



Agenda

Planning Commission Regular Meeting | 5:30 PM

Wednesday, June 24, 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/81501381187>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 815 0138 1187

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

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

- 1. Call to Order**
- 2. Roll Call and Pledge of Allegiance**
- 3. Approval of Regular Agenda**
Opportunity for amendment or deletions to the agenda.
- 4. Approval of Minutes**
 - A. June 10, 2026**
- 5. Declaration of Conflicts of Interest**
- 6. Public Comment**
Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.
- 7. Special Presentations**
Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the Town Clerk.

8. Design Review and Land Use Public Hearings

- A. Midtown Village Planned Unit Development - Final Subdivision Plat
- B. 671 Main Street - Variance Request for Relief from the Rear Setback
- C. 414 Eagle River Street - Changes to Approved Plans

9. Discussion / Direction Items

10. Staff Reports

- A. Manager's Report

11. Planning Commission Comments

12. Future Meetings

- A. July 8, 2026
- B. July 22, 2026

13. Adjourn



Official Minutes

Planning Commission Regular Meeting | 5:30 PM

Wednesday, June 10, 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/86850473468>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 868 5047 3468

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

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

1. Call to Order

Lynn Teach called the meeting to order at 5:30 p.m.

2. Roll Call and Pledge of Allegiance

Planning Commission Chair Lynn Teach and Planning Commission Members Jeff Armistead, Melissa Decker.

Staff Members Present: Town Manager Rob Gutierrez, Planning Director Scot Hunn, and Senior Planner Madison Harris.

Note: Michael Boyd, Amanda Mire, and Darell Wegert are excused absent.

3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Jeff A., second by Melissa D., to approve the agenda as presented. Motion passed 3-0.

Note: Michael B., Amanda M., and Darell W. are excused absent.

4. Approval of Minutes

A. May 27, 2026

Motion by Jeff A., second by Melissa D., to approve the minutes of May 27, 2026 as presented. Motion passed 3-0.

Note: Michael B., Amanda M., and Darell W. are excused absent.

5. Declaration of Conflicts of Interest

No conflicts of interest.

6. Public Comment

Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.

No public comment.

7. Special Presentations

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

8. Design Review and Land Use Public Hearings

A. 491 Main Street - Changes to Approved Plans

Madison H. introduced the agenda item. This is a single family home in the Old Town Character Area Mixed Use Zone District. What is being proposed is to remove the step down in the roof at the rear of the property. They are also proposing to change some windows. Building height is changing from 25' 8" to 25' 10" at the most restrictive point. Staff believes that the proposal meets the standards laid out in the Minturn Municipal Code just like the original application.

Public comment opened.

No public comment.

Public comment closed.

Motion by Jeff A., second by Melissa D., to approve 491 Main Street – Changes to Approved Plans as presented. Motion passed 3-0.

Note: Michael B., Amanda M., and Darell W. are excused absent.

B. 1931 Highway 24 - New Structure Housing Water Treatment Plant

Madison H. introduced the agenda item. The Town requests Final Plan review of a new, 7,187.5 (gross) square foot structure housing the new Water Treatment Plant located at 1931 Highway 24 in the Maloit Park Character Area Public Facilities Zone. The plans show a one-story metal structure with a stone veneer. The parcel is 18.156 acres. The structure is 20 feet to the mid-point. Based on Ord. 04-2011 which regulates the Maloit Park Character Area and its associated zone districts there are few dimensional limitations that encumber the Public Facilities zone district. There are setbacks (front: 20ft., rear: 10ft., side: 10ft., and river: 50ft.) which this project conforms to, but there are no limitations on building coverage, impervious coverage, or building height. Staff is recommending approval, with one request of the Planning Commission.

1. HDR put together a proposed color board (attached at the end of the plans with the HDR signature in the bottom corner). There are two different stone veneers to choose from. Please pick one.
2. Also attached is a color sheet from BRUCHA which the exterior metal wall panels could be colored. If you would like to choose something else for the exterior wall panels than what was on HDR's proposed color board, then please pick a color from the BRUCHA sheet.
3. Also attached is a color sheet from Varco Pruden which the roof, gutters, and downspouts could be colored. If you would like to choose something else for the roof, gutters, and downspouts than what was on HDR's proposed color

board, then please pick a color from the Varco Pruden sheet.

Public comment opened.

No public comment.

Public comment closed.

Jeff A. chose option 1 for the stone, wants to ask HDR if the color would be a consideration to impact temperature inside and so would need a lighter color.

Note: Amanda M. arrived at 5:38 p.m.

Melissa D. would like to use the dark bronze or the cool heart.

Lynn T. agrees with Jeff A.

Amanda M. would like to see a lighter roof color: white or light tan.

Direction given was #1 of the stone veneer, keeping the exterior wall color suggested by HDR, and color: cool sierra tan or cool granite grey from the Varco Pruden sheet.

Motion by Jeff A., second by Amanda M., to approve 1931 Highway 24 – New Structure Housing Water Treatment Plant as presented with the following direction: #1 of the stone veneer, keeping the exterior wall color suggested by HDR, and color: cool sierra tan or cool granite grey from the Varco Pruden sheet. Motion passed 4-0.

Note: Michael B. and Darell W. are excused absent.

9. Discussion / Direction Items

A. Minturn Forward: Land Use Code Update - Article 1: General Provisions

Pg 55

Amanda M. clarified that we have no other alias than “town of Minturn”

Lynn T. asked what a “unit” was under C. 3.

- Scot H. explained that it means a unit of government.
- Amanda M. requested that we remove “unit” as it adds nothing to the statement.

Pg 60

Lynn T. requested under 7 that we change the language to “schedule a minimum of one meeting a month” rather than “shall hold”.

Pg 61

Amanda M. clarified if it mattered under which title the Planning Commission receives staff memos detailing the staff approvals.

Pg 64

Lynn T. pointed out a typo under F4: Remove “To” at the beginning of the paragraph.

10. Staff Reports

A. Manager's Reports

11. Planning Commission Comments

Lynn T. reminded everyone about town cleanup day on Saturday 7-12. Sunday there is a presentation by Malcolm Osbourne who wrote the book on Belden at the Avon Library 2-4 where he will receive the Historic Citizen of the Year.

12. Future Meetings

A. June 24, 2026

B. July 8, 2026

13. Adjourn

Motion by Amanda M., second by Jeff A., to adjourn the regular meeting of June 10, 2026 at 6:31 p.m. Motion passed 4-0.

Note: Michael B. and Darell W. are excused absent.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director

Minturn Planning Department
Minturn Town Center
301 Boulder Street
Minturn, Colorado 81645



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Melissa Decker
Amanda Mire
Darell Wegert

Town of Minturn Planning Commission Public Hearing

Midtown Village Planned Unit Development

Midtown Village PUD Subdivision Final Plat

Meeting Date:	June 24, 2026
File Name/Process:	Midtown Village Planned Unit Development (PUD) – Final Subdivision Plat
Owner/Applicant:	Midtown Lofts, LLC
Representative:	Jeff Armistead
Legal Description:	Section: 35 Township: 5 Range: 81 PCLIN SE1/4 NE1/4 Subdivision: South Minturn Estates PT of PT of Parcel B Section: 35 Township: 5 Range: 81 PCLIN SE1/4NE1/4 Subdivision: South Minturn Addition Lot: 12 Subdivision: South Minturn Addition Lot: 11 Subdivision: South Minturn Addition Lot: 13
Existing Zoning:	South Town Character Area – Commercial Zone District
Proposed Zoning:	South Town Character Area – Midtown Village PUD Zone District Overlay
Staff Member:	Madison Harris, Senior Planner Scot Hunn, Planning Director Jeffery Spanel, Town Engineer Mike Sawyer, Town Attorney Gregory Cowan, Assistant Town Attorney
Staff Recommendation:	Approval

I. Executive Summary:

The following report has been prepared for the benefit of the Minturn Planning Commission, the Applicant, and the general public as the Town of Minturn conducts its public review of the **Midtown Village Planned Unit Development (PUD) Final Subdivision Plat**.

Summary of Request

The Applicant, Midtown Lofts, LLC, requests review by the Commission of the Midtown Village PUD Final Subdivision Plat.

Process Overview

Final Plan and Final Subdivision Plat review is the third and final step in the review and approval process necessary for the creation of a Planned Unit Development within the Town of Minturn. The following outlines the steps involved in the Town of Minturn PUD approval process:

1. Concept Development Plan Review (*Completed in summer 2021*)
2. PUD Preliminary Development Plan Review (including companion applications for a Preliminary Subdivision Plat and Amendment to the Zone District Map) (*Completed January 2025*)
3. ***NOW*** - Final Plan and **Final Subdivision Plat for PUD** (inclusive of Subdivision Improvements Agreement)

The Minturn Municipal Code (MMC) requires review of the Final Plan, Final Subdivision Plat, and Subdivision Improvements Agreement by the Town Council, while the Minturn Planning Commission is also charged with reviewing the Final Plat document(s), independent of the Final Plan and/or the Subdivision Improvements Agreement.

Therefore, this staff report is specific to the Commission's review of the Final Plat documents - creating five development tracts, two residential lots, rights-of-way, and easements across 2.53 acres of Section: 35 Township: 5 Range: 81 PCLIN SE1/4 NE1/4 Subdivision: South Minturn Estates PT of PT of Parcel B, Section: 35 Township: 5 Range: 81 PCLIN SE1/4NE1/4, Subdivision: South Minturn Addition Lots 11-13.

The plat has been deemed compliant with the Town's standards and includes revisions that were recommended by the Commission and/or the Town staff during the review of the Preliminary Plat. Additionally, the plat has been reviewed by the Town Engineer, Jeff Spanel, and the Town Attorney, Michael Sawyer, who have no further comment to be addressed by the Applicant.

Therefore, staff is **recommending approval** for the Final Subdivision plat because the plat complies with the Town's subdivision standards and criteria.

Property and Project Overview

The Midtown Village PUD is situated on 2.53 acres in the South Town Character Area – Section: 35 Township: 5 Range: 81 PCLIN SE1/4 NE1/4 Subdivision: South Minturn Estates PT of PT of Parcel B, Section: 35 Township: 5 Range: 81 PCLIN SE1/4NE1/4, Subdivision: South Minturn

Addition Lots 11-13 – at the 900 Block of Main Street/Highway 24. This parcel has historically been used for residential and commercial purposes - with a few residential structures currently existing on the property.

The Preliminary Plan for PUD application, including a preliminary subdivision plat for the Midtown Village PUD subdivisions, was approved by the Town Council in January 2025. The Preliminary Plan approval authorized the submittal of the Final Plan, Final Plat, and Subdivision Improvements Agreement (SIA) which were submitted to the Town in April 2025 and deemed complete for the purpose of review by the Town in March 2026. The Final Plan and SIA are currently being reviewed by the Town staff.

As approved, the Preliminary Plan for PUD allows for the development of forty-two (42) residential units to be constructed on five (5) development tracts and two (2) residential lots of varying sizes serviced by Main Street/Highway 24 along with internal streets, sidewalks, utilities, open space, drainage improvements, drainage ways, and landscaping.

The Final Plat documents reflect and are consistent with the Preliminary Plans and the Preliminary Subdivision Plat that were reviewed and approved by the Town in January 2025. Importantly, the Final Plat documents appear to have been updated and revised in accordance with conditions of Preliminary Plat approval and the comments of the Town of Minturn staff.

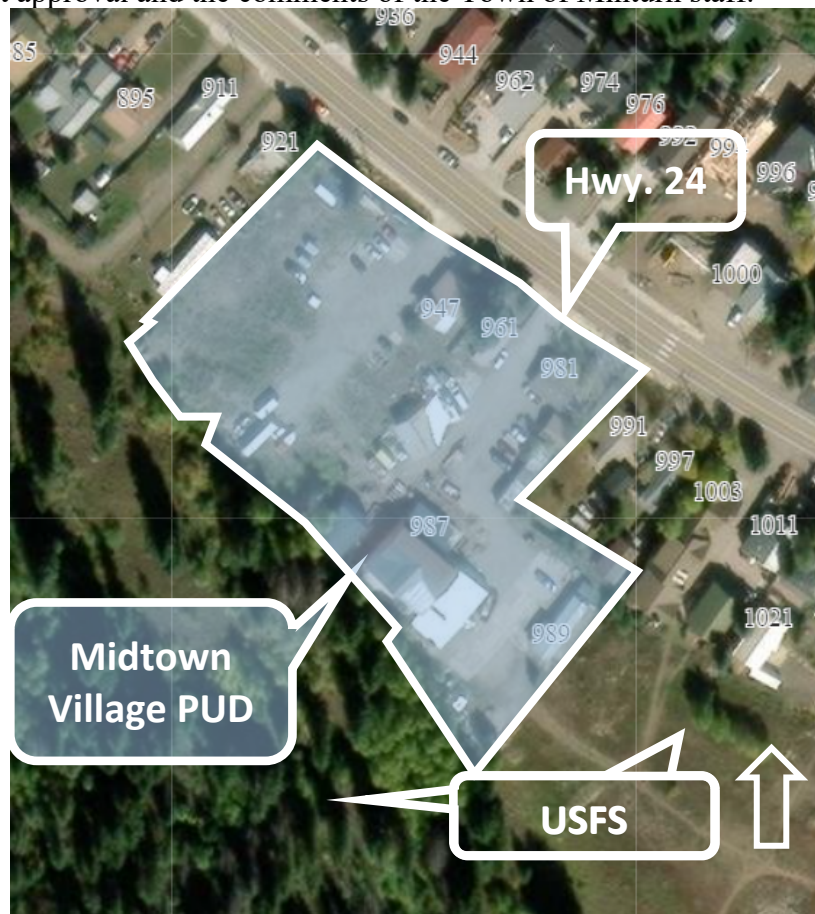


Figure 1: Midtown Village PUD Vicinity Map

II. Overview of Process:

As part of the Final Plan for PUD review the Planning Commission is required to review the Final Subdivision Plat document. This is unusual; in most jurisdictions, final subdivision plats and accompanying documents such as Subdivision Improvements Agreements (SIA) and Final Development Plans (construction ready civil engineering plans) are strictly the domain of staff and the Town Board or Council. However, the Town of Minturn Municipal Code provides the following:

Sec. 17-6-10. - Staff review.

Prior to Planning Commission review, the Planning Director shall review the final subdivision plat with appropriate staff and agencies for conformance with the approved preliminary subdivision plat and for compliance with the requirements for final subdivision plat.

Sec. 17-6-20. - Planning Commission review.

At a regular meeting, the Planning Commission shall review the final subdivision plat. The Planning Commission shall either:

- (1) Determine that the plat is in conformance with the approved preliminary subdivision plat and meets the requirements for final subdivision plat and recommend approval of the plat; or*
- (2) Determine that the above conditions have not been met and require that the plat be resubmitted, with corrections, at a regular Planning Commission meeting for Planning Commission approval.*

Sec. 17-6-30. - Town Council review.

Subsequent to the Planning Commission's determination that the final subdivision plat meets the requirements for approval, the proper signatures shall be affixed to the plat. At a public hearing, the Town Council shall review the plat and proposed subdivision agreement, which shall include any legal, financial or other agreements between the subdivider and the Town. Public notice shall be given at least ten (10) days in advance of such hearing. Upon approval of such plat and agreement, the Town Council shall enact an ordinance authorizing Town Council certification of the plat accepting any dedications shown thereon. The Town Council shall also authorize the staff to draft a subdivision agreement, which shall include any legal, financial or other agreements between the subdivider and the Town and which shall include such conditions as the Town Council finds necessary to ensure that the proposed subdivision complies with the Town's regulations, goals, policies and plans. The plat and subdivision agreement shall be recorded with the County Clerk and Recorder within thirty (30) days of Town Council certification. If the proposal is denied, the Town Council shall state the specific reasons for denial based on standards found herein.

Staff Response:

As noted in Section 17-6-20 - *Planning Commission Review*, the Commission's purview in this instance is to determine whether the Final Plat 1) conforms with the preliminary plat that was

reviewed during the Preliminary Plan for PUD hearings in winter 2024-2025, and 2) that the Final Plat meets the Town's standards.

Additionally, in accordance with Section 17-6-20, the Commission's action alternatives include recommending approval to the Town Council with or without conditions; or tabling/continuance to allow the Applicant to correct deficiencies if the Commission determines that the plat(s) do not meet the Town's standards or conform with the Preliminary Plat.

Staff believes that the Final Plat documents meet the applicable standards and that they have been prepared and submitted in substantial conformance with the Preliminary Plat approved by the Town, with conditions, in January 2025. Specifically, the same layout and dimensions of internal street rights-of-way, and the same layout and dimensions of proposed lots, open space tracts, and easements are shown on the Final Plat as were shown on the Preliminary Plat. For ease of reference, below is an excerpt from the Preliminary Plan staff report regarding the Preliminary Subdivision Plat.

Preliminary Plat:

Section 17-5-80 - *Preliminary plat review*, of the Minturn Municipal Code outlines the following standards or criteria for the Planning Commission's review of the Preliminary Plat:

"The Town shall consider the following in its review of the preliminary plat:

- 1. Information requested or required by the Town.*
- 2. Whether the proposed subdivision conforms to these and other applicable regulations, policies and guidelines of the Town.*
- 3. Review of reports on file, and others as available, pertaining to geologic, soils, wildfire, flood, pollution and other hazards, mineral resource areas and significant wildlife areas. The review shall consider the guidelines and recommendations, as prepared by the appropriate agency, to mitigate hazards and to protect resources."*

Staff Response:

Staff suggests that, overall, the Preliminary Plat provided for review does conform to the purpose and intent of Chapter 17, Subdivisions, as well as the guidelines and policies of the Town. The Applicant has provided information specific to geologic conditions, soils, wildfire, flood, pollution and other hazards as well as mineral resources and wildlife areas for review by the Town and its consultants. Review of the plat has gone hand in hand with review of the Preliminary Development Plan for PUD wherein the Town, its consultants and external referral agencies have provided comments and recommendations that in many cases have been or will be incorporated into the final plans for the development.

The changes made to the plat documents since the Town reviewed Preliminary Plat documents are limited to revised language - clarifying the intended use of easements, for instance - and revised details related to survey monumentation; property boundary closures; and ensuring that plat notes are accurate.

III. Recommendation and Suggested Action Alternatives:

Staff is recommending approval without conditions of the Midtown Village PUD Final Plat.

The following suggested motion language is offered to assist the Planning Commission in making any motions:

Approval:

“I move the Minturn Planning Commission Approve the Midtown Village Final Subdivision Plat because the application conforms to the applicable criteria and standards of the Minturn Municipal Code and the Minturn Community Plan.”

Approval with Conditions:

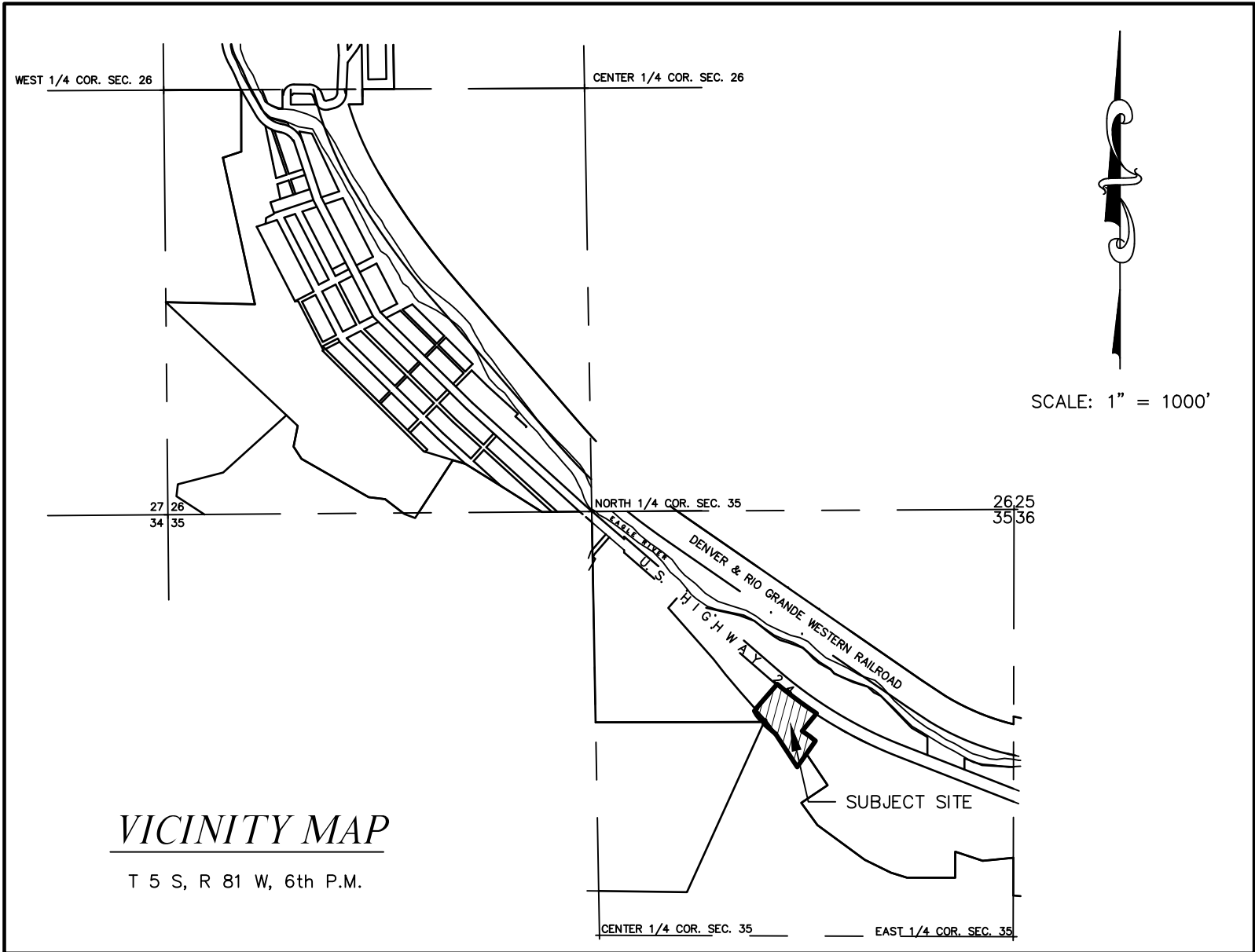
“I move the Minturn Planning Commission Approve, with conditions, the Midtown Village PUD Final Subdivision Plat, because the application conforms, as conditioned, to the applicable criteria and standards of the Minturn Municipal Code and the Minturn Community Plan.”

Denial:

“I move the Minturn Planning Commission deny the Midtown Village PUD Final Subdivision Plat, because the application does not conform to the applicable criteria and standards of the Minturn Municipal Code and the Minturn Community Plan.”

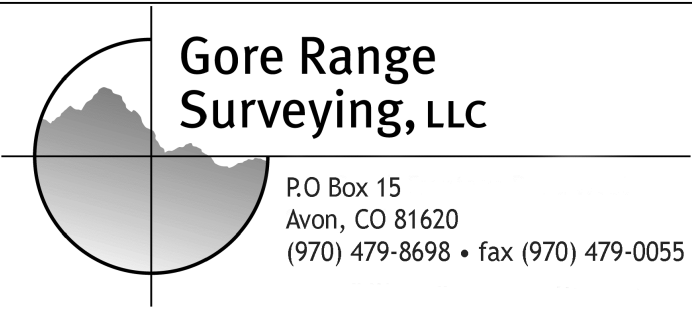
Continuance:

“I move the Minturn Planning Commission continue the Midtown Village PUD Final Subdivision Plat to a date certain.”



GENERAL NOTES:

- 1) DATE OF SURVEY: AUGUST, 2022.
- 2) BEARINGS BASED UPON THE LINE CONNECTING THE BRASS CAP MONUMENT FOUND MARKING U.S.F.S. BOUNDARY ANGLE POINT No. 17 AND THE BRASS CAP MONUMENT FOUND MARKING U.S.F.S. BOUNDARY ANGLE POINT No. 18, SAID BEARING BEING N33°12'33"W (ASSUMED).
- 3) THE SOLE PURPOSE OF THIS PLAT IS TO CREATE TRACTS A, B, C, D, E, COTTAGE LOT 1 & COTTAGE LOT 2, MIDTOWN VILLAGE PUD AND VACATE THE INTERIOR BOUNDARIES OF THE PARCELS THAT COMPRISE MIDTOWN VILLAGE PUD AND TO CREATE CERTAIN EASEMENTS (SEE SHEETS 4 & 5).
- 4) THE PARCEL DESCRIPTIONS LISTED ON SHEET 3, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER THE TITLE SEARCH PERFORMED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. RND50070589-S, WITH AN EFFECTIVE DATE OF APRIL 7, 2026 AT 5:00 P.M.
- 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 DISCOVER 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.
- 6) REFERENCES TO RECORD DOCUMENTS ARE TO THOSE REAL ESTATE RECORDS OF THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER.
- 7) THE LINEAL UNITS INDICATED ARE IN U.S. SURVEY FEET.
- MIDTOWN PUD IS SUBJECT TO THE FOLLOWING:
- 8) AN EASEMENT AND RIGHT TO USE SEWER TANKS AND LEACHING FIELD AS RESERVED IN DEED RECORDED JULY 1, 1965 IN BOOK 168 AT PAGE 345, (NOT ABLE TO DEPICT HEREON); SAID EASEMENT VACATED BY ABANDONMENT AND TERMINATION OF SEWER EASEMENT RECORDED _____, 2026.
- 9) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 19, 1970 IN BOOK 217 AT PAGE 120, (NOT ABLE TO DEPICT HEREON)
- 10) ANNEXATION ORDINANCE NO. 159, SERIES OF 1978, RECORDED MARCH 1, 1978 IN BOOK 267 AT PAGE 398 AND RECORDED DECEMBER 14, 1981 IN BOOK 333 AT PAGE 351, AND ANNEXATION MAP RECORDED MARCH 1, 1978 IN BOOK 267 AT PAGE 397.
- 11) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY GRANT RECORDED JANUARY 21, 1970 IN BOOK 216 AT PAGE 914, (APPROXIMATE LOCATION SHOWN ON SHEET 2)
- 12) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION ORDINANCES RECORDED DECEMBER 20, 1974 IN BOOK 238 AT PAGES 4 AND 94, MARCH 1, 1978 IN BOOK 267 AT PAGE 398 AND DECEMBER 14, 1981 IN BOOK 333 AT PAGES 349 AND 351.
- 13) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ANNEXATION PLAT FOR SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN RECORDED MARCH 01, 1978 IN BOOK 267 AT PAGE 397, (THERE ARE NO EASEMENTS DEPICTED ON SAID PLAT).
- 14) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CLAIM OF EASEMENT RECORDED NOVEMBER 18, 2011 UNDER RECEPTION NO. 201121549, (LOCATION SHOWN ON SHEET 2)
- 15) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ENCROACHMENT AUTHORIZATION RECORDED NOVEMBER 18, 2011 UNDER RECEPTION NO. 201121550, (LOCATION SHOWN OF SHEET 2).
- 16) AS PROVIDED IN ORDINANCE 4 - SERIES 2025, ANY SFEs ABOVE THE 22.5 SFEs ASSOCIATED WITH DEVELOPMENT OR USE OF ANY OF THE LOTS OR PROPERTY, WATER RIGHT DEDICATION FEES SHALL BE DUE AT THE TIME OF BUILDING PERMIT FOR SUCH UNITS AS SET FORTH IN CHAPTER 13, TOWN CODE.
- 17) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE SURVEYS RECORDED SEPTEMBER 08, 1987 IN BOOK 469 AT PAGE 371 AND 372, INCLUDING, BUT NOT LIMITED TO ANY LOSS, DAMAGE OR CLAIMS THEREIN DUE TO ANY OCCUPANCY, AS SET FORTH ON SAID SURVEYS, (ADJOINING U.S.F.S. PROPERTY)
- 18) THE FAILURE OF THE SOUTHERN BOUNDARY LINE OF THE LAND TO BE CONGRUENT WITH THE NORTHERN BOUNDARY LINE OF THAT CERTAIN PROPERTY OWNED BY THE MILLER FAMILY TRUST AS DESCRIBED BY DEED RECORDED APRIL 17, 2000, UNDER RECEPTION NO. 727477, AND ANY CONSEQUENCES OF THE GAP, STRIP, OR GORE CREATED THEREBY, (NONE EXIST)
- 19) ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 24, 2002, UNDER RECEPTION NO. 799500 AND MAP RECORDED DECEMBER 7, 2009 UNDER RECEPTION NO. 26003.
- 20) ANY LOSS, DAMAGE, CLAIM OR INTEREST RESULTING FROM THE ERRORS AND/OR OMISSIONS WITHIN THE GRANTEE AND THE LEGAL DESCRIPTION WITHIN EXHIBIT A, OF QUIT CLAIM DEED RECORDED MAY 8, 2012 UNDER RECEPTION NO. 201209032, (THE SUBJECT PROPERTIES AS DESCRIBED ON SHEET 3)
- 21) ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE UPPER EAGLE VALLEY SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MARCH 28, 2017, UNDER RECEPTION NO. 201705247 AND 201705251.
- 22) ANY LOSS, DAMAGE OR CLAIM ARISING FROM GAPS OR OVERLAPS BETWEEN PROPERTIES HEREIN AND ADJACENT PROPERTIES, AS SET FORTH IN DEED RECORDED NOVEMBER 30, 1987 IN BOOK 474 AT PAGE 879 AS TO PARCEL 3 HEREIN, AND AS MAY EXIST WITH ALL THE SUBJECT PROPERTIES HEREIN, AND ANY PROPERTIES ADJACENT THERETO, (PARCEL 2, PARCEL C - NO GAPS OR OVERLAPS EXIST)
- 23) ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED JUNE 24, 2002, UNDER RECEPTION NO. 799500 AND DECEMBER 7, 2009 UNDER RECEPTION NO. 290926003.
- 24) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN FINDINGS OF FACT, CONCLUSIONS OF LAW AND RULING OF REFEREE RECORDED JUNE 07, 2006 UNDER RECEPTION NO. 200615125, (TOWN OF MINTURN WATER RIGHTS)
- 25) THE EFFECT OF ANY DAMAGE, FAILURE OF TITLE, OR OTHER LOSS, DIRECTLY OR INDIRECTLY ASSOCIATED WITH ANY TRAILER, MOBILE HOME OR SIMILAR PERSONAL PROPERTY LOCATED ON SUBJECT PROPERTY, (NON EXIST)



FINAL PLAT
MIDTOWN VILLAGE PUD
A PART OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

Certificate of Dedication and Ownership

Know all men by these presents that Midtown Lofts, LLC, a Colorado limited liability company and Midtown Lofts Investments, LLC, a Colorado limited liability company, being owner in fee simple and FirstBank as mortgagee of all that real property situated in the Town of Minturn, Eagle County, Colorado described as follows:

Measured boundary:
A parcel of land situated in a part of Section 35, Township 5 South, Range 81 West of the Sixth Principal Meridian, said parcel being more particularly described as follows:

Beginning at a brass cap monument found marking U.S.F.S. boundary Angle Point No. 17; thence N33°12'13"W 260.01 feet to a brass cap monument found marking U.S.F.S. boundary Angle Point No. 18; thence N49°07'41"W 105.00 feet to a brass cap monument found marking U.S.F.S. boundary Angle Point No. 19; thence N22°42'10"E 23.28 feet; thence S89°55'28"W 26.06 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 38079; thence N39°00'05"W 46.14 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 38079; thence N30°18'47"W 32.19 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 38079; thence N45°41'02"E 23.64 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 38079; thence N49°22'27"W 3.87 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. No. 14109; thence N0°57'36"E 209.84 feet to a found plain no. 5 rebar, said point being on the southerly right of way of U.S. Highway No. 24; thence along said southerly right of way 200.81 feet along a curve to the left having a radius of 2905.00 feet, an interior angle of 03°57'38" and a chord which bears S52°11'44"E 200.77 feet to a found no. 5 rebar with a 1 1/2" aluminum cap; thence continuing along said southerly right of way 124.33 feet along a curve to the left having a radius of 2905.00 feet, an interior angle of 02°27'08" and a chord which bears S55°09'46"E 124.32 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 30091; thence departing said southerly right of way S39°16'37"W 151.25 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 30091; thence S55°26'50"E 61.91 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 4551; thence S51°17'59"E 47.93 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 4551; thence S31°12'11"W 7.97 feet to a brass cap monument found marking U.S.F.S. boundary Angle Point No. 16; thence S35°07'00"W 202.79 feet to the point of beginning, said parcel containing 2.5288 acres (Legal description continues on sheet 3),

have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this final plat under the name and style of Midtown Village PUD, a subdivision in the Town of Minturn, County of Eagle; and does hereby accept the responsibility for the completion of required improvements; and do hereby dedicate and set aside all of the public roads and other public improvements and places as shown on the accompanying plat to the use of the public forever; and do hereby dedicate those portions of said real property which are created as easements on the accompanying plat to the public or utility provider for the purposes shown herein; unless otherwise expressly provided herein; and does hereby grant and dedicate the following interests in the property:

- A) To the Town of Minturn with no obligation to construct or maintain any improvements unless expressly agreed to by the Town:
- 1) Water Easement as shown on sheet 4 - on, over, under and through those portions of this Final Plat designated as "Water Easement" for the purpose of using, installing, constructing, maintaining, improving, repairing and replacing facilities of any kind or nature for the transmission of domestic water and/or irrigation water including but not limited to taps, manholes, and water lines, together with a right of ingress and egress thereto.
- B) To the Eagle River Water and Sanitation District a non-exclusive sewer easement as shown on sheet 4 - on, over, under, above, across and through those areas designated hereon as "Sewer Easement" to, as shown, for the purpose of disposal and transmission of domestic sewage and storm water, the installation, use, repair, replacement, improvement and maintenance of sanitary sewer structures including but not limited to manholes, pipes and all related structures, together with a right of ingress and egress thereto.
- C) The Ingress, Egress, Utility, Parking & Snow Storage Easement and Trail Easement created by this plat are hereby dedicated to the Midtown Village PUD Homeowners Association.

Midtown Village PUD is subject to the Declaration of Covenants recorded in the Public Records of Eagle County as Reception No. _____.

EXECUTED this _____ day of _____, A.D., 2026.

Parcel 1: Parcels A, B (AKA Q), Parcel 2: Parcels B, C & D (see sheet 3)
Owner: Midtown Lofts, LLC
a Colorado Limited Liability Company

Address: PO Box 955
Minturn, CO 81645

By: HL II Investments, LLC
Title: Its Manager Member
By: UPG General, Inc.
Title: Its Manager

By: _____
Daniel D. Armistead

STATE OF _____)
)SS
COUNTY OF _____)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, A.D., 2026, by Daniel D. Armistead as _____ of Midtown Lofts, LLC, a Colorado limited liability company.

My Commission expires: _____

Witness my hand and official seal.

Notary Public

Parcel 2: Parcel A and Parcel E (see sheet 3)
Owner: Midtown Lofts Investments, LLC
a Colorado Limited Liability Company

Address: PO Box 955
Minturn, CO 81645

By: Midtown Lofts, LLC
Title: Its Manager Member
By: HL II Investments, LLC
Title: Its Manager Member
By: UPG General, Inc.
Title: Its Manager

By: _____
Daniel D. Armistead

STATE OF _____)
)SS
COUNTY OF _____)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, A.D., 2026, by Daniel D. Armistead as _____ of Midtown Lofts Investments, LLC, a Colorado limited liability company.

My Commission expires: _____

Witness my hand and official seal.

Notary Public

Mortgagee: FirstBank Address: _____

By: _____

Title: _____

STATE OF _____)
)SS
COUNTY OF _____)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, A.D., 2026, by _____ as _____ of FirstBank.

My Commission expires: _____

Witness my hand and official seal.

Notary Public

Title Certificate

Land Title Guarantee Company does hereby certify that the Title to all lands shown upon this plat have been examined and is vested in Midtown Lofts, LLC, a Colorado limited liability company and Midtown Lofts Investments, LLC, a Colorado limited liability company, that title to such lands is free and clear of all liens and encumbrances, except as follows:

Dated this _____ day of _____, A.D., 2026.

Agent signature _____ Address: 610 West Lionshead Circle, Suite 300
Vail, CO 81657

Agent name _____

Minturn Town Certificate

Pursuant to recommendation by the Town of Minturn Planning Director this plat is approved by the Town Council of the Town of Minturn, County of Eagle, State of Colorado, this _____ day of _____, A.D., 2026, for filing with the Clerk and Recorder of the County of Eagle. This plat shall supersede the prior plat, subject to the provision that approval in no way obligates the Town of Minturn for financing or construction of improvements on lands, streets or easements dedicated except as indicated. This Certificate further evidences the vacation of any and all roadways which may have been previously designated on such prior plat or which roadway may have been otherwise conveyed to or acquired by the Town of Minturn. All right, title, or interest of Minturn to any such roadway has been divested and this Certificate confirms the vacation of such roadway. Approval of this plat by the Town is a consent only and is not to be construed as an approval of the technical correctness of this plat or any documentation relating thereto.

Witness my hand and the seal of the Town of Minturn
Town Council of the Town of Minturn

By: _____ ATTEST: _____

Mayor _____ Town Clerk _____
Town of Minturn, Colorado Town of Minturn, Colorado

Certificate of Taxes Paid

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable upon all parcels of real estate described on this plat are paid in full as of _____.
Dated this _____ day of _____, A.D., 2026.

Treasurer of Eagle County

Clerk and Recorder's Certificate

This Plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock _____, on this _____ day of _____, 2026, and is duly recorded at Reception No. _____.

_____, Clerk and Recorder

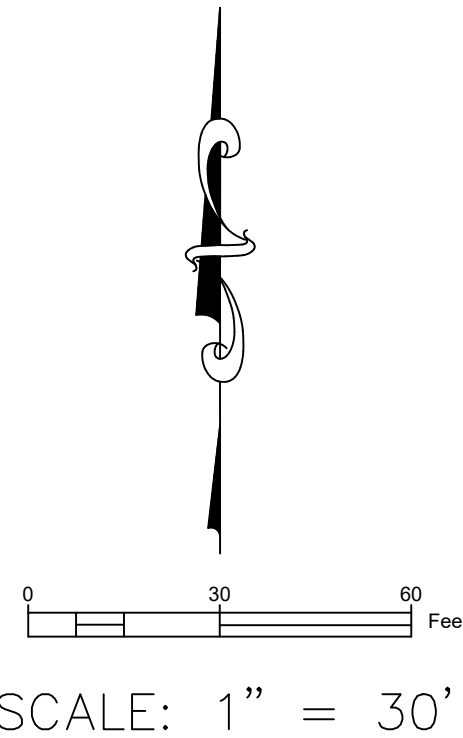
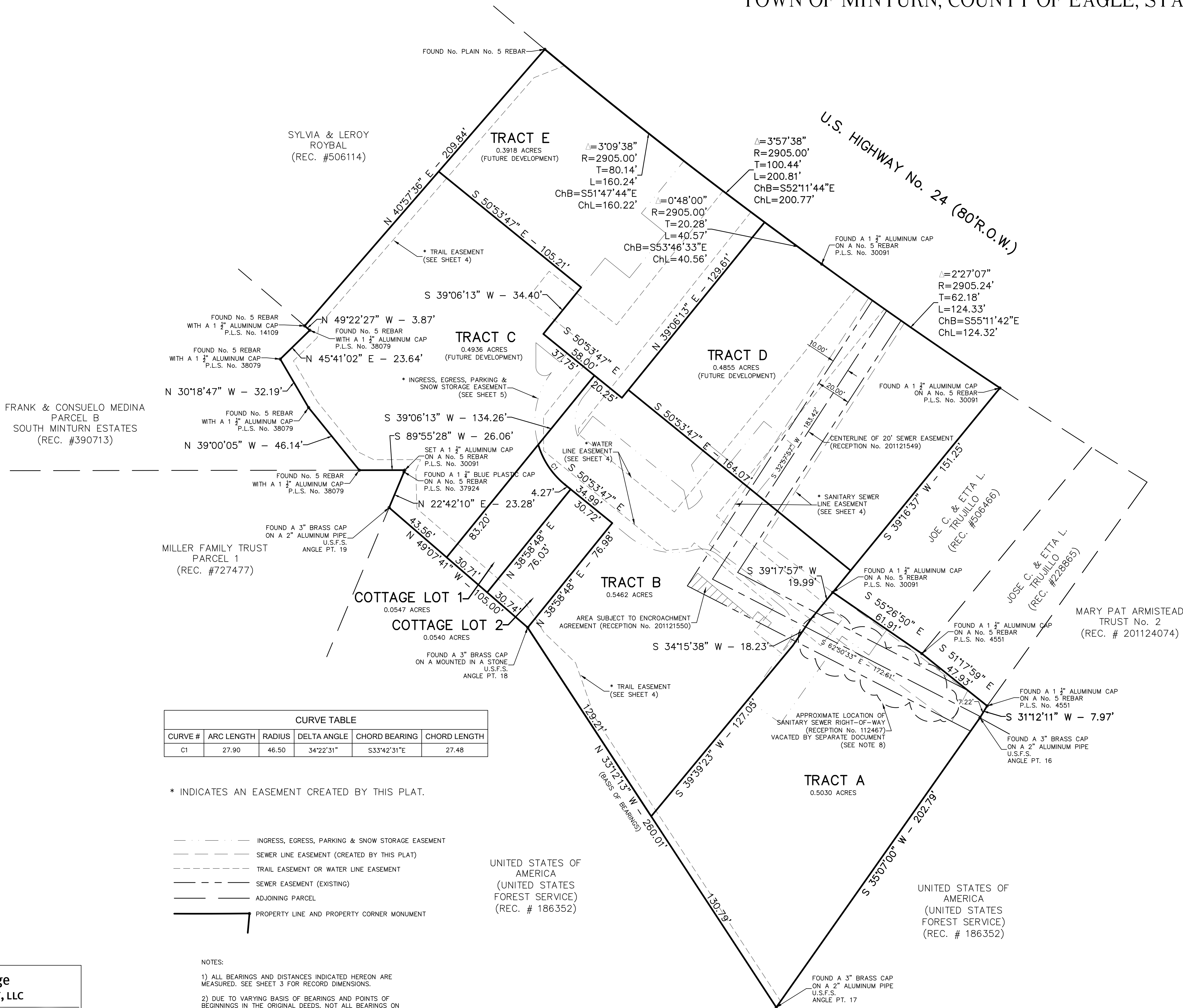
By: _____, Deputy

DRAFT

DRAWN BY: SE	DATE: 6/5/2026
CHECKED BY: SE	DRAWING NO.: 21-1353plat
JOB NO.: 21-1353	SHEET 1 OF 5

FINAL PLAT
MIDTOWN VILLAGE PUD

A PART OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.90	46.50	34°22'31"	S33°42'31"E	27.48

* INDICATES AN EASEMENT CREATED BY THIS PLAT.

- INGRESS, EGRESS, PARKING & SNOW STORAGE EASEMENT
- SEWER LINE EASEMENT (CREATED BY THIS PLAT)
- TRAIL EASEMENT OR WATER LINE EASEMENT
- SEWER EASEMENT (EXISTING)
- ADJOINING PARCEL
- PROPERTY LINE AND PROPERTY CORNER MONUMENT

NOTES:
1) ALL BEARINGS AND DISTANCES INDICATED HEREON ARE MEASURED. SEE SHEET 3 FOR RECORD DIMENSIONS.
2) DUE TO VARYING BASIS OF BEARINGS AND POINTS OF BEGINNINGS IN THE ORIGINAL DEEDS, NOT ALL BEARINGS ON THE PLAT WILL MATCH EXISTING LEGAL DESCRIPTIONS.

LAND USE SUMMARY:				
PARCEL	AREA	USE	ADDRESS	
TRACT A	0.5030 ACRES	RESIDENTIAL	947 MAIN STREET	
TRACT B	0.5462 ACRES	RESIDENTIAL/COMMERCIAL	947 MAIN STREET	
TRACT C	0.4936 ACRES	FUTURE DEVELOPMENT	947 MAIN STREET	
TRACT D	0.4855 ACRES	FUTURE DEVELOPMENT	947 MAIN STREET	
TRACT E	0.3918 ACRES	FUTURE DEVELOPMENT	947 MAIN STREET	
COTTAGE LOT 1	0.0547 ACRES	RESIDENTIAL	947 MAIN STREET	
COTTAGE LOT 2	0.0540 ACRES	RESIDENTIAL	947 MAIN STREET	
TOTAL	2.5288 ACRES			

Surveyor's Certificate

I, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete Final Plat of Midtown Village PUD, 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 correctly shows the location and dimensions of the lots, easements and streets of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

In Witness Whereof, I have set my hand and seal this _____ day of _____, A.D., 2026.

Samuel H. Ecker
Colorado P.L.S. No. 30091

DRAFT

DRAWN BY:	SE	DATE:	6/5/2026
CHECKED BY:	SE	DRAWING NO.:	21-1353plat
JOB NO.:	21-1353	SHEET	2 OF 5

Gore Range Surveying, LLC
P.O. Box 15
Avon, CO 81620
(970) 479-8698 • fax (970) 479-0055

FINAL PLAT
MIDTOWN VILLAGE PUD

A PART OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO
PARCEL BOUNDARIES VACATED

INDIVIDUAL PARCEL LEGAL DESCRIPTIONS:

(PARCEL DESCRIPTIONS PER TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER RND500789-5, WITH AN EFFECTIVE DATE OF APRIL 7, 2026 AT 5:00 P.M.)

PARCEL 1:

PARCEL A:

A PARCEL OF LAND BEING A PORTION OF LOT 10, SOUTH MINTURN ADDITION, RECORDED MARCH 1, 1978, AT RECEPTION NO. 163774 AND A PORTION OF PARCEL B, SOUTH MINTURN ESTATES, RECORDED NOVEMBER 07, 1988 AT RECEPTION NO. 380713 SITUATED IN THE NE1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1.5" ALUMINUM CAP LS #14109, MARKING A WESTERLY CORNER OF SAID LOT 10, FROM WHENCE A 1.5" ALUMINUM CAP SET IN CONCRETE MARKING AN ANGLE POINT OF SAID PARCEL B, BEARS N41°25'32"W 307.94 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THE FOLLOWING DESCRIPTION: LEAVING SAID WESTERLY CORNER ALONG A WESTERLY LINE OF SAID LOT 10, N40°57'36"E 19.39 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED MAY 27, 1993 AT RECEPTION NO. 506114, ALSO KNOWN AS LOT 9; THENCE CONTINUING ALONG A LINE COMMON TO SAID LOT 9 AND LOT 10, N40°57'36"E 190.00 FEET TO A FOUND #5 REBAR LOCATED ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 24, MARKING A COMMON CORNER OF SAID LOT 9 AND 10; THENCE ALONG SAID RIGHT OF WAY 200.75 FEET ALONG A ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2905 FEET, INTERIOR ANGLE OF 03°57'34" AND A CHORD WHICH BEARS S52°21'01"E 200.71 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #30091 MARKING THE NORTHWESTERLY CORNER OF PARCEL 3 AS BEING DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013, UNDER RECEPTION NO. 201321950; THENCE LEAVING SAID RIGHT OF WAY ALONG THE WESTERLY LINE OF SAID PARCEL 3, S38°19'59"W 150.48 FEET TO A FOUND 1.5" ALUMINUM CAP LS #50591 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 3; THENCE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL 1 AS BEING DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950, S39°30'38"W 105.96 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #14109 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 1, AND ALSO THE NORTHWESTERLY CORNER OF PARCEL 5, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950; THENCE LEAVING SAID LINE COMMON TO SAID LOT 10 AND PARCEL 1, ALONG A LINE KNOWN AS THE SOUTHERLY BOUNDARY OF SAID LOT 10 N38°46'00"W 101.53 FEET TO AN ANGLE POINT COMMON TO SAID LOT 10, AND PARCEL B; THENCE ALONG A LINE COMMON TO SAID PARCEL B, S89°40'00"W 43.35 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N38°57'47"W 46.20 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR STAMPED LS #38079 FOUND ALONG SAID OLD FENCE LINE NOTED IN ADVERSE POSSESSION CASE NO. 90 CV 625, DESCRIBED IN INSTRUMENT RECORDED MAY 4, 2015 UNDER RECEPTION NO. 201507801; THENCE N30°02'13"W 32.15 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N46°00'32"E 23.29 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079, MARKING A COMMON CORNER OF SAID LOT 10 AND PARCEL B; THENCE N41°59'45"W 4.37 FEET LEAVING SAID FENCE LINE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL B TO THE POINT OF BEGINNING.

PARCEL B AKA PARCEL Q:

A PARCEL OF LAND SITUATED IN THE NW1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 3.5" ALUMINUM CAP SET IN A ROCK, STAMPED U.S.D.A. P. 19, LS #7235 MARKING A COMMON CORNER OF TRACT A, U.S. FOREST SERVICE PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE 952 AND PARCEL 5, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950; THENCE ALONG A SAID TRACT A, THE U.S. FOREST SERVICE PROPERTY LINE, N49° 11'55"W 105.19 FEET, TO A FOUND 3.5" ALUMINUM CAP SET ON A 3" PIPE, STAMPED U.S.D.A. P. 19, LS #7235 MARKING A COMMON CORNER OF SAID TRACT A, THE U.S. FOREST SERVICE AND ALSO BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION; THENCE LEAVING SAID TRACT A, ALONG A COMMON LINE WITH PARCEL 1 AS DESCRIBED IN INSTRUMENT RECORDED MARCH 17, 2000 AT RECEPTION NO. 727477, N 24° 04'46" E 22.26 FEET, TO A FOUND 1.25" BLUE PLASTIC CAP LS # 37924 A POINT ON SAID LINE OF PARCEL 1; THENCE CONTINUING ALONG LINE, N 24° 04'48" E 1.14 FEET, TO A POINT ON A COMMON LINE WITH LOT 10, SOUTH MINTURN ADDITION, A PARCEL OF LAND DESCRIBED IN INSTRUMENTS RECORDED JUNE 22, 2016 AT RECEPTION NO. 201609478 AND 201609477 AND RECORDED JUNE 16, 2016 AT RECEPTION NO. 201609187, AND BEING A CORNER OF SAID PARCEL 1; THENCE ALONG SAID COMMON LINE, N89° 40'00" E 16.65 FEET, TO A POINT AND CORNER ON A LINE COMMON TO SAID LOT 10 SOUTH MINTURN ADDITION; THENCE ALONG SAID COMMON LINE TO SAID LOT 10, S36° 46'00" E 101.53 FEET, TO A FOUND 1.5" ALUMINUM CAP LS # 14109, MARKING THE SOUTHEASTERLY CORNER OF PARCEL 1, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950 AND THE NORTHWESTERLY CORNER OF SAID PARCEL 5; THENCE ALONG A LINE COMMON TO SAID PARCEL 5, S39° 37'54"W 11.51 FEET, TO THE POINT OF BEGINNING.

PARCEL 2:

PARCEL A:

A PARCEL OF LAND IN THE COUNTY OF EAGLE AND STATE OF COLORADO LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 35 TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN ACCORDING TO THE DEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE AS APPROVED BY THE U.S. DEPARTMENT OF INTERIOR GENERAL LAND OFFICE IN DENVER, COLORADO, ON JUNE 13, 1943; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24 FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 35 BEARS N 47° 20' 46" W, 193.82 FEET DISTANT; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24 12.03 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 2905.00 FEET, THE CHORD OF WHICH BEARS S. 55° 07' 45" E. 12.03 FEET; THENCE S. 39° 02' W. 147.80 FEET; THENCE S. 54° 16' 00" E. 66.18 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE S. 39° 01' 56" W. 155.00 FEET; THENCE N. 33° 28' 16" W. 128.88 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N. 39° 27' 34" E. 105.96 FEET; THENCE S. 32° 34' E. 46.41 FEET; THENCE N. 39° 02' E. 168.00 FEET TO A POINT OF BEGINNING, EXCEPTING THEREFROM ANY PORTION CONTAINED IN WARRANTY DEED RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE 952, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL B:

THAT PART OR PARCEL OF LAND LYING AND BEING SOUTHERLY OF AND ADJACENT TO COLORADO U.S. HIGHWAY NO. 24 IN THE SOUTHEAST QUARTER OF THE NORTHEAST (SE1/4NE1/4) OF SECTION THIRTY-FIVE (35) IN TOWNSHIP (5) SOUTH, RANGE EIGHTY-ONE (81) WEST OF THE 6TH PRINCIPAL MERIDIAN, IN EAGLE COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO U.S. HIGHWAY 24 FROM WHICH THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS NORTH 47° 14' WEST 198.05 FEET; THENCE SOUTH 29° 11' WEST 150 FEET; THENCE NORTHWESTERLY 65.0 FEET TO A POINT WHICH IS 29° 11' WEST FROM A POINT 150 FEET SOUTH OF THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO U.S. HIGHWAY NO. 24, THENCE NORTH 29° 11' EAST 150 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO U.S. HIGHWAY NO. 24, THENCE ALONG SAID RIGHT OF WAY BOUNDARY ON A 1" 58" CURVE TO THE LEFT 65 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ANY PORTION CONTAINED IN DECREE RECORDED NOVEMBER 19, 1981 IN BOOK 332 AT PAGE 295, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL C:

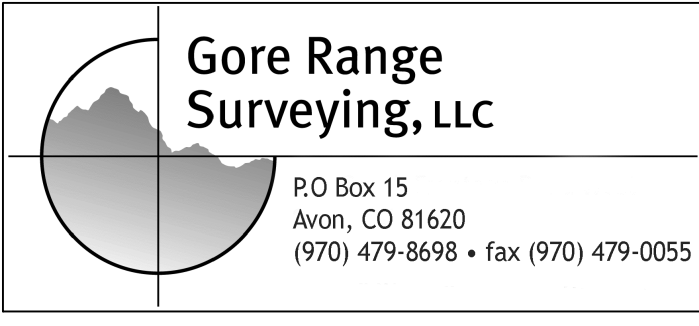
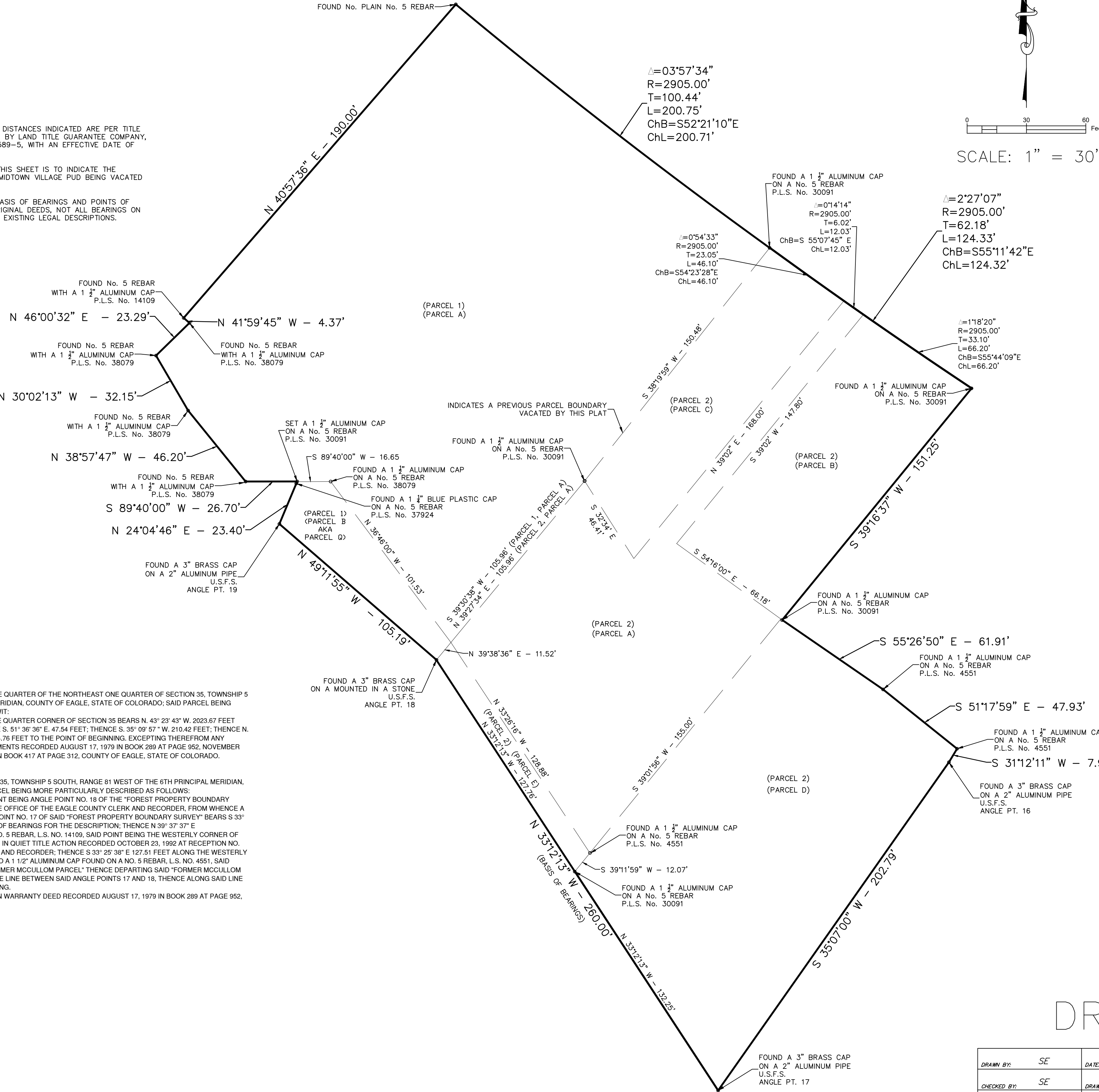
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EAGLE COUNTY, COLORADO ACCORDING TO THE DEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE AS APPROVED BY THE U.S. SURVEYOR GENERAL IN DENVER, COLORADO ON SEPTEMBER 13, 1943; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 35, A BRASS CAP MONUMENT FOUND IN PLACE, BEARS S. 42° 47' 06" E. 200.33 FEET DISTANT; THENCE S. 39° 02' 00" W. 168.00 FEET; THENCE N. 32° 34' 00" W. 46.41 FEET; THENCE N. 38° 16' 57" E. 150.48 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24; THENCE ALONG SAID RIGHT-OF-WAY 46.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2905.00 FEET, THE CHORD OF WHICH BEARS S. 54° 33' 22" E. 46.10 FEET TO THE POINT OF BEGINNING.

DESCRIPTION AS PER CHAIN OF TITLE:

A PARCEL OF LAND LYING SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY NO. 24, IN THE NE1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY OF SAID HIGHWAY FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS N. 46° 48' WEST 188.5 FEET; THENCE SOUTH 29° 11' WEST 148 FEET TO THE NORTHERLY CORNER OF PARCEL OF LAND CONVEYED TO THE COLORADO STATE HIGHWAY DEPARTMENT BY DEED RECORDED IN BOOK 126 AT PAGE 421, EAGLE COUNTY COLORADO RECORDERS RECORDS; THENCE SOUTH 31° 36' EAST ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID LAST MENTIONED PARCEL OF LAND 57.3 FEET, TO THE MOST EASTERLY CORNER OF SAID PARCEL, WHICH CORNER IS LOCATED ON THE NORTHWESTERLY LINE OF PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 126 AT PAGE 232 OF SAID RECORDS; THENCE NORTH 29° 11' EAST, ALONG SAID NORTHWESTERLY LINE OF LAST MENTIONED PARCEL OF LAND 158 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY OF SAID HIGHWAY; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE ON A 1" 58" CURVE TO THE RIGHT 50.1 FEET TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.

NOTES:

- 1) ALL BEARINGS AND DISTANCES INDICATED ARE PER TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER No. RND50070589-5, WITH AN EFFECTIVE DATE OF APRIL 7, 2026.
- 2) THE PURPOSE OF THIS SHEET IS TO INDICATE THE PARCELS THAT FORM MIDTOWN VILLAGE PUD BEING VACATED BY THIS PLAT.
- 3) DUE TO VARYING BASIS OF BEARINGS AND POINTS OF BEGINNINGS IN THE ORIGINAL DEEDS, NOT ALL BEARINGS ON THE PLAT WILL MATCH EXISTING LEGAL DESCRIPTIONS.

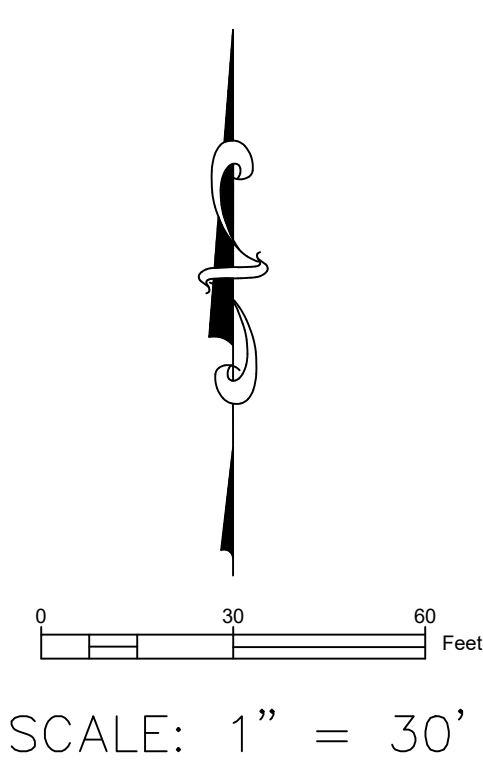
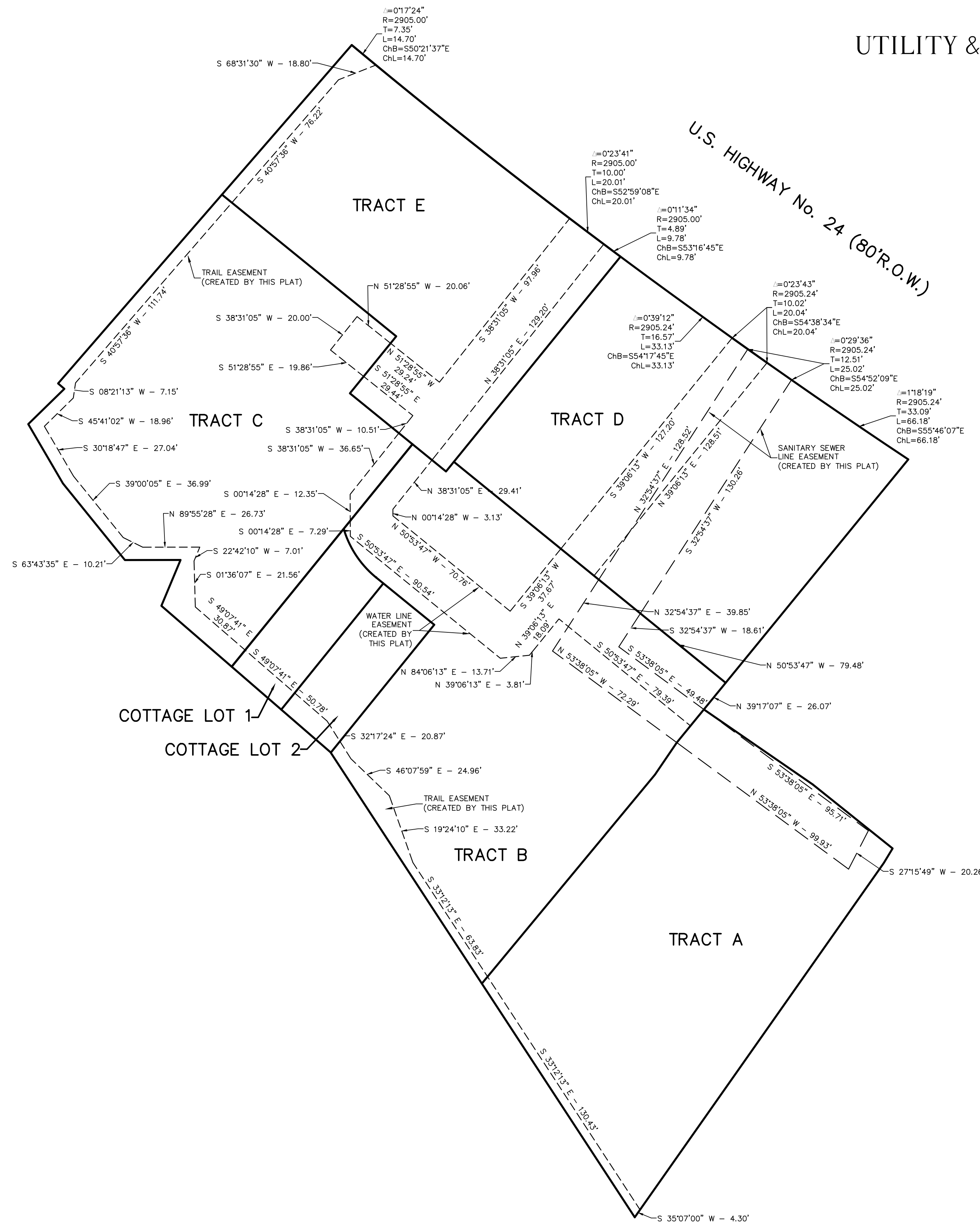


DRAWN BY:	SE	DATE:	6/5/2026
CHECKED BY:	SE	DRAWING NO.:	21-1353plot
JOB NO.:	21-1353	SHEET	3 OF 5

FINAL PLAT
MIDTOWN VILLAGE PUD

A PART OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

UTILITY & TRAIL EASEMENTS DETAILS



DRAFT



**Gore Range
Surveying, LLC**

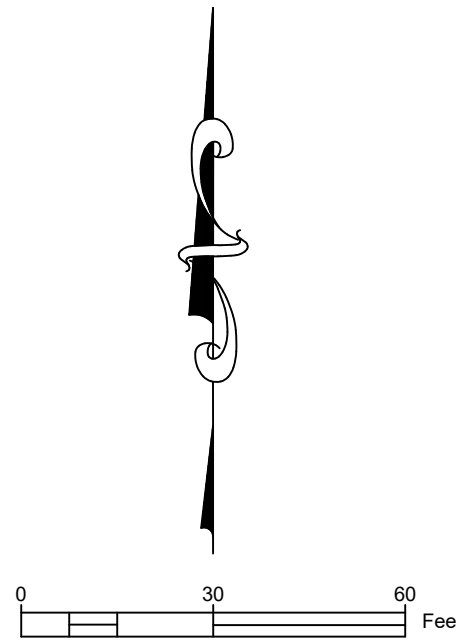
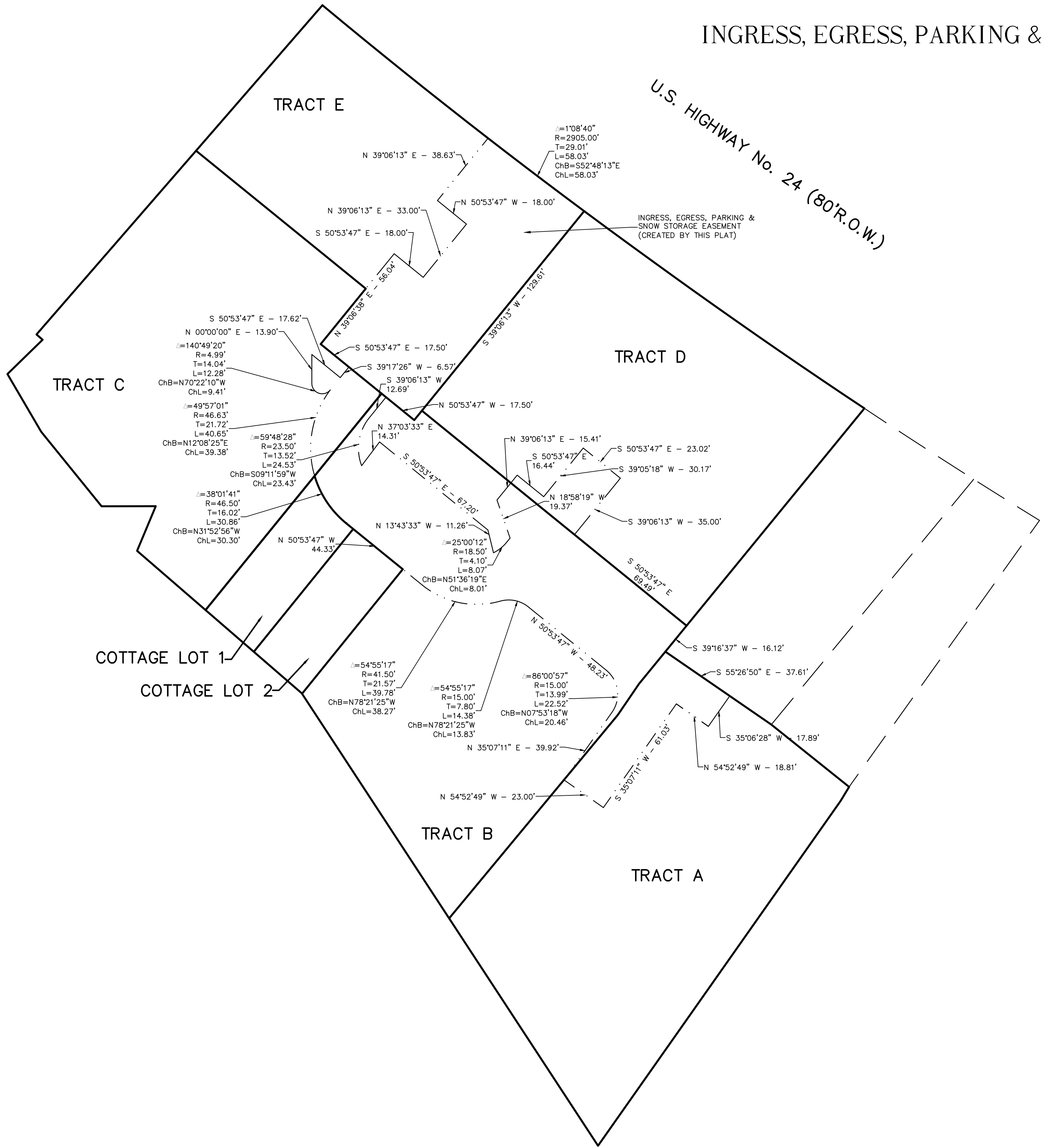
P.O. Box 15
Avon, CO 81620
(970) 479-8698 • fax (970) 479-0055

DRAWN BY:	SE	DATE:	6/5/2026
CHECKED BY:	SE	DRAWING NO.:	21-1353plat
JOB NO.:	21-1353	SHEET	4 OF 5

FINAL PLAT
MIDTOWN VILLAGE PUD

A PART OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

INGRESS, EGRESS, PARKING & SNOW STORAGE EASEMENT DETAIL



SCALE: 1" = 30'

DRAFT



**Gore Range
Surveying, LLC**

P.O. Box 15
Avon, CO 81620
(970) 479-8698 • fax (970) 479-0055

DRAWN BY:	SE	DATE:	6/5/2026
CHECKED BY:	SE	DRAWING NO.:	21-1353plat
JOB NO.:	21-1353	SHEET	5 OF 5



Design Review Board Hearing

Variance Request 671 Main Street

Hearing Date:	June 24, 2026
File Name and Process:	Ayre Garage Variance Request
Owner/Applicant:	Michael Ayre
Representative:	Michael Ayre
Legal Description:	Subdivision: Baldauf Addition, Block: 3, Lot 17A
Address:	671 Main Street
Zoning:	Old Town Character Area – Residential Zone District
Staff Member:	Madison Harris, Senior Planner
Recommendation:	Approval with Modifications to the Request

Staff Report

I. Summary of Request:

The Applicant, Michael Ayre, requests review of a request for relief from the ten foot (10') rear setback at 671 Main Street in the Old Town Residential Zone District.

Background

The Applicant would like to install a 24' x 24' garage encroaching seven (7) feet into the rear setback. Previously there was a garage in roughly the same location that had to be demolished due to safety concerns.

Per the application's Variance Letter it states:

“Strict enforcement of the rear setback requirement would create a practical difficulty and substantially limit the reasonable use of this historically platted lot. While construction of a garage may still be technically possible, compliance with the current setback would significantly constrain site design, reduce the functional utility of the property, and require the placement of improvements in locations that are less practical and less consistent with the established neighborhood pattern. Such limitations would

restrict customary residential improvements and require the fragmentation of already limited yard space on an odd-shaped lot.”

Proposed Plans

The Applicant has submitted plans showing a one story 24’ x 24’ garage with a building height of 11.49 feet measured to the midpoint of the roof. The location of the building respects the five foot side setback, but encroaches seven feet into the ten foot rear setback.

In an effort to work within the spirit and intent of the Zoning Guidelines, and to otherwise reduce the amount of relief (from the rear setback) requested to achieve the project design goals, staff respectfully suggests that perhaps a lesser request for relief from the dimensional limitation may be more appropriate.

Building plans are provided with the application to help staff, the Planning Commission, and Town Council make an informed decision regarding the request.

Staff is **recommending approval with modifications** of the variance request from the strict interpretation and application of the Town’s Setback requirements.

II. Zoning Analysis:

Zoning

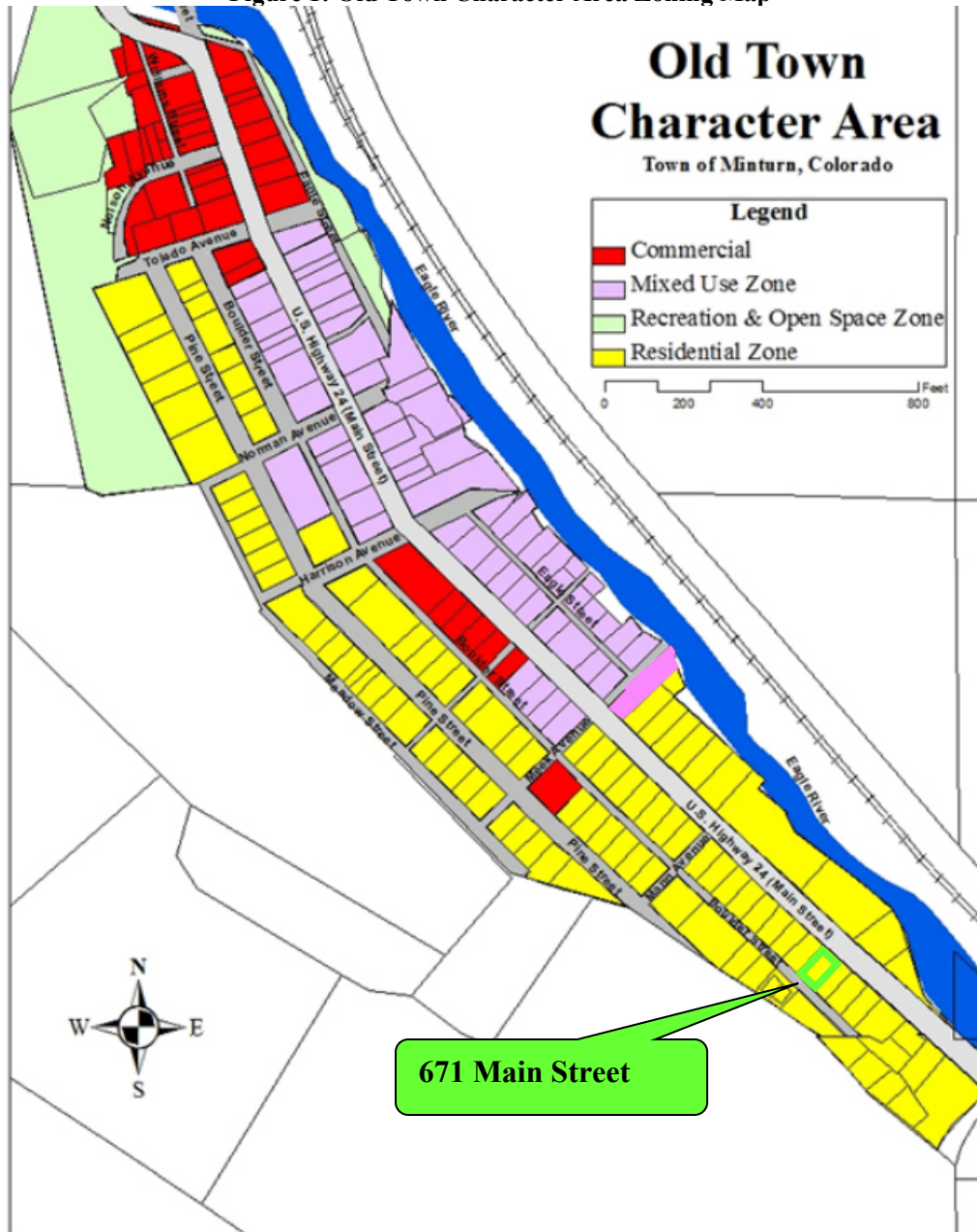
The subject property is located within the “Old Town Character Area” Residential Zone District, described as follows:

- (a) The neighborhood is bisected by Highway 24 and is characterized by single-family residences with a mix of business and institutional uses. The residences are typically **one (1) and two (2) stories, with outbuildings and minimal setback between structures.***
- (b) The purpose of this zone is to provide for continued residential use and redevelopment that preserves the unique character and scale of the neighborhood. An objective is to retain the historically residential areas as quiet and safe neighborhoods while allowing for limited home-based occupations and home-based businesses to encourage permanent residency. This area can accommodate reasonable growth where land and services are available.*

- Town of Minturn Town Code Section 16-6-20

##Rest of page left intentionally blank##

Figure 1: Old Town Character Area Zoning Map



III. Applicable Standards and Design Guideline Criteria:

Variance

The Minturn Municipal Code provides the following purpose, intent and criteria for the approval of a variance:

Sec. 16-21-690. - Variances.

(a) Purpose of provisions; limitations.

- (1) In order to prevent or to lessen such practical difficulties and unnecessary physical hardships inconsistent with the objectives of this Chapter as would result from strict or literal interpretation and enforcement, variances from certain regulations may be*

granted. Cost or inconvenience to the applicant of strict or literal compliance with a regulation shall not be a reason for granting a variance.

- (2) Variances may be granted only with respect to the development standards prescribed for each zone, including lot area and site dimensions, setbacks, distances between buildings, height, density, site coverage, usable open space, landscaping, site development and parking and loading requirements.*
- (3) The power to extend variances does not extend to the use regulations prescribed for each district because the flexibility necessary to avoid results inconsistent with the objectives of this Chapter is provided by Sections 16-21-620, Conditional Use Permits, and Division 3 of this Article, Amendments to text of Land Use Regulations or Character Area and Zone District Map.”*

(c) Approval criteria. *Before acting on a variance application, the Planning Commission and the Zoning Board of Appeals shall consider the following factors with respect to the requested variance:*

- (1) The relationship of the requested variance to other existing or potential uses and structures in the vicinity;*
- (2) The degree to which relief from the strict or literal interpretation and enforcement of a specified regulation is necessary to achieve compatibility and uniformity of treatment among sites in the vicinity, or to attain the objectives of this Chapter without grant of special privilege;*
- (3) The effect of the requested variance on light and air, distribution of population, transportation and traffic facilities, public facilities and utilities and public safety; and*
- (4) Such other factors and criteria as the Planning Commission and Zoning Board of Appeals deem applicable to the proposed variance.*

(d) Findings required. *The Planning Commission and Zoning Board of Appeals shall make the following findings before granting a variance:*

- (1) There are exceptional or extraordinary circumstances or conditions applicable to the site of the variance that do not apply generally to other properties in the same zone;*
- (2) The exceptional or extraordinary circumstances of the site create a situation in which the strict, literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this Chapter;*
- (3) That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity and will not result in substantial impairment to the purposes of this Chapter.*
- (4) There is no substantial impairment to the public that would result from the granting of the variance.”*

Staff Response:

As noted above, the Planning Commission must make positive findings for all four variance criteria. Although no one criterion should be weighted differently or considered more important, the first two criteria are typically the most difficult to establish.

In this instance, the Applicant will be required to demonstrate an ‘extraordinary circumstance,’ ‘physical hardship,’ and/or ‘practical difficulty’ when the regulations are applied strictly and literally to their property.

The Applicant argues that the lot is irregularly shaped which is where the “exceptional or extraordinary circumstances” criteria can apply. Staff recognizes that the lot is a little oddly shaped, but is unsure if it is to the degree that it would qualify as an “exceptional or extraordinary circumstance.”

Staff does not believe that this will have a negative impact on light or air, and in fact is very similar to many other accessory buildings in the area. The Applicant has provided several examples of adjacent properties that also have their accessory buildings of various sizes encroaching into the rear setback to various degrees with several appearing to sit on the property line. While this doesn’t prove exceptional or extraordinary circumstances, it does lend credence to the fact that there should be no detriment to the public with the granting of a variance.

Smaller accessory structures i.e. sheds are permitted via Sec. 16-2-50 to encroach in the rear yard setback as long as five feet is maintained from all lot lines. It is staff’s opinion that if the variance is granted, the garage should be moved to maintain at least that five foot minimum distance to the rear property line. The Applicant has opportunity to reduce the total amount of relief requested as evidenced by the building location which is currently positioned three feet from the property line.

For reference the following statements from the referenced above documents are relevant to this review:

Article 6 – Old Town Character Area

Sec. 16-6-10. – Character Area characteristics.

*“The intent of the Community Plan is that the Old Town Character Area maintain its unique and friendly small town character while providing for a compatible mix of retail/commercial and residential uses. Old Town provides for low-impact retail/commercial and residential uses that support and enhance the friendly small town character. Small town main street characteristics such as walkability, window fronts, main entrances fronting sidewalks, and **smaller scale buildings are to be promoted**. The intent is to concentrate retail/commercial uses on Main Street and Williams Street and discourage retail/commercial uses on secondary streets when they would conflict with existing residential uses. The Old Town Character Area is to function as the primary retail/commercial core that encourages compatible retail/commercial activity and economic vitality. Subdivisions and planned unit development occurring within the Old Town Character Area need to comply with the zoning code and promote the objectives in the Design Guidelines.”*

2023-2025 Strategic Plan Vision Statement

*“Preserve Minturn’s long-term viability, **its unique character** and genuine mountain town community”*

IV. Staff Recommendation and Suggested Conditions:

Staff recommends that the Applicant's request for a variance for relief from the strict application of the Town's Rear Setback limits at 671 Main Street could be granted if the request is modified to lessen the relief requested.

Staff is **recommending approval with modifications** of the variance request.



VARIANCE 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: planner@minturn.org

Project Name:

Ayre Garage

Project Location

Street Address:

671 Main St.

Zoning: Old Town residential

Parcel Number(s): 210326317024

Application Request:

Variance of rear set back from 10 feet to 3 feet for construction of new garage

Applicant:

Name:

michael ayre

Mailing Address:

[REDACTED], Minturn, co 81645

Phone:

[REDACTED]

Email:

[REDACTED]

Property Owner:

Name:

michael ayre

Mailing Address:

[REDACTED], Minturn, co 81645

Phone:

[REDACTED]

Email:

[REDACTED]

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
5000	single family	3	3
# of Stories:	Snow storage sq ft:	Building Footprint sq ft:	Total sq ft Impervious Surface:
2	500	780	1200

Signature:

michael ayre

Fee Paid: _____

Date Received: _____

Planner: _____

VARIANCE APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

Applicant Staff

☒

☐

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

- Planning Commission Review - \$575 + Costs attributable to the review by consultant time are billed at actual hourly rates. Cost assessed after first hour.

RESPOND TO THE FOLLOWING QUESTIONS:

1. Please describe the nature of the requested variance:

The applicant requests a variance to reduce the required rear setback from 10 feet to 3 feet to allow construction of a 24-foot by 24-foot detached garage. The proposed garage will be designed to match the architectural style, materials, and colors of the existing residence, ensuring compatibility with the character of the property and surrounding area.

2. Are there exceptional or extraordinary circumstances or conditions applicable to the site of the variance that does not apply generally to other properties in the same zone? (If yes, please elaborate):

The subject property is subject to exceptional circumstances arising from the original 1904 Town of Minutem plot, which created lots measuring approximately 25 feet by 100 feet. The Town has acknowledged that these historic lot dimensions create constraints that make compliance with current dimensional standards difficult or impracticable.

3. Do the exceptional or extraordinary circumstances of the site create a situation in which the strict, literal interpretation and enforcement of the specified regulation result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the zone code! (if yes, please elaborate):

Strict enforcement of the rear setback requirement would create a practical difficulty and substantially limit the reasonable use of this historically platted lot. While construction of a garage may still be technically possible, compliance with the current setback would significantly constrain site design, reduce the functional use of the property.

☒

☐

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

- Zoning of Property

☒

☐

Improvement Location Certificate of Survey (ILC or ILS)

☒

☐

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
- Setbacks
- River or Creek Setbacks
- Parking Plan
- Traffic Circulation
 - Location and Width of Existing and Proposed Access Points
 - Location of Existing Driveways and Intersections
- Landscaped Area – Plan
- Approximate Location of Existing Wooded Areas and Rock Outcrops
- Location and Type of Existing and Proposed Easements
- Utility Easements
- Drainage Features

☒

☐

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

The Planning Commission and Town Council are required to make the following findings before granting a variance:

1. There are exceptional or extraordinary circumstances or conditions applicable to the site of the variance that do not apply generally to other properties in the same zone;
2. The exceptional or extraordinary circumstances of the site create a situation in which the strict, literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the zoning code;
3. That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity and will not result in substantial impairment to the purposes of the zoning code;
4. There is no substantial impairment to the public that would result from the granting of the variance.

1. Describe the Variance Requested

The applicant requests a variance to reduce the required rear setback from 10 feet to 3 feet to allow construction of a 24-foot by 24-foot detached garage. The proposed garage will be designed to match the architectural style, materials, and colors of the existing residence, ensuring compatibility with the character of the property and surrounding neighborhood.

The requested variance is necessary due to the constraints created by the historic 25-foot by 100-foot lot dimensions established by the original 1904 Minturn plat. The combination of the lot's limited depth, irregular configuration, and the current 10-foot rear setback requirement significantly restricts the placement of a functional garage. Reducing the setback to 3 feet will allow for a reasonably sized garage while preserving usable outdoor living space and maintaining a functional site layout.

The proposed garage is consistent with the established development pattern of the neighborhood, where numerous adjacent properties contain garages and accessory structures located within similar setback areas.

2. Explain the Exceptional Circumstances and Hardship

The subject property is subject to exceptional circumstances arising from the original 1904 Town of Minturn plat, which created lots measuring approximately 25 feet by 100 feet. The Town has acknowledged that these historic lot dimensions create constraints that make compliance with current dimensional standards difficult or impractical in many areas of Minturn.

Strict enforcement of the rear setback requirement would create a practical difficulty and substantially limit the reasonable use of this historically platted lot. While construction of a garage may still be technically possible, compliance with the current setback would significantly constrain site design, reduce the functional utility of the property, and require the placement of improvements in locations that are less practical and less consistent with the established neighborhood pattern. Such limitations would restrict customary residential improvements and require the fragmentation of already limited yard space on an odd-shaped lot.

At least ten adjacent properties contain garages or accessory structures located within the same setback area, demonstrating that the established neighborhood pattern has historically accommodated these lot constraints through reduced setbacks. Requiring strict compliance on this property would impose a disproportionate burden compared to similarly situated properties and would prevent the property from being used in a manner that is common throughout the immediate neighborhood.

As recognized in the 2015 Rauch variance approval, practical difficulties currently exist on the lot due to site-specific conditions. In this case, those practical difficulties arise from the historic

dimensions of the lot and the limitations created by applying contemporary setback standards to a development pattern established more than a century ago.

3. Explain Why Approval Will Not Be Detrimental to the Neighborhood or Public Welfare

Approval of the requested variance will not be materially injurious to neighboring properties or detrimental to the public health, safety, or welfare. The proposed garage will be a customary residential structure that matches the existing residence in appearance and will be consistent with the established character of the neighborhood.

The proposed setback is consistent with existing development patterns in the immediate area. At least ten adjacent properties contain garages or accessory structures located within similar setback areas. The variance would therefore not introduce a new or incompatible condition but would instead allow the property to be developed in a manner comparable to surrounding properties.

The Board previously determined in the Rauch variance approval that a garage located within a reduced setback would not create a burden on the surrounding area. Likewise, the proposed garage will not adversely affect neighboring properties, traffic circulation, public services, or public safety.

Furthermore, the Town's ongoing Minturn Forward code update process recognizes that many existing development standards do not align with the historic built environment created by the original town plat. Granting the variance would support a practical application of the zoning code that reflects the established character of the neighborhood while allowing reasonable use of a historically constrained property.

This version reads like something a land-use attorney or planning consultant would submit and ties directly to the statutory variance findings while incorporating the Rauch precedent and the Town's acknowledgment of historic lot constraints.

To Whom It May Concern,

I would like to request approval to construct a detached two-car garage on the rear portion of my lot located on Boulder Street in Minturn, Colorado. The current use of the property is as a single-family residence, and the proposed garage will serve as an accessory structure to the existing home.

Thank you for your consideration of this request. Please let me know if any additional information or documentation is required.

Sincerely,

Michael Ayre

Town of Minturn, Colorado

Zoning Variance Research Report — 1991 to 2026

Source: Town of Minturn Laserfiche Public Records Portal • Compiled June 2026

EXECUTIVE SUMMARY

The Laserfiche full-text search returned 259 documents containing the word 'variance.' After removing fee ordinances, budget documents, and construction cost references, approximately 85–90 unique zoning/construction variance actions were identified in the digital record.

Key findings: (1) The overwhelming majority of variances were APPROVED — roughly 88–90%. (2) Denials were uncommon, occurring approximately 10–12 times in 35 years. (3) No confirmed cases were found of a denied variance being later approved at a subsequent meeting on the same application — though expired approvals were sometimes re-filed (e.g., 386 Taylor Ave in 2018). (4) Setback variances (rear, front, side) are by far the most common type, reflecting Minturn's historic 25x100-foot lot grid.

IMPORTANT CAVEAT: Digital records begin approximately 1993. Pre-1993 variances (1991-1992) are not in the Laserfiche system. A CORA request to the Planning Department is recommended for a complete count.

SECTION 1: VARIANCE COUNT SUMMARY BY TYPE

Variance Type	Granted	Denied	Notes
Setback (rear)	~28	~2	Most common type; historic lots frequently non-compliant
Setback (front)	~15	~3	Includes several cases near river or street constraints
Setback (side)	~8	~1	Less common; usually fence or minor encroachment
Height	4	0	Includes duplex completion (2014) and Enclave structural (2018)
Lot coverage	~5	~1	Often combined with setback requests
Density / residential units	~8	0	1990s-era; allowing multiple units on historic small lots
Parking	~5	0	Both on-site and off-site parking variances
Sign	2	0	Including Turntable Restaurant 1993
Fence	~4	~2	Fence height/location in vision clearance areas
Slope (>30°)	1	0	Sandoval property, Jun 2000
Lot dimension/width	2	0	2005 lot line; 2025 minimum width
Underground utilities exemption	3	0	Sec. 16-17-110 exemptions (2023, 2024)
River/riparian setback	0	1	Pete Vance treehouse denied (2002)
Other / Unknown	~10	~2	Various older records with limited detail

TOTAL (estimated)	~95–105	~12–14	Some years pre-1993 not in digital records
-------------------	---------	--------	--

Notes on Denials and Appeals:

- No cases found where a denied variance was subsequently re-filed and approved on the same application cycle.
- 386 Taylor Ave (VAR 16-01): Approved 2016, expired 2018. Applicant re-filed in 2018; tabled multiple times. Outcome of 2018 resubmission unclear from records.
- Kurt Oakley fence (1994): Denied at P&Z, then denied again at later P&Z meeting. No subsequent approval found.

SECTION 2: DETAILED VARIANCE LOG (Chronological, 1993–2025)

Year	Var ID	Address	Type	Applicant	Decision	Notes
1993	N/A	Turntable Restaurant	Sign	Darla Goodell	APPROVED	P&Z granted Dec 8, 1993; Council review Dec 15, 1993
1994	N/A	663 Boulder St	Use + Setback	Unknown	APPROVED	Conditional use and variance; Council affirmed Jun 22, 1994
1994	N/A	Kurt Oakley property	Fence (6ft front setback)	Kurt Oakley	DENIED	P&Z denied Jul 6, 1994; subsequently DENIED again Aug 17, 1994
1994	N/A	Minturn Realty property	Structure connecting buildings	Minturn Realty	APPROVED	Approved Jul 6, 1994
1994	N/A	412 Taylor Street	Construction setback	Stencio/Stecio	APPROVED	P&Z approved Sep 21, 1994; Council affirmed
1994	N/A	Tammy Martinez property	Fence/Clear vision area	Tammy Martinez	APPROVED (modified)	P&Z modified to 15ft vision; Council affirmed Oct 19; Final Nov 2, 1994
1995	N/A	Unknown	Duplex creation (density)	Unknown	APPROVED	Approved Mar 15, 1995 (all aye except one dissent)
1995	N/A	1012 Main Street	Front setback – house	Unknown	APPROVED	Sep 6, 1995
1995	N/A	1012 Main Street	Front setback – garage	Unknown	APPROVED	Sep 6, 1995
1995	N/A	1106 Main Street (approx)	Two-story deck in setback	Gregory & Brenda Esparsen	APPROVED	Oct 4, 1995
1996	N/A	Unknown	Front setback	Unknown	APPROVED	Apr 3, 1996; P&Z recommended approval
1996	N/A	Unknown	Rear setback	Unknown	APPROVED	Apr 3, 1996; P&Z recommended approval

TOWN OF MINTURN — VARIANCE RESEARCH REPORT

Laserfiche Records Search (259 documents) | Compiled June 2026

1996	N/A	1151B Main Street	Multiple setbacks	Vasquez	APPROVED	May 15, 1996; two separate variances both approved
1996	N/A	Multiple properties	Two-story garage/residential addition	Multiple	APPROVED	Jun 5, 1996; multiple variances approved
1996	N/A	442 Main St (Minturn Inn)	Garage side + rear setback	Minturn Inn	APPROVED	Sep 4 & Aug 21, 1996
1996	N/A	1014 Main Street	Addition in setback (4'10" from 5' setback)	Raymond Barela	APPROVED	Oct 2, 1996
1997	N/A	846 Main Street	Residential density (2 units on 6,000 sf lot)	Unknown	APPROVED (split vote)	Feb 5 Special Mtg; some dissent; also 21ft front setback variance same property
1997	N/A	551 Main Street	Residential density (2 units on lot)	George Sisneros	APPROVED	Feb 5, 1997 Special Meeting
1997	N/A	273 Boulder Street	Setback	Unknown	APPROVED	Jun 4, 1997
1997	N/A	105 Williams Street	Setback	Unknown	APPROVED	Jun 4, 1997
1997	N/A	107 Williams Street	Setback/structure	Minturn Realty	APPROVED	Jul 16, 1997
1997	N/A	381 Main Street	Setback/structure	Unknown	APPROVED	Jul 16, 1997
1997	N/A	1182 Main Street	Setback (modified)	Unknown	APPROVED	Aug 6, 1997; modified from earlier request
1998	N/A	Unknown	Duplex on undersized lot	J. Kelly	Unknown	Jan 21, 1998
1998	N/A	Multiple	2-story single-family residence setbacks	Multiple	APPROVED	Jun 3, 1998; multiple approvals including 702 Main St
1998	N/A	Multiple	Setback / zoning / density (17.5 units/ac)	Multiple	APPROVED	Jun 17, 1998; multiple variances all approved
1998	N/A	263 Boulder Street	Residential density (22 units/acre)	Brian Canepa	APPROVED	Jul 15, 1998
1998	N/A	562 Main Street	Fence in side setback (6 ft)	Mr. Vance	APPROVED	Sep 2, 1998
1998	N/A	Multiple	Trash enclosure setback	Multiple	Unknown	Nov 4, 1998
1998	N/A	635 Main Street	Open dormer (height/setback)	Unknown	APPROVED	Nov 18, 1998

TOWN OF MINTURN — VARIANCE RESEARCH REPORT

Laserfiche Records Search (259 documents) | Compiled June 2026

1998	N/A	Unknown	Shed in setback	Darin Tucholke	APPROVED	Dec 16, 1998
1999	N/A	Unknown street	Two-family residence – rear setback	Unknown	APPROVED	Jun 8, 1999
1999	N/A	Unknown street	Two-family residence + garage (slope)	Unknown	APPROVED w/ condition	Jun 8, 1999; garage built into slope
1999	N/A	Unknown	Covered porch addition in setback	Unknown	APPROVED	Jun 16, 1999
1999	N/A	Unknown	Sign size	Robert Ralston	APPROVED	Sep 15, 1999
1999	N/A	Unknown	Covered porch in setback	Shane Sorenson	APPROVED	Sep 1, 1999
1999	N/A	Unknown	Single-family residence in setback	Unknown	DENIED	Nov 17, 1999; denied as not a hardship; owner moved forward differently
1999	N/A	Unknown	Off-street parking (residential)	Unknown	APPROVED	Dec 1, 1999
2000	N/A	293 Boulder Street	Addition to existing home	Manning family	APPROVED	May 17, 2000
2000	N/A	Unknown	Slope variance (>30 degrees)	Ralph & Barbara Sandoval	APPROVED	Jun 21, 2000; tabled Apr & May then approved
2000	N/A	0322 Daisy Lane (Eagle area)	Unknown type	Mr. Sturt	APPROVED	Jul 5, 2000; Council affirmed decision
2000	N/A	1092 Main Street	Height (portion exceeds limit)	Unknown	APPROVED	Jul 19, 2000
2000	N/A	Ed Zneimer property	Parking (garage to conference room)	Ed Zneimer	APPROVED at P&Z	Oct 18, 2000
2001	N/A	381 Boulder Street	Setback encroachment	Carl Babcock	DENIED	Mar 7, 2001; both P&Z and staff recommended denial
2001	N/A	76 Meek Avenue	1-foot setback encroachment	Paul & Sherri Wilson	APPROVED	Sep 5, 2001
2002	N/A	562 Main Street	River setback (30ft) – treehouse	Pete Vance	DENIED	Jun 19, 2002; failed all variance criteria
2002	N/A	201 Pine Street	Front + side setback (eliminate all setbacks)	Town of Minturn	Unknown/tables	Jul 3, 2002; controversial; safety concerns raised

TOWN OF MINTURN — VARIANCE RESEARCH REPORT

Laserfiche Records Search (259 documents) | Compiled June 2026

2003	N/A	303 Main Street	Side setback (1ft) + lot coverage (~3%)	Chris Ralston	Likely DENIED/modified	Mar 5, 2003; Mayor raised concerns about precedent
2003	N/A	Vista Barranco Lane	Front setback (preferred design, not hardship)	Unknown	DENIED	Apr 2, 2003; criteria not met – preferred design not a hardship
2003	N/A	Unknown address (300s)	Front setback (10ft into 20ft setback)	Gordon Flaherty	DENIED	May 7, 2003; not a unique property; criteria not met
2003	N/A	484 Eagle Street	Existing footprint setback	John Woodruff	APPROVED	Jul 16, 2003; house previously used footprint
2003	N/A	122 Nelson Avenue	Unknown type	Nelson Ave LLC (Mike Lovato)	Complex/uncertain	Sep 3, 2003; new ordinance being written
2005	N/A	Taylor Ave area	Lot line variance (subdivision)	Tom Sullivan	APPROVED	Ord 03-2005; authorized by ordinance
2007	N/A	Unknown	Off-street parking	Tom Sullivan	APPROVED	Oct 3, 2007
2008	VAR 08-03	Unknown	Unknown type	Unknown	APPROVED	Res 54-2008
2009	VAR 09-01	Unknown	Single-family home on lot (setback)	Unknown	APPROVED	Res 09-2009 / Res 12-2009; multiple resolutions
2009	VAR 09-02	Unknown	Unknown type	Tom Sullivan	APPROVED	Res 22-2009
2009	VAR 09-03	789 Main Street	Front setback – attached garage	Western Capital Partners	APPROVED	Res 25-2009; Oct 2009
2011	N/A	251 Main Street	Unknown type	Unknown	Unknown	Mar 16, 2011
2011	N/A	293 Boulder Street	Detached garage in rear setback	Unknown	Unknown	Mar 16, 2011; scheduled for Council hearing
2011	N/A	1688 Main Street	Detached garage setback	Unknown	Unknown	Jul 20, 2011
2011	N/A	Unknown	Unknown	Unknown	WITHDRAWN	Aug 3, 2011; applicant withdrew application
2012	VAR 2012-01	Unknown address	Rear setback – detached garage (5ft into 10ft)	George & Linda (Brodin)	APPROVED	Res 10-2012; Mar 21, 2012
2014	VAR 14-01	436 Taylor Street	Building height – duplex 2nd half	Garth Koellhoffer	APPROVED (7-0)	Res 21-2014; Dec 17, 2014; building height for completing duplex

TOWN OF MINTURN — VARIANCE RESEARCH REPORT

Laserfiche Records Search (259 documents) | Compiled June 2026

2015	VAR 15-456RA UCH	456 Pine Street	Rear setback – new garage	Rick & Lindsay Rauch	APPROVED	Res 09-2015; Aug 2015; zero rear setback to access alley
2015	N/A	175 Williams Street	Unknown type	Nancy & Ryan Richards	APPROVED	Res 14-2015; Oct 21, 2015
2015	N/A	Unknown (downtown)	Parking (20 off-site spaces)	Unknown	APPROVED	Oct 21, 2015
2016	VAR 16-01	386/392 Taylor Avenue	Front setback	David Clapp	APPROVED (4-0 P&Z, then Council)	Res 07-2016; Jun 15 2016; multiple P&Z meetings Feb–Jun 2016
2017	N/A	412 Taylor Street	Unknown type	Unknown	WITHDRAWN	Jun 28, 2017; applicant withdrew before P&Z decision
2017	VAR 01-2017	1012 Main Street	Unknown type	Unknown	APPROVED	Res 19-2017; Sep 6, 2017
2018	VAR 16-01 (renewal)	386 Taylor Avenue	Front setback (renewal)	Unknown	EXPIRED / TABLED	Original 2016 approval expired; new app filed Aug 2018; tabled multiple times; outcome unclear
2018	VAR 18-01	221 Main Street	Setback + lot coverage (carport)	Tom Warzecha	APPROVED (6-0)	Res 19-2018; Sep 19, 2018
2018	VAR 18-02	Eagle River Enclave Townhomes	Building height (structural/safety)	Enclave developer	APPROVED	Res 31-2018; Dec 14 & Dec 19, 2018 Special Meeting
2023	N/A	~1000 block (powerline)	Underground utilities exemption	Xcel Energy	APPROVED	Aug 2, 2023; Sec. 16-17-110 exemption
2024	2024-01	161 Main St / 161 Nelson Ave	Rear setback	Unknown	APPROVED	Res 51-2024; Sep 3, 2024; P&Z recommended approval Aug 28, 2024
2024	N/A	161 Main Street	Underground utilities exemption (Sec. 16-17-110)	Unknown	APPROVED (7-0)	May 1, 2024; Council vote 7-0
2024	N/A	362/366 Taylor Avenue	Underground utilities exemption	Unknown	APPROVED	Aug 21, 2024; Resolution 46-2024
2025	2024-01 ext	161 Main Street	Rear setback extension (1-year)	Unknown	APPROVED	Res 36-2025; Sep 3, 2025; extension to 2024-01
2025	2025-01	886 & 892 Main Street	Minimum lot width/dimension	Tom Sullivan (applicant)	APPROVED	Res 32-2025; Aug 6, 2025; PC recommended Jul 23, 2025

SECTION 3: NON-CONFORMING PROPERTIES

KEY FINDING: No public count of non-conforming properties exists.
The Town does not publish a GIS layer, database, or list identifying non-conforming parcels. Eagle County's GIS viewer has parcel data but no zoning conformity overlay.

Legal Framework — Minturn Municipal Code Article 22:

- Legal Nonconforming Use: A use lawfully established but no longer permitted in the current zone district.
- Legal Nonconforming Structure: A structure lawfully constructed but not meeting current dimensional standards (setbacks, height, lot coverage).
- Legal Nonconforming Lot: A lot lawfully created but not meeting current minimum lot size or frontage requirements.

Why Non-Conformities Are Widespread in Minturn:

- Minturn's 1904 original plat used 25-foot x 100-foot lots — explicitly referenced in Ordinance 20-2024 and multiple planning documents. Many of these do not meet current minimum lot area or frontage requirements.
- Town documents show an estimated 600–700 total parcels within incorporated limits.
- Section 16-17-180 (exterior lighting) explicitly calls for 'phasing out existing nonconforming fixtures' — confirming widespread structural nonconformity.
- The Minturn Forward code rewrite (2023–2025) identifies nonconforming lot dimensions as a central challenge — proposing to reduce minimum standards to match the actual existing built environment.
- P&Z minutes (Feb 2023) explicitly discuss 'Chapter 16, Article 22, the Town's non-conforming provisions' in the context of Minturn Forward.

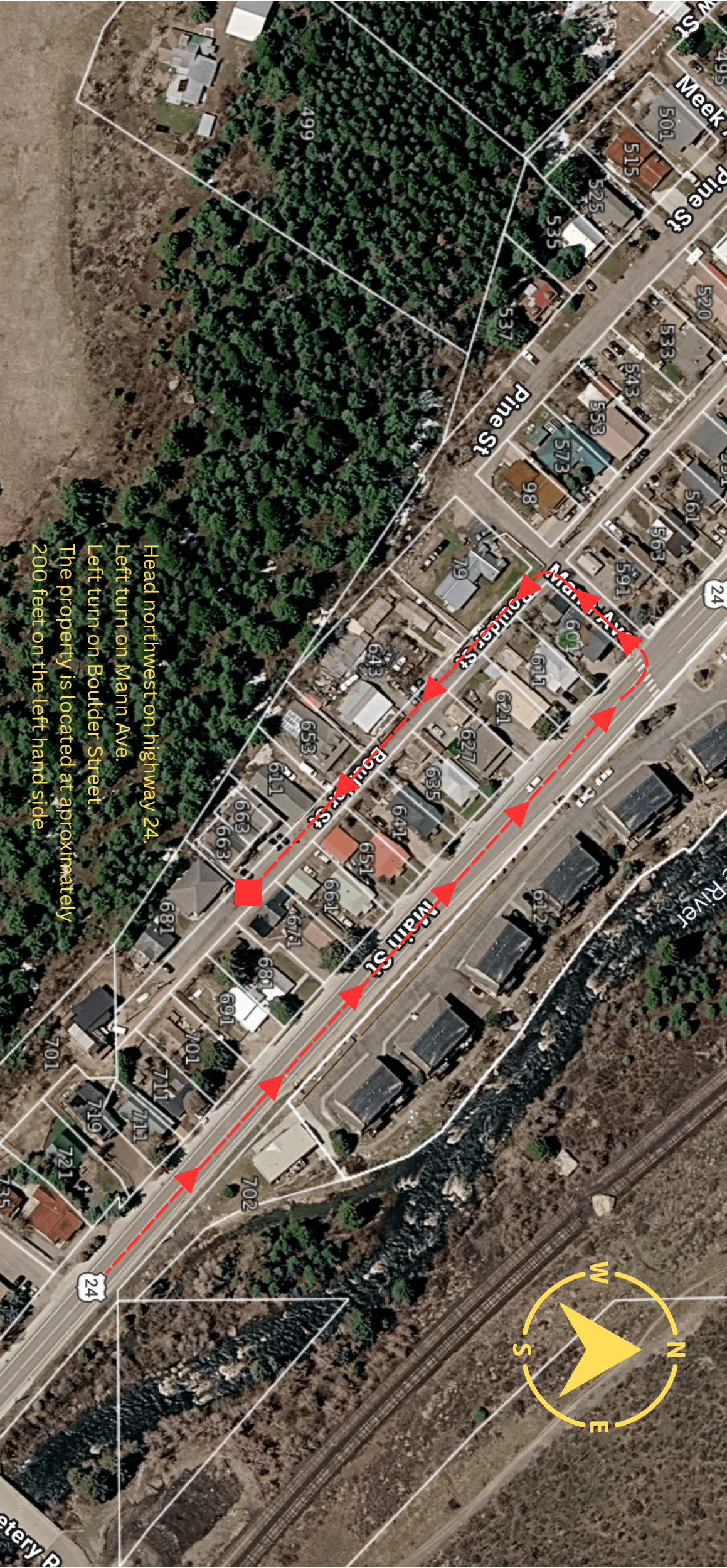
Estimated Non-Conformity Scope:

Non-Conformity Type	Estimated Prevalence	Basis for Estimate
Lot size (too small)	30–60% of Old Town parcels	1904 plat = 25x100ft lots; modern minimums likely larger
Setbacks (structure)	25–45% of built lots	Historic structures predating current setback requirements; documented in variance history
Parking (insufficient)	Widespread	Many historic properties cannot meet modern off-street parking requirements
Exterior lighting	Most existing fixtures	Code Sec. 16-17-180 requires phasing out non-conforming fixtures
Use	Limited / scattered	Some commercial uses grandfathered from prior zoning

Note: To obtain a precise count, a GIS overlay of current zoning standards against Eagle County parcel data would be required. The Town Planning Department may have this analysis internally.

SECTION 4: RECORD AVAILABILITY NOTES

- Earliest digital record found: December 15, 1993 (sign variance at Turntable Restaurant).
- 1991–1992: Not in digital Laserfiche system. Records for these years (if any variances occurred) would be in physical files at Town Hall.
- 1993–2022: Records are available but many are scanned PDFs (image-only), making full-text search incomplete. Some variance details could not be confirmed from search excerpts alone.
- 2023–2025: Records are searchable and reasonably complete.
- Some variance resolutions have duplicate entries (e.g., Res 09-2009 and Res 12-2009 both reference VAR 09-01) — likely a corrected or amended resolution.
- **RECOMMENDED ACTION: File CORA request (see attached letter) for the Planning Department's internal variance log, which would provide a definitive count.**



Head northwest on highway 24.
Left turn on Mann Ave.
Left turn on Boulder Street.
The property is located at approximately
200 feet on the left hand side

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
Lot 17A, Baldauf Subdivision Block 3

Lots 17 and 18

Situated in Section 26, Township 5 South, Range 81 West , 6th P.M.
Town of Minturn, County of Eagle, State of Colorado

LEGAL DESCRIPTION:
LOT 17A, BALDAUF SUBDIVISION BLOCK 3, LOTS 17 AND 18, ACCORDING TO THE FINAL PLAT THEREOF, RECORDED 11-18-2016 AT RECEPTION NO. 201619691 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

NOTES:

- 1) DATE OF SURVEY: MAY 8, 2026.
- 2) STREET ADDRESS: 671 MAIN STREET (POSTED)
- 3) LOCATION OF IMPROVEMENTS AND LOT LINES ARE BASED UPON THE FINAL PLAT DESCRIBED ABOVE AND SURVEY MONUMENTS FOUND AT THE TIME OF THIS SURVEY AS SHOWN HEREON.
- 4) THE PREVIOUS SURVEYOR WHO PERFORMED AND RECORDED THE ADMINISTRATIVE FINAL PLAT RECEPTION NO. 201619691 IN 2016, DID NOT SET ANY OF THE SUBDIVISION MONUMENTS THAT WERE REQUIRED TO BE SET.
- 5) U.S. SURVEY FEET USED FOR THIS SURVEY.
- 6) BASIS OF BEARINGS: AN ASSUMED BEARING OF N 47° 40' 00" W BETWEEN THE SOUTHEASTERN CORNER OF LOT 16, BALDAUF ADDITION, BLOCK 3, AND THE SOUTHWESTERN CORNER OF LOT 17A, BALDAUF ADDITION, BLOCK 3, WAS USED TO DETERMINE THE BEARING FOR SAID BLOCK 3. THE BEARING FOR SAID BLOCK 3 WAS DETERMINED BY THE PREVIOUS SURVEYOR, WHO FOUND AN ALUMINUM CAP ON #5 REBAR, LS #4551, ALL BEARINGS HEREON ARE RELATIVE THERETO.
- 7) TITLE COMMITMENT WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 0822126, WITH AN EFFECTIVE DATE OF MAY 1, 2025.
- 8) THIS PROPERTY IS SUBJECT TO THE PLAT OF BALDAUF ADDITION TO THE TOWN OF MINTURN, RECORDED MARCH 20, 2016, RECEPTION NO. 201619691.
- 9) BENCHMARK: N.G.S. S-780 3.25" BRASS CAP SET IN ROCK, ELEVATION = 7894.4'
- 10) RECENT STREET IMPROVEMENTS ON MAIN STREET, SPECIFICALLY NEW SIDEWALK ON MAIN STREET/US HIGHWAY 24) ALONG THE BALDAUF ADDITION, BLOCK 3 BOUNDARY, HAS DESTROYED ANY MONUMENTS THAT ONCE EXISTED IN THIS AREA AND WERE NOT REPLACED. C.D.O.T.'S MONUMENTED LOCATION OF THE RIGHT OF WAY AND THE MONUMENTED LOCATION OF THE BALDAUF ADDITION, BLOCK 3 BOUNDARY, ARE SHOWN HEREON. MONUMENTS FOUND SHOWN HEREON FOR SAID BLOCK 3 WERE DESTROYED AND REPLACED BY THE EAGLE COUNTY CLERK AND RECORDER.
- 11) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.

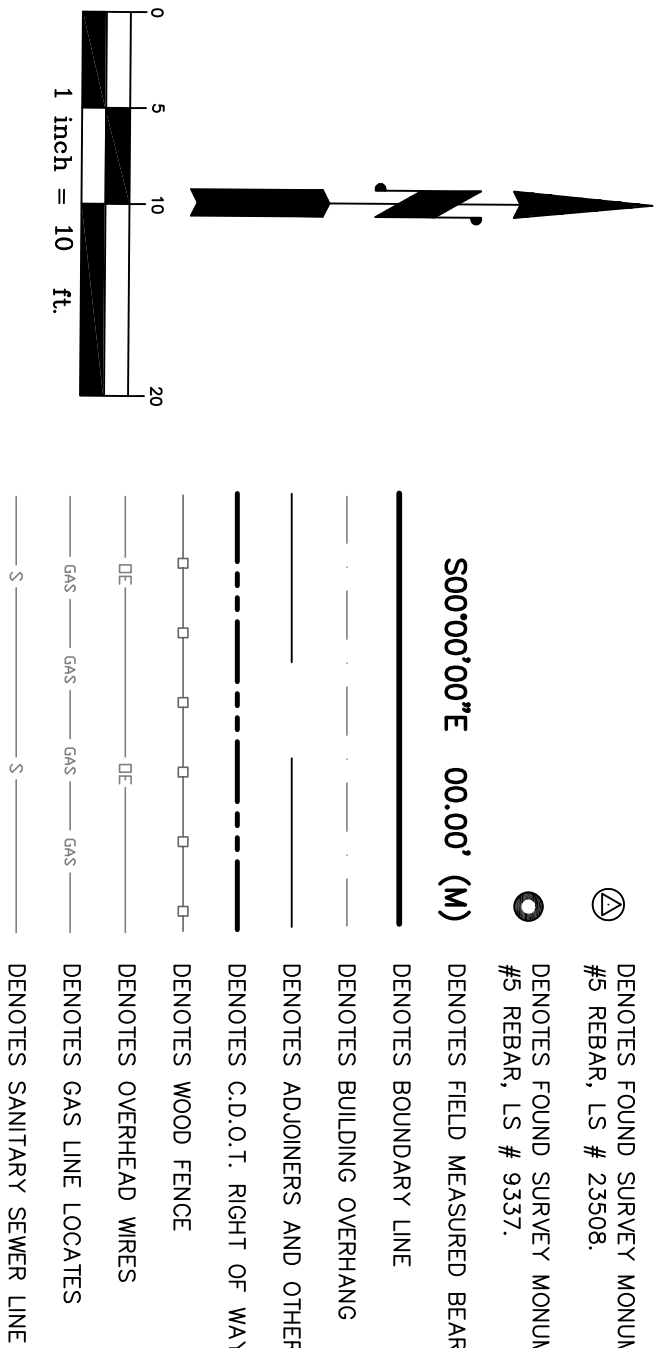
CERTIFICATION:
I, RANDALL P. KIPP, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING, I FURTHER CERTIFY THAT THIS LAND SURVEY PLAT COMPLIES WITH THE STANDARDS AND PRACTICES OF THE PROFESSION AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



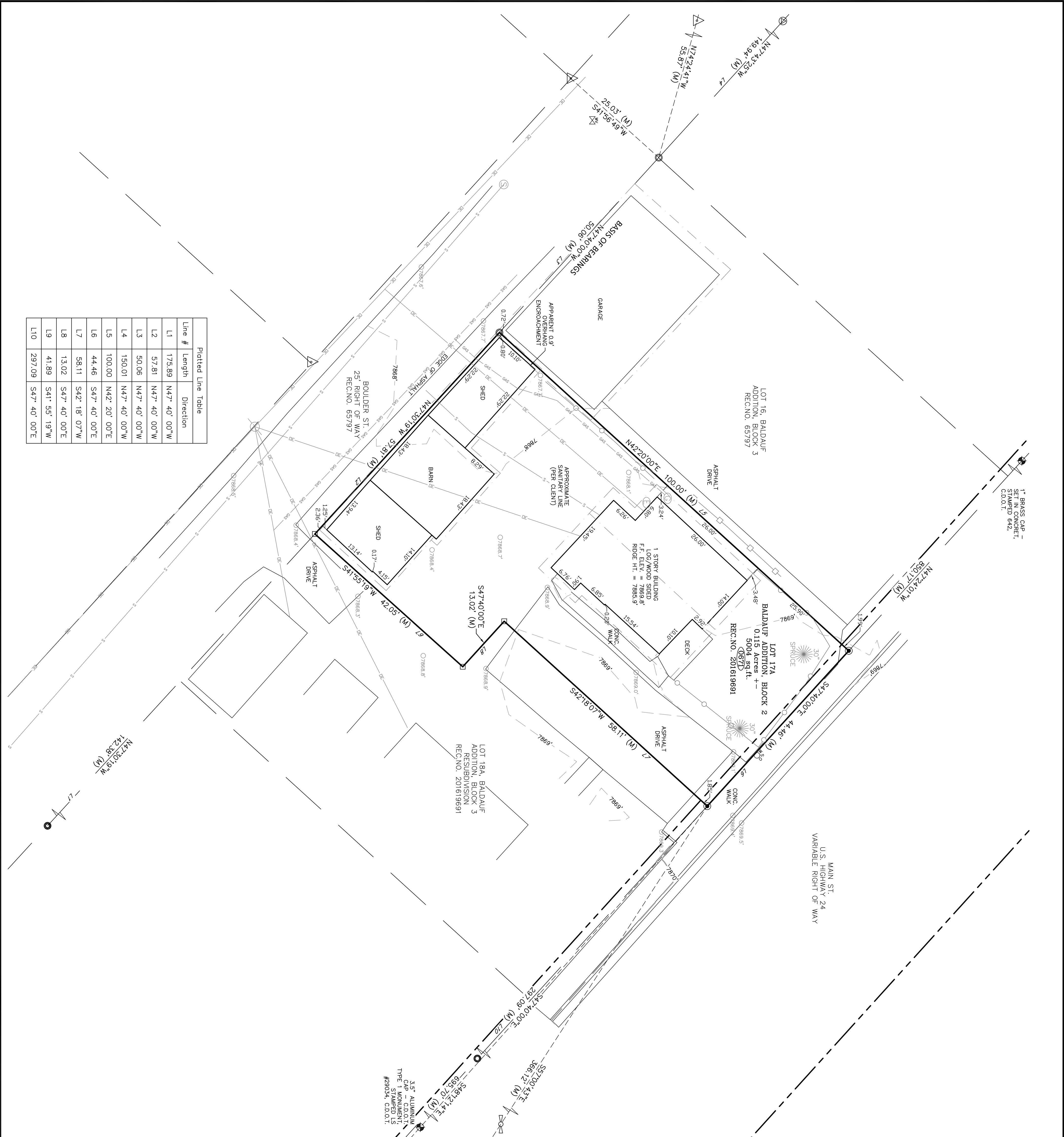
RANDALL P. KIPP P.L.S. #38079
COLORADO PROFESSIONAL LAND SURVEYOR
COUNTY SURVEYOR CERTIFICATION:
DEPOSITED THIS _____ DAY OF _____, 20____, AT _____ IN BOOK 1 OF THE EAGLE COUNTY SURVEYOR'S LAND SURVEY PLATS/ RIGHTS-OF-WAY SURVEYS AT PAGE _____ THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-102, OF THE COLORADO REVISED STATUTES.

LEGEND:

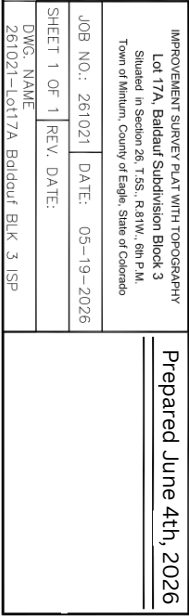
- ⊗ DENOTES WATER SHUT OFF
- ⊙ DENOTES GAS METER
- ⊙ DENOTES UTILITY POLE
- ⊙ DENOTES ELECTRIC METER
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES SINKER CLEAN OUT
- ⊙ DENOTES SET SURVEY MONUMENT - 1.25" BRASS SHINER IN CONCRETE, LS #38079
- ⊙ DENOTES SET SURVEY MONUMENT - 2" ALUMINUM CAP ON #5 REBAR, LS #38079
- ⊙ DENOTES FOUND SURVEY MONUMENT - 2.5" BRASS CAP ON 1" PIPE, MARKING SOUTH 1/4 CORNER SECTION 26
- ⊙ DENOTES FOUND SURVEY MONUMENT - 1.5" ALUMINUM CAP ON #5 REBAR, LS #4551
- ⊙ DENOTES FOUND SURVEY MONUMENT - C.D.O.T. MONUMENT AS DESIGNED HEREON
- ⊙ DENOTES FOUND SURVEY MONUMENT - #5 REBAR
- ⊙ DENOTES FOUND SURVEY MONUMENT - 2" ALUMINUM CAP ON #5 REBAR, LS # 23508
- ⊙ DENOTES FOUND SURVEY MONUMENT - 1.5" ALUMINUM CAP ON #5 REBAR, LS # 9337
- ⊙ DENOTES FIELD MEASURED BEARING AND DISTANCE



IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY	
Lot 17A, Baldauf Subdivision Block 3	
Situated in Section 26, T.5S., R.81W., 6th P.M.	
Town of Minturn, County of Eagle, State of Colorado	
JOB NO.: 261021	DATE: 05-19-2026
SHEET 1 OF 1 REV. DATE:	
DWG. NAME	
261021-Lot17A Baldauf Blk 3 ISP	
KIPP LAND SURVEYING	
Randy Kipp P.L.S.	
P.O. Box 3154	
Eagle, CO 81631	
(970) 390-9540	
email: randy@kipplandsurveying.com	
web: kipplandsurveying.com	



Line #	Length	Direction
L1	175.89	N47° 40' 00"W
L2	57.81	N47° 40' 00"W
L3	50.06	N47° 40' 00"W
L4	150.01	N47° 40' 00"W
L5	100.00	N42° 20' 00"E
L6	44.46	S47° 40' 00"E
L7	58.11	S42° 18' 07"W
L8	13.02	S47° 40' 00"E
L9	41.89	S41° 55' 19"W
L10	297.09	S47° 40' 00"E





A0.0	COVER SHEET
A1.1	FIRST FLOOR PLAN
A2.1	SOUTH AND EAST ELEVATIONS
A2.2	NORTH AND WEST ELEVATIONS
A3.1	BUILDING SECTION
A3.2	SECTION DETAILS
S1.0	FOUNDATION AND FRAMING PLAN



BEN@ABOVETHELINEDRAFTING.COM
(719) 747-1002



MICHAEL
AYRE

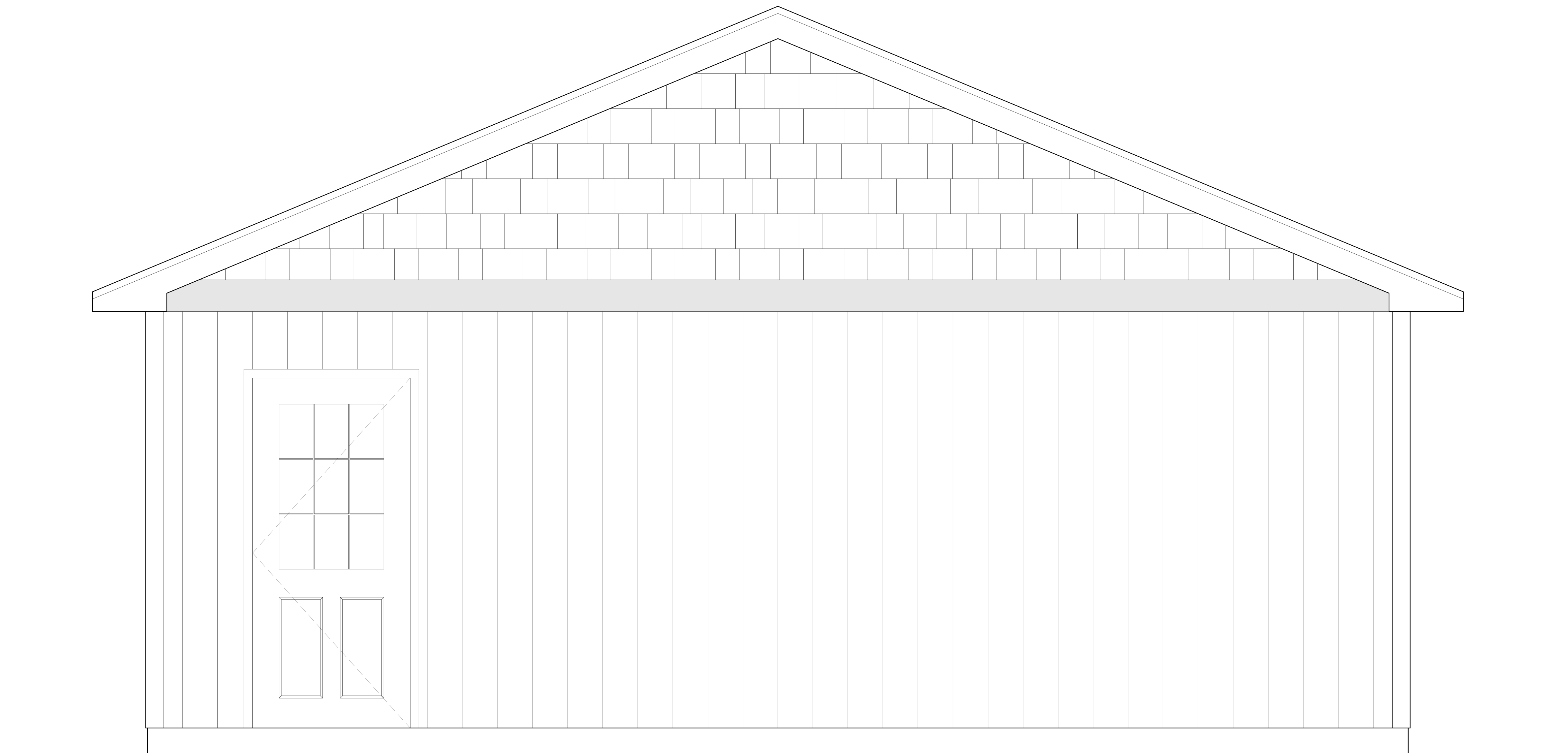
671 MAIN STREET
MINTURN, CO 81645

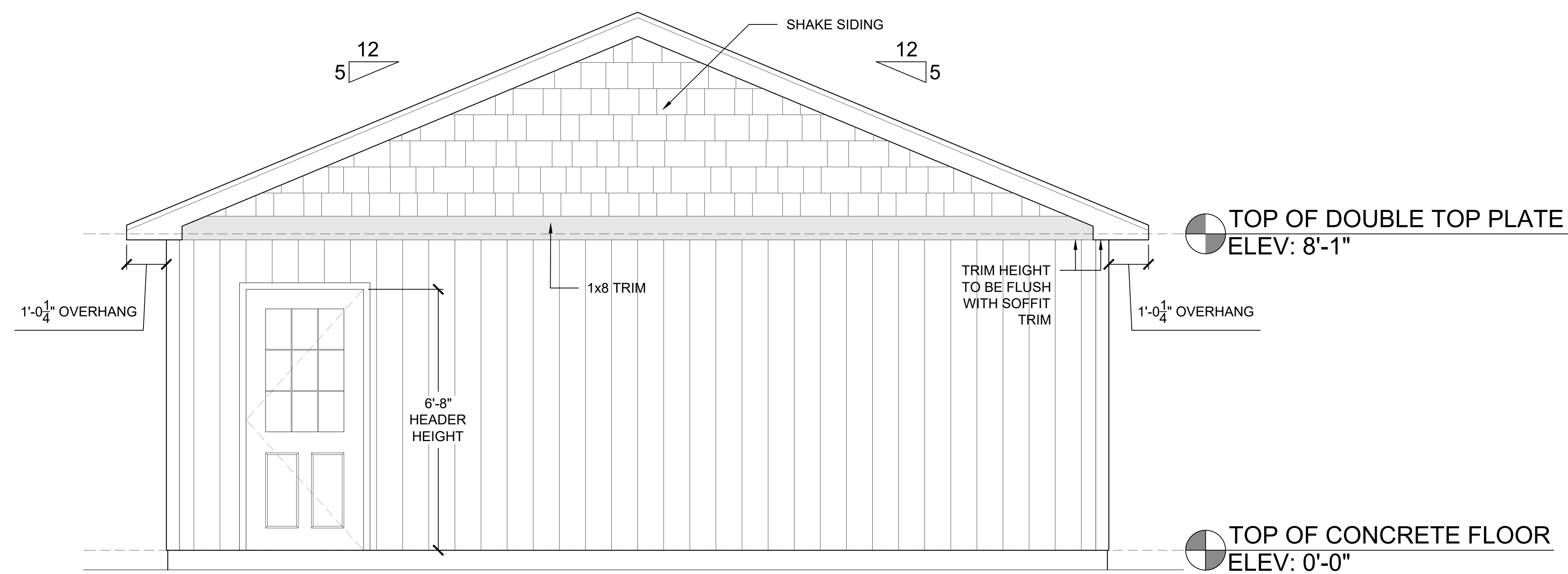
COVER SHEET

[illegible]

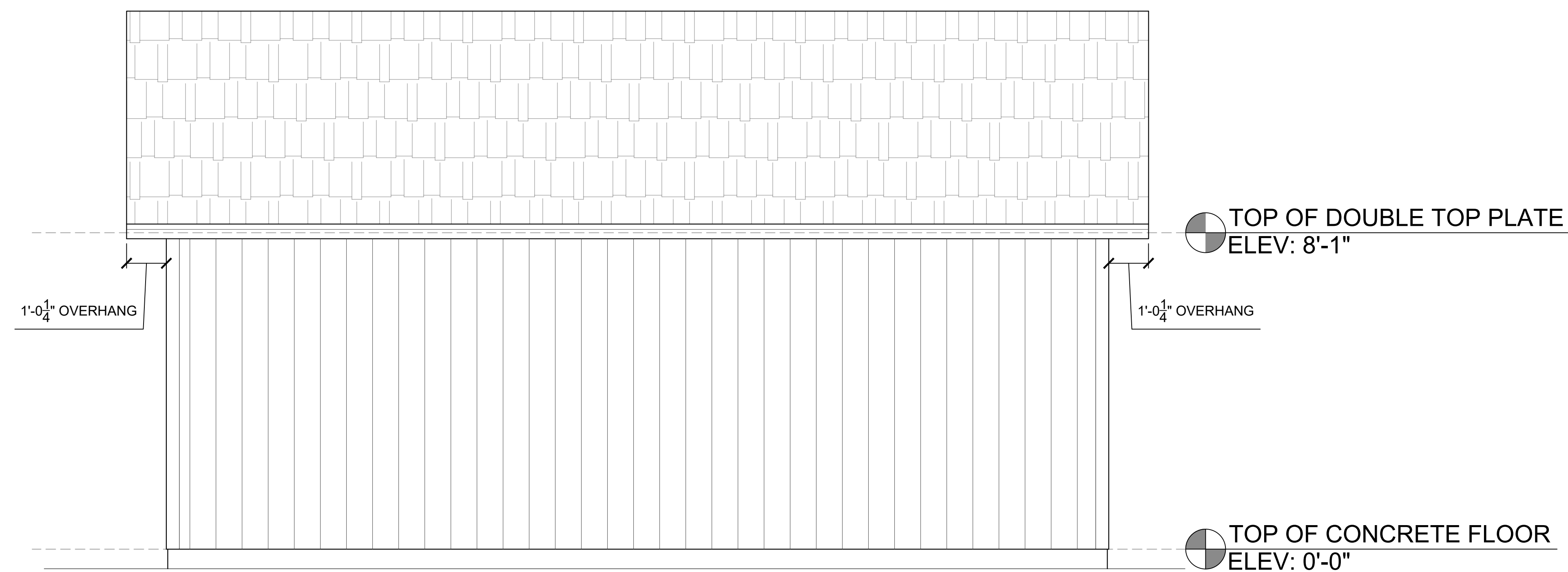
12.2026	041
---------	-----

A0.1





1 SOUTH ELEVATION
A2.1 SCALE: 1/2"=1'-0"



2 EAST ELEVATION
A2.1 SCALE: 1/2"=1'-0"



MICHAEL
AYRE

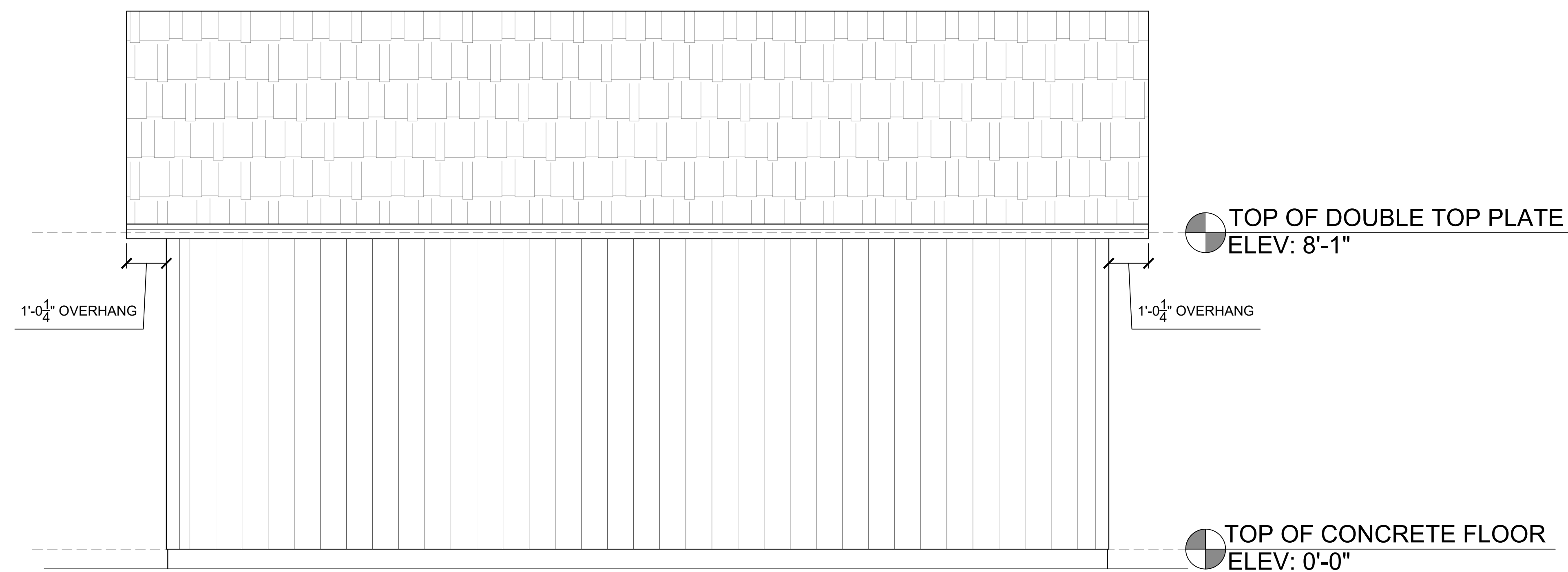
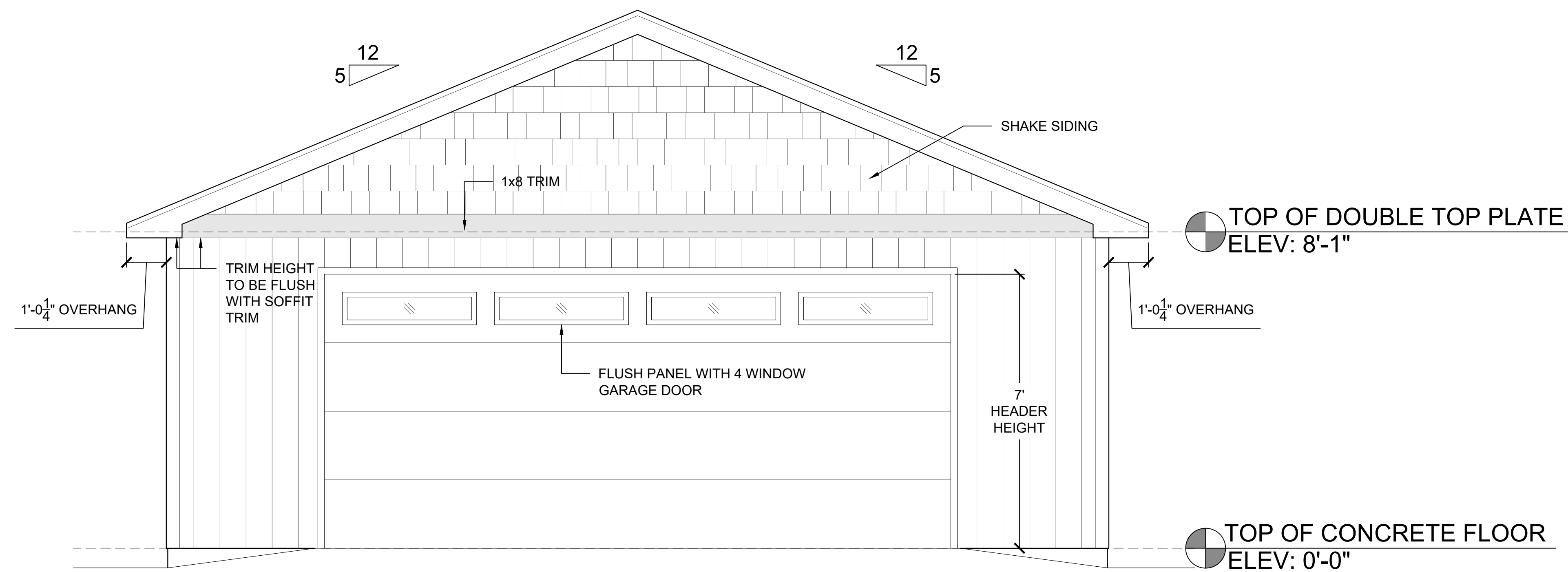
671 MAIN STREET
MINTURN, CO 81645

SOUTH AND EAST ELEVATIONS

[illegible]

5.12.2026 041

A2.1



MICHAEL
AYRE

671 MAIN STREET
MINTURN, CO 81645

NORTH AND WEST ELEVATIONS

[illegible]

A2.2



BEN@ABOVETHELINEDRAFTING.COM

(719) 747-1002



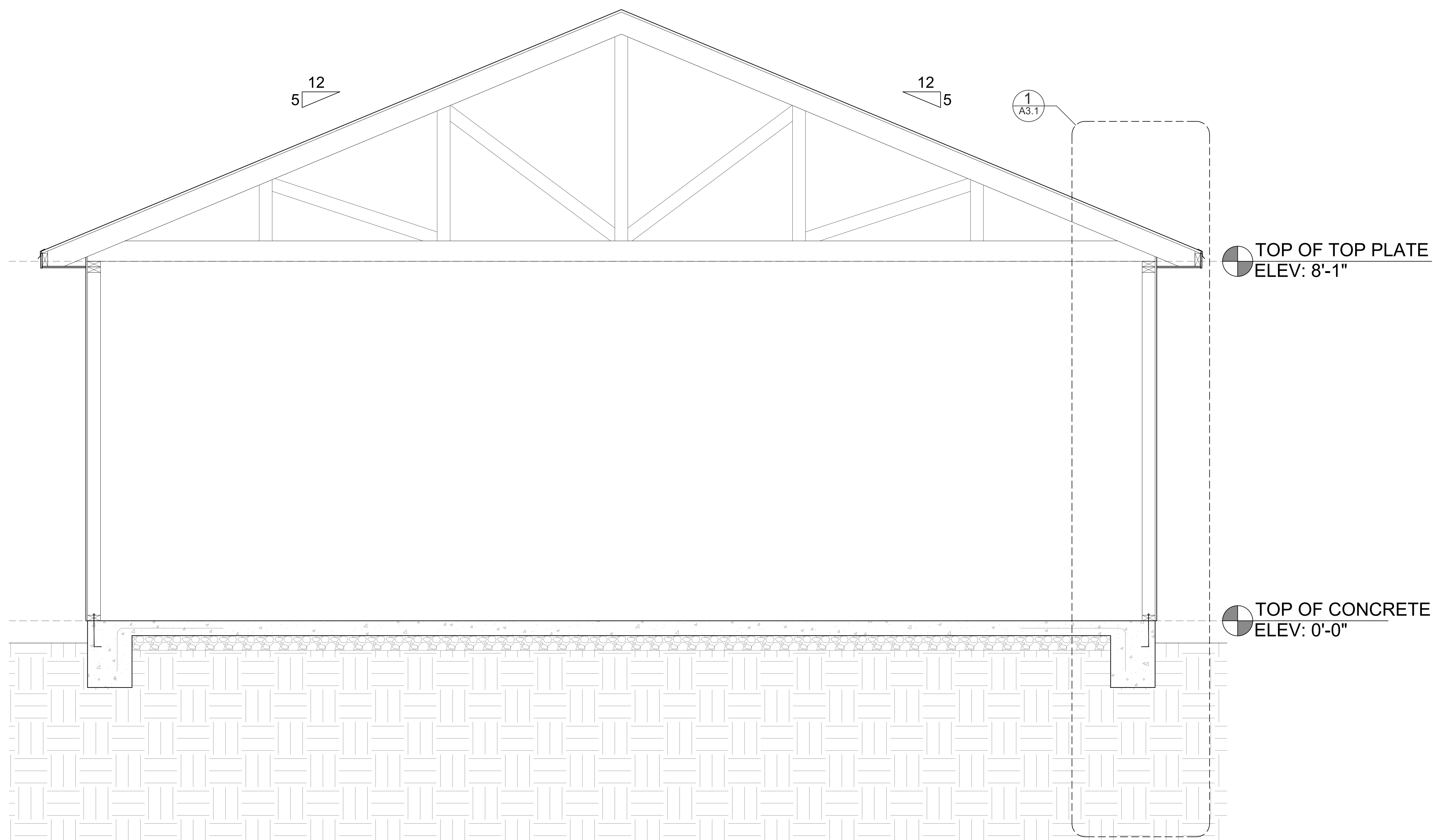
MICHAEL
AYRE

671 MAIN STREET
MINTURN, CO 81645

BUILDING SECTION

[illegible]

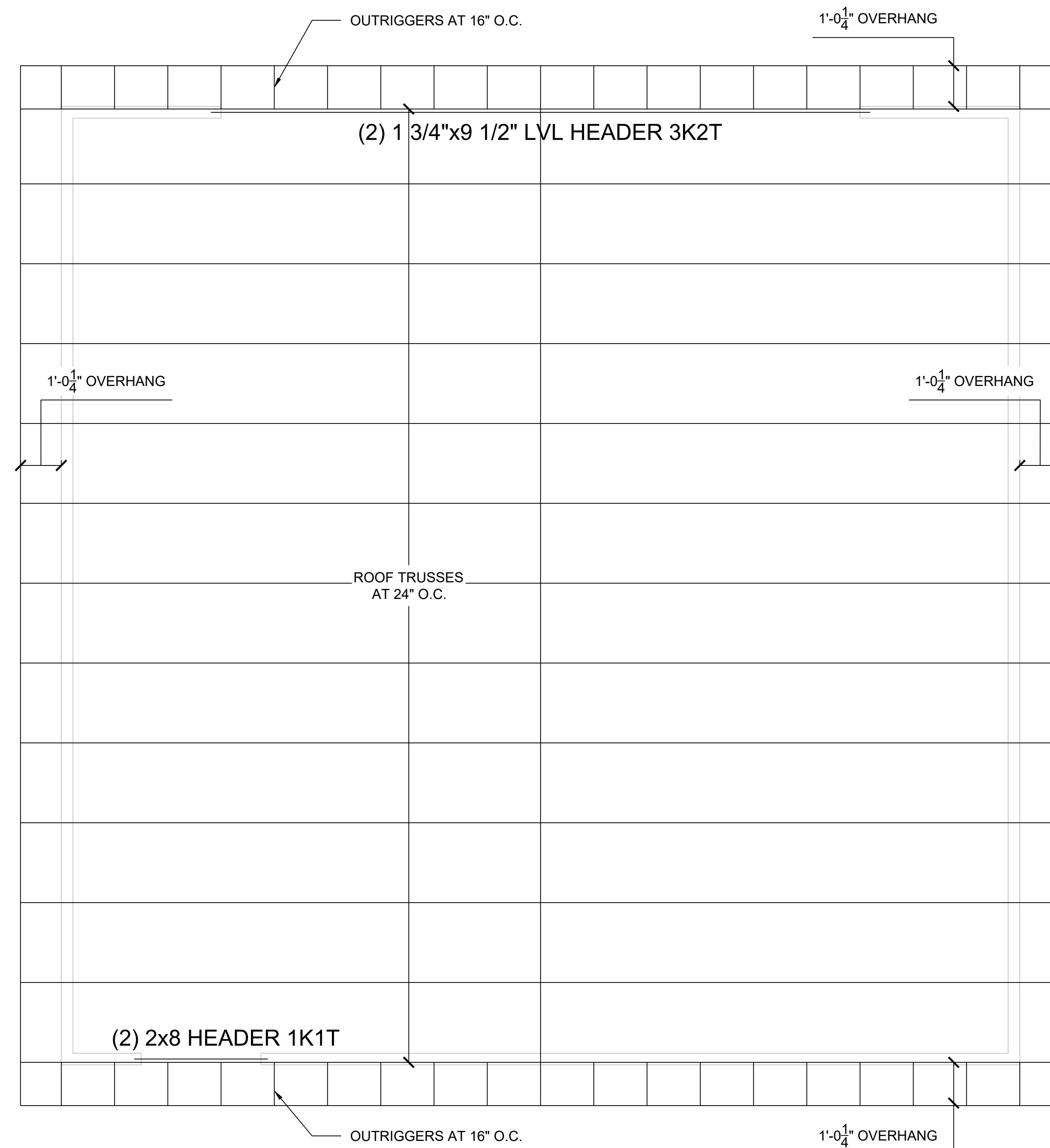
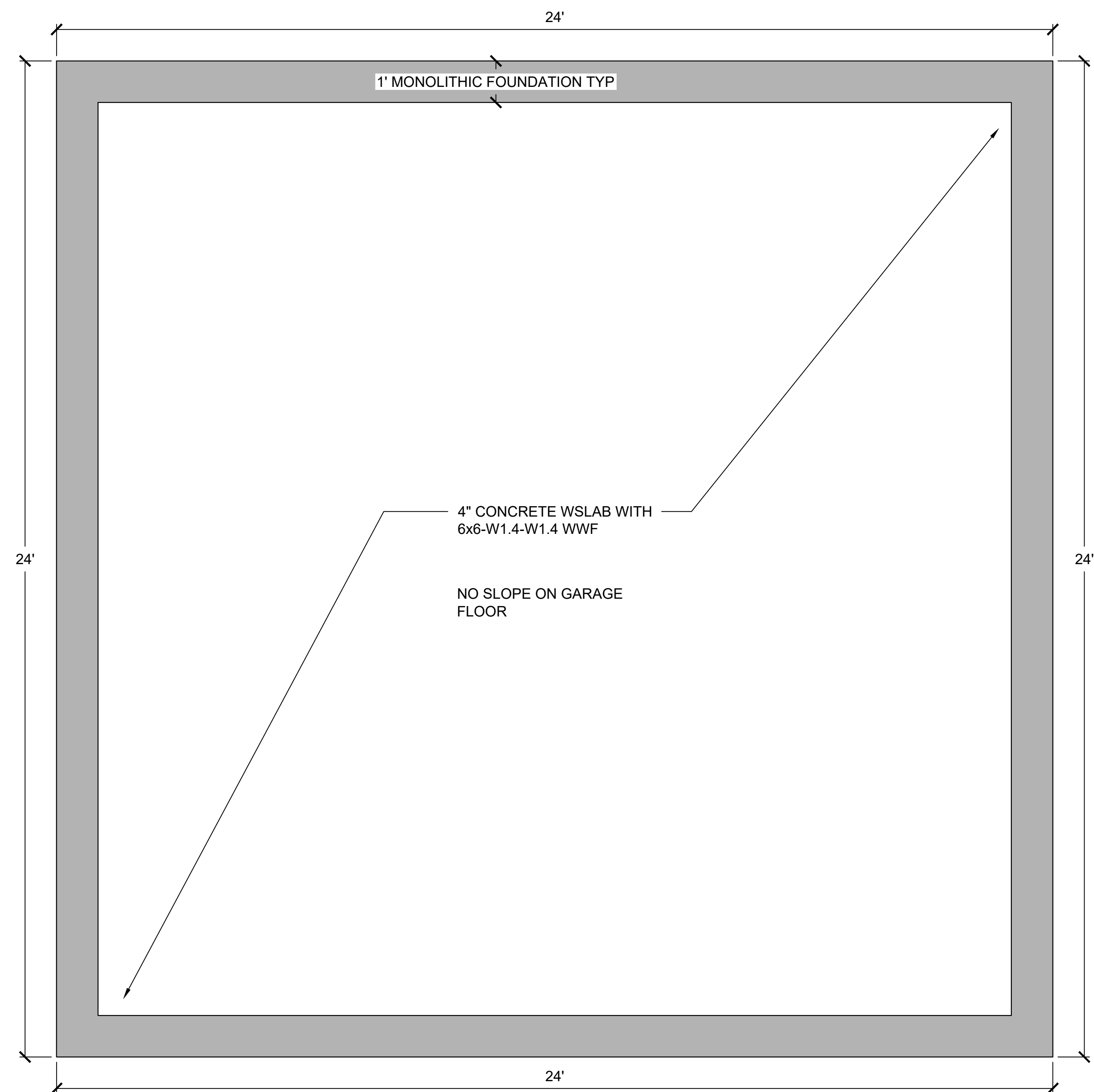
A3.1



1 BUILDING SECTION
A3.1 SCALE: 3/4"=1'-0"



A3.2



MICHAEL
AYRE

671 MAIN STREET
MINTURN, CO 81645

FOUNDATION AND FRAMING PLANS

[illegible]

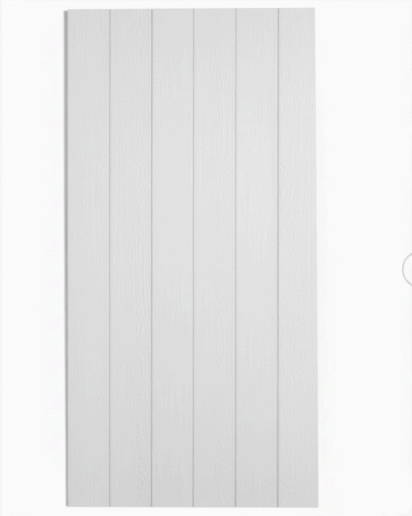
5.12.2026

041

S1.0

Exterior Color & Material Board

LP SmartSide Vertical Siding



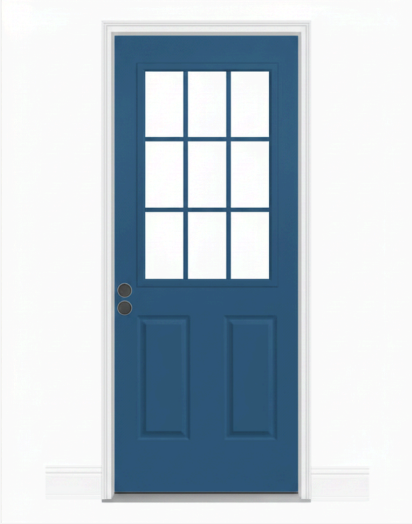
Paint Color: Benjamin Moore
OC17 white dove

LP SmartSide Shaker Siding



Paint Color: Benjamin Moore
HOC17 white dove

9-Light Entry Door



Paint Color: Benjamin Moore
HC-156 Van Deusen Blue

Gray Asphalt Shingle Roofing



Color: Charcoal / Gray Asphalt Shingle

Flat Panel Garage Door with Top Windows



Color: Terra Tone

Design Notes:

- All LP SmartSide siding elements will receive Sashco Transformation stain in Medium Brown.
- The entry door will be painted Benjamin Moore HC-156 Van Deusen Blue.
- The garage door will feature a Terra Tone finish with contemporary flat panel styling.

















WILSON WAGON
Recycling & Recycling
Green Land Service Since 1978

NO 207209

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



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Melissa Decker
Amanda Mire
Darell Wegert

Memorandum

Date: June 19, 2026
To: Minturn Planning Commission
From: Madison Harris, Senior Planner
Re: 414 Eagle River Street - 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, there is a reduction in massing, with the associated reduction in building coverage, impervious coverage, and building height.

Analysis:

This is a single family home in the Old Town Character Area Mixed Use Zone District. What is being proposed is to remove the previously approved addition at the rear of the structure, but still enclose the existing porch. Staff has included screenshots from the original and the proposed plans below to illustrate the biggest changes.

Building height is changing from 21' 6" at the top of the privacy wall on the addition to 19' 9" to the top of the ridge. Building coverage is changing from 2,200 square feet (39%) to 2,087 square feet (38.28%) and impervious coverage is changing from 2,714 square feet (49%) to 2,156 square feet (39.55%) Staff believes that the proposal meets the standards laid out in the Minturn Municipal Code just like the original application.

Recommendation:

Staff is recommending approval of the plans.

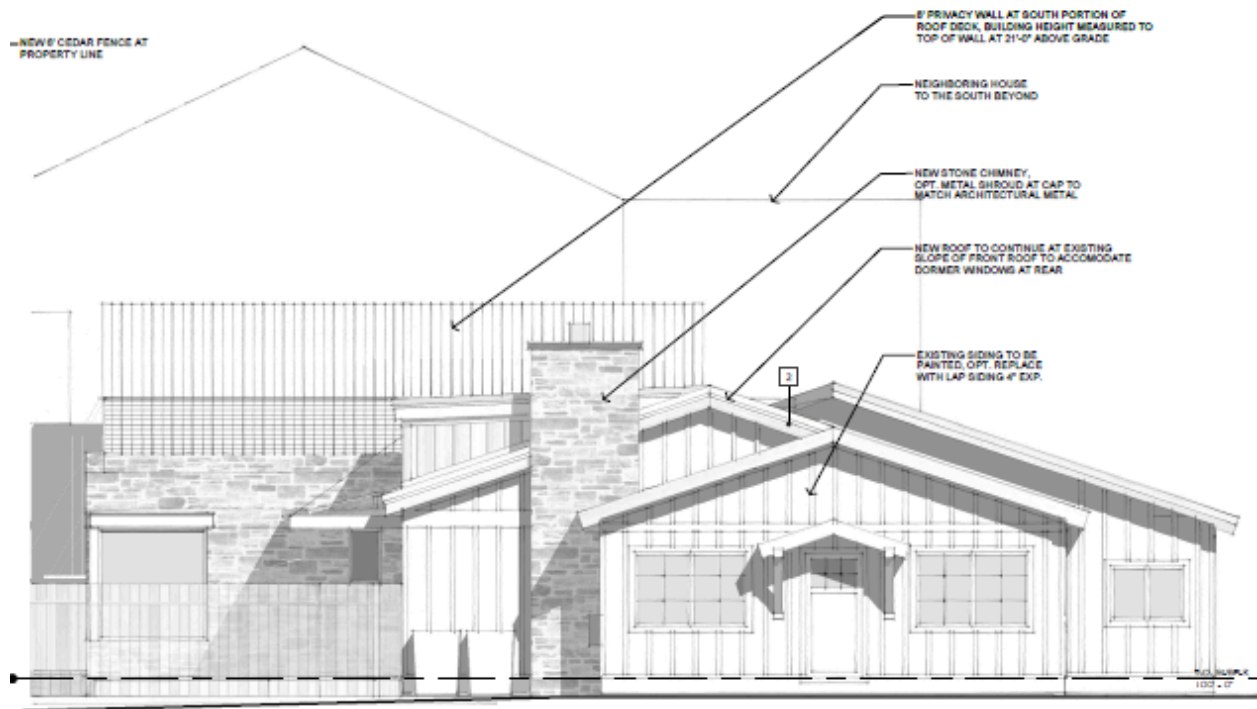


Figure 1: Original Front Elevation

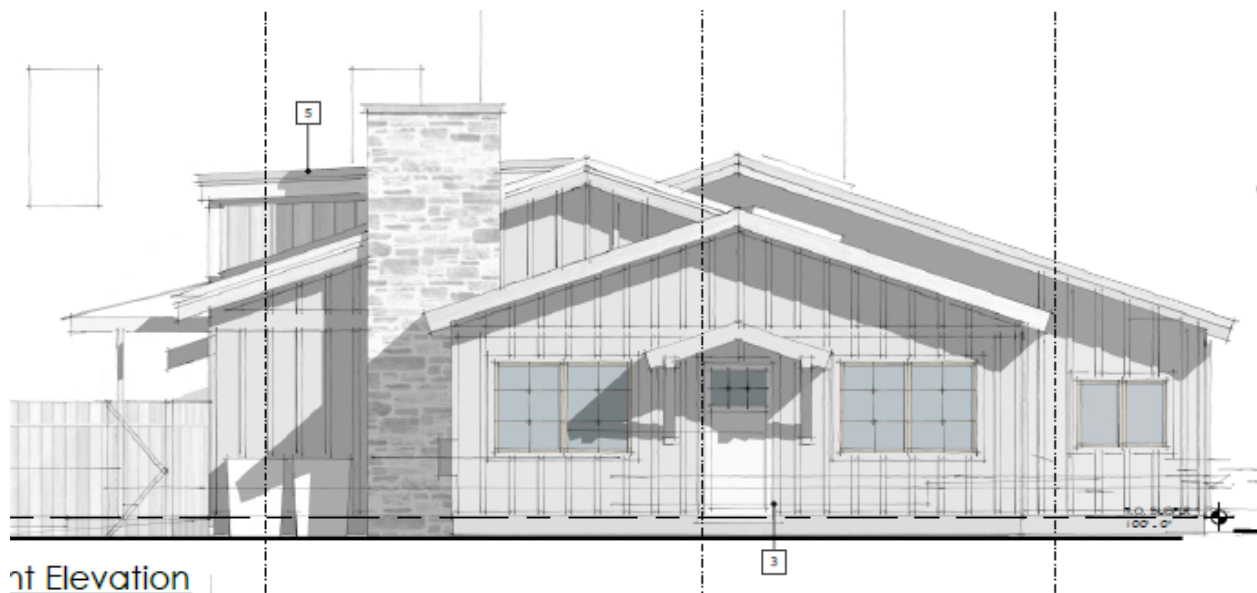


Figure 2: Proposed Front Elevation

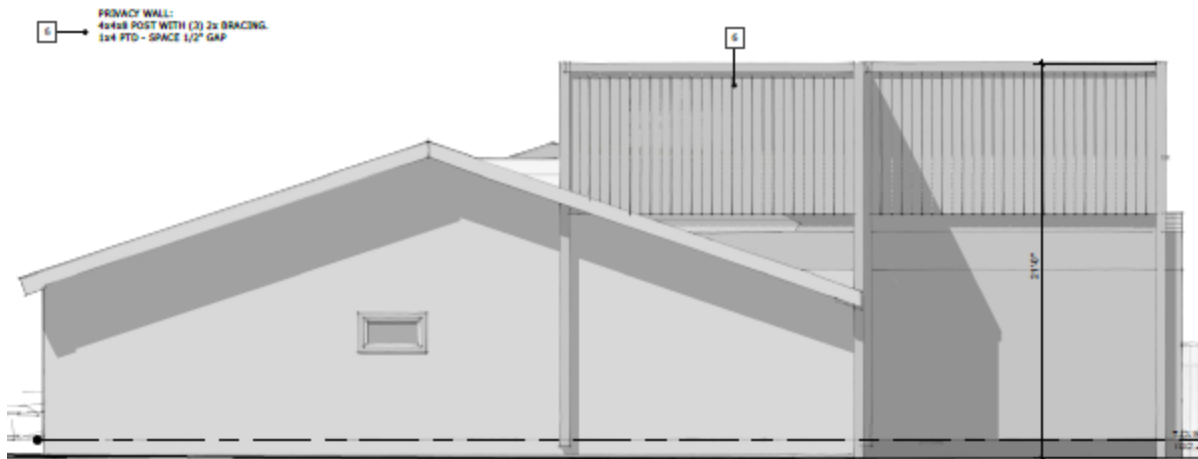


Figure 3: Original Side 1 Elevation

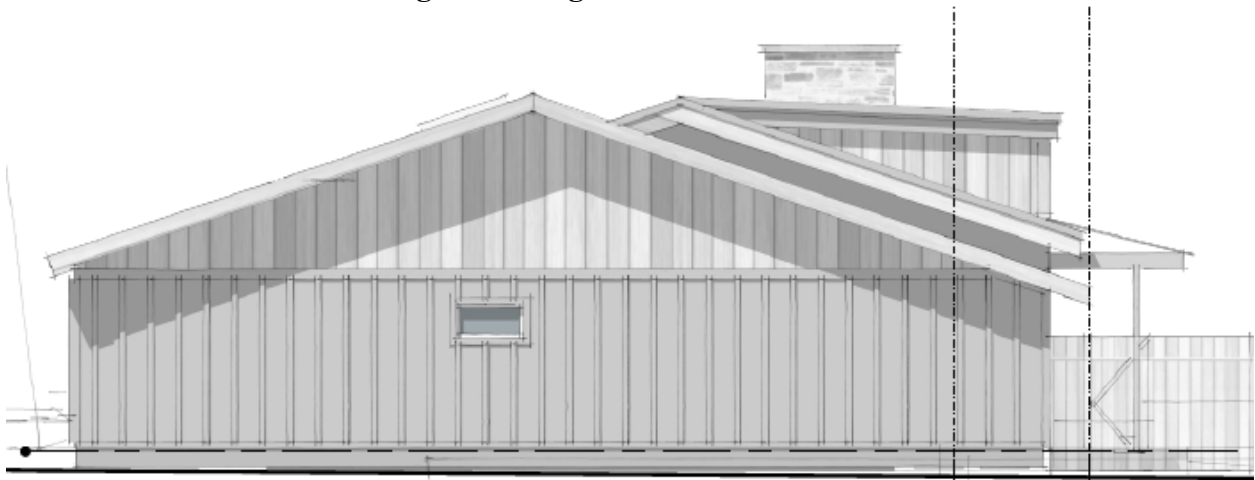


Figure 4: Proposed Side 1 Elevation

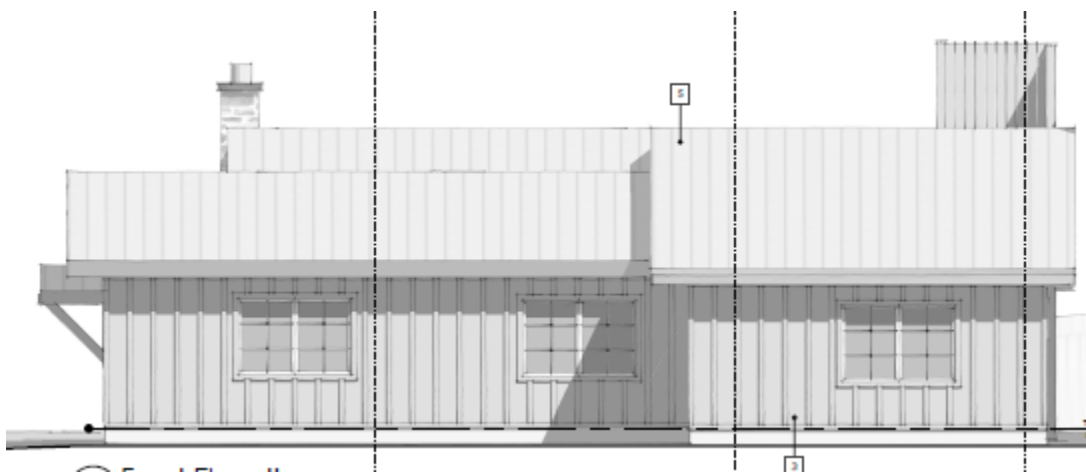


Figure 5: Original Side 2 Elevation

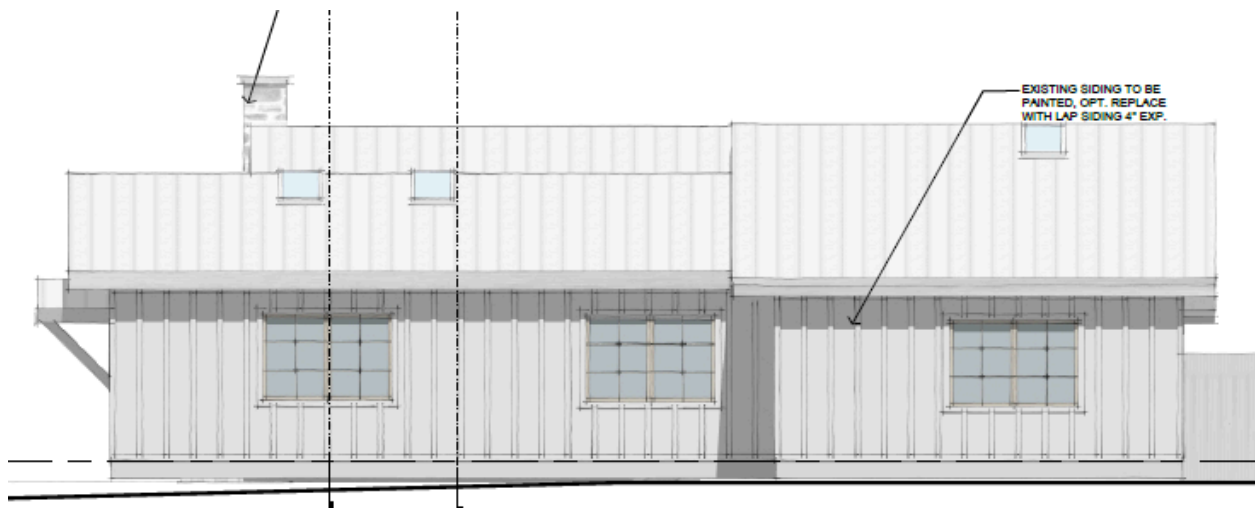


Figure 6: Proposed Side 2 Elevation

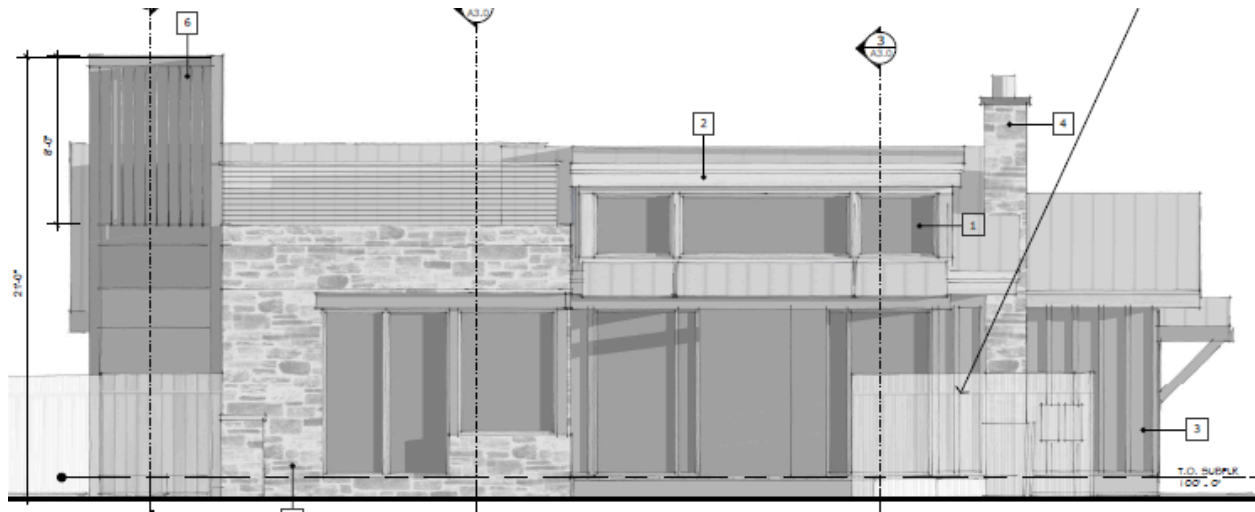


Figure 7: Original Rear Elevation

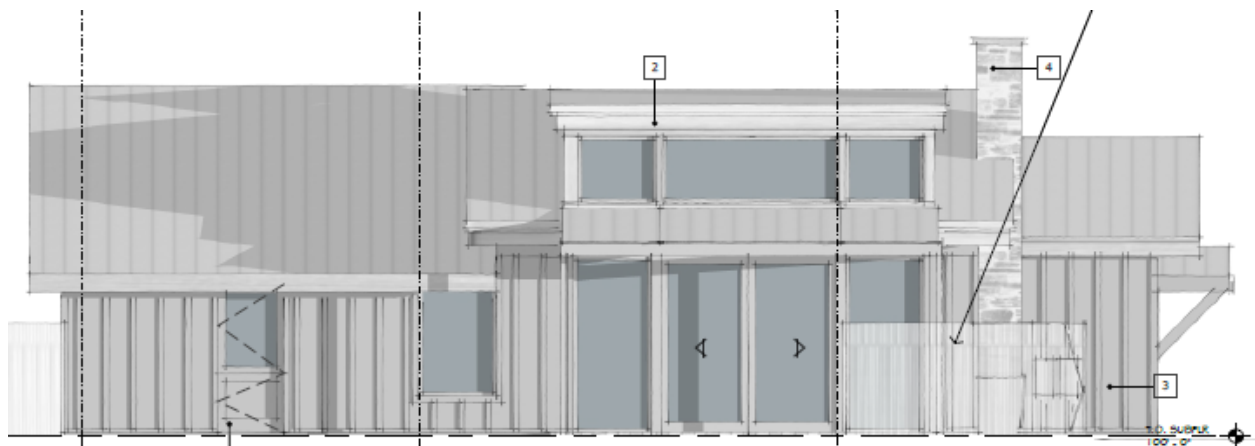


Figure 8: Proposed Rear Elevation



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:

414 Eagle St. Revised Building Plans - removal of addition and massing

Project Location

Street Address:

414 Eagle St., Minturn CO 81645

Zoning: Old Town Mixed Use

Parcel Number(s): 210326302031

Application Request:

Update building plans under current Building Permit to remove addition and massing.

Applicant:

Name:

James and Amanda Mire

Mailing Address:

[REDACTED], Minturn CO 81645

Phone:

[REDACTED]

Email:

[REDACTED]

Property Owner:

Name:

James Matthew Mire

Mailing Address:

[REDACTED], Minturn CO 81657

Phone:

[REDACTED]

Email:

[REDACTED]

Required Information:

Lot Size: 5452SF	Type of Residence (Single Family, ADU, Duplex) Single Family	# of Bedrooms 3	# On-site Parking Spaces 3
# of Stories: 1	Snow storage sq ft: un-ch.	Building Footprint sq ft: 1846SF	Total sq ft Impervious Surface: 2156SF

Signature:

Fee Paid: _____

Date Received: _____

Planner: _____

THE MIRE'S

LETTER OF INTENT

CONTACT

303-8185908
Amanda1975mire@gmail.com

RECIPIENT

Town of Minturn, Design
Review Board

To Whom it May Concern,

This letter is intended to accompany our request for revised building design for our home in Minturn, CO. The revised plan significantly reduce previously approved plans as the following describes:

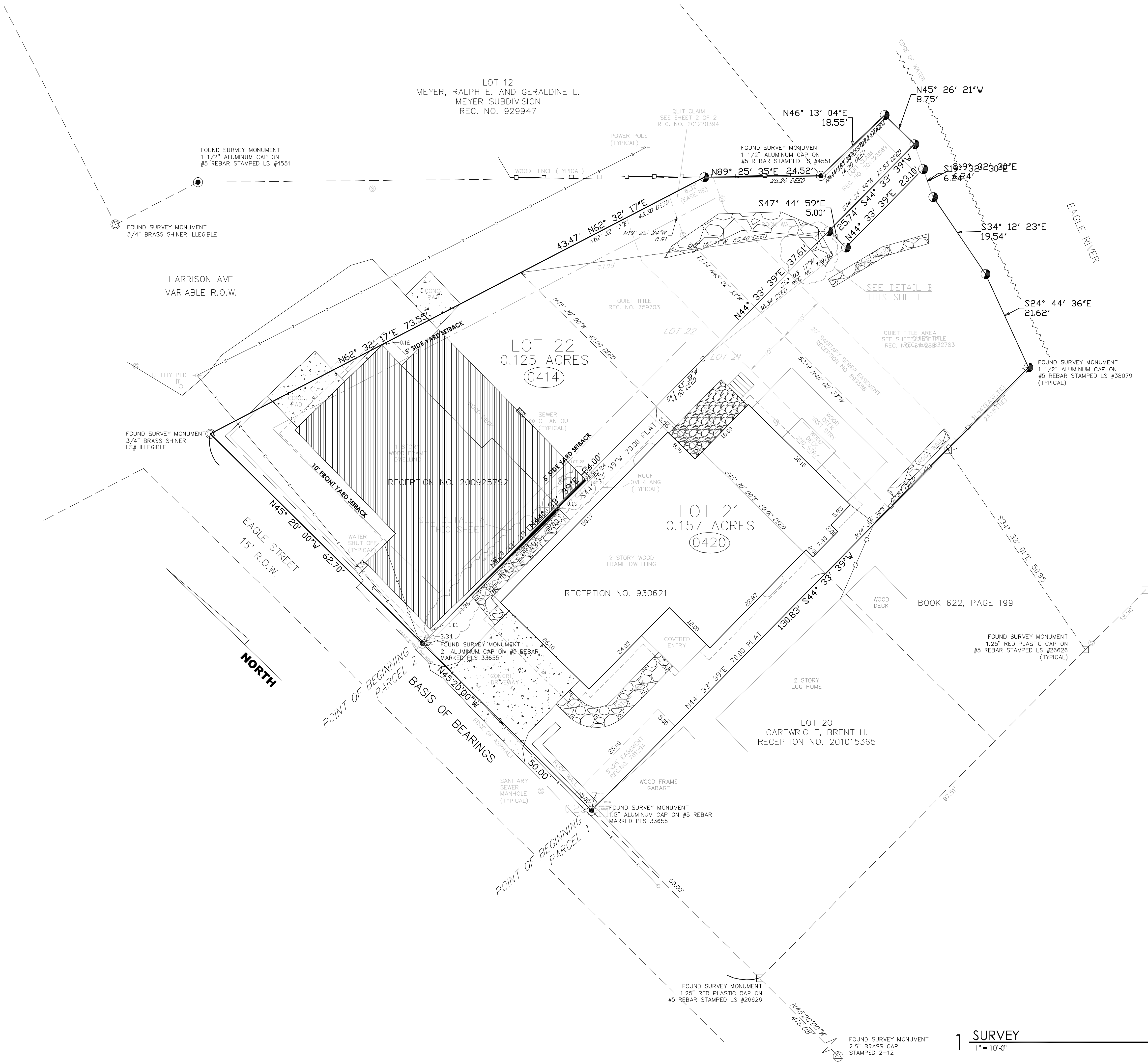
The revised permit set (MR_Permit-26_0501 revised) reflects a targeted refinement of the original permitted design, with the overall architectural intent maintained while significantly reducing project scope and impact. Most notably, the proposed addition included in the original permit has been removed, resulting in no change to the existing building footprint.

The revised documents instead focus on improvements within the existing structure, including minor interior reconfigurations (such as pantry/laundry consolidation and stair adjustments. Overall, these revisions improve constructability and clarity while eliminating any expansion of the building footprint or intensity.

Most importantly, the revised permit set confirms that the south elevation is no longer being modified from its existing condition, which further reduces the project's impact on the non-conforming portion of the structure. In the original permit set, the south side included additional elements—such as a privacy wall associated with the roof deck—that introduced vertical massing and increased visual and zoning impact within the setback area. These elements have been removed in the revised design, and the south elevation is now unchanged from the existing structure, eliminating additional height and mass along the property line.

Sincerely,

James and Amanda Mire



- all work is to be performed in compliance with all federal, state and local codes. secure all required permits and approvals prior to commencement of any construction. all reference to code sections herein refer to the applicable code w/ local amendments.
- the subcontractors are to examine and verify all dimensions and existing conditions both on the plans and in the field, notify the architect of any discrepancies or conflicts prior to proceeding with construction.
- this office assumes no responsibility for nor does this office verify the accuracy of the engineering data supplied by others.
- the contractor shall verify and coordinate all dimensions among all drawings prior to construction, written dimensions take precedence over scaled lengths and heights.
- in the event of discrepancies or contradictory information on the drawings or in the notes or in the specifications or any other portions of the construction documents, it is the obligation of the contractor to notify the architect of the discrepancies and to obtain clarification from the architect before proceeding with the work. any work done by the contractor after discovery of such discrepancy shall be done at the contractor's risk.
- builder to field verify and coordinate utility connections, their routing, meter locations, hose bibbs and gas service items, contractors to have all existing utility locations located by its respective authority, and connections to those utilities should take the most direct route to the building.
- all existing trees to remain are to be protected from any damage by construction. any roots exposed during excavation are to be cut by a professional arborist and protected as requested by the professional, any branches to be removed shall be cut by a professional arborist.
- unless otherwise noted provide positive drainage away from foundation. all site grading should blend naturally with existing grades using a max. slope of 2:1.
- ext. walls to be 2x6 @ 16" o.c., interior walls are 2x4 studs @ 24" o.c. u.n.o. or per structural.
- windows indicated are nominal sizes [ft./in.], all windows are metal clad, wood, double paned, and to have "low e" technology. ref. to bldg. elevs. for window operation. Bedrooms shall have at least one operable egress window for emergency escape in accordance to code. tempered glass, unless otherwise noted, when:
 - a. within a 24" arc of doors (opened or closed) or in other areas subject to human impact.
 - b. used in doors
 - c. placed less than 18" a.f.f. and greater than 9" s.a.f. in size.
- all smoke alarms are required to be hardwired and interconnected in bedrooms, halls and on each level.
- the contractor is solely responsible for the methods, techniques, sequences and procedures required to perform the work.
- all exterior doors leading to unheated areas are to be weather-stripped.
- all sound batts are to be cotton, owner verify, locate between all floors, and at sound walls as identified by blueprint.
- do not scale blueprints, written dimensions take precedence.
- firestop all flues and walls per local code reqs.
- provide combustion air to furnaces and water heater per code and as extended by local reqs.
- at owner's determination, provide gutters and downspouts, a 4'-0" min. extension to be provided, or other approved method of discharging downspout water away from foundation it to be employed.
- stair assemblies over 3'-0" wide shall have a min./of (5) stringers.
- at useable space under stair provide 1 layer 7/16" gwb to the walls and underside of stair.
- provide floor blocking per code, wall blocking per code, roof blocking per code, fire blocking per code.
- coordinate landscape irrigation supply and required sleeve locations w/ the builder.
- contractor initiated changes shall be submitted in writing to the architect of record for approval prior to fabrication or construction, changes shown on shop drawings only will not satisfy this requirement.
- the contractor is responsible for all bracing and shoring during construction, as well as all safety precautions, the contractor shall comply with all o.s.h.a., and local health and safety standards.
- the contractor shall make available the job site, the building under construction, and all related structures and areas to the architect of record and the owner or their assigned representatives at all times during the normal and accepted work day.
- the contractor shall coordinate all sub-contractors and work for the project in such a method as to allow continuous and reasonable completion of the project in a timely manner and to meet all the requirements of these documents and applicable codes.
- all dimensions are to face of studs or concrete unless indicated otherwise on the plans, windows and doors are dimensioned to the center of the opening unless noted otherwise.
- site drainage shall conform to all local regulations, codes and ordinances and to irc section R401.3, all roof drains, foundation drains and site drainage systems to be tight-leased underground to the final discharge point by local authority regulations and code, when local regulations do not dictate cleanout requirements, provide cleanouts at regular intervals, but do not exceed 180 degrees of bends between cleanouts, tight-line all the perimeter drains to the municipal storm sewer system or to an approved discharge when storm sewers are not available or when local regulations require.
- provide a 4" thick layer of compacted gravel fill, such as crushed rock, under all new interior concrete slabs, provide a 2" thick layer of compacted gravel fill over the ground fill, protect the vapor retarder from perforation and damage, provide a 4" thick layer of compacted gravel fill under all exterior concrete slabs where motor vehicles are not normally parked or driven on, for motor courts, driveways, vehicle parking areas and all other exterior concrete slabs where motor vehicles may be used, provide a 6" thick layer of compacted gravel fill under the concrete slab, provide a 4" thick layer of compacted gravel fill under the concrete slab.
- approved gravel fill consists of washed, clean, free draining gravel ranging from 1/4" to 3/4" in size, tested and approved by local geotechnical report.
- apply waterproofing to the exterior of all new concrete foundation walls from top of footing to finish grade, unless noted otherwise, waterproofing shall be "greywoll", manufactured by rubber polymer corporation.
- wood framed floor systems that span over areas of exposed ground shall maintain the following minimum clearances from the bottom of the wood member to the ground: joists - 18' clear; beams - 22' clear.
- exterior wood framed structures exposed to weather shall be constructed of cedar, redwood, or pressure treated (p.t.) lumber, p.t. lumber to conform to current american wood preservers institute standards, this includes all plywood, trusses, sawn members, glue-laminated members, etc.) unless noted otherwise, all nails and connectors shall be heavy coat galvanized, cut ends of p.t. members to be painted with an approved preservative per awpa specification m-4.
- walls, windows, doors, etc. not to be preservative treated (p.t.), pressure treat with 25%/c/p pentachlorophenyl per current american wood preservers association (awpa) standards, paint or stain, with an approved preservative, all cut ends or faces of p.t. members that are in direct contact with concrete or exposed to weather per awpa specification m-4, this requirement includes all crawl space spots that are connected to their footings with post bases.
- provide fireblocking in concealed spaces of walls including turned sockets and parallel rows of studs or staggered studs vertically at the ceiling and floor levels and at 10'-0" o.c. intervals horizontally between studs, provide fireblocking in vertical and horizontal spaces, fireblock in openings around vents, pipes and ducts at ceiling and floor levels with approved materials, fireblock concealed spaces between stair stringers at the top and bottom of run, fireblock all spaces between chimneys and the floors and ceilings through which the chimneys pass with noncombustible material fastened securely in place.
- NOT USED
- NOT USED
- In basements, mechanical rooms or other areas susceptible to moisture intrusion, load g.w.b. a minimum of 2" off of concrete slabs on grade or finished floors.
- provide a minimum of 22" x 30" unobstructed access to all attics of roof areas with a net clear height of 30" or greater from the top of the ceiling joist to the bottom of the rafters.
- provide attic ventilation of 1/150 of attic area if all ventilation is located at the soffit - or - 1/300 of attic area if all ventilation is located at the ridge, the soffit and 7/2 is located a minimum of 3'-0" above the soffit ventilation or where there is a vapor barrier at the warm side of the ceiling, i.e., r.06 see roof plans for actual calculations and requirements.

44. provided down spouts [d.s.] shall match trim for the building, if the finish is not specified, approval of the proposed finish by the architect is required prior to installation, verify metal compatibility with gutters and conductor heads prior to installation, and notify the architect if incompatibilities exist, attach the manufacturer's literature showing the material's strength and corrosion resistance, down spouts shall be installed with a minimum of bends and daylighted below finished exterior grade to an approved storm drainage system, and do not intersect the downsports to the foundation drains, connect all downsports to the approved storm sewer or discharge system.
45. unless indicated otherwise on the plans and drawings, provide a continuous 24 gauge ogee sheet metal gutter at the low eave side of all sloped roof areas, contact owner for the gutter metal and finish prior to fabrication
46. confirm with owner to provide sheet metal flashing at all valleys and changes in roof pitch, approval of the proposed finish by the architect is required prior to installation, all roofing and building paper underlayment to be installed per the manufacturer's specifications, and i.r.c. chapter 9.
47. provide a minimum of 24 gauge flashing and counter flashing at all roof penetrations and intersections of roof planes to vent surfaces (unless noted otherwise on plan and specifications), all closets shall have standing sump joints at the base of the door, i.e., floor and wall joint, see section 0505, see the project manual for the metal and finish, if the finish is not specified, approval of the proposed finish by the architect is required prior to installation.
48. provide drip caps and flashing at all horizontal interruptions of siding and changes from one siding material to another, provide continuous drip caps with no joints or splices over all door and window heads not protected by other means, provide continuous drip cap over the head of each window head, i.e., i.r.c. 7003.8, approval of the proposed finish by the owner or architect is required prior to installation.
49. all flashing and sheet metal work shall conform to the most current edition of the sheet metal and air conditioning contractors national association (smacna) architectural sheet metal manual, unless specified otherwise.
50. install sill, jamb and head flashing paper around all wall penetrations; contractor to submit flashing paper to the architect for approval prior to proceeding with the work, install flashing paper per manufacturer's specifications and as detailed in these documents, in the event that there are discrepancies or contradictory requirements or information between the manufacturer's specifications and these documents, it is the obligation of the contractor to notify the architect of the discrepancies in writing and to obtain clarification from the architect before proceeding with the work, install a water-resistant barrier on all wall surfaces, water resistant barriers for siding materials to be type #30 asphalt-saturated felt or #30 asphalt-saturated fiberglass matting, unless otherwise specified, otherwise in these documents, no substitutions without prior written approval by the architect, install all water resistant barriers in single fashion - applied horizontally with each succeeding layer lapping the one below by 4" minimum, end laps to be 9" minimum and staggered between courses, water resistant barriers to be continuous around all outside and outside corners, angles and behind control joints, cut the water resistant barrier with a sharp knife and fit tightly against all structural members, wrap all protrusions through the wall with waterproofing barriers, inspect flashing paper and water resistant barriers for holes or tears, replace sections with holes or tears in a shingle fashion following minimum lap guidelines set forth in these documents prior to installing the siding material, do not seal the base of the wall, door or window heads, or at other horizontal interruption of siding with sealants or otherwise block the escape of moisture from behind the siding material.
51. NOT USED
52. all work shall conform to the most current edition of the architectural woodwork institute (awil) quality standards, custom grade, unless specified otherwise in the project manual, door hardware shall conform to the door and hardware institute (dhi) standards, unless specified otherwise in the project manual, in the event that there are conflicting requirements in awil and dhi standards, the contractor shall notify the architect in writing and await the architect's direction prior to proceeding with the work.
53. all glazing shall comply with i.r.c. section 308 and local safety glass laws.
54. glazing in living areas subject to human impact shall be fully tempered safety glass, laminated safety glass or shatter resistant plastic, the following areas shall be considered specific hazardous areas subject to human impact: glazing in any door, fixed panel or operable panel, glazing in doors or enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers - or any building wall enclosing these compartments where the bottom edge of the glazing is less than 60" above the standing surface or drain inlet, glazing in living areas subject to human impact shall be fully tempered safety glass, laminated safety glass or shatter resistant plastic, the following areas shall be considered specific hazardous areas subject to human impact: glazing in any door, fixed panel or operable panel, glazing in doors or enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers - or any building wall enclosing these compartments where the bottom edge of the glazing is less than 60" above the standing surface or drain inlet, glazing in living areas subject to human impact shall be fully tempered safety glass, laminated safety glass or shatter resistant plastic, the following areas shall be considered specific hazardous areas subject to human impact: glazing in any door, fixed panel or operable panel, glazing in doors or enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers - or any building wall enclosing these compartments where the bottom edge of the glazing is less than 60" above the standing surface or drain inlet, the exposed area of an individual pane is greater than 9 ft², the top exposed edge is greater than 36" above the floor, and there is one or more walking surfaces within 36" horizontally of the plane of glazing, glazing in balconies or fences used as barriers for indoor or outdoor swimming pools, glazing at stair landings or within 5'-0" from the top or bottom of stairways where the bottom edge of the glass is located less than 60" above a walking surface.
55. install all prefabricated fireplaces, stoves and related assemblies in accordance with u.i. approved manufacturer's specifications and the i.r.c. section r1004, do not alter structural framing members to accommodate these installations without prior written approval of the architect and the structural engineer of record, unless shown otherwise, when a flush hearth is indicated on the plans and drawings, it is the contractor's responsibility to determine whether the existing floor construction meets the minimum required height of the hearth align with the finished floor surface of the room, the general contractor shall adjust the floor framing accordingly to accommodate this relationship and shall verify the framing requirements, including but not limited to clearances to combustibles, recessed framing requirements, hearth requirements, etc., for prefabricated fireplaces with the appliance manufacturer prior to beginning framing, in the event that site conditions preclude the ability to meet the manufacturer's requirements, the contractor shall notify the architect's direction prior to proceeding with the work, provide manufacturer recommended clearances from the fireplace to all combustibles, all metal chimneys to be stainless steel unless noted otherwise in these documents, anchor all metal chimneys at each floor and roof with two (2") by 6" metal straps looped around the outside of the chimney installation and nailed with not less than (6) 8da nuts per strap at each joist, provide a non-combustible hearth and fireplace surround for all prefabricated fireplaces per these documents, specify size and species of wood, however, at no time shall the hearth or surround be less than that which is required by the manufacturer.
56. provide a minimum of 2" clear from fireplaces, smoke chambers and chimneys to all combustibles, see the masonry fireplace and chimney notes for further requirements.
57. all habitable rooms shall be provided with aggregate glazing area of not less than 8 percent of the floor area, except where mechanical ventilation and artificial light is provided, natural ventilation shall be provided in all bedrooms, closets, and/or other sleeping quarters, the minimum required aggregate glazing area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant.
58. vent all clothes dryers, exhaust fans, and cooktop/range/hoods to the outside, i.r.c. chapter 15, locate all exterior building openings (vents, soffits, n.a.c.) penetrations but not less than 6" per these drawings, when not indicated otherwise, the contractor shall slope or provide protrusions to the outdoors, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant.
59. provide smoke alarms and carbon monoxide detectors as required by i.r.c. section r314 and r315, interconnect all smoke and carbon monoxide (co) in the building in such a manner that the activation of one alarm will activate all others, provide a battery backup for the carbon monoxide detector, provide a natural gas detector in the mechanical room in addition to the smoke detector, provide a carbon monoxide detector in closest habitable space to the mechanical room, all detectors shall be 11v with battery back-up, see the architectural floor plans for schematic detector locations, in the event that there are conflicting requirements for detector placement or additional detectors are required by code, the contractor shall notify the architect in writing and await the architect's direction prior to proceeding with the work, also, all electrical wiring with other ceiling fixtures, see the electrical plans for the placement of outlets, and further notes.
60. provide guardrails per the plans and drawings, all guardrails shall meet the minimum requirements of the i.r.c. but may exceed the minimum i.r.c. requirements if indicated so on plans and drawings, guardrails not less than 36" in height shall be placed at the open side of all porches, balconies and raised floor areas, stairs shall rise no more than 7 1/2" per tread, nosing shall be provided on all treads, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cfm of outside air per occupant, the minimum openable area to the outdoors shall be 4 percent of the floor area, except in rooms supplied with mechanical ventilation producing .35 air changes per hour or served by a whole house ventilation system supplying 15cf

414 Eagle Street
Minturn, CO 81645

NOTICE DUTY OF COOPERATION

RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECT COMMUNICATION IS IMPERFECT, AND EVERY AMBIGUITY OR INCONSISTENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT OF THEIR RESPONSIBILITY FOR ALL CONSEQUENCES, CHARGES MADE FROM THE PLANNING THROUGH THE CONSTRUCTION OF THE PROJECT, AND ANY AUTHORIZED PARTY SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

GENERAL SURVEY NOTES:

CONTRACTOR SHALL HAVE A SURVEYOR VERIFY THE LOCATION OF THE BUILDING FOOTPRINT WITH RESPECT TO ALL APPLICABLE BUILDING SETBACKS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL HAVE A SURVEYOR SET TOP OF WALL BENCHMARK PRIOR TO FOUNDATION POUR TO GUARANTEE COMPLIANCE WITH MAXIMUM HEIGHT REQUIREMENTS SET FORTH IN ARCHITECTURAL PLANS.

VICINITY MAP



PROJECT DATA

Owner: Matt & Amanda Mire

Project: Owners seek to renovate their main living space and add approximately 280sf of living space to the rear of their existing home.

PROJECT TEAM

Architect: gps designs, LLC
(425) 495-7241
gregs@gpsdesigns.com
Contact: Gregory Sparhawk, aia
CO lic 00400040

Owner: Amanda & Matt Mire
414 Eagle Street
Minturn, CO 81645
(303) 818 5908

Survey: Kipp Land Surveying
PO Box 3154
Eagle, CO 81631
(970) 390-9540
Contact: - Randy Kipp

MUNICIPAL

Building Inspection:	Town of Minutun Building and Planning Department 302 Pine Street Minutun, Colorado 81645 (970) 827-5645		
Code Enforced:	2015 International Residential Code 2012 National Electrical Code		
Construction Type:	V-B		
Parcel Number:	210326320231		
Legal Description:	SECTION 26, TOWNSHIP 5, RANGE 81 BOOCO 2ND BLOCK 2, LOT 22		
Building Height:	Allowed Proposed	- 28'-0" mean - Existing to remain Approx. 19'-9" to Ridge	
Zoning:	Old Town Mixed Use		
Lot Size:	±0.125 AC (5,452sf per cad)		
Lot Coverage:	Allowed Proposed	45% - 2,453 s.f. 2,087 s.f.	
Impervious:	Allowed Proposed	55% - 3,999 s.f. 2,156 s.f.	
Setbacks:	Front Rear Side	20' 10' 5'	-unchanged -8'3" proposed -existing unchanged -5.1' proposed
Off Street Parking:	unchanged, not adding bedrooms		
Snow Storage:	unchanged, not adding parking surface		

SHEET INDEX

[illegible]

2625 Julian St
Denver CO 80211

Matt & Amanda Mire
414 Eagle Street
Minturn, CO 81645

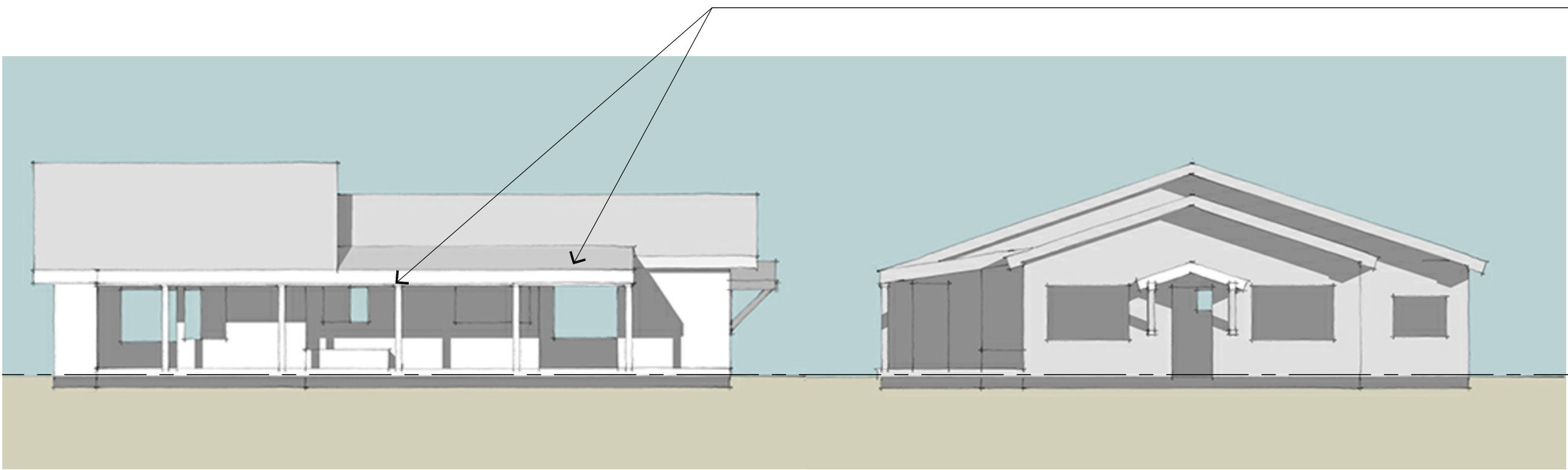
PROJECT
Mire Residence
PROJECT NO.

ISSUE
1 May 2026

RELEASE
Permit rvs

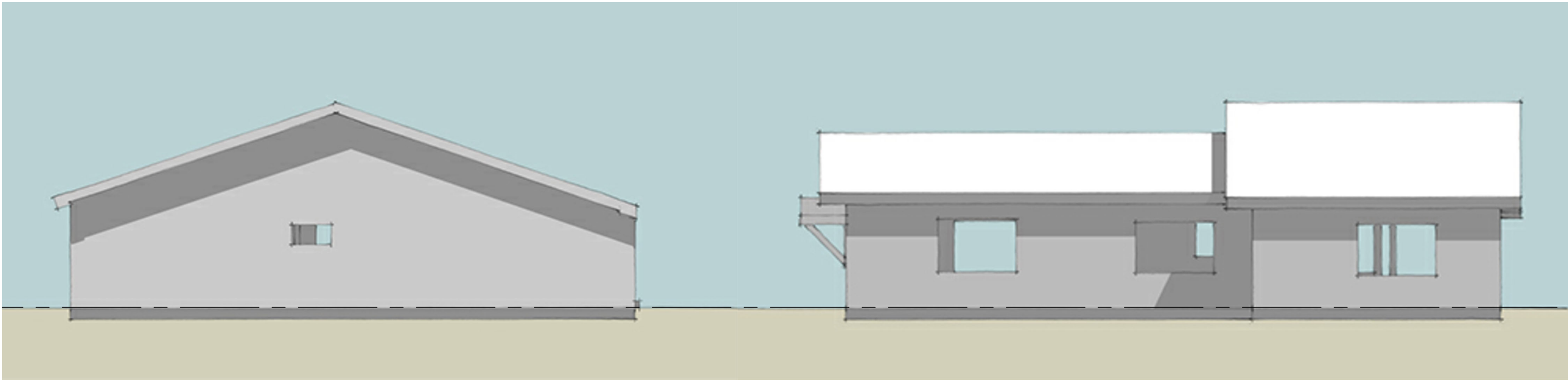
COVER

CV1



2 NORTH-EAST
1/8" = 1'-0"

1 NORTH-WEST
1/8" = 1'-0"



4 SOUTH-EAST
1/8" = 1'-0"

3 SOUTH-WEST
1/8" = 1'-0"

DECK AND POSTS TO BE REMOVED,
EVALUATE CAPACITY OF EXISTING POST
FOUNDATION FOR POTENTIAL RE-USE IN
ADDITION STRUCTURE

EXISTING ROOF ENCROACHES ON NEIGHBORING PARCEL.
EXISTING STRUCTURE SITS OVER BOTH SIDE SETBACKS AND FRONT SETBACK.
WORK ON ROOF AND ACCESS OCCUR WITHIN SETBACK.
CONTRACTOR MUST COORDINATE WITH SURVEYOR AND OWNER TO ENSURE THAT WORK
COMPLETED WILL NOT ENCROACH ON NEIGHBORING PROPERTY.

RETAIN EXISTING WALL AT SOUTH SIDE
OF HOUSE, EVALUATE STRUCTURE FOR
FUTURE ROOF DECK ACCESS.

LINE OF EXISTING ROOF.

LINE OF EXISTING FOOTPRINT.

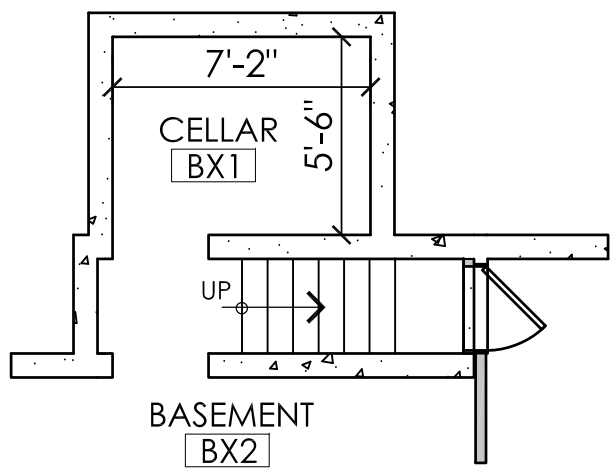
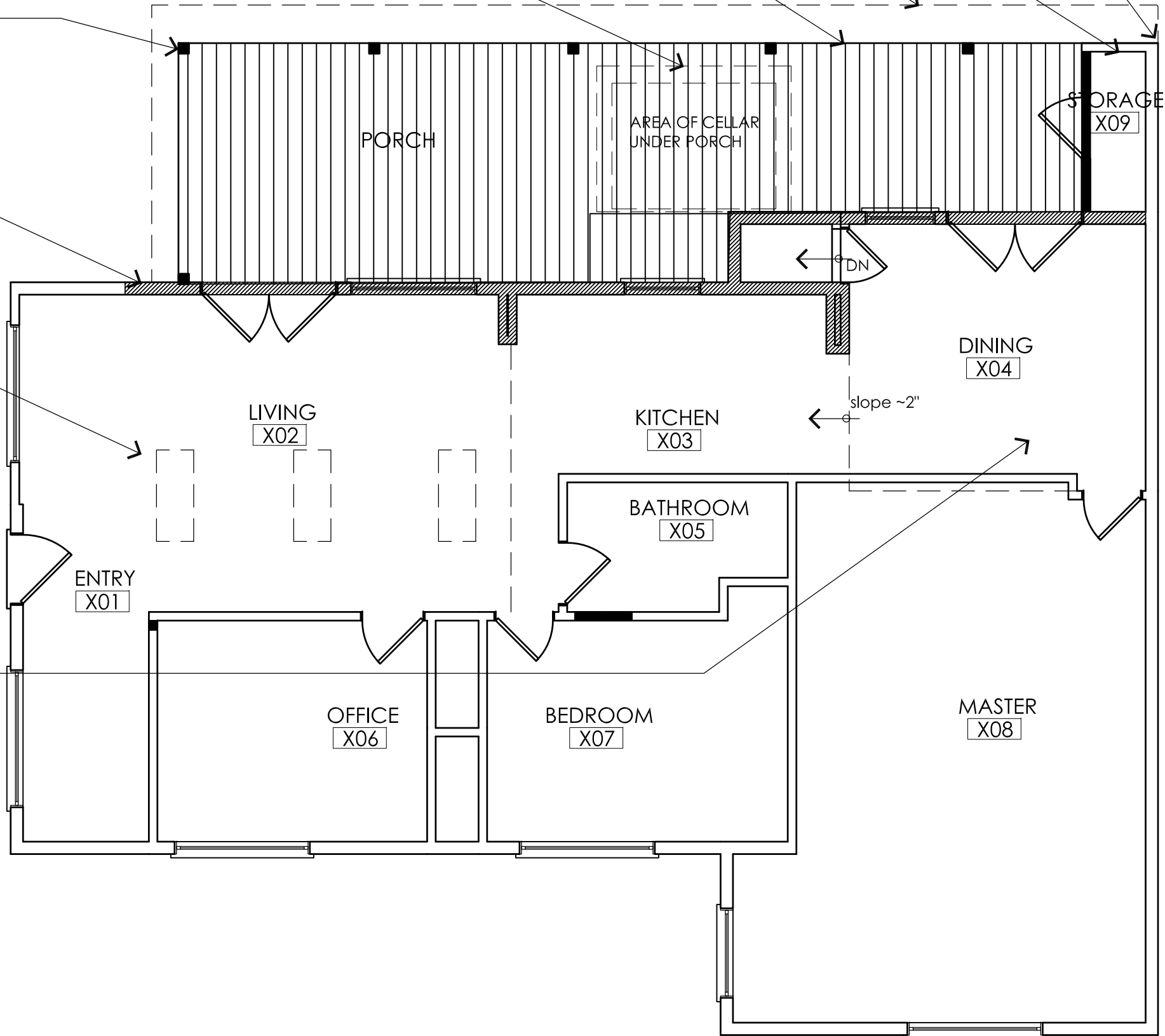
EVALUATE EXISTING CELLAR STRUCTURE
DURING EXCAVATION

DECK AND POSTS TO BE REMOVED,
EVALUATE CAPACITY OF EXISTING POST
FOUNDATION FOR POTENTIAL RE-USE IN
ADDITION STRUCTURE

HATCHED WALLS TO BE REMOVED

SKYLIGHT CLOSEST TO DOOR TO BE
REMOVED, ADDITIONAL TWO TO BE
SHIFTED FOR NEW ROOF/HALL

SKYLIGHT IN DINING TO BE RETAINED



1 NORTH-WEST
1/8" = 1'-0"



2625 Julian St
Denver CO 80211

Matt & Amanda Mire
414 Eagle Street
Mintum, CO 81645

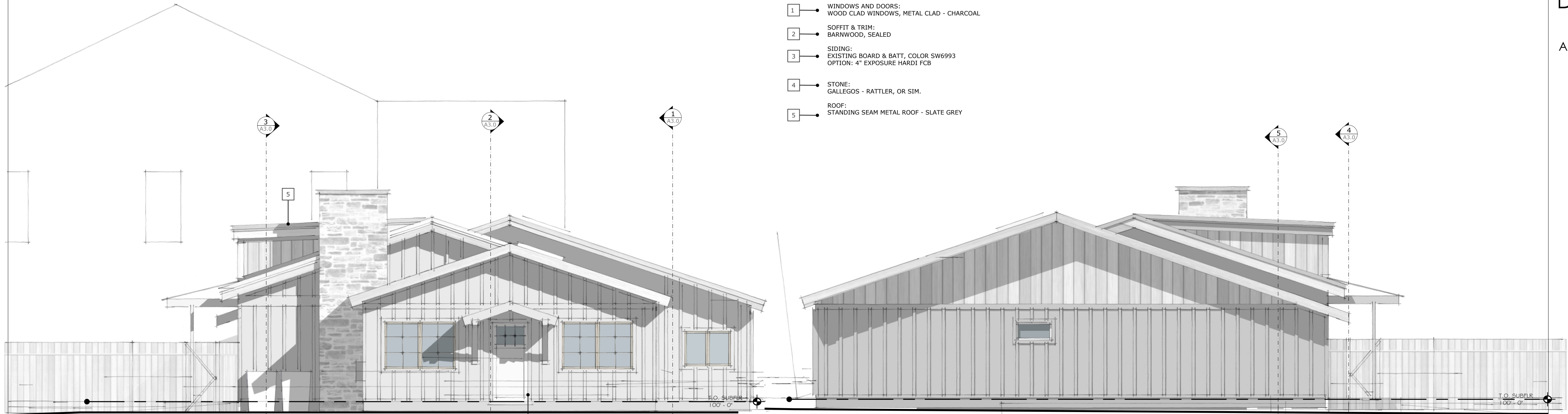
PROJECT
Mire Residence
PROJECT NO.
21_MR-0001

ISSUE
1 May 2026
RELEASE
Permit r/s

EXISTING
PLANS &
ELEVATIONS
X1.0

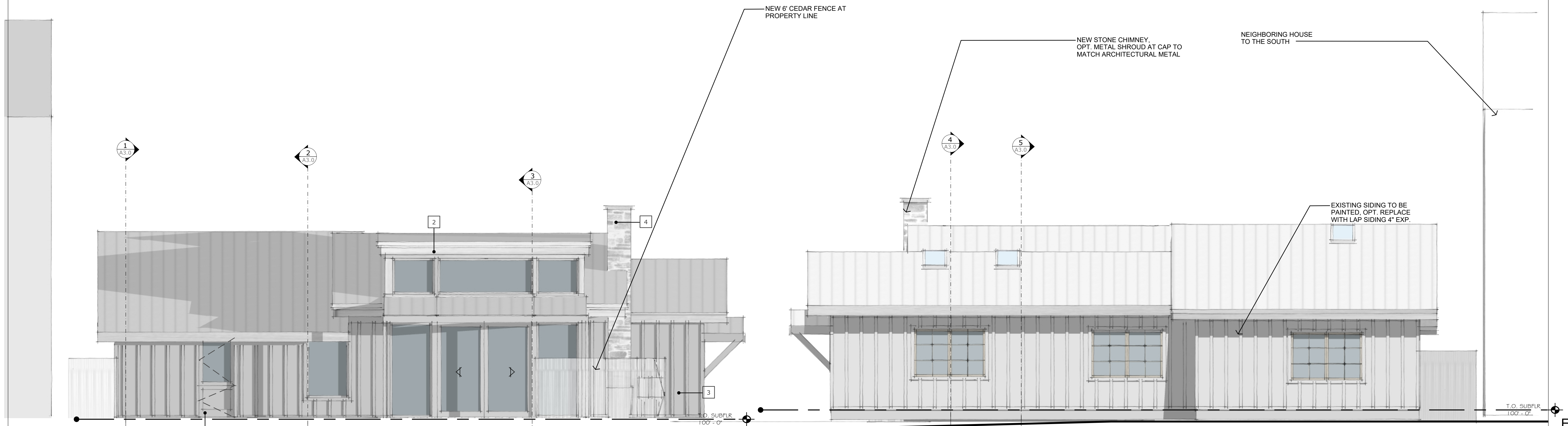
EXTERIOR FINISH SCHEDULE

- 1 → WINDOWS AND DOORS:
WOOD CLAD WINDOWS, METAL CLAD - CHARCOAL
- 2 → SOFFIT & TRIM:
BARNWOOD, SEALED
- 3 → SIDING:
EXISTING BOARD & BATT, COLOR SW6993
OPTION: 4" EXPOSURE HARDI FCB
- 4 → STONE:
GALLEGOS - RATTLER, OR SIM.
- 5 → ROOF:
STANDING SEAM METAL ROOF - SLATE GREY



1 Front Elevation
1/4" = 1'-0"

2 Side Elevation
1/4" = 1'-0"

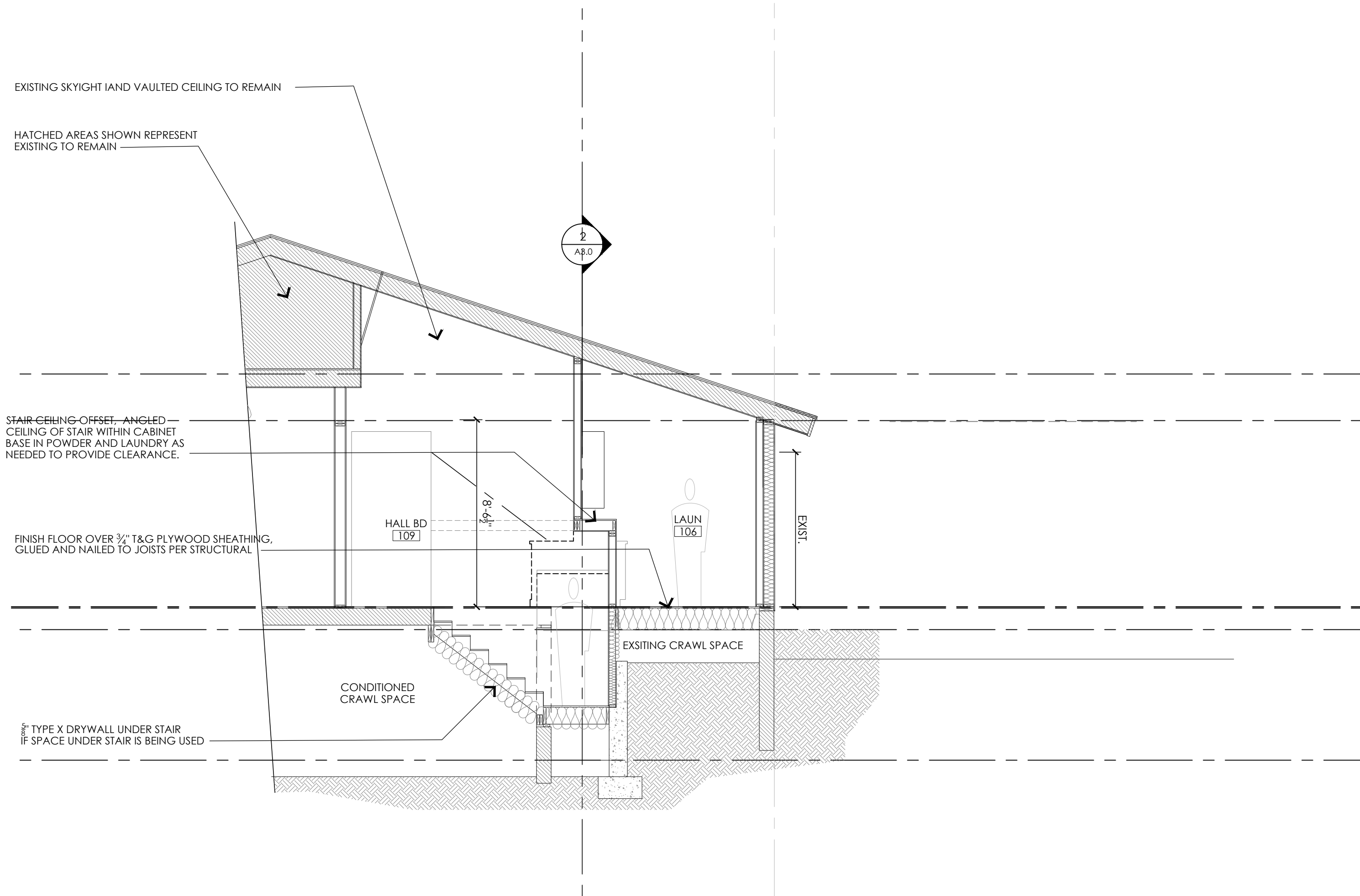


3 Rear Elevation
1/4" = 1'-0"

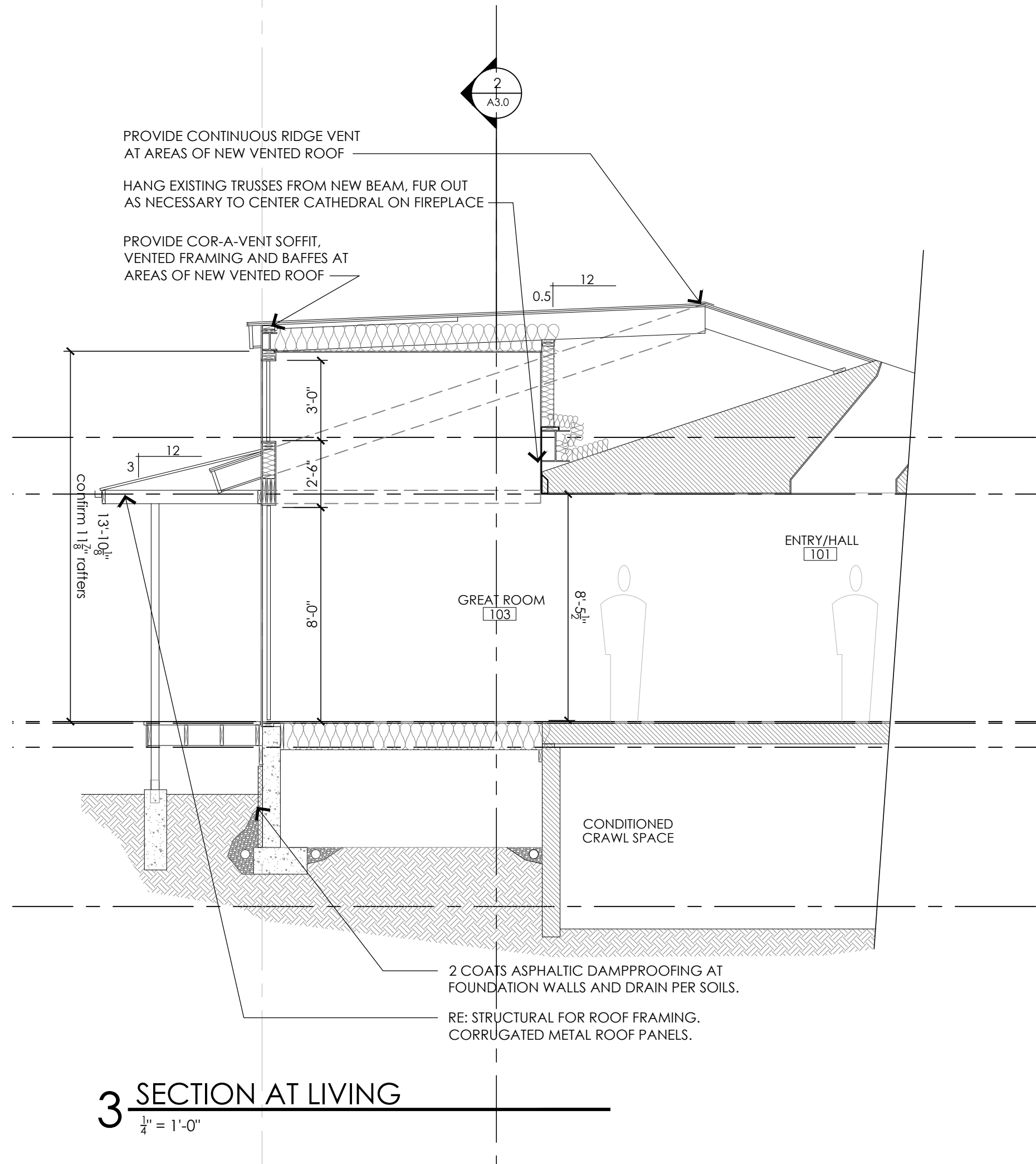
4 Side Elevation - Eagle St
1/4" = 1'-0"

EXTERIOR
ELEVATIONS

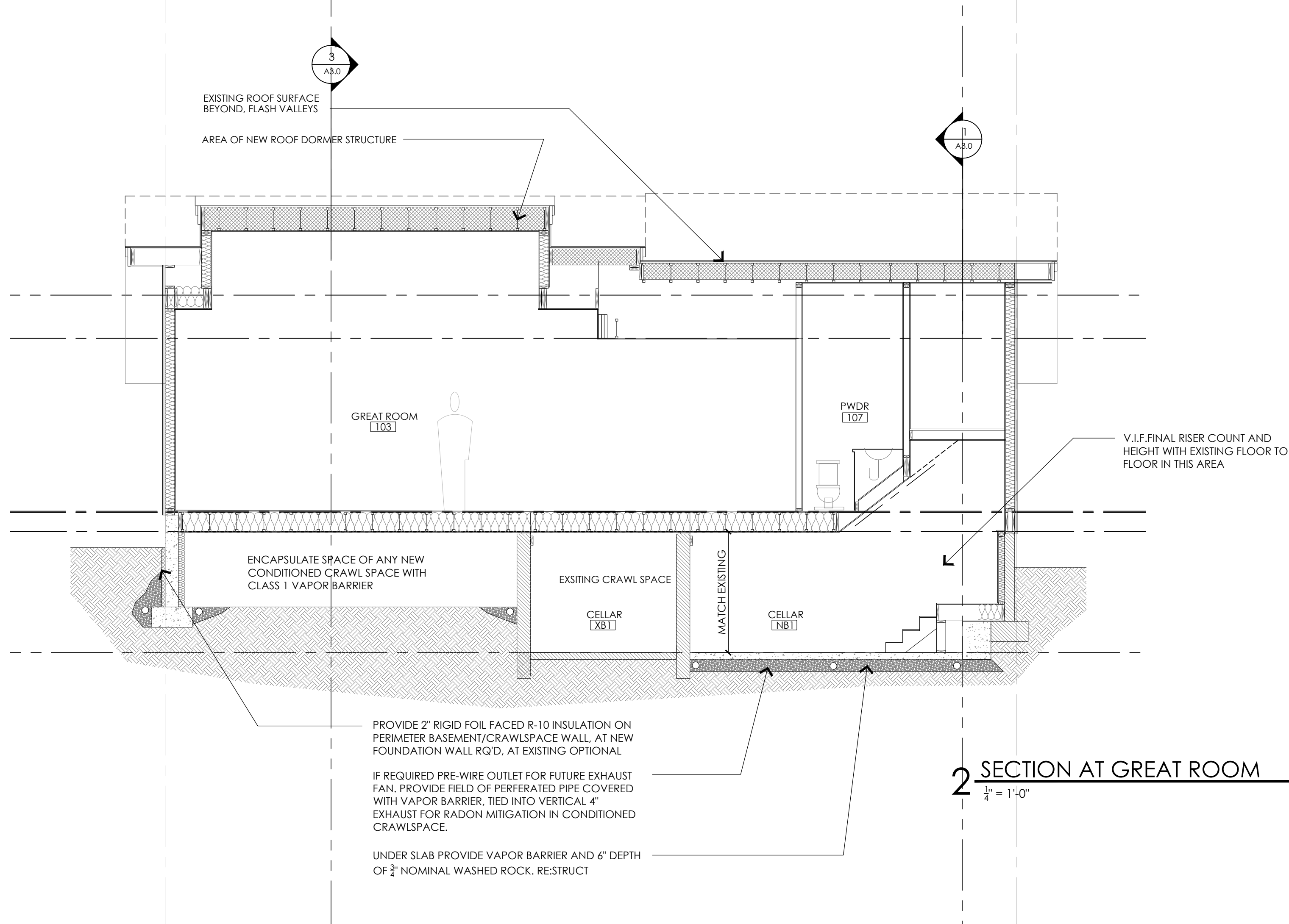
A2.0



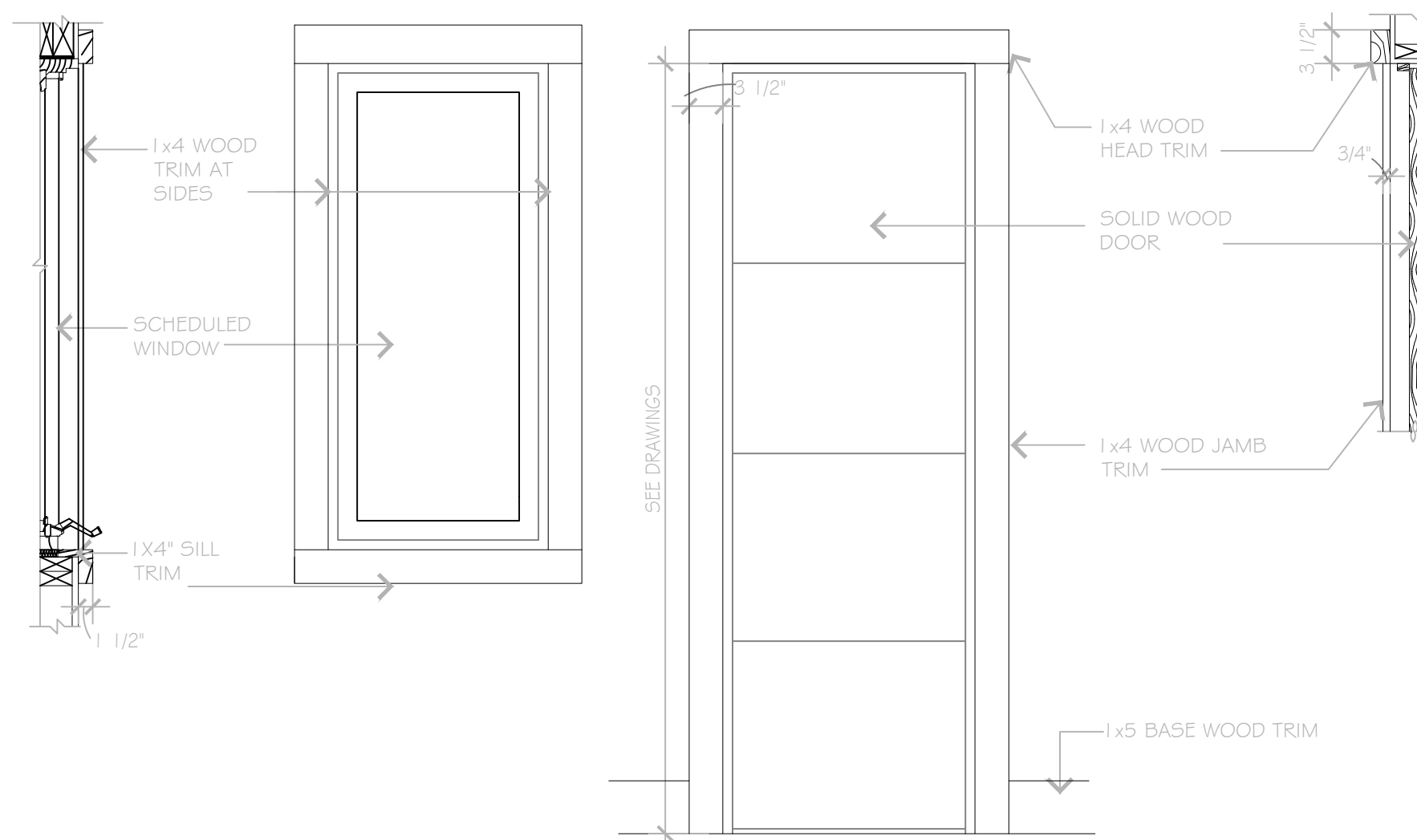
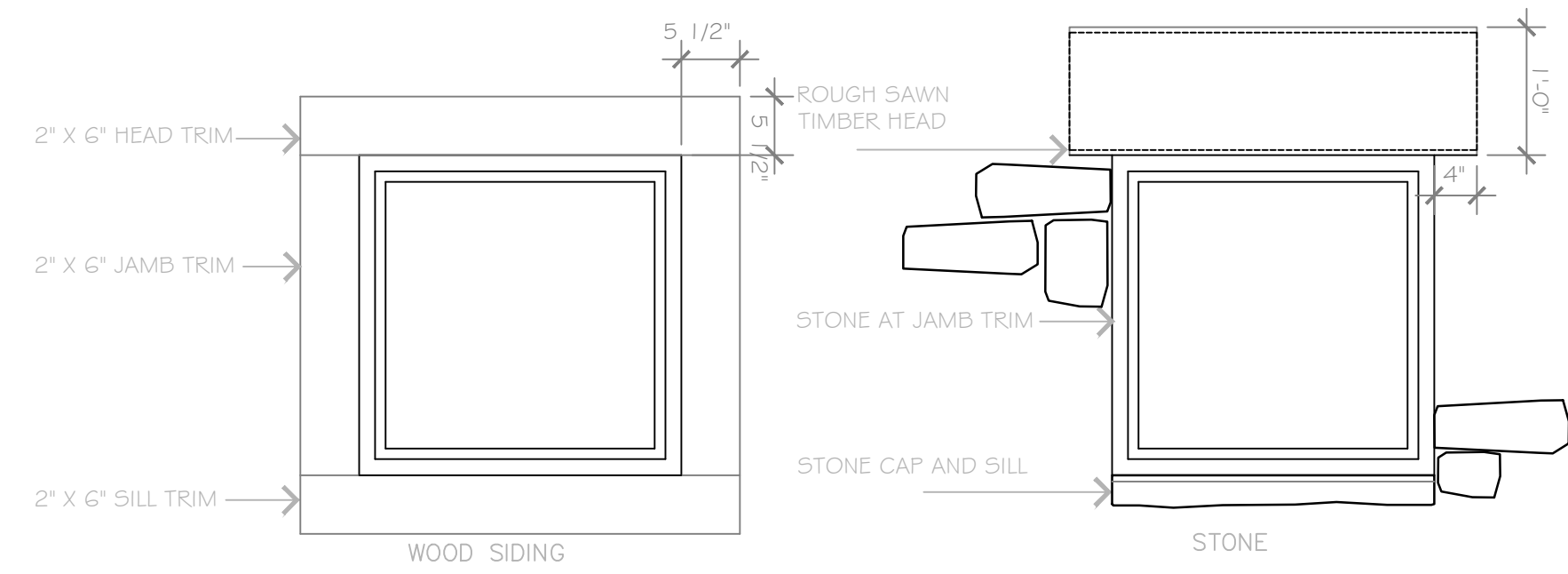
1 SECTION AT ROOF STAIR
1/4" = 1'-0"



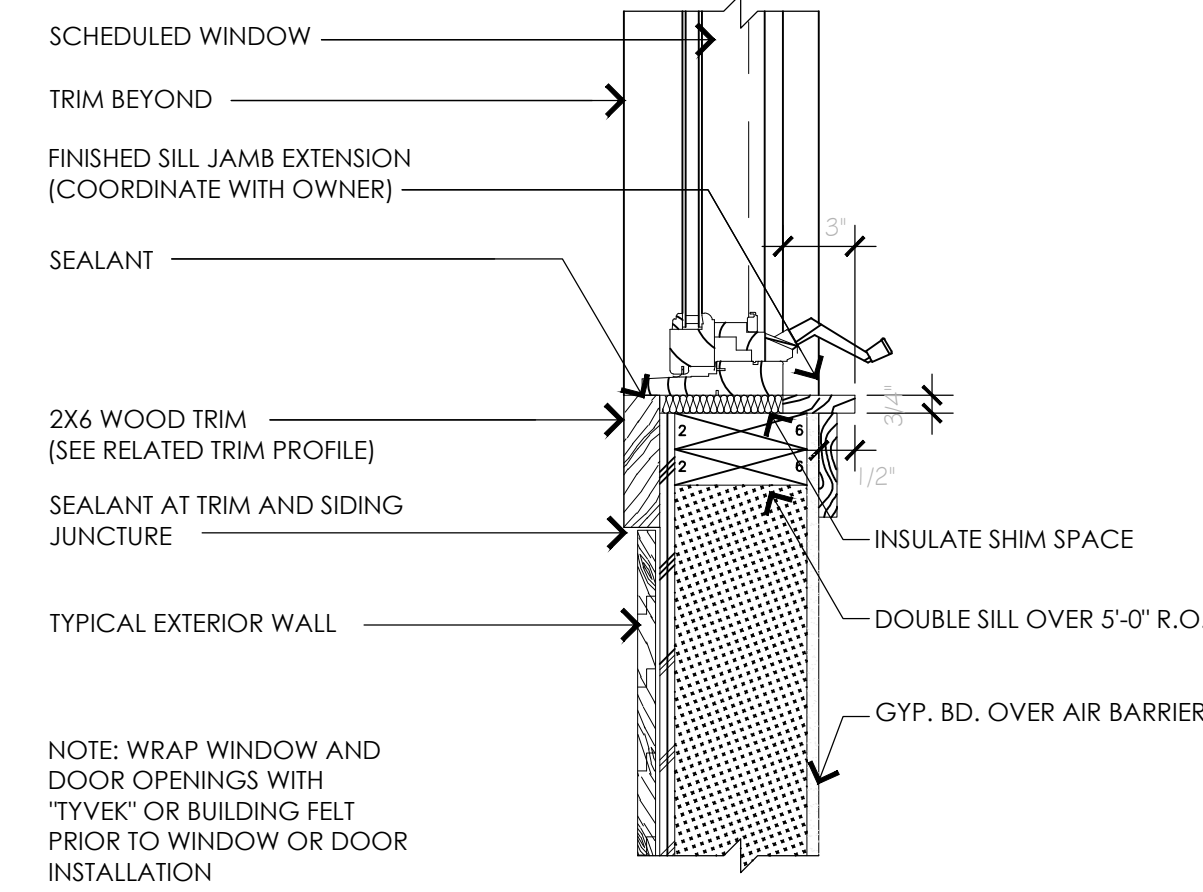
3 SECTION AT LIVING
1/4" = 1'-0"



2 SECTION AT GREAT ROOM
1/4" = 1'-0"

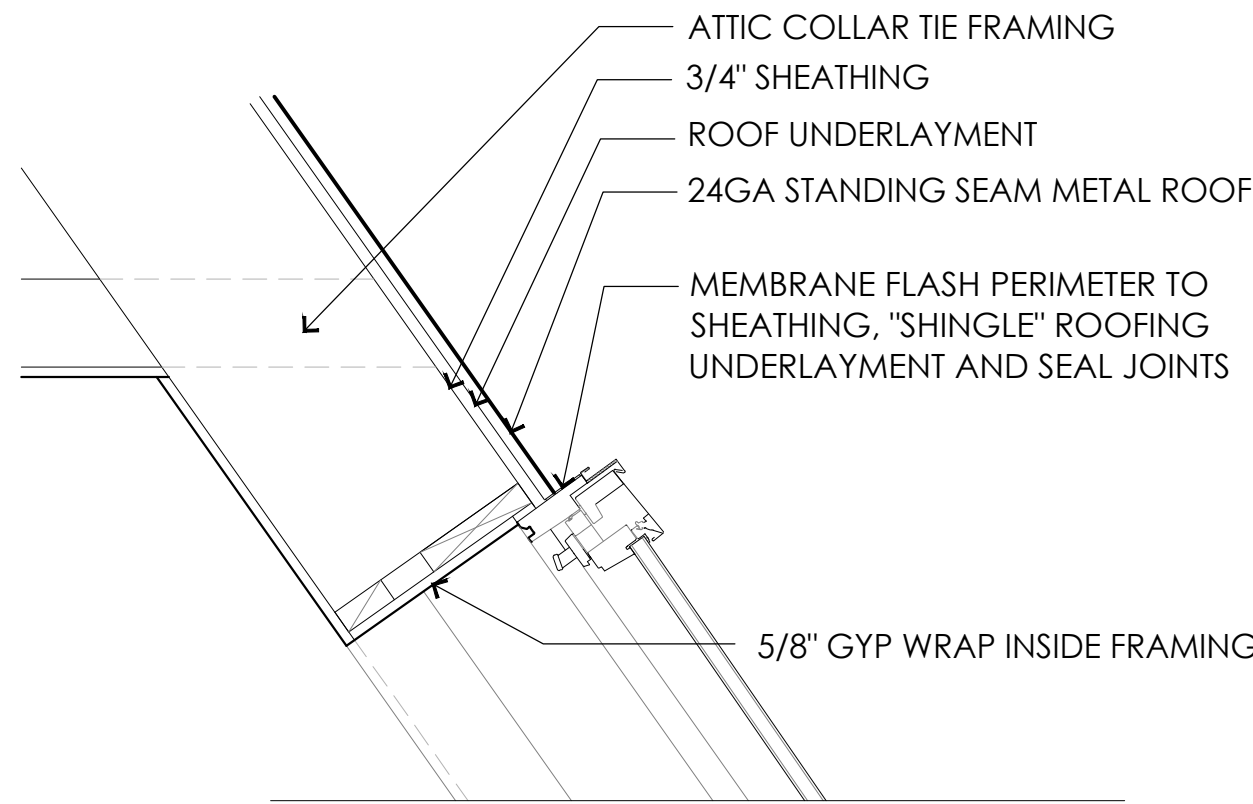


11 TYP TRIM
3/4" = 1'-0"

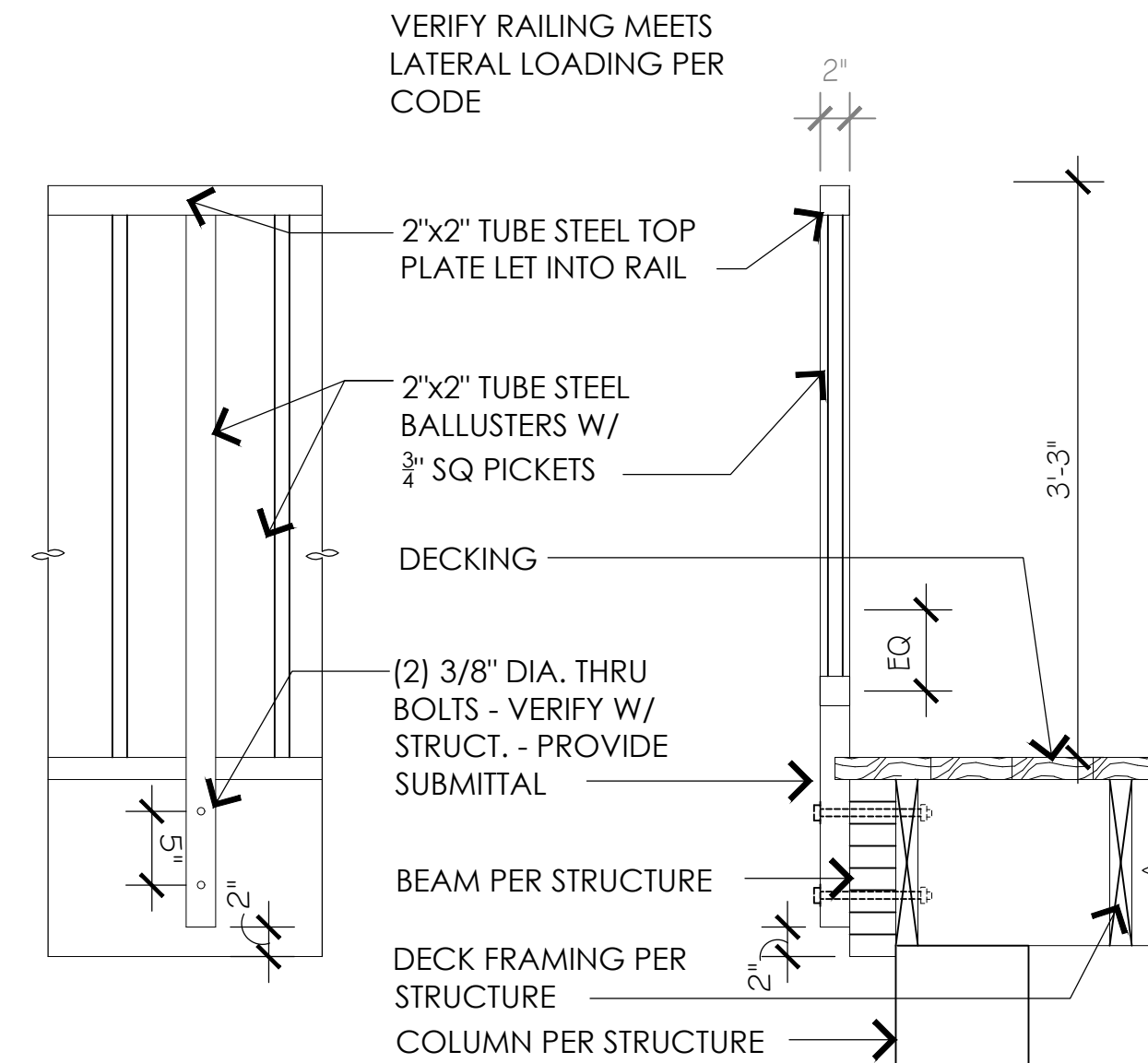


NOTE: WRAP WINDOW AND DOOR OPENINGS WITH "TYVEK" OR BUILDING FELT PRIOR TO WINDOW OR DOOR INSTALLATION

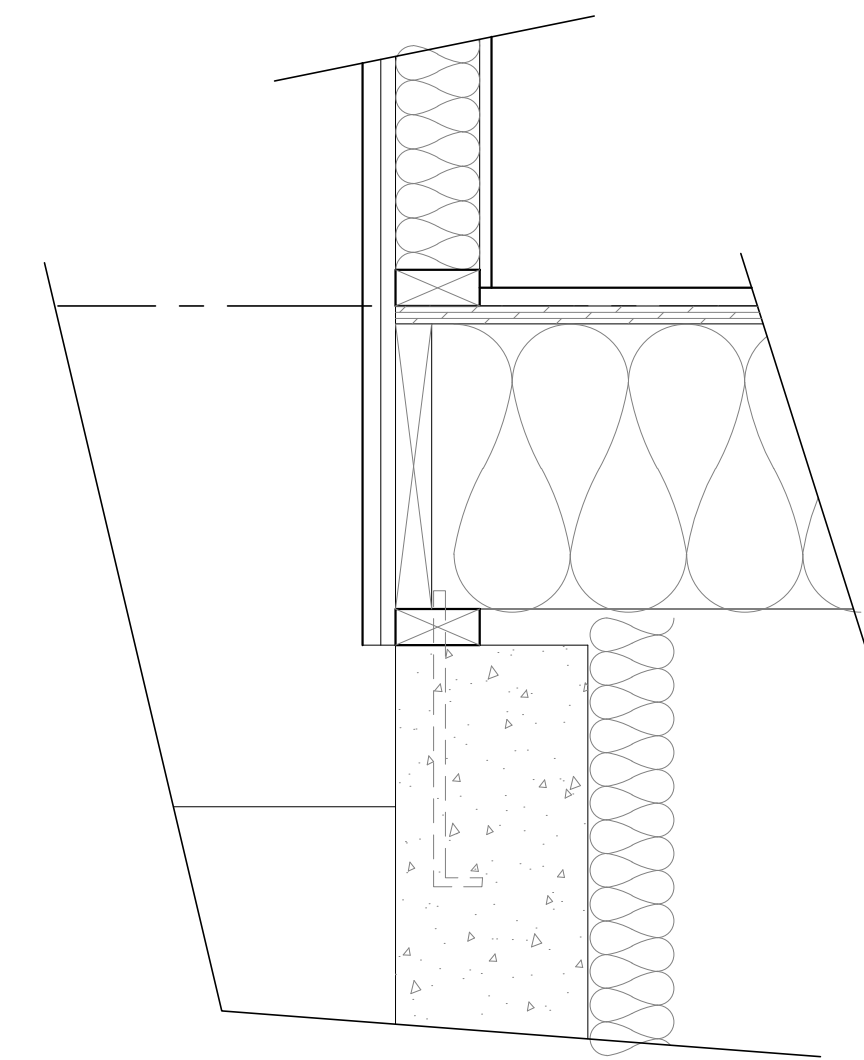
9 WOOD SILL
1 1/2" = 1'-0"



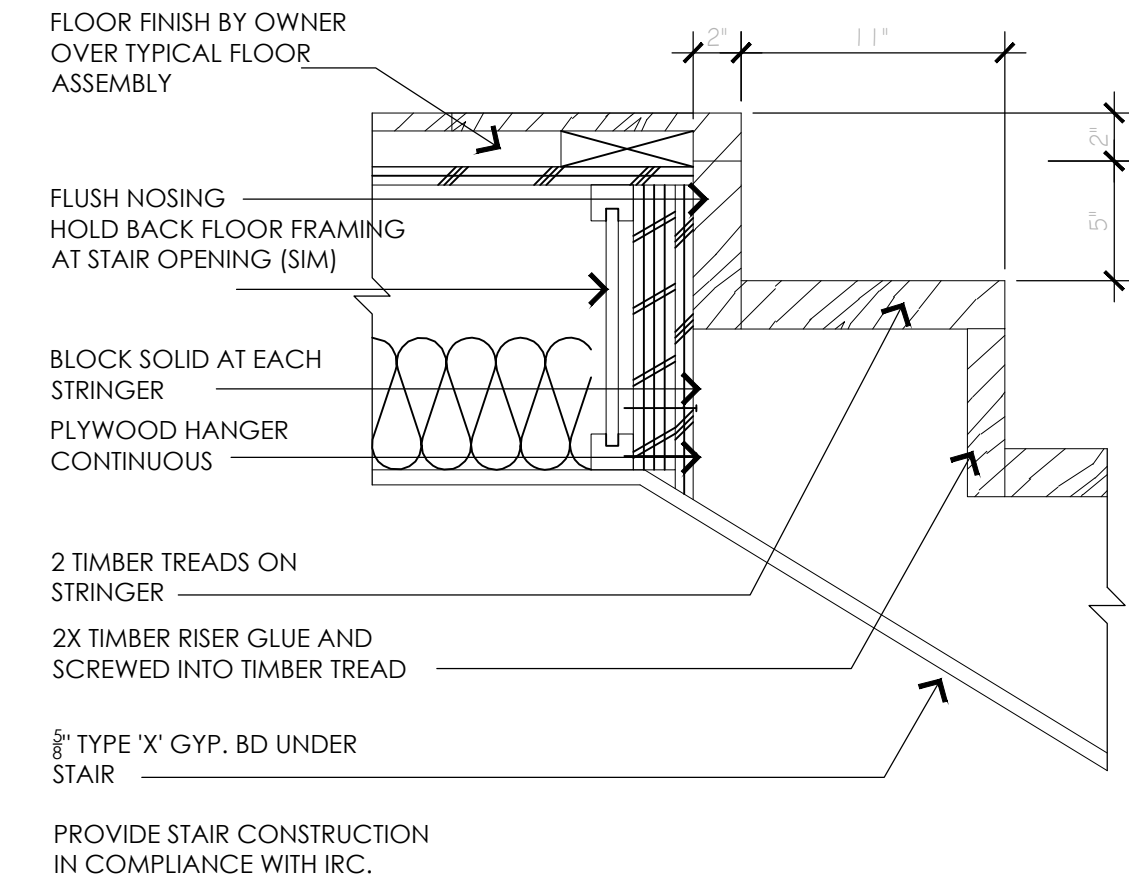
8 SKYLIGHT HEAD DETAIL
1" = 1'-0"



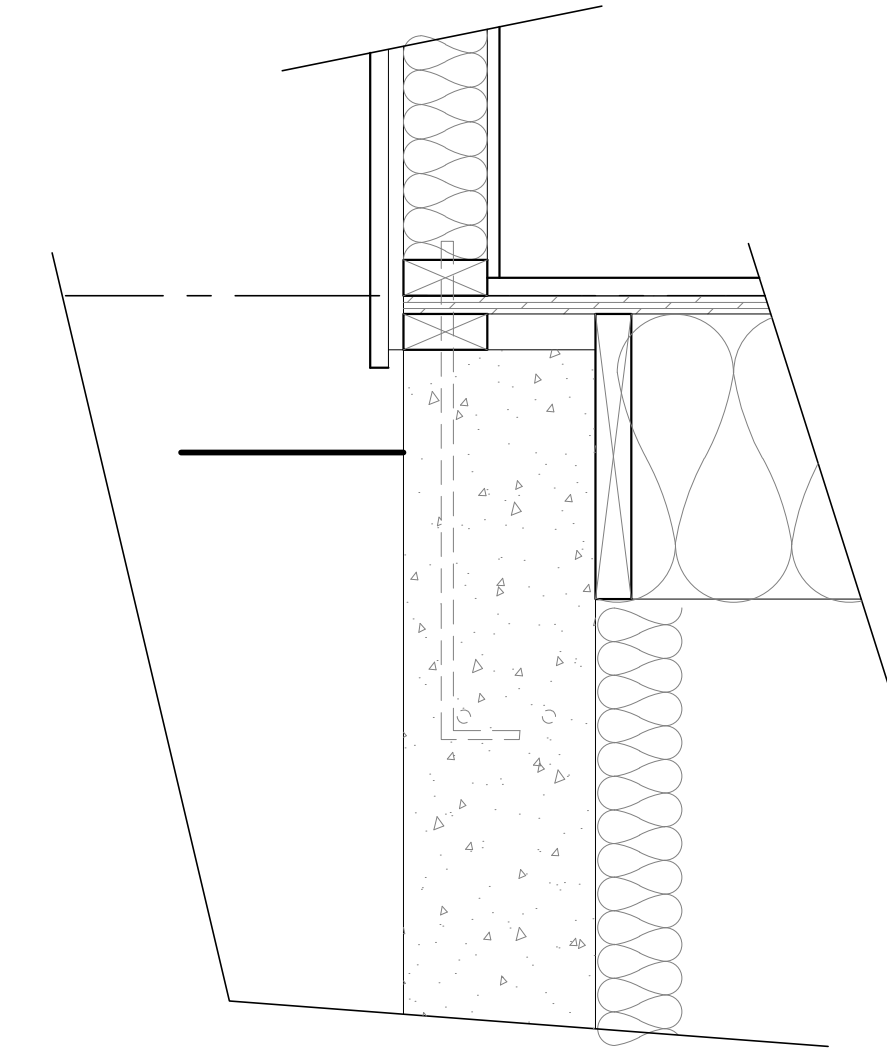
6 EXTERIOR GUARD
1" = 1'-0"



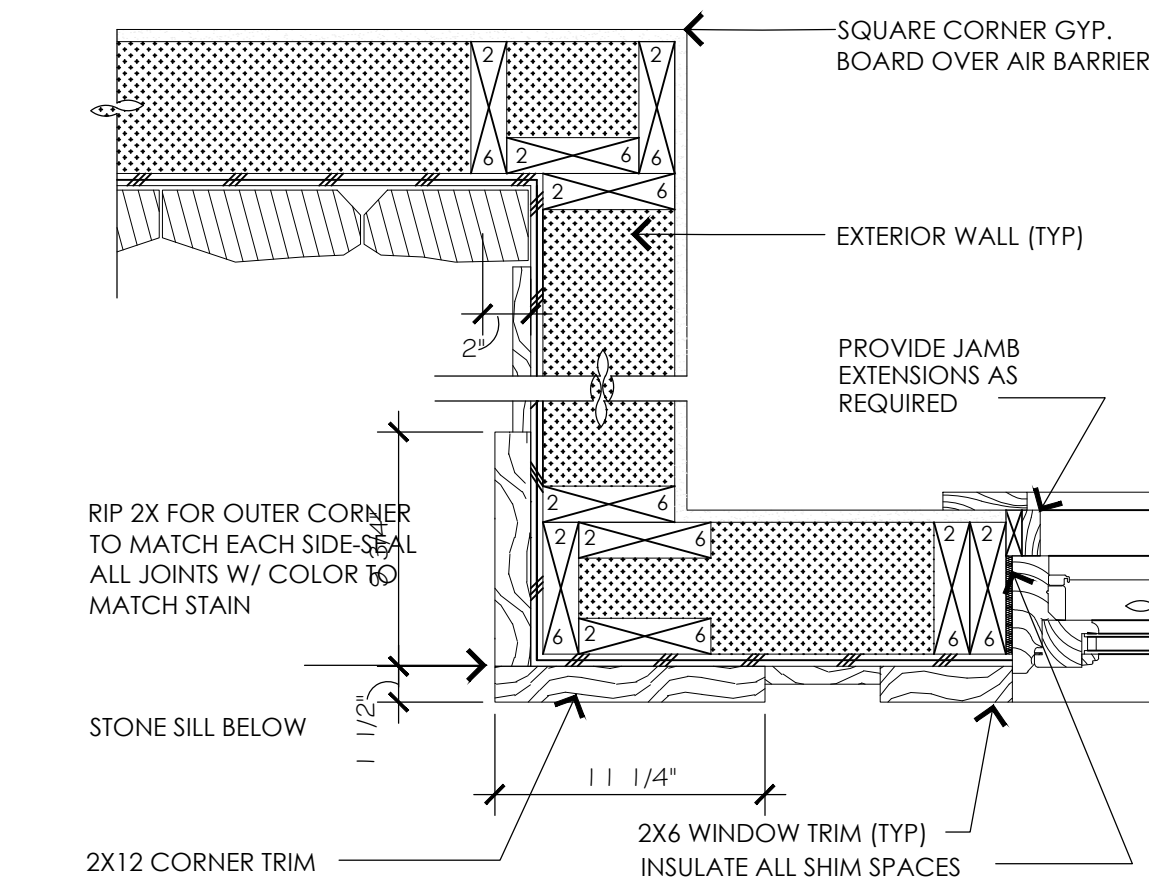
5 OPT FDN DTL
1 1/2" = 1'-0"



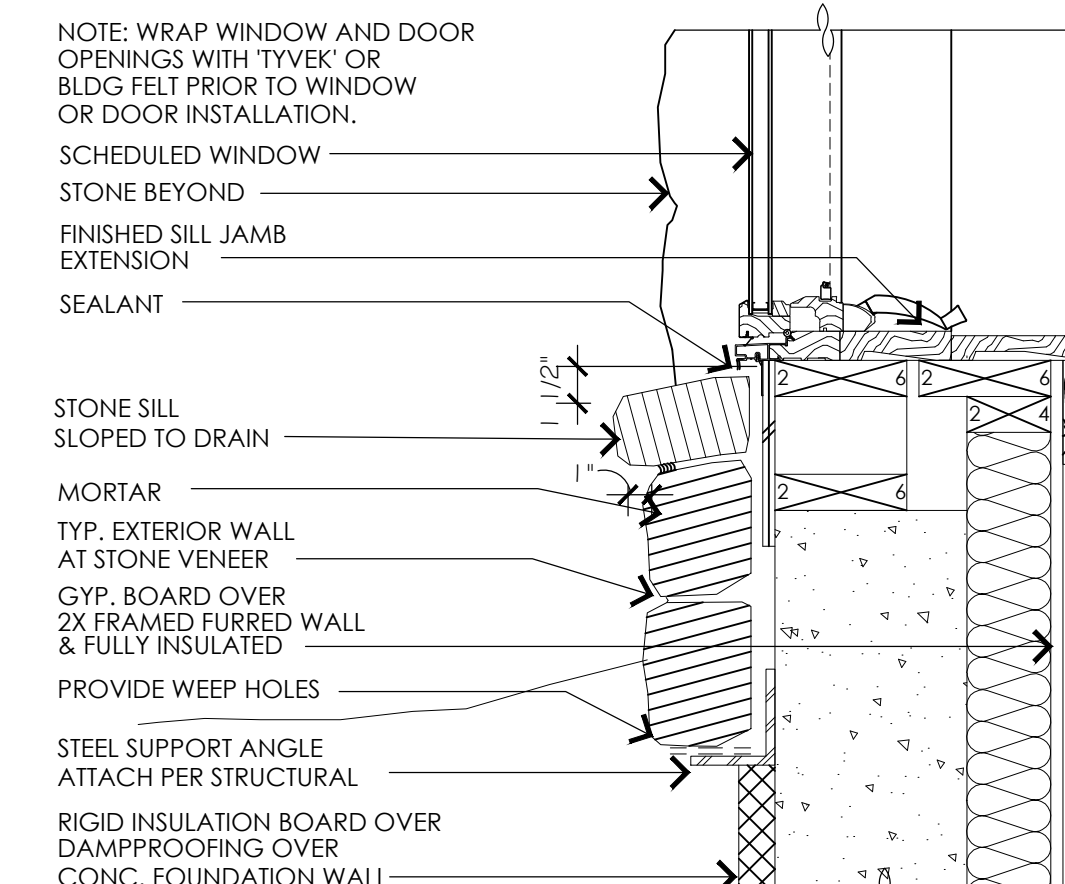
3 TIMBER TREAD/RISER
1 1/2" = 1'-0"



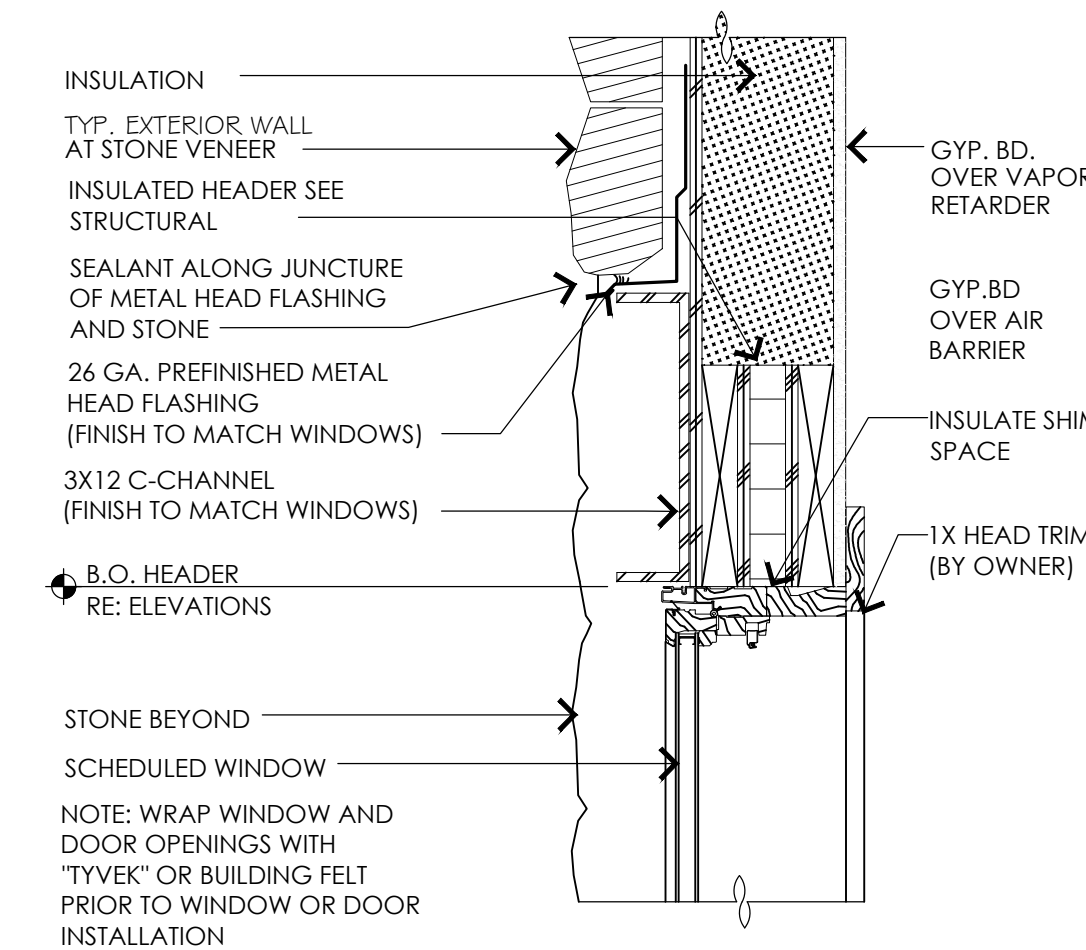
2 TYP FDN DETAIL
1 1/2" = 1'-0"



7 MATERIAL INTERSECTS
1 1/2" = 1'-0"



STONE SILL
4 OPT. NO POURED LEDGE
1 1/2" = 1'-0"



1 HEADER W/ STEEL
1 1/2" = 1'-0"

10 NOT USED
3/4" = 1'-0"



2625 Julian St
Denver CO 80211

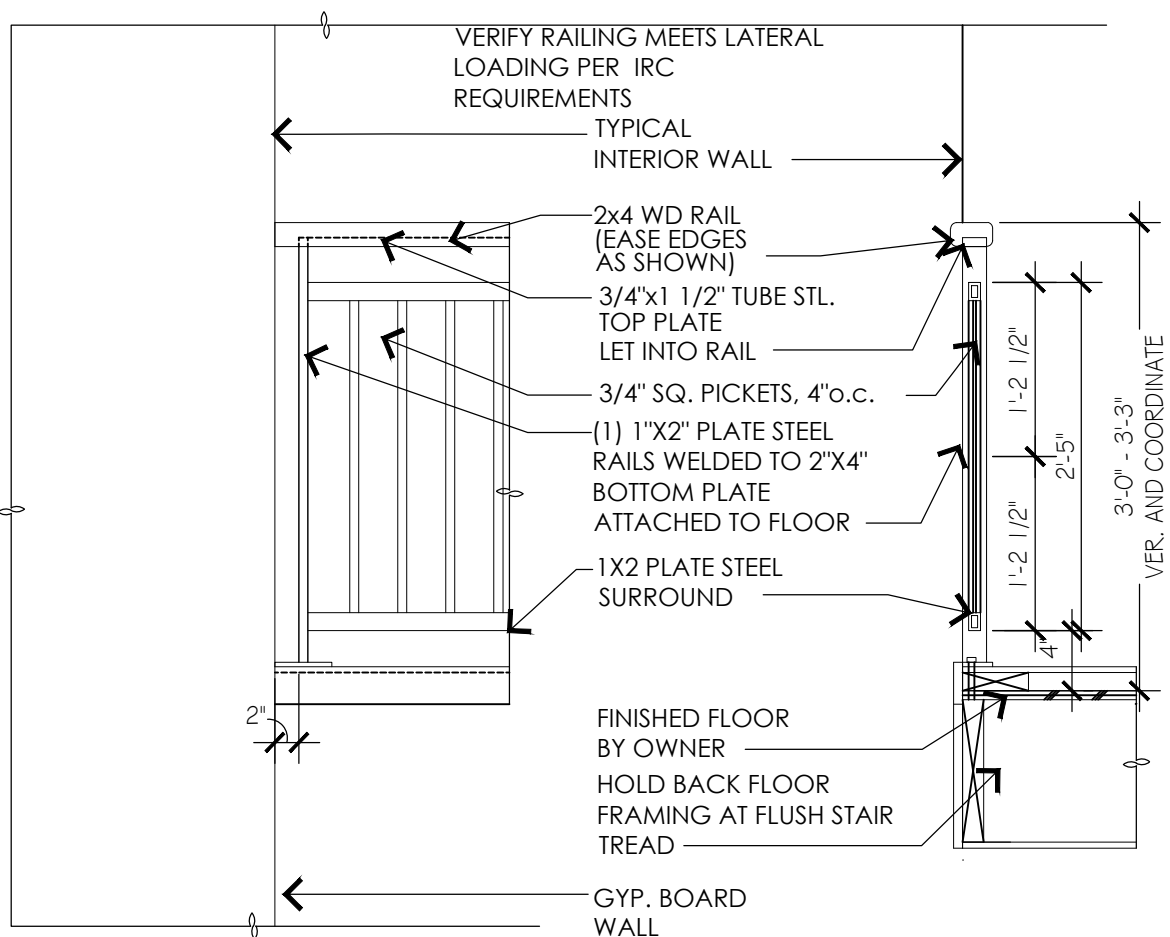
Matt & Amanda Mire
414 Eagle Street
Mintum, CO 81645

PROJECT
Mire Residence
414 Eagle Street
Mintum, CO 81645
PROJECT NO.
21_MR-0001

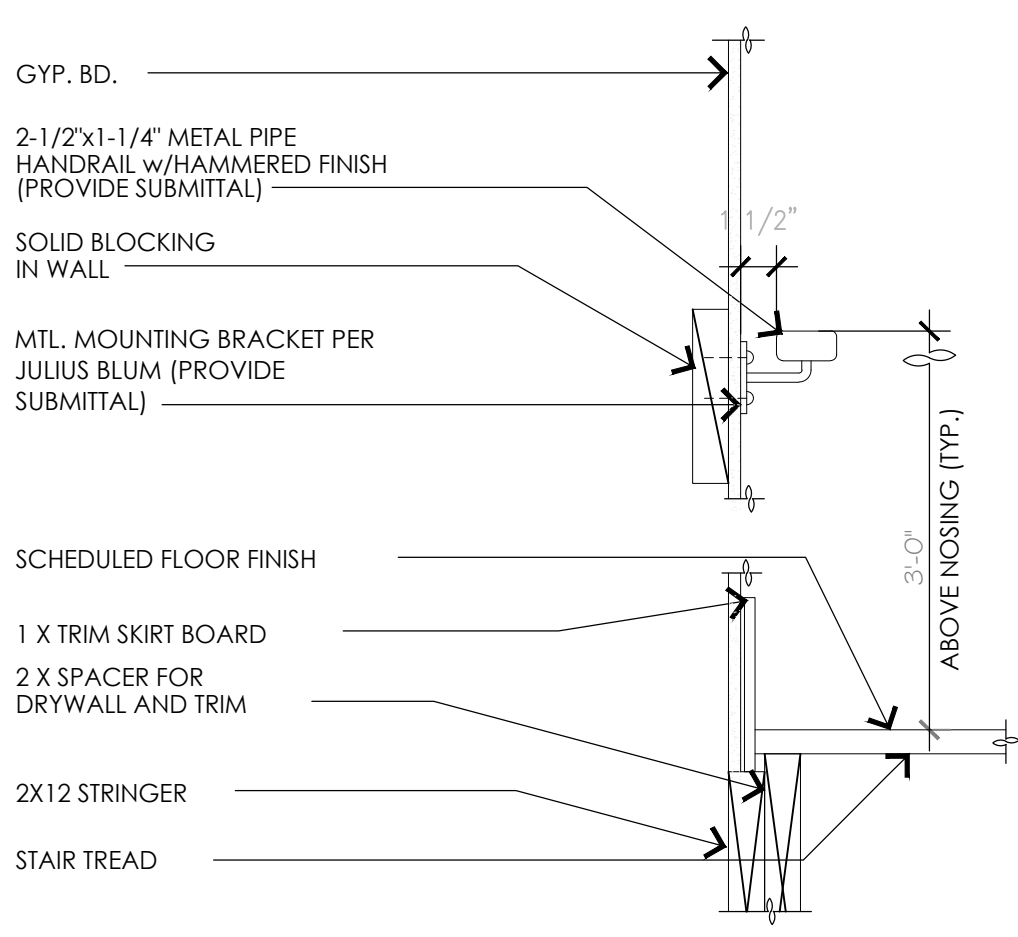
ISSUE
1 May 2026
RELEASE
Permit r/s

DETAILS

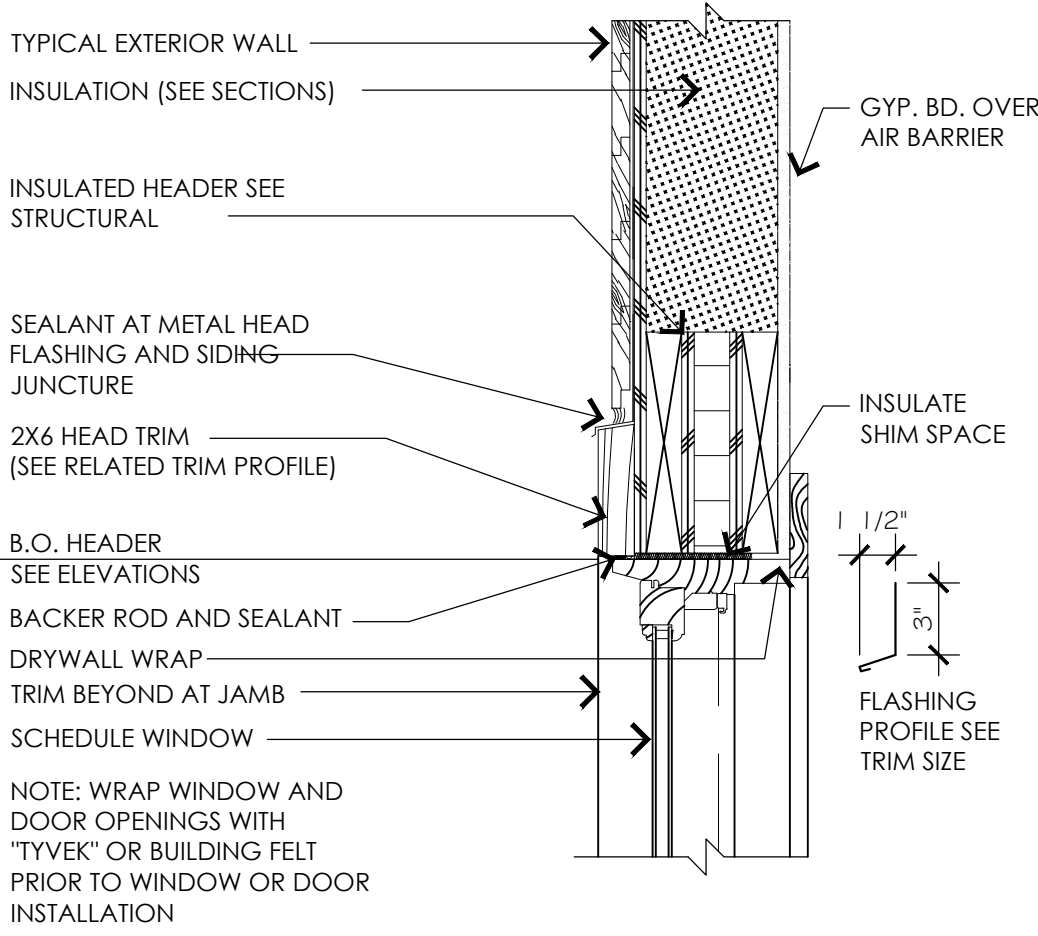
A4.0



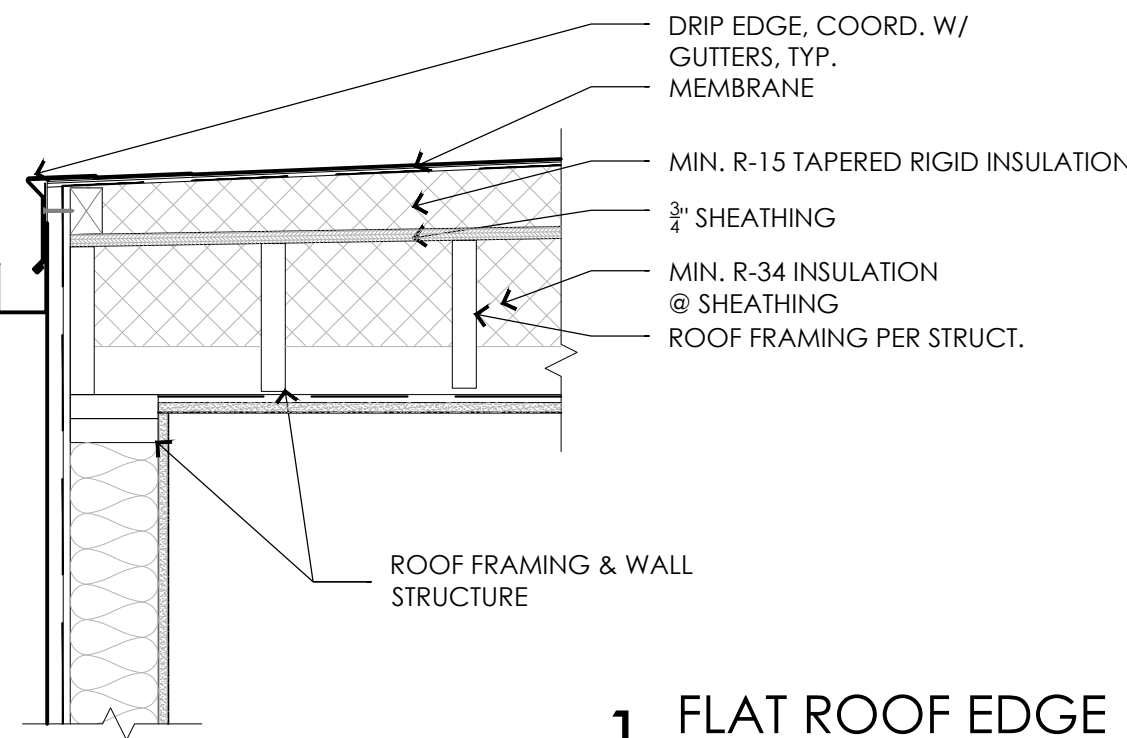
4 INTERIOR GUARD
1" = 1'-0"



3 WALL MTD HANDRAIL
1 1/2" = 1'-0"



2 WOOD TRIM @ HEAD
1 1/2" = 1'-0"



1 FLAT ROOF EDGE
1" = 1'-0"



2625 Julian St
Denver CO 80211

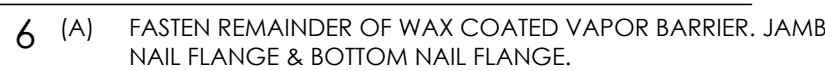
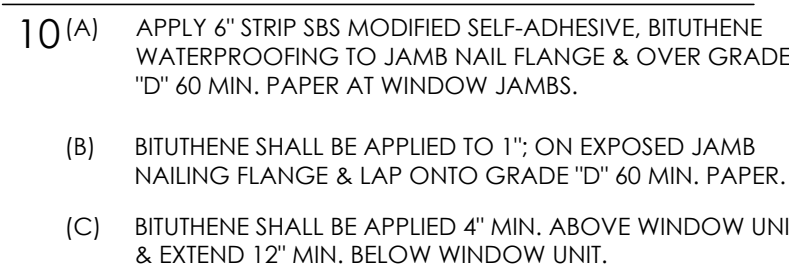
Matt & Amanda Mire
414 Eagle Street
Mintum, CO 81645

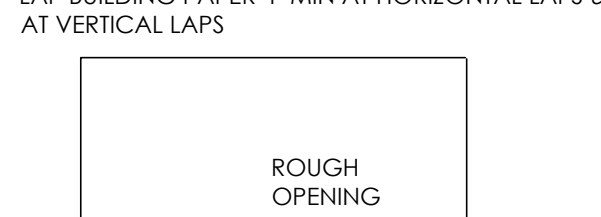
PROJECT
Mire Residence
PROJECT NO.
21_MR-0001

ISSUE
1 May 2026
RELEASE
Permit t/s

DETAILS

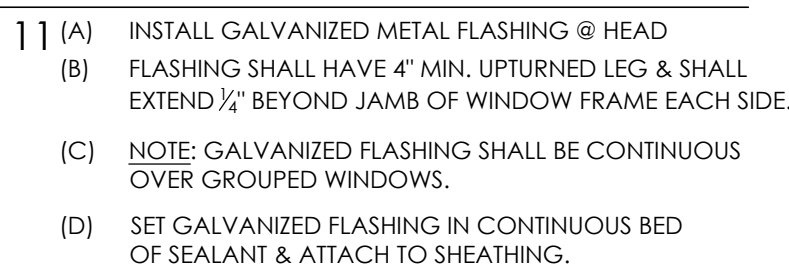
A4.1



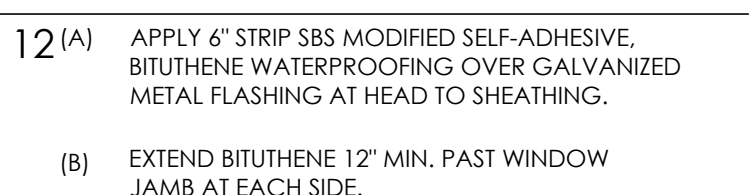
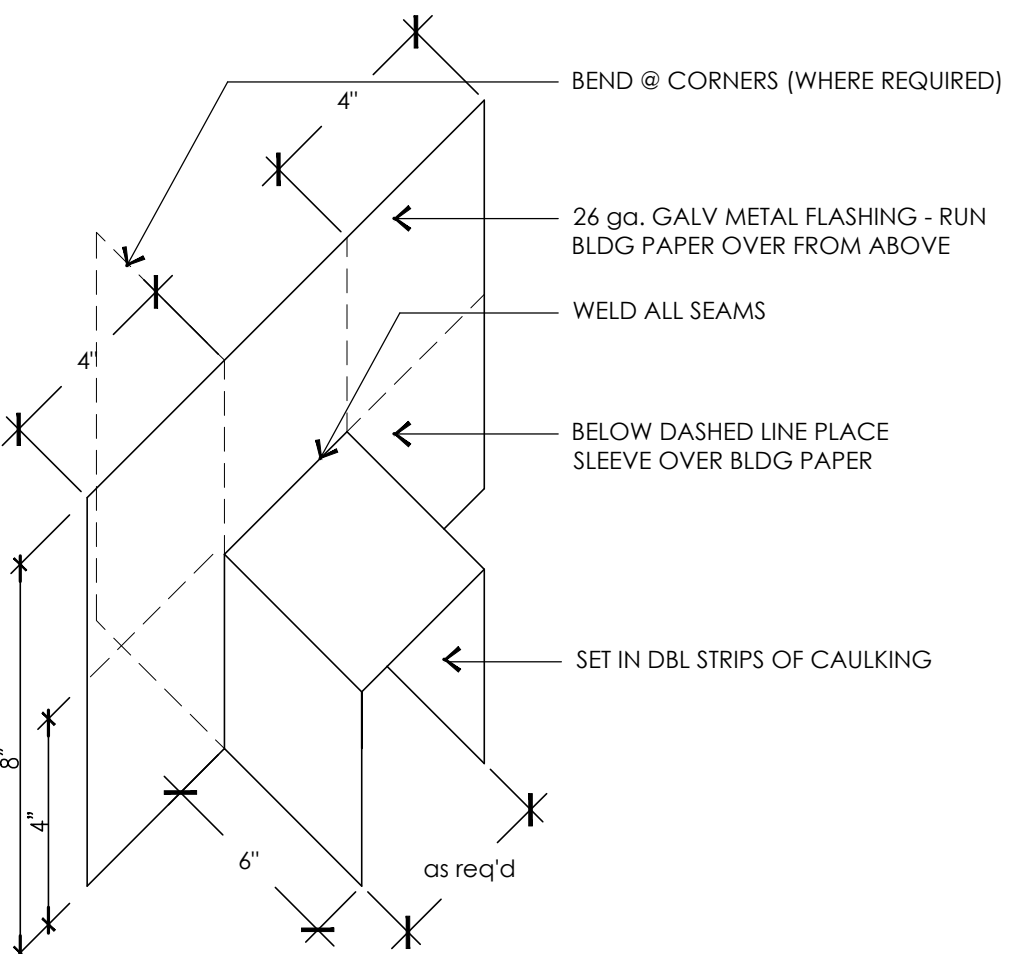
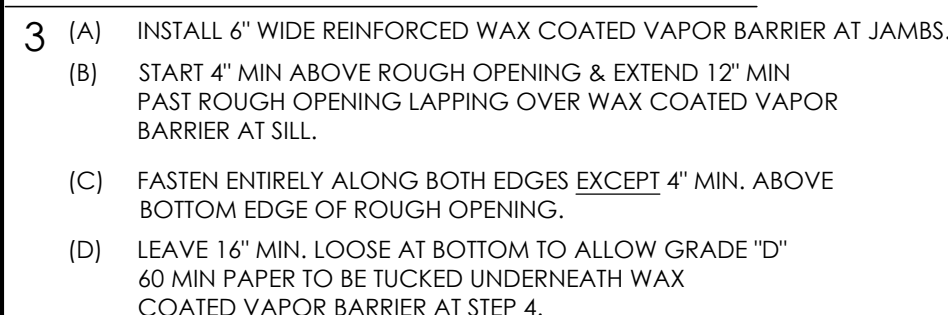
- 1 (A) INSTALL (1) LAYER CONTINUOUS 60 MINUTE GRADE "D" BUILDING PAPER ACROSS WALL FIELD & INTO ROUGH OPENING.
(B) LAP BUILDING PAPER 4" MIN AT HORIZONTAL LAPS & 12" MIN AT VERTICAL LAPS
- 
- ROUGH OPENING
- INSTALL SILL FLASHING PAPER AT BOTTOM OF OPENING, STAPLE ALONG TOP EDGE 1" FROM BOTTOM OF PAPER. LEAVE BOTTOM EDGE UNATTACHED FOR WATER RESISTANT BARRIER INSTALLATION TO GO UNDERNEATH FLASHING PAPER.
- 12" 12"
- 2 (A) INSTALL 6" WIDE REINFORCED WAX COATED VAPOR BARRIER AT SILL.
(B) EXTEND WAX COATED VAPOR BARRIER 12" MIN. PAST ROUGH OPENING AT EACH SIDE.
(C) FASTEN ALONG TOP EDGE ONLY UNDER ROUGH OPENING.
(D) LEAVE 12" MIN. LOOSE AT EA. END TO ALLOW GRADE "D" 60 MIN. PAPER TO BE TUCKED UNDERNEATH WAX COATED VAPOR BARRIER AT STEP 4



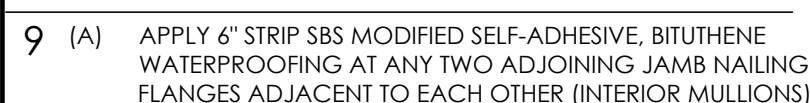
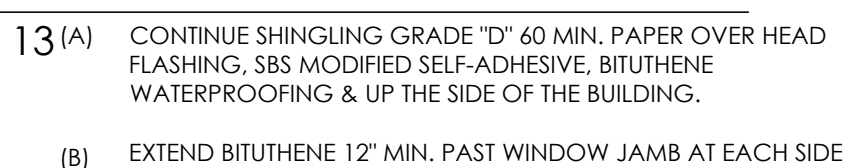
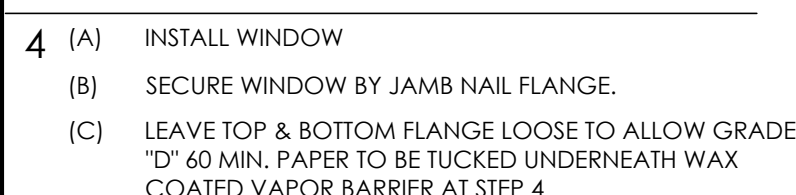
1. SET WINDOW ON CONTINUOUS PERMANENT SHIM FOR INTERNAL SUPPORT.
2. VERIFY WINDOW IS LEVEL, PLUMS AND SQUARE WITH 1/4" CLEARANCE. SECURE THROUGH NAIL-FLANGE AT JAMBS AND SILL ONLY.
3. DO NOT OVER NAIL BUT ALLOW NAILING FIN TO FLOAT ON HEAD OF NAIL.
4. DO NOT NAIL THROUGH FLANGE AT HEAD. DRIVE FINISH-NAIL 1/2" ABOVE FLANGE AND BEND OVER THUS ALLOWING FOR HEADER DEFLECTION.
5. BE SURE TO CAULK LIBERALLY UNDERNEATH SILL ON PATIO DOORS.
6. CAUTION: WHEN USING STUCCO EXTERIOR ALLOW 3/8" CLEARANCE AT TOP BETWEEN STUCCO AND FRAME THEN FILL WITH FLEXIBLE MATERIAL.
7. DO NOT USE EXPANDING FOAM AROUND PERIMETER OF WINDOWS OR DOORS.
8. REMOVE FOREIGN MATERIALS BEFORE THEY SET TO PREVENT SURFACE DAMAGE.
9. CLEANING: DO NOT USE ANY SOLVENTS! USE SOAP AND WATER ONLY.



- 7 (A) APPLY 8" STRIP SBS MODIFIED SELF-ADHESIVE, BITUMENE
WATERPROOFING TO SILL NAIL FLANGE, WAX COATED VAPOR
BARRIER & ONTO GRADE "D" 60 MIN PAPER AT WINDOW JAMB.
(B) EXTEND SBS MODIFIED SELF-ADHESIVE, BITUMENE
WATERPROOFING 12" MIN. PAST WINDOW UNIT.
- NOTE: (2) LAYERS 60 MINUTE GRADE "D" BUILDING PAPER SHALL BE APPLIED
TO BUILDING FIELD, FIRST LAYER SHALL EXTEND AROUND ROUGH OPENING &
UNDER WINDOW WRAP. SECOND LAYER SHALL EXTEND OVER NAIL FLANGE
AROUND WINDOW FRAME. LAP ALL BUILDING PAPER JOINTS PER NOTE #1.



- 8 (A) HORIZONTAL GRADE "D" 60 MIN. PAPER COURSE SHOULD LAP DOWN 4" MIN OVER PREVIOUS GRADE "D" 60 MIN. PAPER, VAPOR BARRIER & WINDOW UNIT.
- (B) LAP GRADE "D" 60 MIN PAPER ONTO JAMB NAIL FLANGE 1/2" MIN. LEAVING A 1"; MIN. SPACE OF JAMB NAILING FLANGE EXPOSED FOR ATTACHMENT OF SBS MODIFIED SELF-ADHESIVE, BITUTHENE WATERPROOFING.



- 5 (A) SHINGLE GRADE "D" 60 MIN. PAPER FROM BOTTOM TO TOP.
- (B) GRADE "D" 60 MIN. PAPER COURSE AT BOTTOM OF WINDOW UNIT. START BY CUTTING GRADE "D" 60 MIN. PAPER & TUCK UNDERNEATH THE REINFORCED VAPOR BARRIER & WINDOW UNIT LAPPING PAPER UP SIDES 4" MIN. UNDER VAPOR BARRIER.

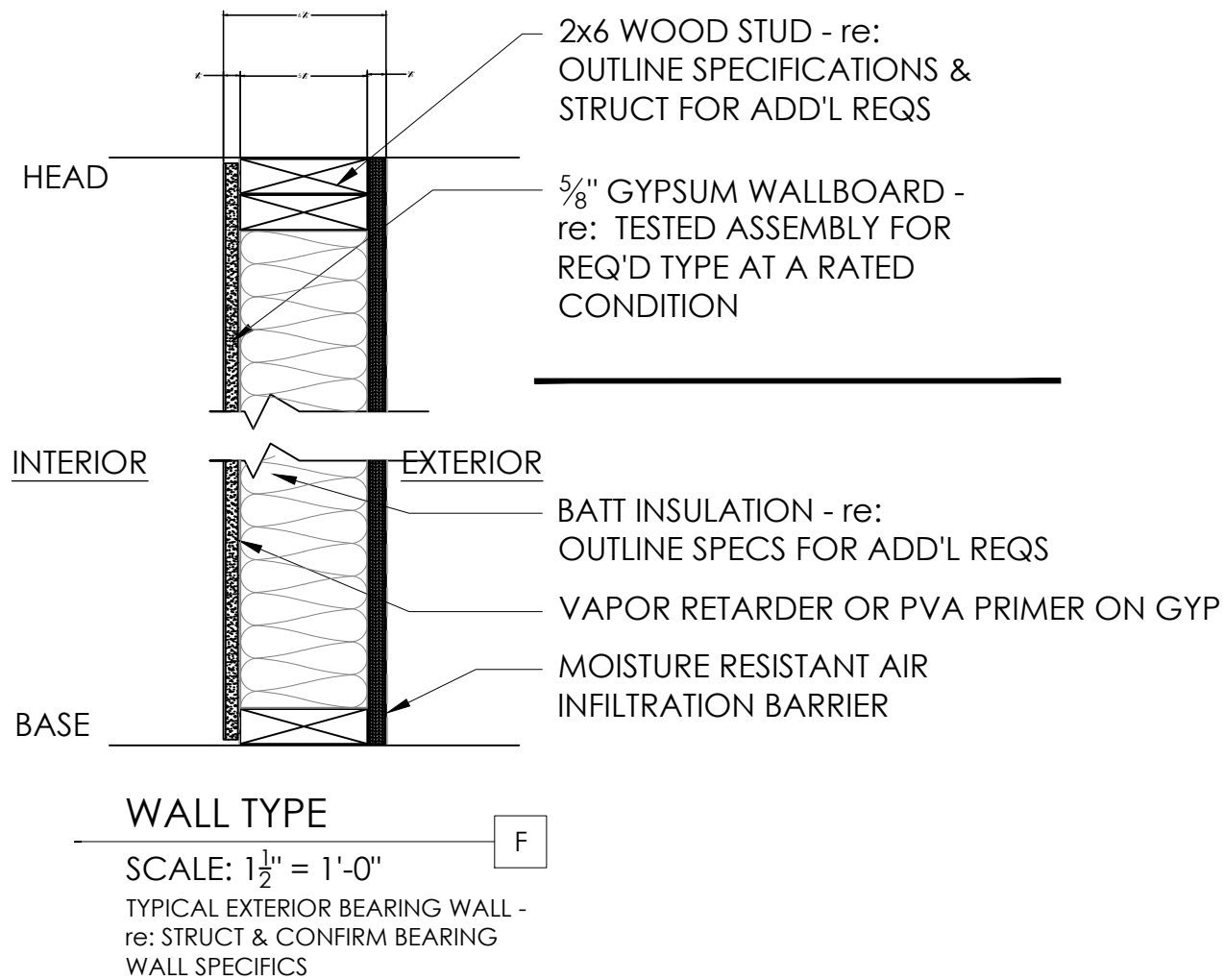
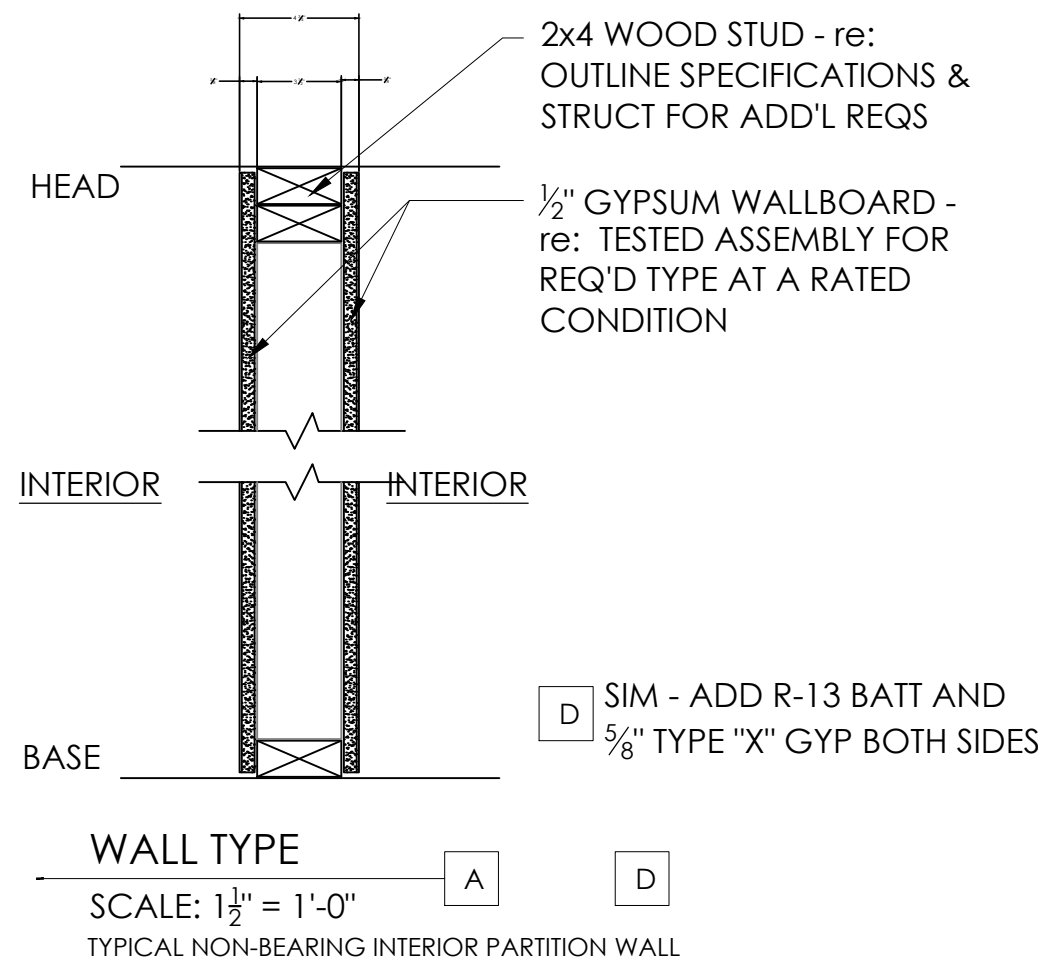
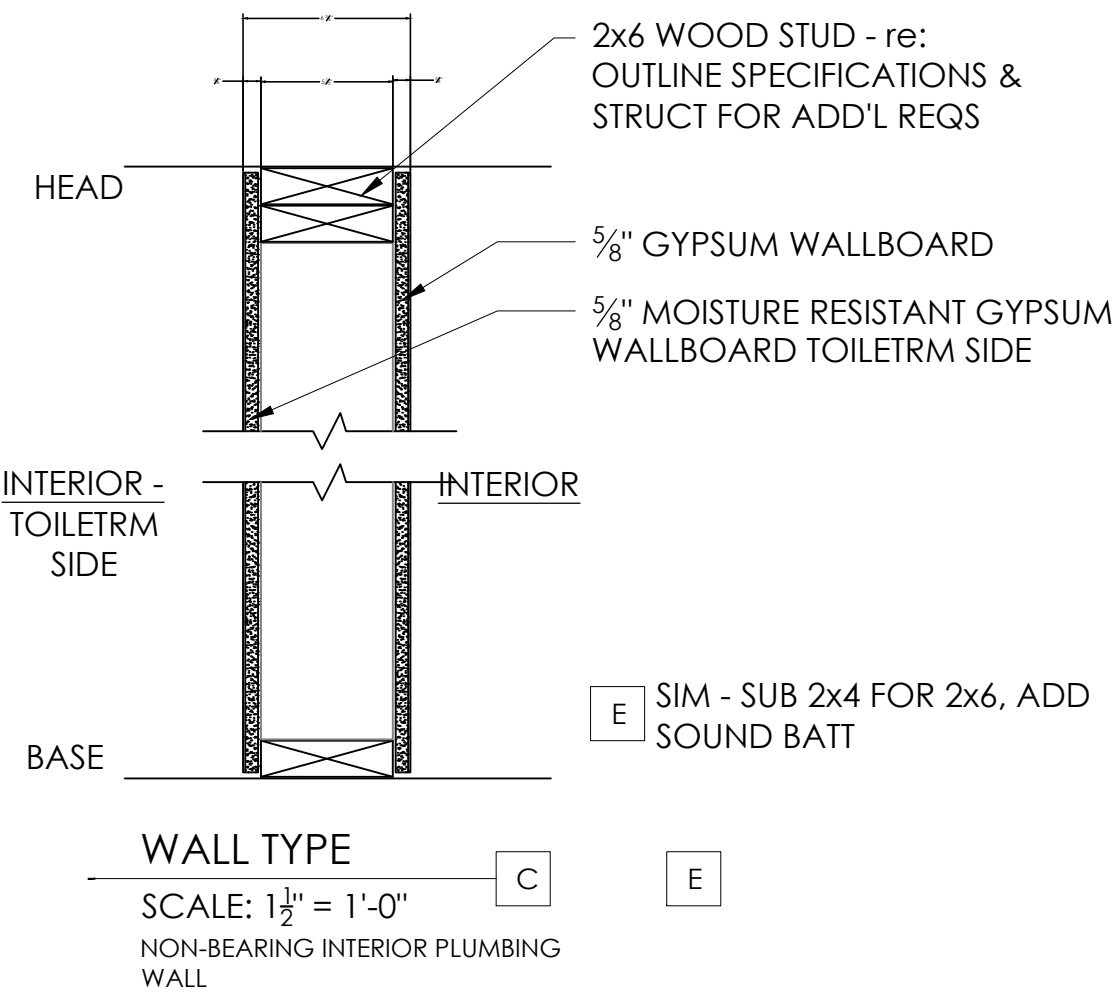
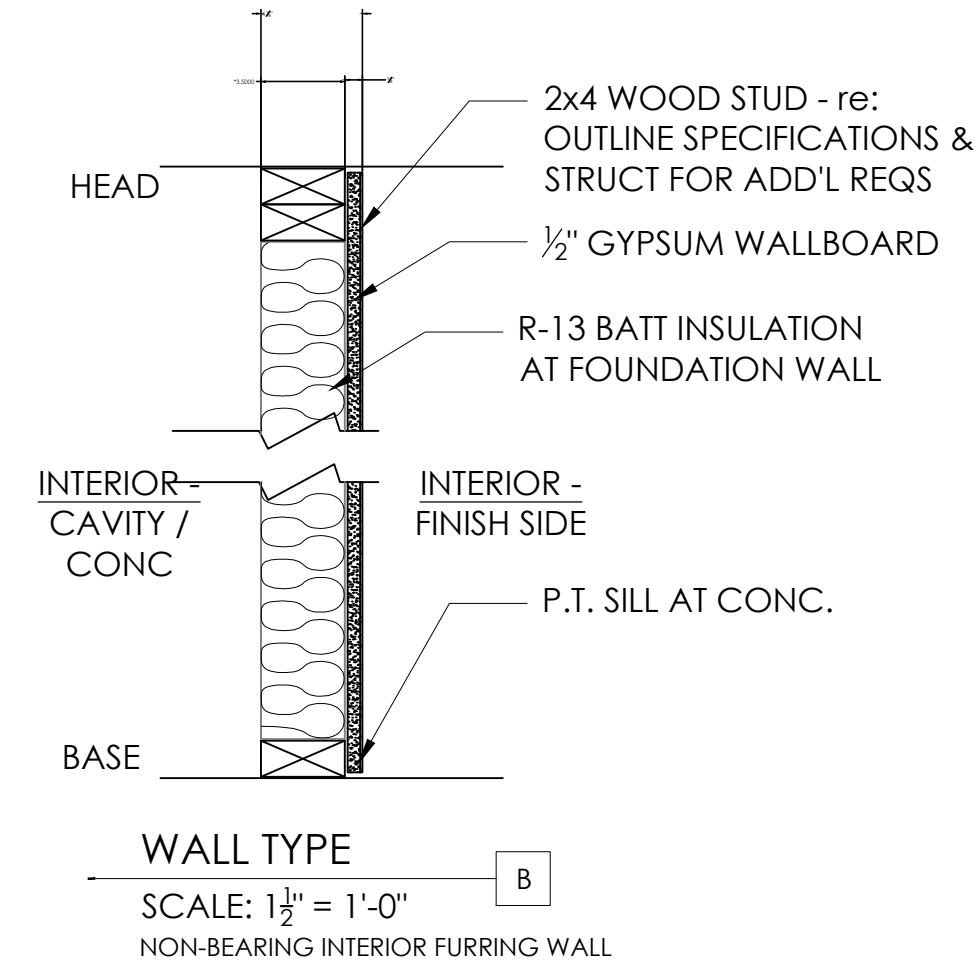
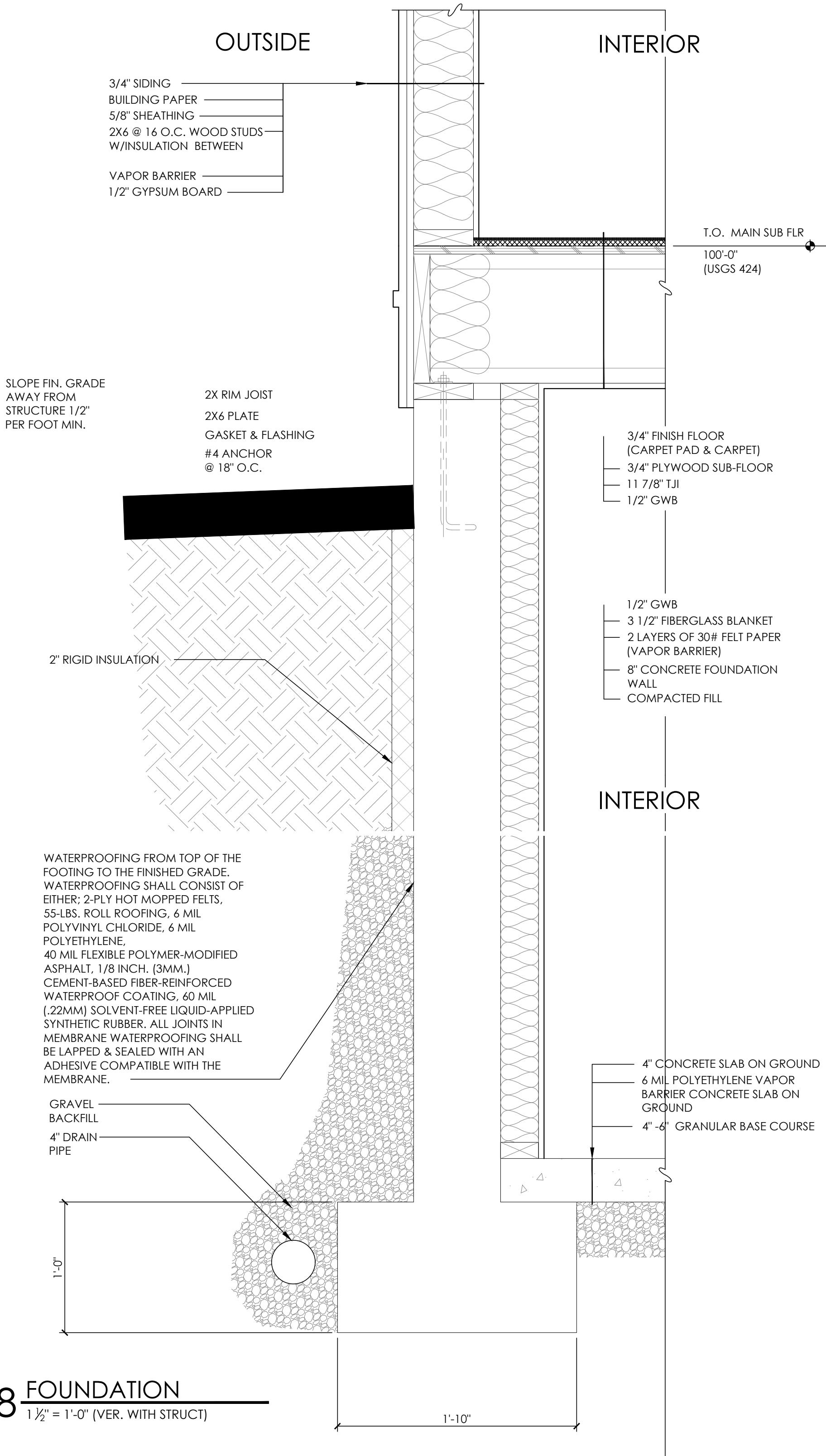
WALL TYPE GENERAL NOTES

PARTITION TYPE INDICATORS ARE NOTED ON FLOOR PLANS.
ALSO SEE EXTERIOR WALL SECTIONS AND DETAILS FOR ADDITIONAL WALL / PARTITION FRAMING NOT SPECIFICALLY IDENTIFIED ON THE FLOOR PLANS.
UL, US GYPSUM AND GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL GA-600-97 TEST DATA. FIRE RATED PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TESTING AGENCY(IES) LISTED. REFER TO SPECIFIC TEST REPORTS FOR REQUIRED COMPONENTS AND ASSEMBLY.
ALL ACOUSTIC ASSEMBLIES ARE BASED UPON ASTM E 90 TEST PROCEDURES. ACOUSTIC RATED PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROVED TESTING AGENCY(IES). REFER TO SPECIFIC TEST REPORTS FOR REQUIRED COMPONENTS AND ASSEMBLY.
ALL OTHER (NON-STRUCTURAL) PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS, MATERIALS MANUFACTURER, AND INDUSTRY STANDARDS.

WOOD STUDS PER SPECIFICATIONS.
ALL GYPSUM BOARD SHALL BE 5/8" THICK, TYPE "X"; AT GARAGE OCCUPANCY SEPARATION.

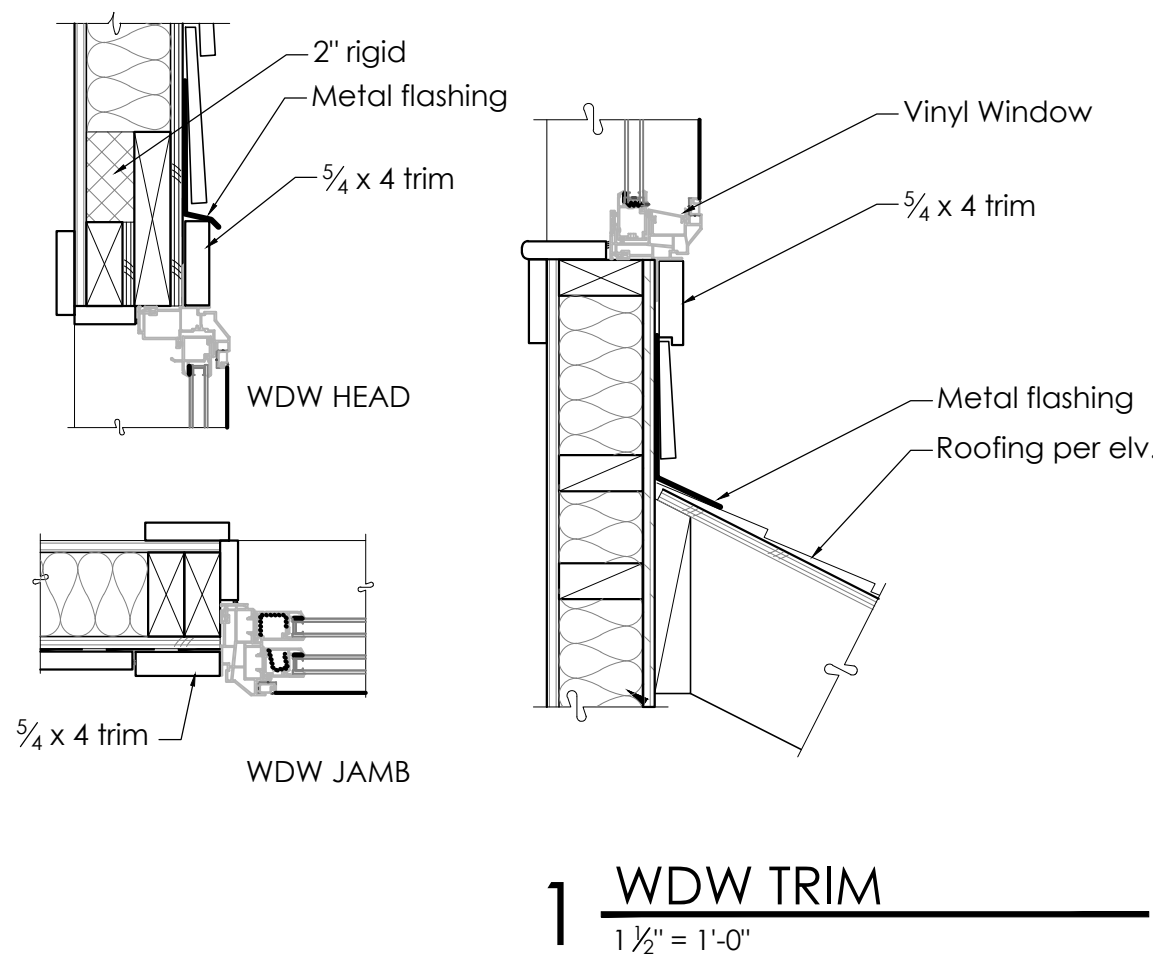
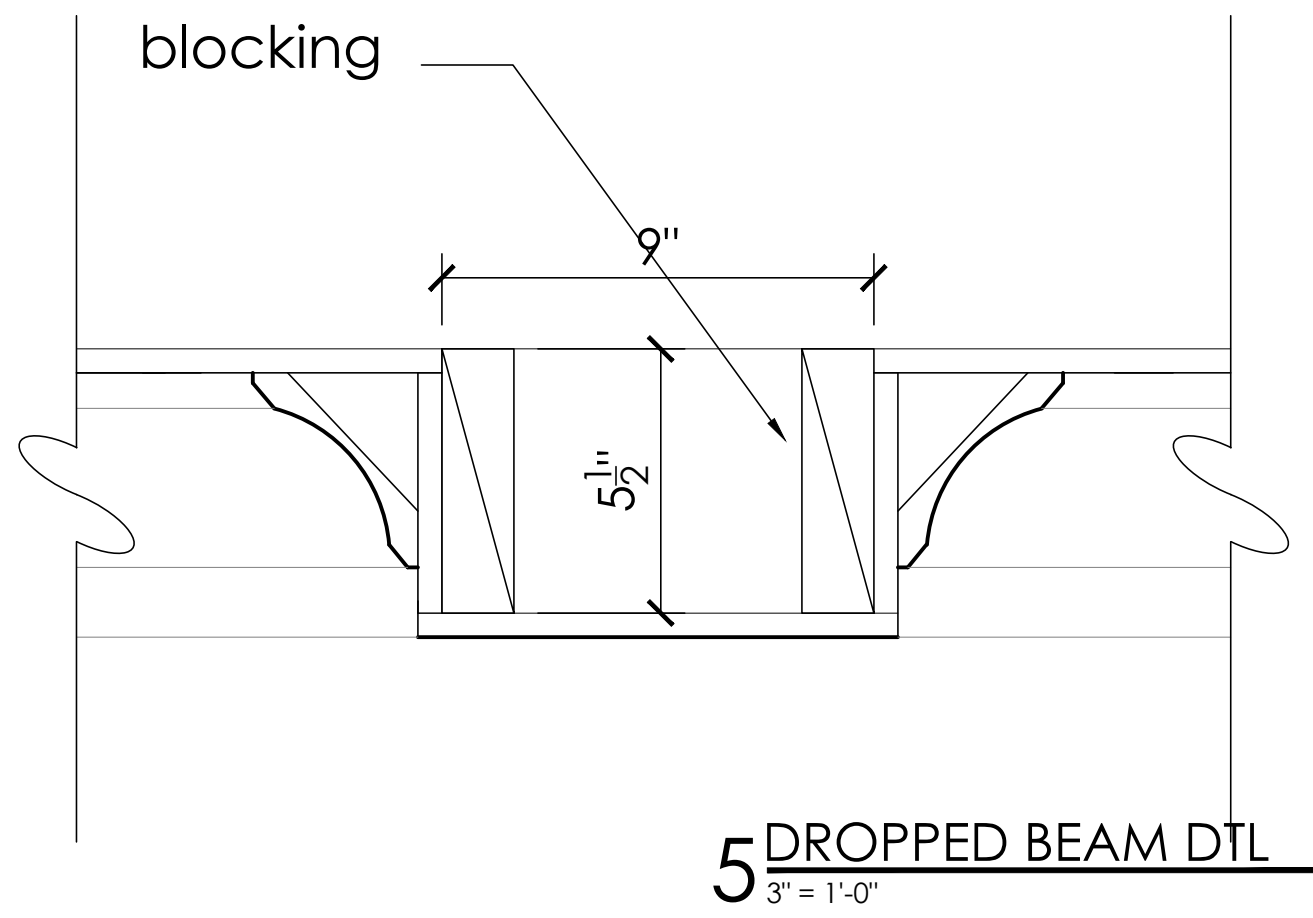
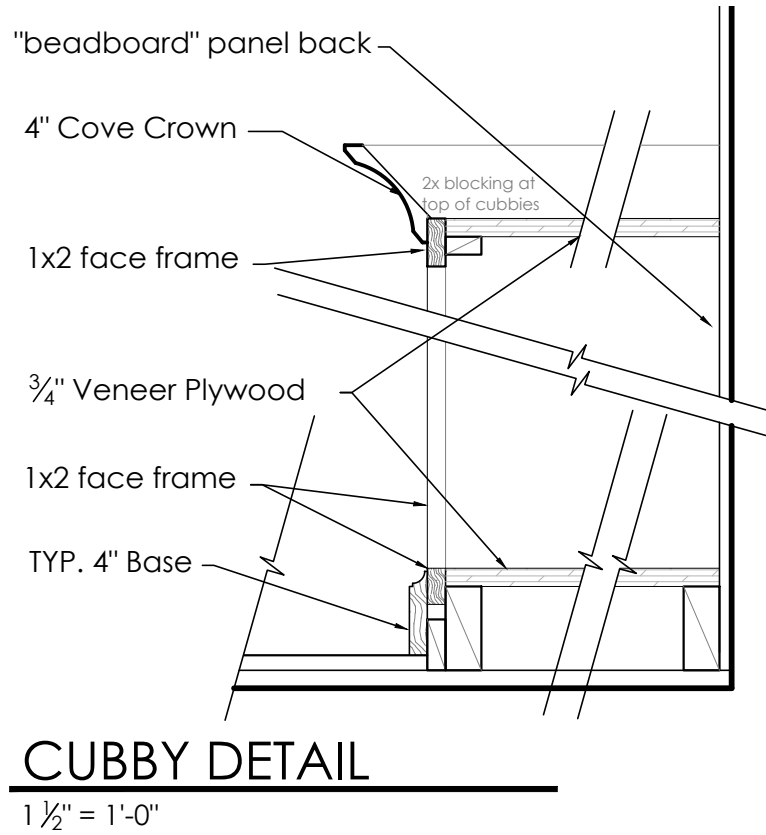
- SEE PROJECT SPECIFICATIONS FOR WOOD SUPPORT FRAMING AND ATTACHMENT, GYPSUM BOARD, THERMAL INSULATION, ACOUSTIC TREATMENT, TRIM, AND ACCESSORIES. BLOCKING / BACKING IS REQUIRED AT THE FOLLOWING LOCATIONS:
- A. WALL MOUNTED CABINETS
 - B. WALL MOUNTED ACCESSORIES AND EQUIPMENT
 - C. WALL MOUNTED DOORSTOPS
 - D. WALL MOUNTED DOOR HOLD-OPEN DEVICES &/OR CLOSERS
 - E. TOILET ROOM PARTITIONS
 - F. TOILET ROOM ACCESSORIES
 - G. OTHER LOCATIONS AS REQUIRED BY THE ARCHITECT AND INDUSTRY STANDARDS.

REFER TO LIMITING HEIGHT SCHEDULES BASED ON US GYPSUM CORPORATION.



4 WALL TYPES

6 NOT USED



2625 Julian St
Denver CO 80211

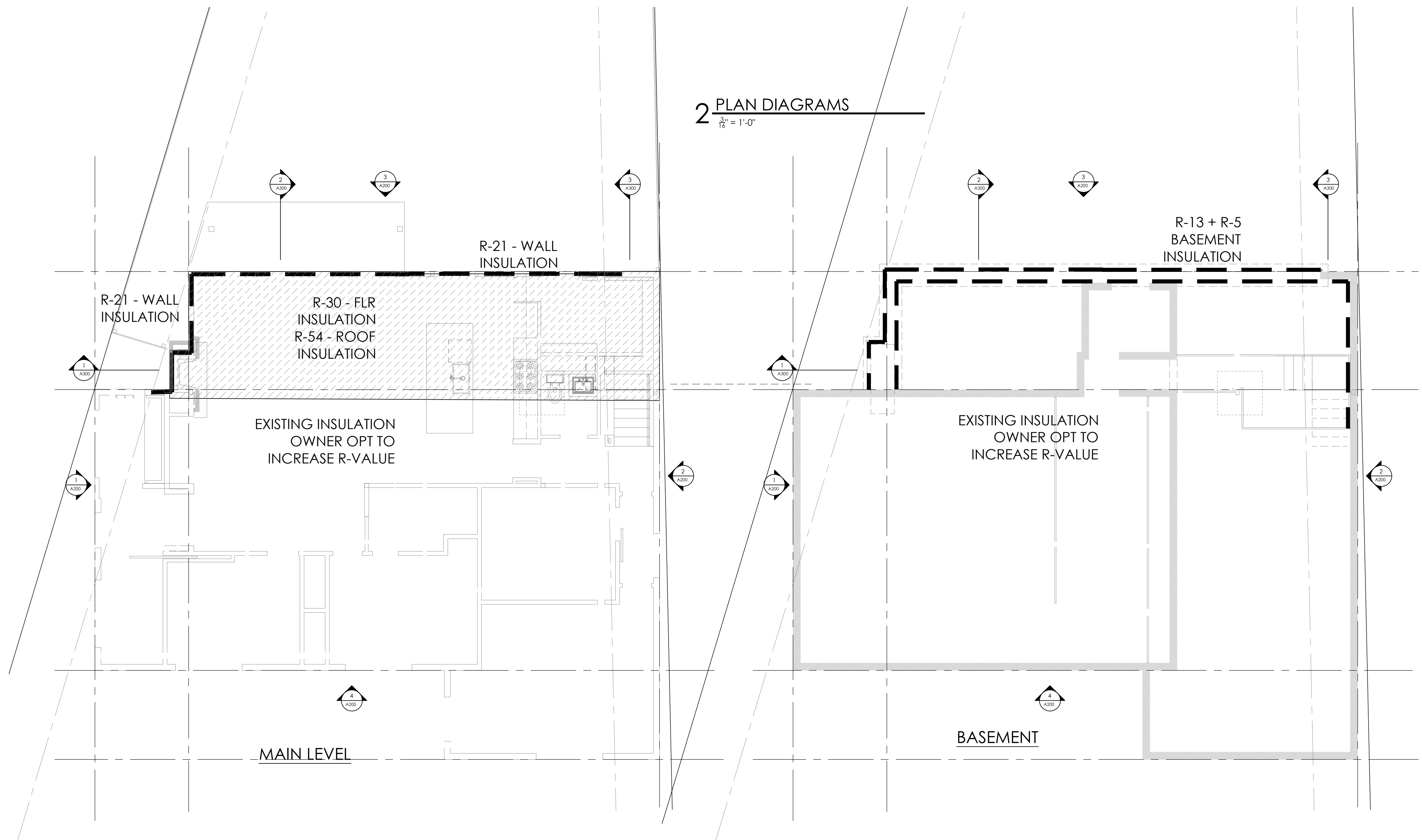
Matt & Amanda Mire
414 Eagle Street
Mintum, CO 81645

PROJECT
Mire Residence
PROJECT NO.
21_MR-0001

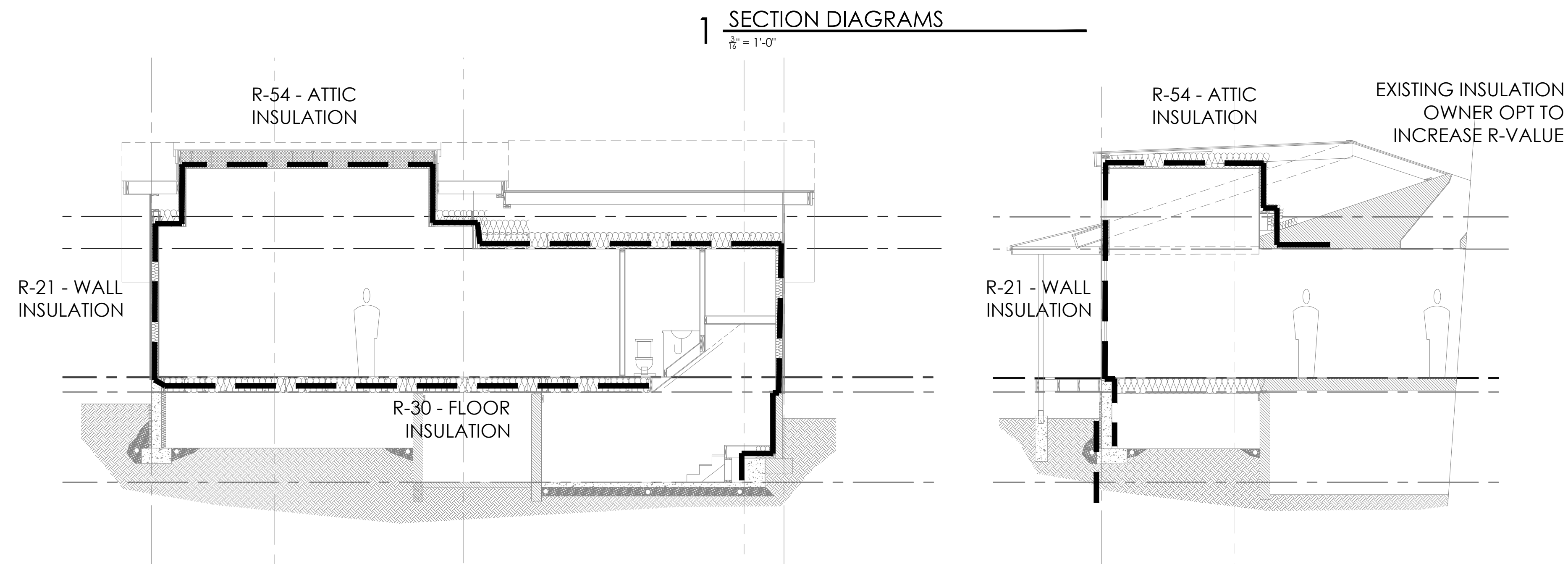
ISSUE
1 May 2026
RELEASE
Permit rvs

WALL
DETAILS

A4.3



2 PLAN DIAGRAMS
 $\frac{3}{16}'' = 1'-0''$



1 SECTION DIAGRAMS
 $\frac{3}{16}'' = 1'-0''$



2625 Julian St
Denver CO 80211

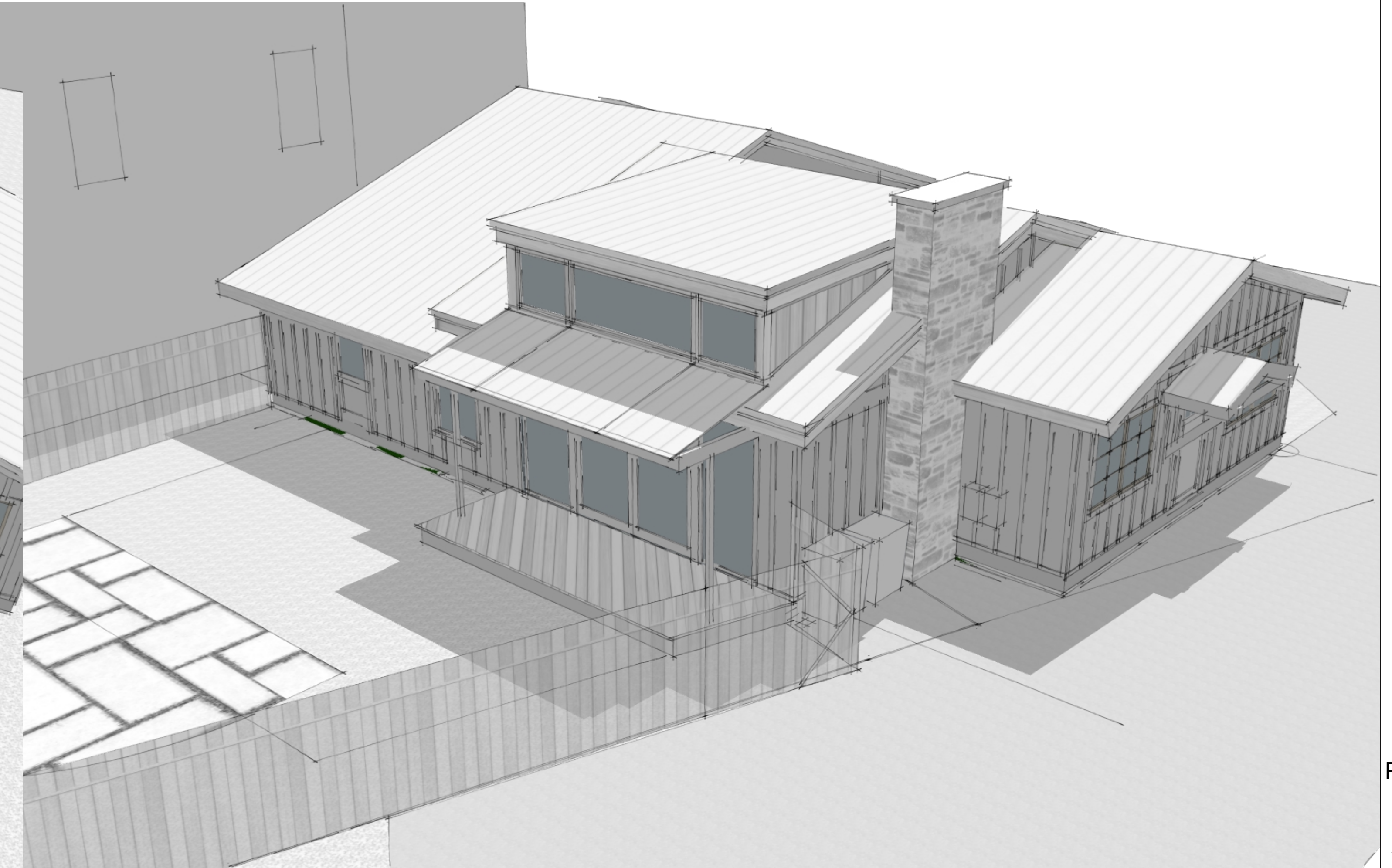
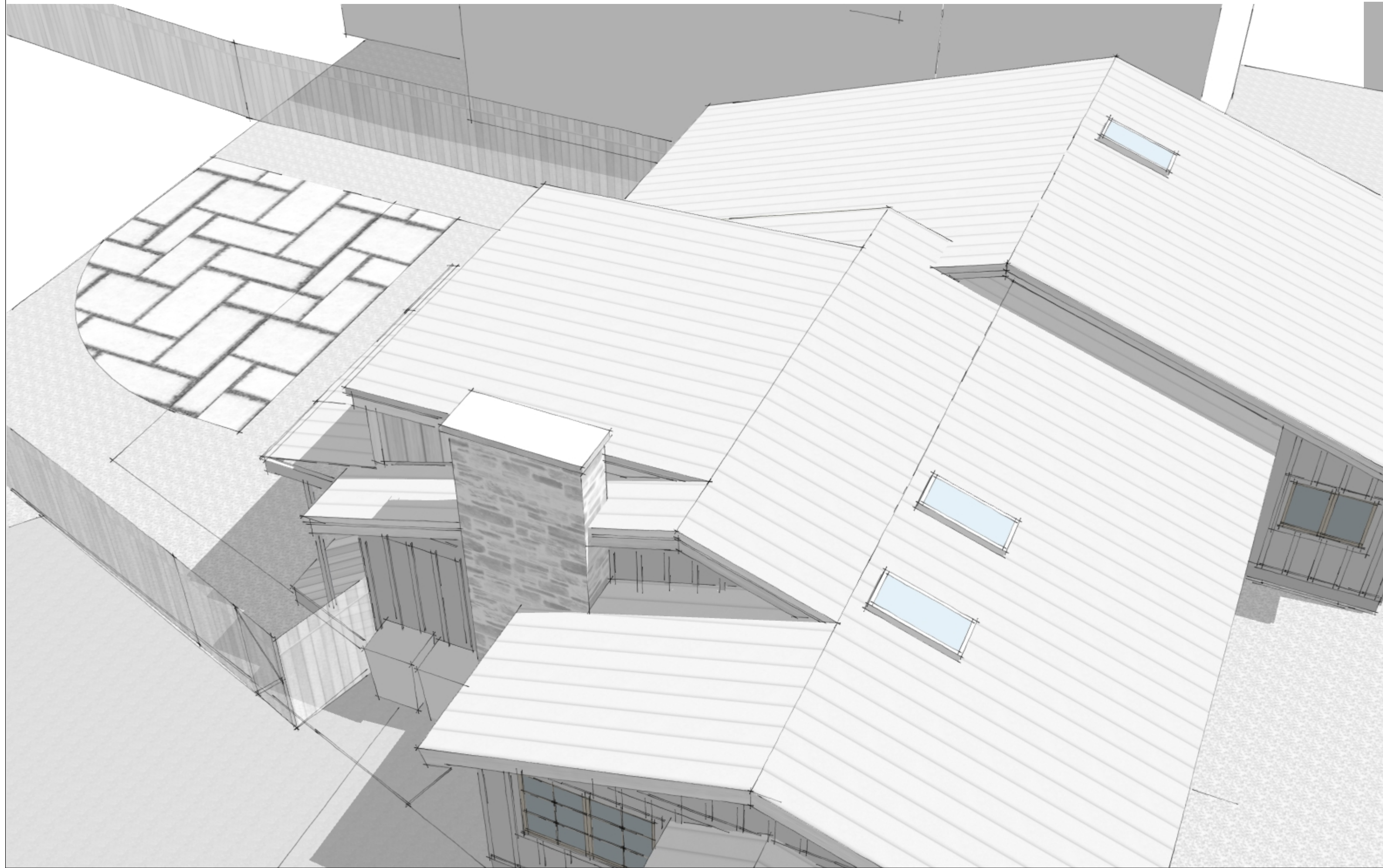
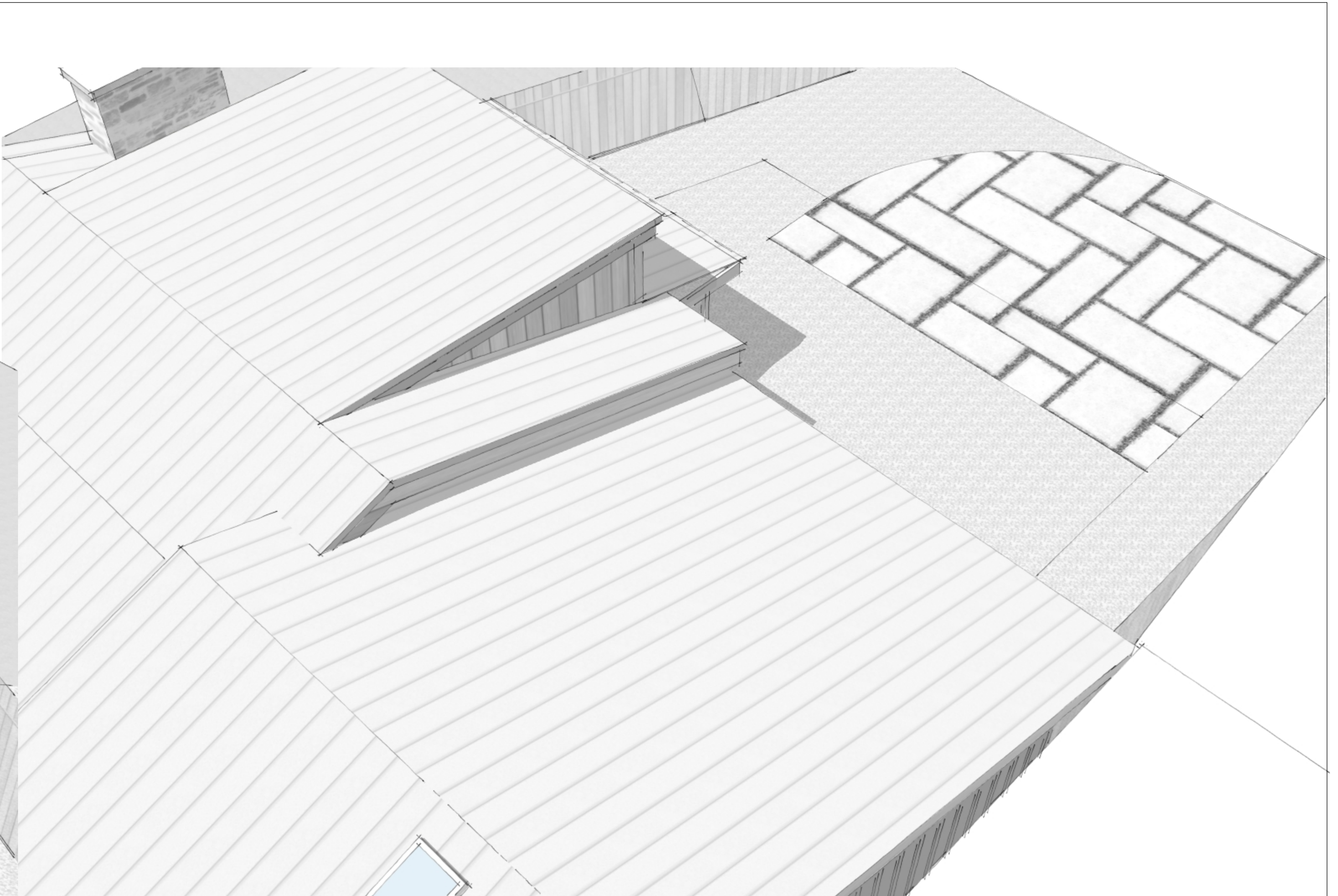
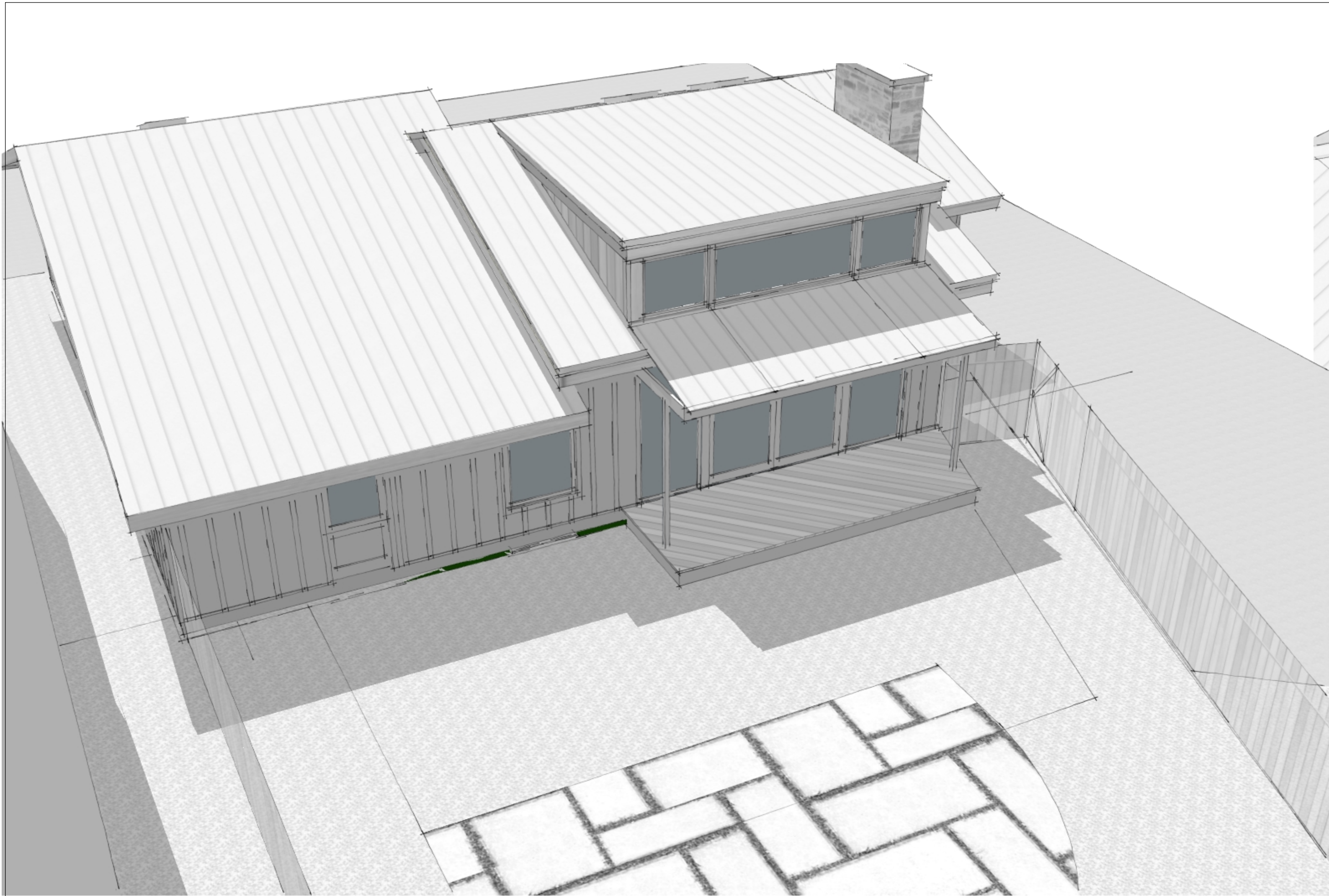
Matt & Amanda Mire
414 Eagle Street
Mintum, CO 81645

PROJECT
Mire Residence
414 Eagle Street
PROJECT NO.
21_MR-0001

ISSUE
1 May 2026
RELEASE
Permit rvs

THERMAL &
DIAGRAMS

A5.0



Doors

all exterior doors shall be weatherstripped to limit leakage while closed. thermal transfer characteristics of insulated doors shall be determined per IECC

Exterior Doors:

- 1 ¾" Aluminum Clad Wood Doors w/ wood frame
- Double Glazed at lifes.
- tempered Glazing

Interior Doors:

- 5 panel solid core, or sim.
- Privacy hardware on Bedroom and Bathroom Doors.

Windows

Glazing U-values to be .30 or less with a SHGC of .35 or less. these shall be coordinated in accordance with IECC.

windows and SGD shall be double glazed Aluminum Clad Wood type with U-values indicated

Windows:

Color Charcoal or TBD

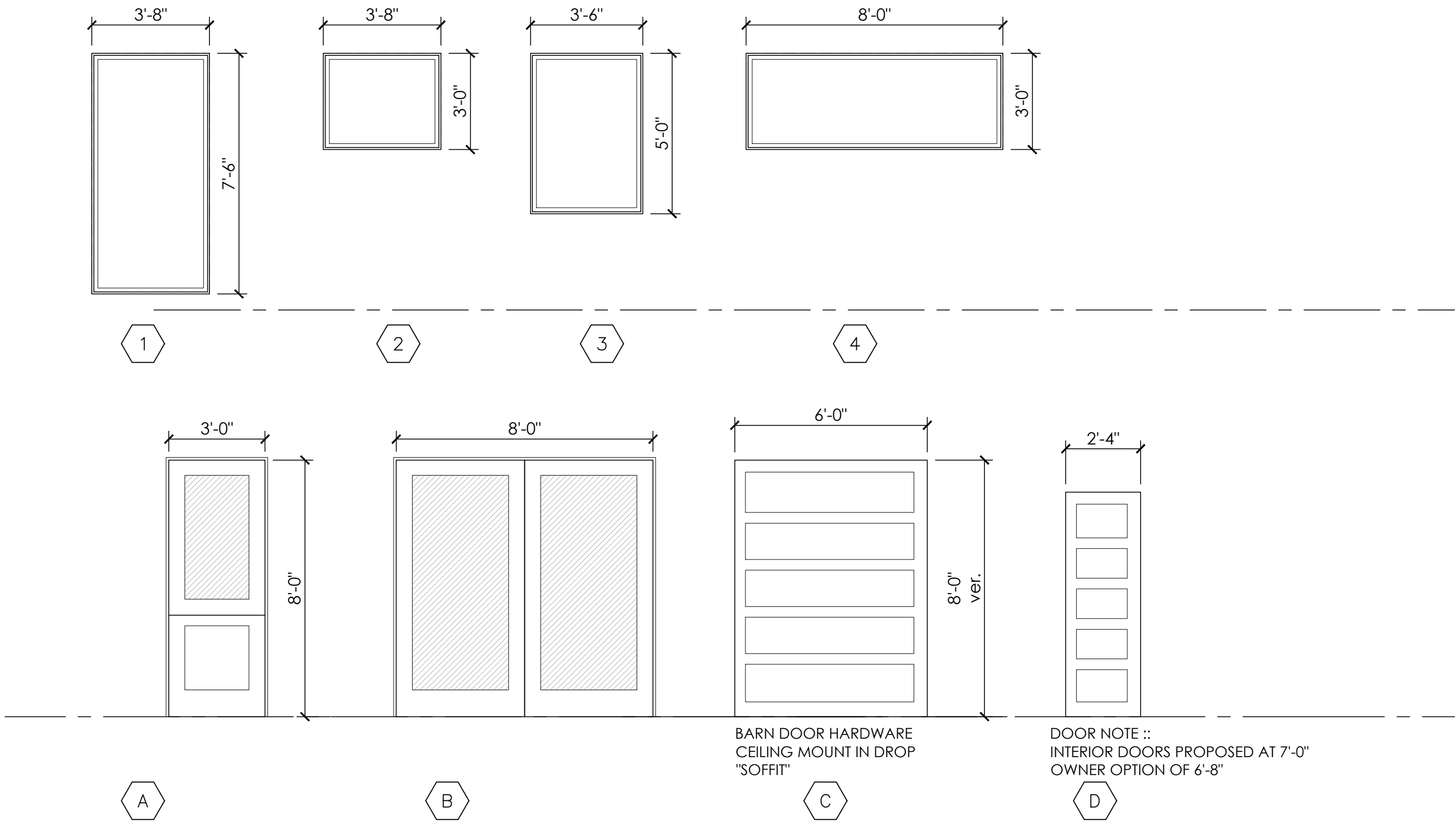
Double Glazed - Low-e

Argon filled

Tempered Glazing per Elvs.

Air Leakage

exterior joints at window & door frames, openings at walls and foundations, areas between wall and roof panels, openings and penetrations at utility services through walls, floors and roofs, and any other openings in the building envelope shall be sealed, caulked, gasketed or weatherstripped to limit air leakage. e wrap. seams shall be taped.



1 DOOR / WDW SCHED
NTS



2625 Julian St
Denver CO 80211

Matt & Amanda Mire
414 Eagle Street
Mintum, CO 81645

PROJECT
Mire Residence
PROJECT NO.
21_MR-0001

ISSUE
1 May 2026
RELEASE
Permit rvs

SCHEDULES

A7.0

DESIGN CRITERIA:	414 EAGLE ST. REMODEL	JOB # 2602-05
New Roof Live Load (Snow)	-----	100 psf
New Roof Dead Load	-----	15 psf
Existing Roof Live Load (Snow)	-----	75 psf
Existing Roof Dead Load	-----	15/20 psf
Floor Live Load	-----	40 psf
Floor Dead Load	-----	15 psf
Wind (3 Second Gust)	-----	115 mph (Exp. B)
RISK Design Category	-----	II
Seismic Design Category	-----	EXEMPT
IBC/IRC Edition	-----	2024

SPECIAL INSPECTIONS:

- a. No special structural inspections are required. Periodic observations of construction by the structural engineer are not considered to be special inspections.

FOUNDATION DESIGN:

- a. Design and analysis of new and existing individual and continuous footings is based on an assumed maximum allowable bearing pressure of 1500 psf (dead load plus full live load).
- b. Foundation and retaining walls have been designed using an assumed lateral pressure of 55 pcf.
- c. Footings shall be placed on the natural undisturbed soil, or compacted structural fill per the recommendations of the geotechnical engineer, below frost depth.
- d. Provide continuous foundation drains around the perimeter of all basement walls and at the base of retaining walls. Contact geotechnical engineer for details.
- e. Provide crawl space ventilation per IBC/IRC requirements.
- f. **A representative of the geotechnical engineer shall verify soils conditions and types during excavation. Because geotechnical information was not available at the time of preparation of the construction documents, we have used assumed values based on similar sites in the area. Construction of the foundation may not proceed without verifying these values. Report any discrepancies from the original design assumptions to the structural engineer for re-evaluation of the foundation design.**
- g. Backfill around and above structural buttresses and retaining walls shall be compaction--tested per the recommendations of the geotechnical engineer.
- h. Do not backfill against retaining walls until supporting elements (such as floor framing) are in place and securely anchored, or adequate shoring is installed. Concurrent backfilling of each side of a free-standing retaining wall to final grades as indicated on plan or section is required unless temporary shoring is installed.
- i. Verify type of fill with soils engineer and structural engineer prior to backfilling.

REINFORCED CONCRETE:

- a. Concrete design is based on the "Building Code Requirements for Reinforced Concrete" (ACI 318) as adopted by Chapter 19 of the 2024 IBC.
- b. Structural concrete shall have a minimum 28-day compressive strength of 3000 psi.
- c. Concrete shall be proportioned using Type I-II sulfate-resistant cement. Admixtures containing chloride salts shall not be used.
- d. Cold weather concreting procedures shall be provided as recommended in the ACI Manual of Concrete Practice.
- e. Anchor bolts for beam and column bearing plates shall be placed with setting templates.
- f. Expansion bolts and epoxy anchors shall be located at a minimum of 6 bolt diameters from concrete edge and spaced at a minimum of 10 bolt diameters unless noted otherwise.
- g. Anchor bolts for wood sill plates shall be placed at 2'-0" maximum spacing with one anchor bolt at 6" from each end or corner and a minimum of two anchor bolts per piece.
- h. Concrete floor slabs shall have sawn or tooled control joints at a maximum spacing of 10'-0" in each direction. Locate control joints along column grid lines where possible and provide slab isolation joints around columns.
- i. Concrete coverage for reinforcing steel:
- Concrete cast against and permanently exposed to earth: 3"
 - Concrete exposed to earth or weather:
 - #5 bar and smaller 1½"
 - #6 through #18 bar 2"
 - Concrete not exposed to weather or in contact with ground:
 - Slabs, walls, joists (#11 bar and smaller) ¾"
 - Beams, columns 1½"

REINFORCING STEEL:

- a. Detailing, fabrication and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
- b. Except where otherwise noted on the drawings, reinforcing bars shall conform to ASTM Specification A615 and shall be grade 60 except ties, field bent bars where permitted by note on plan, or bars to be welded, which shall be grade 40.
- c. At splices, lap bars 48 diameters. Do not weld or use mechanical splicing devices unless specifically approved by engineer.
- d. At corners, make horizontal bars continuous or provide corner bars. Around openings and steps in concrete, provide (2)-#5 bars extending 2'-6" beyond edge of opening or step.
- e. Extend reinforcing steel a minimum of 2'-6" through cold joints. Unless specifically located on plan or details, coordinate cold joint locations with engineer.
- f. Welded wire fabric shall conform to ASTM Specification A-185. Lap welded wire fabric a minimum of one full mesh plus two inches. Laps shall be wired together.
- g. Epoxy adhesive for reinforcing dowels shall be "Hilti" or "Simpson" or approved equivalent adhesive systems. Minimum embedments, if not specifically indicated on the drawings, shall be according to the manufacturer's specifications.
- h. Metric bar size conversion table:
- | | | | | | | | | | |
|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| METRIC | #10 | #13 | #16 | #19 | #22 | #25 | #29 | #32 | #36 |
| | #3 | #4 | #5 | #6 | #7 | #8 | #9 | #10 | #11 |
| INCH--POUND | | | | | | | | | |

STRUCTURAL WOOD FRAMING:

- a. All nominal lumber, except studs, shall be Douglas Fir-Larch #2 and better.
- b. Studs shall be Stud grade and better Douglas Fir-Larch or Hem Fir.
- c. Built-up posts shall consist of Douglas Fir-Larch or Hem Fir #2 or better 2x4 or 2x6 studs per plan and shall be nailed together with 2 rows of 8d nails @ 6" on center along each stud.
- d. Built-up beams consisting of multiple 2x members shall be nailed together with two rows of 16d nails spaced at 12" on center, or with two rows of ½" diameter thru-bolts spaced at 24" on center.
- e. Top and bottom plates shall be Douglas Fir-Larch or Hem Fir #2 and better. Plates placed directly on concrete walls or slabs shall be pressure-treated Hem Fir #2.
- f. Ledgers attached to concrete walls shall be treated Hem Fir #2, or if LVL material is used, shall have a continuous waterproof membrane between the concrete and the wood.
- g. Wood beams bearing in beam pockets in concrete or masonry walls shall bear on a treated 2x6 bearing block. Provide ½" clearance around end of wood beam. Block against sides of beam pocket with treated 2x blocking to provide lateral support for beam.
- h. Beneath solid or built-up columns noted on plans, blocking of area equivalent to column above shall be provided within floor joist spaces and in wall spaces below. Door or window trimmers consisting of a single stud do not require special blocking in the joist space.
- i. Except as noted otherwise, minimum nailing shall be provided as specified in the "Fastening Schedule" in the IBC.
- j. Bolts used for wood framing connections shall be installed with standard washers and nuts. Unless noted otherwise, steel connectors such as those manufactured by the Simpson Company shall be used to join rafters, joists or beams to other beams at push-framed conditions. Use all specified nails. Connector conditions not otherwise noted shall utilize Type U or Type HU hangers of a size specifically designed for the member supported, as shown in the manufacturer's published tables. Contact structural engineer for connections and details as required, prior to installation.
- l. Wood nailer plates installed on steel beams or concrete walls for top-flange hangers shall be ripped to match the width of the wall or beam flange. Nailer plates supporting top flange hangers from one side only shall be installed flush with the face of wall or beam flange at the hanger locations.
- m. Manufactured joists shall be from an approved manufacturer and shall be equivalent in load carrying capacity and deflection criteria to those series joists in the depths and spacings indicated on plan. Provide blocking, bracing, web stiffeners and other accessories as required by the manufacturer.
- n. 1½" OSB rims shall be APA Performance Rated Rim Board material. 1½" OSB structural sub-fascia material shall be equivalent to Boise Cascade Versa-Strand 0.8.
- o. Laminated Veneer Lumber (LVL) shall be 1¾" wide and have the following minimum properties:
- Flexural stress ----- 2600 psi
 - Modulus of elasticity ----- 1,900,000 psi
 - Tension parallel to grain ----- 1850 psi
 - Compression parallel to grain ----- 2310 psi
 - Compression perpendicular to grain (parallel to glue line) ----- 750 psi

6. Horizontal shear ----- 285 psi
7. Connection of multiple-member beams:
- A. Top-loaded beams
- For members 12" deep or less, nail each member to the next with 2 rows of 16d nails at 12" o.c.
 - For members greater than 12" deep, nail each member to the next with 3 rows of 16d nails at 12" o.c.
- B. Side-loaded beams
- For two or three member beams, nail each member to the next with 3 rows of 16d nails at 12" o.c.
 - For four member beams, bolt through with 2 rows of ½" diameter bolts at 12" o.c. OPTION: In lieu of thru-bolts, use 2 rows TrussLok screws @ 12" O.C. each side (stagger from each other and stagger at each side).
 - For members consisting of more than four members, contact structural engineer.
- p. All lumber used in construction shall have a maximum moisture content of 19%. Unless made of treated or naturally decay-resistant wood, all deck beams and joists (including glue-lams) wider than 1½" shall be sealed and flashed at the top surface per architect.
- r. Drive pins specified on plan shall be powder actuated fasteners by Ramset, Powers, Hilti, or approved equivalent. Fastener and load size shall be determined according to manufacturers recommendations for materials being attached.
- s. Framing Notes:
- Exterior walls:
 - All exterior walls are 2x6 studs @ 16" o.c. to a maximum height of 12'-6", 2x6 studs @ 12" o.c. to a maximum height of 14'-6", and (2)-2x6 studs @ 16" to a maximum height of 17'-4" unless otherwise noted. Contact engineer for spacing requirements, if not indicated on plan. Cap with a double top plate installed to provide overlapping at corners and at intersections with other partitions. If overlap is not possible, strap top plates with metal strap ties (Simpson ST292 or equivalent).
 - Cable-end walls shall be balloon-framed to the bottom of rafters or end-wall trusses unless approved by engineer.
 - Floor or roof framing members must be aligned to bear within 5 inches of the studs beneath.
 - Provide ¾" thick APA rated sheathing (plywood or OSB) rated 32/16, exposure 1, at exterior face of exterior walls. Block all horizontal joints and nail panels with 8d x 2" nails at 6" maximum spacing along panel edges and at 12" maximum spacing along intermediate supports.
 - Provide ½" thick gypsum wallboard at interior face of exterior walls. Block all horizontal joints and fasten panels with #6 x 1½" drywall screws at 4" maximum spacing along panel edges and at 16" maximum spacing along intermediate supports.
 - Provide (3)-2x10 headers over all door and window openings, with one 2x6 trimmer and one 2x6 king stud each end, unless otherwise indicated.
 - At beam bearing locations in stud walls, provide multiple--stud posts equal to width of bearing member unless noted otherwise.
 - Interior Load Bearing Walls:
 - Interior load bearing walls are 2x4 or 2x6 studs (as indicated on plan) @ 16" o.c. with ½" gypsum wallboard fasten with #6 x 1½" drywall screws at 4" maximum spacing along panel edges and at 16" maximum spacing along intermediate supports at both sides of wall, unless noted otherwise. Block all horizontal joints. Cap with a double top plate installed to provide overlapping at corners and at intersections with other partitions. If overlap is not possible, strap top plates with metal strap ties (Simpson ST292 or equivalent).
 - Floor or roof framing members must be aligned to bear within 5 inches of the studs beneath.
 - Provide (2)-2x10 headers over all openings in wall, with one 2x4 or 2x6 trimmer and one 2x4 or 2x6 king stud each end, unless noted otherwise.
 - At beam bearing locations in stud walls, provide multiple--stud posts equal to width of bearing member unless noted otherwise.
 - Floor Construction:
 - Provide ¾" thick APA rated Sturdifloor rated at 24" o.c., tongue and groove, exposure 1. Glue and nail panels to all supports with 8d nails spaced at 6" along panel edges and at 12" along intermediate supports. Install sheathing with long dimension perpendicular to joists and end joints staggered.
 - Provide solid blocking between floor joists at all bearing locations. Blocking material shall match the floor joist material. Provide web joist blocking per the manufacturer at all bearing locations.
 - Roof Construction:
 - Provide ¾" thick APA plywood sheathing rated 40/20, exposure 1. Install sheathing with long dimension perpendicular to rafters or trusses and end joints staggered. Nail with 8d nails spaced at 6" along panel edges and at 12" along intermediate supports.
 - Plywood sheathing shall be applied continuously over the primary roof members (rafters or trusses) below overframed areas to provide adequate lateral stability.
 - Provide wind/seismic anchors at supports for all roof joists and trussed rafters. See nailing schedule.
 - Provide solid blocking between roof rafters, trusses and lookouts at all bearing locations. Blocking material shall match rafter, truss chord, or lookout material.
 - Wind Bracing:
 - Walls over 4 feet long which are sheathed with gypsum wallboard on both faces and are indicated as shear walls on plan have been designed to resist wind forces in accordance with Table 2306.3(3) of the 2015 IBC.
 - At interior shear walls, block all horizontal joints and screw ½" gypsum wallboard with #6 x 1½" drywall screws at 4" max. spacing along wall edges and at 16" max. spacing along intermediate supports at both sides of wall, unless otherwise noted.
 - Exterior plywood or OSB wall sheathing is required unless specifically deleted by engineer.

STRUCTURAL STEEL:

- a. Structural steel shall be detailed, fabricated and erected in accordance with the most current editions of AISC Specifications and Code of Standard Practice.
- b. Structural steel W shapes shall be ASTM A992. Other rolled shapes, including plates and angles shall be ASTM A36. Round or rectangular HSS shapes shall be ASTM A500 grade B.
- c. All bolts used in steel framing shall conform to ASTM Specification A325. Anchor bolts and bolts used in timber connections may be ASTM A307. Bolt sizes shall be ¾"Ø unless noted otherwise.
- d. Typical framed beam connections shall consist of pairs of ¼" angles using the maximum number of ¾"Ø bolts called for in Table 10-1 or combination bolts and welds in Table 10-2 of the AISC Manual (Fourteenth Edition).
- e. Expansion bolts shall be wedge type "Hilti" or "Rawl" or "Simpson", or approved equivalent with the following minimum embedments:
- ½"Ø ----- 2½"
 - ¾"Ø ----- 3"
 - ¾"Ø ----- 4"
- f. Epoxy anchors called for on the drawings shall be "Econ" or "Rawl" or "Simpson" or approved equivalent anchor systems. Minimum embedments, if not specifically indicated on the drawings, shall be according to the manufacturer's specifications.
- g. All welding shall be done by an AWS qualified welder. Welds not specifically indicated shall be ⅝" fillet welds across the full length of the joint.
- h. Delay painting within 3" of field welds until welds are completed.
- i. Where corrosive soil conditions exist, steel angles that are used to support exterior stone veneer shall be galvanized and shall be attached to the foundation with galvanized or stainless steel expansion anchors.
- j. All grout beneath column base plates and steel beams at bearing shall be non-shrink, non-metallic type grout. Grout shall have a minimum compressive strength of 2500 psi.

STONE/BRICK VENEER:

- a. Anchored stone or brick veneer and its attachments shall conform to IBC Section 1405.6 with a wire tie to the structural backing for every 2 square feet of veneer. Unless noted otherwise, provide loose lintels over openings as follows, one angle for each 4" of wall thickness, long leg vertical, to bear 4" minimum each end:
- Openings to 4'-0" ----- 3½" x 3½" x ¼"
 - Openings 4'-1" to 6'-0" ----- 4" x 3½" x ¼"
 - Openings 6'-1" to 8'-0" ----- 5" x 3½" x ¼"
 - Openings 8'-1" to 10'-0" ----- 6" x 3½" x ¾"
- (Multiple angles shall be oriented back-to-back)
- c. Stone or brick veneer shall be supported on dry-stack CMU units to the foundation, or provide steel angle support per details on the drawings.

GENERAL REQUIREMENTS:

- a. Structural erection and bracing: The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The contractor, in the proper sequence, shall provide shoring and bracing as may be required during construction to achieve the final completed structure. Contact structural engineer for consultation (not in contract) as required.
- b. Shop drawings: Submit shop and erection drawings for structural steel, miscellaneous steel and manufactured wood joists to engineer for review prior to fabrication. This review is for general compliance with the intent of the structural design. The architect and/or contractor are responsible for checking quantities, dimensions and coordination with other trades.
- c. Dimensions: Check all dimensions against architectural drawings prior to construction. Do not scale drawings.
- d. Construction practices: General contractor is responsible for means, methods, techniques, sequences and procedures for construction of this project. Notify structural engineer of omissions or conflicts between the working drawings and existing conditions. Coordinate requirements for mechanical/electrical/plumbing penetrations through structural elements with structural engineer. Jobsite safety is the sole responsibility of the contractor. All methods used for construction shall be in accordance with the latest editions of the IBC/IRC.
- e. Details not specifically shown on the drawings shall be constructed in a manner similar to the details that are shown for like conditions. These items shall be brought to the attention of the structural engineer as soon as possible for approval. Approval shall be obtained prior to installation.
- f. All waterproofing and flashing is the responsibility of the architect and contractor.
- g. It is the responsibility of the contractor to contact the structural engineer at the appropriate time to perform site observation visits. Observation visits to the jobsite by the engineer are for determination of general conformance with the construction documents and shall not be construed as inspection.
- h. Though every effort is made to provide a complete and clear set of construction documents, discrepancies or omissions may occur. Release of these drawings anticipates cooperation and continued communication between the contractor, architect and engineer to provide the best possible structure. These drawings have been prepared for the use of a qualified contractor experienced in the construction techniques and systems depicted.
- i. General contractor is responsible for ordering structural elements (including lead time) to adhere with the schedule of project.

REMODEL OF EXISTING STRUCTURES:

- a. Existing structures: Contractor shall be responsible for verifying dimensions, elevations, framing, foundation and anything else that may affect the work shown on the Plans. Underpinning, shoring and bracing of existing structures shall be the responsibility of the Contractor.
- b. These plans have been developed based upon existing visually observable structural elements and/or assumed framing and foundation conditions based upon available information at the time of issuance. Modification of the information included within these plans may be required based upon conditions discovered throughout the course of construction.
- c. It is the responsibility of the Contractor to verify existing conditions alongside these plans and to contact the engineer with discrepancies. Contact the structural engineer for consultation (not in contract) as required.
- d. Alteration of the Plans, based upon existing conditions discovered throughout the course of construction, may result in construction delays. The Contractor shall keep the engineer informed about project schedule and progress in effort to reduce delays which may result from required design revisions.
- e. Differential movement or settlement: Differential movement or settlement of new foundation elements relative to adjacent existing foundation elements is not uncommon within the first few years following remodel construction. Movement or settlement of the foundation elements may affect finish materials. Use of these plans serves as acknowledgement for potential differential settlement of new foundation elements relative to adjacent existing foundation elements. Consult the geotechnical engineer for additional information.
- f. Though every effort is made to provide a complete and clear set of remodel construction documents, discrepancies or omissions may occur. Release of these drawings anticipates cooperation and continued communication between the contractor, architect and engineer to provide the best possible structure.

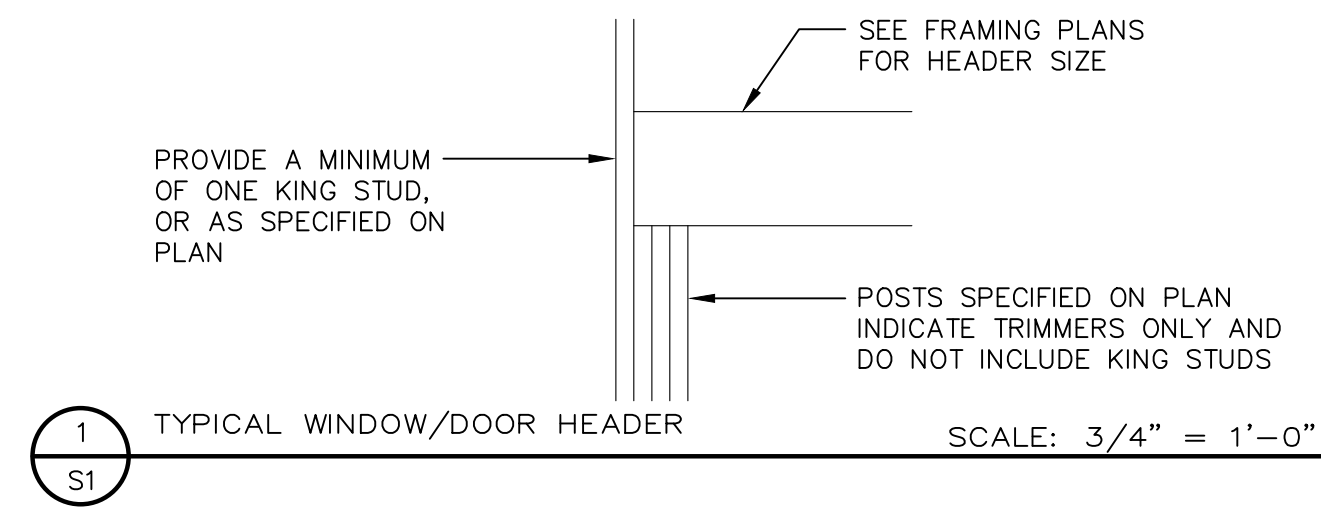
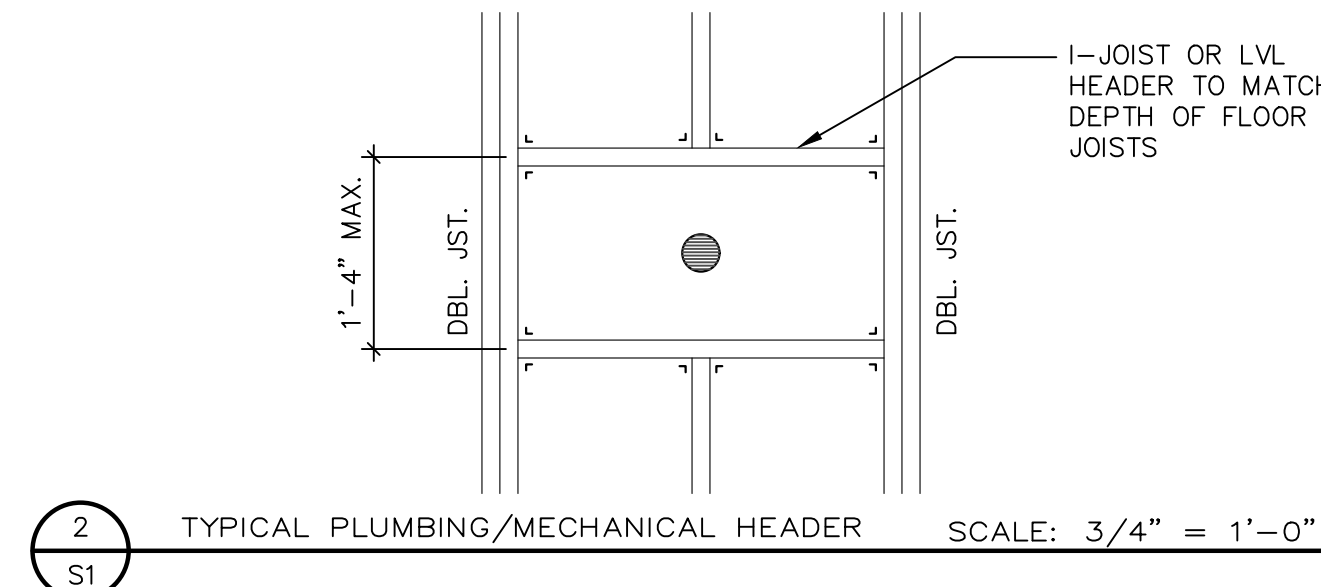
	CONNECTION	SCHEDULE	NOTES
(A)	SIMPSON	H3	
(B)	SIMPSON	LRU26Z	
(C)	SIMPSON	LUS26-2	
(D)	NOT USED		
(E)	SIMPSON	IUS2.37/11.88	
(F)	NOT USED		
(G)	JL4x4xJx0'-4	(WELD)	
(H)	SIMPSON	ITS2.37/11.88	
(I)	NOT USED		
(J)	SIMPSON	ITS1.81/11.88	
(K)	NOT USED		
(L)	NOT USED		
(M)	SIMPSON	HUCQ1.81/11SDS	
(N)	NOT USED		
(O)	(2)-SIMPSON	MTS20 [(1)-EA. SIDE @ BRG.]	
(P)	SIMPSON	HUC68	
(Q)	SHEAR PLATE	½"x4"x0'-4 (WELD)	
(R)	SIMPSON	HHUS5.50/10	
(S)	(2)-SIMPSON	CS16 [(1)-EA. SIDE]	
(T)	SIMPSON	HUC612	
(U)	KNIFE PLATE	½"x5"x0'-6 w/ (2)-¾"Ø THRU-BOLTS	
(V)	SIMPSON	HUC612	CONC.: (22)-¼x 1¾ TITEN 2, JST: (8)-16d x 3½

- UNLESS NOTED OTHERWISE, USE THE MAXIMUM NAILING REQUIRED BY THE MANUFACTURER.
- ALL LUMBER CONNECTORS IN DIRECT CONTACT WITH PRESSURE-TREATED LUMBER SHALL HAVE A SIMPSON ZMAX OR HDG FINISH AND SHALL BE ATTACHED WITH FASTENERS THAT ARE GALVANIZED PER ASTM A153. CONTACT ENGINEER FOR ALTERNATE USE OF BARRIER MEMBRANES.

THE OWNER SHALL ACKNOWLEDGE THAT THE EXISTING STRUCTURE MAY NOT CONFORM TO THE DESIGN CRITERIA AND CODE OUTLINED IN THESE PLANS AND SPECIFICATIONS. THEREFORE, THERE IS A POTENTIAL RISK WITH THE INTEGRITY AND SERVICEABILITY OF THE NEW STRUCTURE THAT IS UNKNOWN -- INCLUDING, BUT NOT LIMITED TO, DIFFERENTIAL SETTLEMENT. KRM IS NOT LIABLE AND SHALL BE HELD HARMLESS IN THE EVENT THAT THE NEW STRUCTURE DOES NOT PERFORM AS DESIGNED AT THE INTERFACES OF EXISTING STRUCTURE.

ABBREVIATION LIST

A.B.	ANCHOR BOLT	LAM.	LAMINATED
A.F.F.	ABOVE FINISHED FLOOR	LLH	LONG LEG HORIZONTAL
A.F.G.	ABOVE FINISHED GRADE	LLV	LONG LEG VERTICAL
ADJ.	ADJUSTABLE	LONGIT.	LONGITUDINAL
ANCH.	ANCHOR	LTWT.	LIGHTWEIGHT
APPROX.	APPROXIMATELY	LVL	LAMINATED VENEER LUMBER
ARCH.	ARCHITECT	LSL	LAMINATED STRAND RIM MATERIAL
BD.	BOARD	MAX.	MAXIMUM
BLDG.	BUILDING	MECH.	MECHANICAL
BLKG.	BLOCKING	MAT'L	MATERIAL
BM.	BEAM	MANUF.	MANUFACTURER
BOT.	BOTTOM	MIN.	MINIMUM
B.O.W.	BOTTOM OF WALL	NEW	NEW
BRG.	BEARING	NOM.	NOMINAL
CANT.	CANTILEVER	N.W.	NORMAL WEIGHT
C.J.	CONTROL JOINT	O.C.	ON CENTER
CMU	CONCRETE MASONRY UNIT	OPNG.	OPENING
CEM.	CEMENT	OSB	ORIENTED STRAND BOARD
CLG.	CEILING	PLATE	PLATE
CENTERLINE	CENTERLINE	PLYMD.	PLYWOOD
CLR.	CLEARANCE	POCKET	POCKET
COL.	COLUMN	R.O.	ROUGH OPENING
CONC.	CONCRETE	RAD.	RADIUS
CONN.	CONNECTION	REF.	REFERENCE
CONT.	CONTINUOUS	REINF.	REINFORCE/REINFORCEMENT
CONST.	CONSTRUCTION	REQ'D	REQUIRED
C.P.	CRIPPLE POST	RET.	RETAINING
C.W.	CRIPPLE WALL	REV.	REVISION
DBL.	DOUBLE	R.S.	ROUGH SAWN
DET.	DETAIL	SCHED.	SCHEDULE
DIAG.	DIAGONAL	SECT.	SECTION
DWL.	DOWEL	SHT.	SHEET
DWG.	DRAWING	SIM.	SIMILAR
E.A.	EACH	S.I.P.	STRUCTURAL INSULATED PANEL
E.J.	EXPANSION JOINT	SPEC.	SPECIFICATION
ELEV.	ELEVATION	STD.	STANDARD
ENG.	ENGINEER	STL.	STEEL
EQUIP.	EQUIPMENT	STRUCT.	STRUCTURAL
EQUIV.	EQUIVALENT	T	TRIMMER
EXISTG.	EXISTING	T&B	TOP & BOTTOM
(C)	EXISTING	T&G	TONGUE & GROOVE
EXP.	EXPANSION	T.O.	TOP OF
EXT.	EXTERIOR	T.O.C.	TOP OF CONCRETE
F.D.	FLOOR DRAIN	T.O.F.	TOP OF FOOTING
FDTN.	FOUNDATION	T.O.L.	TOP OF LEDGE
FLR.	FLOOR	T.O.M.	TOP OF MASONRY
FRAMG.	FRAMING	T.O.W.	TOP OF WALL
GA.	GAUGE	THRU.	THROUGH
GALV.	GALVANIZED	TRANSV.	TRANSVERSE
GEN.	GENERAL	TRTD.	TREATED
G.L.	GLUE-LAM	TS.	TYPICAL
GYP.	GYPSPUM/GYPCRETE	U.N.O.	UNLESS NOTED OTHERWISE
HDR.	HEADER	VERT.	VERTICAL
HORIZ.	HORIZONTAL	V.I.F.	VERIFY IN FIELD
HSS	HOLLOW STEEL SECTION	W.F.	WIDE FLANGE
HT.	HEIGHT	W.P.	WATERPROOF
INT.	INTERIOR	W.W.F.	WELDED WIRE FABRIC
INV.	INVERTED	WD.	WOOD
JST.	JOIST	w/	WITH
K	KING STUD	w/o	WITHOUT



KRM CONSULTANTS, INC.
structural engineering and design
P.O. BOX 4572
VAIL, CO 81658
PH: (970) 949-9391
FAX: (970) 949-1577

EXPIRES 10/29/2026

414 EAGLE STREET REMODEL
414 EAGLE STREET
MINTURN, COLORADO 81645

designed by KAF/RSS
drawn by CTY
checked by RSS
issued _____
PERMIT 04/29/26

sheet
S1
JOB #2602-05

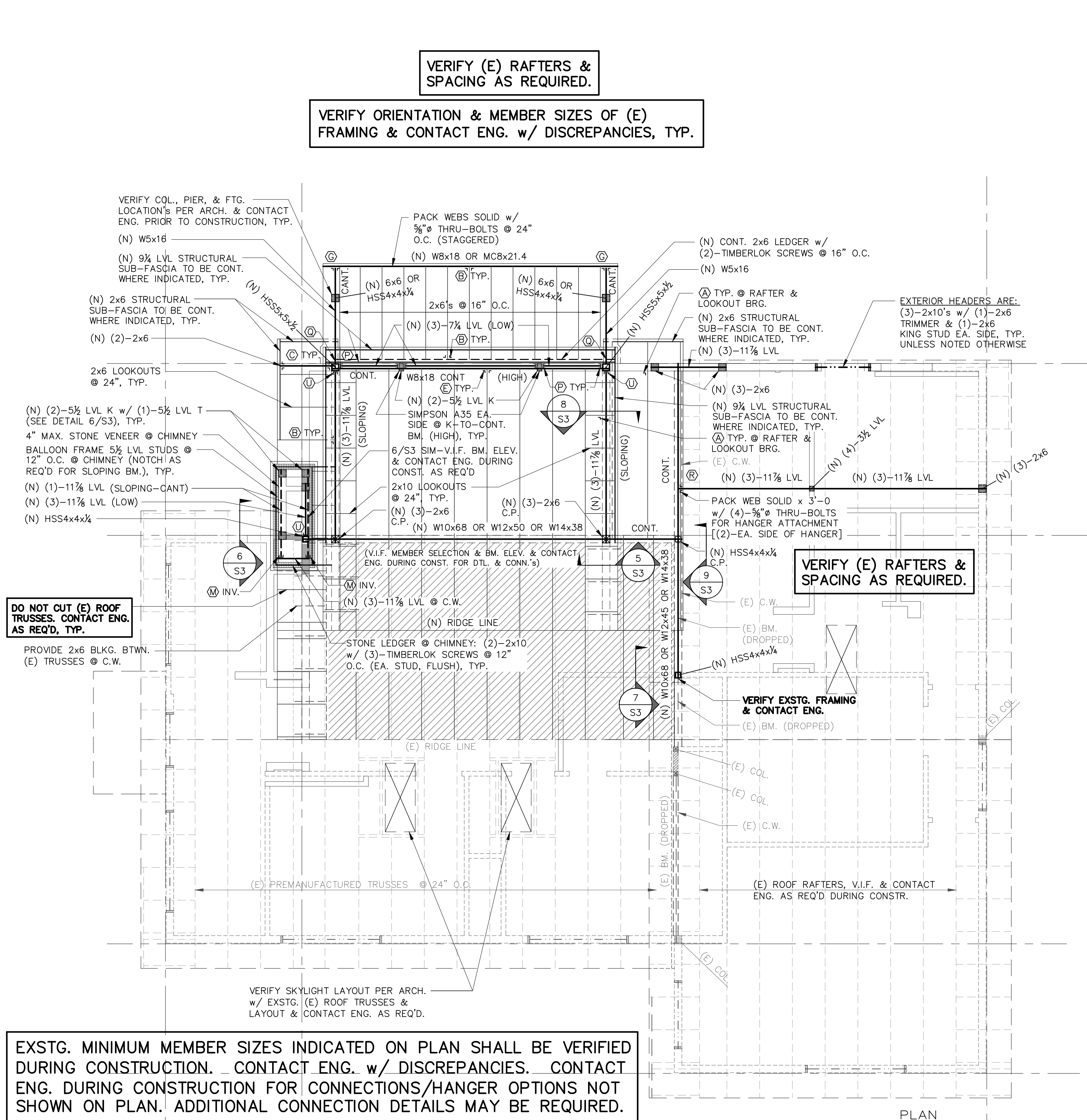
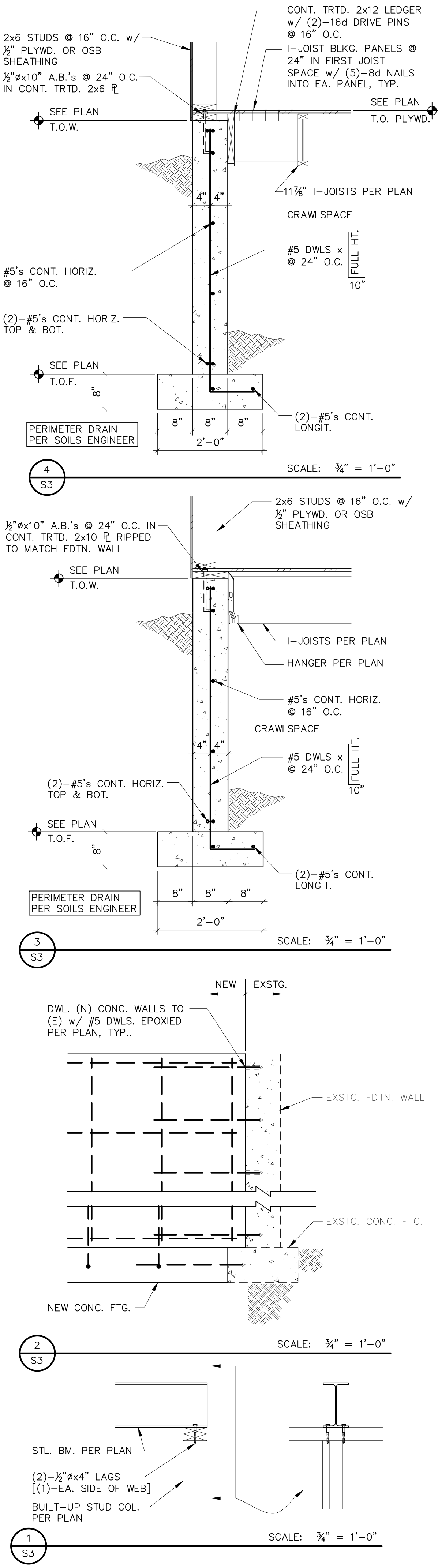
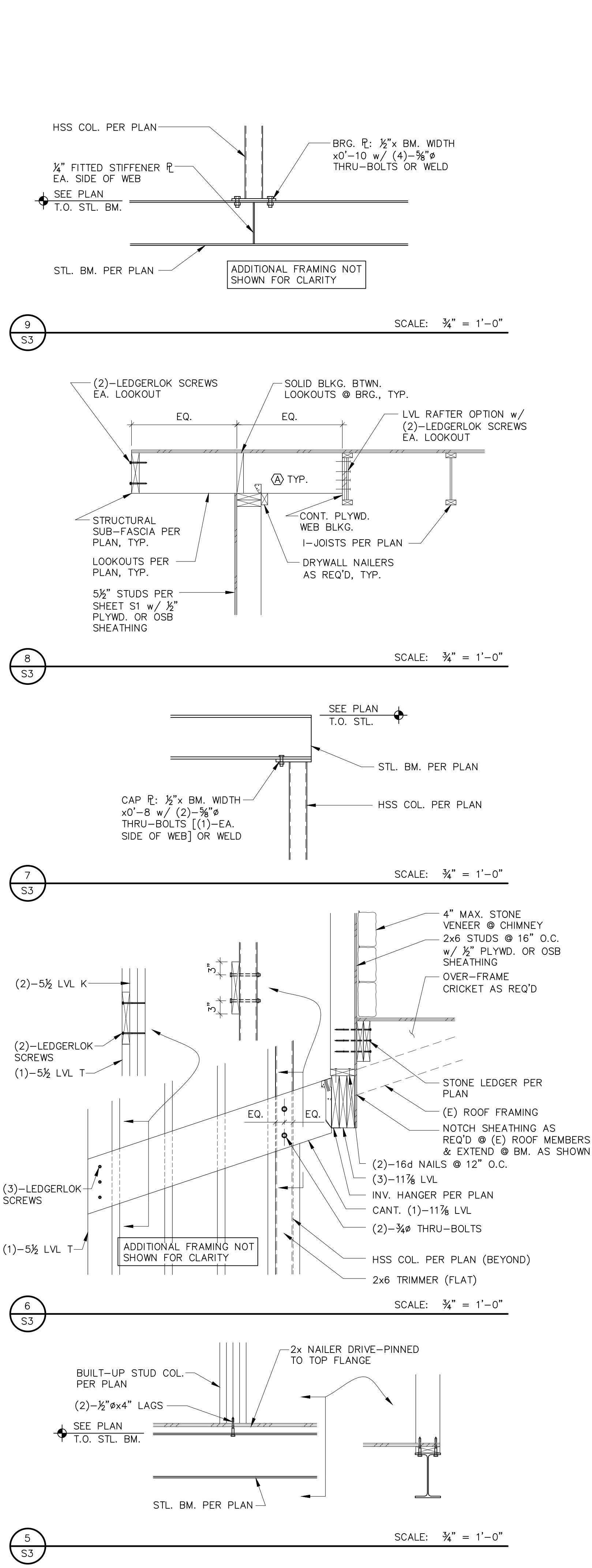
[illegible][illegible]

NORTH



JOB #2602-05

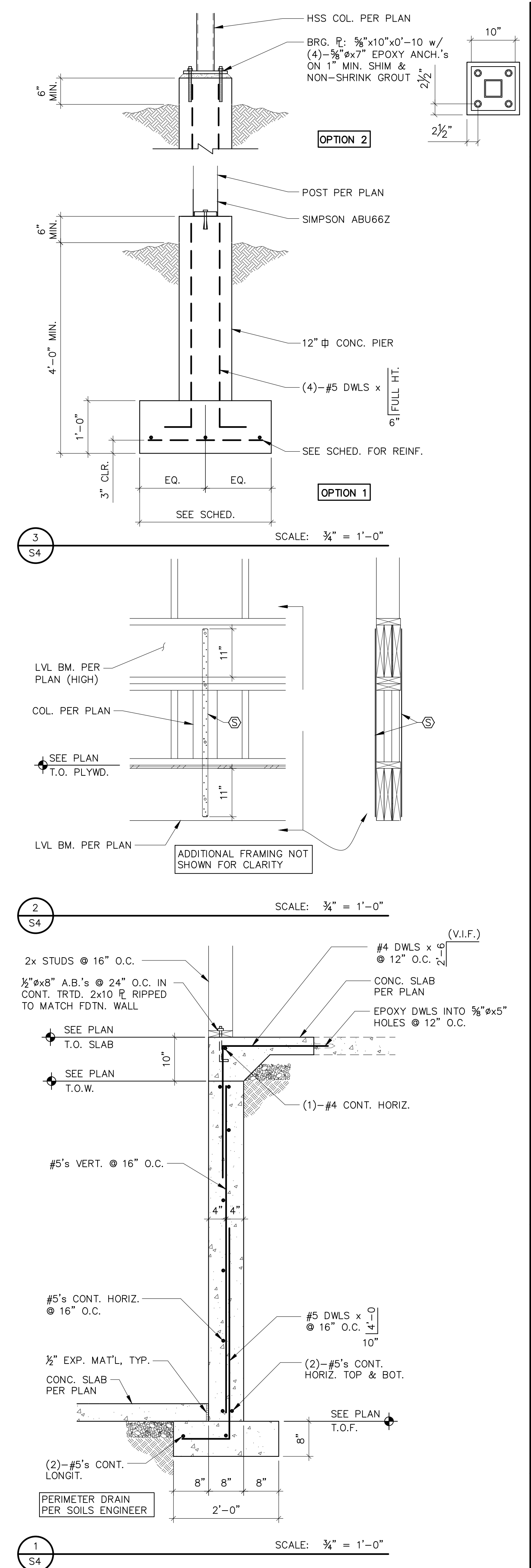
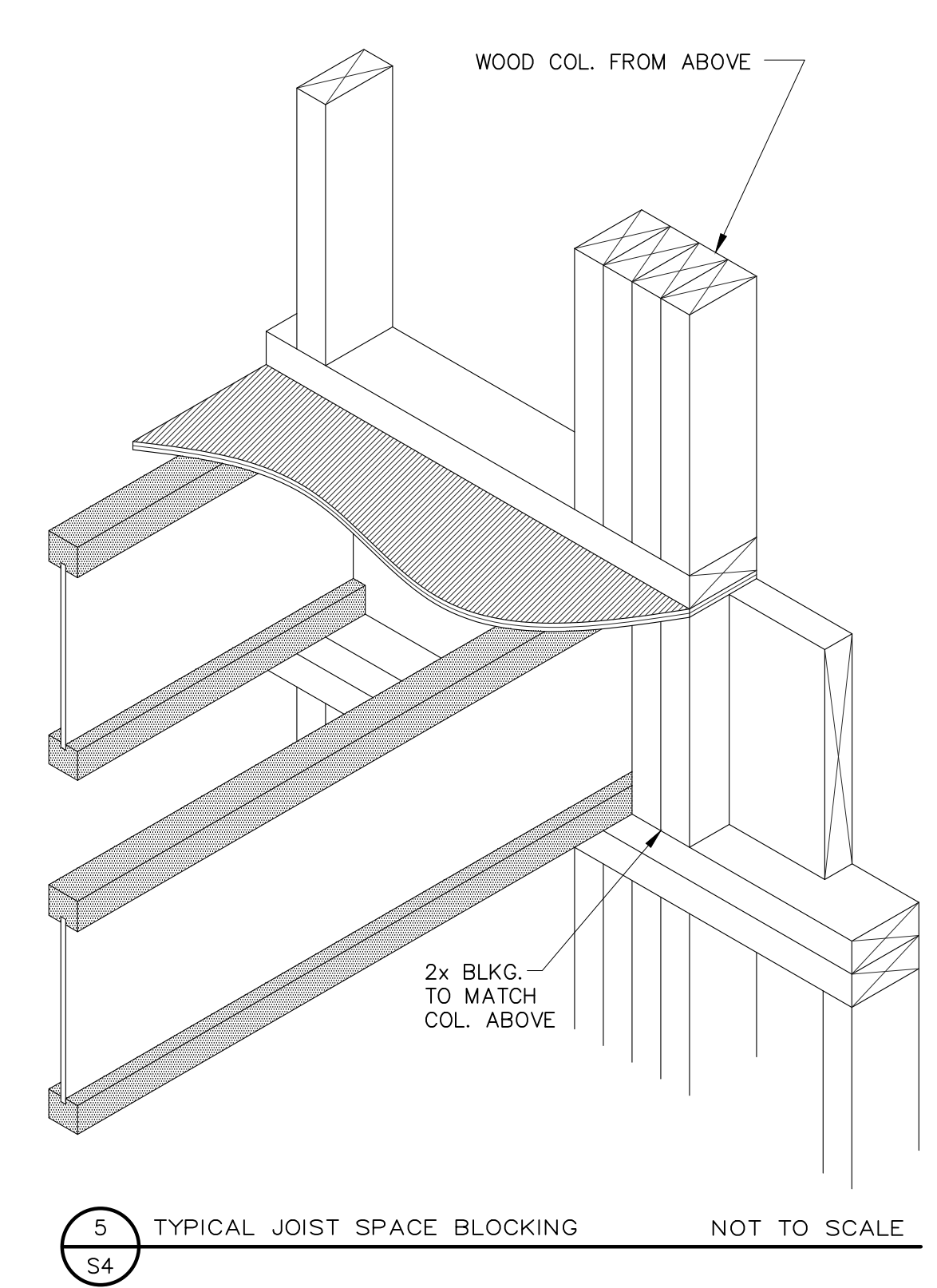
EAGLE STREET REMODEL
414 EAGLE STREET
MINTURN, COLORADO 81645



ROOF FRAMING PLAN

PLAN NOTES FOR NEW FRAMING:

- NEW INTERIOR WOOD STUD BEARING WALLS ARE INDICATED ON PLAN THUS:
- NEW POSTS BELOW (ORIGINATING FROM THIS LEVEL OR ABOVE) ARE INDICATED: EXISTING POSTS BELOW (ORIGINATING FROM THIS LEVEL OR ABOVE) ARE INDICATED: NON-CONTINUOUS POSTS FROM ABOVE OR CRIPPLE POSTS ARE INDICATED: SINGLE STUD TRIMMERS THAT DO NOT REQUIRE BLOCKING BELOW ARE INDICATED:
- ALL POSTS ARE LABELED AT THE TOP.
- NEW ROOF SHEATHING IS 5/8" APA RATED SHEATHING, EXP.1, SPAN RATING 40/20.
- "O" INDICATES CONNECTION TYPE - REF. S1 FOR SCHEDULE.
- NEW ROOF BEAMS, EXCEPT HEADERS, ARE FLUSH FRAMED UNLESS NOTED AS (DROPPED).
- ALL NEW ROOF RAFTERS ARE 11 1/2" BCI 6000 1.8's @ 24", TYPICAL, UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ORDERING STRUCTURAL ELEMENTS (INCLUDING LEAD TIME) TO ADHERE WITH THE SCHEDULE OF PROJECT.
- INDICATES ROOF OVERFRAME. OVERFRAME W/ RAFTERS TO MATCH SPACING OF ROOF BELOW, W/ 2x4 CRIPPLE POSTS TO RAFTER OR TRUSS BELOW SPACED 48" O.C. MAX ALONG EACH OVERFRAME MEMBER.
- INDICATES STONE VENEER ABOVE.
- EXISTING CONSTRUCTION (E) IS INDICATED THUS (- - - - -), NEW CONSTRUCTION (N) IS INDICATED THUS (———).



GENERAL ELECTRICAL SPECIFICATIONS:

- 1.1 SPECIAL NOTICE
- A. EACH CONTRACTOR SHALL READ ALL RELEVANT DOCUMENTS, BECOME FAMILIAR WITH THE JOB, THE SCOPE OF WORK, TYPE OF GENERAL CONSTRUCTION, ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND THE SPECIFICATIONS. EACH CONTRACTOR SHALL ALSO FAMILIARIZE HIMSELF WITH THE PURPOSE FOR WHICH THESE DRAWINGS HAVE BEEN PREPARED AND SHALL BECOME COGNIZANT OF ALL THE DETAILS INVOLVED.
- B. THE TERM "CONTRACTOR" USED IN THIS SECTION OF SPECIFICATIONS SHALL MEAN THE CONTRACTOR WHOSE WORK IS COVERED BY THAT SECTION.
- C. WHEN THE TERM "ENGINEER" IS USED IN THIS SECTION OF SPECIFICATION IT SHALL MEAN THE CONSULTING ELECTRICAL ENGINEER.
- 1.2 SCOPE OF WORK
- A. THE WORK UNDER THIS SECTION OF THE SPECIFICATIONS SHALL INCLUDE ALL LABOR AND MATERIALS NOTED, REQUIRED OR NECESSARY FOR THE COMPLETE ELECTRICAL INSTALLATION DESCRIBED HEREIN AND/OR ON THE DRAWINGS. ALL WORK SHALL BE COMPLETED TO THE ENTIRE SATISFACTION OF THE OWNER AND ENGINEER.
- B. THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
1. ELECTRIC SERVICE AND METERING HEREINAFTER SPECIFIED INCLUDING FEES, PERMITS AND PROVISIONS FOR METERING EQUIPMENT AS AGREED TO BY OWNER AND CONTRACTOR.
 2. COMPLETE SYSTEMS OF DISTRIBUTION AND UTILIZATION FOR LIGHT AND POWER (WITHIN THE JOB SITE)
 3. EMPTY CONDUIT SYSTEM FOR TELEPHONES, POWER, COMMUNICATION, ETC..
 4. LIGHTING FIXTURES AND LAMPS.
 5. ROUGH-IN AND FINAL CONNECTIONS TO MECHANICAL EQUIPMENT.
 6. ROUGH-IN AND FINAL CONNECTION TO CONTRACTOR'S AND OWNER'S FURNISHED EQUIPMENT.

- 1.3 ELECTRICAL SERVICE
- A. THIS CONTRACTOR SHALL CONTACT THE LOCAL POWER COMPANY AND MAKE ALL ARRANGEMENTS, PAY ALL FEES, AND ACQUIRE ALL PERMITS AS REQUIRED FOR THE INSTALLATION OF THE ELECTRICAL SERVICE AND SYSTEMS AS HEREINAFTER SPECIFIED.
- B. THE LOCAL POWER COMPANY WILL MAKE ALL TERMINATION'S TO THE TRANSFORMERS. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL SECONDARY ELECTRICAL SERVICE AS REQUIRED BY LOCAL UTILITY COMPANY.
- C. THE ELECTRICAL CONTRACTOR SHALL ALSO MAKE ALL PROVISIONS WHICH MAY BE REQUIRED BY THE SERVICING UTILITY COMPANIES.
- 1.4 FEES AND PERMITS
- A. EACH CONTRACTOR SHALL OBTAIN ALL PERMITS, INSPECTIONS, AND APPROVALS APPLICABLE TO HIS TRADE, AS REQUIRED BY REGULATORY AUTHORITIES. ALL FEES AND COSTS OF ANY NATURE WHATSOEVER INCIDENTAL TO THESE PERMITS, INSPECTIONS AND APPROVALS SHALL BE ASSUMED AND PAID BY THE CONTRACTOR, EXCEPT FOR METERS. THE OWNER WILL PAY FOR METERS AS REQUIRED. THE GENERAL BUILDING PERMIT WILL BE OBTAINED UNDER OTHER SECTIONS OF THE WORK AND THAT PORTION OF THE COSTS INVOLVED IN OBTAINING THIS PERMIT WILL BE PAID BY THE CONTRACTOR FOR THE ELECTRICAL TRADE. THE PRO-RATED COSTS, IF ANY, OR UTILITIES SERVING THIS PROPERTY WILL BE PAID FOR BY THE OWNER AND SHALL NOT BE INCLUDED AS PART OF THIS CONTRACT.
- 1.5 CODES AND STANDARDS
- A. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE LOCAL, COUNTY, STATE AND NATIONAL CODES, SPECIFLCATIONS, ORDINANCES, UTILITY COMPANY REGULATIONS AND SPECIFIED INDUSTRY STANDARDS.
- B. IN CASE OF DIFFERENT BETWEEN BUILDING CODES, SPECIFICATIONS, STATE LAWS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS AND THE CONTRACT DOCUMENTS, THE MOST STRINGENT SHALL GOVERN. THE WORK INVOLVED WITH THESE DIFFERENCES SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.

- C. IN ADDITION TO THE ABOVE, IF THE FOLLOWING INDUSTRY STANDARDS AND CODES ARE MORE STRINGENT, THEY SHALL TAKE PRECEDENCE.
- IEEE - INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
 - IES - ILLUMINATING ENGINEERING SOCIETY
 - NEC - NATIONAL ELECTRIC CODE
 - NEMA - NATIONAL ELECTRIC MANUFACTURER'S ASSOCIATION
 - NFPA - NATIONAL FIRE PROTECTION ASSOCIATION
 - UL - UNDERWRITER'S LABORATORIES
- D. ALL WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. ANY WORK FOUND TO BE UNSATISFACTORY, BY THE ENGINEER, LOCAL AUTHORITIES, OR OWNER, SHALL BE REMOVED AND REINSTALLED IMMEDIATELY AT NO ADDITIONAL COST.
- E. ANY AND ALL INSTALLATION OF ELECTRICAL CONDUCTORS AND APPARATUS SHALL BE PERFORMED BY SKILLED AND PROPERLY LICENSED JOURNEYMEN. ANY UNLICENSED PERSON FOUND PERFORMING SUCH WORK SHALL BE DISMISSED AND ANY WORK PERFORMED BY THAT PERSON SHALL BE REPLACED.
- 1.6 MANUFACTURERS DIRECTIONS
- A. THE MANUFACTURERS' PUBLISHED DIRECTIONS SHALL BE FOLLOWED IN THE DELIVERY, STORAGE, PROTECTION, INSTALLATION, PIPING AND WIRING OF ALL EQUIPMENT AND MATERIAL. SHOULD THE CONTRACTOR PERFORM ANY WORK THAT DOES NOT COMPLY WITH THE MANUFACTURERS' DIRECTIONS OR INSTRUCTIONS FROM THE OWNER, HE SHALL BEAR ALL COSTS ARISING IN CONNECTION WITH DEFICIENCIES.

- 1.7 SUBMITTAL DATA
- A. SEE SPECIFICATIONS
- 1.8 EQUIPMENT IDENTIFICATION
- A. ALL MAJOR EQUIPMENT SUCH AS PANEL BOARDS, DISCONNECTS, AND OTHER SIMILAR EQUIPMENT SHALL BE IDENTIFIED BY THE ATTACHMENT OF NAME PLATES.
- B. COMPLETE ALL IDENTIFICATION CARDS FOR SWITCHES, STARTERS, AND OTHER DEVICES IN ALL PANEL BOARDS, AND SIMILAR PIECES OF EQUIPMENT, WRITTEN IN A READABLE, NEAT MANNER AND INSERT THE CARD IN THE CARD HOLDERS BEHIND A SHEET OF CLEAR PLASTIC.
- 1.9 RECORDS FOR THE OWNER
- A. EACH CONTRACTOR SHALL OBTAIN AT HIS OWN EXPENSE A COMPLETE SET OF BLUE LINE PRINTS ON WHICH HE SHALL KEEP AN ACCURATE RECORD OF THE INSTALLALLON OF ALL MATERIALS AND SYSTEMS COVERED BY HIS CONTRACTUAL AGREEMENT. THE RECORD SHALL INDICATE THE LOCATION OF ALL EQUIPMENT AND THE ROUTING OF ALL SYSTEMS, ALL CONDUIT BURIED IN CONCRETE SLABS, WALLS, AND BELOW GRADE SHALL BE LOCATED BY DIMENSION UNLESS A SURFACE-MOUNTED DEVICE IN EACH SPACE INDICATES THE EXACT LOCATION. HE SHALL THEN OBTAIN AT HIS EXPENSE ONE COMPLETE REPRODUCIBLE SET OF THE ORIGINAL DRAWINGS ON WHICH HE SHALL NEATLY TRANSFER HIS NOTATIONS AND DELIVER THESE DRAWINGS TO THE ENGINEER AT JOB COMPLETION BEFORE FINAL PAYMENT FOR DELIVERY TO THE OWNER.
- B. IN ADDITION TO THE ABOVE, EACH CONTRACTOR SHALL ACCUMULATE DURING THE JOB PROGRESS THE FOLLOWING DATA IN DUPLICATE PREPARED IN A NEAT BROCHURE OR PACKET FOLDER AND TURN OVER TO THE ENGINEER AND OWNER FOR CHECKING, BINDING AND SUBSEQUENT DELIVERY TO THE OWNER. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF BINDING INTO A BOOK.
1. ALL WARRANTIES AND GUARANTEE AND MANUFACTURERS' DIRECTIONS ON EQUIPMENT AND MATERIAL COVERED BY THE CONTRACT.
 2. COPIES OF APPROVED SHOP DRAWINGS.

- 1.10 ELECTRICAL ENERGY, WATER AND SANITARY FACILITIES
- A. ELECTRICAL ENERGY, WATER AND SANITARY FACILITIES REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED AS HEREIN BEFORE SPECIFIED UNDER THE ARCHITECTURAL SECTIONS OF THE WORK

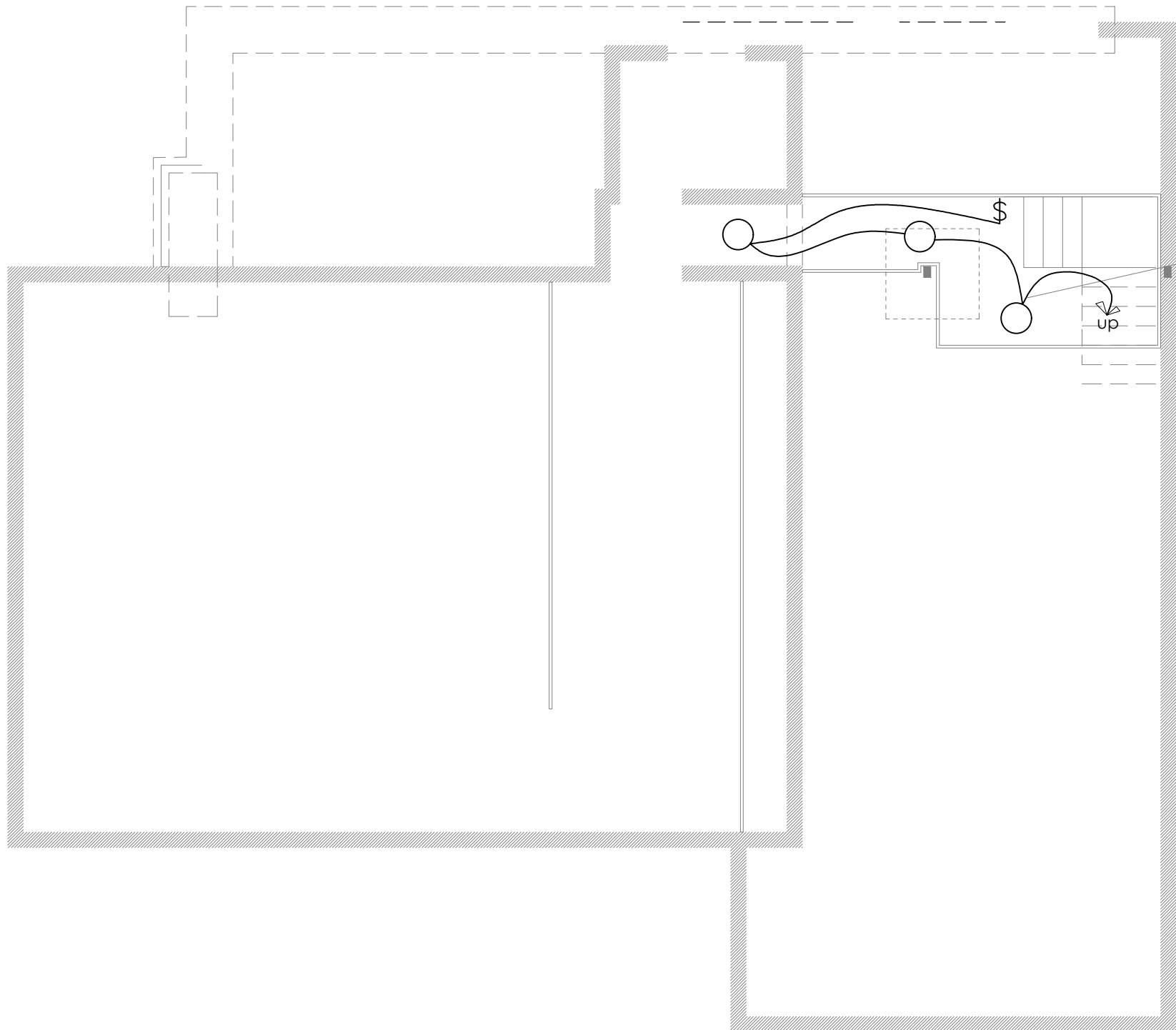
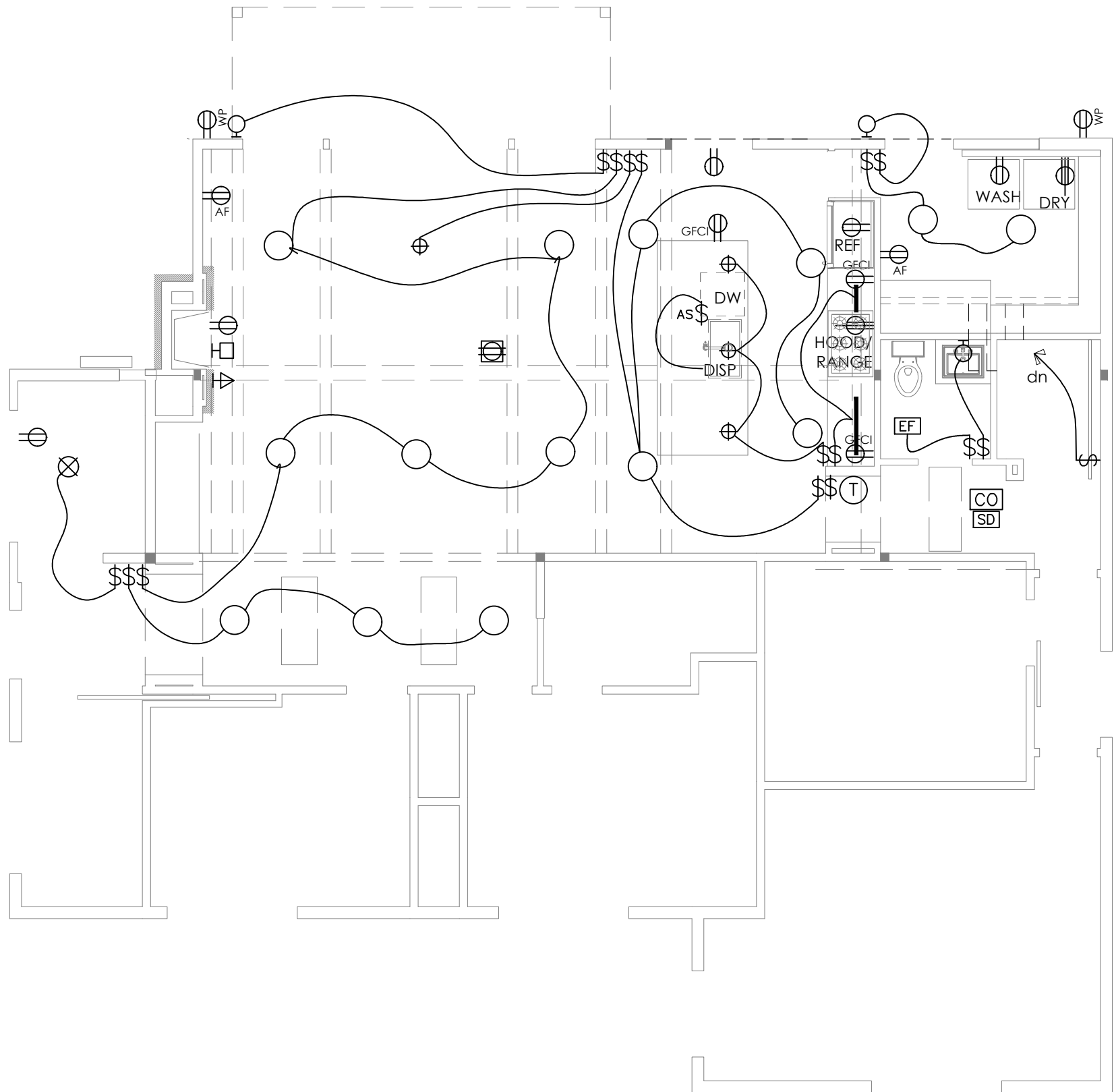
- 1.11 SUPERVISION
- A. EACH CONTRACTOR SHALL KEEP A COMPETENT SUPERINTENDENT OR FOREMAN ON THE JOB AT ALL TIMES AND SHALL BE FULLY RESPONSIBLE FOR THE SUPERVISION OF HIS WORK. PERIODIC VISITATIONS TO THE PROJECT BY THE ENGINEER, COMMONLY REFERRED TO AS OBSERVATIONS, ARE ONLY FOR THE EXPRESS PURPOSE OF VERIFYING COMPLIANCE BY THE CONTRACTOR WITH THE CONTRACT DOCUMENTS. SUCH VISITATIONS BY THE ENGINEER SHALL NOT BE CONSTRUED TO MAKE THE ENGINEER RESPONSIBLE FOR PROVIDING A SAFE PERFORMANCE OF THE WORK BY THE CONTRACTOR OF THE CONTRACTOR'S EMPLOYEES OR THE SAFETY OF THE SUPPLIES OF THE CONTRACTOR OR HIS SUB-CONTRACTORS.
- 1.12 DRAWINGS AND SPECIFICATIONS
- A. THE DRAWINGS SHOW DIAGRAMMATICALLY THE LOCATIONS OF THE VARIOUS LINES, DUCTS, CONDUITS, FIXTURES, AND EQUIPMENT AND THE METHOD OF CONNECTING AND CONTROLLING THEM. IT IS NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL AND ALL FITTINGS REQUIRED FOR A COMPLETE SYSTEM. THE SYSTEMS SHALL INCLUDE BUT ARE NOT LIMITED TO THE ITEMS SHOWN ON THE DRAWINGS. EXACT LOCATIONS OF THESE ITEMS SHALL BE DETERMINED BY REFERENCE TO THE GENERAL PLANS AND MEASUREMENTS AT THE BUILDING AND IN COOPERATION WITH THE OTHER SUBCONTRACTORS, AND IN ALL CASES, SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER AND OWNER.
- B. SHOULD ANY CHANGES BE DEEMED NECESSARY BY THE CONTRACTOR IN ITEMS SHOWN ON THE CONTRACT DRAWINGS, THE SHOP DRAWINGS, DESCRIPTIONS AND THE REASONS FOR THE PROPOSED CHANGES SHALL BE SUBMITTED TO THE ENGINEER AND OWNER FOR APPROVAL.
- C. EXCEPTIONS AND INCONSISTENCIES IN PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE OWNER'S ATTENTION BEFORE BIDS ARE SUBMITTED; OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY AND ALL CHANGES AND ADDITIONS THAT MAY BE NECESSARY TO ACCOMMODATE HIS PARTICULAR APPARATUS.
- D. THE CONTRACTOR SHALL LAY OUT HIS WORK MAINTAINING ALL LINES, GRADES AND DIMENSIONS ACCORDING TO THESE DRAWINGS WITH DUE CONSIDERATION FOR OTHER TRADES AND VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO ANY FABRICATION OR INSTALLATION. SHOULD THE LAYOUT BE IMPRACTICAL, THE OWNER SHALL BE NOTIFIED BEFORE ANY INSTALLATION OR FABRICATION, AND THE EXISTING CONDITIONS SHALL BE INVESTIGATED AND PROPER CHANGES EFFECTED WITHOUT ADDITIONAL COST.

- E. TITLES OF SECTIONS AND PARAGRAPHS IN THESE SPECIFICATIONS ARE INTRODUCED MERELY FOR CONVENIENCE AND ARE NOT TO BE CONSTRUED AS A CORRECT OR COMPLETE SEGREGATION TO TABULATION OF THE VARIOUS UNITS OF MATERIALS AND/OR WORK. THE OWNER DOES NOT ASSUME ANY RESPONSIBILITY, EITHER DIRECT OR IMPLIED, FOR OMISSIONS OR DUPLICATIONS BY THE CONTRACTOR OR ANY SUBCONTRACTOR, DUE TO REAL OR ALLEGED ERROR IN THE ARRANGEMENT OF MATTER IN THE CONTRACT DOCUMENTS.
- F. DIFFERENT ELECTRICAL OUTLETS, DEVICES, ETC., ARE INDICATED BY SYMBOLS SCHEDULED ON THE DRAWINGS. APPROXIMATE LOCATIONS ARE SHOWN; HOWEVER, THE DESIGN TEAM RESERVES THE RIGHT TO MAKE REASONABLE CHANGES IN LOCATIONS WITHOUT ADDITIONAL COSTS.
- G. LINES INDICATING BRANCH CIRCUITS DO NOT SHOW EXACT ROUTING BUT INDICATE THE ARRANGEMENT AND CONTROL OF CIRCUITS. CONCEAL RACEWAYS (UNLESS NOTED OTHERWISE) AND RUN IN MOST DIRECT MANNER BETWEEN CABINETS, OUTLETS, ETC.
- GENERAL NOTES:
- A. THE ELECTRICAL INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE LATEST INFORMATION AVAILABLE FROM THE RESPECTIVE UTILITY COMPANIES. IT IS INTENDED FOR PURPOSES OF GENERAL BIDDING AND BASIC CLARITY.
- B. SPECIFIC JOB SITE CONDITIONS SHALL BE FIELD VERIFIED PER NOTES "B" THROUGH "E" BELOW. THE ELECTRICAL CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR SAID FIELD CONDITIONS AND ANY ASSOCIATED CHANGES REQUIRED BY THE RESPECTIVE UTILITY COMPANIES INVOLVED.
- B. THE ELECTRICAL CONTRACTOR SHALL CONTACT THE ELECTRICAL UTILITY, AND VERIFY ALL REQUIREMENTS AND EQUIPMENT, AND PROVIDE ALL WIRING, BOXES, CONDUIT, CONCRETE PADS, TRENCHING AND BACKFILL, ETC.. NECESSARY FOR PROPER INSTALLATION, PAY ALL FEES AND CHARGES INCURRED, COORDINATE WITH ELECTRICAL UTILITY.
- C. THE ELECTRICAL CONTRACTOR SHALL CONTACT THE TELEPHONE UTILITY, VERIFY ALL REQUIREMENTS AND EQUIPMENT, AND FURNISH AND INSTALL ALL WIRING, BOXES, CONDUIT, GROUNDING, CONCRETE PADS, TRENCHING AND BACKFILL, ETC., NECESSARY FOR PROPER INSTALLATION, PAY ALL FEES AND CHARGES INCURRED, COORDINATE WITH TELEPHONE UTILITY.
- D. THE ELECTRICAL CONTRACTOR SHALL FIELD VERIFY, IN THE PRESENCE OF THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES, THE LOCATIONS OF ALL EXISTING UTILITY SERVICES AND EQUIPMENT, AND THE PROPOSED LOCATIONS OF ALL NEW UTILITY SERVICES AND EQUIPMENT. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS BID SUFFICIENT FUNDS TO COVER ALL COSTS REQUIRED BY UTILITY COMPANIES TO PROVIDE NEW SERVICES AND/OR UPGRADE EXISTING SERVICES. NO ALLOWANCES WILL BE MADE FOR THE ELECTRICAL CONTRACTOR'S UNFAMILIARITY WITH THE EXISTING CONDITIONS, REQUIREMENTS OF THE NEW SERVICES, AND/OR FAILURE TO COORDINATE INSTALLATION WITH THE RESPECTIVE UTILITY.
- E. THE ELECTRICAL CONTRACTOR SHALL CONTACT THE LOCAL ELECTRICAL CODE ENFORCEMENT AUTHORITIES AND THE LOCAL FIRE MARSHAL, VERIFY ALL REQUIREMENTS AND EQUIPMENT, AND FURNISH AND INSTALL ALL ELECTRICAL ITEMS NECESSARY FOR PROPER INSTALLATION IN STRICT ACCORDANCE WITH THE GUIDELINES AND INTERPRETATIONS SET FORTH BY THESE GOVERNING LOCAL AUTHORITIES, ABOVE AND BEYOND ALL THE BASIC ELECTRICAL AND FIRE ALARM REQUIREMENTS SET FORTH IN THE NEC AND NFPA. NO ALLOWANCES WILL BE MADE FOR THE ELECTRICAL CONTRACTOR'S FAILURE TO COORDINATE ALL SUCH REQUIREMENTS WITH SAID LOCAL AUTHORITIES.
- F. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL SITE LIGHTING AS REQUIRED BY OWNER AND OWNER'S LANDSCAPE LIGHTING DESIGNER. SITE LIGHTING SHALL BE INSTALLED TO PROVIDE A MINIMUM 11 A.F.F. STANDARDS OF ONE-QUARTER (1/4) FOOT-CANDLE AVERAGE MAINTAINED ON PAVED, UNENCLOSED OR UNSHELTERED DRIVING SURFACES, PROVIDE BUILDING-MOUNTED FLOOD LIGHTS, POLE LIGHTS AND OTHER SITE LUMINAIRES INDICATED ON SITE PLAN ELECTRICAL SYMBOLS LEGEND IN LOCATIONS SHOWN, HOMERUN THRU PHOTOCELL TO NEAREST OWNERS PANEL

- G. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL J-BOXES, POWER, CONTROL AND RELATED COMMUNICATIONS WIRING IN CONDUIT PLUS ALL FINAL CONNECTIONS FOR ALL ID SIGNS, SECURITY GATES, CARD PEDESTALS, ETC.
- H. HOMERUN SITE LIGHTING CIRCUITS THROUGH PHOTOCELL RELAY TO 20A/1P CIRCUIT BREAKER IN NEAREST OWNER'S PANEL OR CLUBHOUSE PANEL
- I. LOCATIONS OF ALL POST LIGHTS, WALKWAY DECOR LIGHTS, AND OTHER LANDSCAPE LIGHTING SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION WITH LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. LOCATIONS SHOWN ON THIS SMALL SCALE PLAN ARE APPROXIMATE ONLY.
- J. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE, NFPA 70, AS ENFORCED BY THE AUTHORITIES HAVING JURISDICTION.
- K. WHERE A FIRE ALARM SYSTEM OR SYSTEMS ARE REQUIRED, PROVIDE APPROPRIATE CONSTRUCTION CONFORMING TO THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION FIRE ALARM CODE, NFPA 72, AND ALL LOCAL CODES AS ENFORCED BY THE AUTHORITIES HAVING JURISDICTION.
- L. THE ELECTRICAL CONTRACTOR SHALL INCREASE ONE SIZE UP TO ALL CONDUCTORS FOR EVERY 75 LFT. IN ORDER TO PREVENT A VOLTAGE DROP EXCEEDING 3% AT THE FARTHEST OUTLET OF POWER, HEATING AND LIGHTING LOADS, OR COMBINATION OF SUCH LOADS, AND WHERE THE MAXIMUM TOTAL VOLTAGE DROP ON BOTH THE FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST OUTLET DOES NOT EXCEED 5%, WILL PROVIDE REASONABLE EFFICIENCY OF OPERATION. IF ELECTRICAL CONTRACTOR CAN NOT DETERMINE THE VOLTAGE DROPS OR PROPER CONDUCTOR SIZE, CONTACT THE ELECTRICAL ENGINEER FOR ASSISTANCE.
- A. ALL ELECTRICAL OUTLETS, LIGHT FIXTURES, FANS, SWITCHES, ETC., SHALL COMPLY WITH THE 2008 NEC, & AS AMENDED BY THE LOCAL CITY CODES.
- B. OWNER TO COORD. LOC. OF GAS, WATER & ELECTRICAL METER & PANEL LOCATIONS.
- C. TYP. OUTLETS TO BE INSTALLED AT +16" A.F.F. U.N.O. - VERIFY W/ OWNER. OUTLETS INDICATED AT COUNTERS ARE TO BE INSTALLED AT +44" A.F.F. U.N.O. - OUTLETS INDICATED AT ENT. CENTERS ARE TO BE COORD. W/ MILLWORK SUBCONTRACTOR & AUDIO VISUAL CONSULTANT.
- D. OUTLETS IN FLOORS & TEL. JACKS ARE TO BE FIELD VERIFIED FOR LOC. BY OWNER.
- E. COORD. OUTLETS, TEL. JACKS, ETC., AT HOME CENTER & STUDY.
- F. TWO OR MORE 20-AMPERE SM. APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS LOCATIONS IN KITCHEN, PANTRY, NOOK, DINING RM. OR SIM. AREA. THESE CIRCUITS MUST SERVE NO MORE THAN (3) OUTLETS EA. & HAVE NO OTHER OUTLETS CONNECTED. RE: 210-52B & 220-48 '02 NEC.
- G. INSTALL ONE GFI OUTLET ADJACENT TO EACH BASIN IN ALL BATHROOMS. BATHROOM OUTLET(S) SHALL BE SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS CONNECTED. RE: 210-52D, & 210-8 '08 NEC.
- H. OUTLETS IN THE FOLLOWING LOC. ARE TO HAVE GFI PROTECTION: BATHROOMS, GARAGES, OUTDOORS, UNF. BASEMENTS, KITCHENS, LAUNDRY SINKS. RE: 210-52 & 210-8 '08 NEC.
- I. GAS LOC. OR FIREPLACE SHALL REQUIRE A MANUAL SHUT-OFF VALVE LOCATED WITHIN 4' OF THE FIREBOX, ACCESSIBLE TO THE ROOM IN WHICH THE APPLIANCE IS LOCATED. OUTSIDE COMBUSTION AIR MUST BE PROVIDED DIRECTLY TO THE FIREBOX. RE: 2009 I.M.C.
- J. A MAXIMUM OF 8 ELECTRICAL OUTLETS MAY BE CONNECTED TO A 15 AMPERE BRANCH CIRCUIT OR 10 ELECTRICAL OUTLETS MAY BE CONNECTED TO A 20 AMPERE BRANCH CIRCUIT, PER 220-3 '08 NEC
- K. LIGHT FIXTURES IN CLOTHES CLOSETS MUST COMPLY WITH 410-8 '08 NEC
- L. THE GROUNDING ELECTRODE SYSTEM SHALL INCLUDE AN ELECTRODE ENCASED BY AT LEAST 2" OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FT. OF ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2" DIA., OR CONSISTING OF AT LEAST 20 FT. OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO.2, 250-50 (C), RE: '08 NEC
- M. FIELD VERIFY ALL POWER AND CABLE REQUIREMENTS WITH OWNER AT ENTERTAINMENT AND HOME MANAGEMENT CENTERS.
- N. COORD. OPTIONAL CAT-6 OR EQUAL PRE-WIRE UPGRADE THROUGHOUT HOME WITH OWNER.

ENERGY NOTE:
A MINIMUM OF 75% OF LAMPS TO BE OF HIGH-EFFICACY LAMPS
HOOD MIN EFFICACY - 2.8cfm/watt
EXHAUST FAN MIN EFFICACY - 1.4cfm/watt

- | | | | |
|--|--|--|--|
| | INTER-CONNECTED CO DETECTOR | | WET PROTECTED OUTLET |
| | PENDANT FIXTURE | | 6 3/4" RECESSED "CAN" FIXTURE OR SIM. |
| | SURFACE MOUNTED FIXTURE | | UNDERCABINET LIGHTING |
| | WALL SCONCE FIXTURE | | THERMOSTAT, PROGRAMMABLE AT MAIN INTERNET ACCESSIBLE |
| | SWITCH, ELEC. TO DETERMINE POLES, OWNER TO DETERMINE DIMMING | | AIR SWITCH |
| | HARD WIRED INTER-CONNECTED SMOKE DETECTOR WITH BATTERY BACK-UP | | LUTRON BLUETOOTH REC |
| | TAMPER RESISTANT RECEPTACLES INSTALLED PER CODE U.N.O. | | TV CONNECTION |
| | OUTLET - 220V | | CAT 8 |
| | DUPLEX FLOOR OUTLET | | ARC FAULT OUTLET |
| | EXHAUST FAN / LIGHT COMBO | | NOTE:
ALL BRANCH CIRCUITS FEEDING ALL OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DENS, BEDROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS, MUST BE INSTALLED FIRST IN LINE. |
| | GROUND FAULT CIRCUIT INTERRUPTER OUTLET | | |



2625 Julian St
Denver CO 80211

Matt & Amanda Mire
414 Eagle Street
Mintum, CO 81645

PROJECT
Mire Residence
PROJECT NO.
21_MR-0001

ISSUE
1 May 2026

RELEASE
Permit tns

ELECTRIC
PLANS

E1.1

© 2026 GPS Designs LLC

TOWN MANAGER'S REPORT

June 2026



Town of
Minturn

Town Manager's Report



Council Meeting Follow Up

Minturn Road Bridge Emergency Repairs

Status: Staff have signed a contract with Hallmark Inc. to conduct emergency repairs to remove the crumbling arch underneath the Minturn Road Bridge.

- Preconstruction call was held on June 15 with town staff, Hallmark Inc., and Intermountain Engineering.
- Contractor mobilization will begin on Wednesday June 17, with work starting on Thursday June 18.
- Minturn Road will be closed from US 24 to the east of the railroad tracks from 7am to 7pm beginning Wednesday June 17.
- Hallmark Inc. will examine whether a portion of the arch can be removed without full demolition to reduce costs to the town.

Speeding Concerns on Pine/Boulder

- Staff are evaluating several options to reduce vehicle speeds on Pine Street and Boulder Street, including both short-term and longer-term measures.
- Staff completed an initial speed study on the 500 block of Pine Street from April 2 through April 8. That study recorded 175 total vehicles, an average daily traffic volume of approximately 25 to 28 vehicles, an average speed of 14.76 mph, and an 85th percentile speed of 18 mph. The highest recorded speed of 30 mph occurred during the study period.
- Staff continue to collect and track speed data in the Pine/Boulder area to better understand traffic patterns and determine whether additional traffic-calming measures are warranted.
- Staff are planning to bring this issue to Town Council for further discussion at a July meeting.

Community Concerns about ECSO ALPRs on Main Street

- Concerns have been raised by several residents about the two ALPRs (automatic license plate readers) installed along utility poles within town limits by the ECSO (Eagle County Sheriff's Office).
- Staff will reach out to ECSO for information regarding the ALPRs including how they are operated and return to Council for discussion on this and the renewal of the ECSO police services contract this summer.

Town Manager's Report



Current Capital Projects

New Water Treatment Plant (WTP)

Design/Review Status: Design review by CDPHE has been completed and approved. Local design review is still underway with final design approval expected by the Town Council at the June 17 meeting.

Construction Status: JHL Constructors started on-site mobilization on June 15. Two weekly project meetings have been held by JHL/HDR/SWS and attended by the Town Manager.

Builder's Risk Insurance: A contract for builder's risk insurance between the Town and Hannover Insurance has been executed with coverage starting June 15, 2026.

Construction Administration Contract: Staff have worked through the remaining areas of needed clarification on the proposed contract with HDR and Swiftwater Solutions. The contract will go before Town Council on June 15 for review and approval.

Special Inspections and Testing: The Town is working to obtain quotes with firms to conduct special inspections and testing on the project. Staff will have proposals for Town Council review for the July 1 meeting.

Town Hall 2-Bedroom Apartment Reconstruction

Status: The project is currently underway. Initial demolition and rough plumbing have been completed. Project is currently on track for completion by the end of summer.

Taylor Avenue Repaving Project

Status: Construction on the project is underway. We expect the project will be complete by the end of summer. There have been some modifications made by the Town Engineer's team during construction to accommodate existing driveway/ROW conflicts.

US 24 Pedestrian Improvement Project Phase II

Status: Required relocation of the natural gas line running along the east side of Main Street has been completed by Xcel's contractor Miers Group. The Town's contractor Phoenix Industries has now begun construction on the sidewalk and associated storm water system improvements. The project is on track for completion by Fall of 2026.

Main Street Streetlighting Project

Status: Staff continue to pursue **Holophane** as the preferred streetlight manufacturer, and preliminary fixture and pole concepts have been informally reviewed by **CDOT**. Staff are currently working with the Town Engineer on electrical layout and design of the project.

Next Steps: Once electrical engineering is complete, staff will phase out the project based on cost estimations. It's anticipated that this project will be pushed to FY 2027 to reduce capital spending in the 2026 budget.

Town Manager's Report



Bellm Bridge Replacement

Status: The Town has secured \$4,000,000 through CDOT's Off-System Bridge Grant Program. Contracts with SEH and Kumar & Associates have been finalized, and bridge design is underway. Staff also submitted the project to Congressman Neguse's office for consideration for Congressionally Directed Spending.

Next Steps: Staff will continue advancing design, coordinating grant programming and contracting with CDOT, and pursuing the remaining funding needed for the project.

Little Beach Park Playground

Status: Staff are continuing to work with the playground design team on potential layouts and concepts. Staff will be taking Council and public feedback over the next two weeks.

Long-Range Capital Projects & Grant Work

First-Williams-Nelson Infrastructure Improvements Project

Status: Staff discussed this project with Town Council at the April 1 meeting and are continuing to evaluate potential scope and feasibility.

Primary Driver: The project is being explored because there is a non-compliant water service line beneath First Street that currently serves multiple properties and will require extensive excavation to replace.

Potential Improvements: In addition to water line replacement, staff are evaluating related improvements including street repairs and repaving, creation of a public plaza/flex space on First Street, new power infrastructure to support events, and installation of conduit for future telecommunications and fiber infrastructure.

Coordination: Staff are also in discussion with Xcel Energy regarding the potential to underground electric lines in this area.

Timing: At this time, staff expect this would be a summer 2027 project at the earliest.

Cemetery Road & Bridge FLAP Grant

Status: Staff are preparing an application to the Federal Lands Access Program Grant for a future Cemetery Road and Bridge improvement project. The grant helps states and local governments improve and maintain public access roads and infrastructure that serve Federal lands. Staff believe the program could be used to fund a reconstruction of Cemetery Road, potentially including a sidewalk/trail, and complete deferred maintenance on Cemetery Bridge.

Next Steps: Staff will seek Council approval and provide additional details of the grant program at the July 1st meeting.

Town Manager's Report



Other Projects

Eagle Park Restrooms

Status: Staff are evaluating options for replacing the decorative exterior wood on the Eagle Park restrooms, which has experienced significant deterioration and rot.

Replacement Options: Staff are working with the original restroom manufacturer to identify potential replacement materials that are more durable and better suited for long-term exterior use.

Year-Round Use: Staff are also evaluating the feasibility of heating the restroom structures during cold weather so the facilities can potentially remain operational year-round.

Highlands Parcels

Background: The Town acquired approximately **55 acres** west of **U.S. Highway 24** through a settlement with the former Battle Mountain developer.

Status: The parcels are now **listed on the MLS** as part of the Town's strategy to help offset water treatment plant costs.

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 to address long-standing concerns related to safety, noise, and environmental impacts. The shooting range is located on federal land south of the Minturn Bike Park.

Status: Staff have continued coordinating with the U.S. Forest Service (USFS) regarding the process for Town management and operation of the range. The Town has submitted a Colorado Parks and Wildlife grant application for Phase 1 improvements focused on access, safety, site organization, and basic range management infrastructure.

Next Steps: Staff are working with the USFS to develop a Special Use Permit application that would allow the Town to formally operate and manage the range. Additional federal review and permitting will likely be required before certain physical improvements can move forward.

Policy & Planning Initiatives

Minturn Forward Land Use Code Update

Status: Town staff and our consultant, along with the Planning Commission, have reviewed a large chunk of Article 1: General Provisions. This is the last article that needs to be finished before the definitions article. The definitions article will be the last section of the code update to be addressed.

Minturn Impact Fee Study

Background: Staff issued an RFP in November 2025 for a comprehensive impact fee study.

Town Manager's Report



Status: Staff are putting the impact fee study on pause to conduct a limited asset inventory and capital improvement planning process. This step is necessary to gather additional data on Town assets and capital needs before proceeding with the study.

Next Steps: Staff will coordinate with BBC Research & Consulting on the revised project timeline and will return to Council with additional information as the inventory and CIP work progresses.

Housing Affordability and Neighborhood Stability

Status: Staff met with Avon and Eagle County on February 18 regarding the Regional Housing Authority formation study and provided a follow-up memo to Town Council on March 4. Staff have developed a Minturn-specific framework for potential participation in a future regional housing authority. This framework was presented to the Planning Commission at their May 27 meeting. Staff will present this work to Town Council at the June 17 meeting.

Temporary & Mobile Business Pilot Program

Status: Town Council approved the Temporary & Mobile Business Pilot Program on February 4, authorizing mobile and modular business licensing on Town-owned property through October 31, 2026. Staff have issued two licenses under the program, and both businesses are now operating. No complaints have been received by staff.

Downtown Redevelopment Code Evaluation – First/Williams/Nelson Area

Status: Staff are identifying a follow-on planning effort related to the First–Williams–Nelson Infrastructure Improvements Project.

Purpose: The goal will be to evaluate whether current development regulations are creating barriers to redevelopment in the west side of the 100 block as the Town considers major infrastructure investment in the area.

Potential Focus: Building height, parking requirements, and other standards affecting redevelopment on small, constrained lots.

Next Steps: After the current land use code update is complete, staff will develop a process for review with the DDA, Planning Commission, and Town Council, and evaluate whether outside consultant support would be beneficial.

Public Works

Weekly Report (June 8 to June 14)

Operations: Public Works completed routine utility locates, daily Water Treatment Plant operations, seasonal water meter work, trash and dog waste station servicing, restroom preparation at Eagle River Park, and general cleanup of Little Beach, Eagle River Park, the 100 Block, Market sheds, and the Public Works maintenance shop.

Town Manager's Report



Town Cleanup and Seasonal Maintenance: Staff prepared for Town Cleanup Day by staging traffic control, equipment, and collection areas at the Snow Storage Area; assisted senior and disabled residents with waste disposal; transported debris from municipal project sites; cleaned and organized equipment; and disposed of old event materials, unusable market tables, chairs, and accumulated debris.

Repairs and Improvements: Staff removed Boulder Street speed bumps in advance of crack seal and seal coat work, repaired wind-damaged wooden post bases at the Town Hall awning and a parking sign, prepared Eagle River Park restrooms for summer operations, excavated and poured the concrete pad for a memorial bench, completed compaction work at Little Beach Playground, and imported and compacted road base at Meyer's Barn to improve drainage and raise the proposed building pad.

Project Coordination: Public Works supported coordination on the Taylor Street Improvement Project, Boulder Street and Meek Avenue crack seal/seal coat phases, the Meyer's Barn project, Water Treatment Plant utility locations and temporary power needs, the Minturn Siphon Project, and upcoming fire hydrant repairs at the south end of the water distribution system. Staff also coordinated with Intermountain Engineering, JHL Construction, Mears Group, Vail Lock and Key, JSS Excavation, Ferguson Waterworks, Sun-Up Seal Coats, Schofield Excavation, and project surveyors.

Equipment and Fleet: Staff completed routine preventative maintenance on loaders, the mini excavator, and skid steer equipment, power washed Public Works equipment for Town Cleanup Day, and scheduled 500-hour preventative maintenance service for the Town's front-end loaders with Wagner Equipment.

Safety: A weekly safety meeting was held on workplace flu prevention, employee wellness, hydration, sanitation, illness prevention, and proper handwashing. No injuries, accidents, or safety incidents were reported during the reporting period.