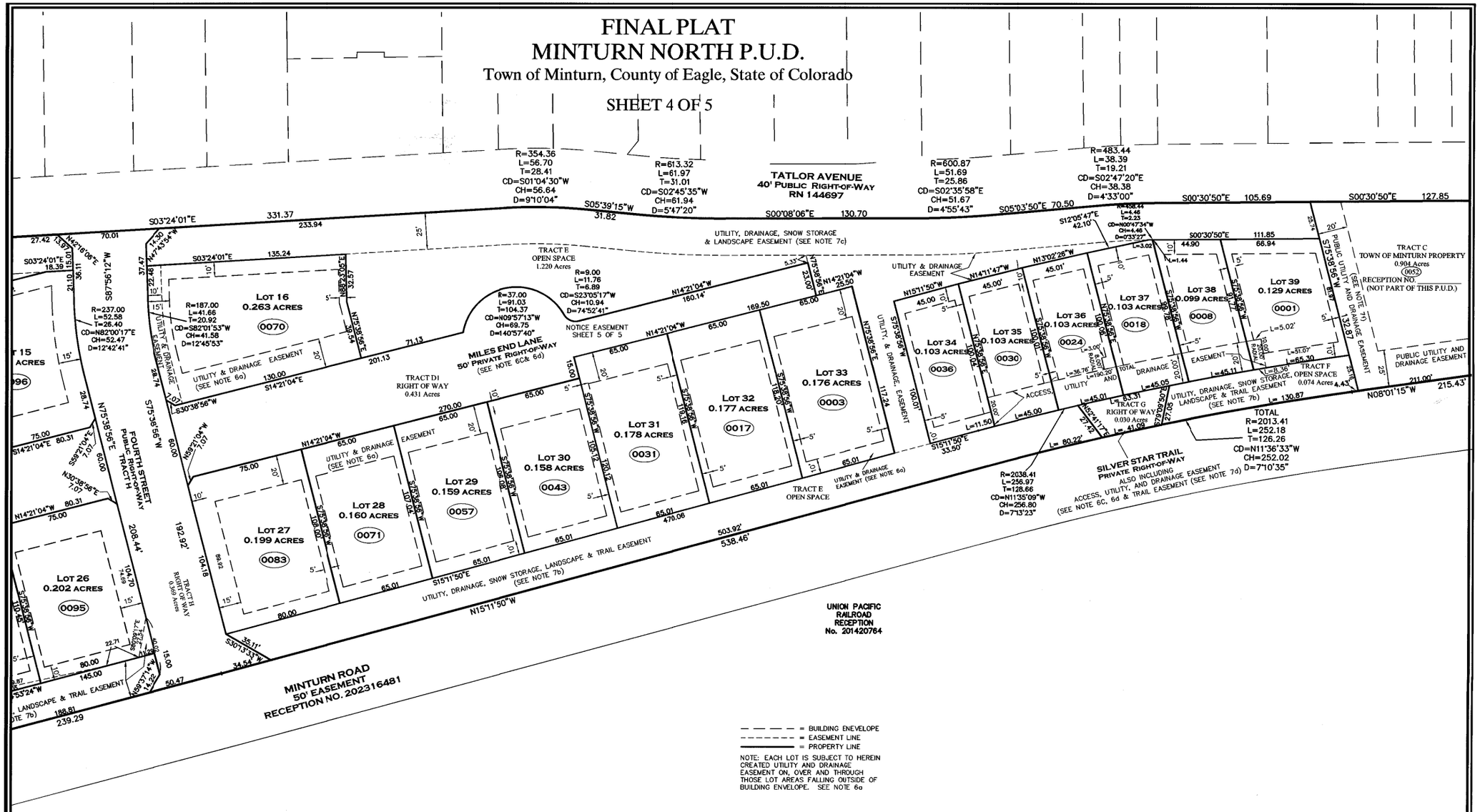
MSS	22055	22055 FP2.dwg
SHEET 3 OF 5		DATE: 08-13-2023

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

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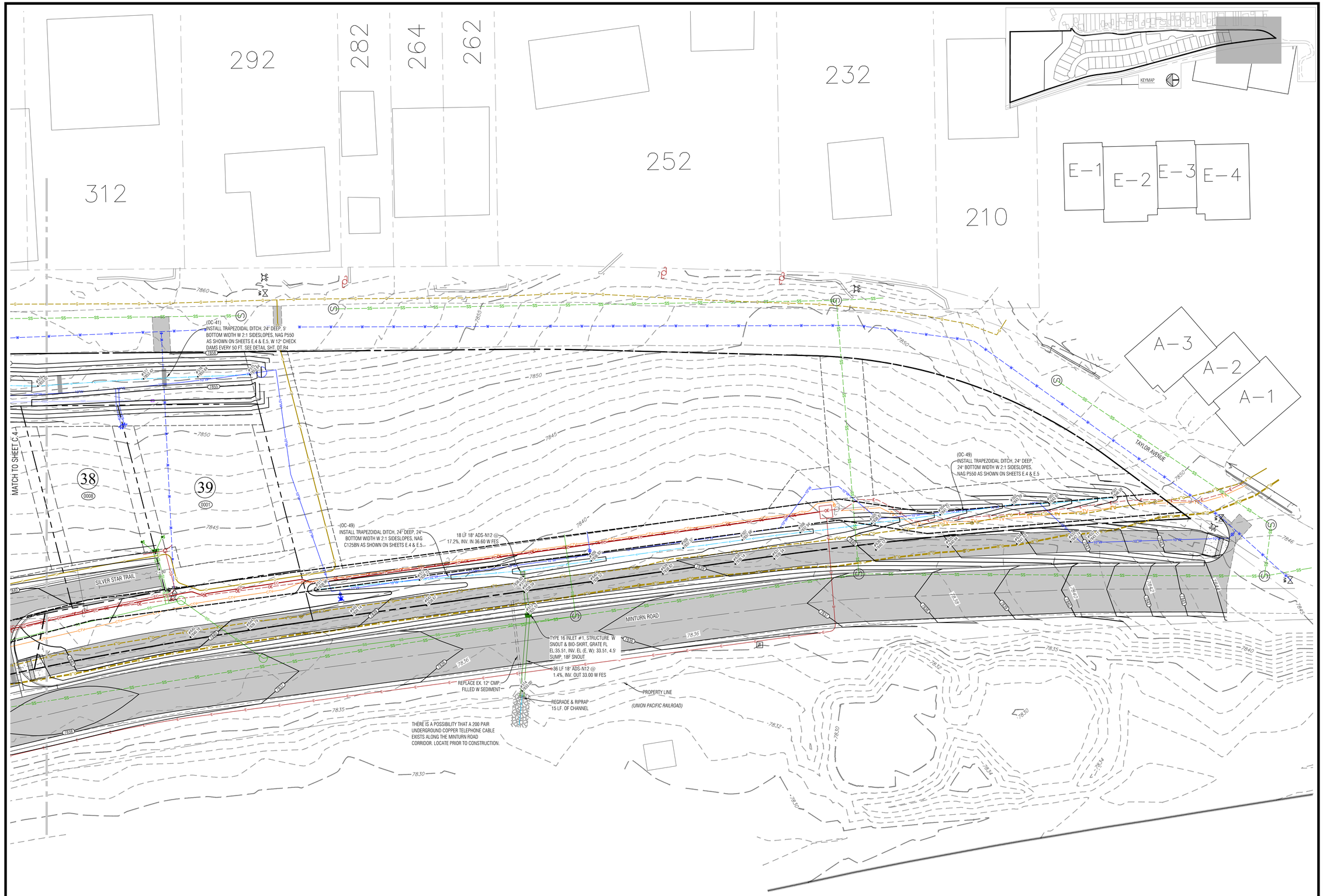
SHEET 4 OF 5		DATE: 08-13-2023

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'LEMYRE
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

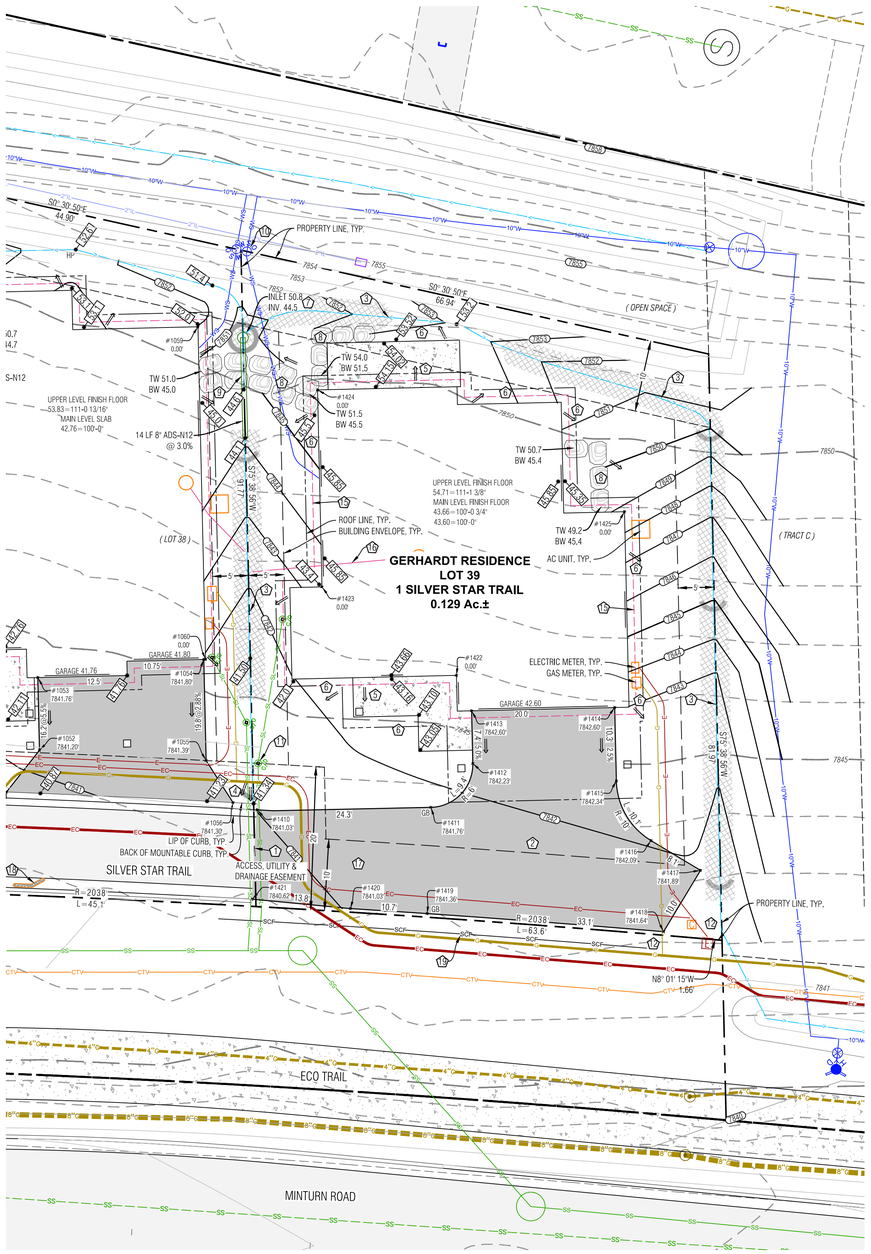
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet
C.3

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

N:\PROJECTS\2022\22036-Minturn North\dwg\22036 C-Grading.dwg 5/1/2024 11:36 AM



Point Table				
Point #	Desc.	Elev.	North	East
1410	Driveway	7841.03'	2951.11	5593.52
1411	Driveway	7841.76'	2927.54	5599.34
1412	Driveway	7842.23'	2923.21	5606.64
1413	Driveway	7842.60'	2925.03	5613.77
1414	Driveway	7842.60'	2905.66	5618.73
1415	Driveway	7842.34'	2903.11	5608.79
1416	Driveway	7842.09'	2896.52	5601.76
1417	Driveway	7841.89'	2888.84	5599.26
1418	Driveway	7841.64'	2891.93	5589.75
1419	Driveway	7841.36'	2924.69	5584.76
1420	Driveway	7841.03'	2935.29	5583.02
1421	Driveway	7840.62'	2948.97	5581.21
1422	House Corner	0.00'	2928.21	5618.12
1423	House Corner	0.00'	2949.30	5625.93
1424	House Corner	0.00'	2956.13	5652.61
1425	House Corner	0.00'	2910.50	5645.71

LEGEND

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

NOTES:

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

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

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

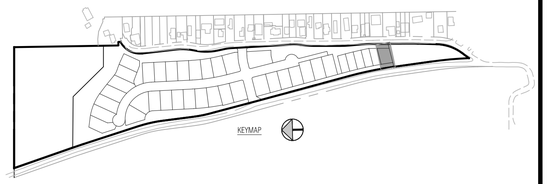
4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 5,635 SF ±
DISTURBANCE AREA: 5,635 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 NEW DRIVEWAY TO EDGE OF ROADWAY AND FLOWLINE OF CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT, ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%, SEE DETAIL.
4. WHERE PROPOSED SWALE SPILLS OVER THE TOP OF THE CURB LINE, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
5. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
6. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
7. INSTALL 8" NYLOPLAST DRAIN BASIN WITH DOME GRATE. SEE DETAIL ON SHEET C2. SHAPE & DRAIN ALL SURROUNDING AREA TO LOW POINT WHICH IS THE INLET. NO DRAINAGE ALLOWED TO BOULDER WALL. INSTALL HEAT TAPE IN DRAIN BASIN AND OUTLET PIPE.
8. INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN. INSTALL FENCE OR BARRIER AT TOP OF WALL WHERE APPROPRIATE.
9. PROTECT STORM LINES AND UTILITIES WHEN CONSTRUCTING IMPROVEMENTS ABOVE FROM MATERIAL AND EQUIPMENT, TYP.
10. LOCATE EXISTING CURB STOP. CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT. CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSULATE THE WATER SERVICE IF COVER IS LESS THAN 7 FEET NEAR THE RETAINING WALL AND IN THE VICINITY OF THE DRAINAGE INLET.
11. APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONFIRM INVERT PRIOR TO CONSTRUCTION FOR ABILITY TO SERVICE HOUSE BY GRAVITY, OR WHETHER A PUMP MAY BE REQUIRED. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
12. LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS
13. EROSION LOGS PER DETAIL ON SHEET C2.
14. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
15. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
16. INSTALL VEHICLE TRACKING PAD (DETAIL THIS SHEET) AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
17. INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.
18. SILT FENCE PER DETAIL ON SHEET C2. USE CAUTION IN VICINITY OF HIGH PRESSURE GAS LINES.



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Glenwood Springs, CO 81601
(T) 970.945.5252
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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 39, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Review 1/12/26

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

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **1/7/26**

Sheet **C1**

File Name: ***mn lot 39 sp-01.dwg***

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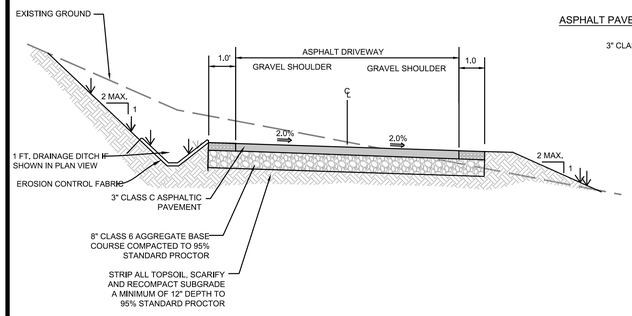
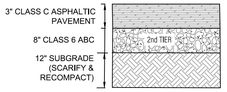


PROPOSED DRIVEWAY TYP. SECTION

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

ASPHALT PAVEMENT SECTION

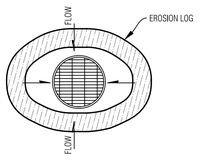


PAVEMENT SECTION

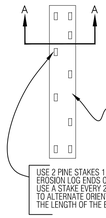
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

DRIVEWAY & AUTOCOURT SECTION

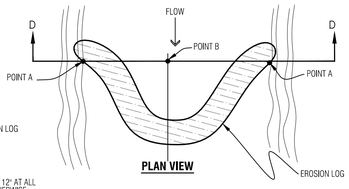
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



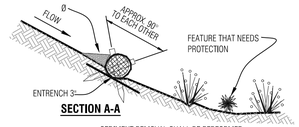
AREA DRAIN



PLAN VIEW

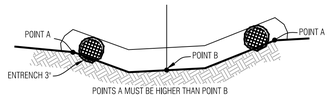


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

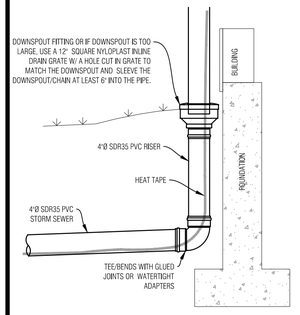


SECTION D-D

Temporary Erosion Control Log

N.T.S.

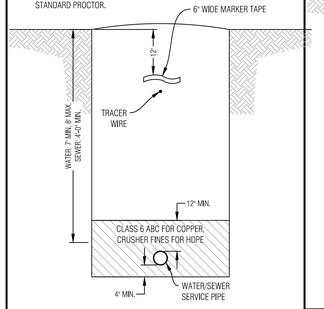
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

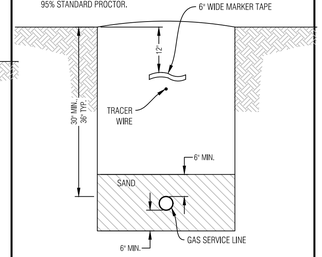
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

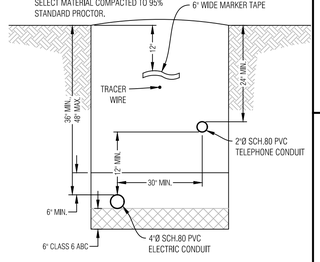
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

N.T.S.

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



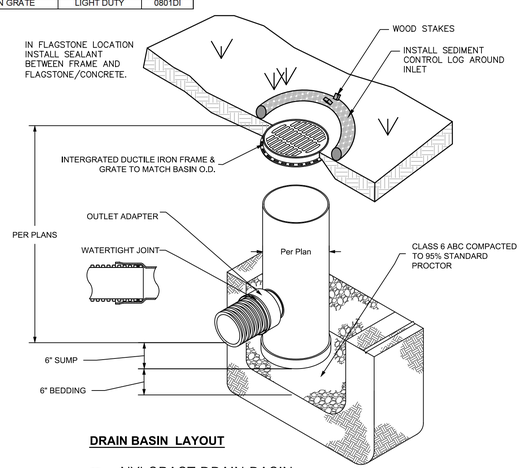
ELECTRIC & COMM. SERVICE TRENCH

N.T.S.

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

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

STANDARD GRATE ASSEMBLY

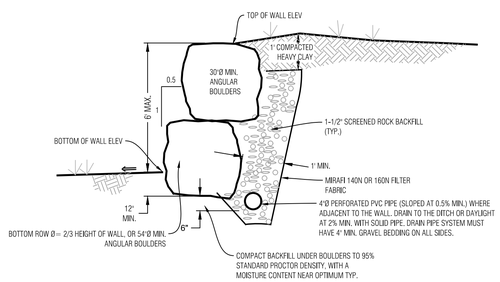


DRAIN BASIN LAYOUT

NYLOPAST DRAIN BASIN

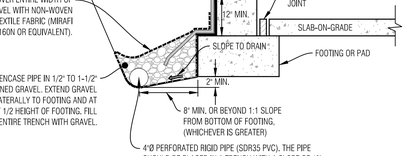
N.T.S. 8 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL 7001-110-272

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.

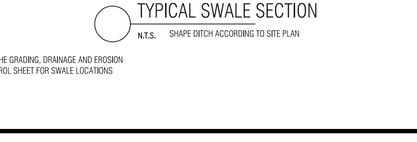


NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

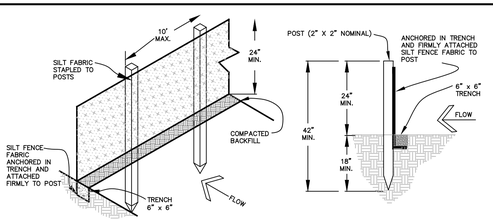
N.T.S. SHAPE DITCH ACCORDING TO SITE PLAN

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 39, Minturn North P.U.D.

Details and Notes
DRB Review 1/12/26

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

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **1/7/26**

Sheet **C2**

File Name: ***mn lot 39 sp-01.dwg***

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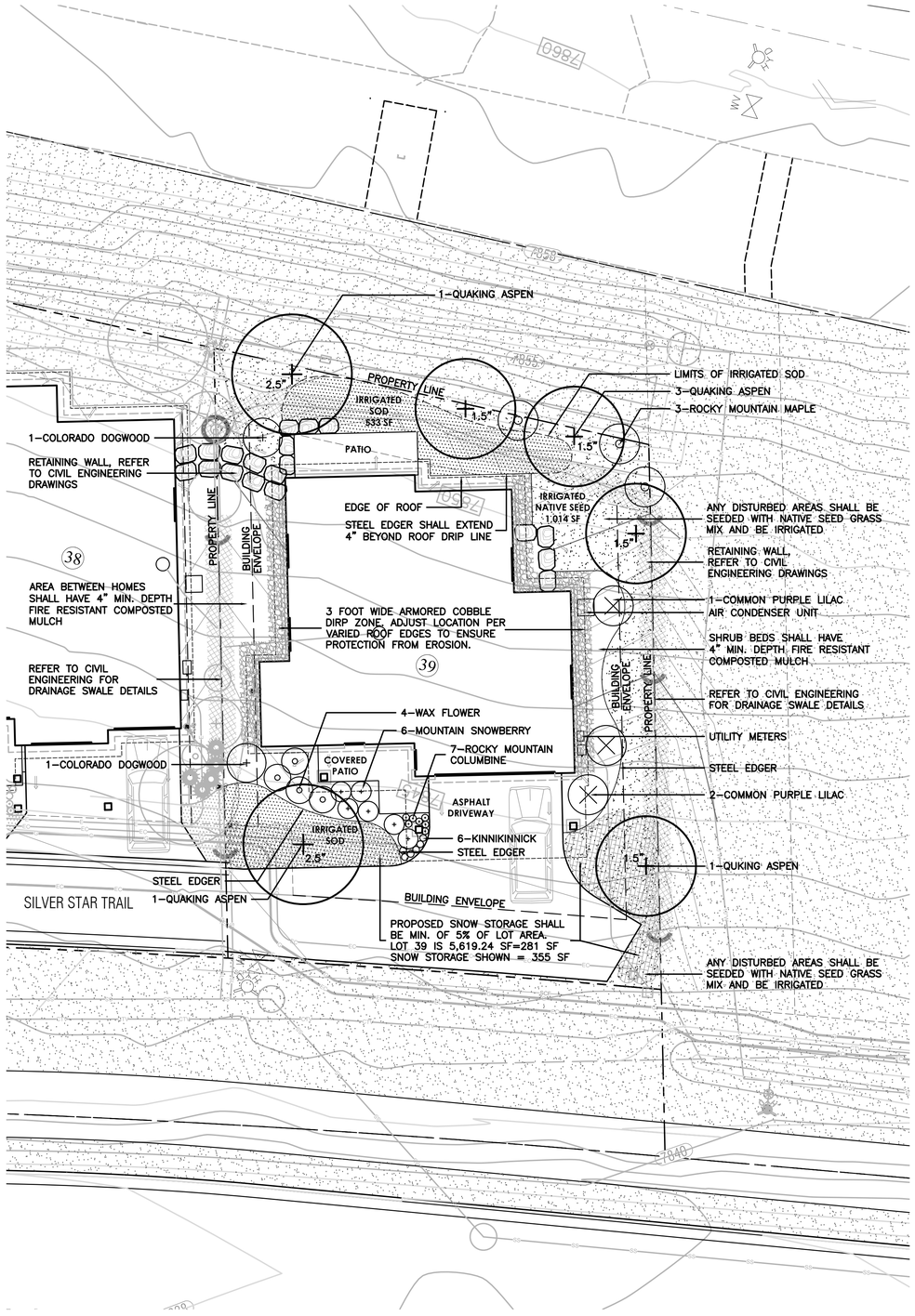


0 5 10 20

SCALE: 1"=10'–0"

LEGEND

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

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

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

MINTURN NORTH P.U.D.

LOT 39 - LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: January 12, 2026
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	533 SF
	Permanent Spray Irrigation For Native Seed	1,014 SF
	Permanent micro–spray or drip irrigation for perennial beds	13 PERENNIALS x 1 SF = 13 SF
	Permanent Drip Irrigation For B&B Trees	6 TREES x 4.5 SF = 27 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	18 SHRUBS x 3 SF = 54 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,641 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:

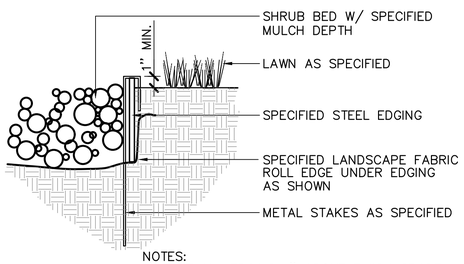
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, 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			
4	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
2	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	PERENNIAL GROUNDCOVERS (planted @ 12" O.C. spacing)			
6	Kinnikinnick Arctostaphylos uva–ursi	1 & 2	1 gal.	Container Full, 5 canes minimum
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
7	Rocky Mountain Columbine Aquilegia coerulea	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	Common Purple Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
6	Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
3	Rocky Mountain Maple Acer glabrum	1 & 2	5 gal.	Container, 5 canes minimum 36"–48" ht.
4	Wax Flower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.



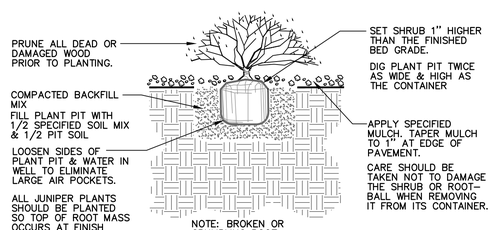
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

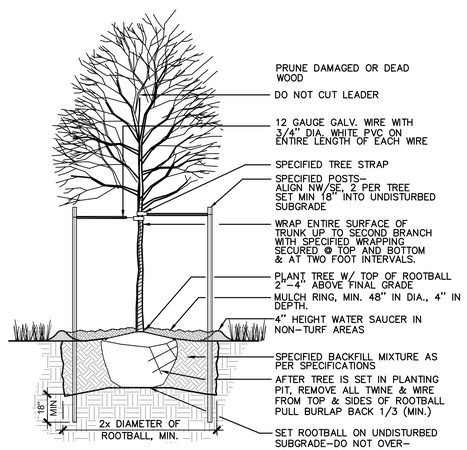
3) ALL JOINTS TO BE SECURELY STAKED.

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

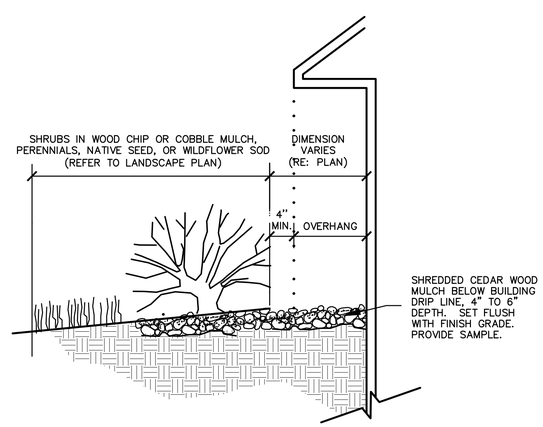
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

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

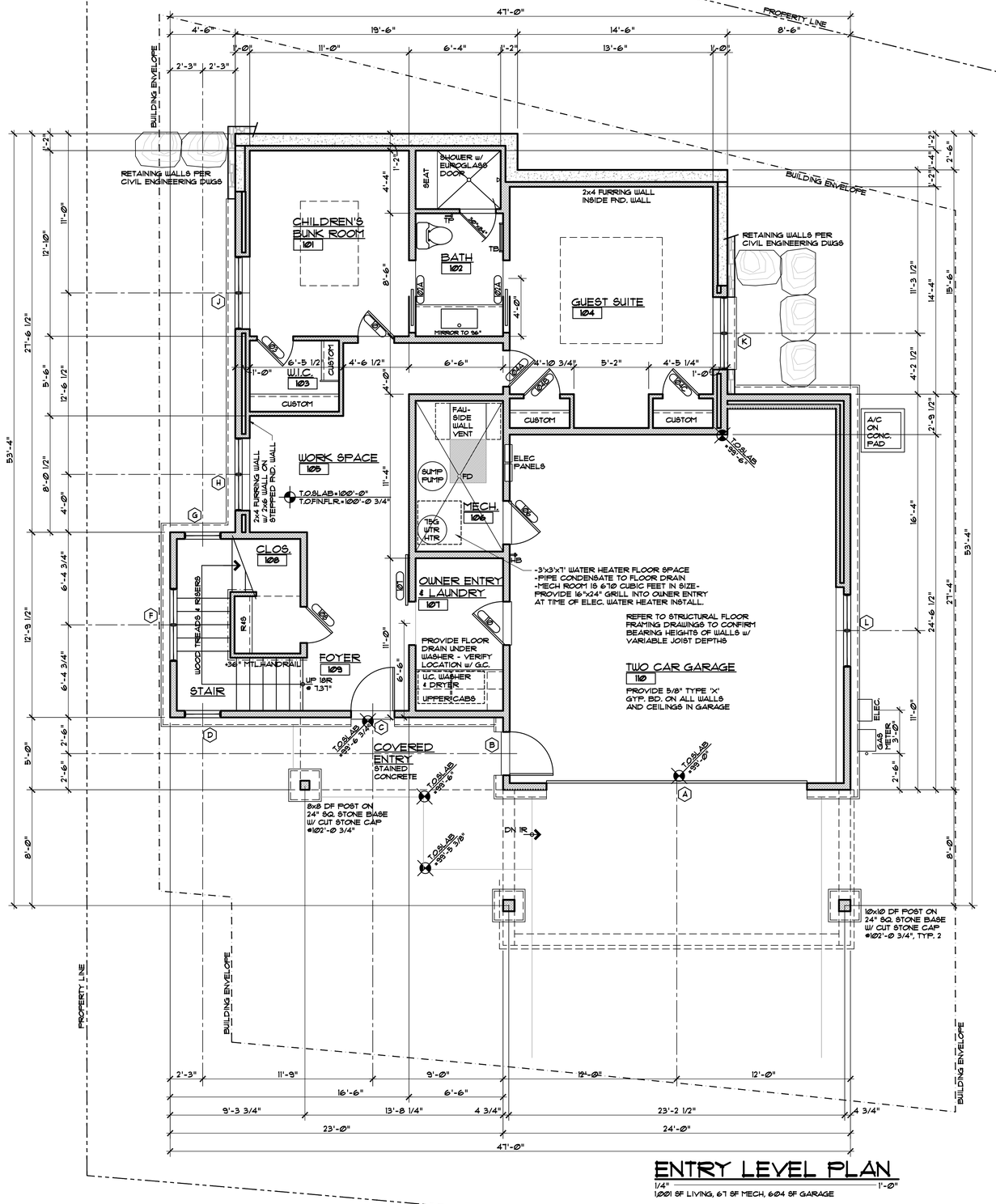
MINTURN NORTH P.U.D.
LOT 39-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: January 12, 2026
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



ENTRY LEVEL PLAN

1/4" = 1'-0"

1,001 SF LIVING, 67 SF MECH, 604 SF GARAGE

GENERAL NOTES:

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

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

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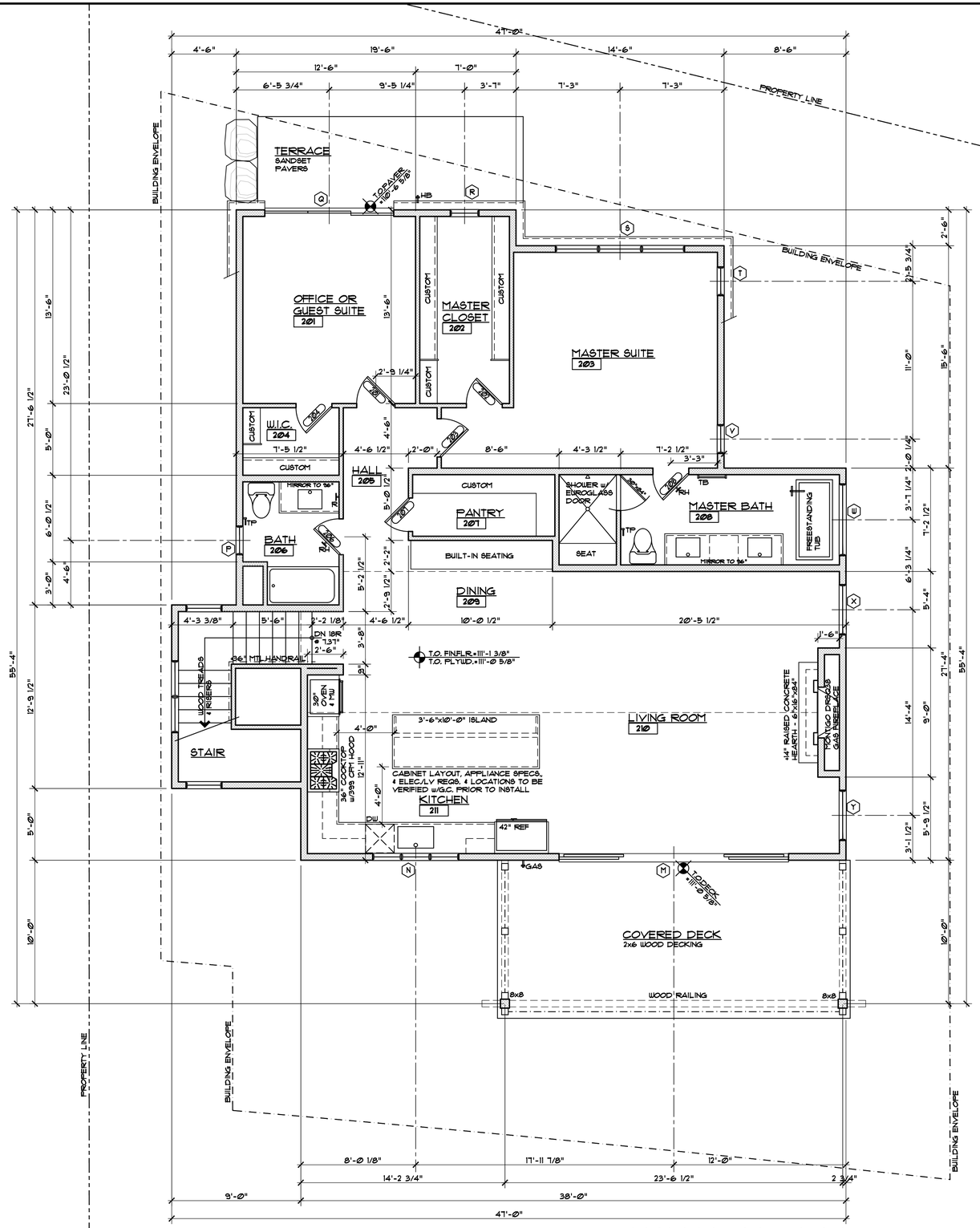
(970) 926-1720

GERHARDT
0001 SILVER STAR TRAIL
LOT 39, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L39

ISSUED			
#	DATE	BY	COMMENTS
4	1-12-26	DUE	DRB SUBMITTAL SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-0"

1671 SF LIVING

GENERAL NOTES:

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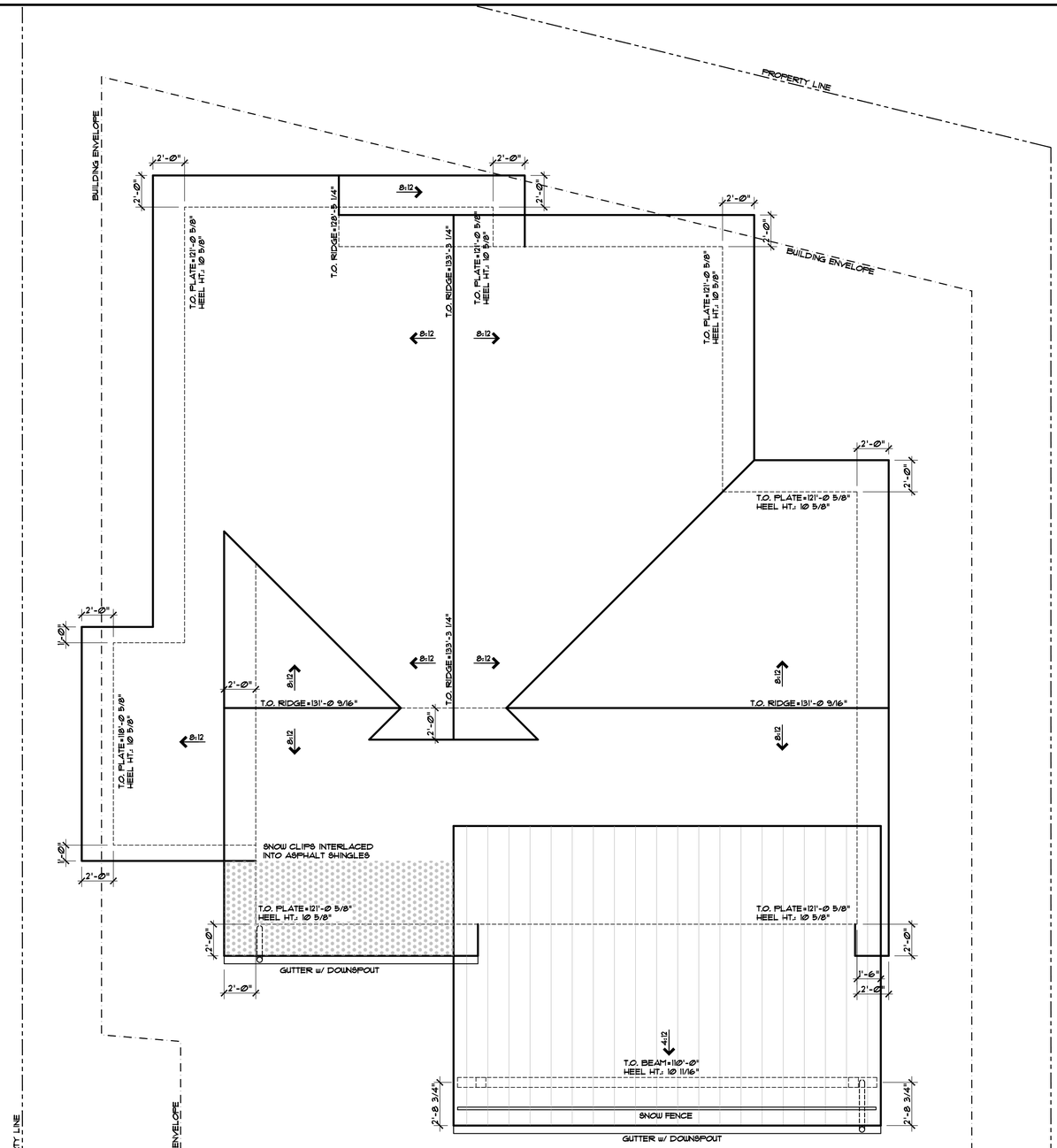
A1.2



ROOF PLAN

1/4" = 1'-0"

GENERAL NOTES:

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

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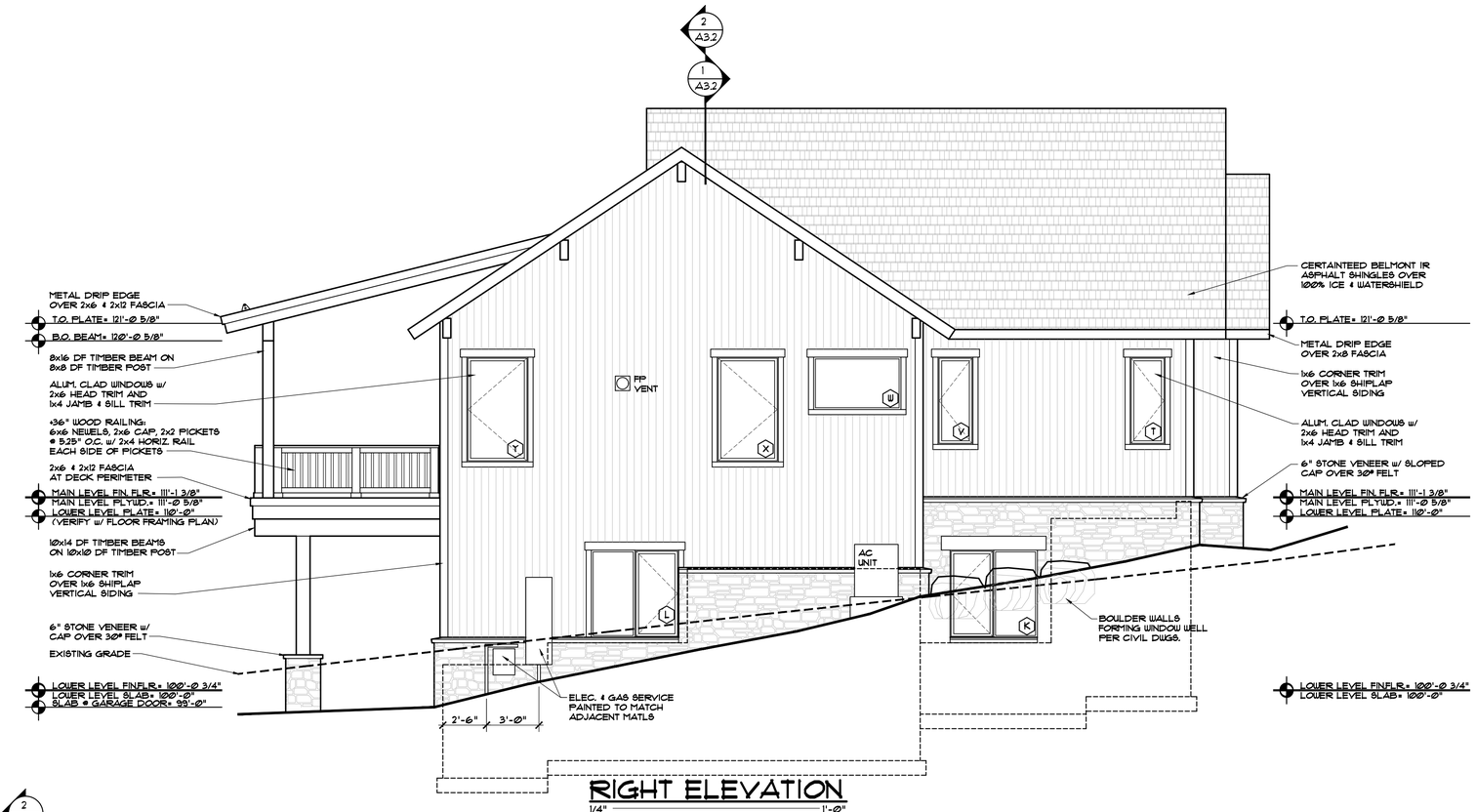
GERHARDT
0001 SILVER STAR TRAIL
LOT 39, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L39

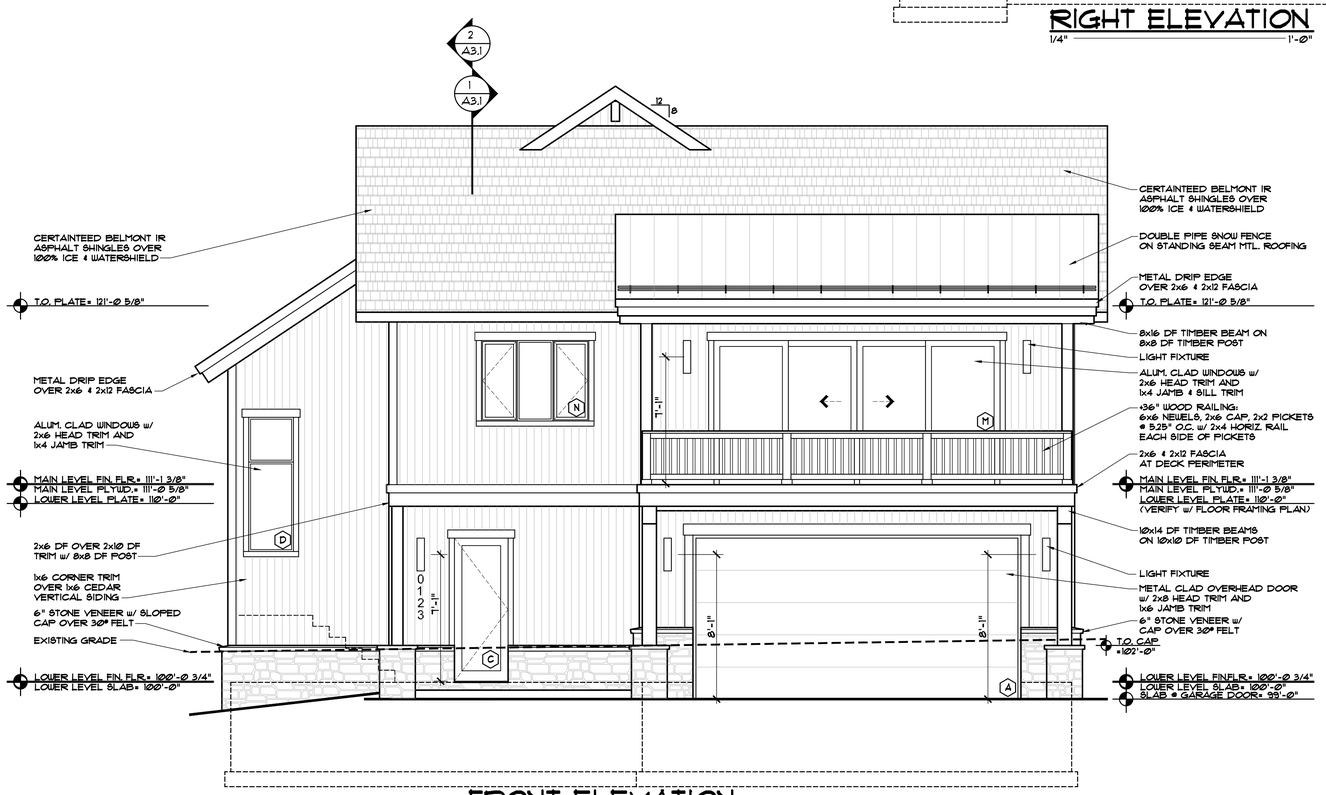
ISSUED #	DATE	BY	COMMENTS
4	1-12-26	DUE	DRB SUBMITTAL SET

A1.3



RIGHT ELEVATION

1/4" = 1'-Ø"



FRONT ELEVATION

1/4" = 1'-Ø"

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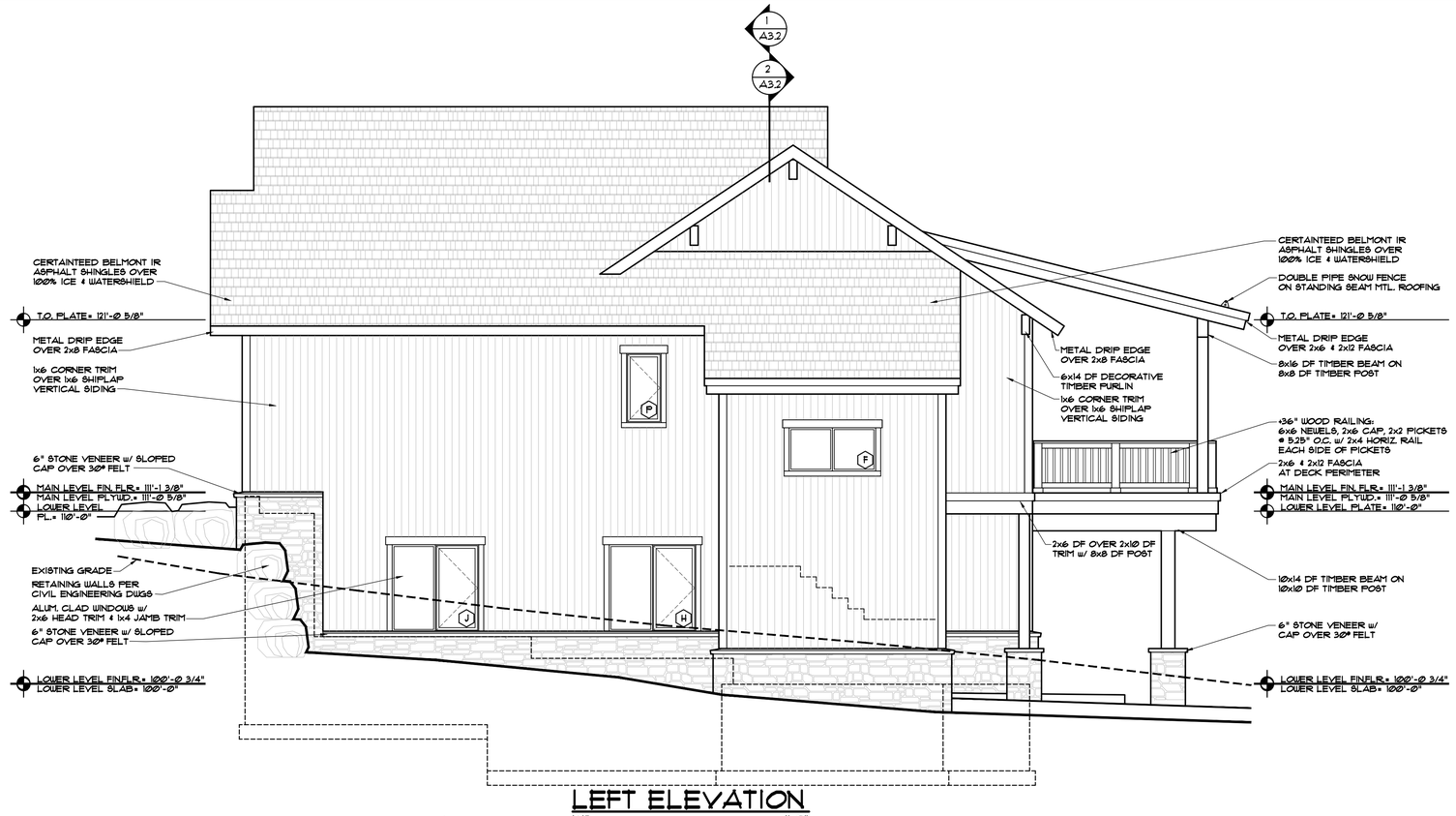
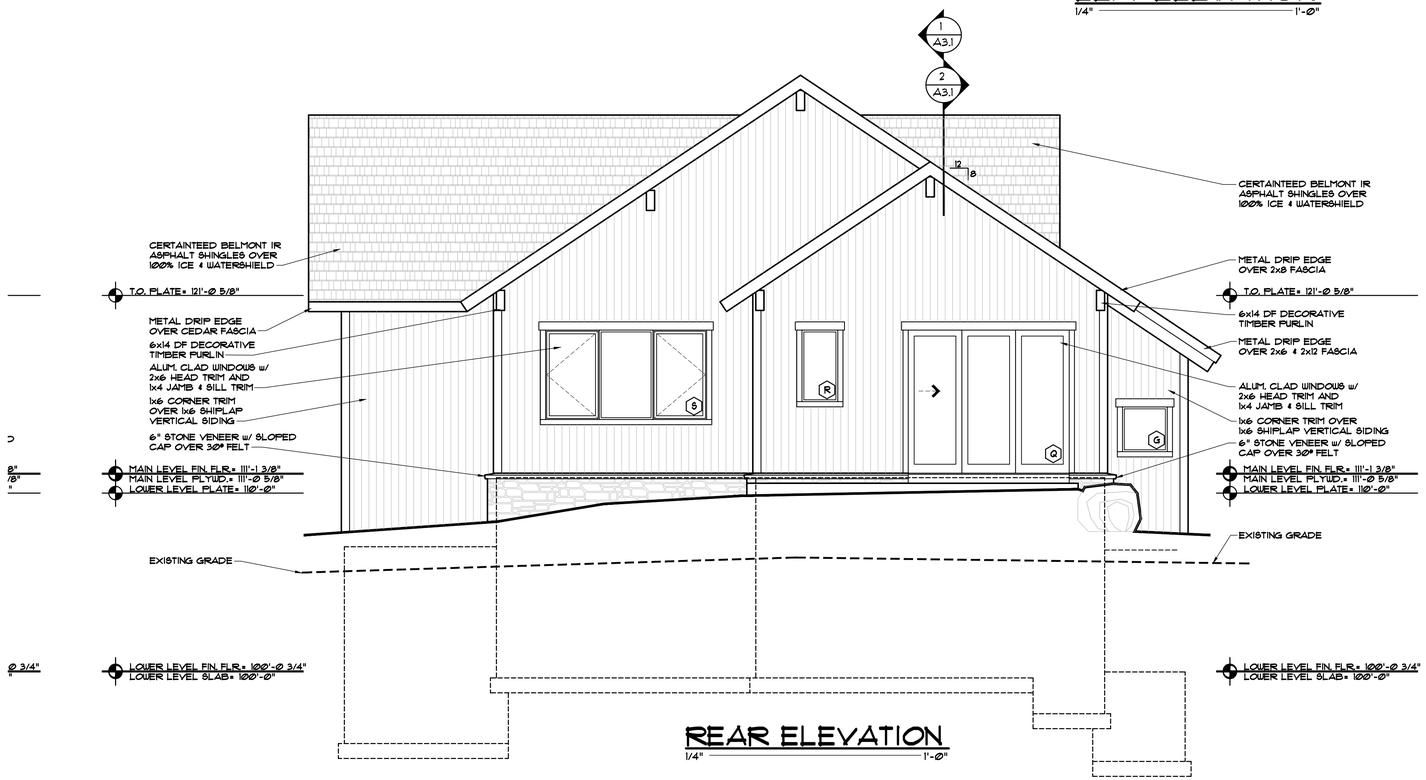
A2.1



LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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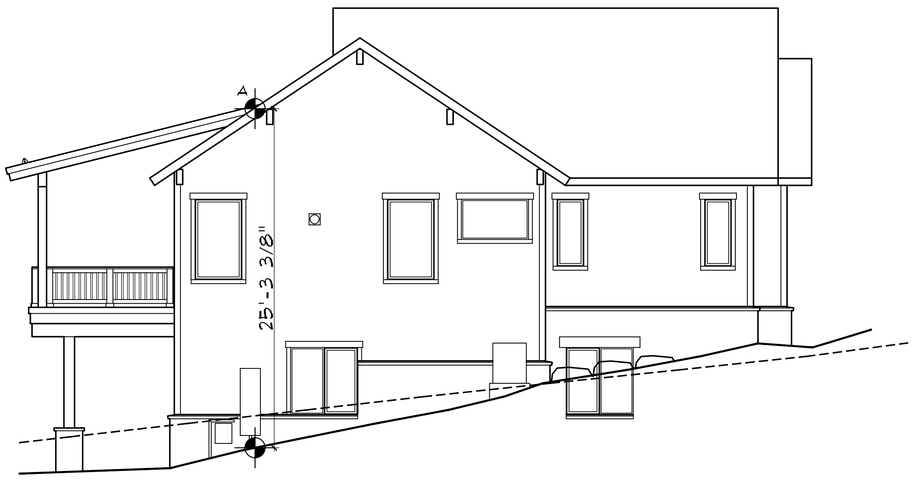
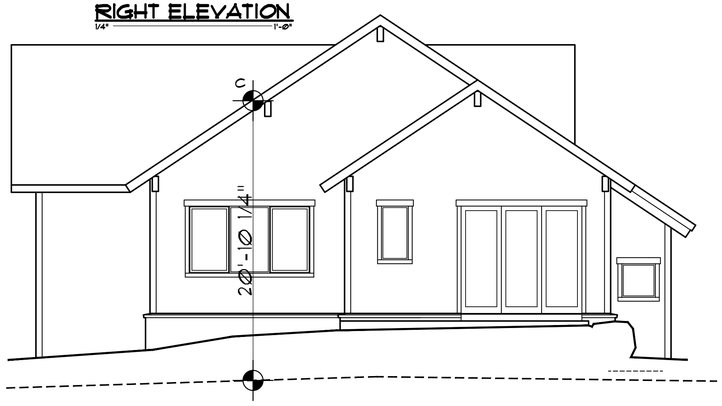
A2.2

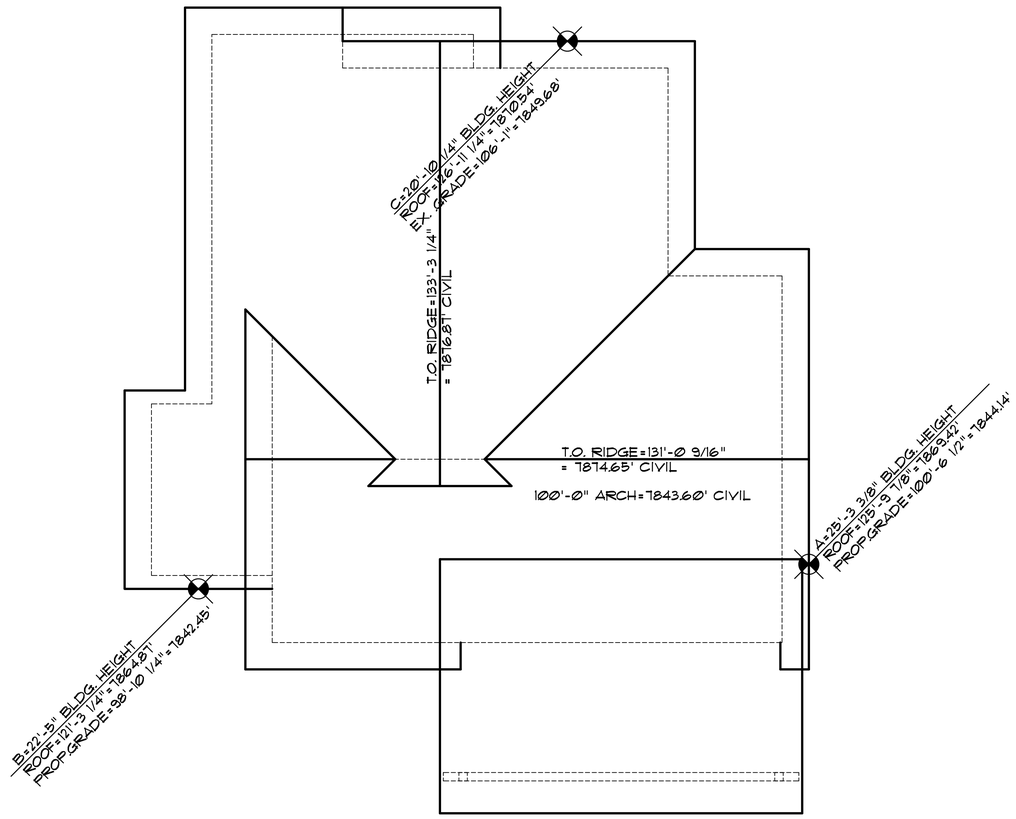
FRONT ELEVATION
1/4" = 1'-0"



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



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



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

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

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BH1

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

Minturn North - Lot 39

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB Design Review - 3D Views

January 22, 2026

Resort Concepts

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MINTURN NORTH - LOT 39

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

JANUARY 22, 2026

RESORT CONCEPTS

Terraces & Walkways
Stained Concrete

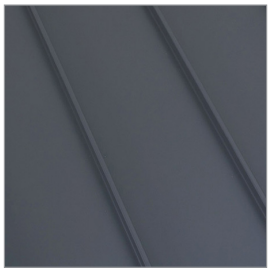
Exterior Stone
Colorado Buff

Fascia & Columns
Color: Custom Stain

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

Wood Columns per Plan
Color: Custom Stain

Exterior Roofing
Certainteed Presidential Shake
Color: Charcoal Black



Roofing
Standing Seam Metal
Color: Matte Black

Garage Door
9'-0" x 18'-0" 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.

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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: February 20, 2026
To: Minturn Planning Commission
From: Madison Harris, Planner II
Re: 0226 Miles End Lane - Changes to Approved Plans

Introduction:
As the Planning Commission is aware, staff processes Minor DRB applications that cover things like landscaping updates, window movements, or material changes. Staff does not approve anything to do with building height or building/impervious coverage changes as those are more substantial and so always bring them back through the Planning Commission. In this case, building height is changing, so this was brought through as a Major Change.

Analysis:
This is a single family home in the Minturn North PUD Zone District. It is two stories that originally had a stepped down approach from back to front with multiple varying roof lines on the front elevation. What is being proposed is to expand the second story over the garage creating about 685 square feet of more livable space, but not changing the building footprint. Staff has included screenshots from the original and the proposed plans below to illustrate the biggest changes.

The most restrictive building height point does change from 27 feet 5 and ⅜ inches along the left elevation to become 27 feet 8 and ¼ inches along the front elevation. This is still under the 28 foot height limitation, so staff believes that the proposal meets the standards laid out in the Minturn Municipal Code and the Minturn North PUD Guide just like the original application.

Note:
The public notice deadline for this application was February 16, 2026. President's Day (a federal holiday) also fell on this day. So while the newspaper notice and the property sign were posted by the deadline, the adjacent property owner letters were not sent by the Applicant until February 17, 2026 due to the post office being closed the day prior. It has been the Town Attorney's interpretation in the past that as long as there is reasonable certainty that people can still be notified through one of the three required means, then public notice requirements have been met.

The adjacent property owner letters were sent nine days ahead of the public hearing instead of ten, but that is still a reasonable time for delivery, not to mention that all adjacent property owners are aware that the Minturn North houses are being developed. Ultimately, it is up to the Planning Commission to decide if they would like the hearing to be continued to the next meeting in order to establish a full ten days of public notice, but staff is of the opinion that the spirit of the public notice section has been met.

Recommendation:
Staff is recommending approval of the plans.

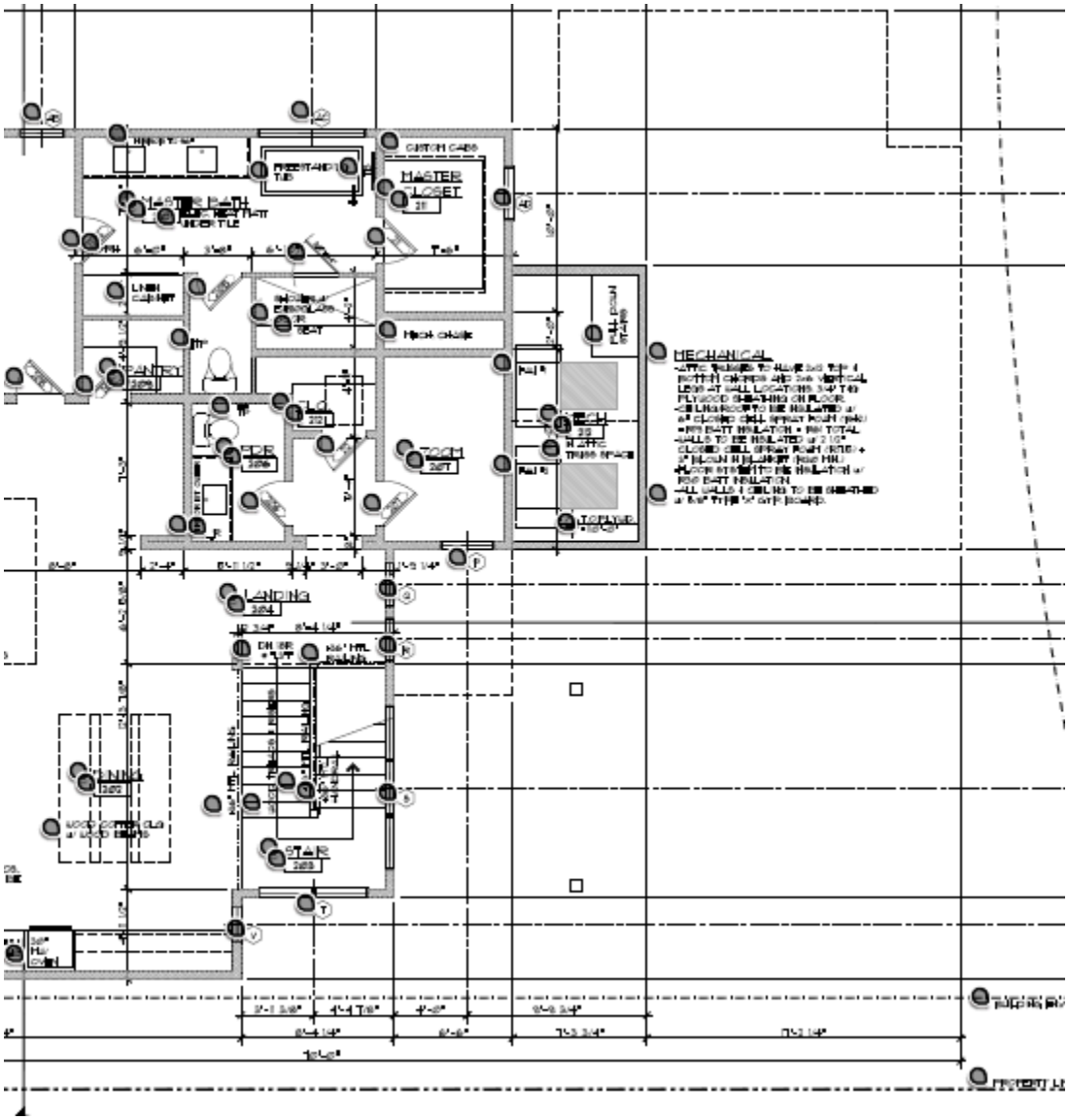


Figure 1: Portion of Original Floor Plan for Main Level

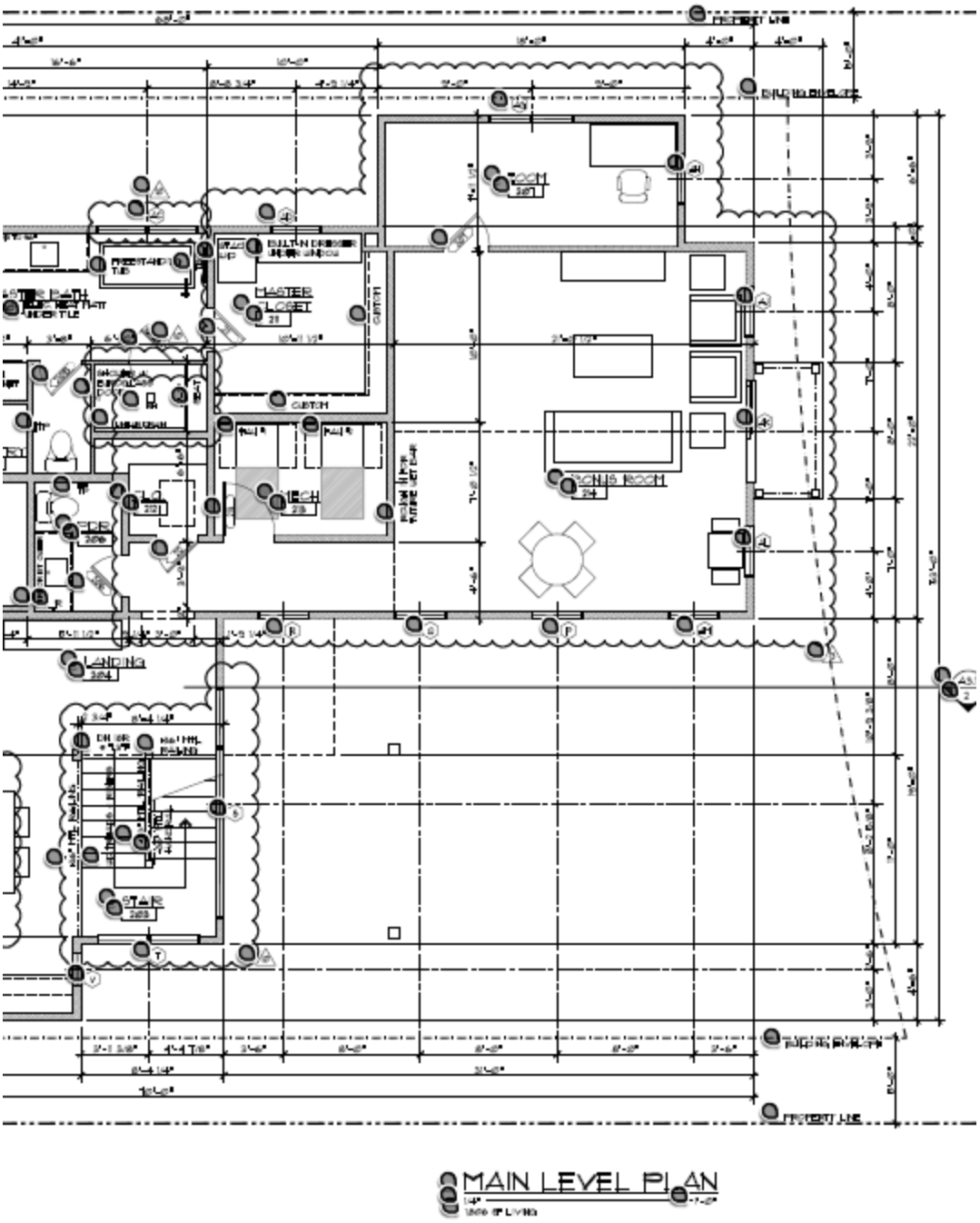


Figure 2: Portion of Proposed Floor Plan of Main Level

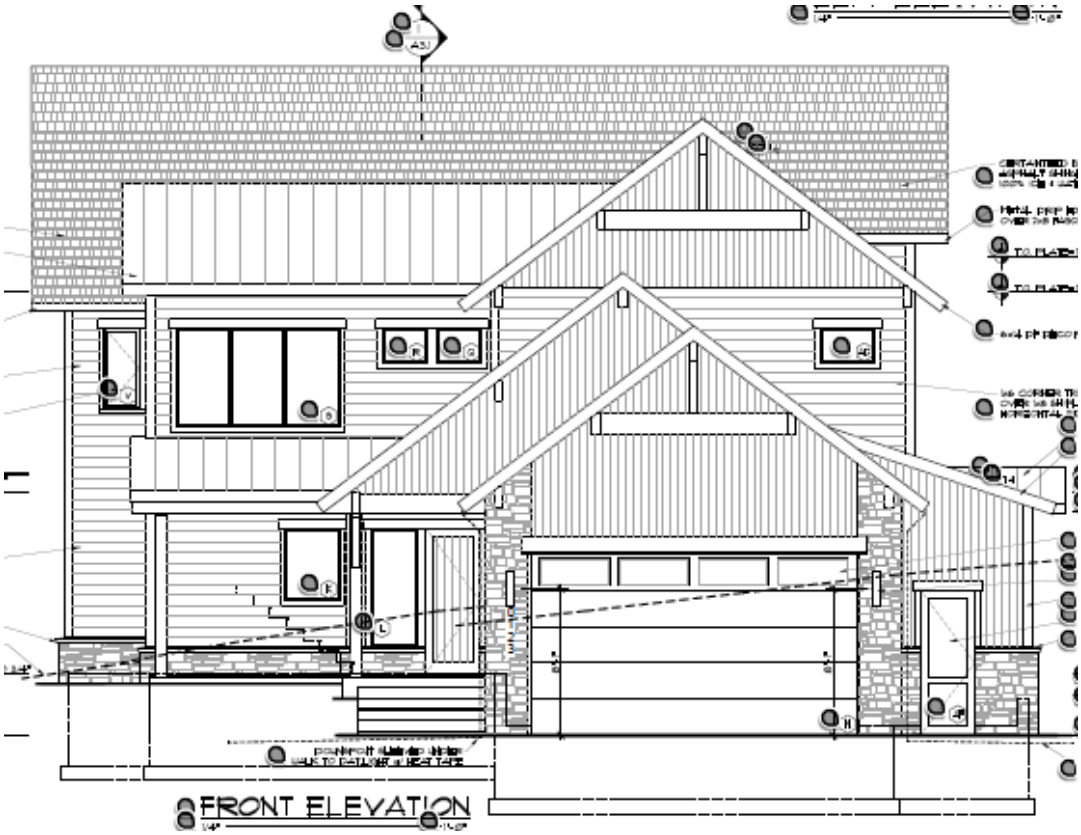


Figure 3: Original Front Elevation

Figure 4: Proposed Front Elevation

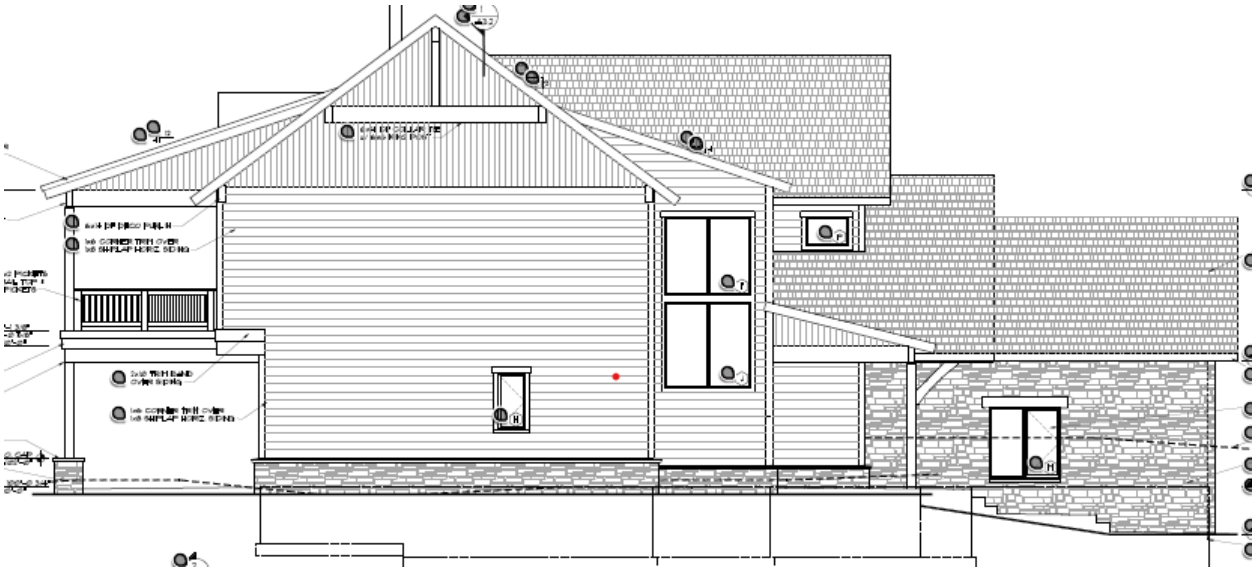


Figure 5: Original Left Side Elevation

Figure 6: Proposed Left Side Elevation

Figure 7: Original Right Side Elevation

Figure 8: Proposed Right Side Elevation

DESIGN REVIEW APPLICATION

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

Project Name:

Minturn North – Goicoechea Residence

Project Location

Street Address: 0226 Miles End Lane

Zoning: Residential

Parcel Number(s): 2103-262-30-003

Application Request:

DRB Modifications

Applicant:

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

Mailing Address: [redacted] Edwards, CO 81632

Phone: [redacted]

Email: [redacted]

Property Owner:

Name: Mikel Goicoechea & Stephanie Gulledge

Mailing Address: [redacted] Boulder, CO 80306

Phone: [redacted]

Email: [redacted]

Required Information:

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

Signature:

2/11/26

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

2021 IECC ENERGY COMPLIANCE

CLIMATE ZONE: 6 COMPLIANCE PATH: PRESCRIPTIVE (R401.2.1)

LOCATION	REQUIRED PER R402.1.3	R-VALUE PROVIDED	DESCRIPTION
CEILING	R-60	R-61.5	4 1/2" CLOSED CELL FOAM (R31.5) + 11" KRAFT FACED BATTS (R30)= R61.5
WOOD WALLS	R-30	R-30.35	2 1/2" CLOSED CELL FOAM (R11.5) + 3" BLOWN IN BLANKET (R2.85)= R30.35
FLOOR	R-30	R-31.5	4 1/2" CLOSED CELL FOAM (R31.5)
BSMT WALLS	R-19	R-21	3" CLOSED CELL FOAM (R21)
SLAB LESS THAN 12" BELOW GRADE	R-10 ci 4 FT.	R-10	2" RIGID POLYSTYRENE BOARD VERTICAL FROM TOP OF SLAB TO 48" BELOW GRADE MIN.
FENESTRATION	U=.030 SHGC=.021	U-.030 MIN	PER INDIVIDUAL WINDOW

GENERAL NOTES:

1. THE BUILDING THERMAL ENVELOPE INCLUDES ALL EXTERIOR WALLS, CANTILEVERED FLOOR AREAS, ROOFS, FOUNDATION WALLS AND GARAGE WALLS & ROOF.
2. THE VAPOR BARRIER IS A CLASS II SPRAY FOAM INSULATION PER R102.1.1 INSTALLED AT THE INSIDE FACE OF EXTERIOR SHEATHING.
3. ATTIC SPACES ARE INSULATED AT UNDERSIDE OF ROOF SHEATHING AND ARE UNVENTED.
4. ALL HOT WATER PIPING MUST BE INSULATED WITH MINIMUM R-3 INSULATION (R403.5.2.).
5. THREE ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS MUST BE PROVIDED (R401.2.5). REFER TO THE LIST BELOW FOR ADDED COMPLIANCE REQUIREMENTS.
6. A PERMANENT CERTIFICATE SHALL BE POSTED WITHIN THE MECHANICAL ROOM (R401.3.). REFER TO THE LIST BELOW FOR ITEMS REQUIRED ON THE CERTIFICATE.

ADDED ENERGY EFFICIENCY REQUIREMENTS (R408.2.):

1. 408.2.2 MORE EFFICIENT HVAC EQUIPMENT: 1. GREATER THAN OR EQUAL TO 95 AFUE NATURAL GAS FURNACE AND 16 SEER AIR CONDITIONER.
2. 408.2.3 REDUCED ENERGY WATER HEATING: 1. GREATER THAN OR EQUAL TO 0.82 EF FOSSIL FUEL SERVICE WATER HEATING SYSTEM.
3. 408.2.4 MORE EFFICIENT DUCT THERMAL DISTRIBUTION: 1. 100% OF DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN BUILDING THERMAL ENVELOPE. 3. 100% OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE PER SECTION 403.3.2
4. 408.2.5 IMPROVED AIR SEALING. 1. THE MEASURED AIR LEAKAGE RATE SHALL BE LESS THAN OR EQUAL TO 3.0 ACH50, WITH EITHER AN ERV OR HRV INSTALLED.

CERTIFICATE LISTING REQUIREMENTS (R401.3.):

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

GOICOECHEA RESIDENCE

226 MILES END LANE

LOT 3, MINTURN NORTH

MINTURN, COLORADO

DRB SUBMITTAL SET	JUNE 14, 2024
REVISED DRB SUBMITTAL	JULY 10, 2024
DRB SUBMITTAL #2 SET	NOVEMBER 25, 2024
BUILDING PERMIT SET	MAY 30, 2025
BUILDING PERMIT SET	JUNE 13, 2025
OWNER REVISIONS	JULY 24, 2025
OWNER REVISIONS	OCTOBER 7, 2025
OWNER REVISIONS	NOVEMBER 17, 2025
CONSTRUCTION SET	DECEMBER 12, 2025
OWNER REVISIONS	FEBRUARY 04, 2026

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

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

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

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

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

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

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	GARAGE	TOTAL
LOWER LEVEL:	1,770 SF	677 SF	2,447 SF
MAIN LEVEL:	2,491 SF		2,491SF
TOTALS:	4,261 SF	677 SF	4,938 SF (13)

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

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

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

DRAWING SCHEDULE

C COVER
FINAL PLAT MINTURN NORTH P.U.D.
C.7 MINTURN NORTH P.U.D. OVERALL GRADING PLAN

C1 SITE 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
A3.1 BUILDING SECTIONS
A3.2 BUILDING SECTIONS
A3.3 DETAILS
A3.4 DETAILS
A3.5 DOOR/WINDOW SCHEDULE & DETAILS
A4.1 ENTRY LEVEL CEILING PLAN
A4.2 MAIN LEVEL CEILING PLAN
BH1 BUILDING HEIGHT CALCULATIONS

S1.1 STRUCTURAL NOTES & DETAILS5
S2.1 FOUNDATION PLAN
S2.2 MAIN LEVEL FLOOR FRAMING PLAN5
S2.3 ROOF FRAMING PLAN
S3.1 FOUNDATION DETAILS
S3.2 FRAMING DETAILS

E1.1 ENTRY LEVEL SCHEMATIC ELECTRICAL PLAN
E1.2 MAIN LEVEL SCHEMATIC ELECTRICAL PLAN
E1.3 ROOF SCHEMATIC ELECTRICAL PLAN

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

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

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

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

STATE OF COLORADO DONALD W. EGGERS LICENSED ARCHITECT

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

PROJECT NO: 2412-22 L03

ISSUED

#	DATE	BY	COMMENTS
13	2-04-26	DUE	OWNER REVISIONS
12	12-12-25	DUE	CONSTRUCTION SET
11	11-17-25	DUE	OWNER REVISIONS
10	10-7-25	DUE	OWNER REVISIONS

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 ~~June~~ 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

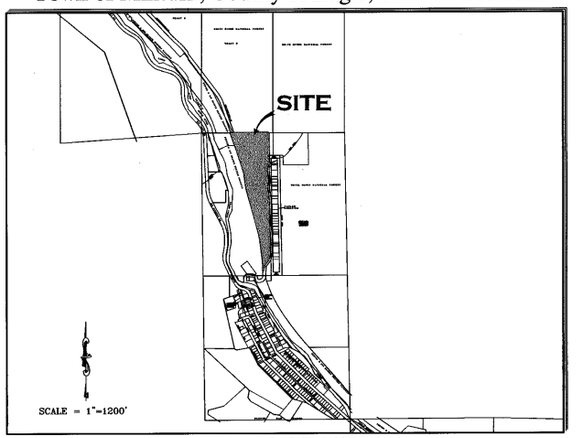
TOWN CLERK
TOWN OF MINTURN, COLORADO

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

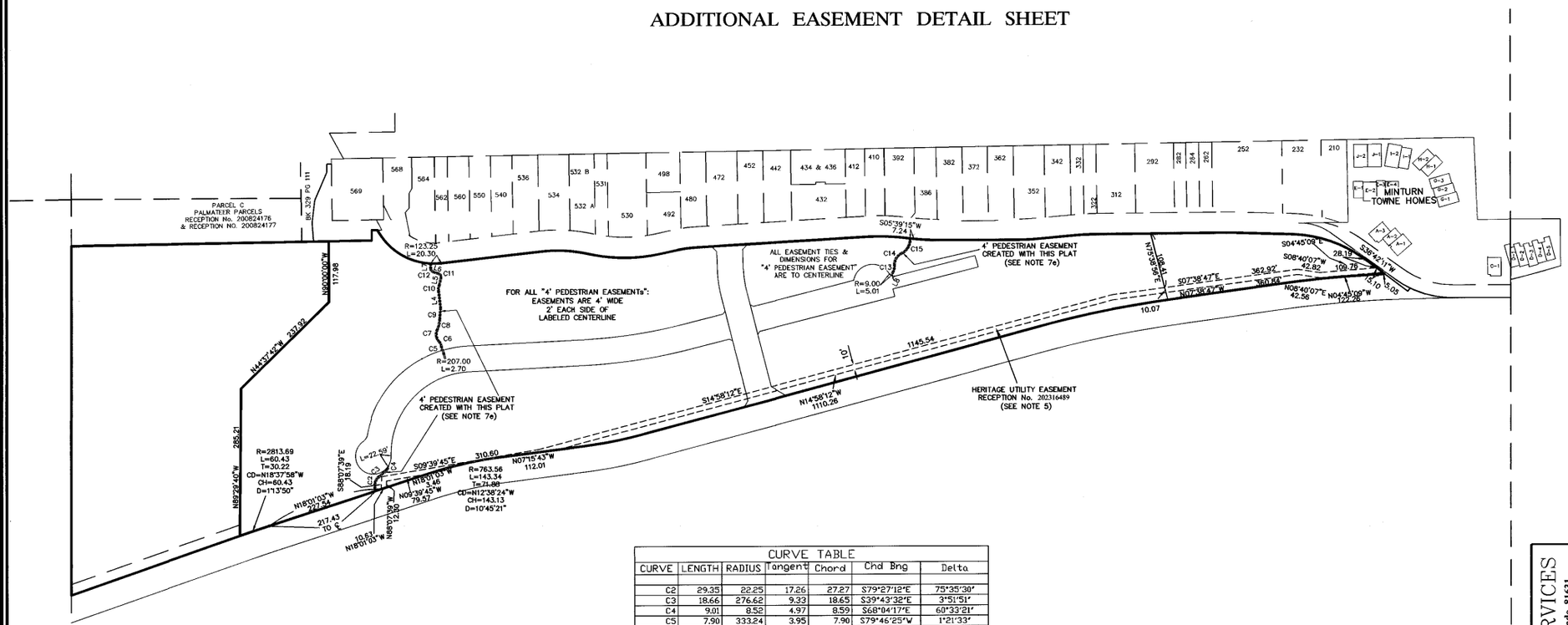
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
2024042234
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

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

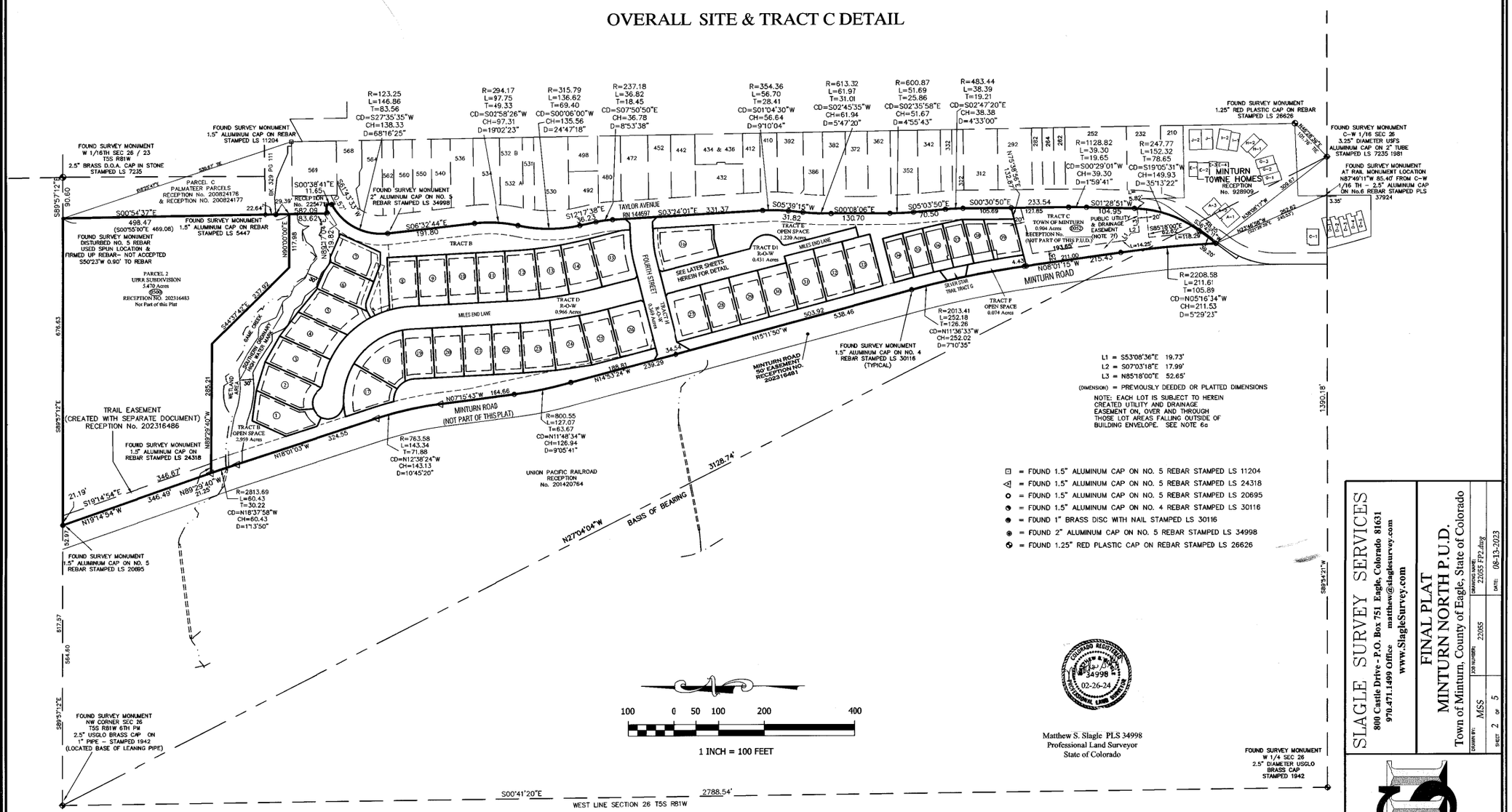
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

202402234

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

SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



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

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

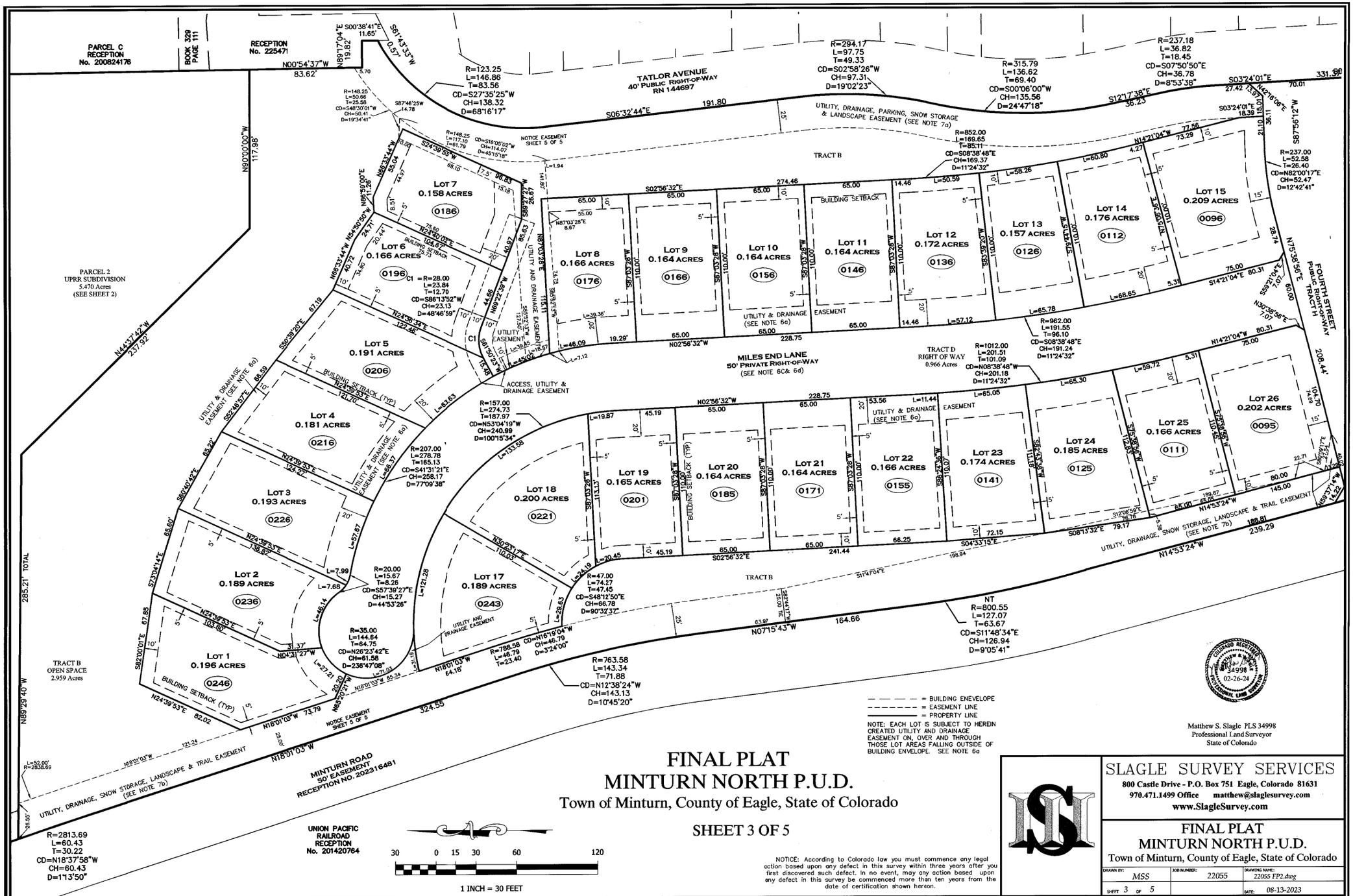
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

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: 221055 | DRAWING NAME: 221055 FP2.dwg | DATE: 08-13-2023 | SHEET 2 OF 5

202402234



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

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

SHEET 3 OF 5

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

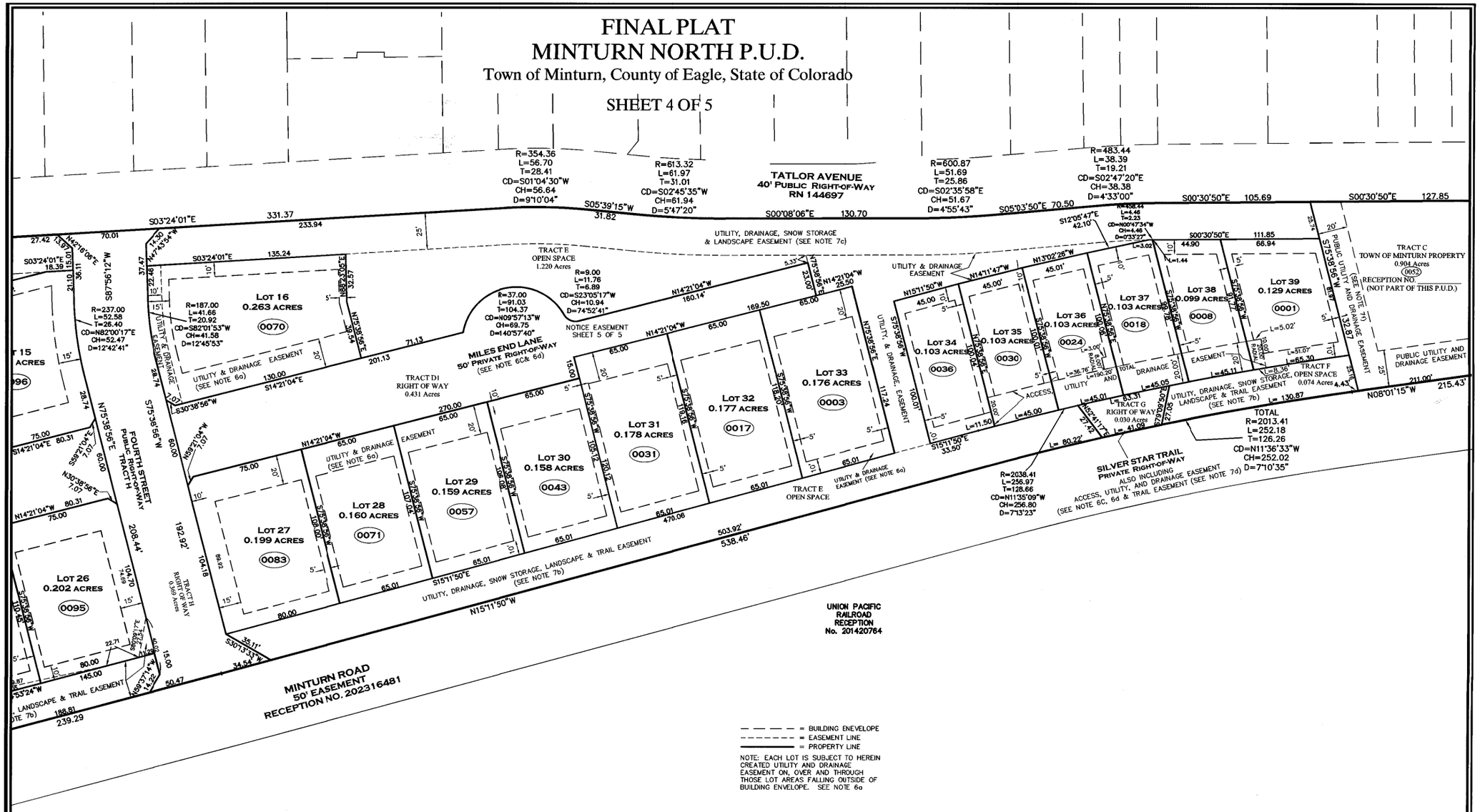
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

202402234

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

SHEET 4 OF 5



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

30 0 15 30 60 120

1 INCH = 30 FEET

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

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

202402234

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

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.

6% TO BUILDING SETBACK

INCREASED BERM HEIGHT TO 7 FEET ABOVE THE INUNDATION CHANNEL GRADE

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

GAME CREEK

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 PROFESSIONAL ENGINEER
PRINCE D'EMIC
5/1/24
19082

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

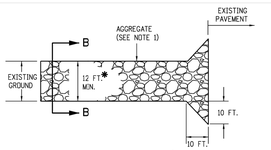
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet **C.7**

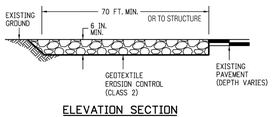
File Name: **22036 c-grading.dwg**

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

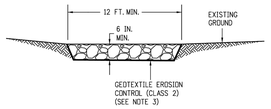


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



ELEVATION SECTION

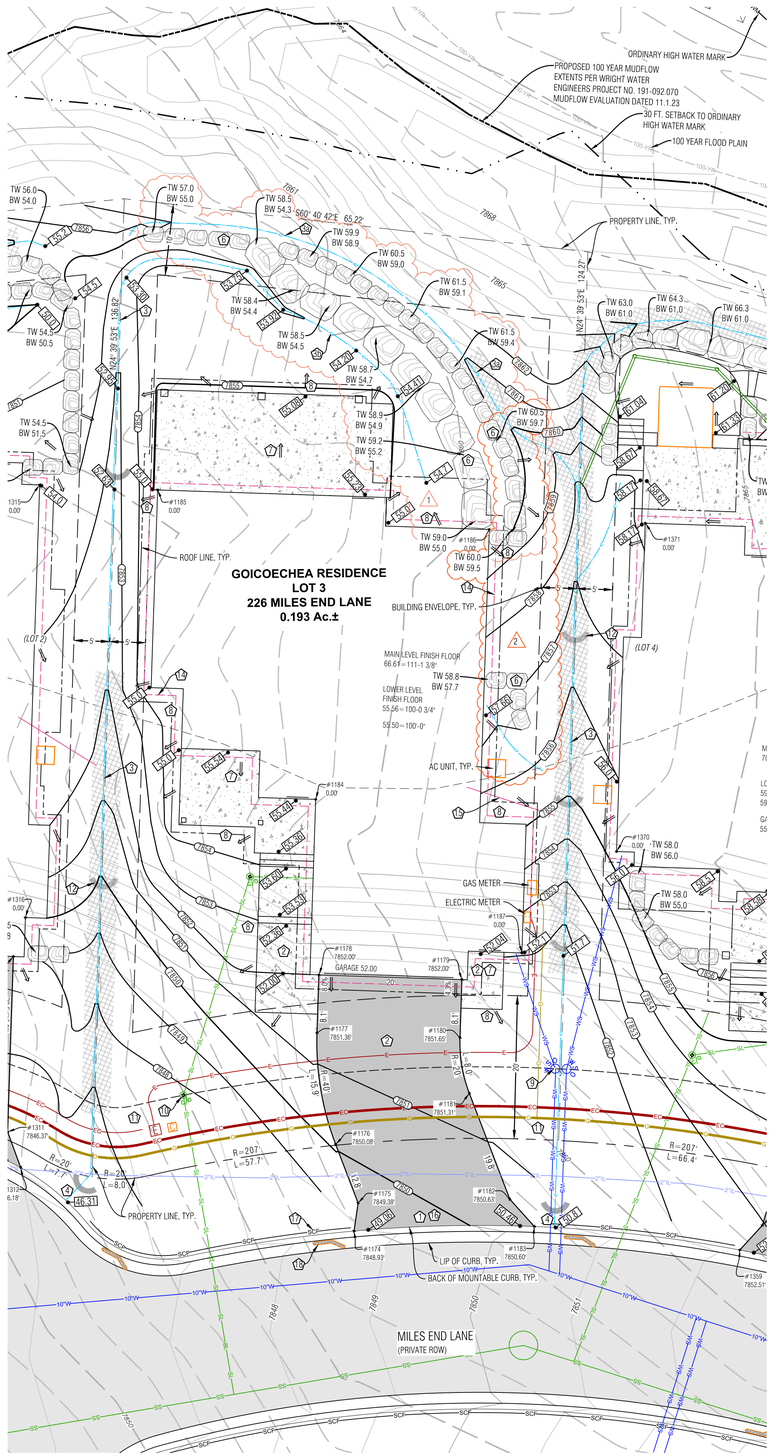


SECTION B-B

NOTES:

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

VEHICLE TRACKING PAD



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

LEGEND

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

NOTES:

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

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

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

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

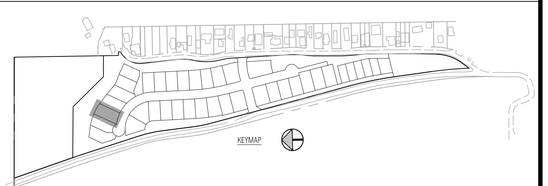
5) LOT AREA: 8,424 SF ±
DISTURBANCE AREA: 7,710 SF ±

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

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

3 FLAGNOTES:

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



KEYMAP

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 PROFESSIONAL ENGINEER — BRIDGE ELEMENT — 6/13/25 — 19082

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 3, Minturn North P.U.D.

Site, Grading and Drainage Plan

Permit Set 6/13/25

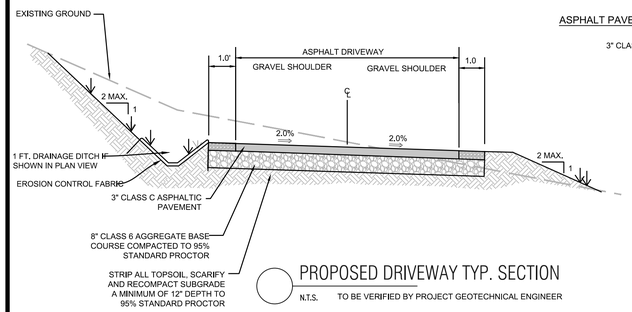
No.	Date	Revision	By
1.	10/9/25	BOULDER WALL	PH
2.	12/12/25	LOWERED GRADING	PH
3.	2/2/26	OWNER REVISIONS	PH
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet ***C1***

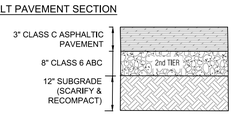
File Name: ***lot 3 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 3 Gicoechea\Lot 3 SP-01.dwg 2/2/2026 10:34 AM



PROPOSED DRIVEWAY TYP. SECTION

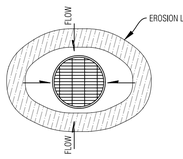
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER



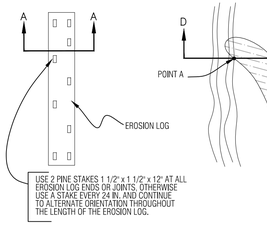
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE,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

DRIVEWAY & AUTOCOURT SECTION

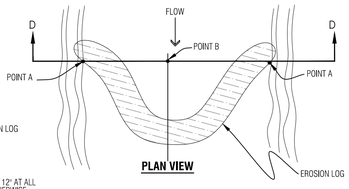
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



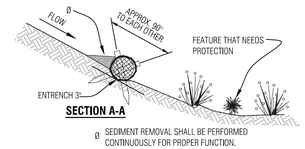
AREA DRAIN



PLAN VIEW

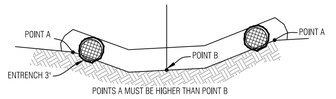


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

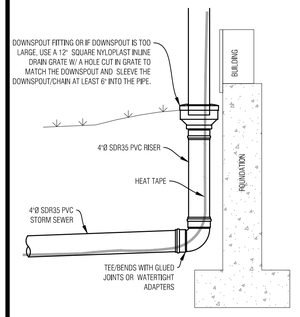


SECTION D-D

Temporary Erosion Control Log

N.T.S.

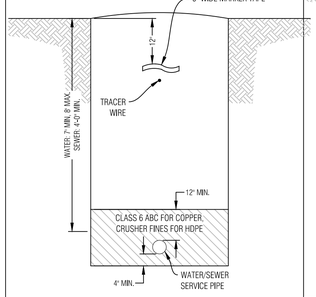
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



TYP. DOWNSPOUT CONNECTION

N.T.S.

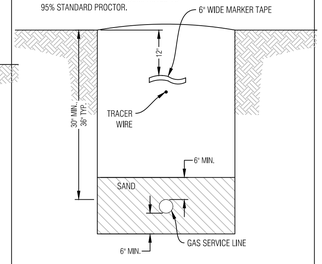
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

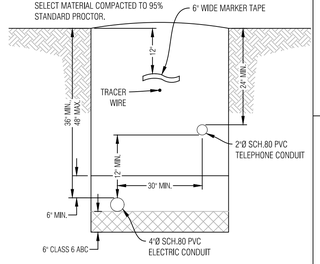
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

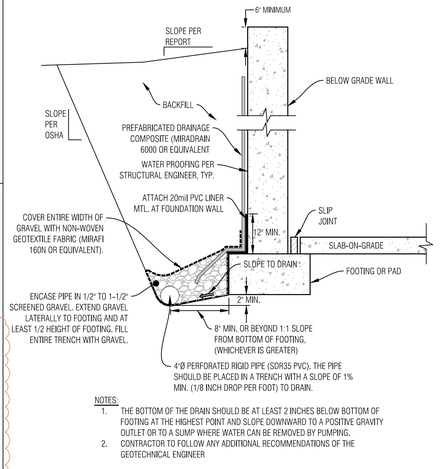
N.T.S.

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.

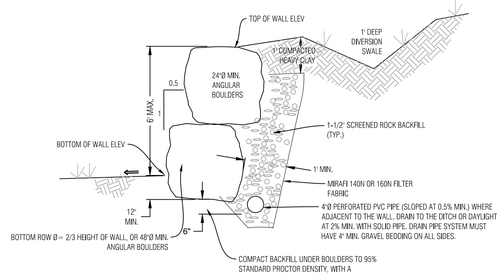
CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

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 COUNTY AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED COUNTY REGULATIONS. EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO 95% STANDARD PROCTOR DENSITY WHICH 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 AND SITE GRADING RECOMMENDATIONS, IT IS RECOMMENDED ON-SITE OBSERVATION OF EXCAVATIONS AND FOUNDATION BEARING STRATA AND TESTING OF STRUCTURAL FILL BE PERFORMED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER.
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 MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
15. FOUNDATION AND RETAINING WALL DESIGNS TO BE OBTAINED FROM, OR VERIFIED BY THE PROJECT STRUCTURAL OR GEOTECHNICAL ENGINEER.
16. THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED PER THE RECOMMENDATION OF THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
17. THE SURVEYOR RESPONSIBLE FOR STAKING THE FOUNDATION OF THE HOUSE IS RESPONSIBLE TO MAKE SURE HE HAS THE LATEST SITE, FOUNDATION & ARCHITECTURAL PLANS AVAILABLE, ALONG WITH ANY UPDATED LOTLINE, SETBACK & EASEMENT INFORMATION.
18. INSTALL ROOF GUTTERS AND DOWNSPOUTS THAT DISCHARGE WELL BEYOND THE LIMITS OF ALL BACKFILL. CONFIRM DOWNSPOUT DRAINAGE HAS GOOD POSITIVE GRADE RUNNING AWAY FROM THE HOUSE. STORM DRAIN PIPES TO BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE SHALL BE INSTALLED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, DOWNSPOUTS, AREA DRAINS, TRENCH DRAINS, STORM DRAIN PIPES AND GRATED STRUCTURES.
19. LANDSCAPING WHICH REQUIRES REGULAR HEAVY IRRIGATION SUCH AS SOD, AND LAWN SPRINKLER HEADS SHOULD BE LOCATED AT LEAST 10 FEET FROM FOUNDATION WALLS.
20. ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED.
21. FINISH GRADE & SPOT ELEVATIONS AT THE EXTERIOR OF THE STRUCTURE ASSUME THAT THE FOUNDATION WALLS EXTEND ABOVE THE BUILDING FINISH FLOOR & HANGER FLOOR JOISTS ARE USED, EXTERIOR GRADE TO BE A MINIMUM OF 6" BELOW TOP OF FOUNDATION WALL. THE FOUNDATION WALL HEIGHT MAY NEED TO BE EXTENDED IN ORDER TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
22. INSTALL DEEP & SHALLOW UTILITY SERVICES ACCORDING TO RESPECTIVE UTILITY COMPANY OR METRO DISTRICT SPECIFICATIONS AND REGULATIONS. HORIZONTAL LOCATIONS OF SERVICE LINES ARE SUGGESTIONS ONLY. PROPOSED UTILITY SERVICES TO THE RESIDENCE MAY BE VARIED FROM THE LOCATIONS SHOWN. ALL WATER AND SEWER SERVICES SHALL BE INSTALLED PER METRO DISTRICT REGULATIONS.
23. DRAINAGE PIPES CALLED OUT AS ADS SHALL BE ADVANCED DRAINAGE SYSTEMS N-12 WATER RESISTANT PIPE (ADS N-12-WT) OR ENGINEER APPROVED EQUAL. ALL PIPES SHALL BE INSTALLED WITH WATERTIGHT CONNECTIONS.
24. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITTING FOR CONSTRUCTION FROM THE APPROPRIATE GOVERNMENTAL ENTITIES.
25. ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.

GENERAL NOTES

N.T.S.

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



BOULDER WALL DETAIL, LANDSCAPED AREA

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

REFER & COORDINATE WITH THE GEOTECHNICAL REPORT OF XXX, 2014 JOB NO. XXX BY XXX

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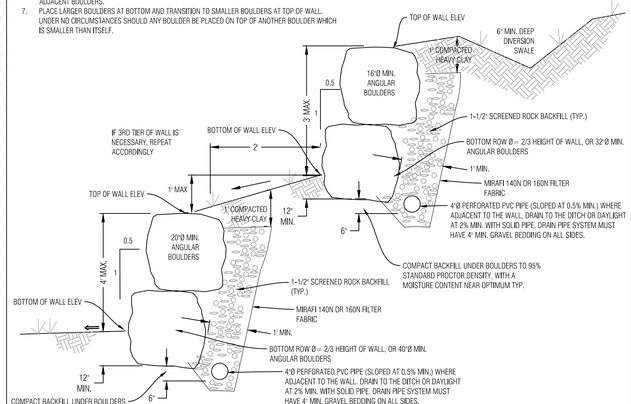
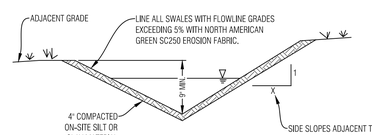
5. CARE SHOULD BE TAKEN NOT TO OVER COMPACT THE BACKFILL OR USE LARGE EQUIPMENT NEAR THE WALL.
6. SELECT AND PLACE BOULDERS IN A MANNER WHICH PERMITS AT LEAST 30% CONTACT AREA WITH ADJACENT BOULDERS.
7. PLACE LARGER BOULDERS AT BOTTOM AND TRANSITION TO SMALLER BOULDERS AT TOP OF WALL. UNDER NO CIRCUMSTANCES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



BOULDER WALL DETAIL, LANDSCAPED AREA 1

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

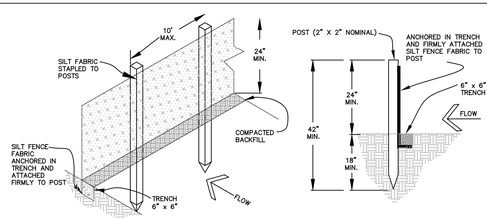


INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

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

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



EROSION CONTROL NOTES:

1. IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.

2. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. STRAW BALE DIKES OR SILT FENCING MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.

3. INSTALL PERMANENT EROSION FABRIC IN THE FLOW LINES OF DRAINAGE SWALES.

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

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

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

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

Engineer or Surveyor Seal

COLORADO LICENSED PROFESSIONAL ENGINEER
6/13/25
19082

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 3, Minturn North P.U.D.

Details and Notes
Permit Set 6/13/25

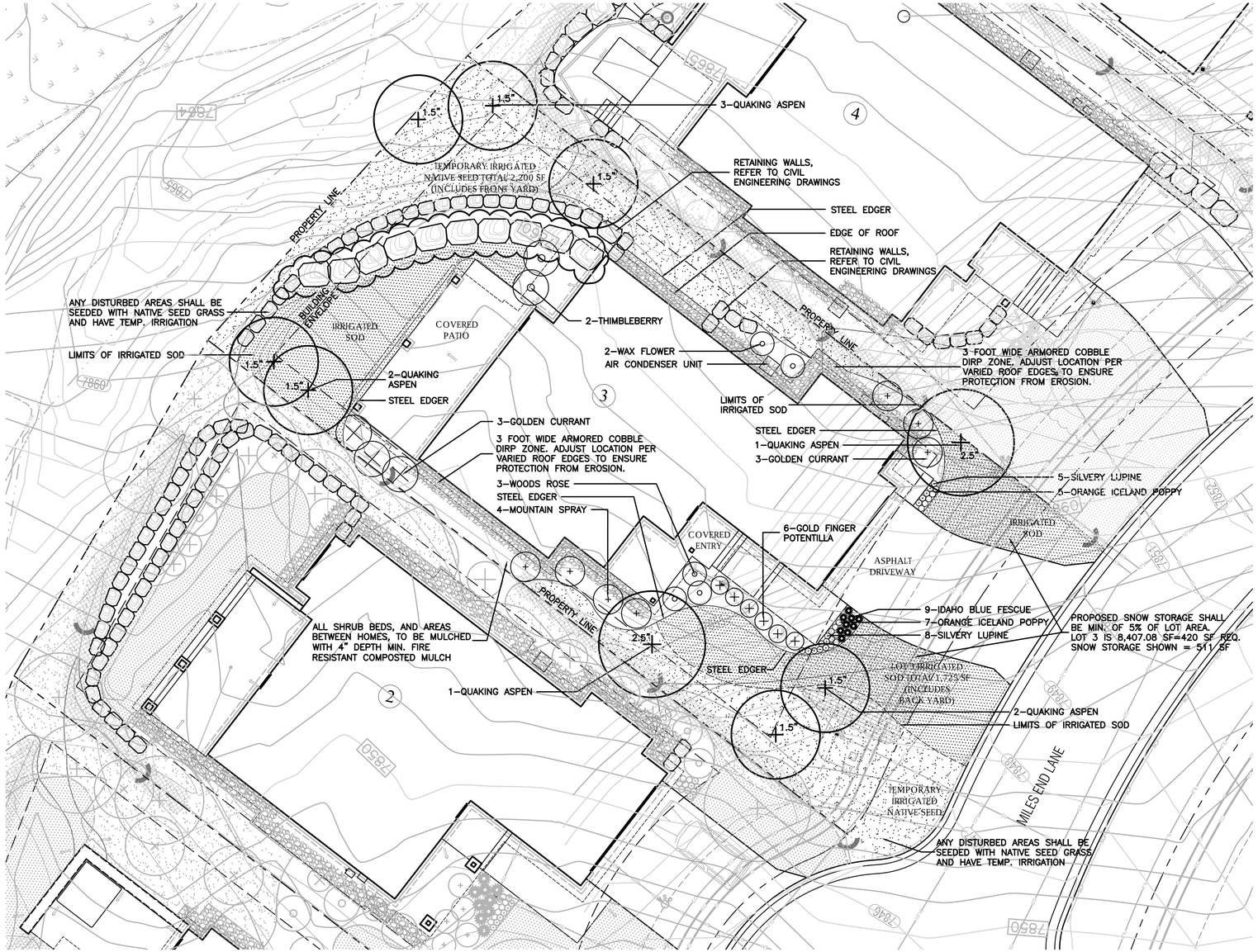
No.	Date	Revision	By
1.	10/9/25	BOULDER WALL	PH
2.	2/2/26	OWNER REVISIONS	PH
3.			
4.			
5.			
6.			
7.			
8.			
9.			

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

Sheet **C2**

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

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 3 Gioccetsheet Lot 3 SP-01.dwg 2/2/2026 10:34 AM



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

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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 N. P.U.D.

LOT 3 - LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

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

REVISIONS:
REVISED DRB SUBMITTAL: 7.10.24
REVISED DRB SUBMITTAL: 11.25.24
(2 TREE LOCATIONS SHIFTED SLIGHTLY DUE TO CONFLICTS WITH UPDATED UTILITY LOCATIONS AND MODIFIED LANDSCAPE FOR REVISED WALL LAYOUT AND FRONT PATIO LAYOUT)
PERMIT SET: 6.13.25
(SLIGHT SHIFT OF LANDSCAPE BED EDGE, PATIO AND SNOW STORAGE AREA)
PERMIT SET: 10.29.25 REVISED WALL & ADDED ARMORED DRIP ZONE
REVISED DRB SUBMITTAL BASED ON OWNER REVISIONS: 2.2.26

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	9 TREES x 4.5 SF = 40.5 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,887 SF
	Temporary Spray Irrigation For Native Seed	2,200 SF

IRRIGATION NOTES:

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

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

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

COMMON NAME	SEEDING RATE % MIX	BULK LBS PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRASS	10%	5.00
ROCKY MOUNTAIN FESCUE	10%	5.00
THICKSPIKE WHEATGRASS	15%	7.50
BOTTLEBRUSH SQUIRRELTAIL	2.5%	1.25
STREAMBANK WHEATGRASS	15%	7.50
PRAIRIE 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			
5	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
4	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)			
9	Idaho Fescue Grass, Festuca idahoensis 'Siskiyou Blue'	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
12	Orange Iceland Poppy Papaver nudicaule	1 & 2	Flats of 15 or 32	
13	Silvery Lupine Lupinus argenteus	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
6	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
6	Goldfinger Potentilla Potentilla fruticosa 'Goldfinger' or 'Gold Drop'	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
4	Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
2	Thimbleberry Rubus parviflorus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
2	Waxflower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Wood's Rose Rosa woodsii	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.

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TOMINA TOWNSEND, LA
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P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.
LOT 3 - LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

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

REVISIONS:
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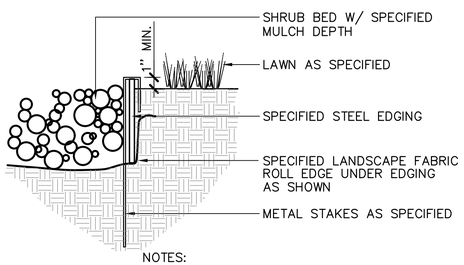
REVISED DRB SUBMITTAL BASED ON OWNER REVISIONS: 2.2.26

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE

SHEET NUMBER:
L2



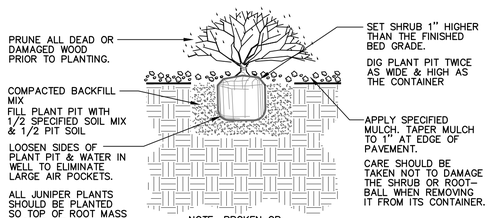
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

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

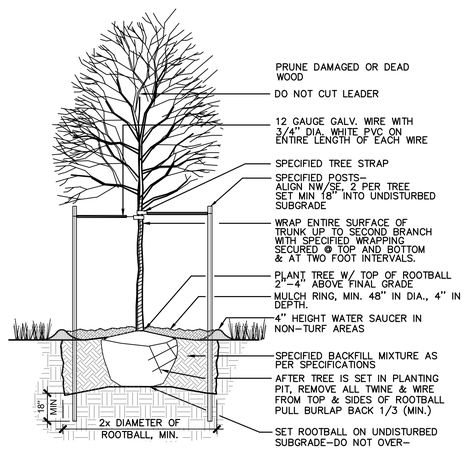
3) ALL JOINTS TO BE SECURELY STAKED.

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

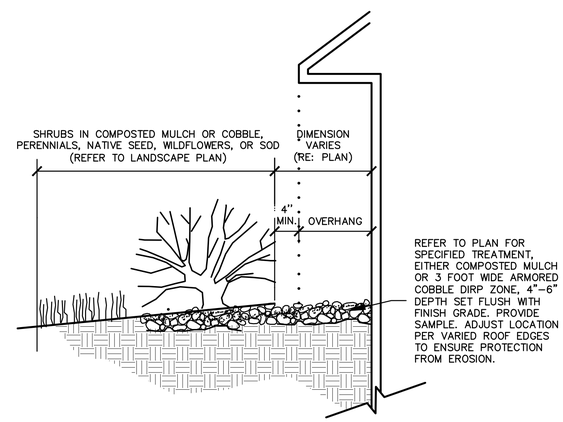
2 / L2 STEEL EDGER — NOT TO SCALE



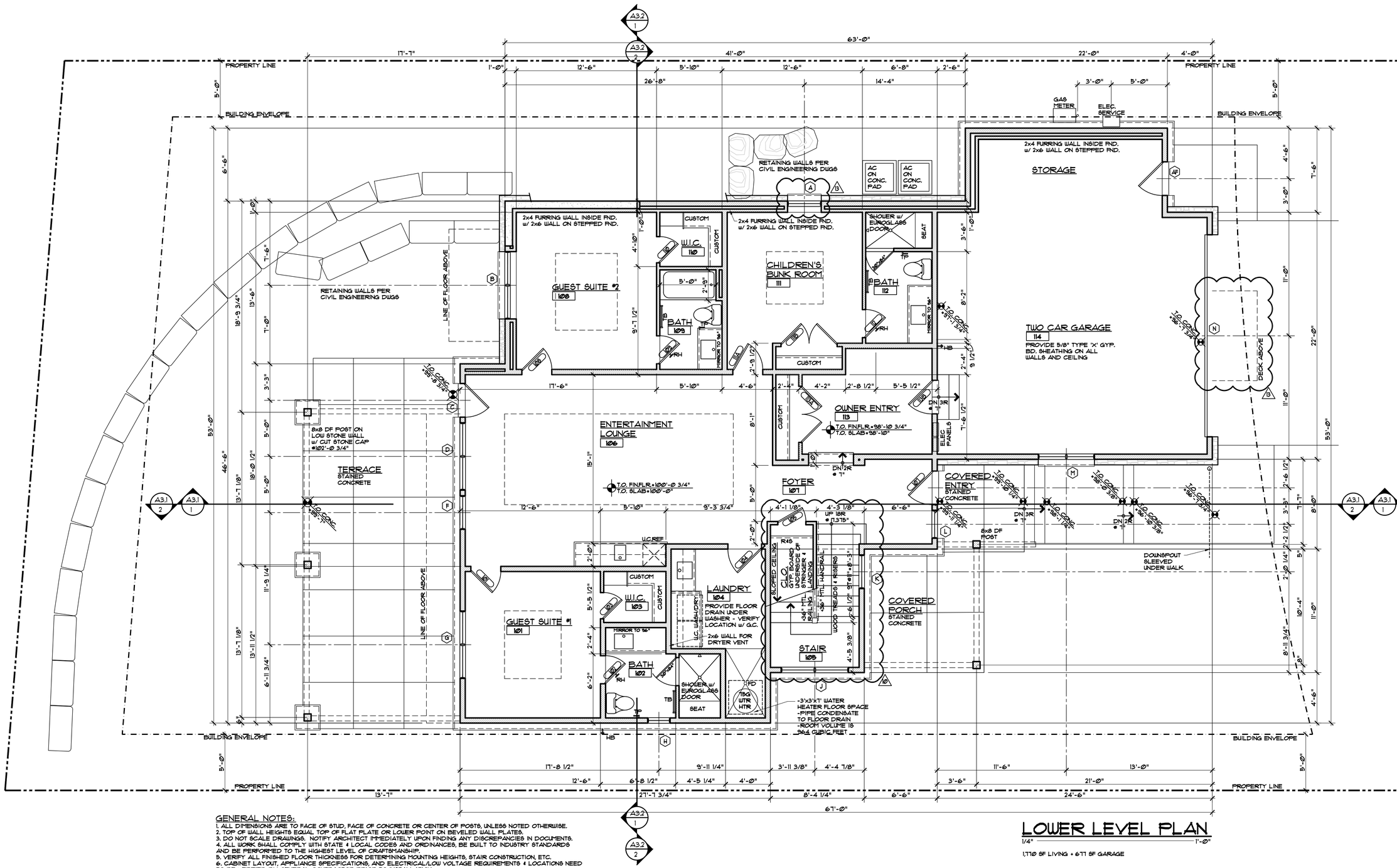
3 / L2 SHRUB PLANTING — NOT TO SCALE



4 / L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



5 / L2 MULCH ARMORED DRIP LINE — NOT TO SCALE



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2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC.
6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
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13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

LOWER LEVEL PLAN

1/4" = 1'-0"

1,170 SF LIVING + 671 SF GARAGE

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

STATE OF COLORADO — DONALD W. EGGERS — 37888 — LICENSED ARCHITECT

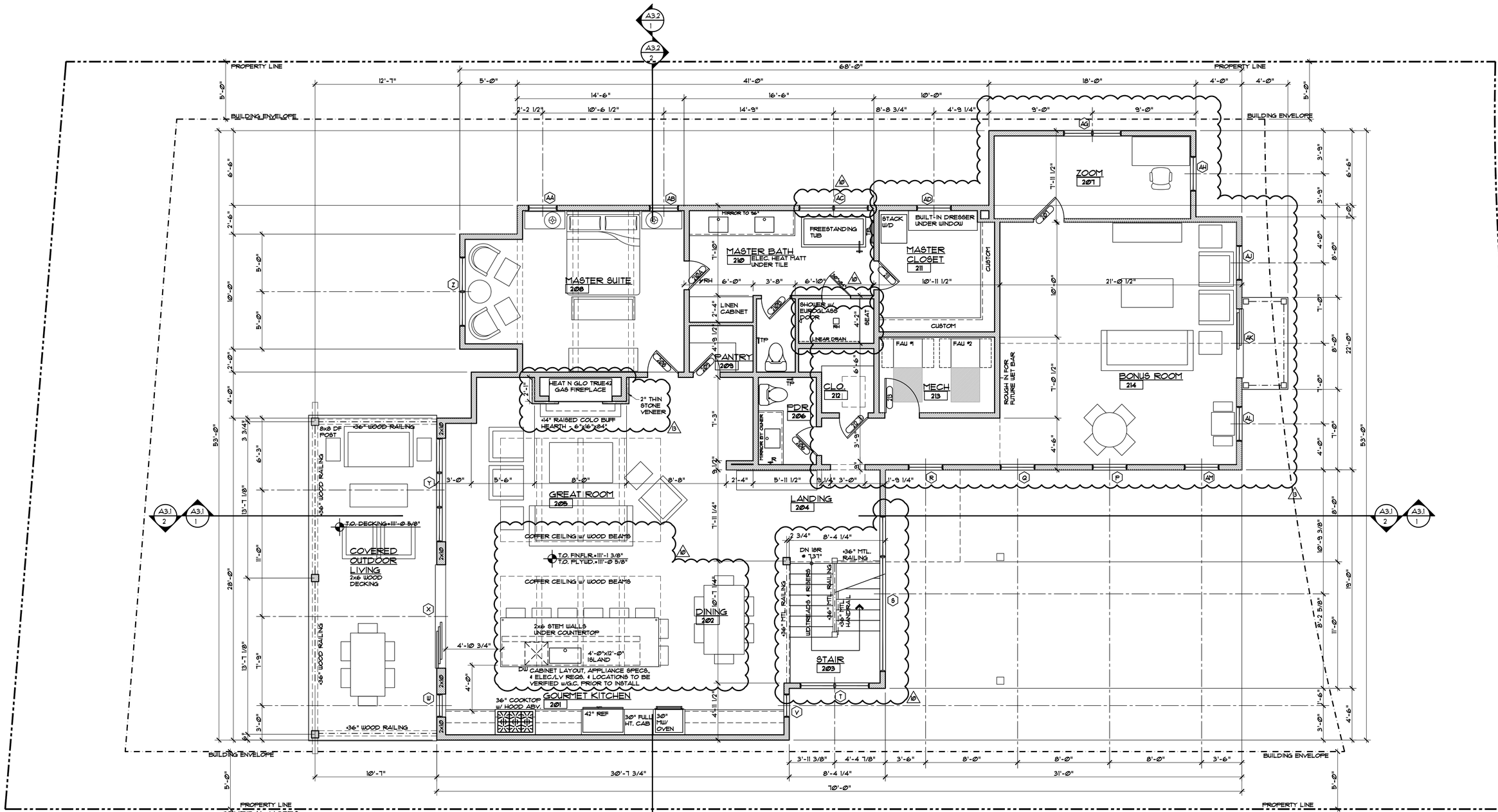
GOICOECHEA
226 MILES END LANE
LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

ISSUED

#	DATE	BY	COMMENTS
13	2-04-26	DUE	OWNER REVISIONS
12	12-12-25	DUE	CONSTRUCTION SET
11	11-17-25	DUE	OWNER REVISIONS
10	10-7-25	DUE	OWNER REVISIONS

A1.1



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MAIN LEVEL PLAN

1/4" = 1'-0"

1,806 SF LIVING

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

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STATE OF COLORADO — DONALD W. EGGERS — 37888 — LICENSED ARCHITECT

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

PROJECT NO: 2412-22 L03

ISSUED

#	DATE	BY	COMMENTS
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10	10-1-25	DWE	OWNER REVISIONS

A1.2

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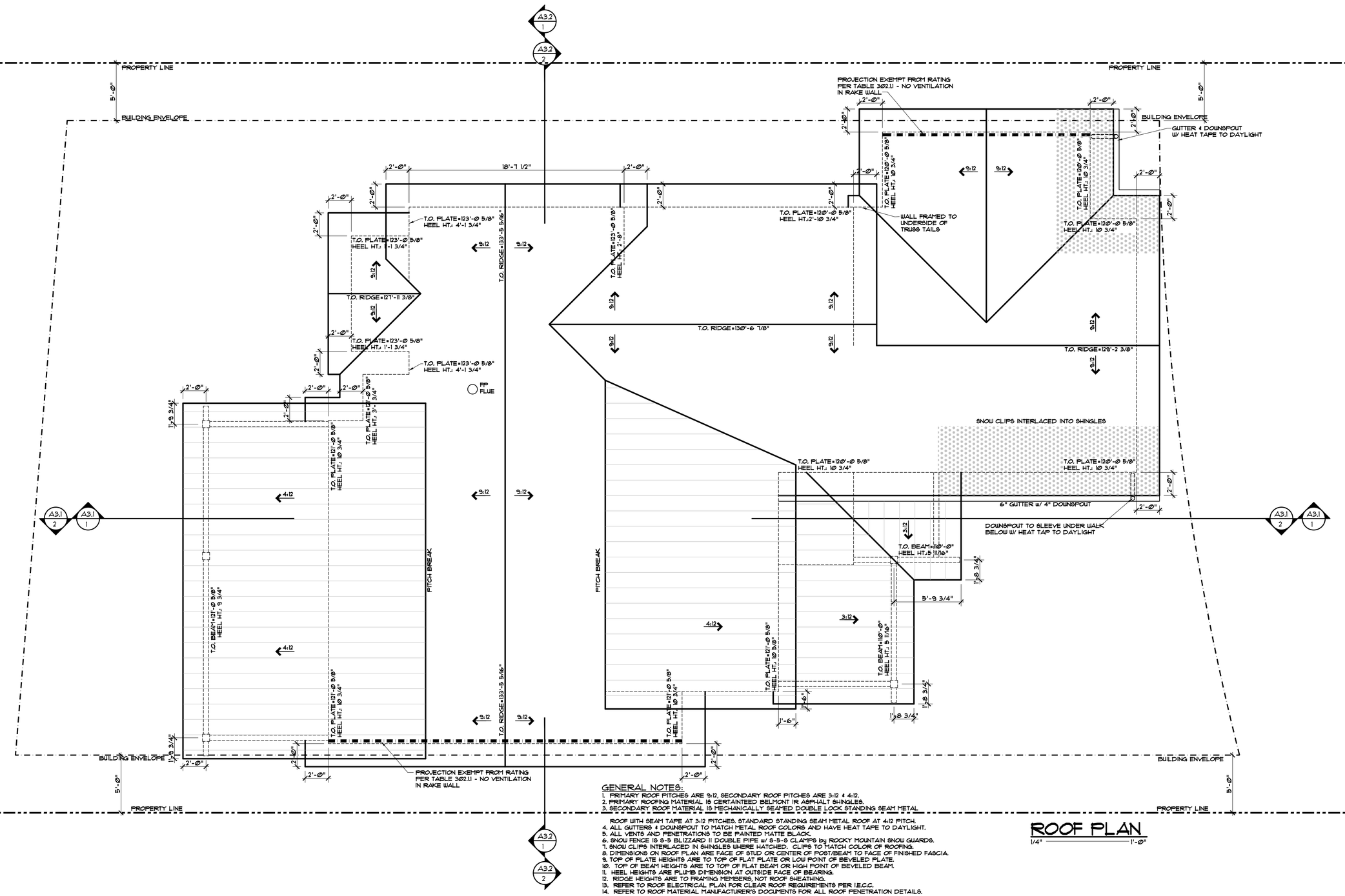

GENERAL NOTES:

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

ROOF PLAN

1/4" = 1'-Ø"

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(970) 926-1720

STATE OF COLORADO — DONALD W. EGGERS — LICENSED ARCHITECT

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

PROJECT NO: 2412-22 L03

ISSUED

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A1.3

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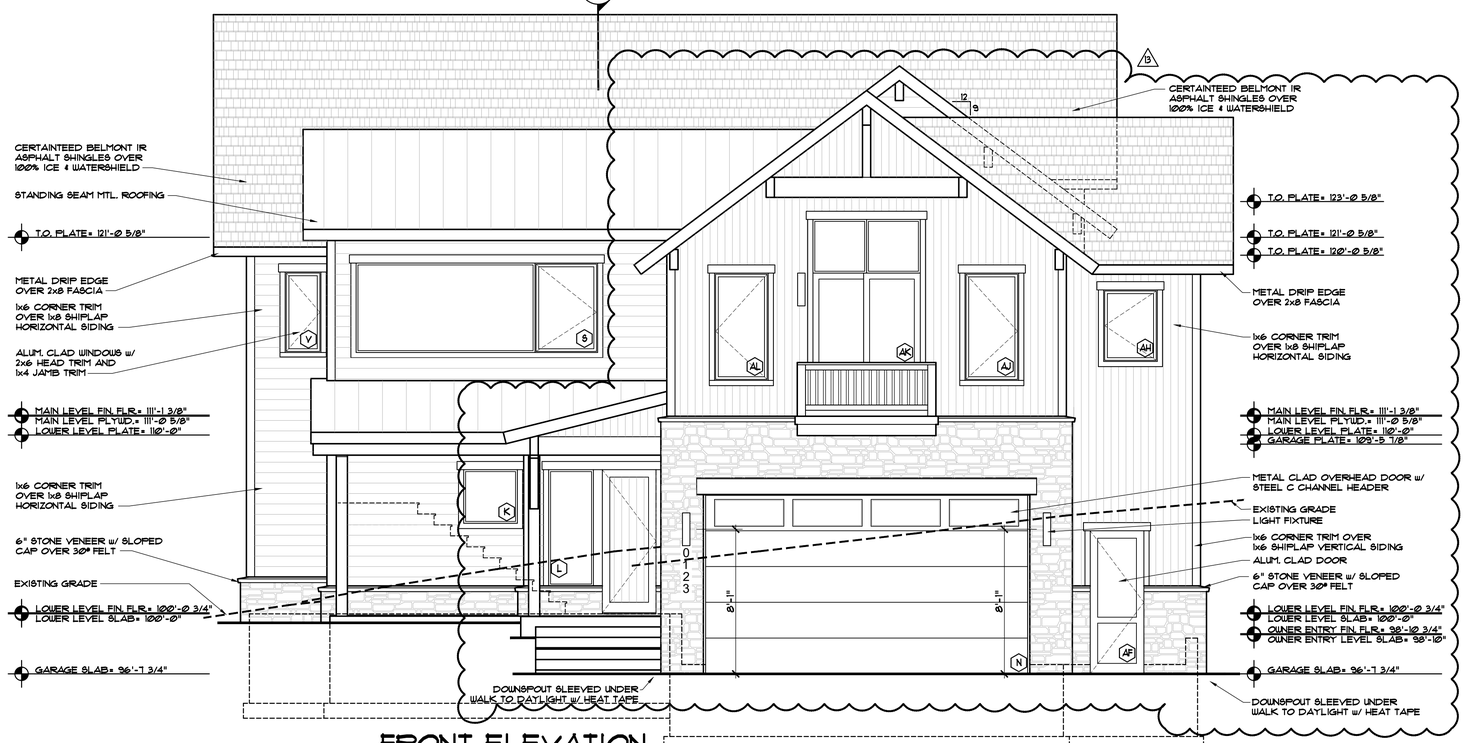
LEFT ELEVATION

1/4" = 1'-Ø"



FRONT ELEVATION

1/4" = 1'-Ø"

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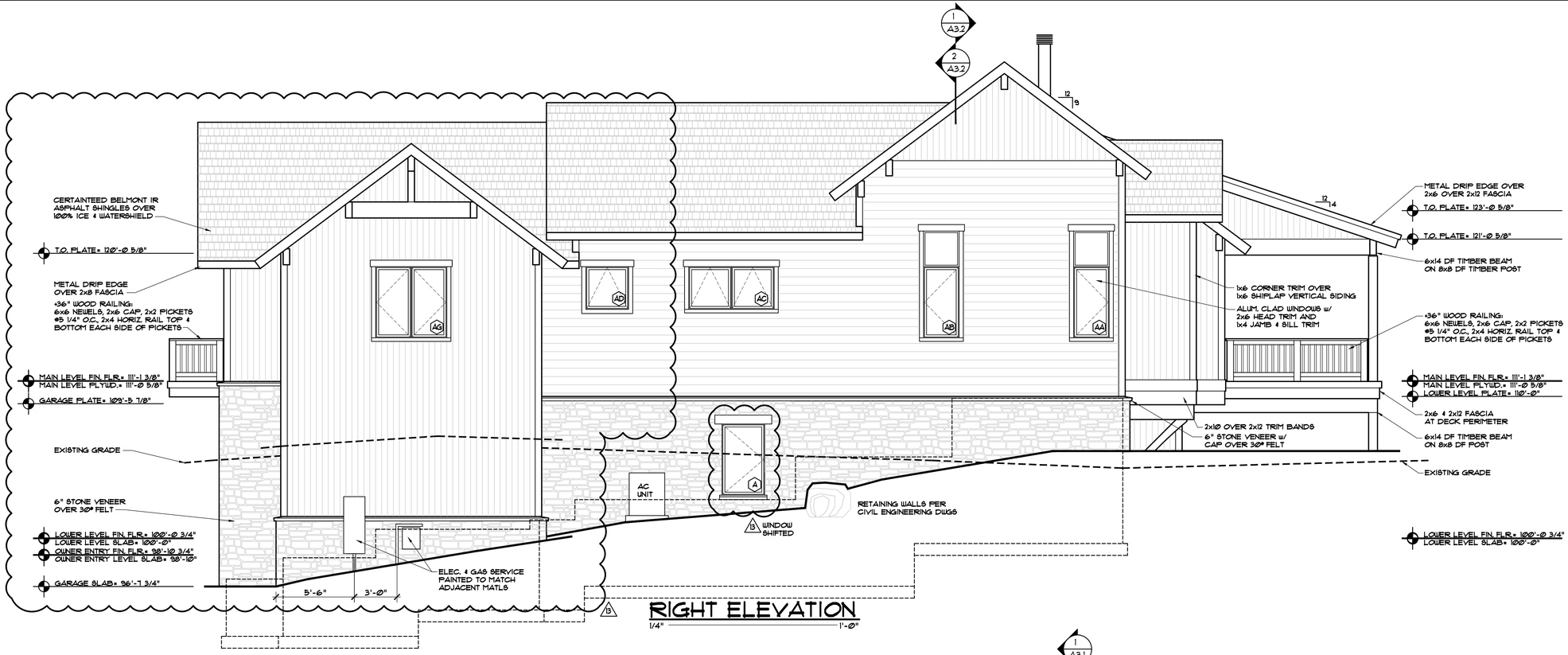
A2.1



RIGHT ELEVATION

1/4" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"

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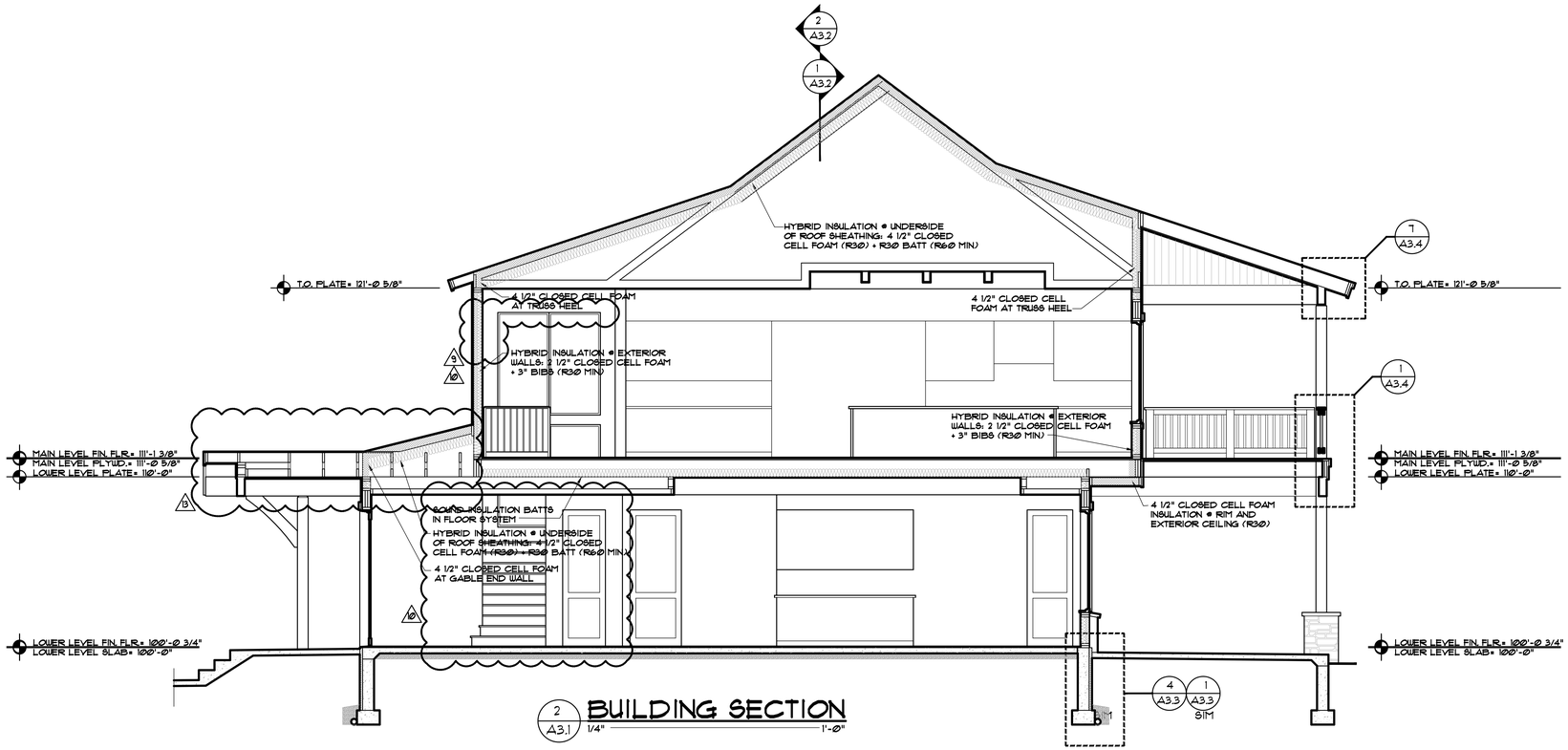
A2.2



2 A3.1 **BUILDING SECTION** 1/4" = 1'-0"

1 A3.1 **BUILDING SECTION** 1/4" = 1'-0"

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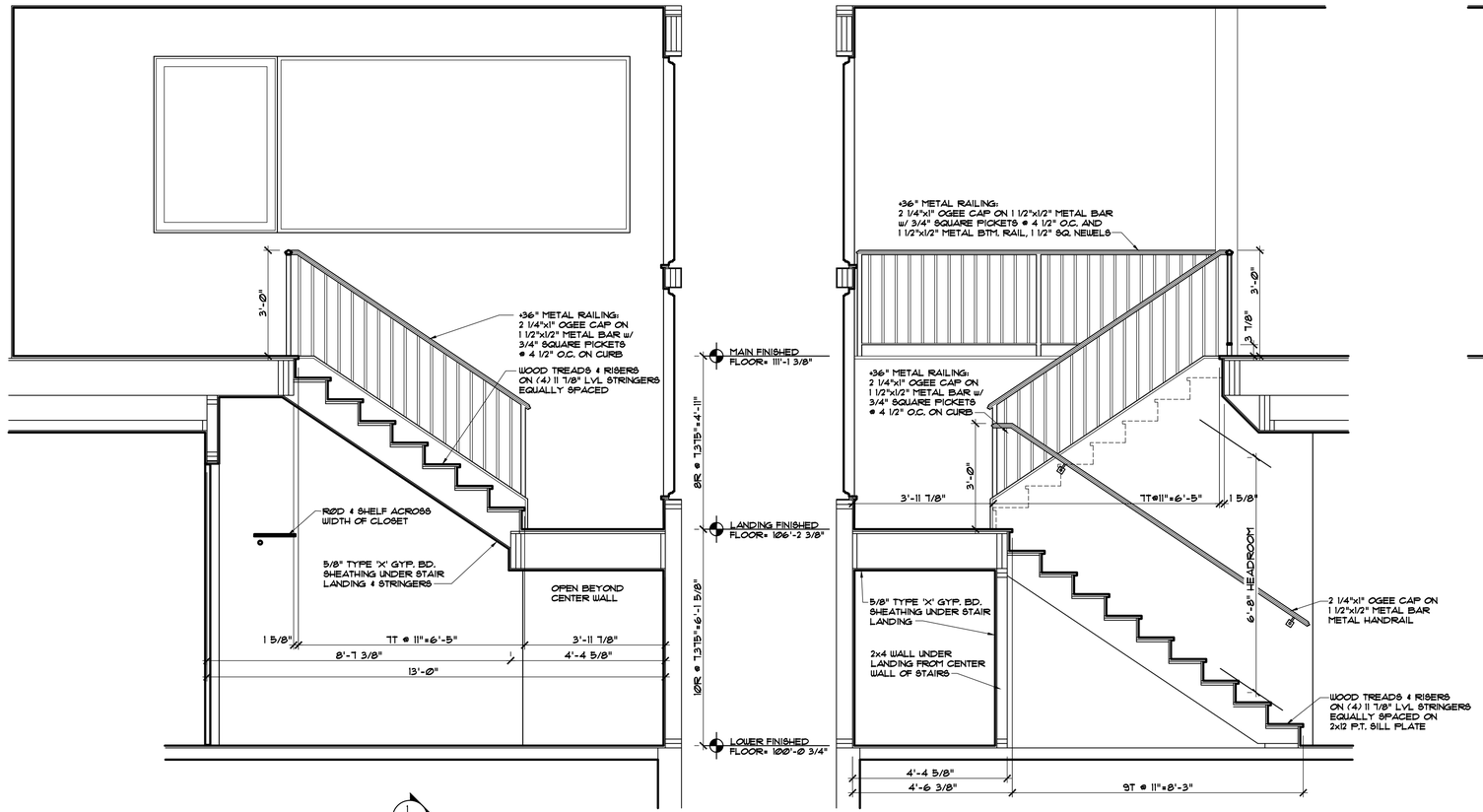
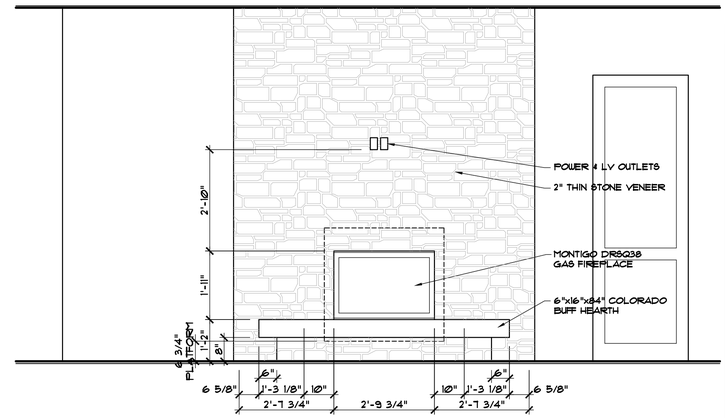
A3.1



10 / 3 / A3.2 **STAIR SECTION**
1/2" = 1'-Ø"



10 / 4 / A3.2 **FIREPLACE ELEVATION**
1/2" = 1'-Ø"

1 / A3.2 **BUILDING SECTION**
1/4" = 1'-Ø"

2 / A3.2 **BUILDING SECTION**
1/4" = 1'-Ø"

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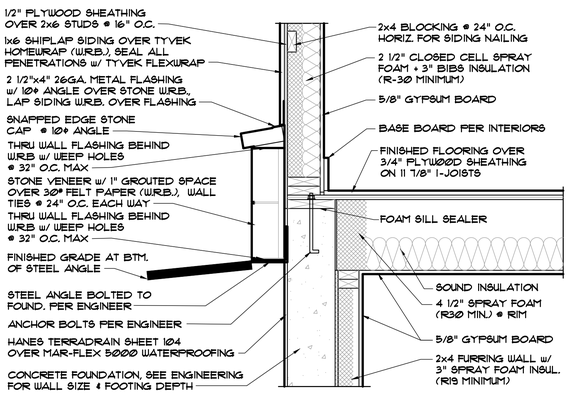
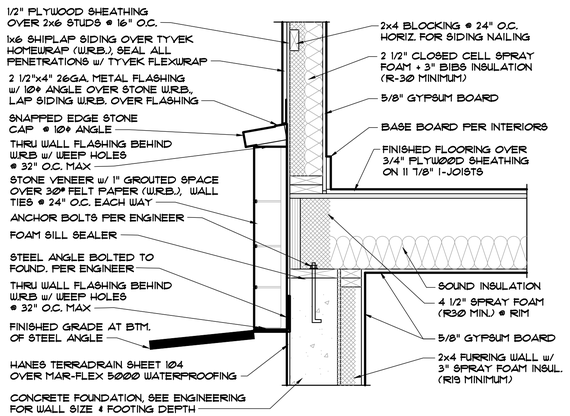
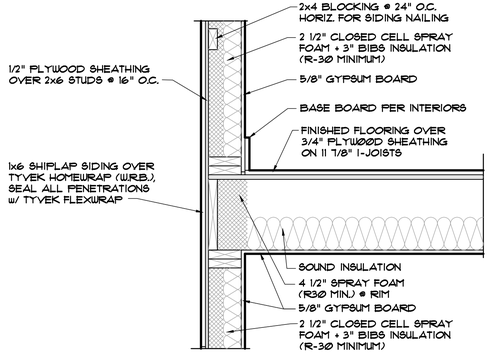
A3.2



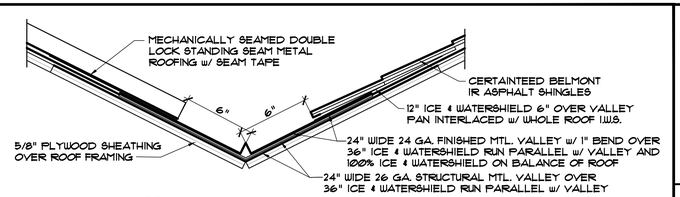
8 A3.3 — FLOOR ASSEMBLY HANGING INSIDE FOUNDATION WALL — 1" = 1'-0"



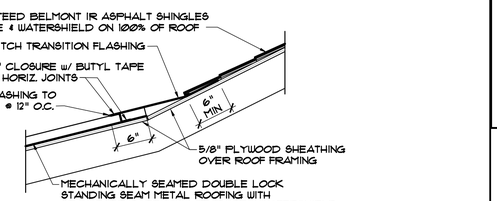
9 A3.3 — FLOOR ASSEMBLY BEARING ON FOUNDATION WALL — 1" = 1'-0"



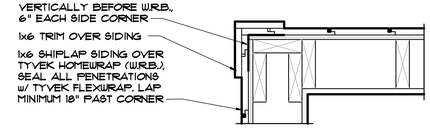
10 A3.3 — FLOOR ASSEMBLY ON FRAMING WALL BEARING — 1" = 1'-0"



13 A3.3 — VALLEY FLASHING — NTS



12 A3.3 — PITCH CHANGE FLASHING — 1" = 1'-0"



VERTICAL SIDING

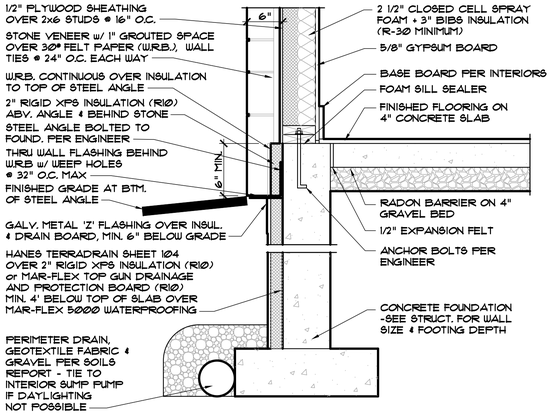
11 A3.3 — EXTERIOR CORNER DETAIL

SUBSLAB DEPRESSURIZATION RADON SYSTEM (PASSIVE):

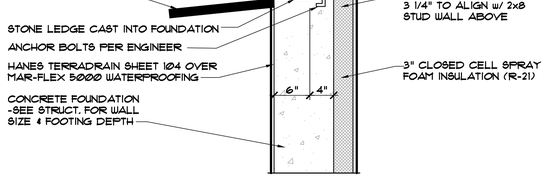
1. 4" GAS PERMEABLE GRAVEL OVER SUB-GRADE.
2. SOIL-GAS-RETARDER FABRIC OVER GRAVEL & SEALED TO ALL PENETRATIONS.
3. 'T' FITTING VENT PIPE INSTALLED INTO THE GRAVEL AND EXTENDING TO 12" ABOVE ROOF.
4. A VENT PIPE SHALL BE INSTALLED IN EACH ZONE BROKEN BY INTERNAL SPREAD FOOTINGS.
5. RADON VENTS MUST RUN THROUGH INTERIOR FRAME WALLS.
6. ROUTING TO BE DETERMINED BY GENERAL CONTRACTOR.

FOUNDATION INSULATION & WATERPROOFING:

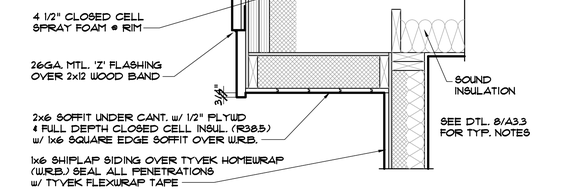
1. ALL FOUNDATION WALLS TO RECEIVE MARFLEX 5000 SPRAY ON WATERPROOFING.
2. WHERE CONCRETE SLAB IS LESS THAN 12" BELOW GRADE (WALK-OUT CONDITIONS & GARAGE SLABS) 2" RIGID FOAM INSULATION BOARD (R-10 MIN) IS TO BE INSTALLED TO 4'-0" MINIMUM DEPTH BELOW GRADE.
3. HANES TERRADRAIN SHEET 104 DRAINAGE MATT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



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

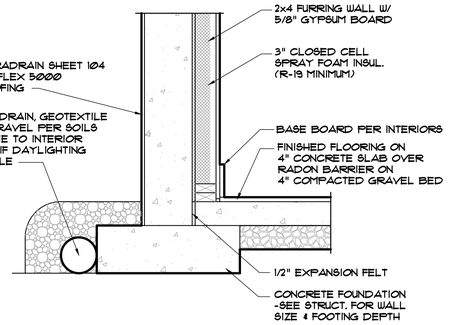


6 A3.3 — FOUNDATION @ CORNER STAIR WITH STONE LEDGE SUPPORT — 1" = 1'-0"

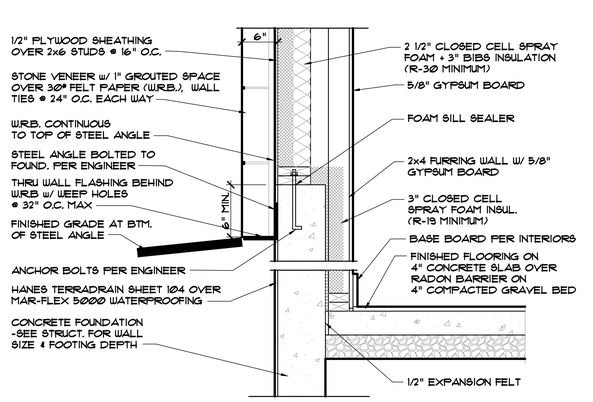


7 A3.3 — CANTILEVERED FLOOR OVER FRAME WALL — 1" = 1'-0"

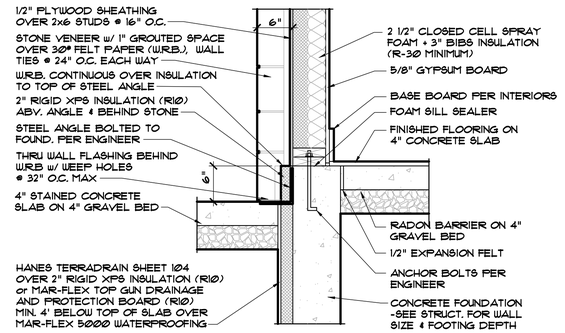
1 A3.3 — FOUNDATION @ SLAB ELEVATION WITH STEEL STONE SUPPORT — 1" = 1'-0"



2 A3.3 — FULL FOUNDATION WALL WTIH SLAB — 1" = 1'-0"



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



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

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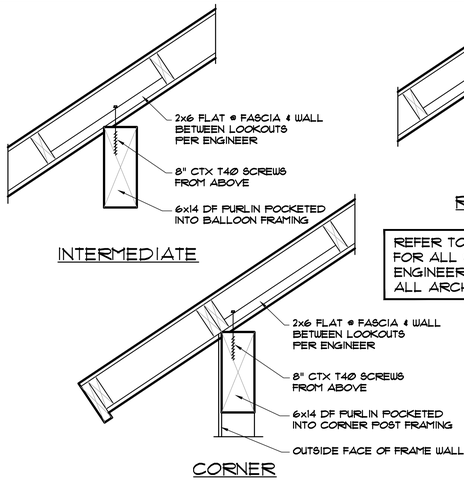
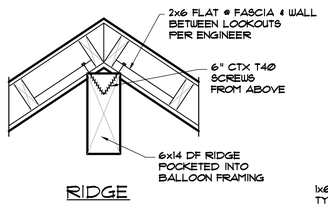
A3.3

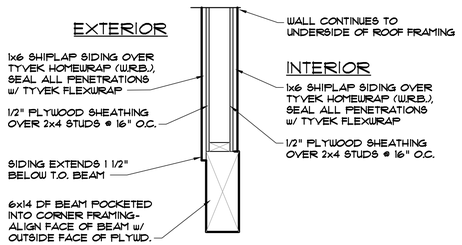




REFER TO ENGINEERING DRAWING FOR ALL STRUCTURAL CONNECTIONS. ENGINEERING DETAILS SUPERCEDE ALL ARCHITECTURAL DETAILS.

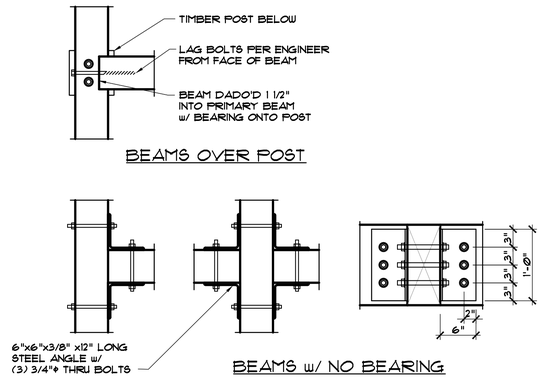
9 A3.4 DECO PURLIN ATTACHMENT

1" = 1'-0"



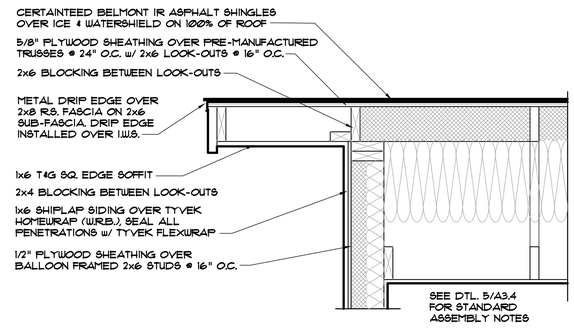
10 A3.4 RAKE WALL w/ SIDING ABOVE TIMBER BEAM

1" = 1'-0"



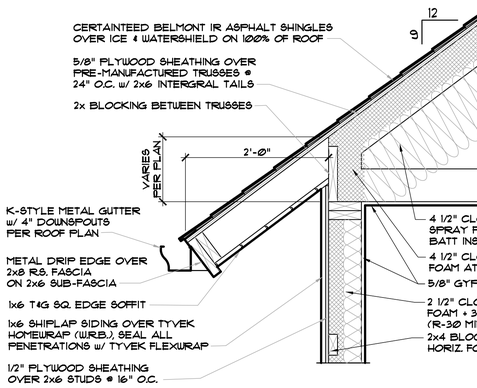
11 A3.4 TIMBER BEAM CONNECTIONS

1" = 1'-0"



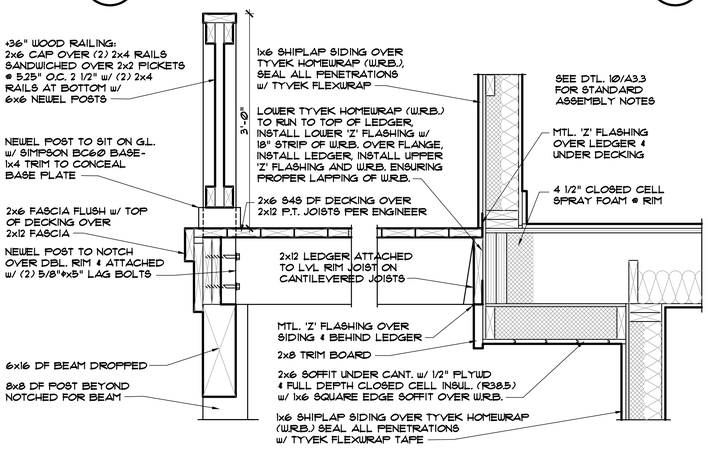
12 A3.4 RAKE DETAIL w/ SHINGLES

1" = 1'-0"



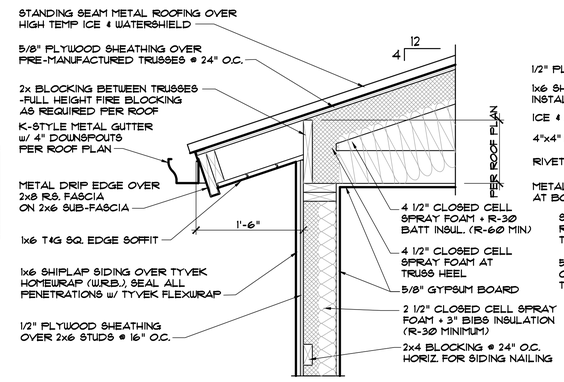
5 A3.4 EAVE DETAIL w/ 9:12 PITCH ON BEARING WALL

1" = 1'-0"



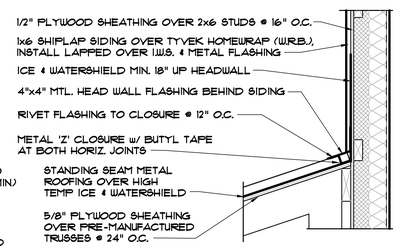
6 A3.4 EAVE DETAIL w/ 9:12 PITCH ON TIMBER BEAM

1" = 1'-0"



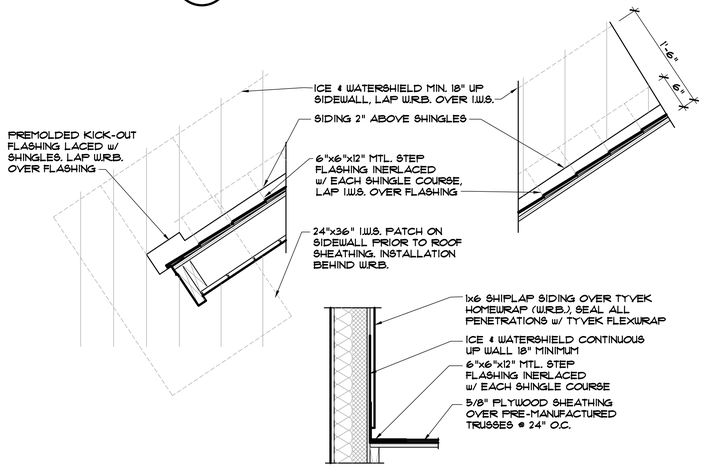
7 A3.4 EAVE DETAIL w/ 4:12 PITCH RAFTERS ON TIMBER BEAM

1" = 1'-0"



8 A3.4 EAVE DETAIL w/ 3:12 PITCH ON TIMBER BEAM

1" = 1'-0"



1 A3.4 DECK RAILING, DECK EDGE AND DECK ASSEMBLY AT WALL

1" = 1'-0"

2 A3.4 EAVE DETAIL w/ 4:12 PITCH ON BEARING WALL

1" = 1'-0"

3 A3.4 HEAD WALL FLASHINGS

1" = 1'-0"

4 A3.4 SIDE WALL FLASHINGS

1" = 1'-0"

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STATE OF COLORADO — DONALD W. EGGERS — 37688 — LICENSED ARCHITECT

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

PROJECT NO: 2412-22 L03

ISSUED

#	DATE	BY	COMMENTS
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12	12-12-25	DUE	CONSTRUCTION SET
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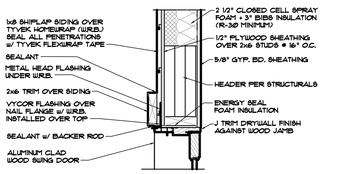
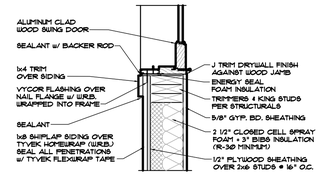
10	10-7-25	DUE	OWNER REVISIONS

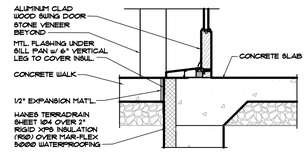
A3.4



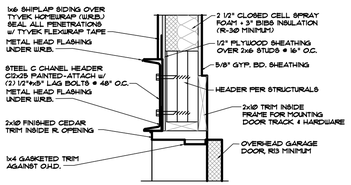
13 A3.5 SWING DOOR HEAD DTL. W/ HORIZONTAL SIDING 1" 1'-0"



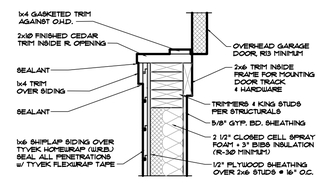
14 A3.5 SWING DOOR JAMB DTL. W/ HORIZONTAL SIDING 1" 1'-0"



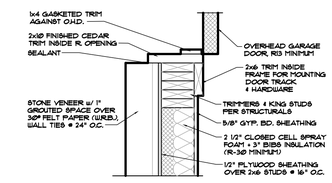
15 A3.5 SWING DOOR SILL DTL. ON CONCRETE SLAB 1" 1'-0"



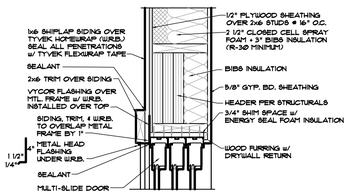
10 A3.5 OVERHEAD DOOR HEAD W/ VERTICAL SIDING 1" 1'-0"



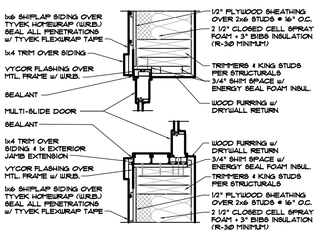
11 A3.5 OVERHEAD DOOR JAMB W/ VERTICAL SIDING 1" 1'-0"



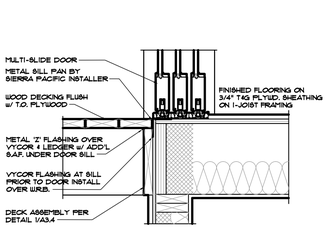
12 A3.5 OVERHEAD DOOR JAMB W/ STONE VENEER 1" 1'-0"



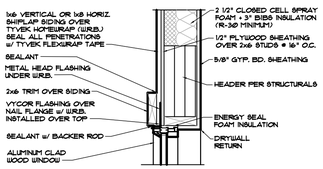
7 A3.5 HEAD DETAIL @ MULTI-SLIDE DOOR 1" 1'-0"



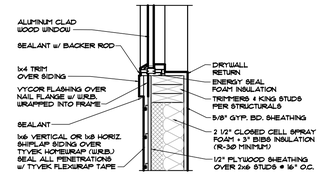
8 A3.5 JAMB DETAIL @ MULTI-SLIDE DOOR 1" 1'-0"



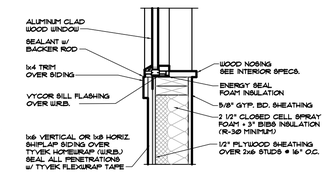
9 A3.5 SILL DETAIL @ MULTI-SLIDE DOOR 1" 1'-0"



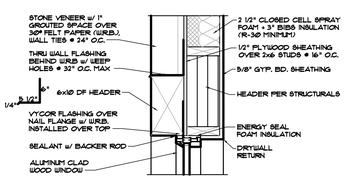
4 A3.5 HEAD DETAIL W/ WOOD SIDING 1" 1'-0"



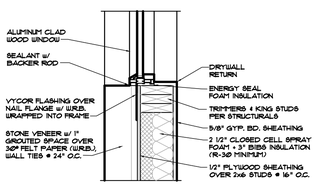
5 A3.5 JAMB DETAIL W/ WOOD SIDING 1" 1'-0"



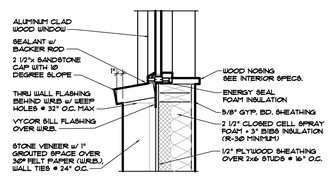
6 A3.5 SILL DETAIL W/ WOOD SIDING 1" 1'-0"



1 A3.5 HEAD DETAIL W/ STONE 1" 1'-0"



2 A3.5 JAMB DETAIL W/ STONE 1" 1'-0"



3 A3.5 SILL DETAIL W/ STONE 1" 1'-0"

NOTE: WINDOW AND DOOR INSTALLATION, INCLUDING WATER RESISTANT BARRIER, FLASHINGS, SEALANTS AND THEIR SEQUENCE SHALL BE COMPLETED PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS & THEIR INSTRUCTIONS.

EXTERIOR DOOR & WINDOW SCHEDULE

	WINDOW LETTER	WINDOW SIZE	HEAD HEIGHTS	COMMENTS
	A	3'-Ø"x5'-Ø" CSMT	8'-Ø"	
	B	(2) 3'-Ø"x6'-Ø" CSMT MULLED	8'-Ø"	
	C	3'-Ø"x8'-Ø" FULL LITE PATIO DOOR (T)	8'-Ø"	
	D	(2) 3'-Ø"x6'-Ø" FIXED MULLED (T)	8'-Ø"	
	F	3'-Ø"x6'-Ø" CSMT	8'-Ø"	
	G	(2) 3'-Ø"x6'-Ø" CSMT MULLED	8'-Ø"	
	H	2'-Ø"x4'-Ø" CSMT	8'-Ø"	
	J	(2) 3'-Ø"x6'-Ø" FIXED MULLED (T)	8'-Ø"	
6	K	3'-Ø"x3'-Ø" FIXED (T)	8'-Ø"	
	L	2'-6"x6'-6" FIXED (T)	8'-Ø"	
	M	2'-6"x5'-Ø" FIXED + 2'-6"x5'-Ø" CSMT MULLED (T)	8'-Ø"	
	N	18'-Ø"x10'-Ø" METAL CLAD OVERHEAD DOOR	10'-Ø"	WINDOWS IN UPPER PANEL
3	P	3'-Ø"x3'-Ø" AWNING	7'-Ø"	
3	Q	3'-Ø"x3'-Ø" AWNING	7'-Ø"	
3	R	3'-Ø"x3'-Ø" AWNING	7'-Ø"	
3	S	10'-Ø"x5'-Ø" FIXED + 3'-6"x5'-Ø" CSMT MULLED	8'-6"	
3	T	(2) 3'-Ø"x6'-Ø" FIXED MULLED	8'-6"	
	V	2'-Ø"x4'-6" CSMT	8'-Ø"	
	W	2'-Ø"x4'-6" CSMT	8'-Ø"	
	X	9'-Ø"x8'-Ø" 3 PANEL STACKING FULL LITE MULTISLIDE DOOR (T)	8'-Ø"	
	Y	(3) 3'-Ø"x6'-Ø" FIXED MULLED (T)	8'-Ø"	
	Z	(2) 3'-Ø"x2'-6" FIXED OVER (2) 3'-Ø"x6'-Ø" CSMT MULLED	10'-6"	
	AA	2'-6"x2'-6" FIXED OVER 2'-6"x5'-Ø" CSMT MULLED	10'-6"	
	AB	2'-6"x2'-6" FIXED OVER 2'-6"x5'-Ø" CSMT MULLED	10'-6"	
6	AC	(2) 3'-Ø"x3'-Ø" AWNING MULLED (T)	8'-Ø"	
3	AD	3'-Ø"x3'-Ø" AWNING	8'-Ø"	
	AF	3'-Ø"x8'-Ø" CLAD PATIO DOOR	8'-Ø"	
3	AG	(2) 2'-6"x5'-Ø" CSMT MULLED	8'-Ø"	
3	AH	3'-Ø"x4'-Ø" CSMT	7'-Ø"	
3	AJ	3'-Ø"x6'-Ø" CSMT	8'-Ø"	
3	AK	(2) 3'-Ø"x3'-Ø" FIXED OVER 6'-Ø"x8'-Ø" 2 PANEL SLIDING FULL LITE DOOR (T)	11'-Ø"	
3	AL	3'-Ø"x6'-Ø" CSMT	8'-Ø"	
3	AM	3'-Ø"x3'-Ø" AWNING	7'-Ø"	

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

DOOR SCHEDULE

	DOOR #	DOOR TYPE	SIZE	DOOR MATERIAL	FRAME MATERIAL	FINISH	HARDWARE SET	COMMENTS
	101	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	102	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	103	SWING	2'-4" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	104	SWING	3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
6	105	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	107	SWING	3'-Ø" x 8'-Ø" x 2 1/4"	WOOD	WOOD	STAIN	PRIVACY	STANDARD ENTRY DOOR
	108	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	109	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	110	SWING	2'-4" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	111A	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	111B	SWING	FIR 2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	DUMMY	SPRING LATCHES @ HEAD
	112	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	113A	SWING	FIR. 2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	DUMMY	SPRING LATCHES @ HEAD
	113B	SWING	3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	2Ø MIN/SELF-CLOSING/WEATHER STRIP
	206	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
6	207	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	208	SWING	2'-8" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	209	SWING	2'-4" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	210A	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	210B	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
	211	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
	212	SWING	2'-6" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
6	213	SWING	3'-Ø" x 8'-Ø" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	

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

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STATE OF COLORADO DONALD W. EGGERS 29668 REGISTERED ARCHITECT LICENSED

GOICOECHEA
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LOT 03, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L03

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A3.5

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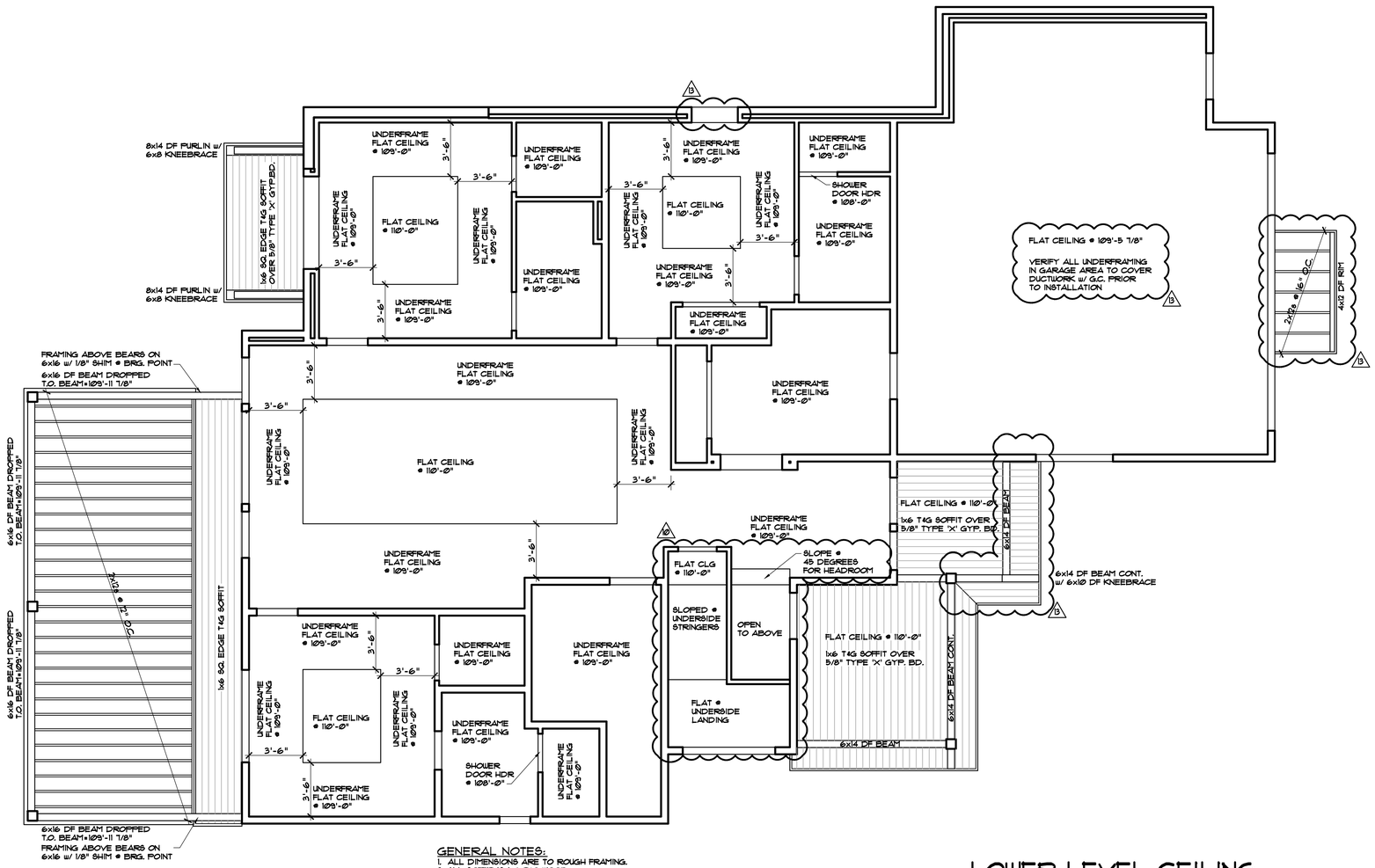

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
2. ALL SOFFIT IS 1x6 T&G WOOD.
3. ALL SOFFIT GREATER THAN 4'-0" REQUIRES 5/8" TYPE 'X' GYP. BD. SHEATHING UNDER SOFFIT.
4. DROP CEILINGS ARE TO BE LOCATED AND SIZED AFTER MECHANICAL INSTALLATION. DO NOT INSTALL UNTIL AFTER MECHANICAL COMPLETED.

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

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STATE OF COLORADO — DONALD W. EGGERS — 37688 — LICENSED ARCHITECT

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A4.1

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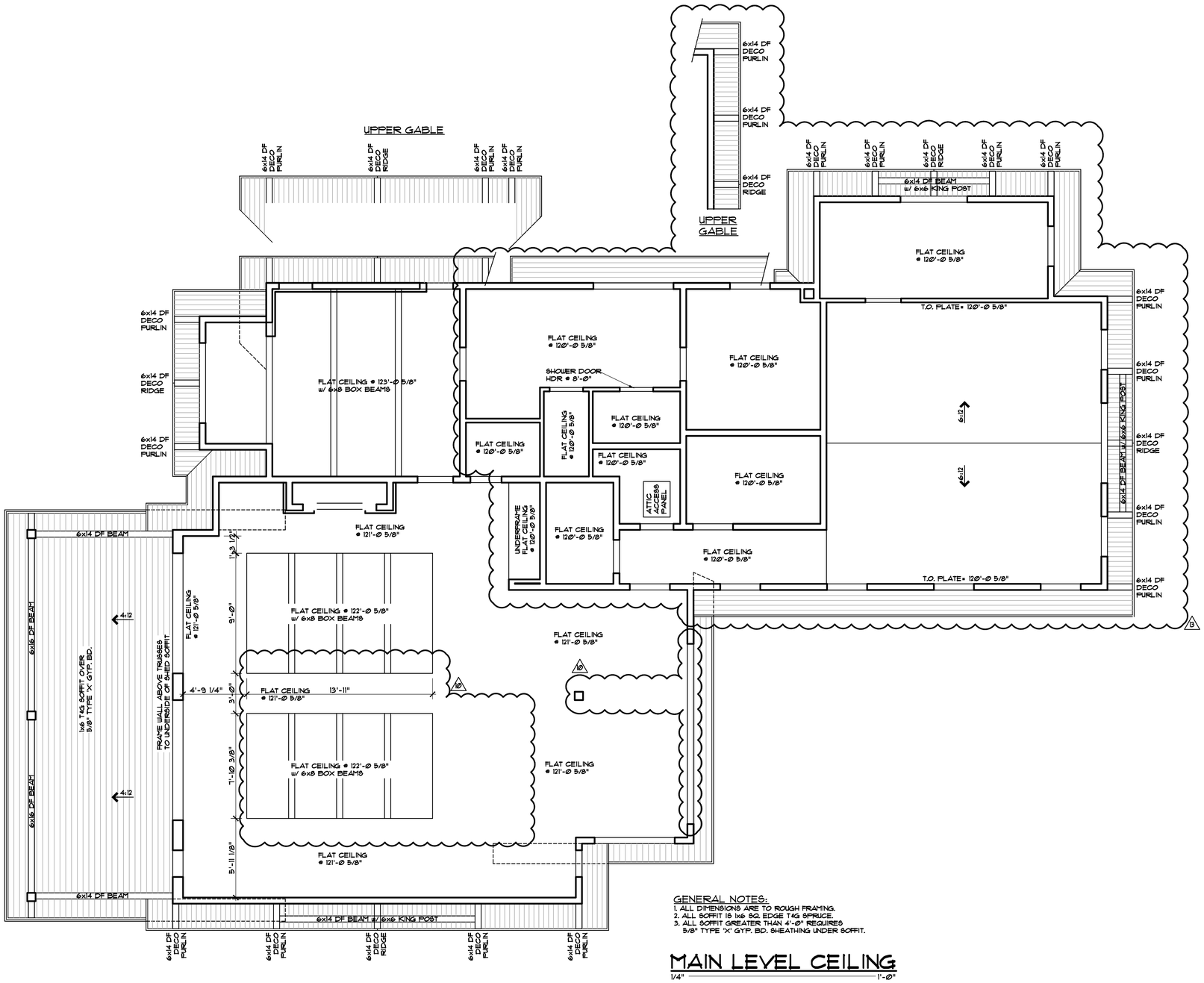

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
2. ALL SOFFIT IS 1x6 SQ. EDGE T&G SPRUCE.
3. ALL SOFFIT GREATER THAN 4'-Ø" REQUIRES 5/8" TYPE 'X' GYP. BD. SHEATHING UNDER SOFFIT.

MAIN LEVEL CEILING

1/4" = 1'-Ø"

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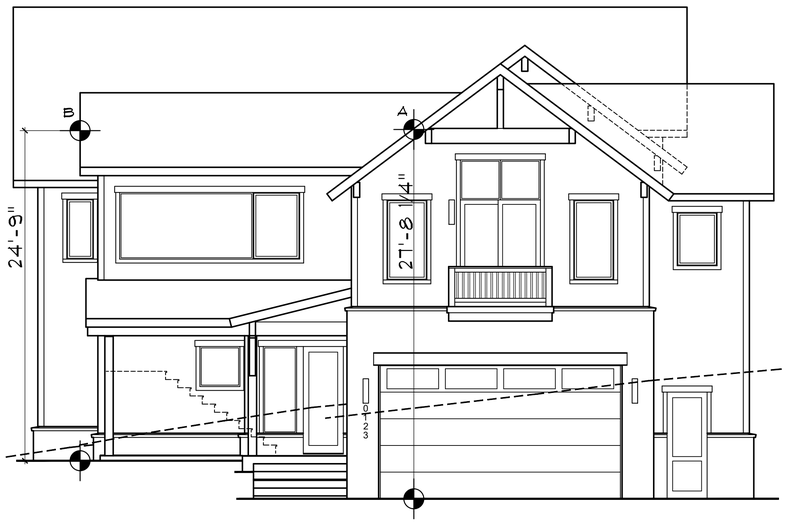
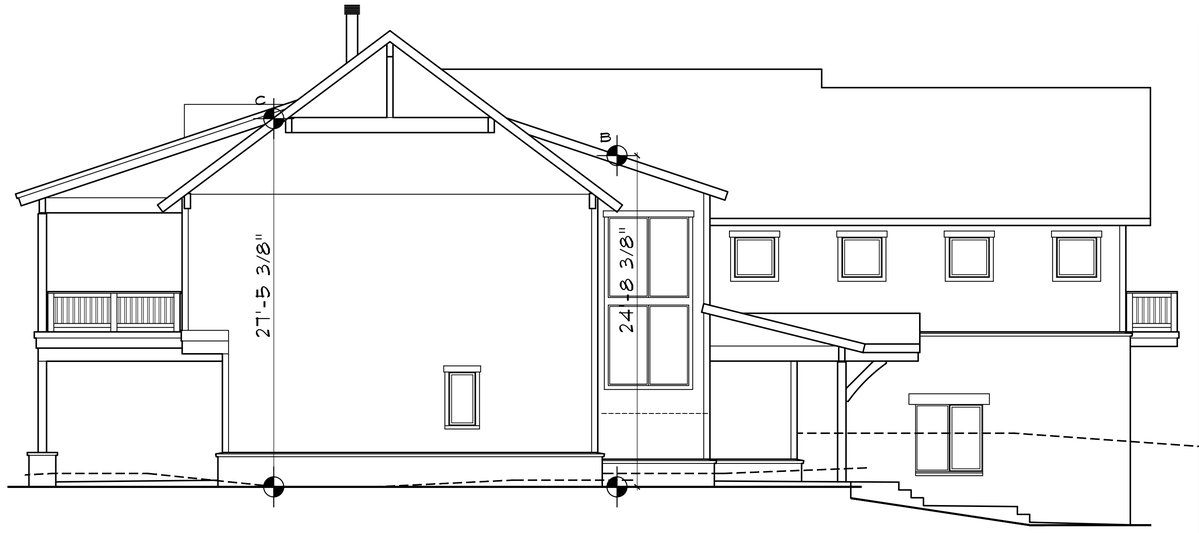
10	10-7-25	DWE	OWNER REVISIONS

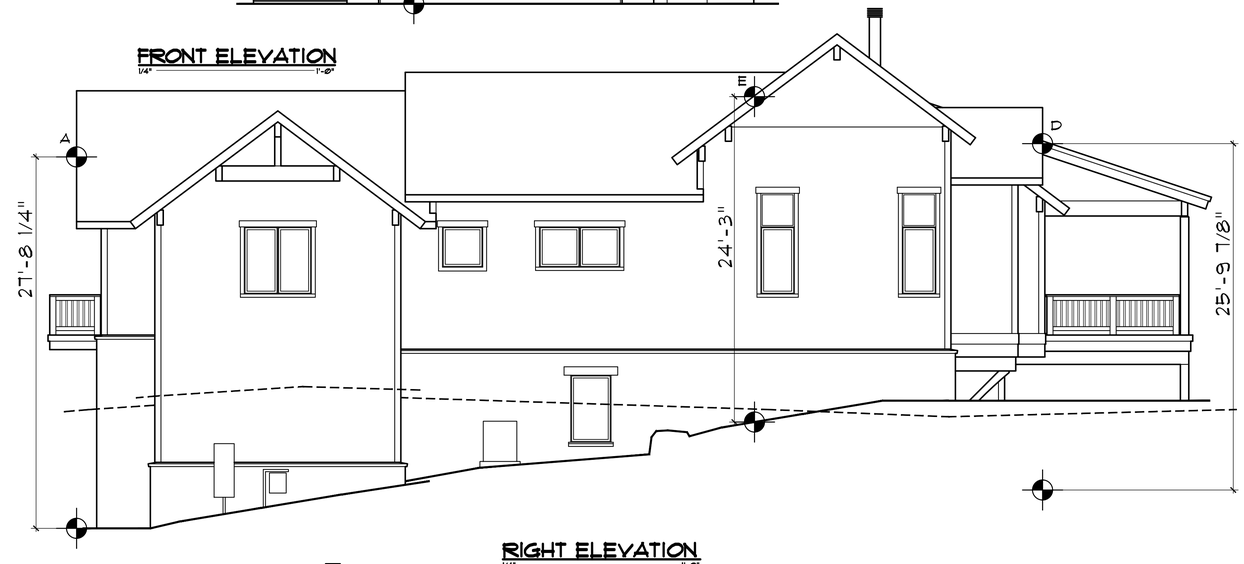
A4.2



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

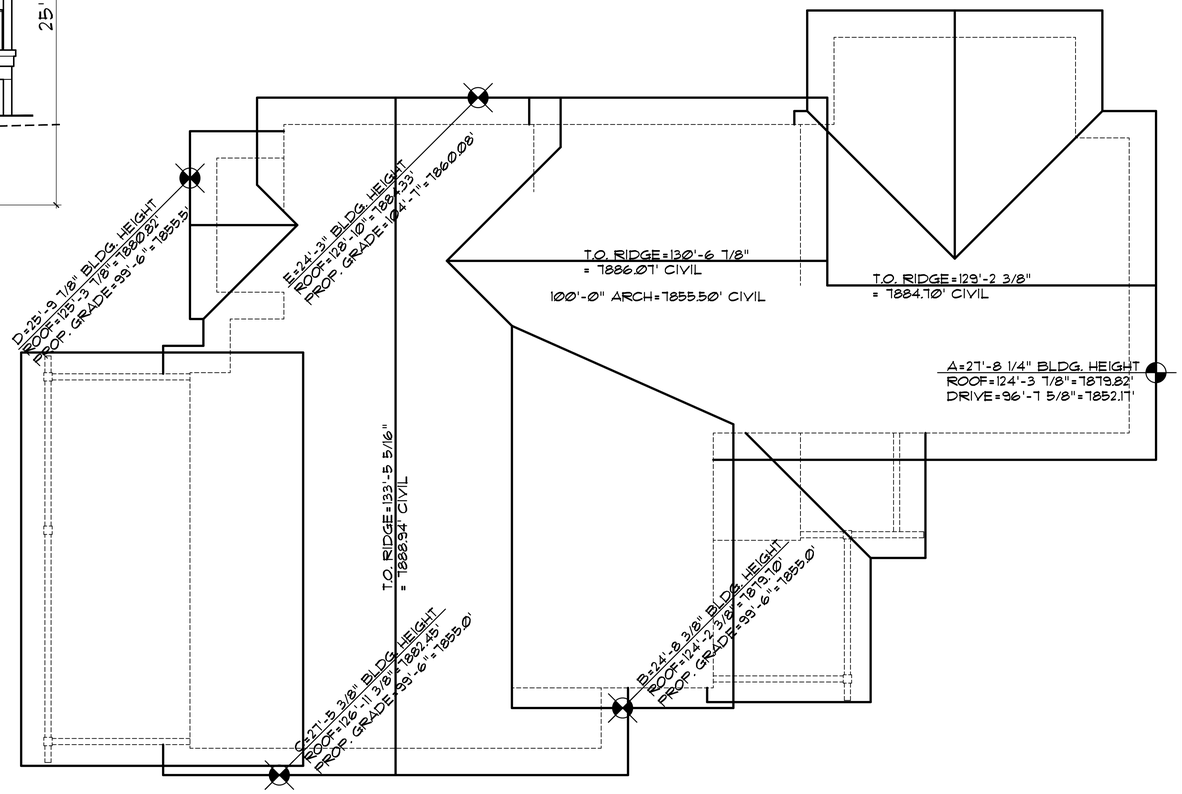


LEFT ELEVATION
1/4" = 1'-0"



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

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



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

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STATE OF COLORADO
DONALD W. EGGERS
LICENSED ARCHITECT

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

PROJECT NO: 2412-22 L03

ISSUED

#	DATE	BY	COMMENTS
13	2-04-26	DWE	OWNER REVISIONS
12	12-12-25	DWE	CONSTRUCTION SET
11	11-17-25	DWE	OWNER REVISIONS
10	10-7-25	DWE	OWNER REVISIONS

BH1

DRAWING SYMBOLS AND ABBREVIATIONS

DETAIL NUMBER / DETAIL LOCATION (SHEET NUMBER) — DETAIL, SECTION, OR ELEVATION REFERENCE

DETAIL NUMBER / DETAIL LOCATION (SHEET NUMBER) — DETAIL, SECTION, OR ELEVATION REFERENCE

DETAIL NUMBER / DETAIL LOCATION (SHEET NUMBER) — PLAN DETAIL REFERENCE

T.O.W. XX'-XX" — TOP OF WALL ELEVATION

T.O.F. XX'-XX" — TOP OF FOOTING ELEVATION

T.O.C. XX'-XX" — TOP OF CONCRETE ELEVATION

T.O.L. XX'-XX" — TOP OF BRICK / STONE LEDGE ELEVATION

(XX'-XX") — TOP OF STEEL ELEVATION

(XX'-XX") — TOP OF PAD FOOTING ELEVATION

XX'-XX" T.O. SLAB — TOP OF SLAB ELEVATION

XX'-XX" T.O. SHEATHING — TOP OF PLYWOOD SHEATHING ELEVATION

XX'-XX" T.O. DECKING — TOP OF DECKING ELEVATION

(A) — PAD FOOTING MARK

A — BASE PLATE MARK

1 — REVISION NUMBER MARK

STEP T.O.W. — LOCATION OF STEP IN TOP OF WALL

STEP T.O.F. — LOCATION OF STEP IN TOP OF FOOTING

A. BOLT	ANCHOR BOLT	L	ANGLE (AISC)
ARCH.	ARCHITECTURAL	LBS.	POUNDS
B.O.	BOTTOM OF	LL	DOUBLE ANGLE (AISC)
BCI	I-JOIST (BOISE CASCADE)	LVL	LAMINATED VENEER LUMBER
BRG.	BEARING	MAX.	MAXIMUM
C	CHANNEL (AISC)	MC	MISC. CHANNEL (AISC)
C.J.	CONTROL JOINT	MIN.	MINIMUM
CMU	CONCRETE MASONRY UNIT	N.S.	NEAR SIDE
CONC.	CONCRETE	o.c.	ON-CENTER SPACING
CONT.	CONTINUOUS	plf	POUNDS PER LINEAL FOOT
CTR.	CENTER	psf	POUNDS PER SQUARE FOOT
DIA.	DIAMETER	psi	POUNDS PER SQUARE INCH
DL	DEAD LOAD	PRE-ENG.	PRE-ENGINEERED MEMBER
EXP.	EXPANSION	PROJ.	PROJECTED
EXT.	EXTERIOR	RE:	REFERENCE; REFER TO
F.O.	FACE OF	REINF.	REINFORCE (MENT)
F.S.	FAR SIDE	REV.	REVISION
FDN.	FOUNDATION	SL	SNOW LOAD
FT.	FEET	STD.	STANDARD
GL	GLU-LAMINATED MEMBER	T&G	TONGUE AND GROOVE
H.A.S.	HEADED ANCHOR STUD	T.O.	TOP OF
HORIZ.; H.	HORIZONTAL	TS	TUBE STEEL (AISC)
HSS	HOLLOW STEEL SECTION	TYP.	TYPICAL
IN.	INCHES	VERT.; V.	VERTICAL
INT.	INTERIOR	W	WIDE FLANGE (AISC)
JT.	JOINT	W.W.F.	WELDED WIRE FABRIC
KIP	1,000 POUNDS	WL	WIND LOAD
klf	KIPS PER LINEAL FOOT	WT	TEE SECTION (AISC)
ksf	KIPS PER SQUARE FOOT		
ksi	KIPS PER SQUARE INCH		

GENERAL STRUCTURAL NOTES

STRUCTURAL DESIGN CRITERIA:

1. These General Structural Notes apply to these Structural Drawings and supplement the project Specifications. Refer to the Project Manual for additional requirements.

2. This project is located in Minturn, Colorado and has been designed in accordance with the 2021 Edition of the International Residential Code (including applicable amendments and supplements).

3. Design Loads:

A.	Roof Live Load:	Uniform Snow	100 psf
B.	Floor Live Loads:	Residential	40 psf
		Light Storage	125 psf
		Mechanical Room Areas	50 psf
		Stairs & Corridors	100 psf
		Balconies & Decks	100 psf
C.	Wind Analysis:	Basic Wind Speed	105 mph (3-second gust)
		Exposure	'C'
D.	Seismic Analysis:	Seismic Design Category 'B'	
E.	Frost / Fdn. Depth:	48" minimum below exterior ground surface to bottom of footing elevation	

4. Structural Design References:

American Concrete Institute (ACI); ACI 301, ACI 318, ACI 530
American Institute of Steel Construction (AISC); ASD 9th Edition
American Institute of Timber Construction (AITC); 4th Edition
American Iron and Steel Institute (AISI)
American Plywood Association (APA)
American Society of Civil Engineers (ASCE); ASCE 7
American Society for Testing and Materials (ASTM)
American Welding Society (AWS)
National Design Specification for Wood Construction (NDS)
International Residential Code (IRC)

COORDINATION:

1. Dimensions:
Written dimensions take precedence over scaled dimensions. All dimensions noted within the Structural Drawings shall be verified with the Architectural Drawings. Refer to Mechanical, Electrical, Plumbing, and Architectural Drawings for openings not noted within the Structural Drawings. Any dimensional discrepancies shall be noted in writing for review by the Architect and Structural Engineer.

2. Shop Drawings:
Shop drawings shall be prepared by the fabricator. Copying of these Construction Documents for use as shop drawings will not be permitted.

3. Field Verification:
The Contractor shall verify existing conditions prior to commencement of work, and shall notify the Architect and Structural Engineer for any interpretation or clarification.

4. Field Modifications to Structural Members:
The Contractor is responsible for securing the Architect's and Structural Engineer's approval prior to any cutting, notching, drilling or other modifications which may affect the integrity of the structure. When such modifications have been approved, they are to be completed in accordance with applicable building codes and manufacturer's instructions.

5. Duty of Cooperation:
Issuance of these documents presupposes further cooperation among the Owner, Contractor, Architect and Structural Engineer. Building design and construction are complex, and every contingency cannot be anticipated. Although the Structural Engineer(s) have performed their services with due care and diligence, they cannot guarantee perfection. Any ambiguity or discrepancy discovered through the use of these documents shall be promptly reported to the Architect and Structural Engineer for further clarification. Failure to do so may compound misinterpretation and increase construction costs, and such failure shall relieve the Structural Engineer of responsibility from consequences which may arise.

6. Changes to the Work:
Substitution of noted structural products or "approved equivalent" products will be acceptable only with the written approval of the Structural Engineer. Changes to the Contract Documents made without approval are unauthorized and shall relieve the Structural Engineer of responsibility from consequences which may arise.

7. Jobsite Safety:
These drawings do not include the necessary components for construction safety. The General Contractor shall provide for the jobsite safety of all personnel, work, materials, utilities, equipment and adjacent properties in accordance with accepted codes, regulations and industry practices.

STRUCTURAL CONCRETE:

1. Concrete has been designed and shall be constructed in accordance with the American Concrete Institute (ACI). Refer to the "Field Observations" paragraph of these General Structural Notes for observation requirements. All concrete shall be of stone aggregate, unless noted otherwise. Refer to the Project Manual and Specifications for additional requirements (durability, color, finish, etc.). The use of any concrete additive containing chlorides is prohibited.

2. Minimum 28-day compressive strength shall be as follows:

A.	Foundation Walls	3,000 psi
B.	Footings	3,000 psi
C.	Slabs on Grade	4,000 psi

3. Reinforcing is to be new billet steel ASTM A615 Grade 60 (field bent or welded bars shall be ASTM A706, Grade 60). No welding of reinforcement is permitted unless detailed. No splices of reinforcement are permitted except as detailed or authorized by Structural Engineer. Provide corner and bars to match all horizontal reinforcing. Provide minimum (2)#5 bars around all sides of all openings in concrete and extend 2'-0" minimum past edges of openings. Where permitted, use contact lap splices (40 bar diameters minimum lap). Welded wire fabric (W.W.F.) shall be in accordance with ASTM A185. Provide a minimum (1) full mesh lap at splice locations.

4. Placing of Reinforcement: Form ties are to be used for bar supports only when the clear dimensions shown on the details can be maintained. Provide wire chairs, bolsters, additional reinforcement, and accessories necessary to support reinforcement at position shown in the Structural Drawings. Support of reinforcement on wood, brick, or other unacceptable material will not be permitted.

5. The following minimum concrete cover over reinforcing shall be provided unless noted otherwise:

A.	Concrete cast against and permanently exposed to earth	3 inches
B.	Concrete exposed to earth or weather (#5 bars and smaller)	1-½ inches
C.	Piers, Beams and Columns	1-½ inches

STRUCTURAL STEEL:

1. Structural steel, including embedded angles, plates or other sections has been designed and shall be detailed and erected in accordance with the American Institute of Steel Construction (AISC), ASD Specifications and Code of Standard Practice. Steel detailing and erection shall accommodate provisions of AISC and OSHA standards (including OSHA Steel Erection Standard Part 1926, Subpart "R").

2. Minimum yield strengths (Fy) are 35 ksi for pipes (ASTM A53, Grade B), 46 ksi for tubes (ASTM A500, Grade B), 50 ksi for wide flange members (ASTM A572, Grade 50), and 36 ksi for all others (ASTM A36).

3. Connections:
Use standard framed beam connections meeting requirements of the AISC Manual of Steel Construction (ASD). Use 3/4" diameter minimum A325N bolts or welded equivalent. Minimum welds are per AISC, and not less than 3/16" continuous fillet using E70XX electrodes (unless noted otherwise). Welding of rebar anchors to angles or plates shall be completed to develop a minimum 150% of the yield strength of the reinforcing bar. Headed stud anchors shall conform to AWS D1.1 and shall be automatically end welded in the shop (unless noted otherwise). See specifications for testing requirements.

STRUCTURAL TIMBER:

1. Structural Timber has been designed and shall be constructed in conformance with provisions of the NDS Specification for Stress Grade Lumber and its Fastenings. The Contractor shall not cut, notch, or otherwise modify timber members without the written consent of the Structural engineer. Provide cross-bridging at 8'-0"o.c. maximum, and provide solid blocking between joists at all bearing supports.

2. Framing Lumber (minimum requirements) shall be as follows:

A.	Wall Studs	Hem-Fir (HF) Construction Grade
B.	Floor Joists (2x members)	Hem-Fir (HF) #2 Grade or Better
C.	Floor Beams	Douglas-Fir (DF) #1 Grade Beam & Stringer
D.	Roof Rafters (2x members)	Hem-Fir (HF) #2 Grade or Better
E.	Roof Beams	Douglas-Fir (DF) #1 Grade Beam & Stringer
F.	Posts / Columns	Douglas-Fir (DF) #1 Grade Post & Timber
G.	T&G Wood Decking	Douglas-Fir (DF) Commercial Grade

3. Wall, roof, and floor sheathing shall meet the minimum requirements of the APA and AITC. Provide thicknesses and fasten to framing members as noted in the Structural Drawings. Panels are to be oriented to span along their strong axis, and all panel joints are to be staggered.

4. Pre-fabricated structural connectors shall be as manufactured by Simpson Strong-Tie Company or approved equivalent.

5. I-joists (BCI) shall be as manufactured by Boise Cascade Corporation or approved equivalent. Provide member size and series as noted in the Structural Drawings. The Supplier shall furnish shop drawings showing all joist members, bridging, blocking, and miscellaneous accessories for review by the Structural Engineer prior to installation. Refer to the Manufacturer Installation Guide for further construction requirements.

6. Laminated Veneer Lumber (LVL) shall be as manufactured by Boise Cascade Corporation or approved equivalent. Provide member size as noted in the Structural Drawings (Fb = 2,800 psi minimum). Refer to the Manufacturer Installation Guide for further construction requirements.

STRUCTURAL TIMBER (CONT.):

7. Glue-Laminated (GL) members shall Visually Graded Western Species, conforming to combination 24F-V4 (multiple span beams shall be 24F-V8) strength and stiffness requirements, unless otherwise noted. Ship members to the jobsite stored in manufacturer's protective wrapping. Refer to Architectural drawings for appearance grade requirements.

8. Pre-Engineered wood roof trusses shall be designed by a registered Professional Engineer licensed in the State of Colorado. Calculated live load deflections of all trusses shall not exceed 1/240 of the span length. Shop drawings and calculations bearing the seal and signature of the design engineer shall be submitted for the review of the Structural Engineer. These submittals shall indicate the design loads, locations of all trusses, connection plate sizes and capacities, and the size and grade of lumber to be used. Shop drawing review by the Structural Engineer must be completed prior to truss fabrication. The truss manufacturer shall indicate and provide blocking at bearing locations and lateral bridging as required for truss stability.

9. Tongue and Groove (T&G) Wood Decking shall be installed with tongues oriented upslope on sloped roofs. It shall be laid with patterned faces down and exposed on the underside. Controlled random lay-up shall be provided with a minimum distance of two feet between end joints in adjacent rows. Each row shall be toe-nailed through the tongue and face nailed with one nail to each support. Provide 16d nails for 2" nominal decking and 40d toe-nails and 60d face-nails for 3" and 4" nominal decking. Spike rows together with 8" spikes at 30" o.c. through pre-drilled holes in 3" and 4" nominal decking.

FOUNDATIONS:

1. The structure shall be founded upon spread footings placed upon APPROVED undisturbed native soils OR compacted structural fill with a maximum allowable bearing pressure of 2,500 psf.

2. Retaining walls have been designed in accordance with the following design values:

A.	Coefficient of Friction	0.40
B.	Lateral Earth Pressure	55 pcf
C.	Passive Pressure	325 pcf

3. Refer to Geotechnical Report #SU01922.000-120-R1, dated 08-26-2020, prepared by CTL | Thompson, Inc.; Breckenridge, Colorado for other pertinent soils information. The Contractor shall be fully familiar with all aspects of the report before beginning construction and shall refer to the report for specifications and details for placement of structural fill, vapor barriers, gravel layers, perimeter drains, and any other soils related items.

4. Foundation walls are designed to be supported top and bottom by floor construction. Walls are not to be backfilled until such floors are in place or adequate shoring is provided.

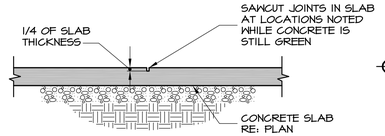
5. Provide 1-1/2" void below all non-bearing partitions constructed upon concrete slabs-on-grade, IF in-place subgrade soils show potential for expansion/swell conditions. The Soils Engineer is to review subgrade conditions as part of an "open-hole" investigation, and should provide further direction if expansive soils are present.

The Soils Engineer shall review all foundation excavations prior to the placement of formwork or reinforcement. All structural fill shall be observed and tested by the Soils Engineer during the grading and fill placement process.

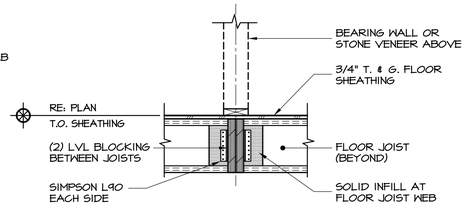
SPECIAL INSPECTIONS:

1. It is the responsibility of the Contractor to coordinate all structural inspections as required by governing building codes and the Construction Documents. A qualified independent testing company is to provide Special Inspections for portions of the Work, as indicated in the Construction Documents and as required by local jurisdictions.

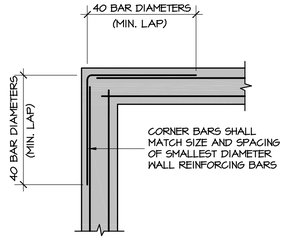
2. The Special Inspector shall be responsible for completing, maintaining, and resubmitting all special inspection logs and forms required by Local Building Officials.



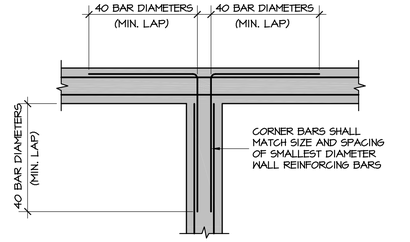
1 Typical Control Joint (C.J.)
S1.1 3/4"=1'-0"



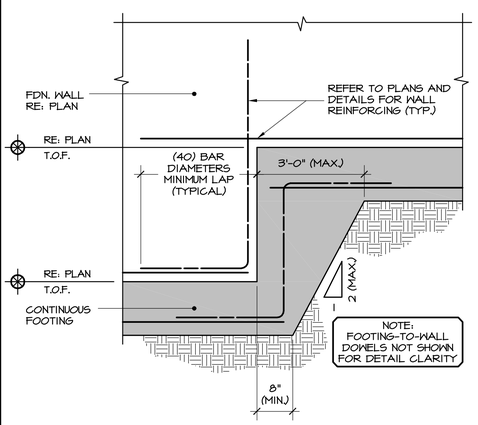
2 Typical Floor Blocking Detail
S1.1 3/4"=1'-0"



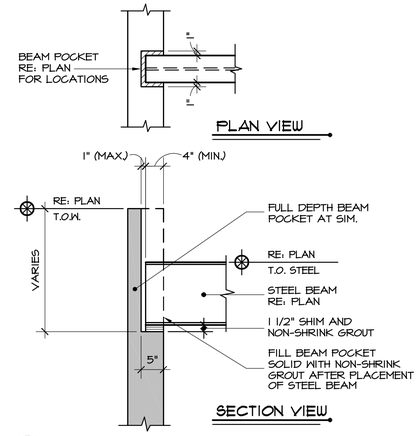
3 Typical Corner Reinforcing
S1.1 3/4"=1'-0"



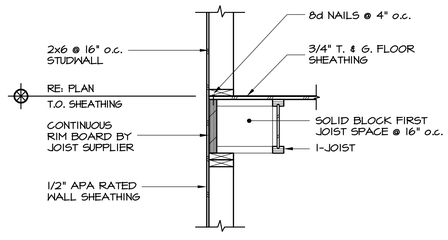
4 Typical Intersection Reinforcing
S1.1 3/4"=1'-0"



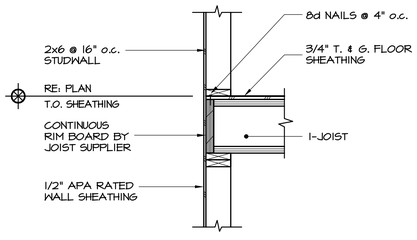
5 Typical Footing Step Detail
S1.1 3/4"=1'-0"



6 Typical Beam Pocket Detail
S1.1 3/4"=1'-0"



7 Typical Floor Framing Detail
S1.1 3/4"=1'-0"



8 Typical Floor Framing Detail
S1.1 3/4"=1'-0"

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COLORADO LICENSED SUNDQUIST PROFESSIONAL ENGINEER 35715 06/13/25

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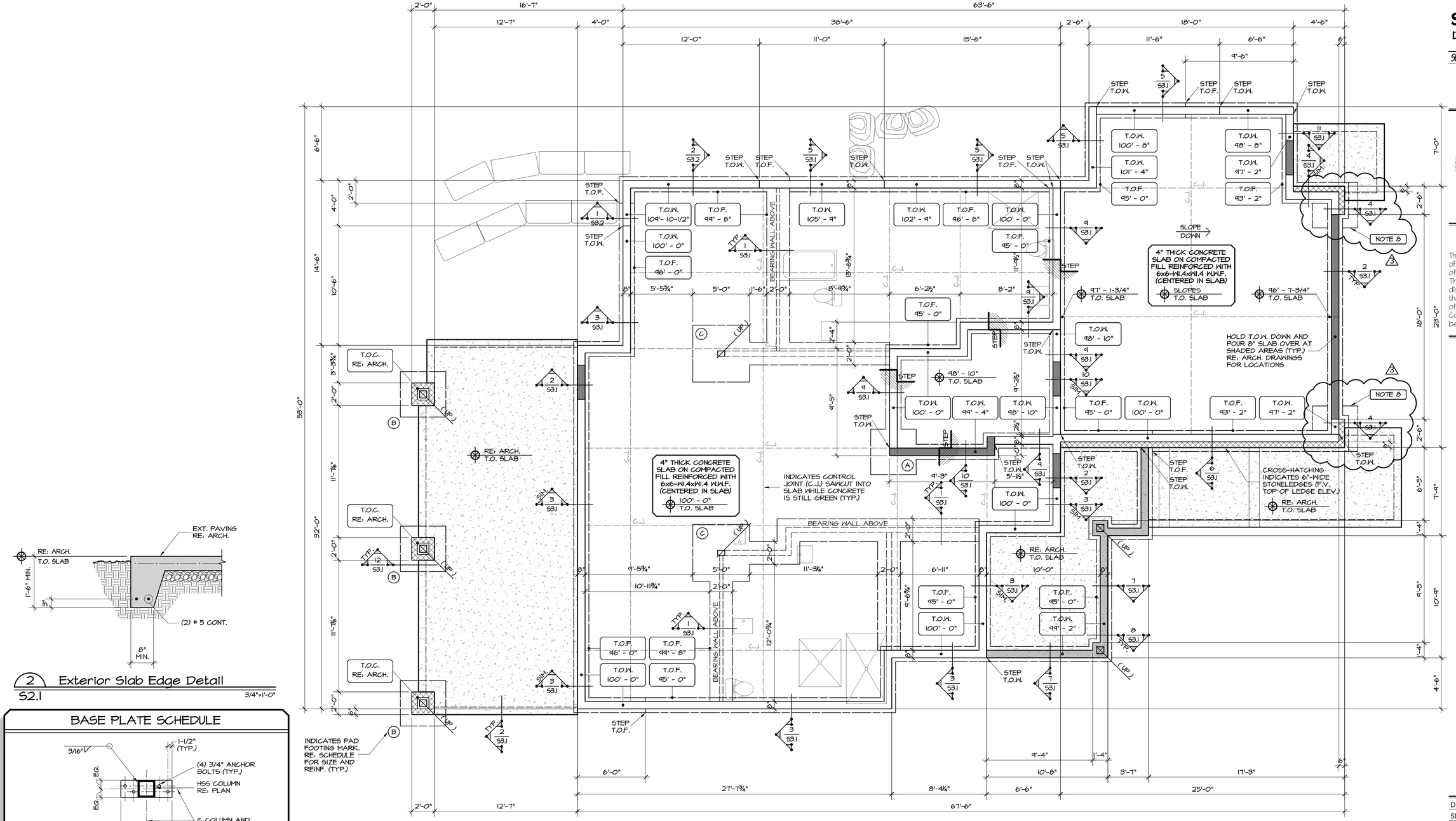
Lot 03 | Minturn North
226 Miles End Lane
Minturn, Colorado

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

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

Title • General Notes and Standard Details

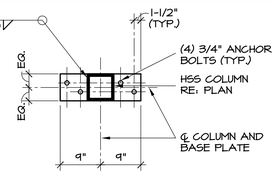
S1.1



2 Exterior Slab Edge Detail

S2.1 3/4"=1'-0"

BASE PLATE SCHEDULE



(A) BASE PLATE THICKNESS = 3/4"

PAD FOOTING SCHEDULE

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

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

1 Foundation Plan

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

NOTES:
1. REFER TO SHEET S1.1 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
2. REFER TO SOILS REPORT FOR ALL EXCAVATION, FILL, COMPACTION, AND OTHER SUBGRADE CONSIDERATIONS. COORDINATE ALL DRAINAGE, WATERPROOFING, VAPOR BARRIERS AND OTHER PREPARATIONS WITH ARCHITECTURAL DRAWINGS AND SOILS REPORT.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. FOUNDATION PENETRATIONS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE LOCATIONS.
5. REFER TO DETAIL 6/S1.1 FOR TYPICAL BEAM POCKET REQUIREMENTS.
6. G.C. IS TO VERIFY THAT A MINIMUM FROST DEPTH OF 48" HAS BEEN ACHIEVED FOR THE FOUNDATION WALLS AND EXTERIOR PIERS.
7. G.C. TO COORDINATE UFER GROUND LOCATION (CEE).
3. 8. PROVIDE 4'-0" x 4'-0" x 0'-10" THIC PAD FOOTING AT THIS LOCATION. DRILL AND EPOXY # 5 REBAR @ 8" o.c. EACH WAY INTO EXISTING FOOTING, WITH 6" MINIMUM EMBEDMENT INTO EXISTING CONCRETE. NEW REBAR TO BE LOCATED WITHIN THE MIDDLE 3" OF NEW CONCRETE PAD DEPTH.

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COLORADO LICENSED CHRISTOPHER D. SUNDQUIST 45715 PROFESSIONAL ENGINEER 02/04/26

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Lot 03 | Minturn North

226 Miles End Lane
Minturn, Colorado

Date	02/04/2026
SDG Project No.	24-125
Drawn By	SDG
Checked By	JDS

Date	Issue
08/22/24	Review Set
11/25/24	Pricing Set
05/27/25	Review Set
06/13/25	Building Permit
3 02/04/26	Owner Revision #3

Title • Foundation Plan

S2.1

TYPICAL WALL HEADER NOTES

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

I-JOIST HANGER SCHEDULE

SINGLE I-JOIST

JOIST HEIGHT	TOP FLANGE MODEL	FACE MOUNT MODEL
11-7/8" BCI 5000	ITS2.06/11.88	IUS2.06/11.88
11-7/8" BCI 6000 / 60	ITS2.37/11.88	IUS2.37/11.88
11-7/8" BCI 90	ITS3.56/11.88	IUS3.56/11.88

LVL BEAMS AND HEADER HANGER SCHEDULE

1-PLY : 1-3/4" VERSA-LAM LVL

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
11-7/8"	MIT11.88	HU11

2-PLY : 1-3/4" VERSA-LAM LVL

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
11-7/8"	HB3.56/11.88	HHUS410

3-PLY : 1-3/4" VERSA-LAM LVL

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
11-7/8"	HGLTV5.37	HGUS5.50/12

4-PLY : 1-3/4" VERSA-LAM LVL

MEMBER	TOP FLANGE MODEL	FACE MOUNT MODEL
11-7/8"	HGLTV7	HGUS7.25-5DS

TYPICAL FRAMING PLAN NOTES

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

BEAM BEARING CONDITION:

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

HEADER BEARING CONDITION:

(2) T (2) K U.N.O. — INDICATES NUMBER OF MULTIPLE TRIMMER AND KING STUDS TO BE LOCATED AT HEADER BEARING LOCATIONS. MULTIPLE TRIMMER AND KING STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)
T = TRIMMER STUDS
K = KING STUDS

MISCELLANEOUS CONDITIONS:

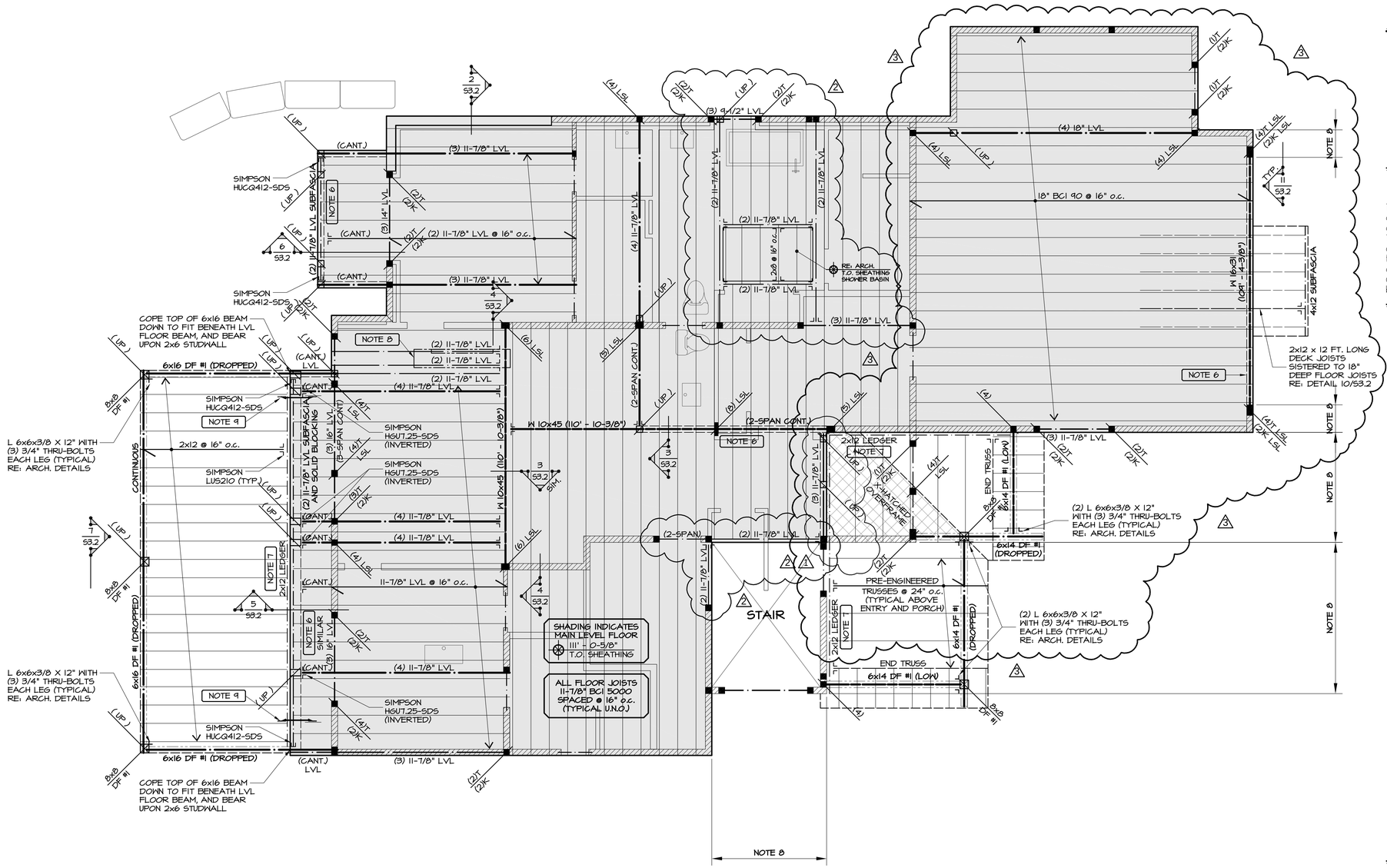
(UP) — INDICATES COLUMN / STUDS FROM A LEVEL ABOVE, POSTING DOWN TO THE CURRENT FRAMING LEVEL

(3) (DN) — INDICATES COLUMN / STUDS POSTING DOWN TO FRAMING MEMBER NOTED ON THE CURRENT FRAMING LEVEL

TYPICAL SHEATHING NAILING NOTES

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

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



1 Main Level Floor & Low Roof Framing Plan

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

NOTES:
1. REFER TO SHEET S1.1 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. FLOOR PENETRATIONS.
3. ALL FLOOR BEAMS ARE FLUSH-FRAMED (UNLESS NOTED OTHERWISE).
4. REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE LOCATIONS.
5. REFER TO DETAIL 6/S1.1 FOR TYPICAL BEAM POCKET REQUIREMENTS.
6. INDICATES 2x6 @ 16" o.c. BEARING WALLS ABOVE.
7. ATTACH LEDGER TO WALL / RIM WITH (3) ROWS OF 5"-LONG LEDGER-LOCK SCREWS SPACED @ 16" o.c. (MAX.).
8. THIS WALL IS TO BE FRAMED WITH 1-3/4" x 5-1/2" LSL STUDS @ 16" o.c.
9. PROVIDE BLOCKING BETWEEN JOISTS AT STONE VENEER AND / OR BEARING WALLS FROM ABOVE (RE: DETAIL 2/S1.1).
10. INSTALL SIMPSON DTT2 CONNECTOR FOR LATERAL LOAD RESISTANCE (IRC R507.9.2). CONNECTOR IS TO BE INSTALLED A MAXIMUM OF 24" FROM THE OUTER EDGE OF THE DECK. PROVIDE SOLID LVL BLOCKING BETWEEN I-JOIST MEMBERS AS NECESSARY (RE: DETAIL 2/S1.1), AND REFER TO MANUFACTURER'S LITERATURE FOR INSTALLATION REQUIREMENTS.

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COLORADO LICENSED PROFESSIONAL ENGINEER JOSHUA D. SUNDQUIST 45715 02/04/26

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GOICOECHEA
Lot 03 | Minturn North

226 Miles End Lane
Minturn, Colorado

Date	• 02/04/2026
SDG Project No.	• 24-125
Drawn By	• SDG
Checked By	• JDS

Date	•	Issue
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11/25/24	•	Pricing Set
05/27/25	•	Review Set
06/13/25	•	Building Permit
1 07/25/25	•	Owner Revision #1
2 10/07/25	•	Owner Revision #2
3 02/04/26	•	Owner Revision #3

Title • Main Floor and Low Roof Framing Plan

S2.2

TYPICAL WALL HEADER NOTES

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

PRE-ENGINEERED ROOF TRUSSES

MINIMUM STRUCTURAL DESIGN CRITERIA:

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

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

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

TYPICAL FRAMING PLAN NOTES

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

BEAM BEARING CONDITION:

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

HEADER BEARING CONDITION:

(2) T (2) K U.N.O. — INDICATES NUMBER OF MULTIPLE TRIMMER AND KING STUDS TO BE LOCATED AT HEADER BEARING LOCATIONS. MULTIPLE TRIMMER AND KING STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)
T = TRIMMER STUDS
K = KING STUDS

MISCELLANEOUS CONDITIONS:

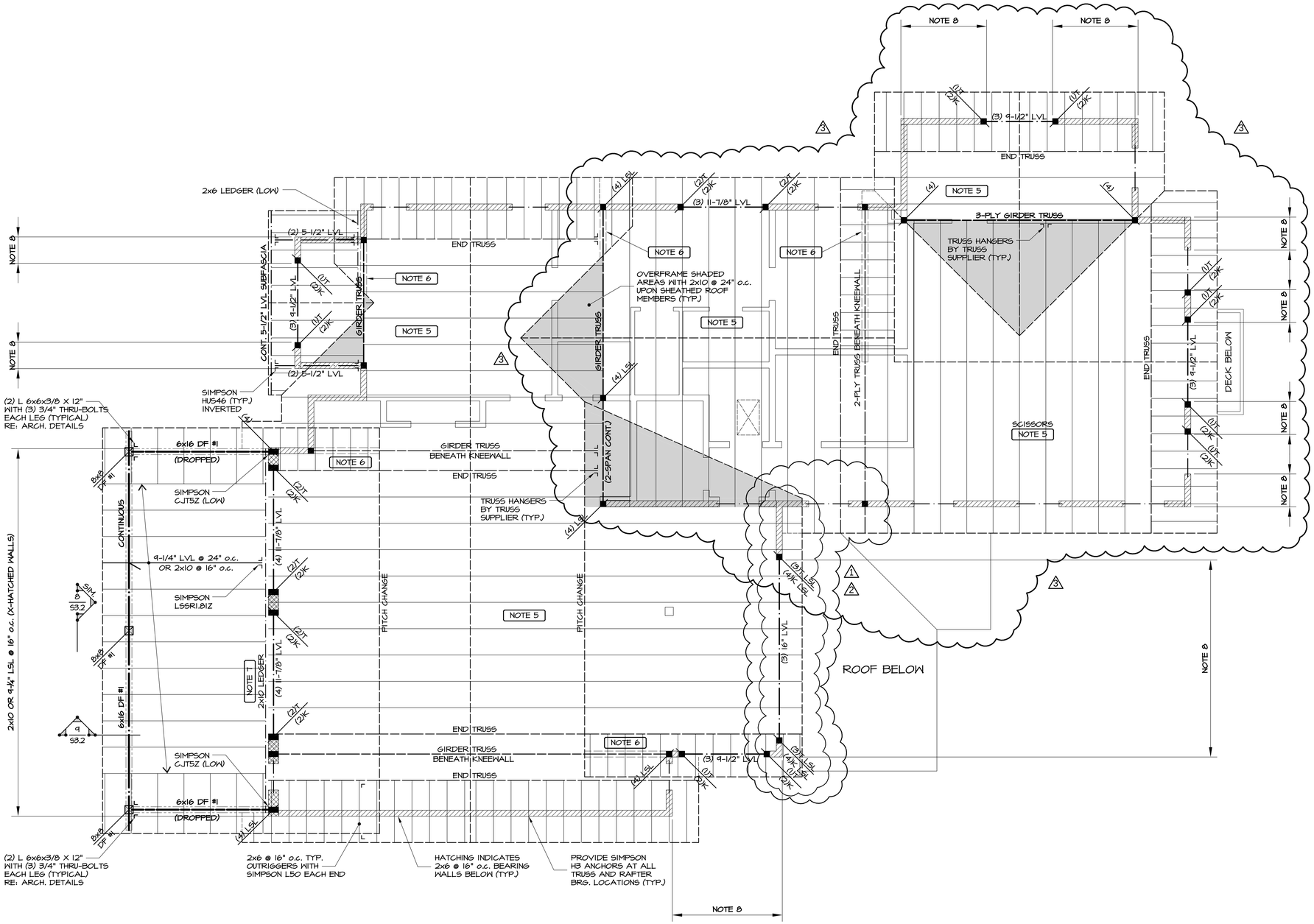
(UP) — INDICATES COLUMN / STUDS FROM A LEVEL ABOVE, POSTING DOWN TO THE CURRENT FRAMING LEVEL

(DN) — INDICATES COLUMN / STUDS POSTING DOWN TO FRAMING MEMBER NOTED ON THE CURRENT FRAMING LEVEL

TYPICAL SHEATHING NAILING NOTES

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

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



1 High Roof Framing Plan

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

NOTES:
1. REFER TO SHEET S1.1 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. ROOF PENETRATIONS.
3. ALL 2x AND LVL BEAMS ARE FLUSH-FRAMED (UNLESS NOTED OTHERWISE).
4. ALL HEAVY TIMBER AND GLU-LAM ROOF BEAMS ARE DROPPED (U.N.O.)
5. **ALL ROOF MEMBERS ARE PRE-ENGINEERED TRUSSES @ 24" o.c. (U.N.O.).**
6. INDICATES 2x6 @ 16"o.c. KNEEWALL DOWN TO LOWER ROOF PLANE.
7. ATTACH LEDGER TO WALL/RIM WITH (3) ROWS OF 5"-LONG LEDGER-LOK SCREWS SPACED @ 16" o.c. (MAX.).
8. THIS WALL IS TO BE FRAMED WITH 1-3/4" x 5-1/2" LSL STUDS @ 16" o.c.
9. ALL WALL STUDS THAT EXCEED 15 FT. IN HEIGHT ARE TO BE FRAMED USING LSL/LVL MATERIAL.

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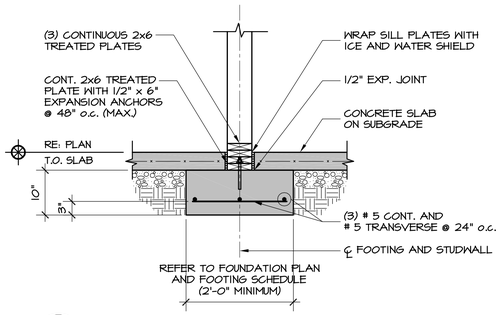
2 10/07/25	• Owner Revision #2
3 02/04/26	• Owner Revision #3

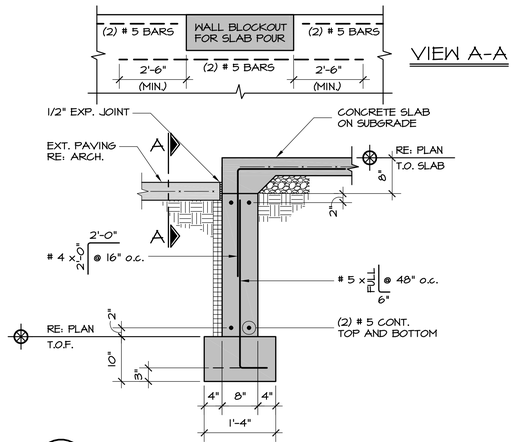
Title • High Roof Framing Plan

S2.3



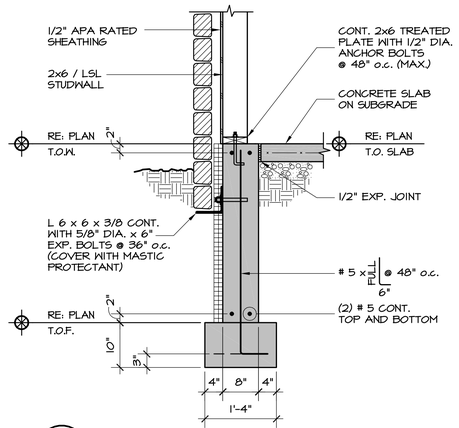
1 Foundation Detail

S3.1 3/4"=1'-0"



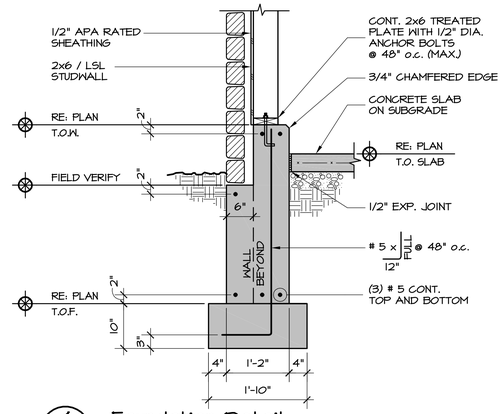
2 Foundation Detail

S3.1 3/4"=1'-0"



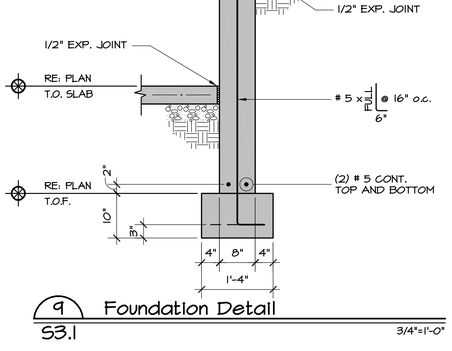
3 Foundation Detail

S3.1 3/4"=1'-0"



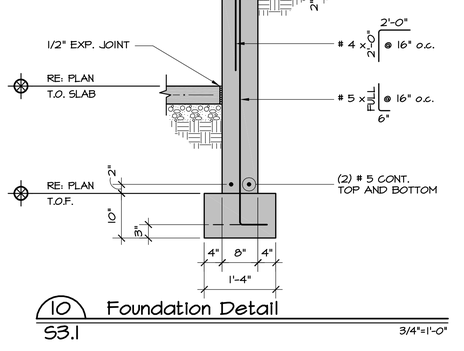
4 Foundation Detail

S3.1 3/4"=1'-0"



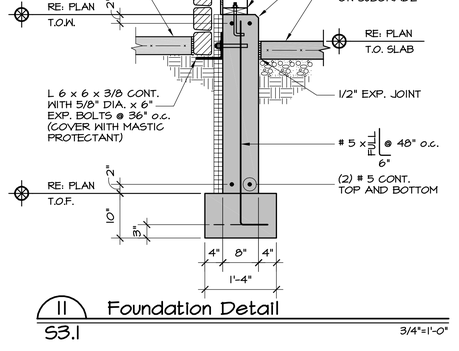
5 Foundation Detail

S3.1 3/4"=1'-0"



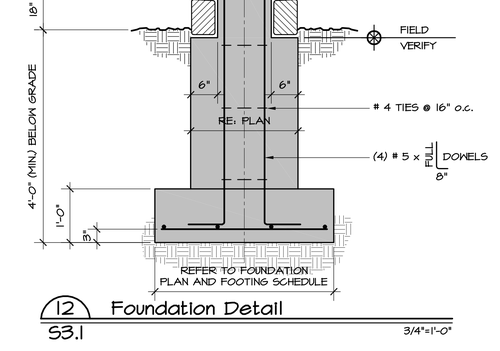
6 Foundation Detail

S3.1 3/4"=1'-0"



7 Foundation Detail

S3.1 3/4"=1'-0"



8 Foundation Detail

S3.1 3/4"=1'-0"

9 Foundation Detail

S3.1 3/4"=1'-0"

10 Foundation Detail

S3.1 3/4"=1'-0"

11 Foundation Detail

S3.1 3/4"=1'-0"

12 Foundation Detail

S3.1 3/4"=1'-0"

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Lot 03 | Minturn North

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Minturn, Colorado

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

Date	• Issue
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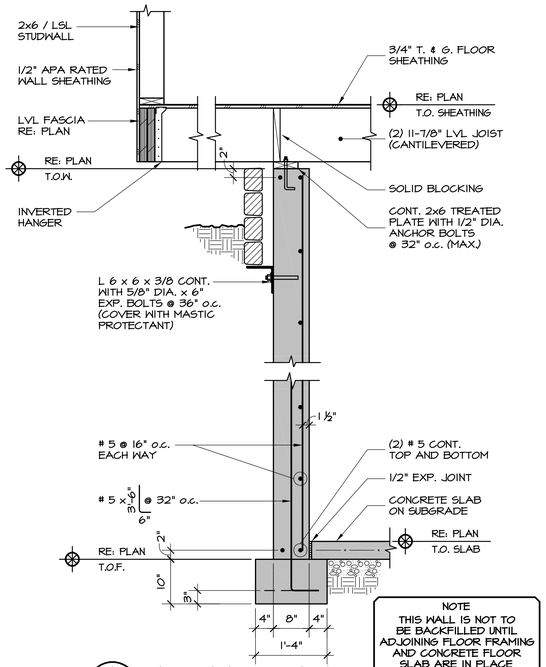
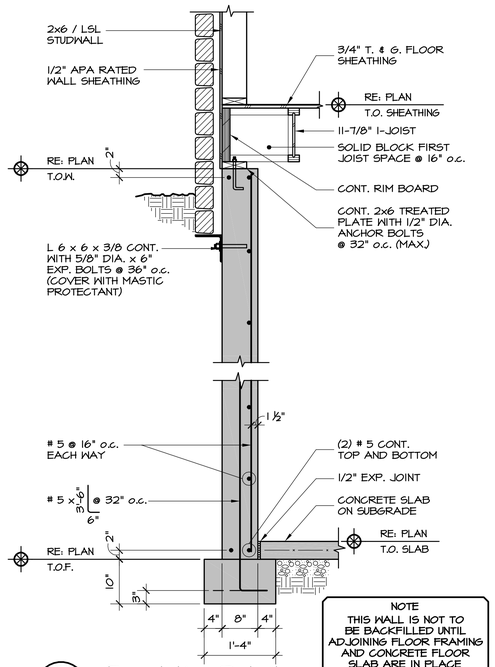
05/27/25	• Review Set
06/13/25	• Building Permit
	•
	•

Title • Foundation Details

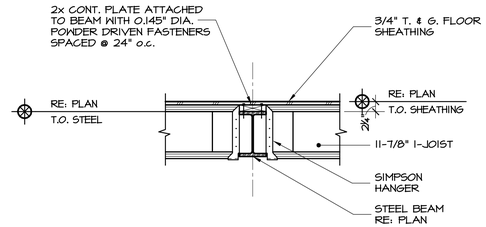
S3.1



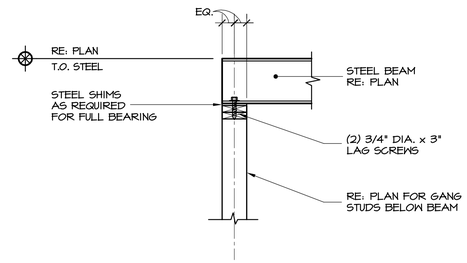
1 Foundation Detail
S3.2 3/4"=1'-0"



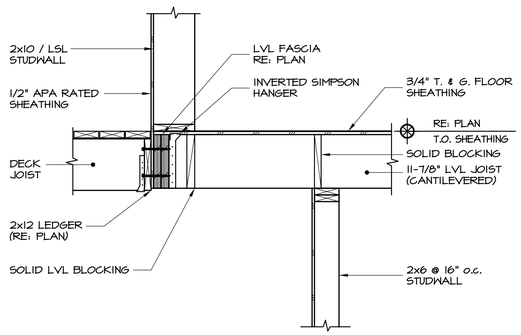
2 Foundation Detail
S3.2 3/4"=1'-0"



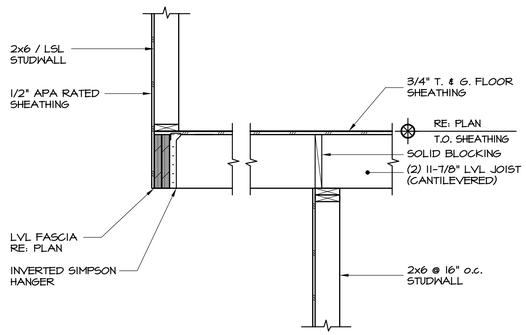
3 Framing Detail
S3.2 3/4"=1'-0"



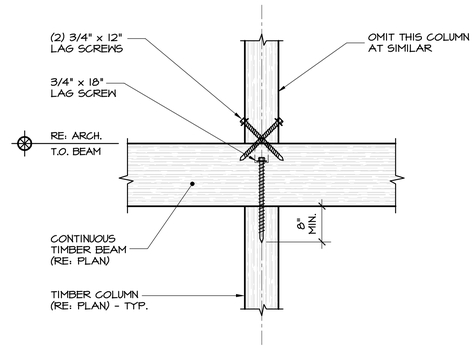
4 Framing Detail
S3.2 3/4"=1'-0"



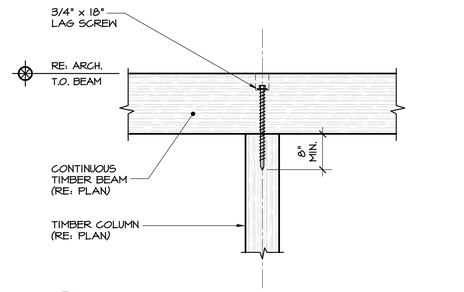
5 Framing Detail
S3.2 3/4"=1'-0"



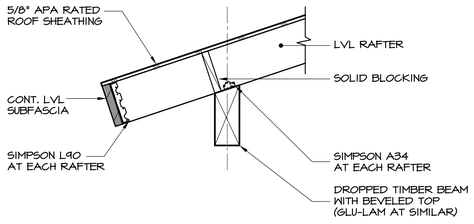
6 Framing Detail
S3.2 3/4"=1'-0"



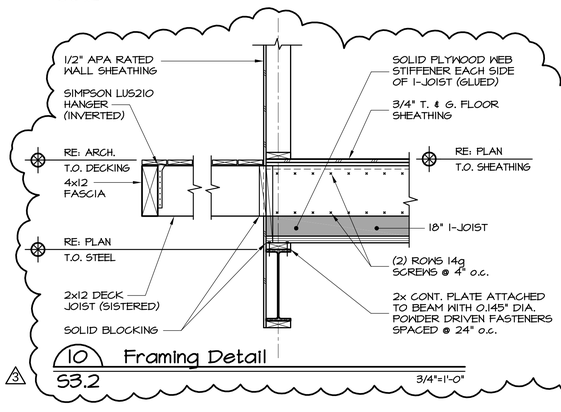
7 Framing Detail
S3.2 3/4"=1'-0"



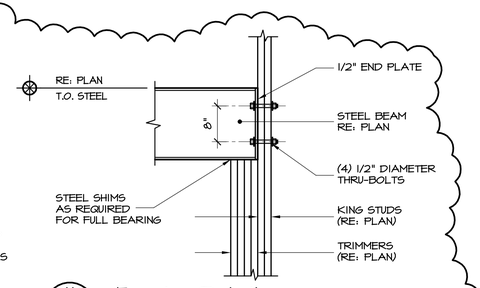
8 Framing Detail
S3.2 3/4"=1'-0"



9 Framing Detail
S3.2 3/4"=1'-0"



10 Framing Detail
S3.2 3/4"=1'-0"



11 Framing Detail
S3.2 3/4"=1'-0"

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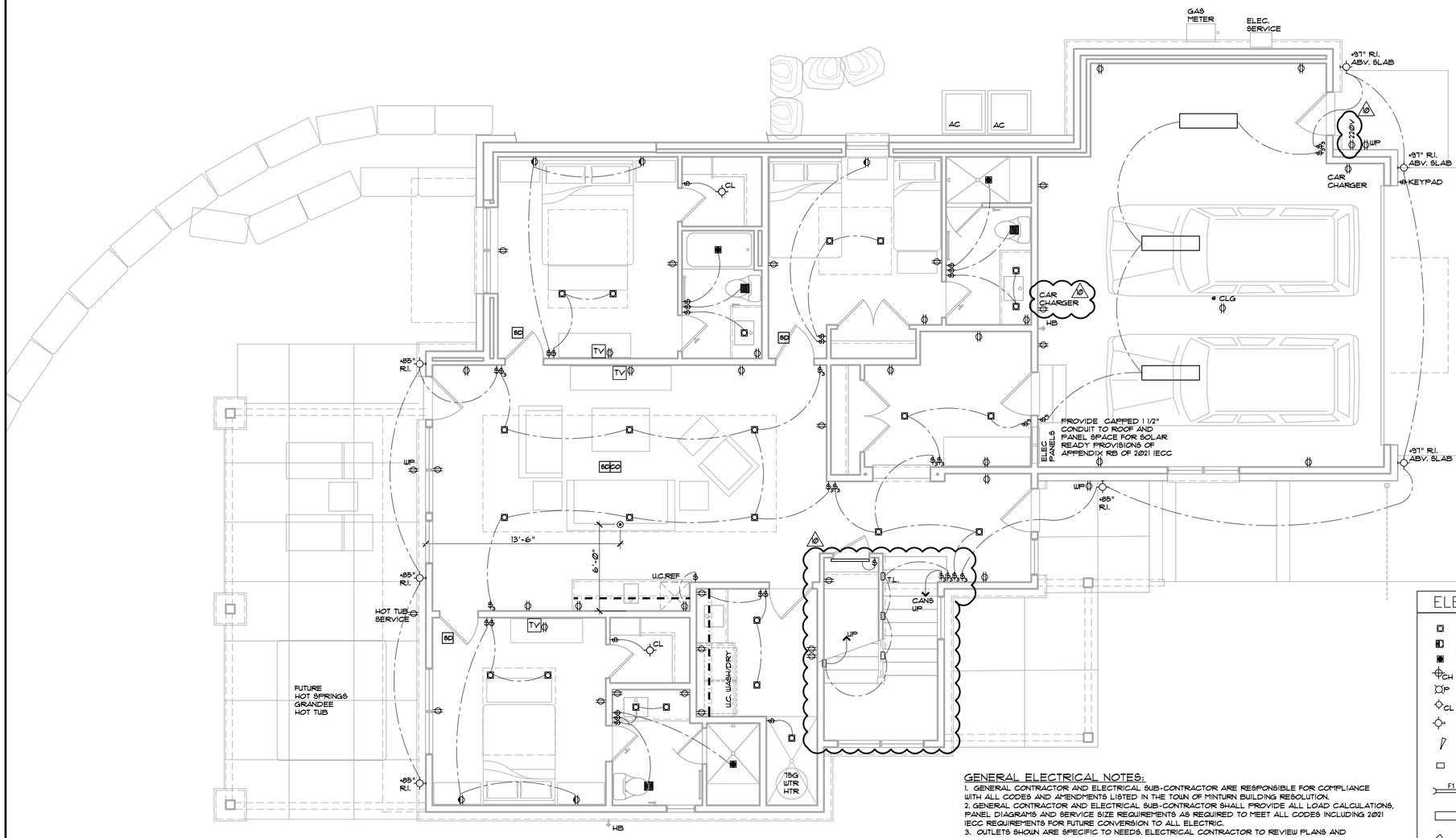
3 02/04/26	•	Owner Revision #3
	•	

Title • Foundation Details and Framing Details

S3.2



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

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

Exceptions:

1. Fossil fuel space heating equipment where a 208/240-volt electrical circuit with a minimum capacity of 40 amps exists for space cooling equipment.

R1004 One- and two- family dwellings and townhouses. One EV ready space shall be provided for each dwelling unit. The branch circuit shall be identified as EV ready in the service panel or subpanel directory, and the termination location shall be marked as EV ready.

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

ELECTRICAL LEGEND

- 4" LED DOWNLIGHT CAN
- 4" LED DIRECTIONAL CAN
- 4" LED SHOWER CAN
- CH CHANDELIER BY OWNER
- P PENDANT BY OWNER
- CL CLOSET DOME LIGHT
- EXTERIOR WALL SCONCE
- MONOPOINT SPOT LIGHT
- STEP LIGHT
- F1 DOOR HEADER LED LIGHT
- 1'X4' LED LIGHT
- CEILING FAN BY OWNER
- SD SMOKE ALARM
- CO CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- FLOOR OUTLET
- 1/2 HOT SWITCHED OUTLET
- TV TELEVISION
- LED STRIP LIGHTING UNDER CABINET

GENERAL ELECTRICAL NOTES:

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

LOWER LEVEL SCHEMATIC ELECTRICAL PLAN

1/4" = 1'-0"

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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

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

PROJECT NO: 2412-22 L03

ISSUED #	DATE	BY	COMMENTS
13	2-04-26	DUE	OWNER REVISIONS
12	12-12-25	DUE	CONSTRUCTION SET
11	11-17-25	DUE	OWNER REVISIONS
10	10-7-25	DUE	OWNER REVISIONS

E1.1

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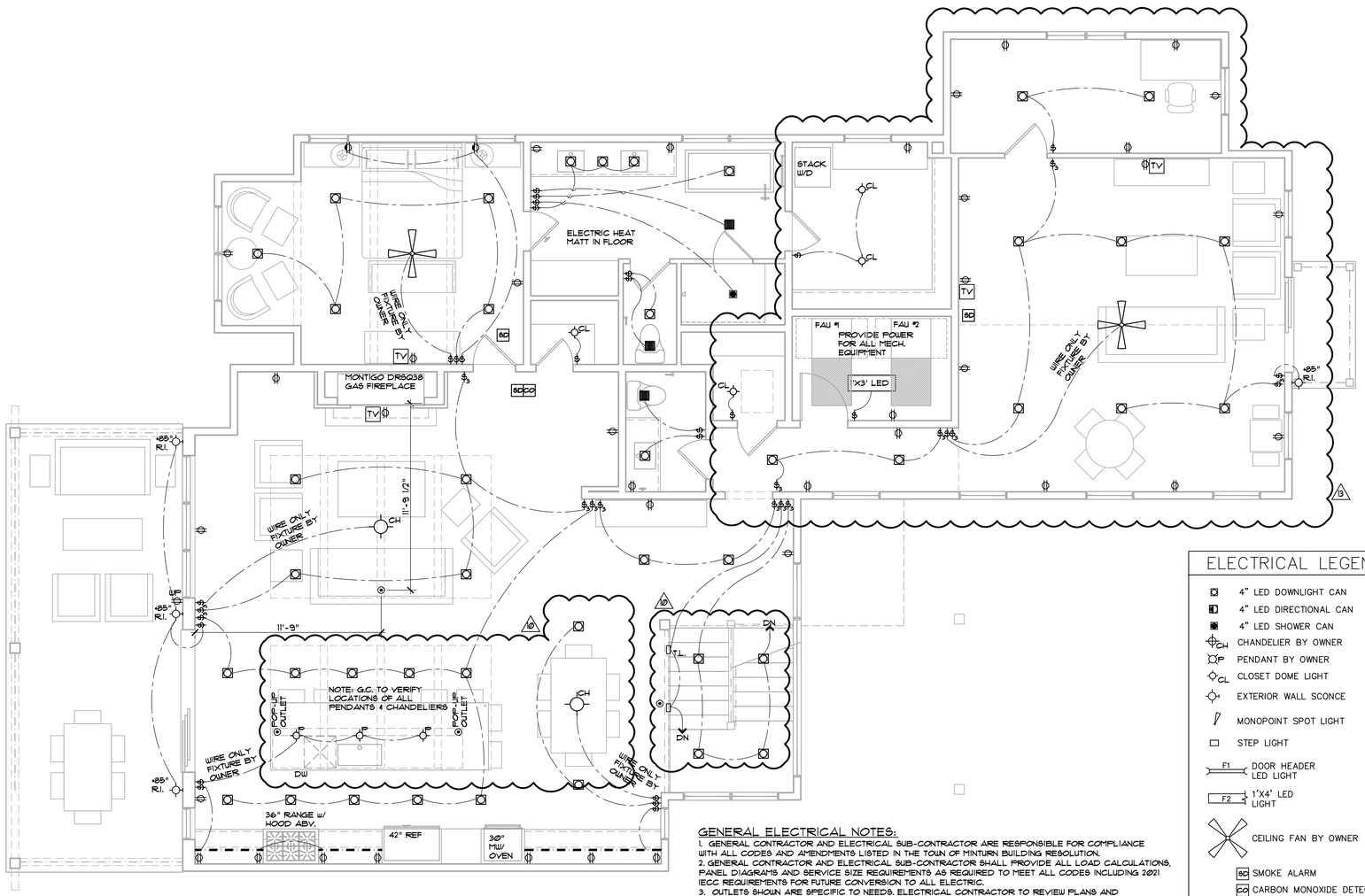

ELECTRICAL LEGEND

- 4" LED DOWNLIGHT CAN
- 4" LED DIRECTIONAL CAN
- 4" LED SHOWER CAN
- CH CHANDELIER BY OWNER
- P PENDANT BY OWNER
- CL CLOSET DOME LIGHT
- EXTERIOR WALL SCONCE
- MONOPOINT SPOT LIGHT
- STEP LIGHT
- F1 DOOR HEADER LED LIGHT
- F2 1'X4' LED LIGHT
- CEILING FAN BY OWNER
- SD SMOKE ALARM
- SDCO CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- FLOOR OUTLET
- 1/2 HOT SWITCHED OUTLET
- TV TELEVISION
- LED STRIP LIGHTING UNDER CABINET

GENERAL ELECTRICAL NOTES:

1. GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH ALL CODES AND AMENDMENTS LISTED IN THE TOWN OF MINTURN BUILDING RESOLUTION.
2. GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL LOAD CALCULATIONS, PANEL DIAGRAMS AND SERVICE SIZE REQUIREMENTS AS REQUIRED TO MEET ALL CODES INCLUDING 2021 IECC REQUIREMENTS FOR FUTURE CONVERSION TO ALL ELECTRIC.
3. OUTLETS SHOWN ARE SPECIFIC TO NEEDS. ELECTRICAL CONTRACTOR TO REVIEW PLANS AND COMMUNICATE TO GENERAL CONTRACTOR ANY ADDITIONAL OUTLETS NEEDED TO MEET CODE.
4. CONTRACTOR TO PROVIDE LIFE SAFETY DETECTORS AND SENSORS PER CODE MINIMUM. LOCATIONS TO BE APPROVED BY GENERAL CONTRACTOR PRIOR TO INSTALL.
5. REFER TO FINAL CABINET SHOPS FOR FINAL APPLIANCE, PLUMBING AND ELECTRICAL LOCATIONS.
6. REFER TO LANDSCAPE PLANS FOR IRRIGATION AND SITE LIGHTING POWER REQUIREMENTS.
7. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ON HIGH-EFFICACY LIGHTING SOURCES. (R404.1, 2021 IECC).
8. ALL INTERIOR LIGHTING CIRCUITS SHALL BE PROVIDED WITH DIMMERS, EXCEPT BATHROOMS AND HALLWAYS. (R404.2, 2021 IECC).
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R404.4 Additional electric infrastructure. All combustion equipment shall in accordance with Section R403.5.4 and shall be provided with a junctio is connected to an electrical panel by continuous raceways and conduct meet the following requirements:

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

Exceptions:

1. Fossil fuel space heating equipment where a 208/240-volt electrica a minimum capacity of 40 amps exists for space cooling equipment.

MAIN LEVEL SCHEMATIC ELECTRICAL PLAN

1/4" = 1'-0"

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E1.2

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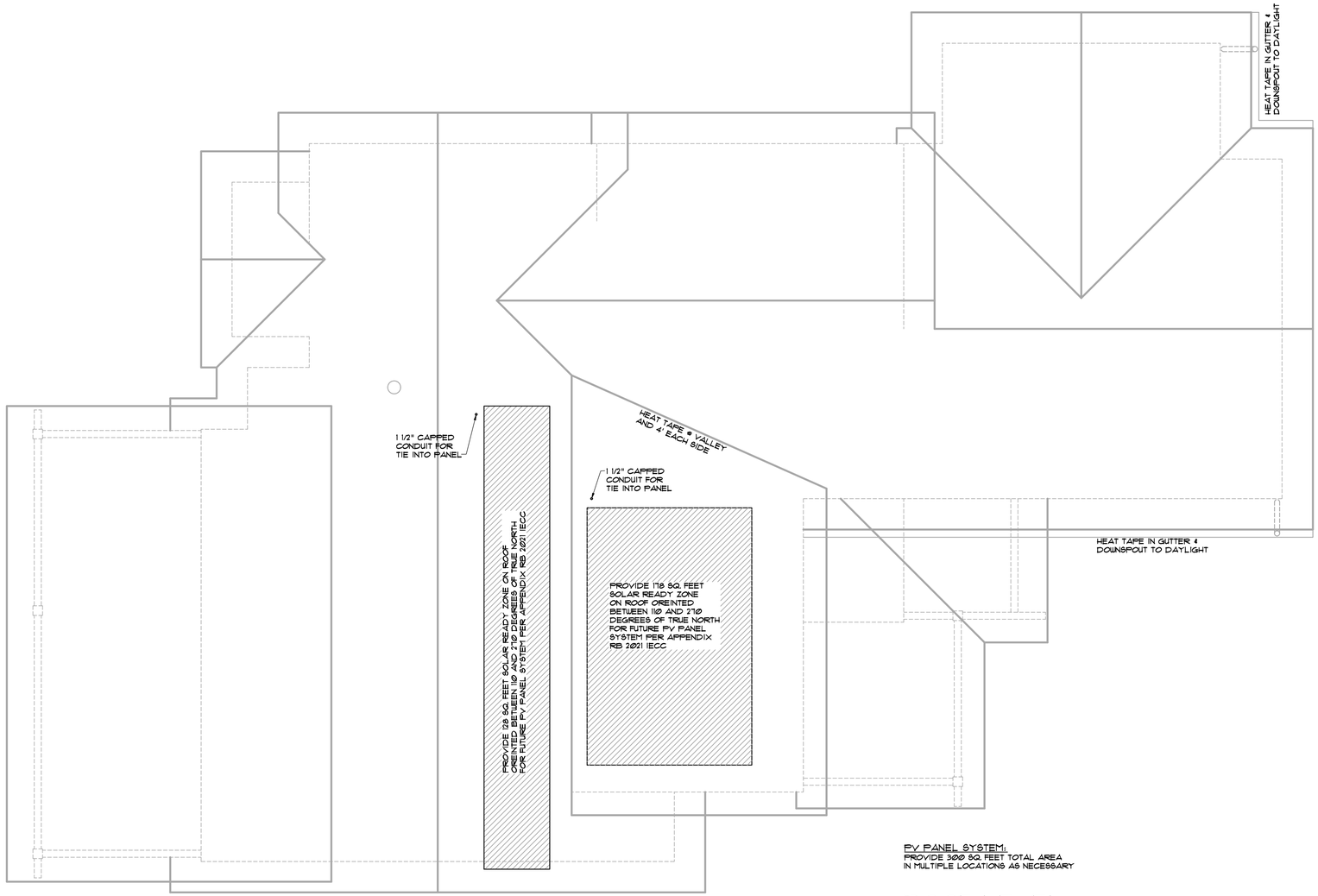

PV PANEL SYSTEM:
PROVIDE 300 SQ. FEET TOTAL AREA
IN MULTIPLE LOCATIONS AS NECESSARY

ROOF LEVEL SCHEMATIC ELECTRICAL PLAN

1/4" = 1'-0"

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E1.3

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 3

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

FEBRUARY 11, 2026

RESORT CONCEPTS

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MINTURN NORTH - LOT 3

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

FEBRUARY 11, 2026

RESORT CONCEPTS

To: Mayor and Council
From: Jay Brunvand
Date: March 4, 2026
Agenda Item: Resolution 14 – Series 2026

REQUEST:
Council is asked to approve Resolution 14 – Series 2026 a Resolution to dedicate the $2,000 Community Enhancement Donation from Holy Cross Energy for purchases for and enhancements within the Minturn Bike Park.

INTRODUCTION:
Annually Holy Cross Energy donates $2,000 to Minturn as part of the Franchise Agreement with the purpose of being dedicated to community enhancement. Staff is requesting, and has confirmed its appropriateness with Holy Cross, to apply those funds for purchase of and enhancements within the Minturn Bike Park.

ANALYSIS:
N/A

COMMUNITY INPUT:
N/A

BUDGET / STAFF IMPACT:
N/A

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #3 to sustain and invest in the things that define Minturn as a proud, sturdy mountain town to "Keep Minturn Minturn". Minturn strongly values its full-time resident community. Founded by the working-class, the town continues to emphasize the local's experience and quality of life. To maintain the character of Minturn and its ability to transcend time, the community must continually make strides to emphasize the working class.

RECOMMENDED ACTION OR PROPOSED MOTION:
- This item is approved as part of the Consent Agenda, no further consideration is requested.

ATTACHMENTS:
- Resolution 14 – Series 2026

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 14 – SERIES 2026

A RESOLUTION ALLOCATING THE 2026 HOLY CROSS ENERGY COMMUNITY ENHANCEMENT FUND PROCEEDS FOR THE PURPOSE OF ENHANCEMENT FUNDING FOR THE MINTURN BIKE PARK IN MINTURN

WHEREAS, Section 11.1 of the Holy Cross Energy Franchise Agreement, renewed in 2011, states that Holy Cross Energy Community Enhancement funds can be used for beautification projects and development thereof; and

WHEREAS, The Town has requested the use of these 2026 funds, in the amount of $2,000, from Holy Cross Energy for the purpose of purchases for and enhancements within the Minturn Bike Park.

NOW THEREFORE, BE IT RESOLVED by the Town of Minturn Town Council, State of Colorado, the Holy Cross Energy Community Enhancement Fund proceeds from the fiscal year 2026 will be applied toward the purchases for and enhancements within the Minturn Bike Park..

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

TOWN OF MINTURN

By:_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

YOUR TAX DOLLARS IN YOUR PARKS

MINTURN BIKE PARK IMPROVEMENTS

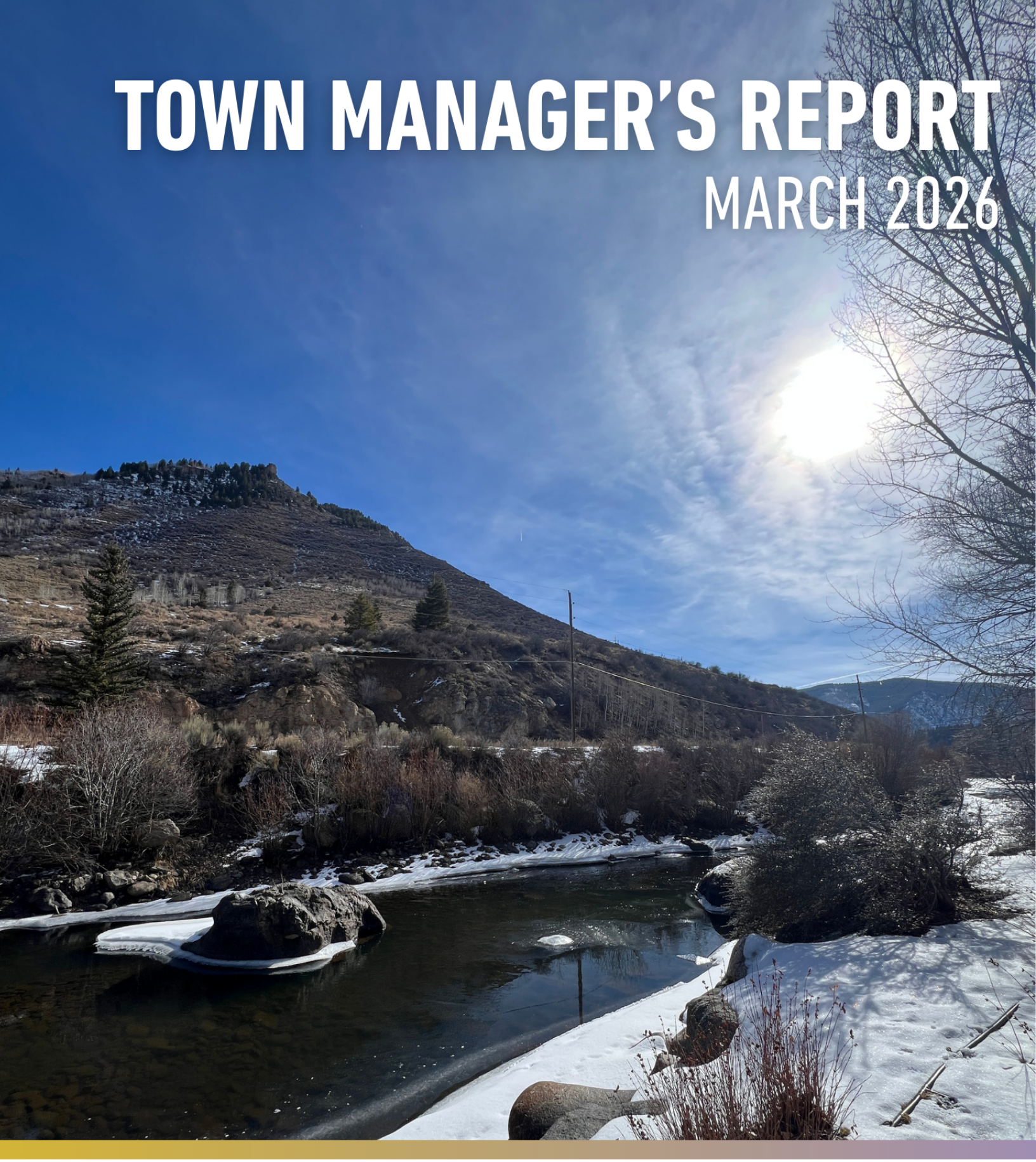
- **JUMP UPGRADES**
- **DUAL SLALOM COURSE UPGRADE**

COMPLETION BY SUMMER 2026

Minturn
Your civil service, at work.

VVMTA
VAIL VALLEY MOUNTAIN TRAILS ALLIANCE

TOWN MANAGER'S REPORT
MARCH 2026



Minturn
Your civil service, at work.

Town Manager's Report
March 2026

Top Updates

1. Water Supply & Conservation

Town staff are coordinating with the Town's water consultants, **Martin and Wood**, and the **Eagle River Water and Sanitation District (ERWSD)** to evaluate current snowpack conditions and water supply forecasts. ERWSD representatives will attend the **April 1 Town Council meeting** to discuss their plans for water conservation and community engagement. Residents are encouraged to begin **voluntary water conservation efforts now** and should expect to see a **significant public outreach and engagement effort** focused on conservation this spring.

2. 2026 Colorado Legislative Session

Staff are actively tracking the **2026 Colorado legislative session** for bills that may affect local governments and the Town of Minturn. A **legislative session tracking memo** is included in the **Council packet** (separate from the Manager's Report) for residents and others who would like more detailed information about current legislation.

Capital Projects

New Water Treatment Plant (WTP)

Design & Regulatory Review

The Water Treatment Plant design is approximately **90 percent complete** and has been submitted to, and accepted by, the Colorado Department of Public Health & Environment (CDPHE) for formal review. Plans have also been submitted for local building and zoning review.

Updated Cost Estimates

Staff received an updated construction cost estimate on February 4 from HDR and Glacier based on the 90 percent design for the Water Treatment Plant. The updated estimate is approximately **$12,429,000 assuming SRF financing**, and approximately **$11,629,000 assuming non-SRF (private bank) financing**.

Project Financing

At the **February 4 meeting**, Town Council reviewed the three submitted bank proposals for project financing. During discussion with the Town's Municipal Advisor, Council expressed a desire to seek additional proposals, particularly from local banks that were not part of the initial solicitation.

Council directed the Municipal Advisor to prepare an amended solicitation to include:

- **Both direct loan and bank bond financing options**;
- A **24-month construction draw period** followed by conversion to permanent financing;
- **Terms greater than 5 years and not to exceed 15 years**; and
- A **strong preference for no prepayment penalties**.

Staff also reached out directly to three local banks to discuss submitting responses to the amended solicitation. Staff also directed the Municipal Advisor to extend the solicitation period

until **Monday March 2** to allow for staff to solicit additional proposals. These proposals will be reviewed by Town Council at the **March 4 meeting**.

Minturn Bike Park 2026 Improvements

Staff are planning a series of **capital improvements** to the Minturn Bike Park in **May 2026**, including **significant upgrades to the bike jump features** and the **dual slalom course**. The work will be completed by the **Vail Valley Mountain Trails Association (VVMTA)** with **support from the Town**. These improvements are intended to enhance rider safety, improve ride quality, and expand the long-term usability of the park for a wide range of skill levels. Additional details on scope, scheduling, and coordination will be provided as the project is finalized.

Town Hall 2-Bedroom Apartment Reconstruction

Status:

Following evaluation of proposals, Coleman Custom Homes was selected for the project. Staff have negotiated a draft contract, which is **pending review and approval by the Town Attorney**.

Taylor Avenue Repaving

Status:

Design is complete, and the project has entered the public bid process. The **Invitation for Bids (IFB)** was issued on **January 30, 2026**.

Next Steps:

A **mandatory pre-bid meeting** will be held on **February 17, 2026**, and bids are due on **March 9, 2026**. Following bid evaluation, the Town anticipates a **final selection on March 18, 2026.**

US 24 Pedestrian Improvement Project Phase II

Status:

Negotiations with **CDOT, Xcel Energy, and Phoenix Industries** have been completed. A change order in the amount of $99,991.88 was approved by Town Council at the February 18 meeting. We anticipate gas line relocation work by Xcel Energy will begin the **first week of May 2026**.

Main Street Streetlighting

Background:

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

Status:

Based on initial pricing and technical discussions, staff are pursuing Holophane as the preferred streetlight manufacturer. Proposed fixture and pole concepts were informally reviewed by the Colorado Department of Transportation (CDOT), and staff believe the designs will satisfy applicable regulatory requirements. Staff met with the Town Engineer on Tuesday, January 27, to discuss next steps in project planning. On-street site visits will be conducted over the coming weeks to evaluate potential pathways for providing electrical service to the new lights.

Bellm Bridge Replacement

Status:

The Town has been **awarded $4,000,000** from CDOT's **Off-System Bridge Grant Program** for the Bellm Bridge project. The professional services agreement between the Town and **Short Elliott Hendrickson (SEH)** has been approved, and **design work is now commencing** on the replacement of the Bellm Bridge.

Next Steps:

Staff will continue to work with SEH on advancing the bridge design and will proceed with **grant programming and contracting coordination with CDOT**. Staff will also continue to **identify and secure the remaining funding** needed for the estimated **$6 million** construction cost.

Little Beach Park Improvements

Status:

Installation of the new retaining wall and asphalt access road is complete. The RFQ for playground design and installation has been completed, and all submittals have been evaluated. Staff are working on preparing scoring sheets for the RFQ and will return to Council for direction once the scoring is completed.

Minturn Community Garden Improvements

Status:

Town Council approved submission of an application to the **AARP Community Challenge Grant Program** at the February 4, 2026, Town Council meeting. The Town has since submitted a request for the maximum $15,000 grant to support accessibility and gathering space improvements at the Minturn Community Garden.

- Construct an ADA-accessible pathway connecting key areas of the garden.
- Install raised, ADA-accessible planter boxes to improve gardening access.
- Add weather-resistant benches with back support for comfort and rest opportunities.
- Construct a snow- and wind-rated shaded pergola to support gatherings and small events.
- Install permanent electrical service to enable community events, workshops, and performances.
- Install a communal worktable with integrated sinks

Other Projects

Grouse Creek Trailhead Parking Lot Expansion

Public Works is scheduled to complete the **Grouse Creek Trailhead Parking Lot Expansion** on **April 6 and 7**. The project is being completed in collaboration with the **Vail Valley Mountain Trails Association (VVMTA)** and the **U.S. Forest Service (USFS)** to improve access and parking at the trailhead.

Highlands Parcels

Background:

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

Status:

The two Highlands Parcels have now been **listed on the MLS as part of the Town's strategy to help offset the cost of the new water treatment plant** and are publicly available for viewing. The listings can be accessed at the following links:

1. https://www.realtor.com/realestateandhomes-detail/Notch-Mountain-Unit-highlands-2-Rd-Parcel-B_Minturn_CO_81645_M91907-95156

2. https://www.realtor.com/realestateandhomes-detail/Notch-Mountain-Unit-highlands-1-Rd-Parcel-A_Minturn_CO_81645_M93795-65402

Minturn USFS Shooting Range

Background:

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

Status:

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

Policy & Planning Initiatives

Minturn Forward Land Use Code Update

The Planning Commission just conducted a partial review of draft Article 3: Subdivision & Development Standards discussing items such as parking, clear vision, and cash-in-lieu for non-motorized access. The Planning Commission and staff need to wrap up the rest of Article 3, Article 1: General Provisions, and Article 12: Terms & Definitions prior to starting the adoption hearings. We hope to have this accomplished by the end of March.

Minturn Impact Fee Study

Background:

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

Status:

A professional services agreement with **BBC Research and Consulting** has been approved. The study has started and the project is anticipated to be completed by **July 2026**.

Rural Technical Assistance Program

Background:

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

Status:

A **two-day community workshop** will be held at **Minturn Town Hall** on **March 24 (2:00 p.m. – 6:00 p.m.)** and **March 25 (11:00 a.m. – 3:00 p.m. and 4:00 p.m. – 7:00 p.m.)**. Residents are encouraged to **attend one of the scheduled sessions.**

Housing Affordability and Neighborhood Stability

Staff met with representatives from the **Town of Avon** and **Eagle County** on **February 18** to discuss progress on the **Regional Housing Authority formation study** and received updates on the current status of the project. Staff have prepared a memorandum for Town Council summarizing the discussion and will present the item and seek Council direction at the **March 4 meeting**.

Temporary & Mobile Business Pilot Program

At the February 4 meeting, Town Council approved the Temporary & Mobile Business Pilot Program, authorizing the licensing of mobile and modular businesses on Town-owned property through **October 31, 2026**.

Staff have prepared **draft administrative rules and application materials** to implement the pilot, which are now available for public review: https://www.minturn.org/finance/page/mobile-and-modular-business-licensing

Interested parties may contact **manager@minturn.org** for information about participation.

Public Engagement:

The Town is accepting public comment on the draft administrative rules **through March 11**. Written comments may be submitted to **manager@minturn.org**. Public comment will also continue to be accepted throughout the duration of the pilot program.

Public Works

Weekly Report (February 16-22, 2026)

Operations & Winter Maintenance

Public Works completed all scheduled operations, including Water Treatment Plant operations, utility locates, equipment maintenance, and routine servicing of trash and dog waste stations. Crews focused heavily on winter maintenance, including plowing and shoveling town streets and

sidewalks, applying cinders and ice melt, removing ice from bridges, and hauling **23 loads of snow** to the snow dump site.

Infrastructure & System Improvements

Staff addressed minor infrastructure items, including replacing a damaged dog waste bag holder and clearing storm drains. The team also reviewed the "no read" water meter list and identified several MXUs that will require relocation or extended wiring to improve signal transmission and reduce future read issues.

Training, Coordination & Partnerships

The department hosted a **Fire Hydrant Training** with Ferguson (with Red Cliff Public Works attending) and participated in **Flagger Certification Training** with CIRSA. Staff also coordinated with Meridian Fire & Security to replace fire extinguishers, with Ace Equipment to schedule replacement of the shop truck lift (March 2–3), and with Intermountain Engineering on the proposed snow storage expansion near Minturn Road and Taylor Street. Work continues on refining plans and coordination with the developer regarding structural fill, compaction standards, and retaining wall installation.

Facilities & Equipment Maintenance

Routine servicing was completed on loaders, snowplows, and the skid steer, including greasing, replacing an amber strobe light, and repairing a valve lever on the IT 38-H loader.

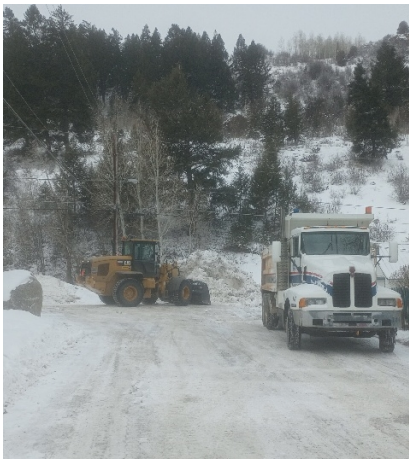
Safety

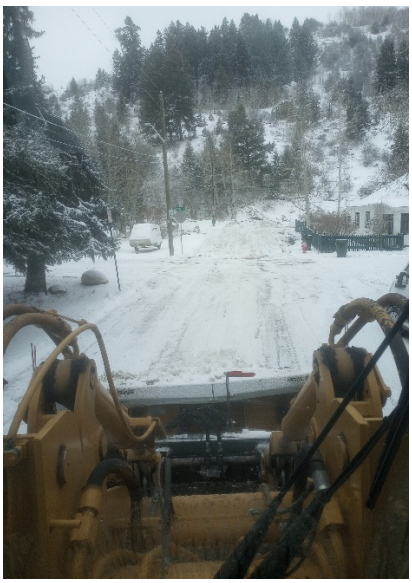
A weekly safety meeting focused on **Overhead Powerline Safety**, reinforcing clearance, communication, and hazard awareness when operating equipment. All work was completed safely, with **no injuries or incidents** reported.

Weekly Report Photos (February 16-22)

1. Fire Hydrant Training Course w/Red Cliff PW & Fire Extinguisher Replacement

2. Snow Ops





3. Blocked Storm Drain Clearing Eagle River Inn

Minturn Community Garden

Creating an Accessible, Age-Friendly Gathering Place

This project will upgrade the Minturn Community Garden with accessible paths, shaded seating, and gathering spaces, making it easier for residents, especially adults age 50 and older, to garden, socialize, and participate in community events.

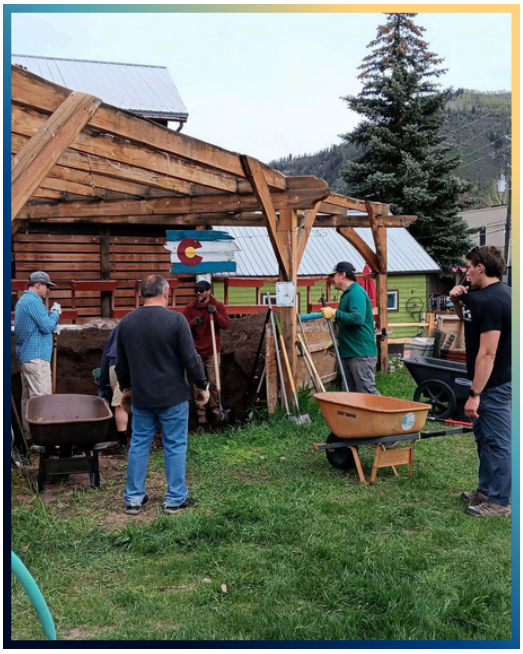
Minturn

Your civil service, at work.

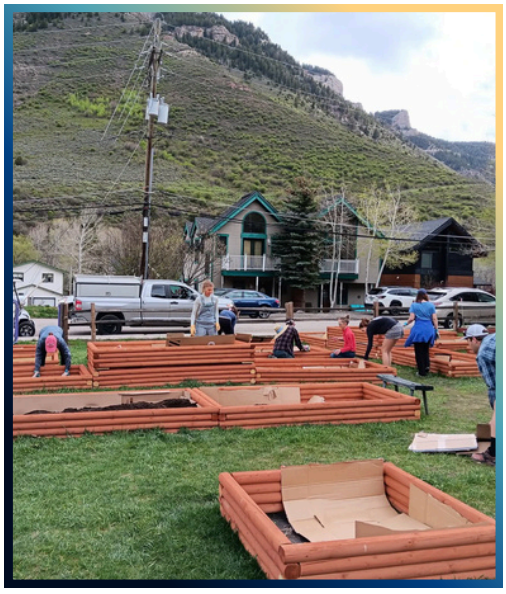
Site Context
Existing Conditions

Site Conditions During Winter

Southern Portion used for Snow Storage

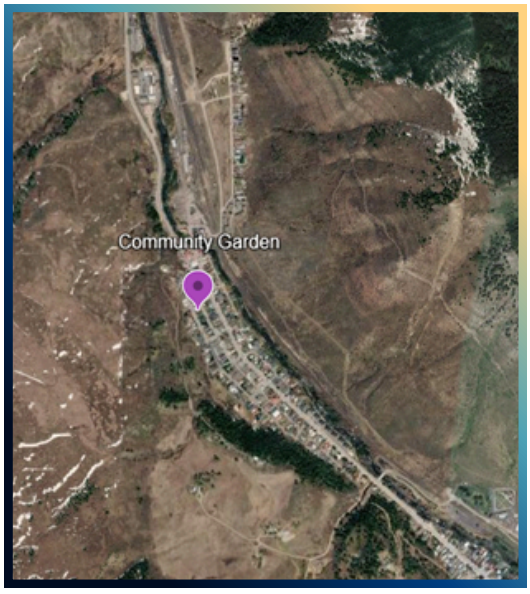


Spring Site Assembly



Spring Site Assembly

Garden Aerial View



Location in Town of Minturn

Minturn
Your civil service, at work.

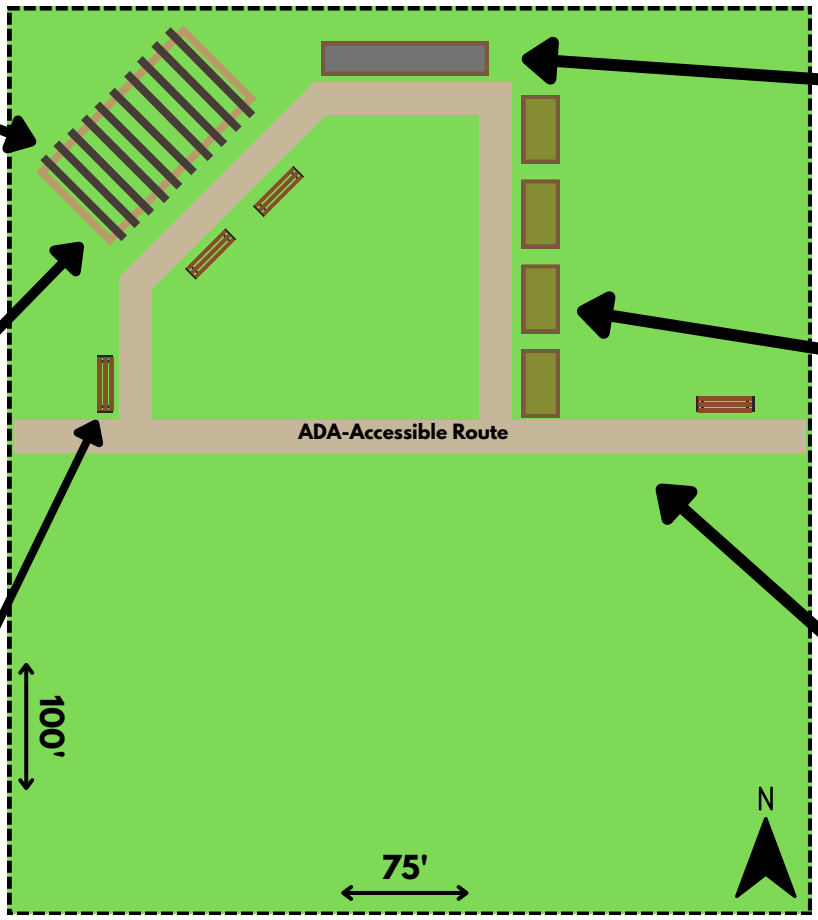
Site Plan

Proposed Garden Improvements

Installation of Permanent Power Supply

10' x 20' Pergola w/shade for multi-use purposes

4 Permanent Benches w/Back Support



Garden Worktable w/multi-use sinks

4 Permanent ADA Compliant Planter Boxes

ADA Compliant Stabilized Decomposed Granite Pathway

Legend

Beige = ADA Stabilized DG Pathway
Brown rectangles = ADA Planter Boxes
Long gray = Garden Worktable
Slatted shape = Pergola / Stage
Bench icons = Benches with Back Support

***All elements shown diagrammatically; final layout subject to field verification.**

Minturn
Your civil service, at work.

Readiness & Ownership

Existing Conditions

- **Town-owned site**
- **Town is permitting authority**
- **Town Council granted support for project and grant application at their January 21 meeting**
- **Project ready for summer construction**
- **Completion targeted by September 2026**
- **Benefits residents 50+ and all ages**
- **Estimated Annual Users: ~250 residents, including many age 50+**

Minturn
Your civil service, at work.

February 23, 2025

Mayor and Town Council
Town of Minturn
Minturn, Colorado

and

AARP Livable Communities
Community Challenge Grant Program

Re: Letter of Support – Minturn Community Garden Age-Friendly Improvements

Dear Mayor and Town Council Members and AARP Community Challenge Review Committee,

I am writing to express my complete support for the Town of Minturn's application to the AARP Community Challenge Grant program for improvements to the Minturn Community Garden. As a resident of Minturn and a local business owner, I have seen firsthand the vital role this garden plays in our community.

My family and I have been proud members of the Minturn Community Garden for six years. Over that time, we have watched it grow into a true gathering place, a space where neighbors connect, share knowledge, and take pride in growing their own food. As the owner of Minturn Whisky Co. at 161 Main St., I am also deeply invested in the health and vitality of our downtown, and I see the community garden as an important extension of that spirit.

The proposed improvements, including an ADA-accessible pathway, raised planter boxes, a shaded pergola, permanent seating, a communal worktable with sinks, and electrical service, will transform the garden into a space that is welcoming and usable for residents of all ages and abilities. These enhancements will be especially meaningful for older adults and those with mobility challenges who currently face barriers to full participation.

The Minturn Community Garden is a gem, and this investment will ensure it remains a vibrant, inclusive gathering place for years to come. I strongly encourage the AARP Community Challenge Review Committee to support this project.

Thank you for your consideration.

Sincerely,

Spence Neubauer
Owner, Minturn Whisky Co.
161 Main St., Minturn, Colorado
Resident, 444 Eagle River St., Minturn, Colorado
Community Garden Member

2/27/2026

Mayor and Town Council
Town of Minturn
Minturn, Colorado

and

AARP Livable Communities
Community Challenge Grant Program

Re: Letter of Support – Minturn Community Garden Age-Friendly Improvements

Dear Mayor and Town Council Members and AARP Community Challenge Review Committee,

On behalf of the community members who use and care for the Minturn Community Garden, we are writing to express our strong support for the Town of Minturn's application to the AARP Community Challenge Grant program for improvements to the community garden.

The Minturn Community Garden is an important gathering place that supports gardening, social connection, and community life. However, the space is currently limited by a lack of accessible pathways, seating, and permanent amenities. The Town's proposed project, including an ADA-compliant pathway, accessible raised planter boxes, shaded gathering space, permanent seating with back support, a communal worktable with sinks, and permanent electrical service, will make the garden significantly more welcoming and usable, especially for residents age 50 and older and for people with mobility challenges.

These improvements will allow more residents to participate in gardening and community activities comfortably and safely, reduce barriers to access, and create a space that supports both everyday use and community events, workshops, and gatherings. The addition of shade, seating, and accessible work areas will be particularly meaningful for older adults who benefit from places to rest, socialize, and stay active in an outdoor setting.

We believe this project will strengthen the role of the community garden as a year-round community asset and a true gathering place for residents of all ages. We strongly support the Town's efforts to pursue this funding and commend the focus on accessibility, inclusion, and community connection.

Thank you for your consideration of this application and for your continued investment in making Minturn's public spaces more welcoming and age-friendly.

Sincerely,

AnneMarie Malone
Minturn Community Fund, Minturn Community Garden Program Director
annemarie_malone@icloud.com

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 15 - SERIES 2026

A RESOLUTION AUTHORIZING AND SUPPORTING THE SUBMISSION OF A CONGRESSIONALLY DIRECTED SPENDING (CDS) REQUEST FOR THE BELLM BRIDGE REPLACEMENT PROJECT

WHEREAS, the Town of Minturn owns and maintains the Bellm Bridge, which provides critical access for residents, visitors, emergency responders, and service vehicles; and

WHEREAS, engineering evaluations have determined that the Bellm Bridge is structurally deficient due to scouring affecting the supporting pylons in the Eagle River, creating an ongoing risk to public safety and infrastructure reliability; and

WHEREAS, the Town has advanced planning and design for the replacement of the Bellm Bridge to address these deficiencies and ensure long-term, safe, and resilient access across the Eagle River; and

WHEREAS, the Colorado Department of Transportation (CDOT) has awarded the Town $4,000,000 through the Off-System Bridge Program toward the replacement of the Bellm Bridge, demonstrating strong state partnership and commitment to the project; and

WHEREAS, the total estimated project cost was approximately **$5.5 million in 2025 dollars**, and due to construction cost escalation and the anticipated construction timeline in or after 2027, the total project cost is now estimated to be **approximately $6.25 million or more**, leaving a significant funding gap; and

WHEREAS, the United States Congress, through the offices of Representative Joe Neguse, Senator Michael Bennet, and Senator John Hickenlooper, is accepting or may accept applications for **Congressionally Directed Spending (CDS)** for Fiscal Year 2027 to support critical local infrastructure projects; and

WHEREAS, CDS funding represents an important opportunity to close the remaining funding gap and deliver a fully funded, construction-ready replacement of the Bellm Bridge without further delay or reduction in project scope; and

WHEREAS, replacement of the Bellm Bridge will improve public safety, ensure reliable emergency access, protect the Eagle River corridor, and support the long-term transportation and economic vitality of the Town of Minturn and the surrounding region.

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

1. The Town Council **formally supports** the submission of a Congressionally Directed Spending (CDS) request for Fiscal Year 2027 to fund the **Bellm Bridge Replacement Project**.
2. The Town Council authorizes the Town Manager and Town staff to prepare and submit all necessary application materials to the offices of Representative Joe Neguse, Senator Michael Bennet, and Senator John Hickenlooper, and to take all actions reasonably necessary to pursue Congressionally Directed Spending (CDS) funding for this project.

3. The Town Council affirms that the Bellm Bridge Replacement Project is a **critical public safety and infrastructure priority** due to the bridge's structural deficiency caused by scouring its supporting pylons in the Eagle River.
4. The Town Council supports the use of CDS funds, if awarded, to **close the remaining project funding gap** and ensure timely construction of the bridge replacement.
5. This Resolution shall be effective immediately upon adoption.

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

_____

Earle Bidez, Mayor

ATTEST:

_____

Jay Brunvand, Town Clerk

Town of Minturn, CO
Water Revenue Bond, 2026 (WTP Project)

Timeline of Events

March 2026						
S	M	T	W	T	F	S
				26	27	28
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

April 2026						
S	M	T	W	T	F	S
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2026						
S	M	T	W	T	F	S
				30	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Town Council Meeting
Federal Holiday

Date	Action	Responsible Party
March 2	RFB Extension - Responses received & compiled.	NS
March 4	Regular Town Council Meeting - approval of lender. Ordinance considered at first reading.	Town, NS
March 6	30-day notice requirement for Charter Section 9.4 public hearing published.	Town
March 12	Council packet due.	
March 18	Regular Town Council Meeting.	Town, NS
March 26	Council packet due.	
April 1	Regular Town Council Meeting.	Town
April 9	Council packet due.	
April 15	Regular Town Council Meeting - ordinance & loan agreement considered at second reading & adopted. *Ordinance effective seven (7) days after publication.*	Town
	Charter Section 9.4 public hearing held.	Town
April 17	Publication following final passage of the authorizing ordinance.	Town
April 24	Ordinance effective date.	
April 28	Bond closing/settlement.	All

Working Group	
Issuer	Town of Minturn ("Town")
Loan Arranger	Northland Securities, Inc. ("NS")
Bond Counsel	Kutak Rock ("BC")
Engineer	HDR, Inc. ("HDR")

Town of Minturn, Colorado
Water Enterprise Revenue Bonds, Series 2026

Financing Options Update

northland Public Finance

Minturn Established 1904

Comparison of Financing Options

Tabulation of Bids Received

BIDDER	INTEREST RATE	INTEREST RATE TERM	REPAYMENT TERM	AVG. ANNUAL DEBT SERVICE	TOTAL DEBT SERVICE	PREPAYMENT FEATURE (if any)	Features	UPFRONT COSTS	All-In INTEREST COST (AIC)	Monthly Rate Payer Impact
Bid One Option#1	5.670%	10 Years	27 Years	$724,691	$19,184,830	Any Date	Const. Draw | 90 day Rate Lock	1% Origination Fee ($97k)	5.850%	$87.27
Bid One Option#2	5.390%	7 Years	27 Years	$704,735	$18,649,047	Any Date	Const. Draw | 90 day Rate Lock	1% Origination Fee ($97k)	5.560%	$84.87
Bid One Option#3	5.160%	5 Years	27 Years	$688,691	$18,217,993	Any Date	Const. Draw | 90 day Rate Lock	1% Origination Fee ($97k)	5.330%	$82.93
Bid Two Option#1 *	5.680%	15 Years	30 Years	$696,638	$17,872,415	After 12/1/2029	Const. Draw | 2 wk. Rate Lock	$15k Lender Counsel	5.760%	$83.89
Bid Two Option#2 *	5.350%	10 Years	30 Years	$671,094	$15,243,433	After 12/1/2029	Const. Draw | 2 wk. Rate Lock	$15k Lender Counsel	5.450%	$80.82
Bid Two Option#3 *	5.000%	5 Years	30 Years	$644,292	$20,133,531	After 12/1/2029	Const. Draw | 2 wk. Rate Lock	$15k Lender Counsel	5.070%	$77.59
Bid Three Option #1 †	4.500%	10 Years	10 Years	$1,221,077	$12,925,799	Any Date	Const. Draw | 3/31/26 Rate Lock	0.5% Origination Fee ($48k)	4.780%	$147.05
Bid Three Option#2 †	4.250%	10 Years	10 Years	$1,205,834	$12,733,645	101% Withing 5 Years	Const. Draw | 3/31/26 Rate Lock	0.5% Origination Fee ($48k)	4.530%	$145.21
Bid Three Option#3 †	4.500%	13 Years	27 Years	$648,485	$16,941,319	No Call Feature	Const. Draw | 3/31/26 Rate Lock	0.5% Origination Fee ($48k)	4.620%	$78.09
Fourth Bid Option#1 ‡	5.290%	10 Years	10 Years	$1,607,588	$12,864,901	No Call Feature	Const. Draw | Rate Lock avail.	0.5% Origination Fee ($48k)	5.580%	$193.59
Fourth Bank Option#2 ‡	5.590%	15 Years	15 Years	$1,091,209	$14,642,693	No Call Feature	Const. Draw | Rate Lock avail.	0.5% Origination Fee ($48k)	5.820%	$131.41
Fifth Bank Option#1	4.980%	10 Years	27 Years	$679,822	$17,772,429	2 Year Cash Prepayment; 7 Year Refinancing Prepayment	Const. Draw	$35k Lender Counsel	5.070%	$81.87
Fifth Bank Option#2	4.830%	10 Years	27 Years	$669,752	$17,497,292	2 Year Cash Prepayment; 7 Year Refinancing Prepayment	Const. Draw	$35k Lender Counsel	4.920%	$80.65
SRF	3.500%	30 Years	30 Years	$757,636	$22,729,088			$50,000	3.530%	$91.24

* Requires funding of a debt service reserve.

† Requires full banking relationship be moved.

‡ Loan is fully amortizing within the interest rate term.

Northland Public Finance
The Public Finance group of
Northland Securities, Inc.
Member of FINRA and SIPC | Registered with SEC and MSRB

Colorado Office:
5251 DTC PKWY
Suite 1020
Greenwood Village, CO 80111
Phone: 614.663.8071

Corporate Office:
150 South Fifth Street, Suite 3300
Minneapolis, Minnesota 55402
Phone: 800-851-2920

www.northlandsecurities.com/public_finance

TOWN OF MINTURN, COLORADO
ORDINANCE NO.02–SERIES 2026

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO, ACTING BY AND THROUGH THE TOWN OF MINTURN, WATER AND SANITATION ACTIVITIES ENTERPRISE, APPROVING A LOAN, EVIDENCED BY A NOTE, TO FINANCE WATER SYSTEM CAPITAL IMPROVEMENTS; APPROVING THE NOTE FORM AND LOAN REPAYMENT FROM THE OPERATION OF THE TOWN'S WATER SYSTEM; AND PROVIDING OTHER DETAILS AND APPROVING DOCUMENTS RELATING TO THE LOAN.

WHEREAS, the Town of Minturn, Colorado, is a municipal corporation duly organized and operating as a home-rule municipality under Article XX of the Constitution of the State of Colorado and the Town of Minturn Home Rule Charter (unless otherwise indicated, capitalized terms used in this preamble shall have the meanings set forth in Section 1 of this Ordinance); and

WHEREAS, the Town provides municipal water and sanitation (trash collection) business-type services which historically have been operated on a self-supporting basis with the financial operations for such proprietary activities accounted for in the Water and Sanitation Fund of the Town; and,

WHEREAS, pursuant to the Charter, Section 37-45.1-103, Colorado Revised Statutes and the Enterprise Ordinance, the Town has designated the water and sanitation activities of the Town a government-owned business and "enterprise" within the meaning of Article X, Section 20 of the Colorado Constitution; and,

WHEREAS, Chapter 13, Article 5 of the Municipal Code authorizes the Council to act as the governing body of the Enterprise, and further provides the powers of the Enterprise to include the issuance of revenue bonds; and

WHEREAS, to finance Capital Improvements for its water system, the Town issued a Direct Lending Request for Bid seeking direct lending proposals, with the assistance of Northland Public Finance as placement agent to the Town, and the Town staff has made recommendations to the Council based upon the qualified responses which have been made available to the Council; and

WHEREAS, the Council has determined that proceeding with the Loan proposal from the Lender is in the best interests of the Town and the residents thereof, and that a promissory note be issued to evidence the repayment obligation for the Loan; and

WHEREAS, the Note shall be a revenue obligation of the Town payable solely from the Net Revenue derived from the water operations of the System, and shall not include the revenues or expenditures related to the operation of its trash collection operations which are otherwise accounted for in the Water and Sanitation Fund of the Town; and

WHEREAS, pursuant to Charter Section 9.4, the Town published notice of a public hearing regarding issuance of the Note in a newspaper of general circulation within the Town at least thirty days in advance of the public hearing approving this Ordinance; and

WHEREAS, none of the members of the Council have any potential conflicting interests in connection with the authorization, issuance and delivery of the Note, or the use of the proceeds thereof; and

WHEREAS, there have been presented to the Town, and made available to the members of the Council, the Term Sheet for the Loan and forms of other documents relating to the Note; and

WHEREAS, the Council desires to authorize the Loan to be evidenced by the Note, therefore,

THE TOWN OF MINTURN, COLORADO, ORDAINS:

Section 1. Definitions. The following terms shall have the following meanings as used in this Ordinance:

"*Authorized Denomination*" means the Principal Amount of the Note on the Dated Date and the unpaid Principal Amount of the Note thereafter.

"*Business Day*" means any day other than (a) a Saturday or Sunday or (b) a day on which banking institutions in the State are authorized or obligated by law or executive order to be closed for business.

"*Capital Improvements*" means the acquisition of land, easements, facilities, and equipment (other than ordinary repairs and replacements), and the construction or reconstruction of improvements, betterments, and extensions, for use by or in connection with the System which, under Generally Accepted Accounting Principles for governmental units as prescribed by the Governmental Accounting Standards Board, are properly chargeable as capital items.

"*Charter*" means the Minturn Home Rule Charter.

"*Combined Maximum Annual Principal and Interest Requirements*" means, with regard to the Note and any Parity Obligations, the maximum annual payments of principal of and interest on all of said issues, excluding redemption premiums, to become due during any fiscal year while the Note is outstanding; provided that such computation shall assume the redemption and payment of principal subject to mandatory redemption for the Note and any Parity Obligations, but shall be made without regard to any right of optional redemption which has not been exercised.

"Council" means the Town Council which, pursuant to Section 13-5-30 of the Municipal Code, are known collectively as the Council of Directors of the Enterprise.

"C.R.S." means the Colorado Revised Statutes, as amended and supplemented as of the date hereof.

"CWRPDA Loan" means the Loan Agreement, dated as of December 28, 2021, as modified in 2024, by and between the Town and the Colorado Water Resources and Power Development Authority, and related Governmental Agency Bond currently outstanding in the principal amount of approximately $1,996,809.

"*Dated Date*" means the date of the issuance and delivery of the Note, as stated in the Note.

"Determination of Taxability" means a final action, order, injunction, writ, judgment, decree, ruling, interpretation, finding or other directive of any federal court or the Internal Revenue Service determining that interest accrued or accruing on the Note was or will be includable in the gross income of the Owner for federal income tax purposes, which determination was made as a result of the Town's failure to comply with the terms of the tax compliance certificate relating to the requirements of Sections 103 and 141-150 of the Tax Code and executed by the Town in connection with the issuance of the Note. No such action, order, injunction, writ, judgment, decree, ruling, interpretation, finding, or other directive will be considered final unless the Town, as permitted under applicable law, has been afforded the opportunity to contest the same, either directly or in the name of the Owner, and such appellate review, if sought, has concluded.

"*Enabling Law*" means collectively, the Charter, the Municipal Code, Part 4 of Article 35 of Title 31, Colorado Revised Statutes, the Supplemental Act, and all other State laws enabling the actions taken pursuant to this Ordinance.

"Enterprise" means the Town of Minturn, Water and Sanitation Activities Enterprise which has been established by the Town, as codified in Chapter 13, Article 5 of the Municipal Code, and which includes, but is not limited to, the activities and operations of the System.

"Enterprise Ordinance" means Town Ordinance No. 19-Series 1995, as amended by Ordinance No. 3-Series 2019 and codified in Chapter 13, Article 5 of the Municipal Code.

"*Event of Default*" means any of the events specified in the section hereof entitled "Events of Default."

"Federal Loans" means the loans from United States Department of Agriculture, Rural Economic and Community Development, evidenced by the 1997B Water Revenue Bond and currently outstanding in the aggregate principal amount of approximately $129,117.

"*Federal Securities*" means bills, certificates of indebtedness, bonds, notes or similar securities which are direct non-callable obligations of the United States of America or which are fully and unconditionally guaranteed as to the timely payment of principal and interest by the United States of America.

"Generally Accepted Accounting Principles" shall mean accounting principles, methods and terminology followed and construed for enterprises which are employed in business comparable to the business of the Utility Enterprise, as amended from time to time.

"*Gross Revenue*" means all income and revenues directly or indirectly derived by the Town from the operation and use of the System, or any part thereof, including without limitation, any rates, fees (including without limitation plant investment fees and availability fees), and charges

for the services furnished by, or the use of, the System, and all income attributable to any past or future dispositions of property or rights, or related contracts, settlements, or judgments held or obtained in connection with the System or its operations, and including investment income accruing from such moneys; provided however, that there shall be excluded from Gross Revenue: any moneys borrowed and used for providing Capital Improvements; any money and securities, and investment income therefrom, in any refunding fund, escrow account, or similar account, pledged to the payment of any bonds or other obligations; and any moneys received as grants or appropriations from the United States, the State of Colorado or other sources, the use of which is limited or restricted by the grantor or donor to the provision of Capital Improvements or for other purposes resulting in the general unavailability thereof, except to the extent any such moneys shall be received as payments for the use of the System, services rendered thereby, the availability of any such service, or the disposal of any commodities therefrom.

"*Interest Payment Date*" means June 1 and December 1 of each year, commencing December 1, 2026, until the principal of the Note is paid in full on the Maturity Date or upon prior redemption, or such other dates as may be determined by the Loan Delegate and set forth in the Note.

"*Interest Rate*" means the per annum rate of interest for the Note, as determined by the Loan Delegate and set forth in the Note.

"*Interest Sub-Account*" means a sub-account of the Note Account established by the provisions hereof for the purpose of paying the interest on the Note.

"*Lender*" means [*Selected Lender Bank*], the initial registered owner of the Note.

"*Letter of Instructions*" means the Letter of Instructions related to the Tax Code, dated the Dated Date and delivered by Note Counsel to the Town, as it may be superseded or amended in accordance with its terms.

"*Loan*" means the loan extended by the Lender pursuant to the terms established in the Term Sheet and this Ordinance and evidenced through the issuance and delivery of the Note by the Town.

"*Loan Delegate*" means the Mayor or, in the absence of the Mayor, the Mayor Pro Tem of the Town.

"*Maturity Date*" means the date, not later than thirty years from Dated Date, as determined by the Loan Delegate as the maturity date for payment of the loan and set forth in the Note.

"*Municipal Code*" means the Town of Minturn Municipal Code.

"*Net Revenue*" means the Gross Revenue after deducting Operation and Maintenance Expenses.

"*Note*" means the Water Revenue Note, dated as of the Dated Date, which will be issued and delivered pursuant to this Ordinance.

"*Note Account*" means the "2026 Water Note Account" established in the Section hereof entitled "*Establishment of Accounts*."

"*Note Counsel*" means (a) as of the date of issuance of the Note, Kutak Rock LLP, and (b) as of any other date, Kutak Rock LLP or such other attorneys selected by the Town with nationally recognized expertise in the issuance of municipal obligations.

"*Operation and Maintenance Expenses*" means all reasonable and necessary current expenses of the Town, paid or accrued, for operating, maintaining and repairing the System, including without limitation legal and overhead expenses of the Town directly related to the administration of the System, insurance premiums, audits, professional services, salaries and administrative expenses, labor and the cost of materials and supplies for current operation; provided however, that there shall be excluded from Operation and Maintenance Expenses any allowance for depreciation, payments in lieu of taxes or franchise fees, expenses incurred in connection with Capital Improvements and payments due in connection with any bonds or other obligations.

"*Ordinance*" means this ordinance which authorizes the issuance of the Note, including any amendments or supplements properly made hereto.

"*Owner*" means the Lender as of the Dated Date, and thereafter, following a transfer and exchange of the Note, the Person in whose name such Note is registered on the registration books maintained by the Paying Agent pursuant hereto.

"*Parity Obligations*" means the CWRPDA Loan, the Federal Loans, and any bond, note or other obligation (which may or may not be multiple-fiscal year financial obligations), permitted to be issued in the future pursuant to the Section hereof entitled "Conditions to the Issuance of Parity Obligations," with a lien that is equal and on a parity with the lien of the Note on the Net Revenue.

"*Paying Agent*" means the Town Treasurer and its successors in interest or assigns approved by the Town with prior written notice to the Owner, which shall act as paying agent, registrar, and authenticating agent for the Note.

"*Permitted Investments*" means any lawful investment permitted for the investment of funds of the Town by the Enabling Law.

"*Person*" means a corporation, firm, other body corporate, partnership, association or individual and also includes an executor, administrator, trustee, receiver or other representative appointed according to law.

"Principal Amount(s)" means the aggregate principal amount for the Loan and the principal amounts annually subject to mandatory redemption on each Principal Redemption Date.

"*Principal Redemption Date*" means December 1 of each year, commencing December 1, 2028, or such other dates as may be determined by the Loan Delegate and set forth in the Note.

"*Principal Sub-Account*" means a sub-account of the Note Account established by the provisions hereof for the purpose of paying the principal of and premium, if any, on the Note.

"*Pro Rata Portion*" means when used with respect to a required credit to the accounts or subaccounts established for the payment of the principal of and interest on the Note and any Parity Obligations, the dollar amount derived by dividing the amount of principal or interest to come due on the next principal or interest payment date by the number of monthly credits required to be made prior to such payment date.

"*Project*" means any Capital Improvements permitted under the Enabling Law which would comprise a portion of the System.

"*Project Account*" means the "2026 Water Project Account" established in the Section hereof entitled "Establishment of Accounts."

"*Project Costs*" means the Town's costs properly attributable to the Project, or any parts thereof, including without limitation: all engineering, construction, inspection, fiscal and legal expenses; the costs of reimbursing funds advanced by the Town in anticipation of reimbursement from Note proceeds, including any intrafund or interfund loan; the costs of contingencies or reserves; the costs of issuing the Note, including without limitation any Loan origination fee; the initial funding of the Reserve Account, if any, in the amount of the Reserve Requirement; all expenses as may be necessary or incident to the financing, acquisition, improvement, equipment, and completion of the Project; and all other lawful costs as determined by the Town Manager.

"*Reserve Account*" means the "2026 Note Reserve Account", if any, established in the Section hereof entitled "Establishment of Accounts."

"*Reserve Requirement*" means the fixed amount determined by the Loan Delegate in the Note as additional security for timely payment of the principle of and interest on the Note.

"*State*" means the State of Colorado.

"*Subordinate Obligations*" means loans, bonds, notes or other multiple fiscal year financial obligations having a lien upon the Pledged Revenues or any part thereof junior and subordinate to the lien thereon of the Note.

"*System*" means mean, (i) any facility, plant, works, system, building, structure, improvement, machinery, equipment, fixture or other real or personal property, relating to the collection, treatment, storage and distribution of water that is owned, operated or controlled by the Town, (ii) any renewal, replacement, addition, modification or improvement to (i) above, and (iii) all real or personal property and rights therein and appurtenances thereto necessary or useful or convenient for the effectiveness of the purposes of the Town in the transmission, treatment, storage and distribution of water.

"*Supplemental Act*" means Part 2 of Article 57 of Title 11, of the Colorado Revised Statutes.

"*Tax Code*" means the Internal Revenue Code of 1986, as amended. Each reference to a section of the Tax Code herein shall be deemed to include the United States Treasury Regulations proposed or in effect thereunder and applicable to the Note or the use of proceeds thereof, unless the context clearly requires otherwise.

"Taxable Rate" means a rate of taxable interest on the Note, as determined by the Loan Delegate, to be applied in the event of a Determination of Taxability, if any.

"*Term Sheet*" means collectively, the term sheet of the Lender, as supplemented or revised, which sets forth the terms pursuant to which the Lender is making the Loan to the Town.

"Town" means the Town of Minturn, Colorado.

"Water Enterprise Fund" means the Town's Water Enterprise Fund as established pursuant to Section 13-5-10 of the Municipal Code and more commonly referenced as the "Water and Sanitation Enterprise Fund", which is a proprietary enterprise fund of the Town, or any successor fund or accounts within which the Town records and accounts for the financial activity of the System.

Section 2. Authorization and Purpose of the Note. Pursuant to and in accordance with the Enabling Law, the Town hereby approves the Loan in the Principal Amount not to exceed $10,000,000 and, to evidence the Loan, authorizes and orders that there shall be issued the Town of Minturn, acting by and through the Town of Minturn, Water and Sanitation Activities Enterprise, Water Revenue Note for the purpose of financing Project Costs. The caption on the Note shall include a series reference that identifies the Note by the year of its issuance.

Section 3. Note Details.

(a) ***Registered Form, Denomination, Dated Date and Numbering***. The Note shall be issued as a single, fully registered promissory note, which shall be dated as of the Dated Date and registered in the name of the Lender, or if later transferred pursuant to the Section hereof entitled "Registration, Transfer and Exchange of the Note," in the name of the Person identified in the registration books of the Town maintained by the Paying Agent. The Note shall be issued in the Authorized Denomination and shall be in substantially the form set forth in Appendix A hereto, with such changes and additions requested by the Lender which the Loan Delegate determines to be consistent with the provisions of this Ordinance and approved by the Town officials executing the same (whose signatures thereon shall constitute conclusive evidence of such determinations and approval). The Note may be numbered in such manner as determined by the Paying Agent to facilitate registration. The Note shall recite that it is issued under the authority of the Supplemental Act. Such recital shall be conclusive evidence of the validity and the regularity of the issuance of the Note after its deliver for value.

(b) ***Maturity Date and Interest Rate.*** The Note shall mature on the Maturity Date and shall bear per annum interest at the Interest Rate, provided however, following a Determination of Taxability the Note shall bear per annum interest at the Taxable Rate for such period in which the Determination of Taxability applies. Upon a Determination of Taxability, if any, the Note shall bear per annum interest at the Taxable Rate and the Town agrees to pay promptly after any such Determination of Taxability and on each payment date thereafter to the Owner an additional amount determined by Owner to compensate for the loss of such excludability (including compensation relating to fees or penalties, if any, for non-compliance).

(c) ***Interest Accrual and Dates for Payment***. Interest on the Note (calculated based on a 360-day year of twelve 30-day months unless otherwise specified in the Note) shall accrue at

the rate set forth in the preceding paragraph from the later of the Dated Date or the latest Interest Payment Date to which interest has been paid in full and shall be payable on each Interest Payment Date. The Interest Rate shall be fixed on the Dated Date at an annual rate of not greater than 7.0% percent as determined by the Loan Delegate; provided however, the Interest Rate may reset after a period of not less than five years in accordance with an established index formula set forth in the Note.

(d) ***Manner and Form of Payment***. The interest on and principal of the Note is payable in lawful money of the United States of America to the Owner at its address as it appears on the registration books maintained by or on behalf of the Town by the Paying Agent. Interest and principal payments shall be paid by check or draft of the Paying Agent mailed on or before each Interest Payment Date and Principal Redemption Date to the Owner. The Paying Agent shall make payments of interest and principal by alternative means, such as by wire transfer, if mutually agreed to between the Owner of the Note and the Paying Agent. Unless otherwise agreed by the Town in writing, the Note certificate must be presented for the final payment of the principal of the Note on the Maturity Date or date on which the principal of the Note is to be paid in full and need not be presented for mandatory scheduled redemption of the Note. Presentation of the Note to the Paying Agent shall be made at the principal office of the Paying Agent, or at such other address or location as provided in writing by the Paying Agent to the Owner.

(e) ***Delegation.*** The Council hereby delegates to the Loan Delegate for a period of three months the authority to determine and set forth in the Note, subject to the applicable parameters set forth in this Ordinance, the following: (i) the Dated Date; (ii) the Interest Payment Date; (iii) the Interest Rate; (iv) the Taxable Rate; (v) the Principal Amounts, (vi) the Principal Redemption Date; (vii) Maturity Date; (viii) the final terms for redemption of the Note prior to the Maturity Date; and (ix) the existence of any additional basis points, not to exceed three hundred, which shall be added to the Interest Rate then in effect as the default rate upon the occurrence and continuation of a payment Event of Default. Additionally, the Council delegates to the Loan Delegate such other matters that, in the judgment of the Loan Delegate, are necessary or convenient to be set forth in the Note and are not inconsistent with the terms and parameters set forth in this Ordinance. Finally, if required by the Lender, the Council delegates to the Loan Delegate the authority to determine the amount of the Reserve Requirement.

Section 4. Redemption of the Note Prior to Maturity.

(a) ***Optional Redemption***. The Note shall be subject to redemption at the option of the Town, in whole but not in part, on the initial date determined by the Loan Delegate and any Business Day thereafter, upon payment of the outstanding and unpaid Principal Amount, accrued interest on such amount, all other amounts due and owing on the Note, if any, and the inclusion of redemption premium, if any, not to exceed three percent, as determined by the Loan Delegate.

(b) ***Mandatory Scheduled Redemption***. The Principal Amount of the Note shall be subject to mandatory scheduled redemption on each Principal Redemption Date and in the Principal Amounts specified in, or attached as an Exhibit to, the Note, at a redemption price equal to the Principal Amount to be redeemed (with no redemption premium), plus accrued interest to the scheduled Principal Redemption Date.

(c) ***Redemption Procedures***. No notice shall be required for mandatory scheduled redemption to occur on each Principal Redemption Date. Notice of optional redemption of the Note shall be given at the direction of the Town by the Paying Agent, not less than thirty days prior to the optional redemption date, by electronic means (provided that the Owner has consented to such means of notification at the address provided by the Owner to the Paying Agent), by first class mail or by such other means acknowledged by the Owner of the Note. Such notice shall specify the Interest Payment Date on which optional redemption is to occur.

Section 5. Execution, Authentication and Delivery of the Note.

(a) ***Execution***. The Note shall be executed in the name and on behalf of the Town with the manual signature of the Mayor, shall bear a manual or facsimile of the seal of the Town and shall be attested by the manual signature of the Town Clerk, both of whom are hereby authorized and directed to prepare and execute the Note in accordance with the requirements hereof. Should any officer whose signature appears on the Note cease to be such officer before delivery of the Note, such signature shall nevertheless be valid and sufficient for all purposes.

(b) ***Authentication***. When the Note has been executed, the Note shall be delivered to the Paying Agent for authentication. No executed Note shall be secured by or entitled to the benefit of this Ordinance, or shall be valid or obligatory for any purpose, unless the certificate of authentication of the Paying Agent has been manually executed by an authorized signatory of the Paying Agent. The executed certificate of authentication of the Paying Agent upon an executed Note shall be conclusive evidence, and the only competent evidence, that the Note has been properly authenticated hereunder.

(c) ***Delivery***. Upon the authentication of an executed Note, receipt of the Principal Amount of the Note from the Lender as established in the Note and issuance of the approving opinion of Note Counsel, the Paying Agent shall release the Note and deliver the same to the Lender in accordance with the directions of the Lender.

Section 6. Registration, Transfer and Exchange of the Note.

(a) ***Registration***. The Paying Agent shall maintain the registration book or similar record retention system in which the ownership, transfer and exchange of the Note shall be recorded. The Person in whose name the Note shall be registered in such registration book shall be deemed to be the absolute owner thereof for all purposes.

(b) ***Transfer and Exchange***. The Note may be transferred at the principal office of the Paying Agent or at such other location designated by the Paying Agent for such purpose, for a like aggregate outstanding Principal Amount of the same Maturity Date and Interest Rate. Upon surrender for transfer of the Note, duly endorsed for transfer or accompanied by an assignment duly executed by the Owner or his or her attorney duly authorized in writing, the Town shall execute and the Paying Agent shall authenticate and deliver in the name of the transferee a new Note.

Section 7. Replacement of Lost, Destroyed or Stolen Note. If the Note shall become lost, apparently destroyed, stolen or wrongfully taken, it may be replaced in the form and tenor of the lost, destroyed, stolen or taken Note and the Town shall execute and the Paying Agent shall

authenticate and deliver a replacement Note upon the Owner furnishing, to the satisfaction of the Paying Agent: (a) proof of ownership (which shall be shown by the registration books of the Paying Agent), (b) proof of loss, destruction or theft, (c) an indemnity to the Town and the Paying Agent with respect to the Note lost, destroyed or taken, and (d) payment of the cost of preparing and executing the new Note.

Section 8. Establishment of Accounts. There is hereby reaffirmed the Water Enterprise Fund. Moneys credited to the Water Enterprise Fund shall be appropriated and distributed in accordance with the Municipal Code and this Ordinance. There also are hereby established within the Water Enterprise Fund the following accounts: (a) the Note Account, which shall include the Interest Sub-Account and the Principal Sub-Account; (b) the Project Account and (c) the Reserve Account, if required by the Lender.

Section 9. Application of Proceeds of the Note. Upon payment to the Town of all or a portion of the Loan evidenced by the Note, the Loan proceeds received by the Town shall be credited to the Project Account and applied as a supplemental appropriation of the Town, provided however, the cost of issuance relating to the Note may be paid by or on the Town's behalf from proceeds of the Loan prior to the credit of such Loan proceeds into the Project Account.

Section 10. Net Revenue. All Gross Revenues shall continue to be credited to the Water Enterprise Fund, a proprietary and enterprise fund of the Town. The Town shall apply the moneys credited to the Water Enterprise Fund to Operation and Maintenance Expenses as the same becomes due, and thereafter shall apply the Net Revenue in the following order of priority (for purposes of the following when credits to more than one account or purpose are required at any single priority level, such credits shall rank pari passu with each other and, in the event that Net Revenue are not sufficient to fully fund all amounts required at any single priority level, credits shall be made pro rata, in accordance with the relative amounts required to be credited to such accounts or purposes):

FIRST, to the credit of or deposit in the accounts or subaccounts established for the payment of interest on the Note and Parity Obligations, if any, the Pro Rata Portion equal to the interest coming due on the next succeeding interest payment date for the respective obligations;

SECOND, to the credit of or deposit in the accounts or subaccounts established for the payment of principal on the Note and Parity Obligations, if any, the Pro Rata Portion equal to the principal coming due on the next succeeding principal payment date for the respective obligations;

THIRD, to the credit of any reserve accounts established for the payment of the Note and the Parity Obligations, if any, the amounts required in the Ordinances or related documents authorizing and controlling the establishment of such reserve accounts; and

FOURTH, to the credit of any other fund or account as may be designated by the Town, to be used for any lawful purpose, any moneys remaining in the Water Enterprise Fund after the payments and accumulations set forth in FIRST through THIRD hereof.

Section 11. Note Account.

(a) ***Use of Moneys in the Note Account***. Moneys credited to the Note Account shall be used solely for the purpose of paying the principal of, premium if any, and interest on the Note. The Interest Sub-Account shall be used to pay the interest on the Note and the Principal Sub-Account shall be used to pay the principal of, and premium if any on, the Note.

(b) ***Credits to the Interest Sub-Account***. Commencing on or before the last Business Day of each month following the Dated Date and taking into consideration moneys then credited to the Interest Sub-Account, Net Revenue shall be credited to the Interest Sub-Account in an amount equal to the interest to come due on the Note on the next succeeding Interest Payment Date and made available to the Paying Agent for the timely payment of interest on the Note on the next succeeding payment date.

(c) ***Credits to the Principal Sub-Account***. Commencing on or before the last Business Day of the month preceding each Principal Redemption Date and taking into consideration moneys then credited to the Principal Sub-Account, there shall be credited to the Principal Sub-Account Net Revenue in an amount equal to the principal to come due on the Note on the next succeeding Principal Redemption Date and on the Maturity Date (following the last Principal Redemption Date for the Note) and made available to the Paying Agent for the timely payment of the principal of the Note on the next succeeding payment date.

(d) ***Investments***. Moneys credited to the Note Account may be invested or credited to securities or obligations that are Permitted Investments. The investment of moneys credited to the Note Account shall, however, be subject to the covenants and provisions of the Section hereof entitled "Covenants Regarding Exclusion of Interest on the Note from Gross Income for Federal Income Tax Purposes."

Section 12. Project Account.

(a) ***Use of Moneys in Project Account***. All moneys credited to the Project Account shall be applied solely to the payment of Project Costs. Upon the determination of the Town Manager that all Project Costs have been paid or are determinable, any balance remaining in the Project Account (less any amounts necessary to pay the Project Costs not then due and owing) shall be transferred to any sub-account of the Note Account.

(b) ***Investments***. Moneys credited to the Project Account may be invested or credited to securities or obligations that are Permitted Investments. The investment of moneys credited to the Project Account shall, however, be subject to the covenants and provisions of the Section hereof entitled "Covenants Regarding Exclusion of Interest on the Note from Gross Income for Federal Income Tax Purposes." Except to the extent otherwise required by such section, interest income from the investment or reinvestment of moneys shall remain in and become part of the Project Account.

Section 13. Pledge and Lien for Payment of the Note.

(a) ***Pledge of Revenues***. The Town hereby pledges for the payment of the principal of and interest on the Note and grants a first lien (but not necessarily an exclusive first lien) for such

purpose on the Net Revenue, including without limitation moneys credited to the Note Account, as well as moneys on deposit in the Project Account until they are applied to the payment of Project Costs and moneys on deposit in the Reserve Account, if any. The creation, perfection, enforcement, and priority of the pledge of Net Revenue shall be governed by Section 208 of the Supplemental Act and this Ordinance. The Net Revenue shall immediately be subject to the lien of such pledge without any physical delivery, filing, or further act. The lien of such pledge shall have the priority described herein. The lien of such pledge shall be valid, binding, and enforceable as against all persons having claims of any kind in tort, contract, or otherwise against the Town irrespective of whether such persons have notice of such liens.

(b) ***Superior Liens Prohibited***. The Town shall not pledge or create any other lien on the Net Revenue that is superior to the pledge thereof or lien thereon pursuant to such paragraphs.

(c) ***Subordinate Liens Require Consent***. For such period of time that the Lender is the Owner of the Note, the Town shall not issue subordinate lien obligations or pledge or create a lien on the Net Revenue that is subordinate to the pledge for payment of the Note and Parity Obligations, if any, without the prior written consent of the Lender. If the Lender is no longer the Owner of the Note, nothing herein shall prohibit the Town from issuing subordinate lien obligations and pledging or creating a lien on the Net Revenue that is subordinate to the pledge thereof or lien thereon established pursuant to paragraph (a) of this Section, provided that no Event of Default shall have occurred and be continuing.

(d) ***No Prohibition on Additional Security***. Nothing herein shall prohibit the Town from crediting any legally available revenues that are not Net Revenue or any other moneys into any account of the Water Enterprise Fund pledged to the payment of the Note (and thereby subjecting the moneys so credited to the pledge made and lien granted in paragraph (a) of this Section).

(e) ***The Note is Special, Limited Obligation of the Town***. The Note is a special, limited obligation of the Town payable solely from the Net Revenue. The Note shall not constitute a general obligation of the Town. This Note shall not be payable in whole or in part from the proceeds of general property taxes, and the full faith and credit of the Town is not pledged for payment thereof.

(f) ***Outstanding Parity Obligations.*** As of the date of this Ordinance, the CWRPDA Loan and the Federal Loans are the Enterprise's only outstanding loan, bonds, notes or other multiple fiscal year obligations with a parity lien on the Pledges Revenues.

(g) ***Reserve Account.*** If required by the Lender, the Loan Delegate shall provide for the establishment of the Reserve Account in the amount of the Reserve Requirement as set forth in the Note. The amount of the Reserve Requirement shall not exceed the amount otherwise permitted to qualify as a reasonably required reserve and replacement fund under the Tax Code. If on any Interest Payment Date or Principal Redemption Date there are insufficient moneys on deposit in the Note Account to make such payment on the Note when due, the Paying Agent shall apply, or cause to be applied, moneys from the Reserve Account in an amount sufficient to pay such principal and interest when due. The Reserve Account shall be maintained by the District in the amount of the Reserve Requirement until such time as all principal of and accrued interest on

the Note, whether at the Maturity Date or upon earlier redemption, have been paid in full, at which time the balance of any moneys in the Reserve Account may be applied to such final payment. All interest earning on the Reserve Account shall be transferred to the Note Account.

Section 14. Conditions to the Issuance of Parity Obligations. The Town may issue Parity Obligations without the prior written consent of the Owner if (i) the Net Revenue for the 12 consecutive months out of the immediately preceding 18 months in which the Parity Obligations are issued, have been equal to at least 110% of (1.1 times) the sum of the Combined Maximum Annual Principal and Interest Requirements on the Note, any outstanding Parity Obligations and the proposed Parity Obligations during each calendar year following the date of issuance of the Parity Obligations and (ii) no Event of Default has occurred and is continuing under this Ordinance. Compliance with such covenant shall be certified by the Town Manager or the Town Treasurer to the Owner and concurrence to the calculation shall be obtained from the Owner prior to the issuance of the Parity Obligations. Except as set forth above, the Town shall not issue Parity Obligations without the prior written consent of the Owner.

Section 15. Additional General Covenants. In addition to the other covenants of the Town contained herein, the Town hereby further covenants for the benefit of Owner of the Note that:

(a) ***Maintenance of System Rates, Fees and Coverage.*** The Town will establish, maintain, enforce, and collect rates, fees, and charges for services furnished by the System or the use of the System to create Net Revenue in an amount equal to not less than 110% of (1.1 times) the amount necessary to pay when due the principal of and interest on the Note and any Parity Obligations coming due during such calendar year. If the Net Revenue at any time are not sufficient to make such payments, the Town shall promptly increase such rates, fees, and charges to an extent which will ensure the payments and accumulations required by this Ordinance.

(b) ***Efficient Operations.*** The Town will continue to operate and manage the System in an efficient and economical manner in accordance with all applicable laws, rules, and regulations, and keep and maintain separate accounts of the receipts and expenses thereof in such manner that the Net Revenue may at all times be readily and accurately determined. The Town will promptly charge for service furnished by, or the use of, the System and shall use all legal means to assure prompt payment thereof.

(c) ***No Free Service Upon and Event of Default.*** Upon the occurrence of an Event of Default and for so long as the Event of Default is continuing, the Town will furnish no free service from the System and, other than for use related to the operation of the System, the Town shall pay a fair and reasonable amount for the use of services which it receives from the System.

(d) ***Sale or Alienation of Property.*** The Town will not sell or alienate any of the property constituting any part of the System in any manner or to any extent as might reduce the security provided for the payment of the Note, but the Town may sell any portion of such property which shall have been replaced by other similar property of at least equal value, or which shall cease to be necessary for the efficient operations;

provided however, that the proceeds of any such sale of a part of the System shall be included as part of the Gross Revenue.

(e) ***Audits.*** At least once a year in the time and manner provided by law, the Town will cause an audit to be performed of the records relating to the revenues and expenditures of the System. Such audit may be made part of and included within the general audit of the Town and made at the same time as the general audit. In addition, at least once a year in the time and manner provided by law, the Town will cause a budget to be prepared and adopted. Copies of the budget and the audit will be filed and recorded in the places, time, and manner provided by law. Additionally, the Town shall provide the Lender with such financial statements and other related publicly available information at such frequencies and in such detail that the Lender may reasonably request.

(f) ***Insurance.*** The Town will carry public liability and such other forms of insurance on insurable System facilities as would ordinarily be carried by utilities having similar properties of equal value, such insurance being in such amounts as will protect the System and its operations. In the event of any loss or damage to the System, or in the event a material part of the System is taken by the exercise of a power of eminent domain, the insurance proceeds or the condemnation award shall be used for restoring, replacing, or repairing the property lost, damaged, or taken, and the remainder thereof, if any, shall be considered as Gross Revenue; provided however, that if the Council determines that the System and the security for the Note will not be adversely affected thereby, the Council may determine not to restore, replace, or repair the property lost, damaged, or taken and all of the insurance proceeds or condemnation award shall be considered as Gross Revenue.

(g) ***Enterprise Status.*** The Town has and will continue to maintain the System as an "enterprise" or as part of the Utility Enterprise within the meaning Article X, Section 20 of the Colorado Constitution; provided, however, after the current calendar year the Town may disqualify the System as an "enterprise" or part of the Utility Enterprise in any year in which said disqualification does not materially, adversely affect the enforceability of the covenants made pursuant to this Ordinance. In the event that the System or the Utility Enterprise is disqualified as an enterprise and the enforceability of the covenants made pursuant to this Ordinance are materially, adversely affected, the Town covenants to (i) immediately take all actions necessary to qualify the System as an enterprise within the meaning of Article X, Section 20 of the Colorado Constitution and (ii) permit the enforcement of the covenants made herein.

(h) ***Protection of Security.*** The Town, its officers, agents and employees, shall not take any action in such manner or to such extent as might prejudice the security for the payment of the principal of and interest on the Note and any other securities payable from the Net Revenue according to the terms thereof No contract shall be entered into nor any other action taken by which the rights of the Owners might be prejudicially and materially impaired or diminished.

(i) ***Project Useful Life.*** The Note matures at such time not exceeding the estimated useful life of the Project.

Section 16. Covenants Regarding Exclusion of Interest on the Note from Gross Income for Federal Income Tax Purposes. For purposes of ensuring that the interest on the Note is and remains excluded from gross income for federal income tax purposes, the Town hereby covenants that:

(a) ***Prohibited Actions***. The Town will not use or permit the use of any proceeds of the Note or any other funds of the Town from whatever source derived, directly or indirectly, to acquire any securities or obligations and shall not take or permit to be taken any other action or actions, which would cause the Note to be an "arbitrage bond" within the meaning of Section 148 of the Tax Code, or would otherwise cause the interest on the Note to be includible in gross income for federal income tax purposes.

(b) ***Affirmative Actions***. The Town will at all times do and perform all acts permitted by law that are necessary in order to assure that interest paid by the Town on the Note shall not be includible in gross income for federal income tax purposes under the Tax Code or any other valid provision of law. In particular, but without limitation, the Town represents, warrants and covenants to comply with the following rules unless it receives an opinion of Note Counsel stating that such compliance is not necessary: (i) gross proceeds of the Note will not be used in a manner that will cause the Note to be considered "private activity bond" within the meaning of the Tax Code; (ii) the Note is not and will not become directly or indirectly "federally guaranteed"; and (iii) the Town will timely file Internal Revenue Form 8038-G which shall contain the information required to be filed pursuant to Section 149(e) of the Tax Code.

(c) ***Letter of Instructions***. The Town will comply with the Letter of Instructions delivered to it on the date of issuance of the Note, including but not limited by the provisions of the Letter of Instructions regarding the application and investment of Note proceeds, the use of the Project, the calculations, the deposits, the disbursements, the investments and the retention of records described in the Letter of Instructions; provided that, in the event the original Letter of Instructions is superseded or amended by a new Letter of Instructions drafted by, and accompanied by an opinion of Note Counsel stating that the use of the new Letter of Instructions will not cause the interest on the Note to become includible in gross income for federal income tax purposes, the Town will thereafter comply with the new Letter of Instructions.

(d) ***Qualified Tax-Exempt Obligation Designation***. The Town hereby designates the Note as a qualified tax-exempt obligation within the meaning of Section 265(b)(3) of the Tax Code. The Town covenants that the aggregate face amount of all tax-exempt obligations issued by the Town, together with governmental entities which derive their issuing authority from the Town or are subject to substantial control by the Town, shall not be more than $10,000,000 during calendar year 2026. The Town recognizes that such tax-exempt obligations include bonds, notes, leases, loans and warrants, as well as the Note to be issued and delivered pursuant to this Ordinance. The Town further recognizes that any Owner will rely on the Town's designation of the Note as a qualified tax-exempt obligation.

Section 17. Defeasance. The Note shall not be deemed to be outstanding hereunder if it shall have been paid and cancelled or if cash or Federal Securities shall have been credited to trust for the payment thereof (whether upon or prior to the maturity of the Note, but if the Note is to be paid prior to maturity, the Town shall have given the Paying Agent irrevocable directions to give

notice of redemption as required by this Ordinance, or such notice shall have been given in accordance with this Ordinance). In computing the amount of the deposit described above, the Town may include interest to be earned on the Federal Securities.

Section 18. Events of Default. Each of the following events constitutes an Event of Default:

(a) ***Nonpayment of Principal, Premium or Interest***. Failure to make any payment of principal of, premium, if any, or interest on the Note when due hereunder;

(b) ***Breach or Nonperformance of Duties***. Breach by the Town of any covenant set forth herein or failure by the Town to perform any duty imposed on it hereunder and continuation of such breach or failure for a period of thirty days after receipt by the Town Clerk of written notice thereof from the Paying Agent or from the Owner; or

(c) ***Appointment of Receiver***. An order or decree is entered by a court of competent jurisdiction appointing a receiver for all or any portion of the revenues and moneys pledged for the payment of the Note pursuant hereto is entered with the consent or acquiescence of the Town or is entered without the consent or acquiescence of the Town but is not vacated, discharged or stayed within thirty days after it is entered.

Section 19. Remedies for Events of Default.

(a) ***Remedies***. Upon the occurrence and continuance of any Event of Default, the Owner, or a trustee therefor, may protect and enforce its rights hereunder by proper legal or equitable remedy deemed most effectual including mandamus, specific performance of any covenants, the appointment of a receiver (the consent of such appointment being hereby granted), injunctive relief, or requiring the Council to act as if it were the trustee of an express trust, or any combination of such remedies. All proceedings shall be maintained for the benefit of the Owner of the Note.

(b) ***Failure to Pursue Remedies Not a Release; Rights Cumulative***. The failure of the Owner to proceed in any manner herein provided shall not relieve the Town of any liability for failure to perform or carry out its duties hereunder. The foregoing rights are in addition to any other right available to the Owner of the Note and the exercise of any right by the Owner shall not be deemed a waiver of any other right.

Section 20. Amendment of Ordinance. The Town may not amend this Ordinance without the prior written consent of the Owner of the Note.

Section 21. Findings and Determinations. Having been fully informed of and having considered all the pertinent facts and circumstances, the Council does hereby find, determine, and declare:

(a) ***Compliance with Law.*** The issuance of the Note and all procedures undertaken incident thereto are in full compliance and conformity with all applicable requirements, provisions and limitations prescribed by the State Constitution and the Enabling Law, and all conditions and limitations of the State Constitution and the Enabling Law have been satisfied.

(b) ***Best Interests.*** It is to the best advantage of the Town and its residents that the Note be authorized, issued and delivered at the time, in the manner and for the purposes provided in this Ordinance.

(c) ***Supplemental Public Securities Act.*** The Town hereby elects to apply the provisions of Section 11-57-209, C.R.S. Section 11-57-210, C.R.S. and Section 11-57-212, C.R.S. to the authorization of the Loan and the issuance and delivery of the Note.

(d) ***No Advisory of Fiduciary Role.*** The Town acknowledges and agrees that (i) the transaction contemplated herein is an arm's length commercial transaction between the Town and the Lender and its affiliates, (ii) in connection with such transaction, the Lender and its affiliates are acting solely as a principal and not as an advisor including, without limitation, a "Municipal Advisor" as such term is defined in Section 15B of the Securities and Exchange Act of 1934, as amended, and the related final rules (the "Municipal Advisor Rules"), agent or a fiduciary of the Town, (iii) the Lender and its affiliates are relying on the bank exemption in the Municipal Advisor Rules, (iv) the Lender and its affiliates have not provided any advice or assumed any advisory or fiduciary responsibility in favor of the Town with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (whether or not the Lender, or any affiliate of the Lender, has provided other services or advised, or is currently providing other services or advising the Town on other matters), (v) the Lender and its affiliates have financial and other interests that differ from those of the Town, and (vi) the Town has consulted with its own financial, legal, accounting, tax and other advisors, as applicable, to the extent it deemed appropriate.

Section 22. Appointment and Duties of Paying Agent. The Paying Agent is hereby appointed as paying agent, registrar and authenticating agent for the Note unless and until the Town removes it as such and appoints a successor Paying Agent, in which event such successor shall automatically succeed to the duties of the Paying Agent hereunder and its predecessor shall immediately turn over all its records regarding the Note to such successor. The Paying Agent, by accepting its duties as such, agrees to perform all duties and to take all actions assigned to it hereunder in accordance with the terms hereof. The appointment and acceptance of the duties of Paying Agent hereunder shall be affected through the execution of an agreement by the Paying Agent.

Section 23. Approval of Miscellaneous Documents. The Council hereby authorizes and approves the execution of all documents and certificates necessary or desirable to effectuate the issuance of the Note and the transaction contemplated hereby, including without limitation the Term Sheet, and execution by the parties thereto shall constitute the Council's approval of such documents and certificates in the form so executed. In the discretion ofTown officials, the use of electronic signatures as authorized pursuant to Resolution 2026-19 of the Town shall be permitted except in relation to the manual signatures required for the execution of the Note.

Section 24. Ratification of Prior Actions. All actions heretofore taken (not inconsistent with the provisions of this Ordinance) by the Council or by the officers and employees of the Town directed toward the issuance of the Note for the purposes herein set forth, including without limitation actions taken on the Town's behalf in connection with the request for proposals are hereby ratified, approved and confirmed.

Section 25. Events Occurring on Days That Are Not Business Days. Except as otherwise specifically provided herein with respect to a particular payment, event or action, if any payment to be made hereunder or any event or action to occur hereunder which, but for this Section, is to be made or is to occur on a day that is not a Business Day shall instead be made or occur on the next succeeding day that is a Business Day.

Section 26. Headings. The headings to the various sections and paragraphs to this Ordinance have been inserted solely for the convenience of the reader, are not a part of this Ordinance, and shall not be used in any manner to interpret this Ordinance.

Section 27. Ordinance Irrepealable. After the Note has been issued, this Ordinance shall constitute a contract between the Owner and the Town and shall be and remain irrepealable until the principal of the Note and all interest accruing thereon shall have been fully paid, satisfied, and discharged, as herein provided.

Section 28. Severability. It is hereby expressly declared that all provisions hereof and their application are intended to be and are severable. In order to implement such intent, if any provision hereof or the application thereof is determined by a court or administrative body to be invalid or unenforceable, in whole or in part, such determination shall not affect, impair or invalidate any other provision hereof or the application of the provision in question to any other situation; and if any provision hereof or the application thereof is determined by a court or administrative body to be valid or enforceable only if its application is limited, its application shall be limited as required to most fully implement its purpose.

Section 29. Repealer. All orders, bylaws, ordinances, and resolutions of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed to the extent only of such inconsistency or conflict.

[The balance of this page is intentionally blank.]

INTRODUCED, READ BY TITLE, APPROVED ON FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE ____ DAY OF _____, 2026. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE ___ DAY OF _____, 2026 AT ____ P.M. AT THE MINTURN TOWN HALL, 302 PINE STREET, MINTURN, COLORADO, 81645.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

_____
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 _____, 2026.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

APPENDIX A

FORM OF NOTE

UNITED STATES OF AMERICA

TOWN OF MINTURN, COLORADO
ACTING BY AND THROUGH THE TOWN OF MINTURN,
WATER AND SANITATION ACTIVITIES ENTERPRISE
WATER REVENUE NOTE
SERIES 2026

R-1 $_____

Interest Rate	**Maturity Date**	**Dated Date**
_____	_____	_____, 2026

REGISTERED OWNER:

PRINCIPAL SUM: _____ DOLLARS

The TOWN OF MINTURN, COLORADO, in the State of Colorado, a duly organized and validly existing home-ruleTown and political subdivision of the State of Colorado, acting by and through the Town of Minturn, Water and Sanitation Activities Enterprise (the "Town"), for value received, hereby promises to pay, solely out of the special funds hereinafter designated but not otherwise, to the registered owner named above, or registered assigns, on Principal Redemption Dates or on the Maturity Date specified above or, the Principal Amount specified above (capitalized terms used herein shall have the meanings set forth in Town Ordinance No. _____ authorizing the issuance of this Note (the "Ordinance")). In like manner the Town promises to pay interest on the unpaid Principal Amount (computed on the basis of a 360-day year of twelve 30-day months) on each monthly Interest Payment Date, computed initially from the Dated Date set forth above, at the Interest Rate per annum specified above, until the outstanding Principal Amount is paid in full.

Upon the occurrence and continuation of a payment Event of Default as provided in the Ordinance, an additional __% (__ hundred basis points) shall be added to the annual Interest Rate then in effect as the default rate for each day in which each payment Event of Default is in effect.

Following a Determination of Taxability, if any, the Note shall bear per annum interest at the Taxable Rate of ____% for such period in which the Determination of Taxability applies, as provided in the Ordinance.

The Town has designated the Note as a "qualified tax-exempt obligation" within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

Attached as an Exhibit to this Note is a schedule of the principal and interest due on this Note on each Interest Payment Date and Principal Redemption Date, as well as on the Maturity Date.

The principal of and interest on this Note shall be paid by check or draft of the Paying Agent mailed on or before each Interest Payment Date and Principal Redemption Date to the registered owner of this Note; provided however, the Paying Agent shall make such payments by wire transfer or such alternative means as may be mutually agreed to between the registered owner of this Note and the Paying Agent. The final installment of the principal of and interest on this Note shall only be payable upon presentation and surrender of this Note to the Paying Agent, provided however this Note need not be presented for the payment of principal when redeemed in the case of mandatory scheduled redemption. THE ORDINANCE CONSTITUTES THE CONTRACT BETWEEN THE REGISTERED OWNER OF THIS NOTE AND THE Town. THIS NOTE IS ONLY EVIDENCE OF SUCH CONTRACT AND, AS SUCH, IS SUBJECT IN ALL RESPECTS TO THE TERMS OF THE ORDINANCE, WHICH SUPERSEDES ANY INCONSISTENT STATEMENT IN THIS NOTE.

This Note is subject to redemption at the option of the Town, in whole but not in part, on December 1, 20__ and any Business Day thereafter, upon payment of the outstanding and unpaid Principal Amount, accrued interest on such amount, all other amounts due and owing on this Note, if any, and without redemption premium. The optional redemption set forth in this paragraph is conditioned upon notice by the Town to the Owner not less than 30 days prior to the date on which such redemption is to occur.

The Note is special, limited obligation of the Town payable solely from and secured solely from the Net Revenue generated from the System as provided in the Ordinance and shall not constitute a general obligation of the Town. Pursuant to the Ordinance the Town pledged for the payment of the principal of, premium if any, and interest on the Note at any time outstanding, and granted a lien for such purpose on the Net Revenue. This Note is issued under authority of the Town Charter and, among other things, under the authority of the Part 2 of Article 57 of Title 11, of the Colorado Revised Statutes. Such recital shall be conclusive evidence of the validity and the regularity of the issuance of this Note after its deliver for value.

The Town agrees with the Owner of this Note that it will keep and perform all the covenants and agreements contained in the Ordinance.

It is hereby certified that all conditions, acts and things required by the Town Charter, and the constitution and laws of the State of Colorado, and the ordinances of the Town, to exist, to happen and to be performed, precedent to and in the issuance of this Note, exist, have happened and have been performed, and that the Note do not exceed any limitations prescribed by said Town Charter, Constitution or laws of the State of Colorado, or the ordinances of the Town.

This Note shall not be entitled to any benefit under the Ordinance, or become valid or obligatory for any purpose, until the Paying Agent shall have signed the certificate of authentication hereon.

IN WITNESS WHEREOF, the Town of Minturn, Colorado, has caused this Note to be signed in the name and on behalf of the Town with the manual signature of the Mayor, to be sealed with the seal of the Town or a facsimile thereof and to be attested by the manual signature of the Town Clerk.

[MANUAL OR FACSIMILE SEAL] MINTURN, COLORADO

By (Manual Signature)
Mayor

ATTEST:

By (Manual Signature)
Town Clerk

CERTIFICATE OF AUTHENTICATION

This is the Note described in the within-mentioned Ordinance.

Town Treasurer, as Paying Agent

By _____
Authorized Representative

Date of Authentication: _____

CERTIFICATE OF TRANSFER

FOR VALUE RECEIVED, _____, the undersigned, hereby sells, assigns and transfers unto _____ (Tax Identification or Social Security No. _____) the within Note and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

_____
NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

To: Minturn Town Council
From: Cindy Krieg, Deputy Clerk
Date: 2/18/2026
Agenda Item: Discussion / Direction – Minturn Golf Cart Regulations

Background

The Town of Minturn currently permits the personal use of golf carts on Town streets, subject to specific regulations. Golf carts must be registered with the Town and are subject to restrictions related to size, passenger capacity, and compliance with applicable state and local traffic laws. Golf carts are not permitted on Main Street (Highway 24), which is a state highway. These regulations were intentionally structured to allow limited, low-speed personal transportation while minimizing the Town's regulatory and enforcement obligations. The current framework does not authorize, permit, or regulate the use of golf carts for commercial passenger transport or shuttle services.

This distinction is significant because authorizing commercial use would represent a shift from allowing individual vehicle operation to affirmatively permitting a transportation service. The existing regulations reflect a policy choice to allow limited personal mobility while avoiding the need for the Town to actively regulate commercial transportation services.

Recent Requests

The Town has received inquiries from local businesses requesting that the Town either waive or increase the current size and/or passenger restrictions for golf carts. The stated intent of these requests is to allow golf carts to operate as shuttle vehicles transporting patrons between different areas of Town.

These requests would effectively introduce commercial passenger transport into a regulatory framework that was designed for limited personal use.

Distinction Between Personal and Commercial Use

While the Town currently allows personal golf cart use under defined conditions, authorizing golf carts for commercial shuttle purposes would introduce additional considerations related to public safety, liability, and regulatory oversight.

Personal use involves individual operators assuming responsibility for their own vehicle operation. Commercial shuttle use, by contrast, involves transporting members of the public for business purposes and creates greater safety expectations for operators and a stronger expectation that the Town has reviewed, authorized, and is overseeing the activity.

Allowing commercial shuttle operations would likely require the Town to establish a permitting and compliance framework addressing items such as routes, hours of operation, driver qualifications, insurance coverage, vehicle standards, and enforcement.

Legal and Regulatory Considerations

Staff has identified several concerns associated with expanding golf cart use for shuttle purposes:

- **Vehicle Classification and Liability:** Increasing the size or passenger capacity of golf carts, or using them for commercial shuttle purposes, may raise questions regarding

vehicle classification under state law, insurance requirements, and potential liability exposure for both operators and the Town.

- **Consistency with State Law:** The Town is currently consulting with the Town Attorney to evaluate whether expanding golf cart allowances would remain consistent with Colorado statutes and applicable safety standards.
- **Intended Use:** The current golf cart regulations were not designed to accommodate regular commercial passenger transport.

Staff capacity is also a relevant consideration. Creating or expanding a permit framework for commercial shuttle operations would require ongoing administrative oversight, monitoring, and enforcement. Without sufficient resources to actively manage such a program, the Town could increase its risk exposure rather than reduce it.

Traffic Circulation and Street Design Constraints

There are also operational and safety concerns related to the Town's existing street network:

- **Main Street Restriction:** Golf carts are prohibited from operating on Main Street (Highway 24), which is the primary east-west corridor through Town.
- **One-Way Street Limitations:** Due to the configuration of one-way streets, it is not possible to travel continuously from one end of Town to the other using only permitted streets without either:
    - Operating on Main Street (which is not allowed), or
    - Traveling the wrong direction on a one-way street (which would violate traffic laws).
- **Enforcement and Safety:** Allowing or informally accommodating wrong-way travel on one-way streets would present significant safety risks and enforcement challenges.

Next Steps

Staff is continuing to work with the Town Attorney to better understand the legal implications of any potential changes to the golf cart regulations.

Council direction is requested on the following options:

- Maintain the existing framework allowing personal golf cart use only,
- Direct staff to further explore regulatory amendments for commercial use, or
- Provide additional guidance on how staff should respond to business requests in the interim

Attachments:

- Current Golf Cart Permit Application, which includes the current applicable code section.

TOWN OF MINTURN GOLF CART (GOLF CAR) PERMIT APPLICATION

Date Submitted: _____

Name of Applicant: _____

Physical Address of Applicant:_____

Mailing Address of Applicant: _____

Driver's License #: _____ Expiration Date: _____

Phone Number: _____Email Address: _____

Golf Cart Information: Make: _____Model: _____

Year: _____ Color: _____ Serial Number: _____

Vehicle Identification Number (if Applicable): _____

Liability Insurance Company: _____

Policy #: _____ Expiration Date: _____

Golf Car Ordinance/Rules & Regulations:

Golf car means a self-propelled vehicle not designed primarily for operation on roadways and that has:

- (a)A design speed of less than twenty (20) miles per hour;
- (b)At least three (3) wheels in contact with the ground;
- (c)An empty weight of not more than one thousand three hundred (1,300) pounds; and
- (d)A carrying capacity of not more than four (4) persons.

Operate means to ride in or on and control the operation of a golf car.

Operator means every person who operates or is in actual physical control of a golf car.

Owner means a person, other than a lienholder, having title to a golf car and entitled to the use or possession thereof.

Person means any individual, association, partnership or public or private corporation, any municipal corporation, county, city, city and county or other political subdivision of the State or any other public or private organization of any character.

Roadway means that portion of a highway improved, designed or ordinarily used for vehicular travel.

Street, road, freeway or highway means the entire right-of-way between boundary lines of any of such public ways when any part thereof is open to the use of the public as a matter of right for the purpose of motor vehicle travel.

Sec. 8-4-20. - General operations.

Pursuant to statutory law of the State, golf cars are hereby permitted to be operated on the roadway of any street, road or highway within the Town, except on any street or road which is part of the state highway system. The operator of a golf car when legally operating the same as provided

herein shall conform to and abide by all State statutes and regulations and municipal regulations and ordinances governing the movement of golf cars within the Town.

Sec. 8-4-30. - Compliance.

No golf car shall be operated within the Town unless and until said vehicle shall fully comply with statutory laws of the State in regard to golf car registration, operation on rights-of-way of streets, roads or highways, crossing road and highways, operation on private property, required equipment, notice of accidents and other operation restrictions.

Sec. 8-4-40. - Operating regulations.

- (a)A golf car may be operated on the right-of-way of roads, streets and highways as far as practicable from the roadway thereof on the right-hand side, in the same direction as vehicular traffic.
- (b)All golf cars being operated on the roads, streets and highways within the corporate limits of the Town shall travel in a single file and shall not pass any other golf car being operated on the roads, streets and highways.
- (c)Golf cars shall be brought to a complete stop at all intersections, and the operator thereof shall yield the right-of-way to all motor vehicle traffic on such road or highway which constitutes an immediate hazard to the crossing of such road, street or highway and intersection.
- (d)No golf car shall be operated at a speed greater than twelve (12) miles per hour within the corporate limits of the Town except as allowed by a conditional use permit or special use permit issued by the Town.
- (e)No golf car shall be operated within the corporate limits of the Town before the hour of 7:00 a.m. and after the hour of 10:00 p.m.
- (f)All golf cars shall be equipped with brakes in good working order.
- (g)All turns shall be signaled.
- (h)The right-of-way shall be yielded at all times to all pedestrians and all other vehicular traffic.
- (i)Headlights and tail lamps shall be on at all times, and all golf cars shall be equipped with side reflectors.
- (j)No towing is allowed except by means of a rigid device or, in the case of a disabled golf car, where an operator is in control of each golf car.
- (k)Each person operating a golf car upon streets, roads or roadways within the Town shall be licensed by the State to operate a motor vehicle on public streets and roads, and be at least sixteen (16) years of age.
- (l)No person shall operate a golf car in a careless or imprudent manner without due regard for width, grade, corners, curves or traffic of roads.
- (m)No person shall operate a golf car in a manner as to indicate either a wanton or a willful disregard for the safety of persons or property.
- (n)No person shall operate a golf car on private property except that owned or leased by the operator or except when prior permission has been obtained from the owner, lessee or agent of the owner or lessee.
- (o)Every person operating a golf car within the corporate limits of the Town shall, upon demand of any peace officer, produce for inspection a Town permit and shall furnish to such officer any information necessary for the identification of such golf car, its operator and its owner and evidence of a liability insurance policy that covers golf cars operated on public roadways.
- (p)No owner of a golf car shall permit such golf car to be operated by any other person in violation of the provisions of this Article.

- (q)No person shall operate a golf car on a Town-owned or maintained trail except as permitted and posted by the Town.
- (r)No person shall operate a golf car on a State highway, except directly across a State highway at a grade sidewalk, bike path, or pedestrian path consistent with Sections 42-4-117(1) and (3), C.R.S.
- (s)No person shall operate a golf car carrying a greater number of occupants than there are manufacturer-installed seats installed in the golf car.

Sec. 8-4-50. - Permit required.

(a)Authorization to operate a golf car on Town streets is by permit only. Permits shall be issued for each golf car by the Town Clerk / Deputy Clerk. Any person holding a valid, current driver's license may apply for a permit. All permits shall expire annually on June 1, unless renewed. The fee for a permit shall be established by the Town Council from time to time by resolution.
(b)Each application for a permit to operate a golf car on the Town roadways shall include the name and address of the owner-applicant and such additional information as the Town Clerk may reasonably require. In addition, each permit application, whether for an initial permit or a renewal, shall be accompanied by evidence of a liability insurance policy that covers golf cars operated on public roadways.

Sec. 8-4-60. - Penalties and remedies.

Any person who shall be convicted of a violation of any of the provisions of this Article may, for each violation, be punished in accordance with the provisions of Section 1-4-20 of this Code.

Acknowledgements:

____ Under penalty of perjury, I declare this vehicle is insured with the named company and I will maintain liability insurance throughout the registration period. I agree to send updated liability insurance policy information to the Town of Minturn if I change policies or when the policy renews.

____ I acknowledge that I have received and read a copy of the Town of Minturn Golf Cart Ordinance and will abide by all regulations set forth in the Ordinance.

____ No golf car shall be operated within the Town unless and until said vehicle shall fully comply with statutory laws of the State in regard to golf car registration, operation on rights-of-way of streets, roads or highways, crossing road and highways, operation on private property, required equipment, notice of accidents and other operation restrictions.

_____ I understand that permits may be suspended or revoked upon finding evidence that the permit holder has violated the conditions of the permit or has abused the privilege of being a permit holder.

____ I hereby agree to follow all Operating Regulations as set forth within this document.

_____ _____

Signature of Applicant Date

GOLF CART / GOLF CAR PERMIT (FOR INTERNAL USE ONLY):

Date Approved: _____ Approved By: _____ Permit Number: _____

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

February 27, 2026

Rob Gutierrez
Town of Minturn
PO Box 309
Minturn, CO 81645
Email: manager@minturn.org

Re: Minturn Road
North Railroad Crossing
ROM cost of identified alternatives
Project No. 19-0064

Dear Rob:

We understand concerns have been expressed regarding where the north end of Minturn Road crosses the railroad tracks and extends to US 24. The reconstruction of Minturn Road was done as a part of the Minturn North Subdivision Improvements Agreement.

Minturn Road extending from Game Creek to the east side of the railroad crossing lies within Eagle County. Town limits begin again at east side of the railroad tracks and extend to US 24. Maintenance of the railroad crossing is defined in Section 5 of the Crossing Agreement between the Town and the Union Pacific Railroad (UPRR).

Rob Gutierrez
Town of Minturn

Re: Minturn Road
North Railroad Crossing
ROM cost of identified alternatives
Project No. 19-0064

SECTION 5. MAINTENANCE AND REPAIRS

A. The Political Body shall, at its own sole expense, maintain, repair, and renew, or cause to be maintained, repaired and renewed, the entire Crossing Area and Roadway, except the portions between the track tie ends, which shall be maintained by and at the expense of the Railroad.

B. If, in the future, the Political Body elects to have the surfacing material between the track tie ends, or between tracks if there is more than one railroad track across the Crossing Area, repaired or replaced, the Railroad, at the Political Body's expense, shall install such replacement surfacing.

We discussed some options to improve the Town portion of Minturn Road last week, and you asked for "Ball Park" estimates for the options to improve the crossing. The following estimates are a "Rough Order of Magnitude" (ROM) only; based on Sketch Plan information without survey or engineering design. The estimate is intended for informational purposes and is NOT a guarantee of the actual costs for design or construction. Actual quantities and costs may change once the project elements are finalized. Construction costs will vary due to construction market volatility, unforeseen conditions, and time of construction.

Asphalt Repair Only:
The asphalt extending from the west side of the tracks to the bridge crossing the Eagle River is in fair condition.

Minturn Road west of the railroad crossing

Rob Gutierrez
Town of Minturn

Re: Minturn Road
North Railroad Crossing
ROM cost of identified alternatives
Project No. 19-0064

Asphalt Repair Option 1: The simplest repair would be to leave the existing timber crossing; fill the small pothole and seal the cracks. Seal coating this section of the road should cost less than $6,000. This would appear to meet the requirements of paragraph 5.A of the maintenance provisions of the Crossing Agreement and would likely require UPRR approval.

Asphalt Repair Option 2: This would involve milling and overlaying roughly 100 feet of Minturn Road from the west side of the tracks to the east edge of the bridge. This work is similar to what was done on Norman near Town Hall this past summer. The timber crossing would not be touched. Based on recent construction cost data a ROM estimate would be about $35,000, assuming it is done as a part of a larger contract such as Taylor Avenue reconstruction. This would appear to fall under Paragraph 5.A of the maintenance provisions of the Crossing Agreement and would likely require UPRR approval.

Replace the Timber Crossing:
The timbers between the tracks are degrading. We expect the Railroad will require the timbers to be replaced with concrete panels. Concrete panels were used at the Beaver Creek Boulevard crossing in Avon (picture below).

Beaver Creek Blvd. Crossing

This work would appear to fall under paragraph 5.B of the maintenance provisions in the Crossing Agreement. Estimating the cost for this work is difficult as the agreement stipulates work will be performed by the UPRR at the expense of the Town. Based on an internet search, the cost could run $60,000. This work will require UPRR and may require PUC approval.

Rob Gutierrez
Town of Minturn

Re: Minturn Road
North Railroad Crossing
ROM cost of identified alternatives
Project No. 19-0064

Pave over the Tracks:
This alternative would involve paving over the tracks similar to what was done at the Railroad Avenue crossing. Based on recent construction cost data a ROM estimate would be about $165,000, assuming it is done as a part of a larger contract such as Taylor Avenue reconstruction.
We do not believe this project would fall under the maintenance provisions and likely require UPRR, PUC and Eagle County approval.

Please keep in mind these cost estimates represent a Rough Order of Magnitude only – providing estimates for budgeting would require at least preliminary engineering.

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

Respectfully,
Inter-Mountain Engineering

Jeffery M. Spanel PE

Minturn
Town Manager's Office

Staff Memo To: Mayor and Town Council

From: Rob Gutierrez, Town Manager

Date: February 27, 2026

Subject: Request for Letter of Support – Federal Legislation Regarding Berlaimont Estates Access Road

Dear Mayor and Council,

Senator Michael Bennet's office has requested that the Town consider providing a letter of support for forthcoming federal legislation related to the proposed Berlaimont Estates development in Eagle County. Eagle Town Council and the Edwards Metropolitan District are also considering similar letters of support.

The Berlaimont property is a private inholding surrounded by the White River National Forest. In recent years, the U.S. Forest Service approved a 2.6-mile, year-round paved access road across federal land to serve the proposed development. The project has been controversial due to concerns about wildlife habitat, environmental impacts, and the use of federal resources to support a private development.

In January 2026, Senator Bennet introduced an amendment to block the use of federal funds for this road; the amendment did not receive a vote. His office is now preparing stand-alone legislation that would (1) clarify that the existing unpaved, seasonal road provides adequate access and (2) prohibit federal permitting or spending for a year-round paved road to the Berlaimont site. The stated policy rationale is to prioritize wildlife habitat, forest health, and limited federal agency resources over infrastructure serving a private development.

The Senator's office is seeking letters of support in advance of introducing the bill next month. A letter of support would be advisory in nature and would not commit the Town to any financial contribution or legal position. The request is focused on federal land access and permitting, not on local land use approvals.

Staff is bringing this forward for Council direction on whether to support the request and, if so, whether to authorize a letter of support.

Sincerely,

Rob Gutierrez
Town Manager

Rob Gutierrez

From: Deskin, Delaney (Bennet) <Delaney_Deskin@bennet.senate.gov>
Sent: Friday, February 20, 2026 7:45 AM
To: Earle Bidez; Rob Gutierrez
Cc: Henry, Hilary (Bennet)
Subject: Office of Sen. Bennet Berlaimont Request
Attachments: RYA26083 -- hh edits (1).docx; Minturn Town Council - Draft Berlaimont Support Letter.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Minturn leadership,

I hope you're all doing well and enjoying the snow!

As you all may know, Senator Bennet introduced an amendment last month to prohibit the use of federal funds to build a year-round, paved road to access the proposed Berlaimont Estates development. You can read about that amendment in the press release HERE and check out some of the coverage HERE, HERE, and HERE. Unfortunately, the amendment did not receive a vote, but Senator Bennet remains committed to blocking the project.

As a next step, he plans to introduce legislation to block the development of a year-round paved road to the proposed Berlaimont development. The legislation clarifies that the unpaved, seasonal road that currently exists is adequate access to the parcel and prohibits the federal government from issuing permits for a year-round paved road or spending federal funds on the project.

In preparation for introduction, we are asking local municipalities for letters of support for the bill and in opposition to the proposed Berlaimont Estates development. ***Would the Town be willing to consider a letter of support?***

We are looking to introduce it by next month and would request that it be included on your next council agenda. Right now, Eagle Town Council and Edwards Metro District have added consideration of a letter of support to their agendas.

I have included a draft of the legislative text and an example letter of support for review, and Hilary and I are happy to set up a meeting to discuss the bill and our efforts further.

Thank you for your consideration, please do not hesitate to reach out if you have any questions or concerns. Have a great rest of your day!

Delaney Deskin
Central Mountains Regional Representative
Office of U.S. Senator Michael Bennet
(970) 637-1158
(720) 438-5178

Town of Minturn Town Council
Minturn Town Hall
302 Pine St.
Minturn, CO 81645

[Date]

The Honorable Michael F. Bennet
United States Senate
261 Russell Senate Office Building
Washington, DC 20510

Dear Senator Bennet:

On behalf of the Town Council of Minturn, Colorado, we write to express our strong support for your Forest Resources Accountability Act and our opposition to the proposed Berlaimont Estates access road project to 19 luxury estates in the White River National Forest.

We are concerned about the Forest Service's reduced staffing and capacity at a time when the agency is struggling to maintain trails, address wildfire risk, reduce hazardous fuels, and protect watersheds and wildlife habitat. Approving new year-round access to support residential development would also expand the wildland-urban interface and increase long-term federal firefighting obligations.

The White River National Forest is central to the Town of Minturn's economy and way of life. Forest Service environmental analysis has identified risks associated with the Berlaimont access road, including fragmentation of important winter habitat for deer and elk, potential water quality impacts, and increased disturbance from expanded year-round human activity. We are concerned about diverting already very limited Forest Service resources from critical stewardship activities on the national forest, like wildfire mitigation and recreation management, to support a private, luxury project with well-documented impacts to our public lands.

For these reasons, the Town of Minturn opposes the Berlaimont development and associated road construction. Expanding permanent road infrastructure in designated winter range would place lasting pressure on public lands that support both regional ecosystems and local economic sustainability.

Your legislation appropriately prioritizes public benefit uses of National Forest lands while maintaining reasonable access to private inholdings. Limiting new permanent road construction

DRAFT

in sensitive habitat, maintaining existing seasonal access, and encouraging voluntary acquisition of the parcel for conservation reflect a balanced approach to public lands stewardship.

Thank you for your continued leadership on issues that matter deeply to Eagle County and western Colorado. We appreciate your attention to this matter and stand ready to support your efforts as this legislation moves forward.

Sincerely,

Town of Minturn Town Council

DRAFT

Staff Memo To: Mayor and Town Council

From: Rob Gutierrez, Town Manager

Date: February 27, 2026

Subject: Exploring Partnership Opportunities with Eagle County School District for Maloit Park

Purpose of Memorandum

The purpose of this memorandum is to request Town Council discussion and policy direction regarding whether staff should pursue collaborative discussions with Eagle County School District (ECSD) to explore potential pathways to achieve a higher level of deed-restricted workforce or affordable housing at the Maloit Park subdivision, up to and including a potential 100% deed-restricted outcome, if feasible.

Background

At the February 18 Town Council meeting, Council approved the preliminary plat for the Maloit Park subdivision. During the review process, the Town and community expressed strong interest in maximizing the number of deed-restricted workforce or affordable housing units within the project. While ECSD acknowledged these community goals, the District was not willing at that time to commit to a 100% deed-restricted housing outcome as part of the preliminary plat approval.

The preliminary plat decision is now complete. However, the project is still in its early stages, and there may be opportunities, outside of the land use approval process, for the Town and ECSD to explore whether financial, regulatory, or partnership-based tools could make a higher percentage of deed-restricted housing more feasible or attractive for the District.

This discussion would be focused on intergovernmental collaboration and housing policy objectives, not on revisiting or modifying the preliminary plat approval.

Policy Considerations and Guardrails

Any discussions with ECSD would be guided by the following principles:

- This effort would **not reopen or reconsider** the preliminary plat approval.
- This effort would **not impose new conditions** on the approved application.
- Participation by ECSD would be **voluntary and collaborative**.
- Any potential tools, incentives, partnerships, or policy changes would be brought back to Town Council for separate consideration and approval.
- The focus would be on exploring **feasible pathways** to increase long-term deed-restricted workforce or affordable housing outcomes consistent with Town policy goals.

Potential Areas of Exploration

If directed by Council, staff could explore topics such as:

- Potential partnership structures with ECSD or a third-party housing entity
- Financial or funding strategies that could support deeper affordability or deed restriction
- Land value, phasing, or development structure considerations
- Deed restriction models that protect long-term affordability while remaining workable for the District
- Roles the Town could play in facilitating or supporting a workforce/affordable housing outcome
- The feasibility of the Town purchasing one or more lots or units within the project for use as deed-restricted employee housing, including potential funding sources, ownership and management models, and long-term operational implications

These discussions would be exploratory in nature and intended to identify realistic options, constraints, costs, and risks.

Fiscal Impact

At this stage, there is no direct fiscal impact associated with authorizing staff to explore potential collaboration and return with options. Any future financial commitments or incentives would be presented to Town Council for consideration and approval.

Recommendation

Staff recommends that Town Council provide direction on whether to:

1. Authorize staff to engage Eagle County School District in discussions to explore pathways to increase the amount of deed-restricted workforce or affordable housing at Maloit Park, and
2. Direct staff to return to Council with potential options, implications, and recommendations for further consideration.

Sincerely,

Rob Gutierrez
Town Manager

Minturn
Town Manager's Office

Staff Memo To: Mayor and Town Council

From: Rob Gutierrez, Town Manager

Date: February 27, 2026

Subject: Regional Housing Authority – Update and Policy Direction Discussion

Purpose of Memorandum

To brief Council on ongoing discussions between Eagle County and the Town of Avon regarding a potential multi-jurisdictional (regional) housing authority and to seek Council's high-level policy direction on whether and how Minturn should remain engaged in shaping this effort.

Background

Over the past six months, Eagle County and the Town of Avon have been exploring the potential formation of a Regional Housing Authority (RHA) to address housing needs at a scale that individual jurisdictions cannot effectively tackle alone. The core purpose of this effort is to evaluate whether a regional structure could improve coordination, administrative efficiency, funding capacity, and overall impact compared to the current jurisdiction-by-jurisdiction approach.

What Is Being Explored

The concept under discussion is a Regional Housing Authority that could serve as a centralized entity for some combination of:

- Housing policy and planning
- Program administration (e.g., deed restriction management, lotteries, compliance, assistance programs)
- Funding strategy and grant coordination
- Potentially development and/or property management functions

Importantly, this work is **exploratory**. No decisions have been made regarding governance, funding mechanisms, or participation levels by any jurisdiction.

Two General Model Directions

While several variants have been discussed, the options generally fall into two categories:

1. **Coordinating / Shared Services Model (Base or Hybrid):**
    - Local jurisdictions retain most programs and control
    - The regional entity focuses on coordination, administration, and selected core functions
    - Revenues largely pass through to participating jurisdictions
    - More incremental change, lower organizational footprint

2. **Full Regional Operator Model:**
    - The regional entity takes on most housing functions, including programs, development, and possibly property management
    - Revenues are retained and managed by the regional authority
    - Greater centralization, but also greater potential scale and impact

Funding Context

Preliminary revenue models have been prepared by Eagle County and the Town of Avon to illustrate the **order of magnitude** of funding that would be required to meaningfully address regional housing needs. These models are **for discussion purposes only** and would require **voter approval** if any were ever pursued; **no tax proposal is being advanced at this time.**

The modeling indicates that achieving meaningful impact would likely require **$15–20 million annually for Avon and Eagle County** and approximately **$25–30 million annually for the broader Eagle River Valley**, building on existing local housing revenues. The examples explore combinations of sales tax, use tax (limited to construction materials), and property tax to demonstrate scale and tradeoffs, including an **illustrative "maximum" scenario included solely to show the upper bound of potential revenue and not for consideration as a proposal.**

Illustrative Maximum Revenue Scenario (Not a Policy Proposal)

Full 1% Sales Tax, 1% Use Tax, 5 Mill Property Tax. This model represents the revenues generated from the maximum tax rate for all three categories.

	Sales Tax	Use Tax	Mill Levy	% Sales Tax	% Property Tax
Towns	**1%**	**1%**	**5**		
Vail	$ 10,535,368	$ 1,261,961	$ 8,690,854	40%	39%
Minturn	**$ 309,829**	**$ 220,130**	**$ 235,959**	**1%**	**1%**
Red Cliff	$ 48,304	$ 1,237	$ 39,619	0%	0%
Avon	$ 4,753,121	$ 734,991	$ 1,881,187	18%	8%
Eagle	$ 1,850,000	$ 470,915	$ 1,219,860	7%	5%
Gypsum	$ 3,519,656	$ 1,264,238	$ 1,376,230	13%	6%
Metro Dists.				**20%**	**40%**
Eagle-Vail	$ 598,640	$ 69,700	$ 729,465	2%	3%
Beaver Creek	$ 1,817,609	$ 547,361	$ 2,410,707	7%	11%
Bachelor Gulch	$ 968,424	$ 121,384	$ 1,181,570	4%	5%
Arrowhead	$ 151,357	$ 54,136	$ 1,043,451	1%	5%

Berry Creek	$ -	$ 53,630	$ 636,821		3%
Edwards	$ 1,790,000	$ 168,144	$ 1,428,878	7%	6%
Cordillera	$ -	$ 168,144	$ 1,428,878		6%
TOTAL	**$ 26,342,307**	**$ 5,135,971**	**$ 22,303,479**	**$ 53,781,756**	

NOTE: The Use Tax in these revenue models is ONLY on construction materials.

	Total Revenues
Minturn	**$765,918**
Avon	$7,369,299
Vail	$20,487,913
Eagle County	$15,368,298

Eagle River Valley Revenues:
1% Sales Tax and 1% Use Tax = $31,478,277
1% Use Tax and 5 Mill Property Tax = $27,439,449

Illustrative Hybrid Scenario (Pass-Through Revenue Example)

This illustrative example combines a **0.5% sales tax, 1% use tax, and 3 mill property tax** to demonstrate how a hybrid, pass-through model could function. It is included for context only to show scale and tradeoffs, and not as a proposal. Using multiple sources spreads the cost across residents, visitors, second homeowners, and developers.

	Sales Tax	Use Tax	Mill Levy			
Towns	**0.5%**	**1%**	**3**	**TOTAL**	**%ST**	**%PT**
Vail	$ 5,267,684	$ 1,261,961	$ 5,214,513	$11,744,157	40%	39%
Minturn	**$ 154,914**	**$ 220,130**	**$ 141,575**	**$ 516,620**	**1%**	**1%**
Red Cliff	$ 24,152	$ 1,237	$ 23,772	$ 49,161	0%	0%
Avon	$ 2,376,561	$ 734,991	$ 1,128,712	$ 4,240,264	18%	8%
Eagle	$ 925,000	$ 470,915	$ 731,916	$ 2,127,831	7%	5%
Gypsum	$ 1,759,828	$ 1,264,238	$ 825,738	$ 3,849,804	13%	6%
Metro Dists.				$ 9,161,375	20%	40%
Eagle-Vail	$ 299,320	$ 69,700	$ 437,679		2%	3%
Beaver Creek	$ 908,804	$ 547,361	$ 1,446,424		7%	11%
Bachelor Gulch	$ 484,212	$ 121,384	$ 708,942		4%	5%
Arrowhead	$ 75,679	$ 54,136	$ 626,071		1%	5%
Berry Creek	$ -	$ 53,630	$ 382,093			3%
Edwards	$ 895,000	$ 168,144	$ 857,327		7%	6%
Cordillera	$ -	$ 168,144	$ 857,327			6%
TOTAL	**$ 13,171,153**	**$ 5,135,971**	**$ 13,382,087**	**$31,689,211**		

NOTE: The Use Tax in these revenue models is ONLY on construction materials.

	10% for RHA	Pass-Thru

Minturn	**$516,620**	**$51,662**	**$464,958**
Avon	$4,240,264	$424,026	$3,816,237
Vail	$11,744,157	$1,174,415	$10,569,741
Eagle County	$9,161,375	$916,138	$8,245,238
TOTAL	$25,662,416.00	$2,566,241.00	$23,096,174.00

What This Means for Minturn

Minturn is **not being asked to commit to any governance structure**, funding mechanism, or level of participation at this stage. The current phase is about **shaping the concept** and ensuring that the interests of smaller jurisdictions are considered early in the process. Participation levels could vary by community depending on the model ultimately pursued. **At the same time, Minturn does need to consider which approach best aligns with the Town's interests so staff can clearly communicate that preference as the regional discussions continue.**

Key Policy Questions for Council

Council input is requested on the following high-level questions:

1. Does Council wish to **direct staff to remain engaged** in the regional housing authority discussions and continue exploring potential participation in a multi-jurisdictional approach?
2. In concept, does Council see more value in a **hybrid model**, where revenues and most program control remain with the Town but certain functions are coordinated regionally, or a **more centralized regional model**, where the Town would participate through representation on a regional board and a regional authority would manage programs and funding?
3. If Council is generally supportive of a **hybrid model**, would Council be willing to direct staff to draft and return with a **plan of action** outlining how a hybrid model could work for Minturn, including what the Town would do programmatically and how revenues would be handled?

Hybrid Model: Conceptual Framework for Minturn

Under a hybrid, pass-through model, staff's initial concept is that regional housing authority revenues allocated to Minturn could be used to **support locally defined priorities**, potentially including:

Expansion of Town Employee Housing

- Acquisition, construction, or rehabilitation of units dedicated to Town employees
- Stabilizing workforce housing for critical municipal positions

Expanded Down Payment Assistance for Owner-Occupants

- Increased local funding for first-time and workforce buyers
- Targeted assistance to help residents remain in the community

Market-Rate Buydowns with Deed Restrictions

- Strategic purchase or subsidy of market-rate single-family homes
- Conversion of those homes to long-term deed-restricted units to expand the attainable housing stock

Strategic Acquisition of Deed-Restricted Lots (e.g., Maloit Park)

- Use of funds to acquire or help acquire lots intended for deed-restricted housing
- Supporting long-term affordability and local workforce housing goals

These examples are intended to illustrate how a hybrid, pass-through model could allow Minturn to retain **local control over priorities** while benefiting **from regional coordination and support**, in a manner that is consistent with the Town's longstanding desire to remain **independent and locally directed** in addressing housing needs.

Next Steps

Based on Council's direction, staff will either continue to engage in, or step back from, the regional housing authority discussions and will communicate Minturn's preferences regarding potential participation and structure to the regional partners. Feedback from participating jurisdictions will inform the next round of discussions being led by Eagle County and Avon, and staff will return to Council with updates and more specific options if and when a clearer proposal emerges.

Sincerely,

Rob Gutierrez
Town Manager

Minturn
Town Manager's Office

Staff Memo To: Mayor and Town Council
From: Rob Gutierrez, Town Manager
Date: Updated February 27, 2026
Subject: 2026 Colorado Legislative Update

Purpose of Memorandum

The purpose of this memorandum is to provide Town Council with an informational update on several bills currently under consideration by the Colorado General Assembly that may have potential implications for municipalities, including possible operational, regulatory, or fiscal impacts on the Town.

Council members interested in discussing any of the legislation referenced in this memorandum may do so at the March 4, 2026, Town Council meeting. Staff will include an agenda item titled: **"Consideration of Council positions on select pending state legislation affecting local governments, including housing and municipal finance."**

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House Bill 26-1001

Bill Title: Residential Development on Qualifying Properties (HOME Act)
Effective Date: January 1, 2028 (requirements apply on or after December 31, 2027)

Status Tracker

1/14/26: Introduced to House.

2/3/26: Bill received 5 amendments on February 3 at the House Transportation, Housing, and Local Government Committee and passed to floor vote.

2/5/26: Bill passed second reading with amendments on the house floor.

2/6/26: House voted on final passage at 3rd reading and approved the bill as amended. Bill now awaits Senate consideration.

3/4/26: **Hearing scheduled Senate Local Government & Housing Committee**

CML (Colorado Municipal League) Position: Oppose

Summary:

HB26-1001 would require municipalities with populations over 2,000 to allow residential development through an administrative approval process on certain publicly owned or nonprofit-owned properties of five acres or less. The bill is intended to promote housing development, particularly affordable housing, on land already owned by public entities or nonprofit organizations, while limiting a local government's ability to deny or significantly restrict qualifying developments based on zoning standards.

Summary of Approved Amendments

- **Added a Detailed Legislative Declaration (Findings Section)**
- **Expanded Definition of "Exempt Parcel" (Major Scope Change) including:**
  - Restricted by **federal/state regulation or deed restriction** (e.g., FAA, environmental covenants, flammable gas overlays)
    - Subject to **conservation easements** (retained)
    - Located in an **airport influence area** (retained)
- **Added Transferable Development Rights (TDR) Program Escape Hatch**
  - New provision: A jurisdiction is **not required** to allow a project if it implements a **TDR program** that includes permanently restricted affordable housing.
- **Added Affordable Housing "Bonus Credit" Provision**
  - Each qualifying affordable unit built under the bill counts as **1.1 units** for purposes of another state housing statute (29-32-105).
- **Expanded List of Local Standards That Cannot Be More Restrictive**

Key Points for Council:

- **Applies only to qualifying properties (≤5 acres) owned by specified nonprofit or public entities**, including affordable housing nonprofits, transit nonprofits, school districts, higher education institutions, housing authorities, and transit districts.
- **Requires approval through an administrative process**, rather than discretionary or legislative review, beginning December 31, 2027.

- **Limits zoning discretion** by prohibiting restrictions on height (up to 3 stories/45 feet or compliant with adjacent zoning), unit count, and other dimensional or design standards that are more restrictive than those applied to similar housing.
- **Preserves local authority** over infrastructure capacity, life-safety and building codes, environmental regulations, inclusionary housing, historic districts, impact fees, and short-term rentals.
- **Exempts properties** with infrastructure limitations, environmental or aviation constraints, conservation easements, flammable gas overlays, or other legal restrictions on residential use.
- **Provides a potential local alternative pathway**: A jurisdiction implementing a qualifying Transferable Development Rights (TDR) program with permanently deed-restricted affordable housing is not required to allow development under this section.
- **Creates a state-level incentive**: Affordable units built under this provision receive a 1.1-unit credit under state housing supply calculations.

House Bill 26-1114

Bill Title: Concerning an Allowed Minimum Lot Size for Subject Jurisdictions
Effective Date: When signed by Governor

Status Tracker:

2/3/26: Introduced to House.

2/18/26: Scheduled for hearing at 1:30 P.M. at Transportation, Housing, & Local Government Committee.

2/24/26: Bill passed second reading with amendments on the house floor.

2/25/26: House voted on final passage at 3rd reading and approved the bill as amended. **Bill now awaits Senate consideration.**

CML Position: Oppose

Summary

HB26-1114 requires certain local governments ("subject jurisdictions") to allow very small single-family home lots, down to 2,000 square feet, starting October 1, 2031. In other words, a city or county covered by the law can't require a larger minimum lot size for a single-family home after that date. The bill's stated goal is to reduce land costs and make starter homes more affordable by allowing smaller lots. It exempts parcels that aren't on municipal water/sewer, that rely on wells or septic, or that are certain historic properties. Importantly, it does not take away local authority over infrastructure standards, building and fire codes, health and safety rules (floodplains, airport influence areas, etc.), impact fees, or requiring confirmation of water/wastewater capacity, those still apply.

Summary of Approved Amendments

- **Expanded "Exempt" Category – Common Interest Communities Added**
  - Adds exemption for lots located within a **common interest community (CIC/HOA)** that was created before the jurisdiction comes into compliance.
- **Historic Property Clarified**

  - Historic exemption now cross-references statutory definitions of "historic property" and "historic district."
- **Major Substantive Addition – Anti-Circumvention Clause**
  - Jurisdictions may not impose minimum frontage, setbacks, open space, or maximum lot coverage standards that have the **"practical effect"** of preventing construction of a single-family home on a 2,000 sq ft lot.
- **Applicability Clarification (ADUs & Group Homes)**
  - Specifies that the 2,000 sq ft protection applies even if the residential use allows ADUs or group homes.

Key Points for Council

- **Minturn is *not* a "subject jurisdiction" under this bill**, so the requirements in HB26-1114 would **not apply** to the Town.
- The bill targets **larger cities and counties** (generally those over 50,000 population, as defined elsewhere in statute including Eagle County).
- For covered jurisdictions, the bill would **cap minimum lot sizes for single-family homes at 2,000 square feet** starting **October 1, 2031**.

House Bill 26-1119

Bill Title: Concerning the authority of local taxing entities to impose property taxes on the assessed value of land and the assessed value of improvements thereon at different mill levy rates
Effective Date: August 12, 2026 (subject to referendum)

Status Tracker

2/4/26: Introduced to House.

3/16/26: Scheduled for hearing at House Finance Committee 1:30 P.M.

CML Position: Deliberating

Summary

HB26-1119 lets cities, counties, and certain special districts choose to tax land and buildings at different property tax rates (a "split-rate" property tax), as long as the tax rate on buildings and improvements is no higher than the rate on land. The idea is to lower taxes on buildings and shift more of the tax burden onto land, which the bill argues would encourage housing construction, infill development, and productive use of property while discouraging land speculation and vacant or underused parcels. The bill prohibits using split rates for certain categories of property (like agricultural land, conservation easements, oil and gas, mining, renewable energy property, and state-assessed property), and it does not override TABOR or existing mill levy and revenue limits. It also adds transparency and reporting requirements, requiring local taxing entities and counties to clearly certify and publish the separate mill levy rates if they adopt this approach.

Key Points for Council

- **Optional tool:** The bill lets Minturn choose a split-rate property tax; it does not require any change.
- **How it works:** The Town could tax land at a higher rate than buildings, but not the other way around.

- **Purpose:** Meant to encourage development and discourage land speculation.
- **Limits still apply:** TABOR and existing mill levy and revenue caps still control taxes.
- **Exclusions:** The split rate cannot be used on agricultural, conservation easement, oil and gas, mining, renewable energy, or state-assessed property.

House Bill 26-1206

Bill Title: Concerning Improved Funding to Support Development
Effective Date: January 1, 2027

Status Tracker

2/12/26: Introduced to the House

3/16/26: Scheduled for hearing at House Finance Committee 1:30 P.M.

CML Position: Amend

Summary

HB26-1206 authorizes city and county housing authorities, with voter approval, to levy a sales tax (up to 1%) or property tax (up to 5 mills) within their jurisdiction to fund affordable housing activities. The bill requires a local resolution finding the tax equitable and a TABOR-compliant ballot question approved by voters. Revenues must be directed to the housing authority.

Key Points for Council

- **Requires voter approval and an equity finding.** The governing body must adopt a resolution finding the tax fairly distributes costs and does not unduly burden any group before referring a TABOR-compliant ballot question to voters.
- **Separate approval required for each tax type.** Sales tax (up to 1%) and property tax (up to 5 mills) must each be independently approved by voters.
- **Taxes are administered through existing systems.** Sales taxes are collected through the Department of Revenue; property taxes are levied and collected through county systems and carry standard tax-lien priority.
- **Establishes a TABOR spending base for the housing authority.** The authority's first full year of collected revenue becomes its initial spending base.
- **Expands financing capacity.** Housing authorities may issue revenue or general obligation bonds backed by voter-approved taxes.
- **Adds developer-backed TIF protections.** Urban renewal authorities may require developers to guarantee tax increment revenue shortfalls, secured by a recorded lien with tax-lien priority.

House Bill 26-1278

Bill Title: Local Government Approval of Transmission Infrastructure
Effective Date: January 1, 2027 (Subject to referendum)

Status Tracker

2/19/26: Introduced to the House.

3/5/26: **Scheduled for hearing at House Energy & Environment Committee 1:30 P.M.**

CML Position: Support

Summary

HB26-1278 would require investor-owned electric utilities to obtain all local land use approvals and permits, in addition to a state certificate, **before** they can start eminent domain (condemnation) proceedings for high-voltage transmission lines. The bill aims to **prevent speculative takings**, **reinforce local land use authority**, and **protect property owners**, while leaving existing state and local review processes and timelines unchanged.

Key Points for Council

- **Applies only to high-voltage transmission lines (over 100 kV)** owned by investor-owned utilities (e.g., Xcel Energy), not municipal utilities or co-ops.
- **Strengthens local leverage** by requiring final local approval before eminent domain can be used, utilities cannot condemn property "speculatively" while local review is still pending.
- **Applies to each local jurisdiction separately** if a transmission line crosses multiple jurisdictions.
- **Does not change local permitting authority or timelines**, but it may shift negotiation dynamics between utilities and local governments.

House Bill 26-1071

Bill Title: Concerning allowing a local government to locate an automated vehicle identification system on an interstate highway Act
Effective Date: August 12, 2026 (subject to referendum)

Status Tracker

1/27/26: Introduced to the House.

2/17/26: Bill received 1 amendment on February 17 at the House Transportation, Housing, and Local Government Committee and passed to floor vote.

2/23/26: House voted on final passage at 3rd reading and approved the bill as amended. **Bill now awaits Senate consideration.**

CML Position: Support

Summary

HB26-1071 allows the state and cities (including Denver) but not counties, to place and use automated vehicle identification systems (such as speed or enforcement cameras) on interstate highways like I-70. Current law limits this authority to the state, but the bill expands it to local governments so they can enforce state or local traffic laws in designated areas. The measure

clarifies where and how these systems may be used, while keeping the overall framework for automated enforcement in place.

Key Points for Council

- No impact on the Town of Minturn as we have no interstate highway within town boundaries
- Provided to Council and the public as informational

Senate Bill 26-024

Bill Title: Unmanned Aircraft Systems Rights and Authorities Act
Effective Date: Upon signature of the governor

Status: Died in Local Government & Housing Committee on a 5-2 vote on February 25.

CML Position: Oppose

Summary

SB26-024 would have created a statewide framework for regulating drones in Colorado, affirming federal control of navigable airspace and largely preempting local regulation of drone operations. The bill allowed recreational and commercial drone use that complies with federal and state law and prohibits local governments from regulating drone registration, licensing, pilot qualifications, flight paths, altitude, equipment, or operational standards.

Senate Bill 26-097

Bill Title: Decriminalize Adult Commercial Sexual Activity
Effective Date: July 1, 2026

Status Tracker

2/11/26: Introduced to the Senate

CML Position: Oppose

Summary

SB26-097 decriminalizes commercial sexual activity between consenting adults statewide and preempts local governments from criminalizing such activity. The bill repeals state offenses related to prostitution, soliciting, patronizing, and keeping a place of prostitution, while retaining criminal penalties for coercive conduct such as pimping, pandering involving intimidation, and human trafficking. It makes conforming changes to nuisance laws, licensing statutes, and record-sealing provisions, and eliminates certain prostitution-related court programs.

Senate Bill 26-098

Bill Title: State and Local Noise Abatement Authority
Effective Date: Immediately upon the Governor's signature.

Status Tracker

2/11/26: Introduced to the Senate

2/12/26: Scheduled for hearing at Senate Local Government & Housing Committee 1:30 P.M.

CML Position: Support

Summary

SB26-098 clarifies that Colorado's statewide noise limits do not apply to (1) property owned or controlled by the state or a local government, (2) property operating under a local government permit or license that regulates sound, or (3) nonprofit-owned property used for cultural, entertainment, athletic, or patriotic events (such as concerts or fireworks). The bill also reaffirms that local governments retain authority to regulate noise within their jurisdictions.

Key Points for Council

- **Clarifies and reinforces local authority over event-related noise**. Local governments may regulate sound at state-owned, municipally owned, or nonprofit-owned properties through permits or licenses, even if those standards differ from statewide noise limits.
- **Focuses on permitted events, not routine nuisance noise.** The bill primarily affects concerts, festivals, fireworks, and similar events, and does not eliminate local enforcement of general noise ordinances.
- **Reduces legal risk for locally approved events.** Helps prevent state-law challenges when permitted events exceed statewide decibel limits.

Senate Bill 26-116

Bill Title: Property Tax & Municipal Lodging Tax Authority
Effective Date: August 12, 2026 (subject to referendum)

Status Tracker

2/19/26: Introduced to the Senate

3/10/26: Scheduled for a hearing at Senate Finance Committee 1:30 P.M.

CML Position: Amend

Summary

SB26-116 **authorizes municipalities, with voter approval, to levy a lodging tax of up to 6% for specified purposes** such as tourism marketing, workforce housing and childcare, infrastructure, and public safety, with the tax collected and administered by the state. The bill also **limits new or expanded municipal lodging taxes outside this framework beginning in 2027**, clarifies how lodging properties are valued for property tax purposes, extends the portable qualified-senior property tax benefit, and increases the business personal property tax exemption to $60,000 while ending state reimbursement for that exemption beginning in 2027.

Key Points for Council

- **Voter approval required; revenue use restricted.** Any municipal lodging tax must be approved by voters, must specify the rate and permitted uses, and revenues must be placed in a dedicated fund limited to tourism marketing, workforce housing/childcare, infrastructure, or public safety.
- **State-administered collection.** The Department of Revenue will collect and administer the tax and may retain up to 3⅓% for administrative costs.

- **Existing taxes may continue but cannot expand without voter approval.** Lodging taxes adopted before January 1, 2027 may remain in place, but rate increases, base expansions, or material changes in use must comply with the new statutory framework.
- **Potential revenue impacts.** Increasing the business personal property exemption to $60,000 (and ending state reimbursement) may modestly affect local revenues, and including resort fee income in lodging property valuation may affect hotel assessments.

Staff Memo To: Mayor and Town Council

From: Rob Gutierrez, Town Manager

Date: February 27, 2026

Subject: Council Direction – Colorado Forest Legacy Program (FLP) Pre-Application for Highlands Parcels

Purpose of Memorandum

The purpose of this memo is to request Town Council direction on whether staff should pursue a **pre-application discussion and exploratory submission** to the Colorado Forest Legacy Program (FLP) for the Highlands Parcels.

No commitment to conservation, sale structure, or land disposition is requested at this time.

Background

The Colorado Forest Legacy Program is a partnership between the Colorado State Forest Service and the U.S. Forest Service that provides federal funding to permanently conserve privately owned forest lands that are at risk of conversion to non-forest uses. The program may fund up to **75% of a project's appraised value**, with at least 25% provided through non-federal match sources.

Projects typically involve either:

- Purchase of a **conservation easement**, allowing continued ownership while limiting development rights; or
- **Fee simple acquisition**, transferring land into permanent conservation ownership.

Participation in the program is voluntary and occurs only with a willing landowner. Projects generally require several years to complete and advance through a competitive state and national review process.

Why Consider the Highlands Parcels

The Highlands Parcels possess several characteristics that may align with Forest Legacy Program priorities, including:

- Large contiguous acreage adjacent to public lands and conserved landscapes
- Forested and environmentally sensitive terrain
- Potential watershed and ecological benefits
- Development pressure consistent with program eligibility criteria
- Opportunity to evaluate conservation value alongside market valuation through the current listing process

Exploring eligibility does **not** preclude continued marketing of the property or consideration of other disposition strategies previously discussed by Council.

What a Pre-Application Means (and Does Not Mean)

A pre-application WOULD:

- Initiate discussions with the Colorado State Forest Service
- Evaluate eligibility and competitiveness
- Provide information on potential conservation valuation scenarios
- Identify potential funding partners and match sources
- Preserve an additional strategic option for Council consideration

A pre-application WOULD NOT:

- Commit the Town or Water Enterprise to conservation
- Remove the property from the market
- Establish a sale price or development outcome
- Bind Council to participate in the program

At this stage, staff would only be gathering information and assessing feasibility.

Strategic Considerations

Pursuing a pre-application may help Council better understand:

- The potential conservation value of the parcels relative to highest-and-best-use market value
- Availability of federal funding that could offset acquisition or conservation costs
- Whether a conservation pathway could serve as a viable alternative or complement to private market outcomes

Because FLP projects typically take **2-3 years** from concept to funding, early exploration is necessary if Council wishes to maintain this option.

Fiscal Impact

There is no direct fiscal commitment associated with initiating a pre-application. Staff time would be the primary resource required at this stage.

If the project advanced beyond preliminary eligibility, Council would receive additional analysis and direction requests before any financial commitments were considered.

Requested Council Direction

Staff requests Council direction on the following:

- Does Council support staff initiating a Forest Legacy Program pre-application and eligibility discussion with the Colorado State Forest Service for the Highlands Parcels?

Next Steps (If Directed)

If Council provides direction to proceed, staff would:

1. Coordinate an initial consultation with the CSFS Forest Legacy Program specialist
2. Conduct a preliminary eligibility and competitiveness review
3. Identify potential partners and match funding concepts
4. Return to Council with findings and policy options prior to any formal application submission

Sincerely,

Rob Gutierrez
Town Manager

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www.minturn.org

FUTURE MEETING AGENDA ITEMS

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

March 18, 2026:

- Resolution to Approve / Select a Contract for Taylor St. Repaving
- Resolution to Approve / Select a Contractor for Little Beach Park Playground Designer/Supplier
- Ordinance Adopting the State Wildfire Resiliency Code (First Reading)

April 1, 2026:

- Presentation from ERWSD on Conditions (Snowpack, streamflows and drought conditions)
- Resolution to Approve a Contract / Contract Renewal for Waste Hauling Services
- Ordinance Adopting the State Wildfire Resiliency Code (Second Reading)
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April 15, 2026:

- Ordinance for Water Revenue Bond (Second Reading)
- Ordinance __ (First Reading) - An Ordinance Adopting the 2024 Model Traffic Code (with Amendments and Updated Court Fines / Fees Schedule) – Legal/Krieg & Brunvand

Dates to be Determined / Long Term Scheduling:

- Flavored Tobacco Ban Discussion (Discussion / Direction)
- Minturn Forward Zoning and Subdivision Code Adoption
- Adoption of the updated Regional Housing Authority Action Plan