



Agenda

Planning Commission Regular Meeting | 5:30 PM

Wednesday, August 12, 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/82071986481>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 820 7198 6481

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. July 22, 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. 0201 Miles End Lane - New Single Family Residence

B. 0221 Miles End Lane - Changes to Approved Plans

C. 563 Main Street - New Single Family Residence with Accessory Dwelling Unit

9. Discussion / Direction Items

10. Staff Reports

A. Manager's Report

11. Planning Commission Comments

12. Future Meetings

A. August 26, 2026

B. September 9, 2026

13. Adjourn



Official Minutes

Planning Commission Regular Meeting | 5:30 PM

Wednesday, July 22, 2026

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

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Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 834 1080 0740

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Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, 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 Michael Boyd and Amanda Mire.

Staff Member Present: Senior Planner Madison Harris.

Note: Jeff Armistead, Melissa Decker, and Darell Wegert are excused absent.

3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Michael B., second by Amanda M., to approve the agenda as presented. Motion passed 3-0.

Note: Jeff A., Melissa D., and Darell W. are excused absent.

4. Approval of Minutes

A. July 8, 2026

Motion by Michael B., second by Amanda M., to approve the minutes of July 8, 2026 as presented. Motion passed 3-0.

Note: Jeff A., Melissa D., 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. 0136 Miles End Lane - Changes to Approved Plans

Madison H. introduced the agenda item. This is a single family home in the Minturn North PUD Zone District. The terrace on the rear of the property was removed and replaced with a much smaller concrete landing causing a decrease in impervious coverage from 3,091 sq. ft. (41.26%) to 3,045 sq. ft. (40.64%). Several retaining walls and grading were changed causing building height measurements to change around the structure. The building's most restrictive point of 27 feet and 4 ½ inches however did not change. Thus building height remains unchanged.

Taylor Hermes, Representative

Pointed out that the house had also shifted on the lot a little.

Public comment opened.

No public comment.

Public comment closed.

Motion by Michael B., second by Amanda M., to approve 0136 Miles End Lane – Changes to Approved Plans as presented. Motion passed 3-0.

Note: Jeff A., Melissa D., and Darell W. are excused absent.

B. 671 Main Street - New Garage

Madison H. went through the application. The plans show a one-story, 24'x24' garage structure with a maximum building height - measured to the midpoint of the roof – of 11.49 feet.

Public comment opened.

No public comment.

Public comment closed.

Motion by Amanda M., second by Michael B., to approve 671 Main Street - New Garage as presented. Motion passed 3-0.

Note: Jeff A., Melissa D., and Darell W. are excused absent.

9. Discussion / Direction Items

10. Staff Reports

A. Manager's Report

11. Planning Commission Comments

12. Future Meetings

- A.** August 12, 2026
Michael B. might not be here.
- B.** August 26, 2026

13. Adjourn

Motion by Michael B., second by Amanda M., to adjourn the regular meeting of July 22, 2026 at 5:40 p.m. Motion passed 3-0.

Note: Jeff A., Melissa D., and Darell W. are excused absent.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director



Design Review Board Hearing

Final Plan Review for New Home

0201 Miles End Lane

Hearing Date:	August 12, 2026
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Miles End Lane LLC
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 19
Address:	0201 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Senior Planner
Recommendation:	Approval

Staff Report

I. Summary of Request:

The Applicant, Miles End Lane LLC, requests Final Plan review of a new, three-bedroom, 3,708 (gross) square foot single-family residence located at 0201 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans

The plans show a two-story, three-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 26 feet and 8 1/2 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

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

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans.

No variances are required or requested at this time.

Design Review Process

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

(d) *Administrative procedure.*

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

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

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

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

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

Staff suggests that the final plans for 0201 Miles End Lane meet or can be revised to meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

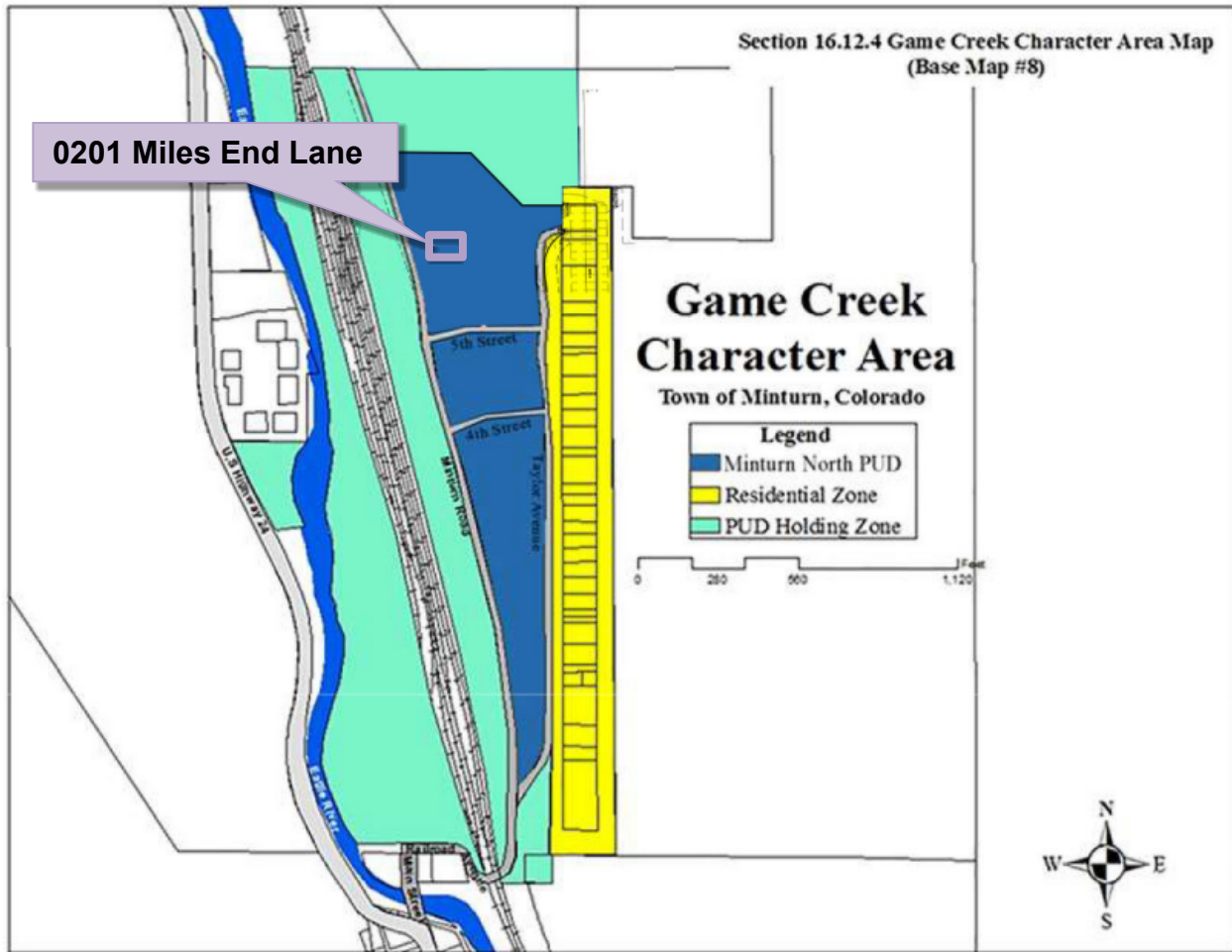
The subject property is located within the “Game Creek Character Area” Minturn North PUD Zone District Planning Area 1 (PA-1), described as follows:

“The primary intent of this Planning Area is to create a market rate single-family residential use zone surrounded by common area and open space.”

- Ordinance No. 15 – Series 2023 Minturn North PUD Guide

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Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,187.4 sq. ft.	7,187.4 sq. ft. (.165 ac.)
Maximum Building Height:	28 feet	26 feet – 8 1/2 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10+ feet

Maximum Lot Coverage:	50% (3,593.7 sq. ft.)	2,629 sq. ft. (36.58%) Proposed
Maximum Impervious Coverage:	60% (4,312.44 sq. ft.)	3,256 sq. ft. (45.30%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,187.4 sq. ft. x .05 = 359.37 sq. ft.)	372 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

Design

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

Final Site, Grading and Drainage Design

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

Mass and Form

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

“c. Massing and Scale

“A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment. Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.

“Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures.”

-Town of Minturn Design Guidelines

Staff Response:

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

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

V. Items of Note:

Staff has flagged no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0201 Miles End Lane generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the plans.

July 30, 2026

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

Re: 201 Miles End Lane
Lot 19, Minturn North PUD
2026.7.29 DRB Submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “Miller Residence; 0201 Miles End Lane; Lot 19 Minturn North, Minturn Colorado” prepared July 17, 2026, by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 19, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

Paragraphs a through e:

“Final Plat: Minturn North PUD” recorded March 4, 2024 (Reception No. 202402234) has been included as the Boundary Survey. This plat and associated title commitment were reviewed by the Town, and the plat is suitable as the Boundary Survey for this application.

Paragraphs f through i:

Sheet C.7 of the “Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24” prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.7 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:

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

Madison Harris

Re: 201 Miles End Lane
Lot 19, Minturn North PUD
2026.7.29 DRB Submittal Review
Project No. 24-0001

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

Sheet C1 of the Plans "*Lot 19, Minturn North PUD; Site Grading and Drainage Plan*" prepared July 17, 2026, by Boundaries Unlimited presents the proposed site grading and drainage and fulfills MMC Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Inter-Mountain Engineering is not responsible for the accuracy and adequacy of the design, dimensions or elevations and assumes no responsibility for the completeness and/or accuracy of the submittal. Review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. .

Respectfully,
Inter-Mountain Engineering (Town Engineer)

A handwritten signature in blue ink, appearing to read 'Jeffery M. Spanel', with a stylized flourish extending to the right.

Jeffery M. Spanel PE

CC: Scot Hunn, Michael Martinez



DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner1@minturn.org

Project Name:

Minturn North – Miller Residence

Project Location

Street Address: 201 Miles End Lane

Zoning: **Residential**

Parcel Number(s): **2103-262-30-020**

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: [REDACTED] Edwards, CO 81632

Phone: [REDACTED]

Email: [REDACTED]

Property Owner:

Name: **Miles End Lane LLC**

Mailing Address: [REDACTED] Denver, CO 80210

Phone: [REDACTED]

Email: [REDACTED]

Required Information:

Lot Size: 0.165 acres	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedrooms 3	# On-site Parking Spaces 4
# of Stories: 2	Snow storage sq ft: 372 sf	Building Footprint sq ft: 2,629 sf	Total sq ft Impervious Surface: 3,256 sf

Signature:

7/22/26

Fee Paid: _____ Date Received: _____ Planner: _____

July 22, 2026
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Miller Residence
Lot 19 Minturn North – 0201 Miles End Lane, Minturn, CO 81645
Design Review Letter of Intent

Madison:

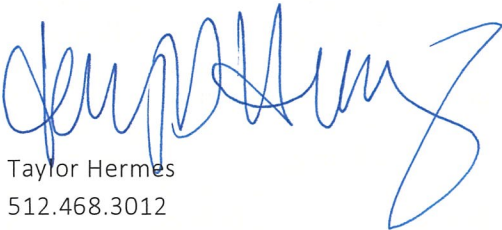
The attached submittal includes a single-family residence within the Minturn North neighborhood. The home is subject to the Minturn North PUD Guide, Town of Minturn Code and all pertinent documents approved by the Town Council.

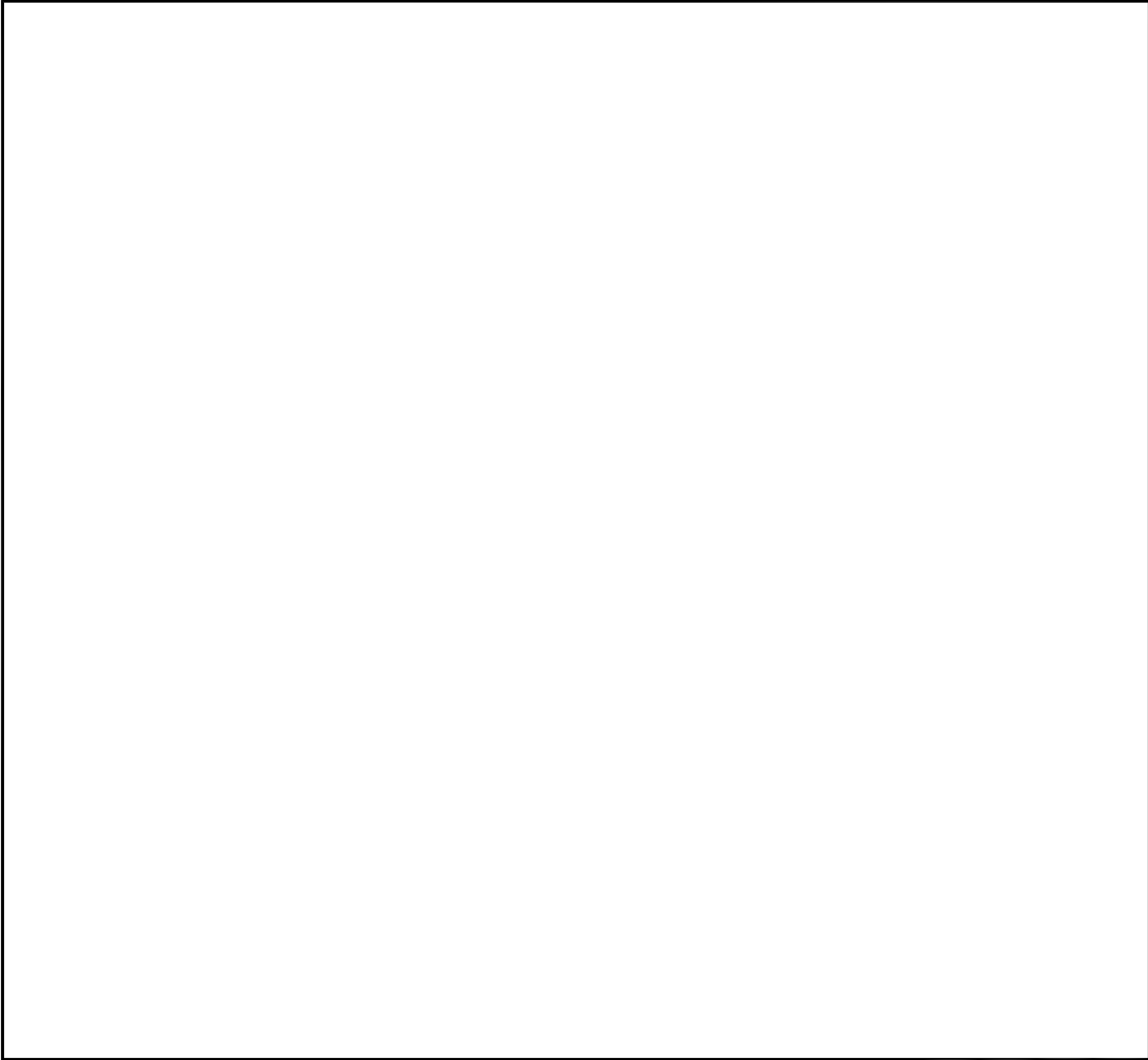
Lot 19 is located at 0201 Miles End Lane on an uphill sloping undisturbed vacant lot which rises in elevation approximately 12' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure.

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

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

Sincerely,


Taylor Hermes
512.468.3012



OWNER'S REPRESENTATIVE

RESORT CONCEPTS
PO BOX 5127
EDWARDS, COLORADO 81632
(970) 926-1720

ARCHITECT

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

STRUCTURAL ENGINEER

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

LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

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

SURVEYOR

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

GEOTECHNICAL ENGINEER

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

MILLER RESIDENCE
0201 MILES END LANE
LOT 19, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET

JULY 17, 2026



DRAWING SCHEDULE

- C COVER
- FINAL PLAT MINTURN NORTH P.U.D.
- C.7 MINTURN NORTH P.U.D. OVERALL GRADING PLAN
- C1 CIVIL GRADING, DRAINAGE, & EROSION CONTROL PLAN
- C2 CIVIL DETAILS
- L1 LANDSCAPE PLANTING PLAN
- L2 LANDSCAPE SCHEDULES & DETAILS
- A1.1 LOWER LEVEL PLAN
- A1.2 MAIN LEVEL PLAN
- A1.3 ROOF PLAN
- A2.1 BUILDING ELEVATIONS
- A2.2 BUILDING ELEVATIONS
- BH1 BUILDING HEIGHT CALCULATIONS

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,405 SF	121 SF		1,526 SF
MAIN LEVEL:	1,519 SF		663 SF	2,182 SF
TOTALS:	2,924 SF	121 SF	663 SF	3,708 SF

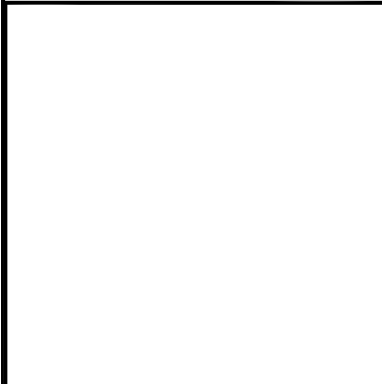
LOT AREA:	7,187.40 SF		
BUILDING COVERAGE:	2,629 SF	36.58 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,256 SF	45.30 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION:	TOWN OF MINTURN, COLORADO
CODES:	2021 INTERNATIONAL RESIDENTIAL CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2026 MINTURN WILDFIRE RESILIENCY CODE + LOCAL AMENDMENTS
OCCUPANCY:	R-3, SINGLE FAMILY RESIDENCE
CONTRUCTION:	TYPE V-B, NON RATED

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

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



MILLER RESIDENCE
0201 MILES END LANE
LOT 19, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L19

ISSUED				DRB SUBMITTAL SET
#	DATE	BY	COMMENTS	
3	7-17-26			

C

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

MINTURN TOWN CERTIFICATE

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

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

BY:

MAYOR
TOWN OF MINTURN, COLORADO

ATTEST:

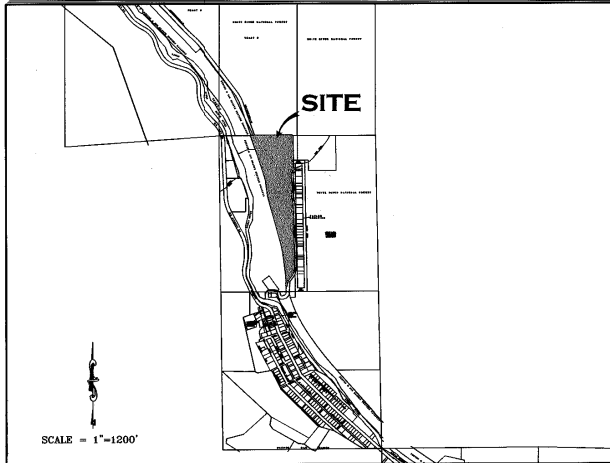
TOWN CLERK
TOWN OF MINTURN, COLORADO

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

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



GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

- The purpose of this Final Plat is to create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
- Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein. This bearing is based on the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
- Survey Date: December, 2022 through July 2023.
- Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC30450645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201400764 along with plat and survey monumentation referenced herein (to include the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018). In regards to items referenced in schedule B II of this title commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
- Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
- Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
- Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
- Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
- Item 15 - Does not effect these Platted lands but references conveyance of portions of Taylor Allocation to the Town of Minturn.
- Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
- Item 17 & 18- Do not effect subject Parcel.
- Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined herein.
- Item 20 - Does not effect these Platted lands. (k.a. subject parcel)
- Item 21 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
- Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner herein.
- Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
- Item 29 - Parcel is subject to 190440 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has to be have been Terminated prior to the Recording of this Plat.
- These platted lands are subject to:
 - The Minturn North P.U.D. Guide recorded as Reception no. 202402232
 - The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402232
- The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated herein as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489.

PERTAINING TO HEREON CREATED EASEMENTS:

- the owner, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements created herein:
 - a) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Access, Utility, and Drainage Easement" AND those areas of each lot outside of Building Envelopes, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress.
 - b) a non-exclusive Utility Easement as shown herein - on, over, under, above, across and through those areas designated herein as "Utility Easement" for the purpose of the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress.
 - c) non-exclusive Access, Utility, and Drainage Easement - on, over, under, above, across and through those areas designated herein as "Access, Utility and Drainage Easement", and "Private Right of Way" to include, but not limited to, areas shown as Fourth Street, Tract D, Tract D1 and Tract G, for the purpose of i) Ingress and Egress, reasonable Pedestrian use including ingress and egress of persons including vehicle, foot, bicycle or small wheel use ii) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, and iii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

GENERAL NOTES CONTINUED:

- Continued...
 - Tract D, Tract D1, and Tract G, shall be open to Public vehicular and non-vehicular access.
 - Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et seq.
- FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:
- the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements:
 - a) non-exclusive Utility, Drainage, Access, Utility, and Drainage Easement - on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Access, Utility, and Drainage Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iv) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - b) non-exclusive Utility, Drainage, Access, Utility, and Drainage Easement - on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Access, Utility, and Drainage Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - c) non-exclusive Utility, Drainage, Access, Utility, and Drainage Easement - on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Access, Utility, and Drainage Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - d) non-exclusive Trail Easement - on, over, under, above, across and through those areas designated herein as "Trail Easement" for the purpose of i) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - e) a non-exclusive trail easement on, over, across, and through those strips of land depicted and designated herein as "Trail Easement" on sheet 5 of 5 for Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with path construction, use and repair.
 - Maintenance of any path improvements within the "Trail Easement" shall be at the sole cost and expense of the Minturn North P.O.A..
 - a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated herein as "Public Utility and Drainage Easement", as shown in Tract C, on sheet 2 of 5, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

SURVEYOR'S CERTIFICATE

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



Matthew S. Slagle PLS #4998
Professional Land Surveyor
State of Colorado

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

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

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

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

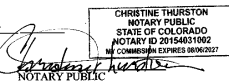
BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES 6 AUG 27

WITNESS MY HAND AND OFFICIAL SEAL



SUBORDINATION BY MORTGAGEE

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

MORTGAGEE: Philip Hadley

BY: Philip Hadley as Individual

STATE OF Colorado)
COUNTY OF Eagle)

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

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: Aug 01, 2025



CERTIFICATE OF TAXES PAID

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

DATED THIS 1st OF March, A.D. 2024
Rose IDI
TREASURER OF EAGLE COUNTY

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

DATED THIS 26th DAY OF February, A.D. 2024

AGENT:

CLERK AND RECORDER'S CERTIFICATE # 539

This Plat was filed for record in the Office of the Clerk and Recorder at 1:59 o'clock P.M., on this 26th day of March, A.D. 2024

BY: Matthew S. Slagle DEPUTY



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

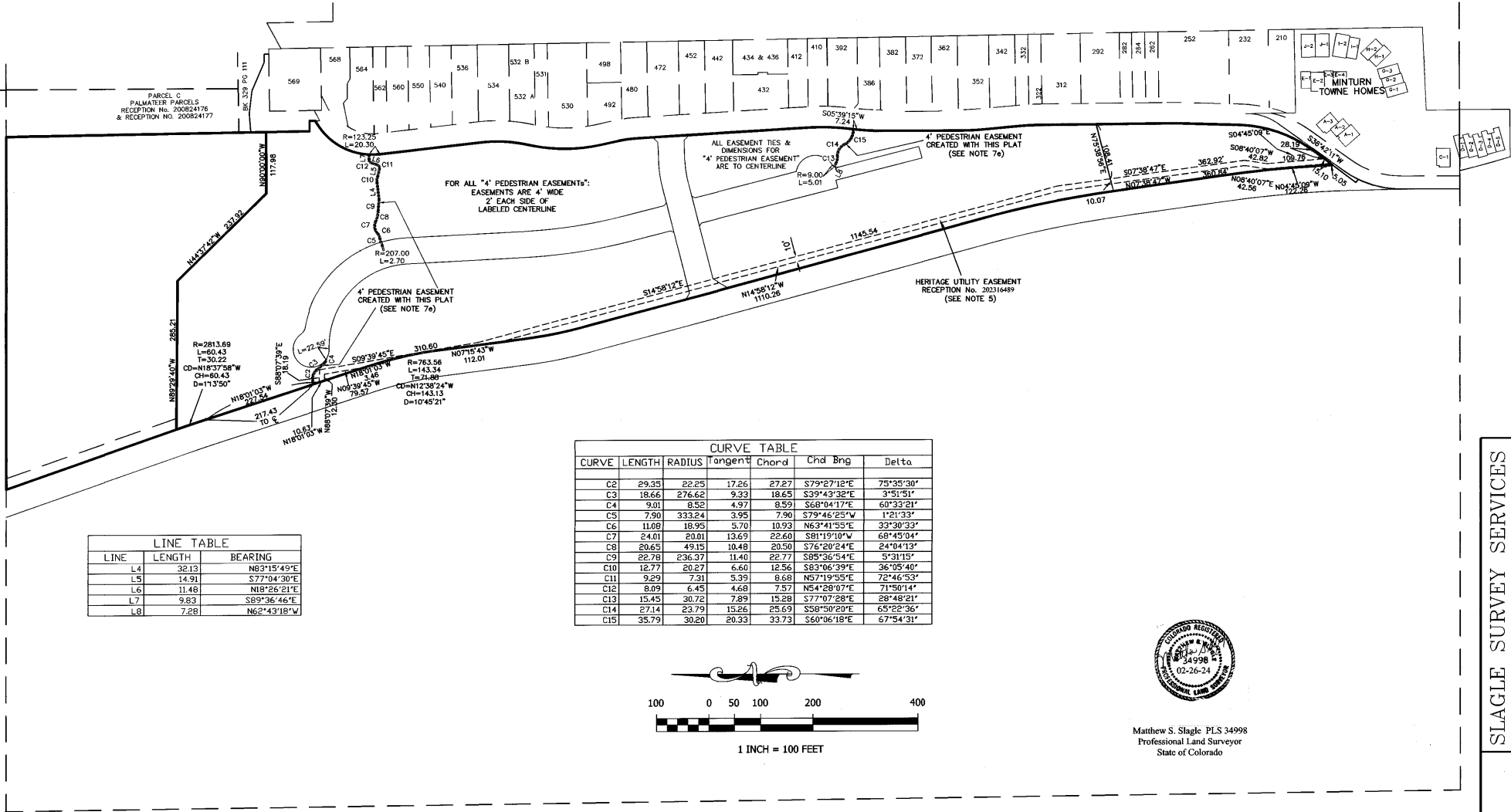
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: \$55.00 DOC: \$0.00
03/04/2024
12:59:11 PM
2024022334 of 96

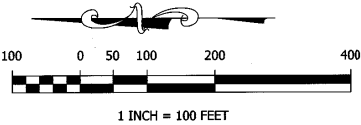
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE TABLE		
LINE	LENGTH	BEARING
L4	32.13	N63°15'49\"E
L5	14.91	S77°04'30\"E
L6	11.48	N18°26'21\"E
L7	9.83	S89°36'46\"E
L8	7.28	N62°43'18\"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Bng	Delta
C2	29.35	22.25	17.26	27.27	S79°27'12\"E	75°35'30\"
C3	18.66	276.62	9.33	18.65	S39°43'32\"E	3°51'51\"
C4	9.01	8.52	4.97	8.59	S66°04'17\"E	60°33'21\"
C5	7.90	333.24	3.95	7.90	S79°46'25\"W	12°13'31\"
C6	11.08	18.95	5.70	10.93	N63°41'55\"E	33°30'33\"
C7	24.01	20.01	13.69	22.60	S81°19'10\"W	68°45'04\"
C8	20.65	49.15	10.48	20.50	S76°20'24\"E	24°04'13\"
C9	22.78	236.37	11.40	22.77	S85°36'54\"E	5°31'15\"
C10	12.77	20.27	6.60	12.56	S83°06'39\"E	36°05'40\"
C11	9.29	7.31	5.39	8.68	N57°19'53\"E	72°46'53\"
C12	8.09	6.45	4.68	7.57	N54°28'07\"E	71°50'14\"
C13	15.45	30.72	7.89	15.28	S77°07'28\"E	28°48'21\"
C14	27.14	23.79	15.26	25.69	S58°50'20\"E	65°22'36\"
C15	35.79	30.20	20.33	33.73	S60°06'18\"E	67°54'31\"

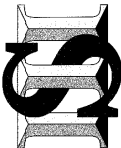


Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

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

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

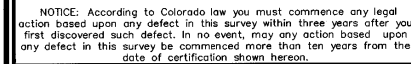
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CHECKED BY:	MSS	DATE:	08-13-2023
DATE:	2/20/25	DATE:	08-13-2023



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

202402234

OVERALL SITE & TRACT C DETAIL



- = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 11204
- ◁ = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 24318
- = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 20695
- = FOUND 1.5" ALUMINUM CAP ON NO. 4 REBAR STAMPED LS 30116
- = FOUND 1" BRASS DISC WITH NAIL STAMPED LS 30116
- = FOUND 2" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 34998
- = FOUND 1.25" RED PLASTIC CAP ON REBAR STAMPED LS 26626



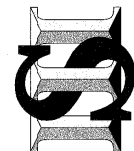
Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

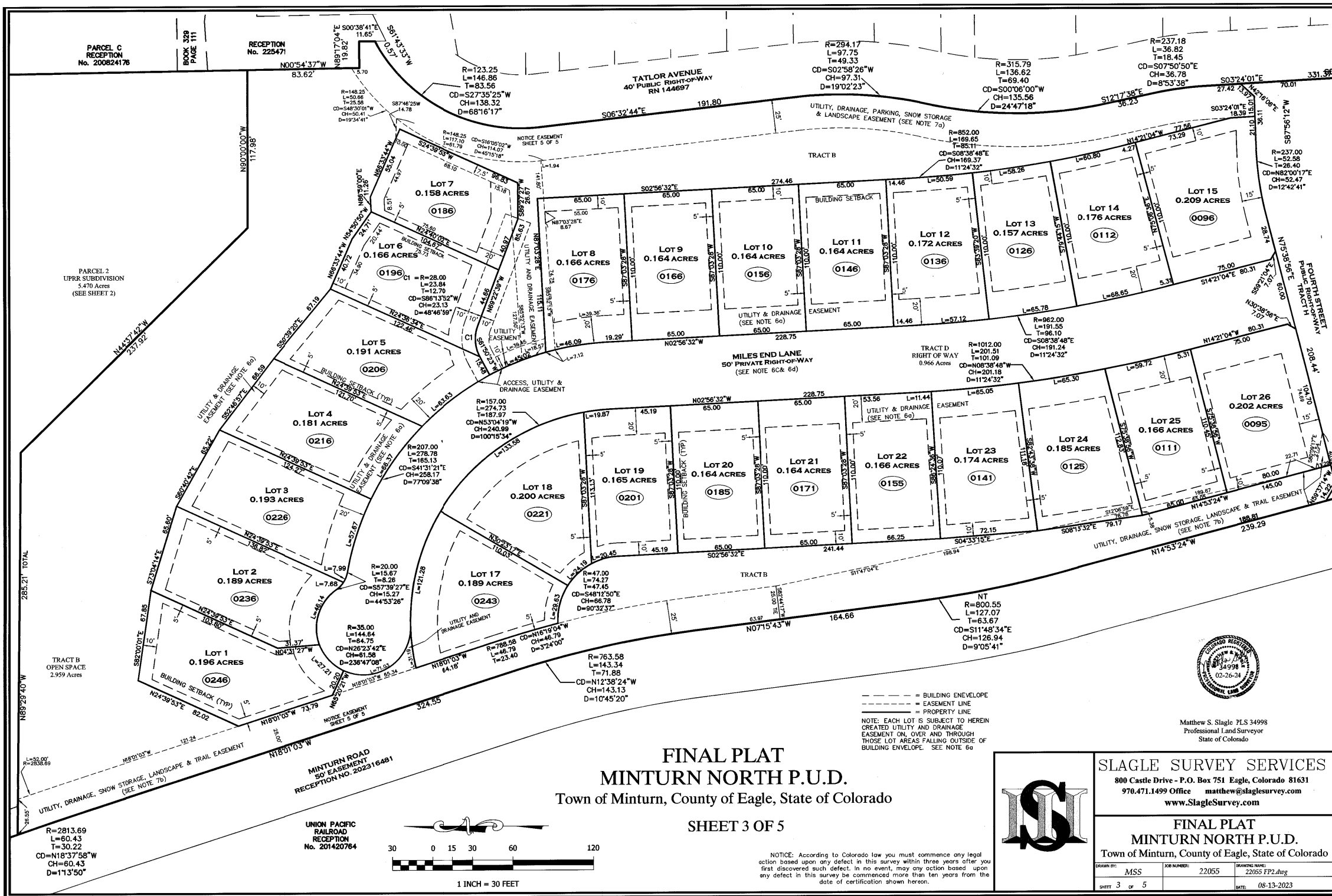
FOUND SURVEY MONUMENT
W 1/4 SEC 26
2.5" DIAMETER USGLO
BRASS CAP
STAMPED 1942

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

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

DRAWN BY: MSS SHEET 2 OF 5	JOB NUMBER: 22055	DRAWING NAME: 22055 FP2.dwg DATE: 08-13-2023
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FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

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



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



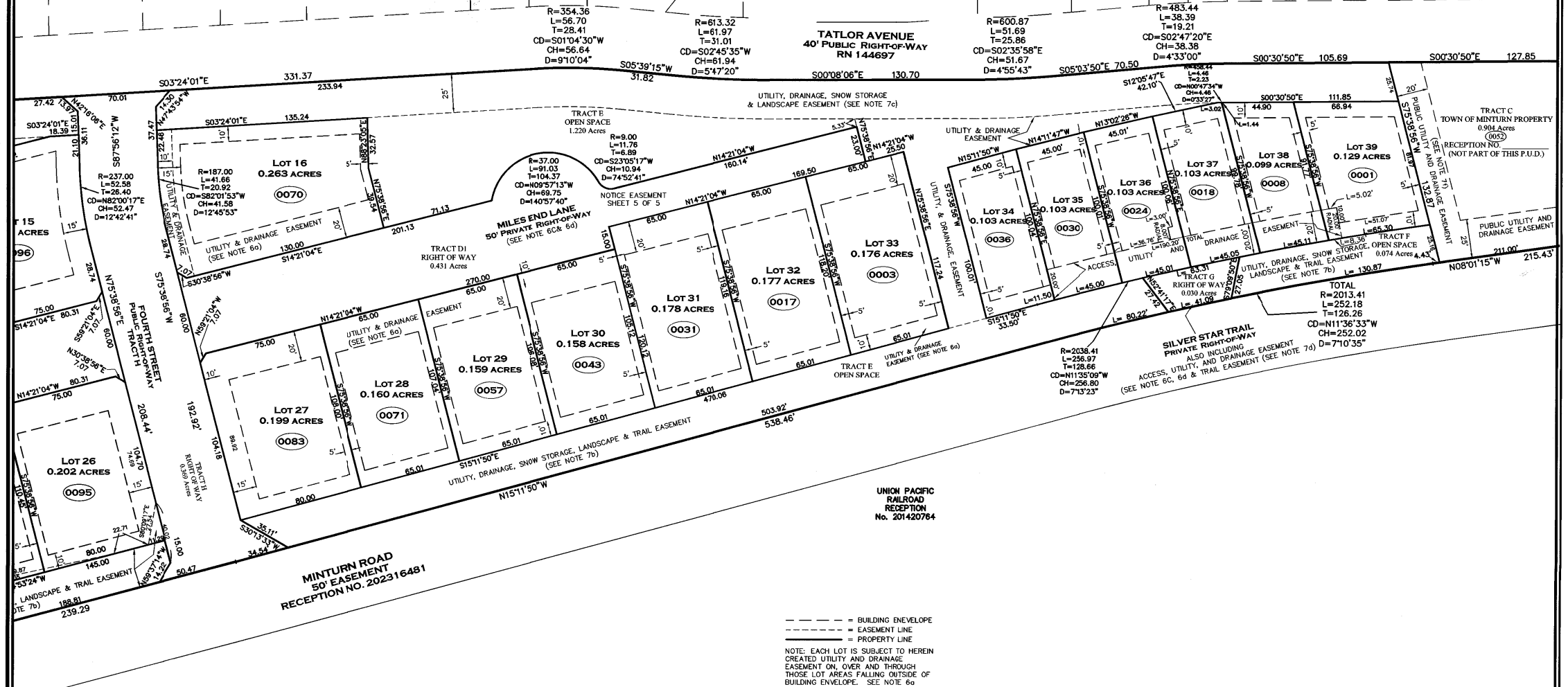
SLAGLE SURVEY SERVICES
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FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

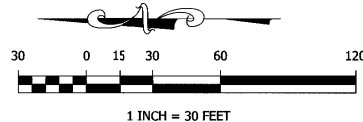
DRAWN BY:	MSS	JOB NUMBER:	22055	DRAWING NAME:	22055 FP2.dwg
SHEET:	3	OF:	5	DATE:	08-13-2023

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 4 OF 5



Matthew S. Slagle P.L.S. 34998
Professional Land Surveyor
State of Colorado



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

UNION PACIFIC
RAILROAD
RECEPTION
No. 201420764



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

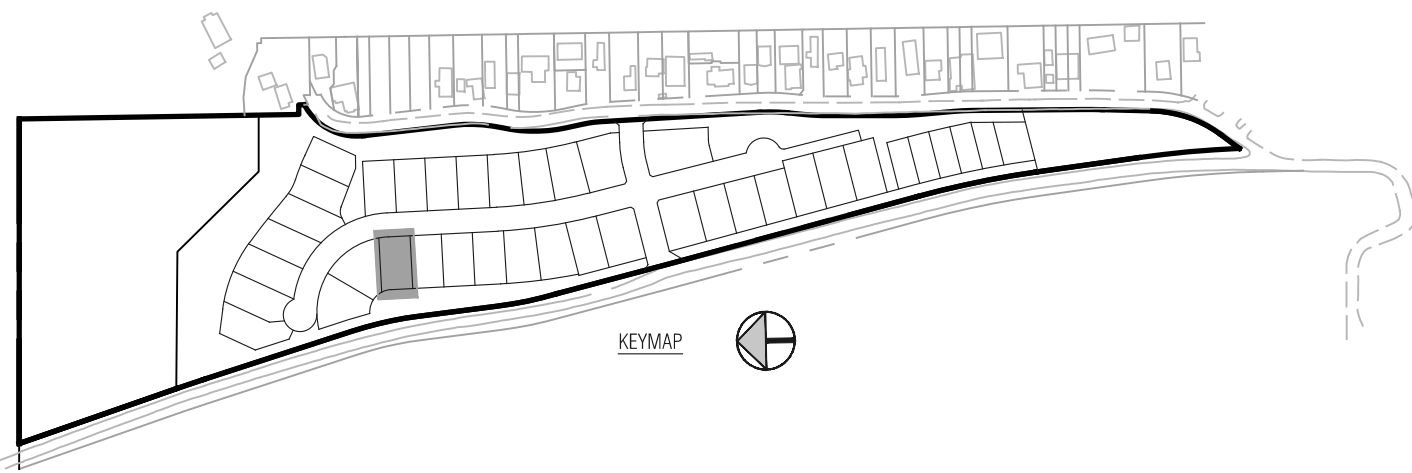
DRAWN BY: MISS	JOB NUMBER: 22055	DRAWING NAME: 22055 FP2.dwg
SHEET 4 OF 5	DATE: 08-13-2023	

202402234

Point Table				
Point #	Desc.	Elev.	North	East
1216	Driveway	7859.24	4222.04	5443.17
1217	Driveway	7859.29	4219.84	5439.28
1218	Driveway	7860.26	4218.24	5408.19
1219	Driveway	7860.26	4197.27	5409.27
1220	Driveway	7858.36	4198.86	5440.35
1221	Driveway	7858.00	4197.07	5444.45
1222	House Corner	0.00	4220.99	5408.05
1223	House Corner	0.00	4237.66	5352.62
1224	House Corner	0.00	4191.65	5353.48
1225	House Corner	0.00	4194.52	5409.41

- NOTES:**
- 1) **BASE OF ELEVATION:** NAVD83 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MOUNTAIN PARK PREPARED BY GORE RANGE SURVEYING, LLC, JOB NO. 19-1203, DATED 4/1/21. NO CHECKMARK WAS NOTED ON THE BASE SURVEY.
 - 2) **THE BOUNDARY DEMONSTRATES, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAT OF MOUNTAIN PARK PUD, AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.**
 - 3) **SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.**
 - 4) **EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.**
 - 5) **LOT AREA:** 7,170 SF±
DISTURBED AREA: 1,170 SF±
 - 6) **THIS (CHML) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.**
 - 7) **CONSTRUCTION ACCESS TO BE LIMITED TO THE AREA WITHIN THE VEHICLE TRACKING PAD. SILT SOCKS TO BE INSTALLED EVERY 30 FEET WITHIN THE CURB LINE ALONG THE LOT FRONTAGE. DIRT TRACKED INTO PUBLIC ROW TO BE CLEANED AFTER ANY MAJOR STORM EVENT OR WITHIN THREE WORKING DAYS.**

- 1 MATCH TO BACK OF EXISTING CURB.
- 2 PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS, STRIP ALL TOPSOIL, ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER. STRUCTURAL FILL FOR THE SITE AND UNDER THE BUILDING AND DRIVEWAY TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT.
- 3 PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
- 4 WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
- 5 SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
- 6 GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
- 7 INSTALL BOLLARD WALL FOR LANDSCAPE AREAS PER THE DETAIL. ON SHEET C2, WALL DRAIN LINES NOT SHOWN. INSTALL FENCE OR BARRIER AT TOP OF WALL WHERE APPROPRIATE.
- 8 LOCATE EXISTING CURB STOP. CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT. CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSULATE THE WATER SERVICE IF COVER IS LESS THAN 7 FEET NEAR THE RETAINING WALL.
- 9 APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONFIRM INVERT PRIOR TO CONSTRUCTION FOR ABILITY TO SERVICE HOUSE BY GRAVITY. OR WHETHER A PUMP MAY BE REQUIRED. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS TO HOUSE EXTERIOR AND ALL BEND LOCATIONS.
- 10 LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATIONS SERVICE TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS.
- 11 EROSION LOSS PER DETAIL ON SHEET C2.
- 12 FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT. SEE DETAIL ON SHT. C2.
- 13 EXTEND THE DRAINAGE DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
- 14 INSTALL VEHICLE TRACKING PAD PER DETAIL ON SHEET C2 AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
- 15 SILT FENCE PER DETAIL ON SHEET C2.
- 16 INSTALL SILT SOCKS WITHIN CURB LINE. EVERY 30 FT. ±.





Boundaries Unlimited Inc.

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Civil Engineering
Surveying & Beyond

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

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

Engineer or Surveyor Seal



Client Information:

MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 826-1720



NORTH



Scale: 1" = 10'



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

TOWN OF MINTURN, COLORADO

Lot 19, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 7/17/26

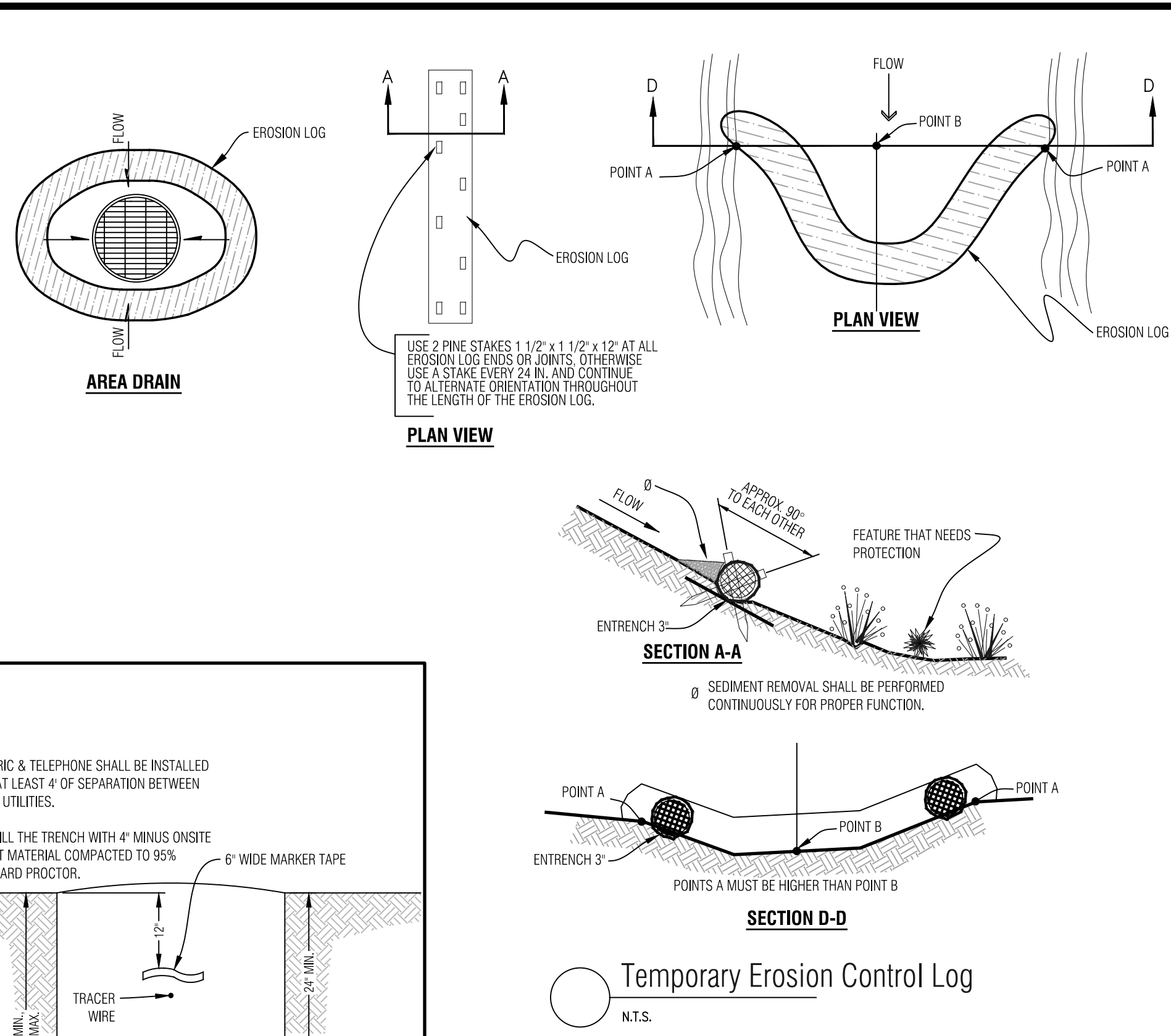
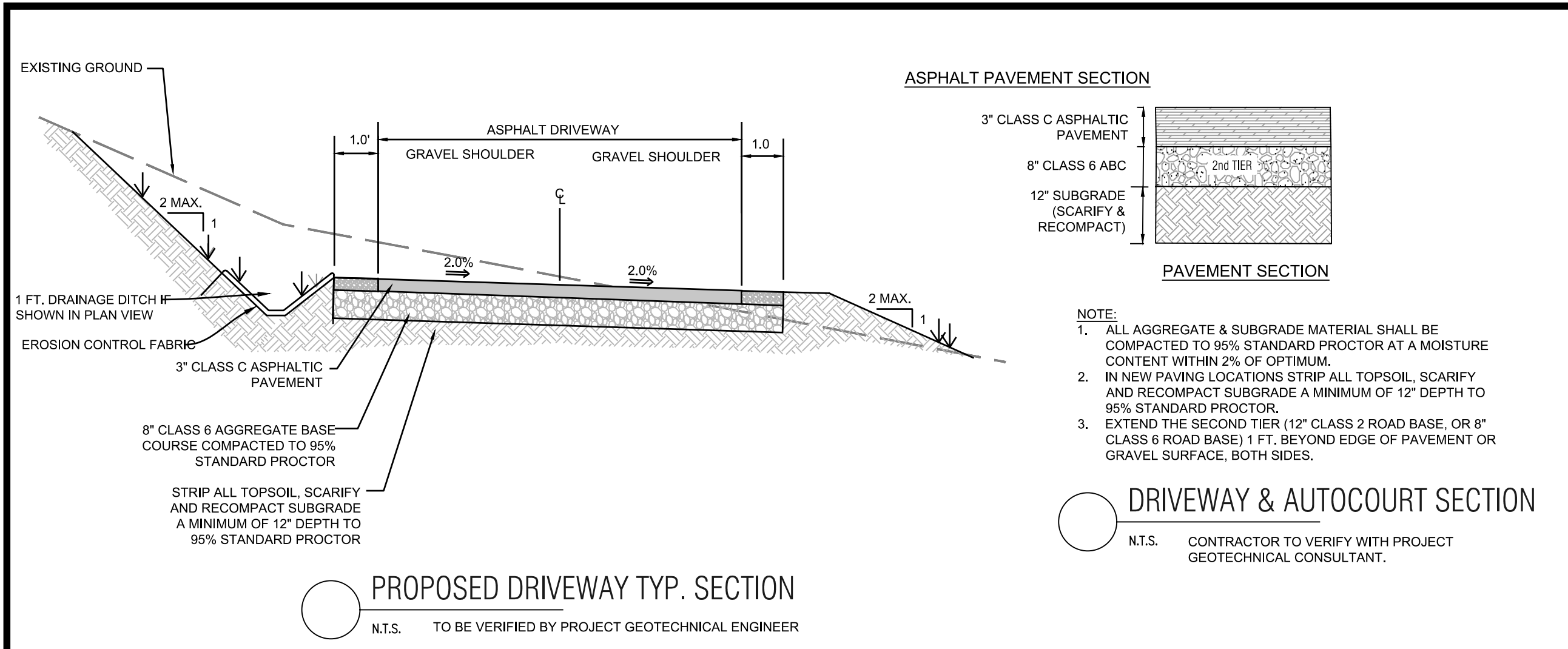
No.	Date	Revision	By
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PROJECT NO.: **23035**
 Designer: **PAN**
 Drafter: **BUT**
 Date: **5/10/24**

Sheet

C1

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

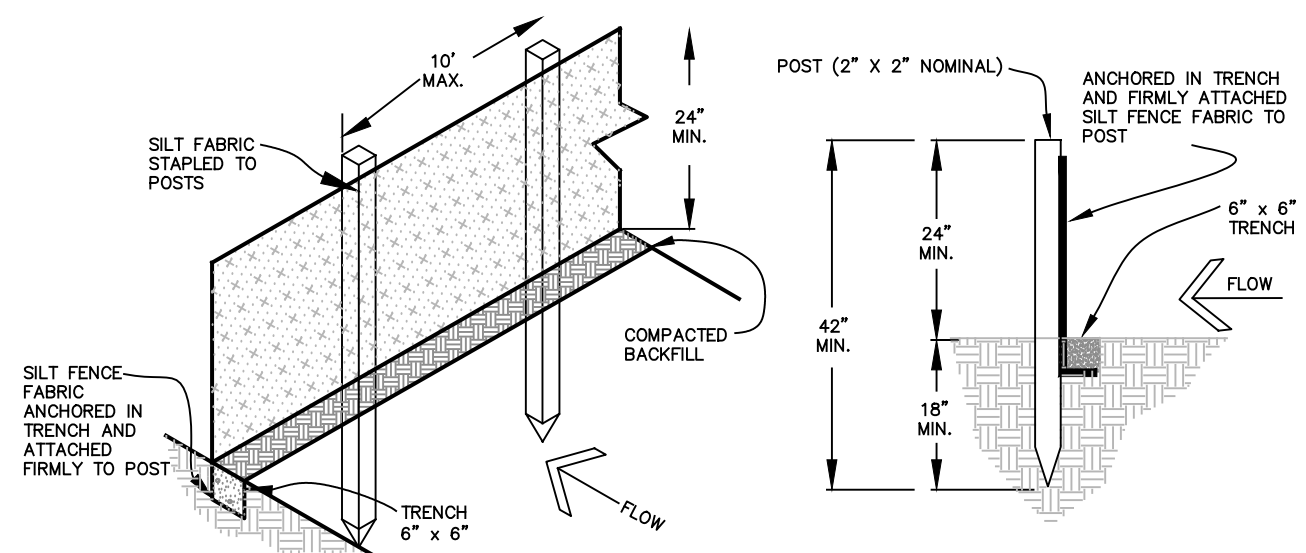


GENERAL NOTES:

- ALL CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE DESIGN GUIDELINES AND TOWN OF MINTURN AND BE SUBJECT TO OBSERVATION BY THE TOWN AND THE PROJECT ENGINEER. IN THE EVENT OF CONFLICT PUD GUIDELINES SUPERCEDE TOWN.
- THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DID NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELUCLATE THESE PLANS TO ELUCLATE BILL 18-167 STANDARDS. AS SUCH, BOUNDARIES UNLIMITED INC. MAKES NO GUARANTY, EXPRESSED OR IMPLIED, FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION. OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
- ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO.
- COMPACTION MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE COUNTY AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED COUNTY REGULATIONS. EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO 95% STANDARD PROCTOR DENSITY WHICH IS REQUIRED FOR ALL ROADWAY AND DRIVEWAY SUBGRADE CONSTRUCTION AND TRENCH BACKFILL UNDER THE SAME, & 90% STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS, UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. SEE SOILS REPORT FOR STRUCTURAL FOUNDATION AND SITE GRADING RECOMMENDATIONS. IT IS RECOMMENDED ON-SITE OBSERVATION OF EXCAVATIONS AND FOUNDATION BEARING STRATA AND TESTING OF STRUCTURAL FILL BE PERFORMED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO OWNER. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE. PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & BECOME LESS EFFECTIVE. PERIODIC MAINTENANCE, AT LEAST TWO A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS. BUILDING FOUNDATION WALL HEIGHT TO BE A MINIMUM OF 6" ABOVE FINISH GROUND AT EXTERIOR WALL.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
- ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE TOWN OR THE PROJECT ENGINEER OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSIDERED AS A GUARANTEE OR WARRANTY BY THE TOWN OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITIES.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
- DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
- HORIZONTAL & VERTICAL INFORMATION FOR EXISTING PROPERTY LINES, TOPOGRAPHY, ROADWAY, UTILITIES & DRAINAGE STRUCTURES WERE TAKEN FROM THE DESIGN DRAWINGS FOR THE MINTURN NORTH PUD. ALSO SEE LANDSCAPE, ARCHITECTURAL AND STRUCTURAL ENGINEERING PLANS FOR ADDITIONAL BUILDING AND LANDSCAPE INFORMATION.
- IN NON HARDSCAPE AREAS, GRADE AT A MINIMUM OF 12" IN THE FIRST 5 FEET AWAY FROM THE STRUCTURE, OR AS DIRECTED BY THE GEOTECHNICAL STUDY. EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN PAVEMENT AREAS AND TO AT LEAST 90% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS. SEE & FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL SUBSOIL STUDY BY KUMAR & ASSOCIATES, INC. DATED 11/20/24, JOB NO. 23035.
- ALL PRODUCT INFORMATION SHOWN IS AS PROVIDED BY THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
- FOUNDATION AND RETAINING WALL DESIGNS TO BE OBTAINED FROM, OR VERIFIED BY THE PROJECT STRUCTURAL OR GEOTECHNICAL ENGINEER.
- THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED PER THE RECOMMENDATION OF THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
- THE SURVEYOR RESPONSIBLE FOR STAKING THE FOUNDATION OF THE HOUSE IS RESPONSIBLE TO MAKE SURE HE HAS THE LATEST SITE, FOUNDATION & ARCHITECTURAL PLANS AVAILABLE, ALONG WITH ANY UPDATED LOTLINE, SETBACK & EASEMENT INFORMATION.
- INSTALL ROOF GUTTERS AND DOWNSPOUTS THAT DISCHARGE WELL BEYOND THE LIMITS OF ALL BACKFILL. CONFIRM DOWNSPOUT DRAINAGE HAS GOOD POSITIVE GRADE RUNNING AWAY FROM THE HOUSE. STORM DRAIN PIPES TO BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE SHALL BE INSTALLED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, DOWNSPOUTS, AREA DRAINS, TRENCH DRAINS, STORM DRAIN PIPES AND GRATED STRUCTURES.
- LANDSCAPING WHICH REQUIRES REGULAR HEAVY IRRIGATION SUCH AS SOD, AND LAWN SPRINKLER HEADS SHOULD BE LOCATED AT LEAST 10 FEET FROM FOUNDATION WALLS.
- ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED.
- FINISH GRADE & SPOT ELEVATIONS AT THE EXTERIOR OF THE STRUCTURE ASSUME THAT THE FOUNDATION WALLS EXTEND ABOVE THE BUILDING FINISH FLOOR & HANGER FLOOR JOISTS ARE USED. EXTERIOR GRADE TO BE A MINIMUM OF 6" BELOW TOP OF FOUNDATION WALL. THE FOUNDATION WALL HEIGHT MAY NEED TO BE EXTENDED IN ORDER TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
- INSTALL DEEP & SHALLOW UTILITY SERVICES ACCORDING TO RESPECTIVE UTILITY COMPANY OR METRO DISTRICT SPECIFICATIONS AND REGULATIONS. HORIZONTAL LOCATIONS OF SERVICE LINES ARE SUGGESTIONS ONLY. PROPOSED UTILITY SERVICES TO THE RESIDENCE MAY BE VARIED FROM THE LOCATIONS SHOWN. ALL WATER AND SEWER SERVICES SHALL BE INSTALLED PER METRO DISTRICT REGULATIONS.
- DRAINAGE PIPES CALLED OUT AS ADS SHALL BE ADVANCED DRAINAGE SYSTEMS N-12 WATER RESISTANT PIPE (ADS N-12-WT) OR ENGINEER APPROVED EQUAL. ALL PIPES SHALL BE INSTALLED WITH WATERTIGHT CONNECTIONS.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITTING FOR CONSTRUCTION FROM THE APPROPRIATE GOVERNMENTAL ENTITIES.
- ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.

GENERAL NOTES

N.T.S.



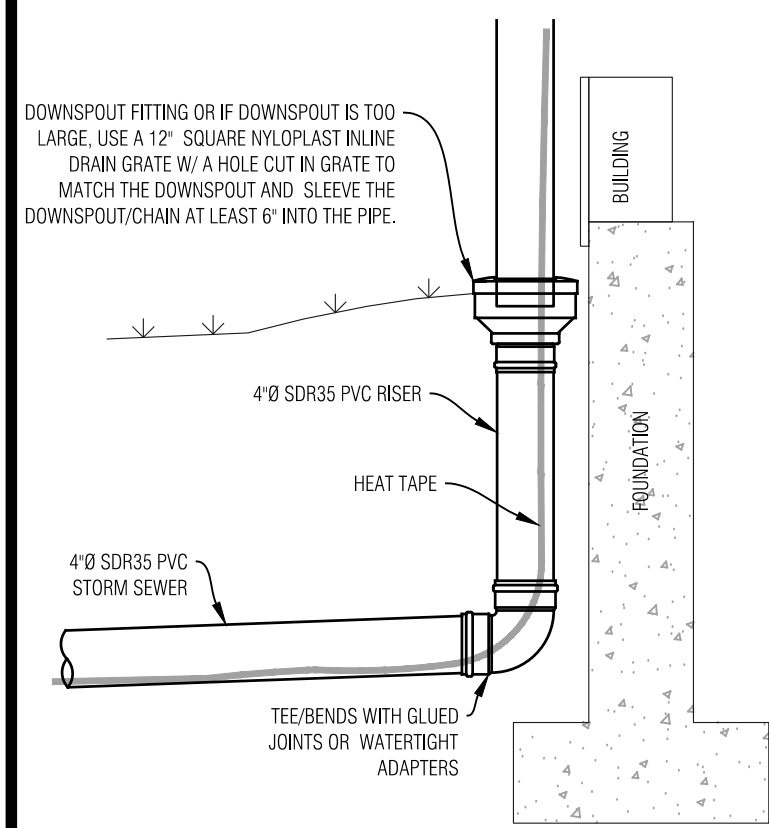
EROSION CONTROL NOTES:

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

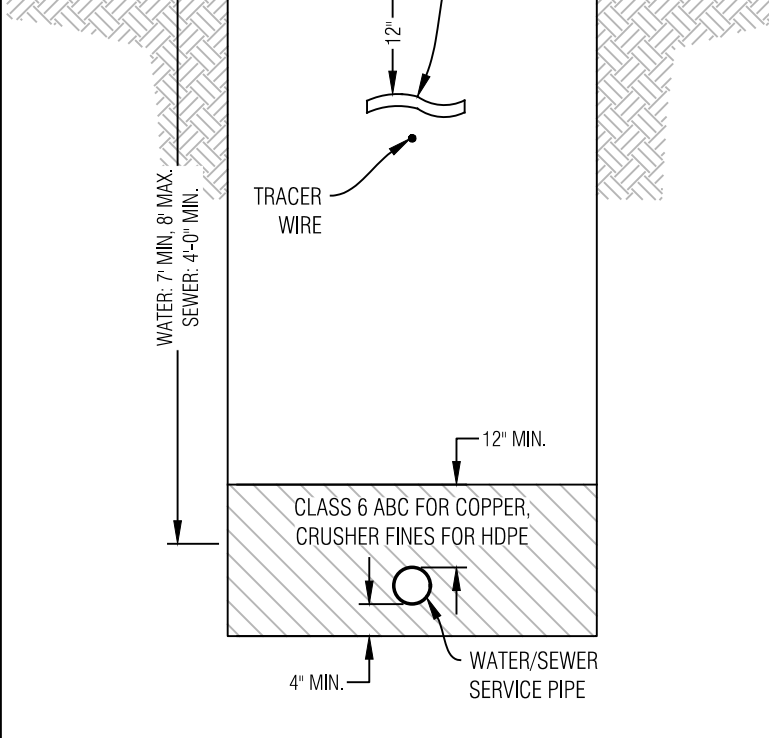
SEDIMENT CONTROL FENCE DETAIL

N.T.S.

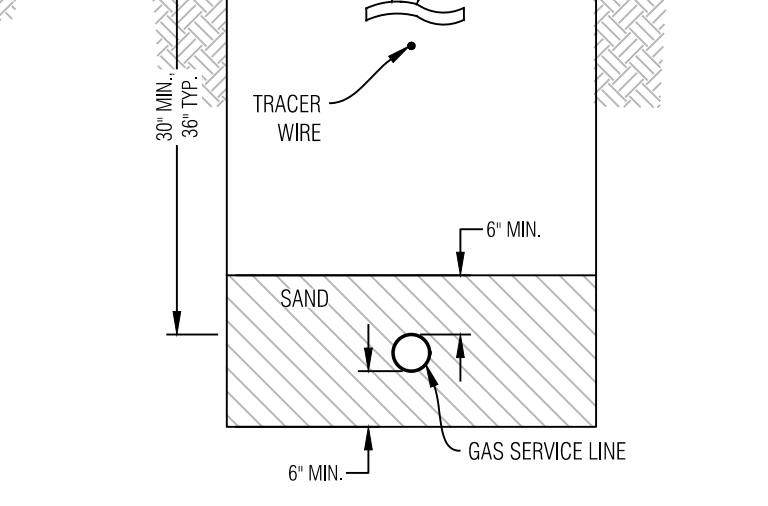
- NOTES:**
- ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
 - ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT OPP (WATERHIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
 - ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



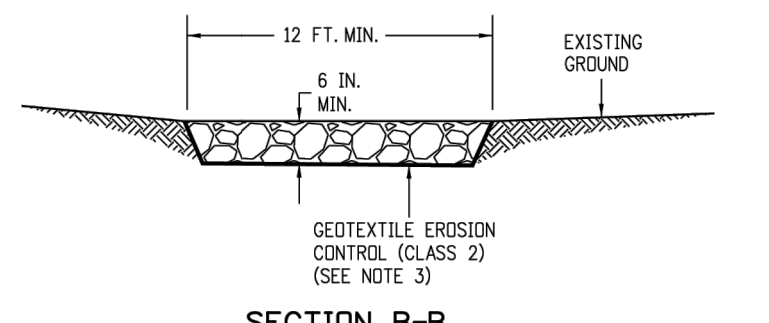
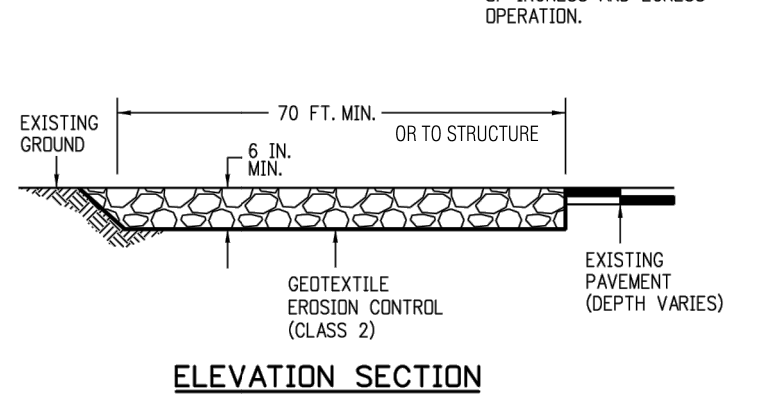
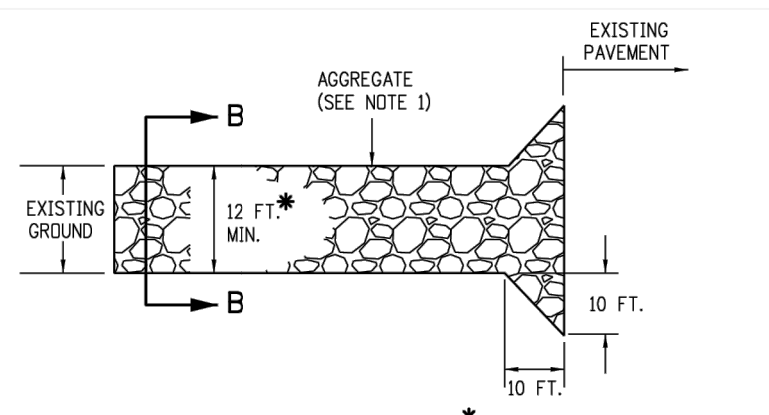
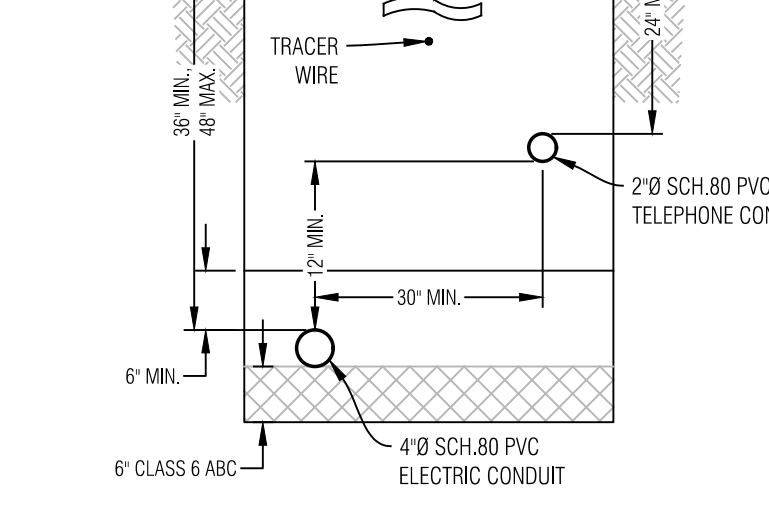
- NOTES:**
- WATER SHALL BE INSTALLED WITH AT LEAST 10" OF SEPARATION BETWEEN WATER/SEWER AND 4" OF SEPARATION BETWEEN OTHER UTILITIES.
 - BACKFILL THE TRENCH WITH 4" MINUS ON-SITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



- NOTES:**
- GAS SHALL BE INSTALLED WITH AT LEAST 4" OF SEPARATION BETWEEN OTHER UTILITIES.
 - BACKFILL THE TRENCH WITH 4" MINUS ON-SITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.

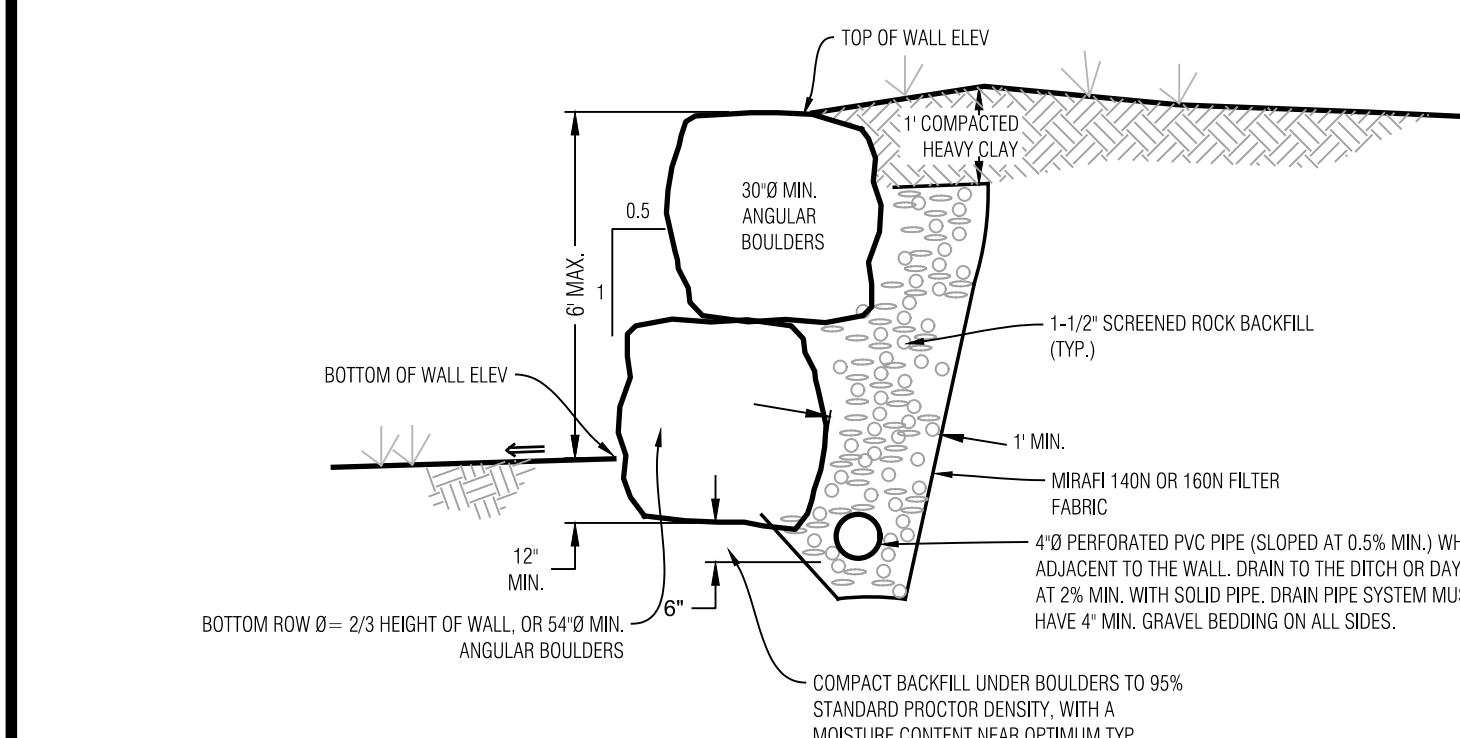


- NOTES:**
- ELECTRIC & TELEPHONE SHALL BE INSTALLED WITH AT LEAST 4" OF SEPARATION BETWEEN OTHER UTILITIES.
 - BACKFILL THE TRENCH WITH 4" MINUS ON-SITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



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

VEHICLE TRACKING PAD



Civil Engineering Surveying & Beyond

Boundaries Unlimited Inc.

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(773) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If Yes: SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION

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

NORTH

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

811

Know what's below.
Call before you dig.

TOWN OF MINTURN, COLORADO

Lot 19, Minturn North P.U.D.

Details and Notes

DRB Submittal 7/17/26

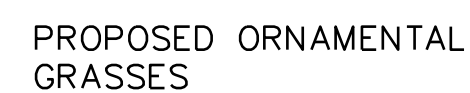
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PROJECT NO. 23035
Designer: **PAH**
Checker: **BUJ**
Date: **8/10/24**

Sheet **C2**

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

-
 IRRIGATED SOD, REFER TO L2 FOR DETAILS
-
 NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS



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

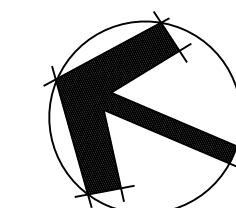
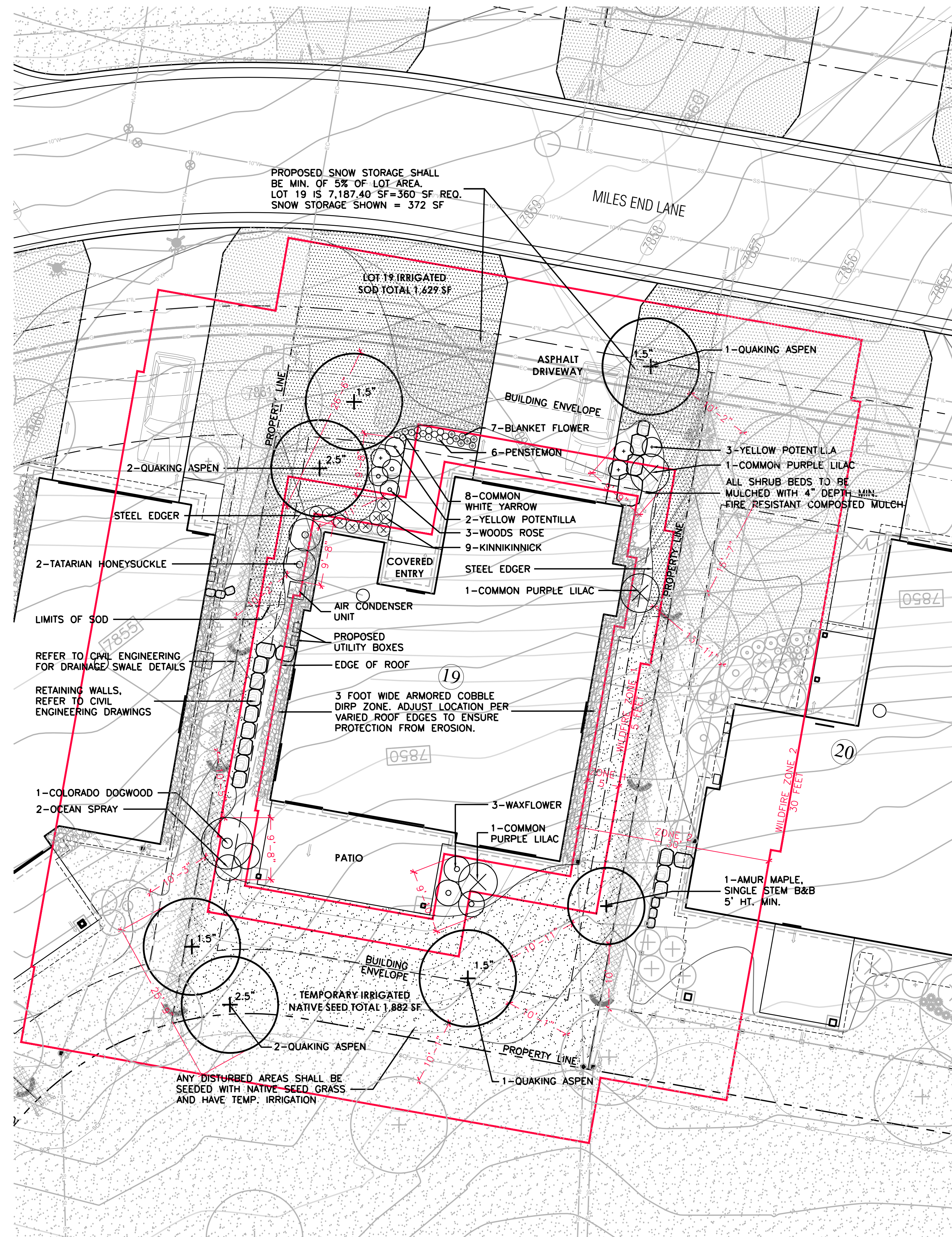
MINTURN NORTH P.U.D.

LOT 19-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 28, 2024
REVISIONS:
DRB SUBMITTAL: 7.17.26

SHEET TITLE:
PROPOSED
LANDSCAPE PLAN
SCALE: 1"=10'-0"
SHEET NUMBER:

L1



General Notes and Specifications:

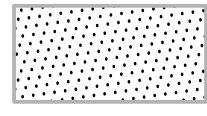
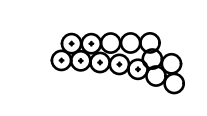
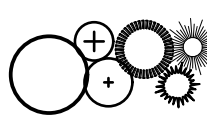
1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
3. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and Town of Minturn standards.
4. See Civil Engineering sheets for final grading and drainage.
5. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

1. Seed shall be broadcast and raked to ¼" depth.
2. Apply Biodegradable Green Dyed-Wood Cellulose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Existing junipers within Zone 1 and Zone 2 must be limbed ½ of their total height, but no more than 10' height.
5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.

LEGEND & IRRIGATION CALCULATIONS:		
Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop-Up Spray Irrigation For Bluegrass Sod	1,629 SF
	Permanent micro-spray or drip irrigation for perennial beds	30 PERENNIALS x 1 SF = 30 SF
	Permanent Drip Irrigation For B&B Trees	7 TREES x 4.5 SF = 32 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	19 SHRUBS x 3 SF = 57 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,748 SF
	Temporary Spray Irrigation For Native Seed	1,882 SF

IRRIGATION NOTES:

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

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

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

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

NOTES:

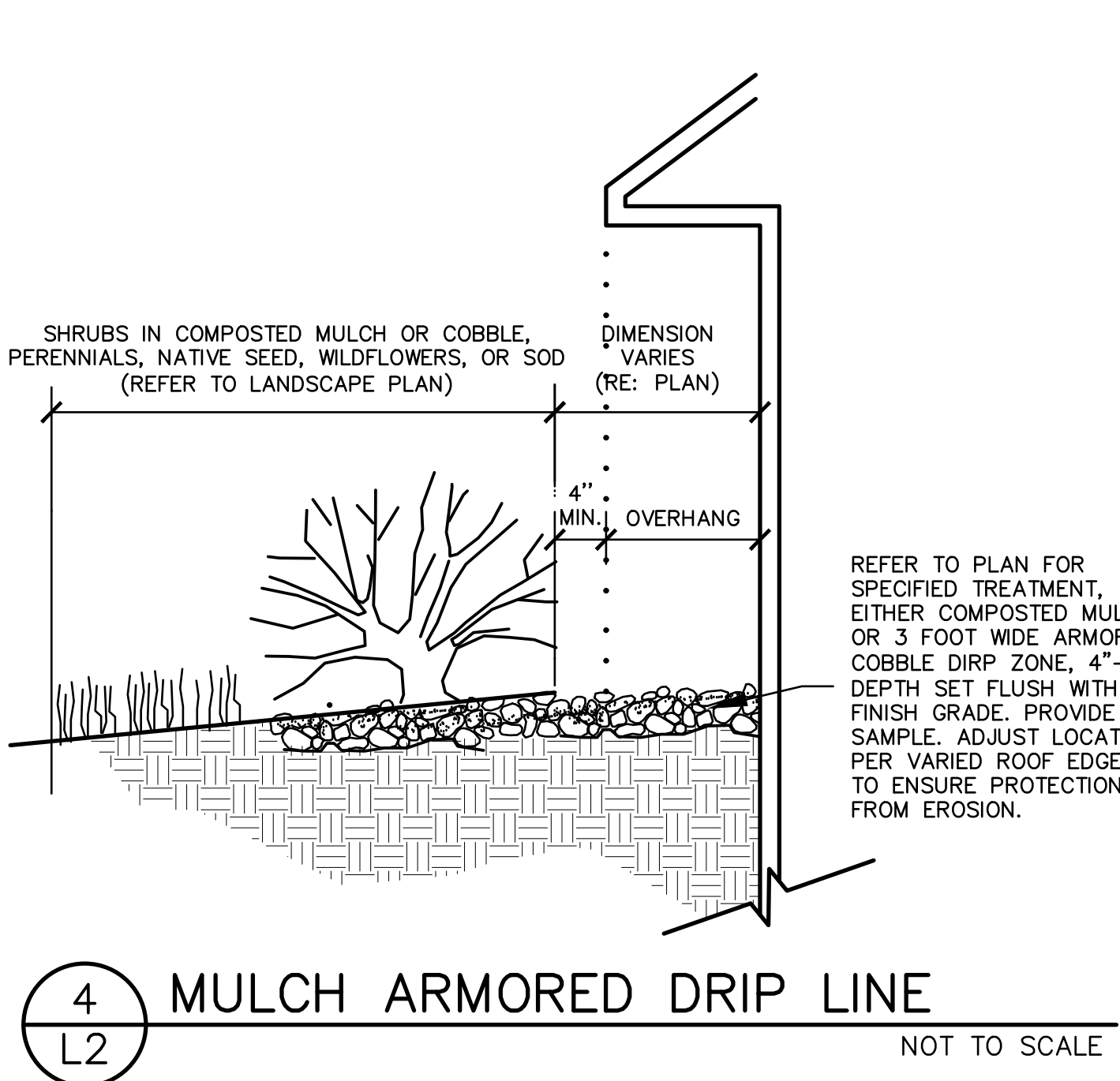
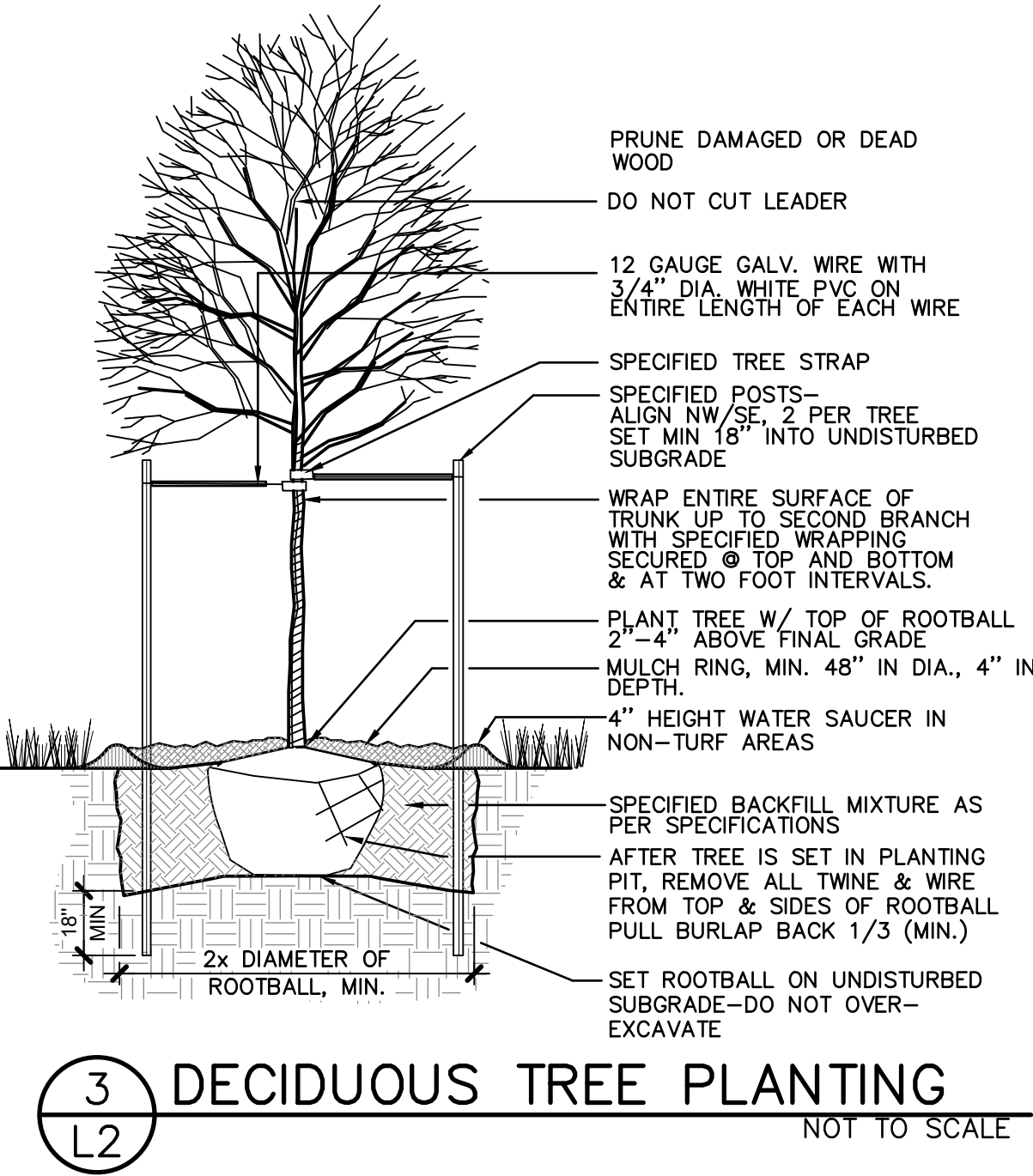
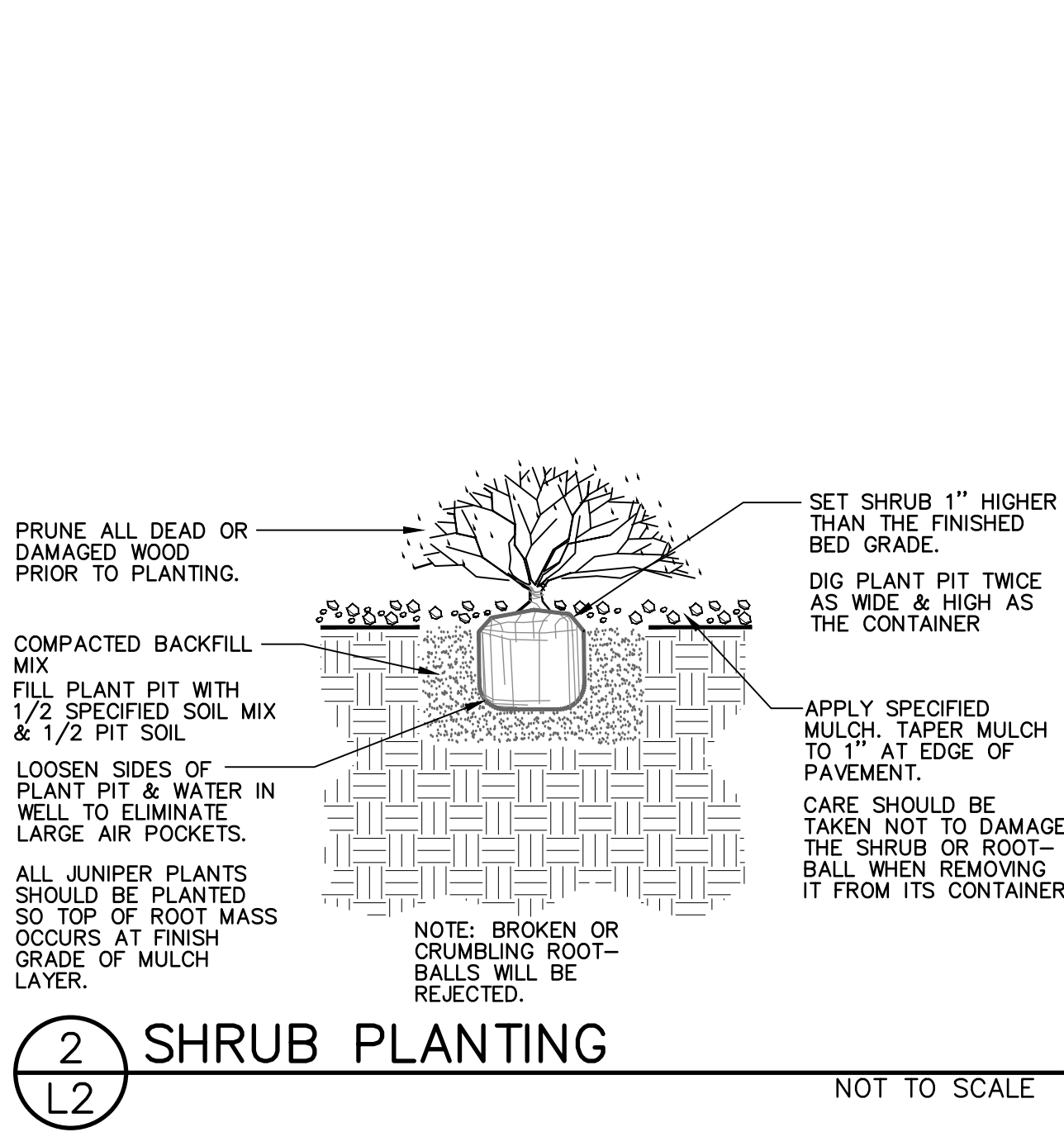
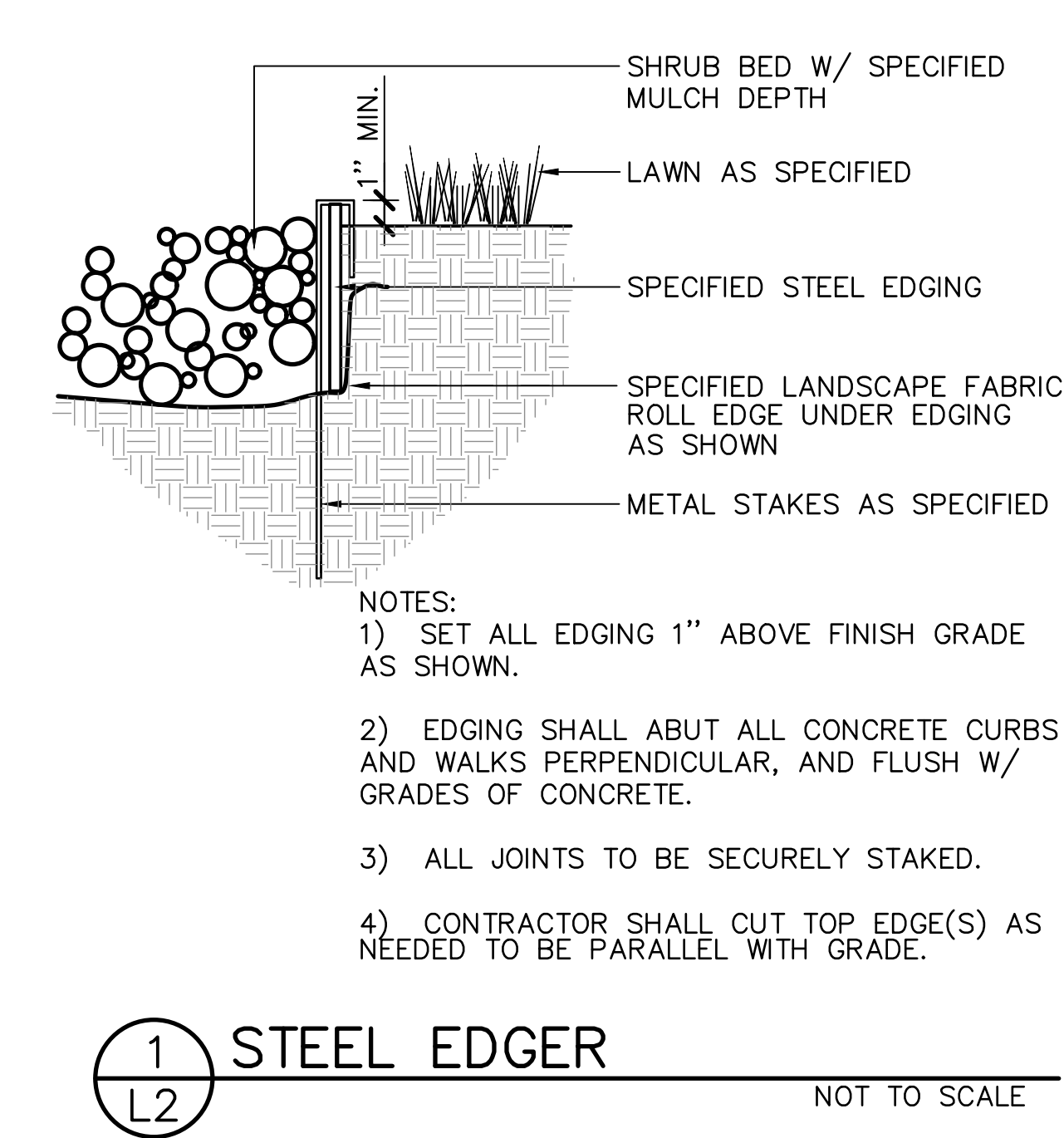
PERCENTAGES OF MIXES VARY YEAR-TO-YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632. PHONE: 1-800-782-5947 WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

Note: Plant list was updated on 5/27/26 per Town of Minturn Wildfire Resiliency Code. Plant list now conforms to the specifications for ignition resistant plant material in Zone 1 (5' from structure) as specified in the Wildfire Resiliency Code. The allowable plant material in Zone 1 can be found in the following documents:

- CSU Extension, Ignition-Resistant Landscape Plants - Fact Sheet 6.305
- Eagle County online article "Fire Adapted, Creating Wildfire-Defensible Space through Landscaping"

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
4	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
2	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
1	Amur Maple Acer ginnala	1 & 2	5 foot ht. min. single stem	Specimen quality B&B, guyed
PERENNIAL FLOWERS & GROUNDCOVERS				
7	Blanket Flower Gaillardia aristata	1 & 2	Flats of 15	
8	Common White Yarrow Achillea millefolium	1 & 2	Flats of 15	
9	Kinnikinnick Arctostaphylos uva-ursi	1 & 2	Flats of 15	
6	Penstemon Penstemon spp.	1 & 2	Flats of 15	
DECIDUOUS SHRUBS				
1	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Common Purple Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
2	Ocean Spray/Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"-24" ht.
5	Yellow Potentilla Potentilla fruticosa 'Goldfinger' or 'Gold Drop'	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.
2	Tatarian Honeysuckle/Arnold's Red Lonicera tatarica 'Arnold's Red'	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Waxflower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Wood's Rose Rosa woodsii	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.



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

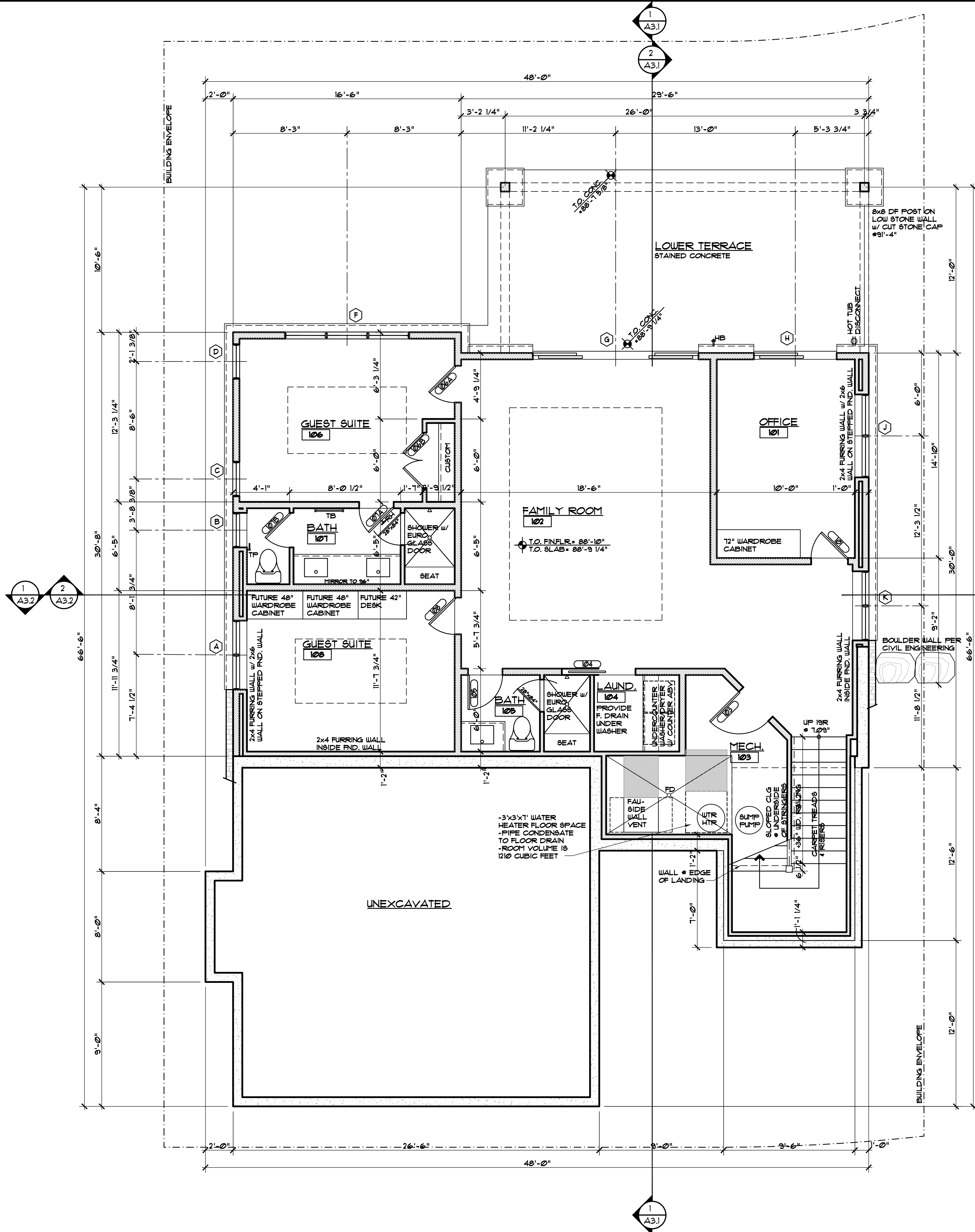
MINTURN NORTH P.U.D.
LOT 19-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 28, 2024
REVISIONS:
DRB SUBMITTAL: 7.17.26

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE
NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2

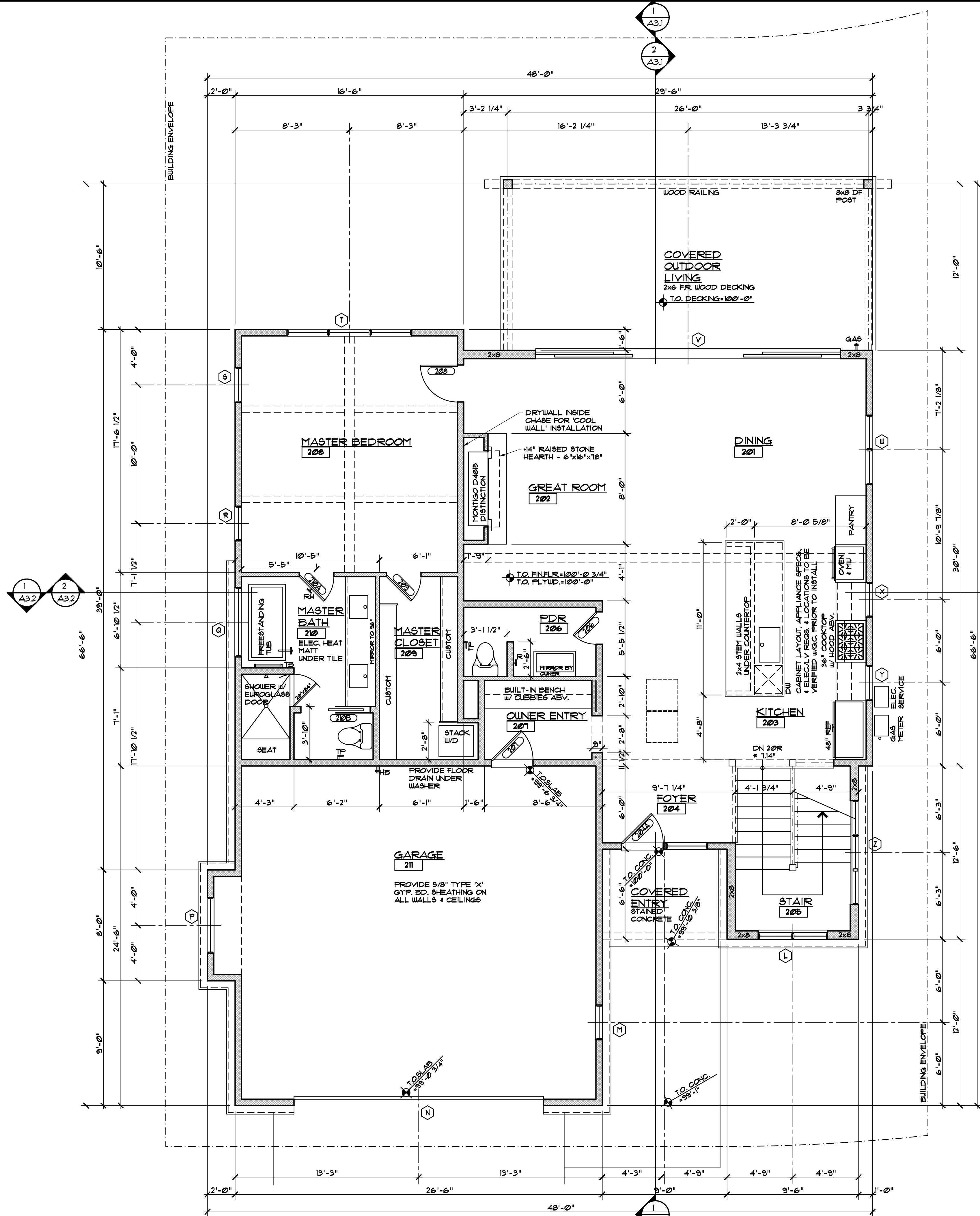


- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
 2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
 3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.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

LOWER LEVEL PLAN

1/4" = 1'-0"
1/40'S SF FINISHED + 121 SF MECHANICAL + 1326 SF TOTAL

#	DATE	BY	COMMENTS	#	DATE	BY	COMMENTS
3	7-17-26						



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD. FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
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6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
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8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS w/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED w/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR POSTING.
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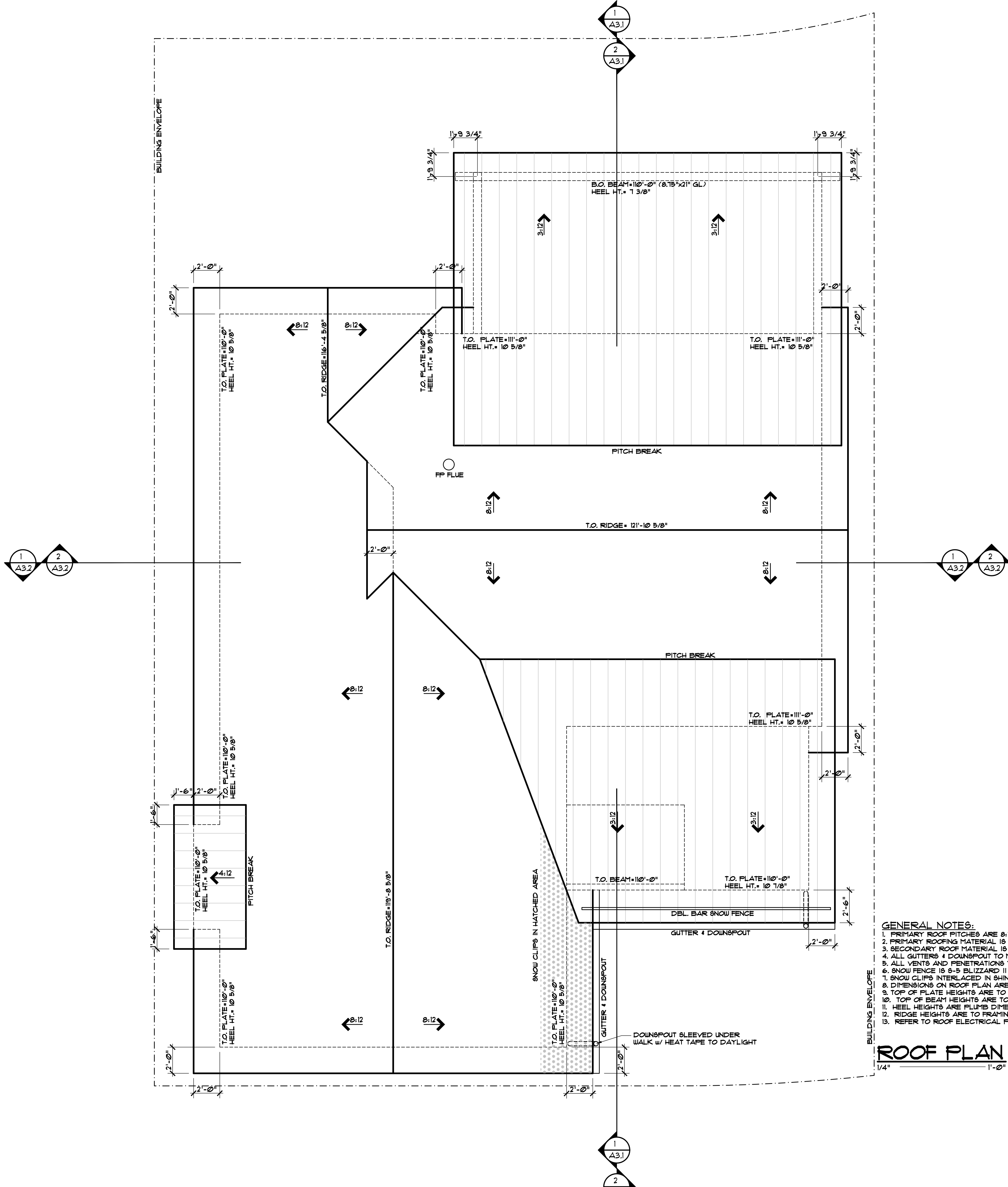
MAIN LEVEL PLAN

1/4" = 1'-0"

1319 SF FINISHED + 663 SF GARAGE = 2182 SF TOTAL

#	DATE	BY	COMMENTS	#	DATE	BY	COMMENTS
3	1-11-26						

DRE SUBMITTAL SET



ISSUED		COMMENTS	
#	DATE	BY	
3	1-11-26	DUE	DRE SUBMITTAL SET

A1.3

MILLER RESIDENCE
0201 MILES END LANE
LOT 19, MINTURN NORTH
MINTURN, COLORADO

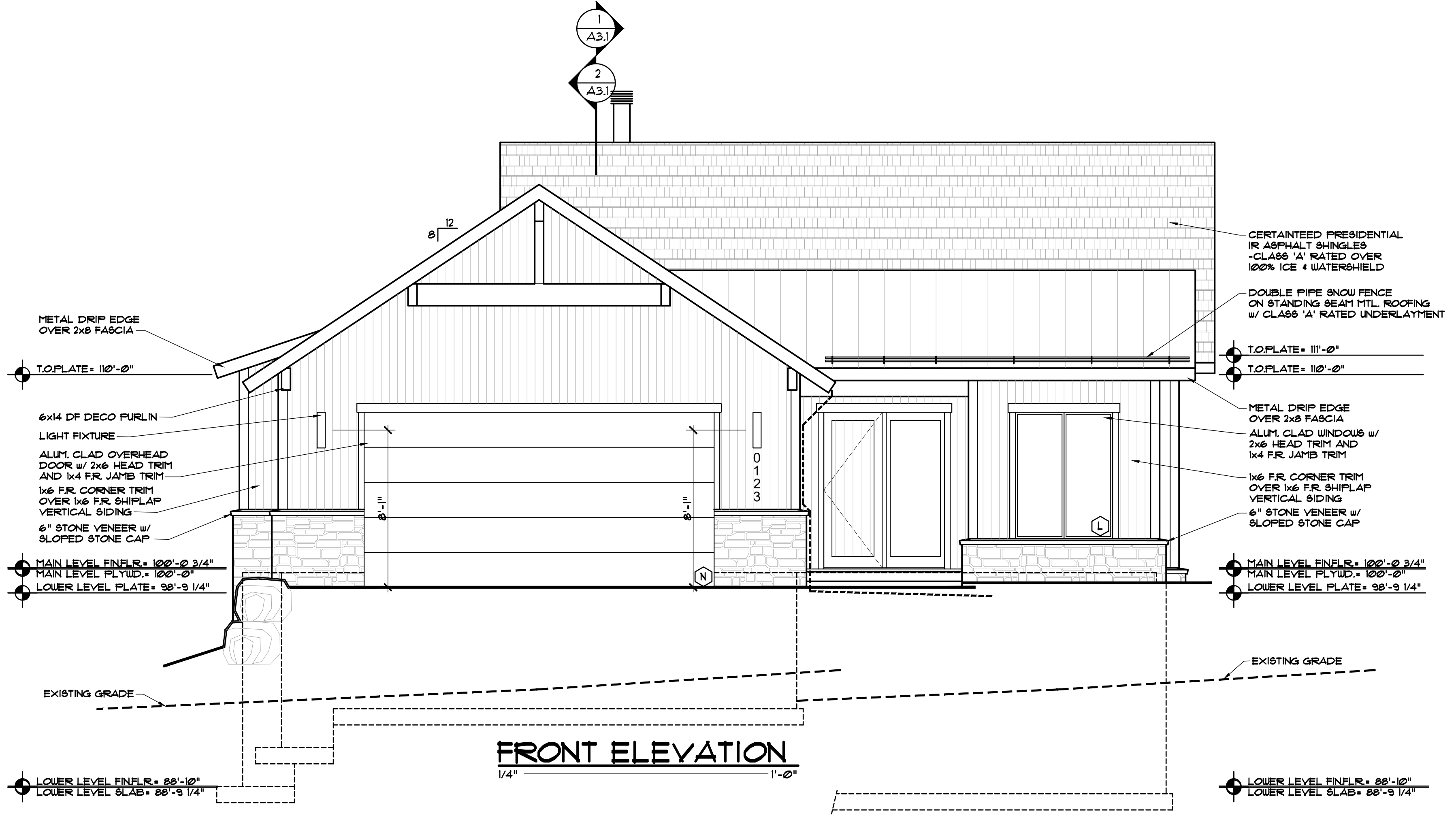
PROJECT NO: 2412-22 L19

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

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



RIGHT ELEVATION
1/4" 1'-0"



FRONT ELEVATION
1/4" 1'-0"

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#	DATE	BY	COMMENTS	#	DATE	BY	COMMENTS
3	1-17-26						



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

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

MILLER RESIDENCE
0201 MILES END LANE
LOT 19, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L19

ISSUED		
#	DATE	BY COMMENTS
3	11-17-26	DUE SUBMITTAL SET

A2.2



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

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

MILLER RESIDENCE
0201 MILES END LANE
LOT 19, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L19

ISSUED			
#	DATE	BY	COMMENTS
3	7-17-26	DUE	DRB SUBMITTAL SET

BH1



Terraces & Walkways
Stained Concrete



Exterior Stone
Colorado Buff



Vertical Siding
Vintage Woods TM Fire
Rated
Color: 109 Smoke



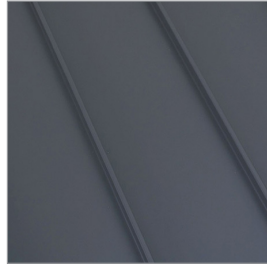
**Timbers, Columns, Fascia, Soffits
& Railing**
Vintage Woods TM Fire Rated
Color: 101 Double Espresso



Wood Columns per Plan
Color: Custom Stain



Exterior Roofing
Certainteed Presidential Shake
Color: Charcoal Black



Roofing
Standing Seam Metal
Color: Matte Black



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



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



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



Entry Door
Solid Wood
Color: Custom Stain



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



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

MINTURN NORTH - LOT 19

DRB DESIGN REVIEW - 3D VIEWS
JULY 15, 2026

EGGERS ARCHITECTURE, INC. AXIS DESIGN

RESORT CONCEPTS



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MINTURN NORTH - LOT 19

DRB DESIGN REVIEW - 3D VIEWS

JULY 15, 2026

EGGERS ARCHITECTURE, INC. **AXIS** DESIGN

 RESORT CONCEPTS

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: August 7, 2026
To: Minturn Planning Commission
From: Madison Harris, Senior Planner
Re: 0221 Miles End Lane - Changes to Approved Plans

Introduction:

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

Analysis:

This is a single family home in the Minturn North PUD Zone District. An office was added on the Main Floor causing an increase in building coverage from 2,812 sq. ft. (32.28%) to 3,040 sq. ft. (34.89%) and an increase in impervious coverage from 3,626 sq. ft. (41.62%) to 3,852 sq. ft. (44.21%).

Some other minor cosmetic changes were made to the siding and roof materials. Building height remains unchanged. Staff has included screenshots from the original and the proposed plans below to illustrate the biggest changes.

Recommendation:

Staff is recommending approval of the plans.

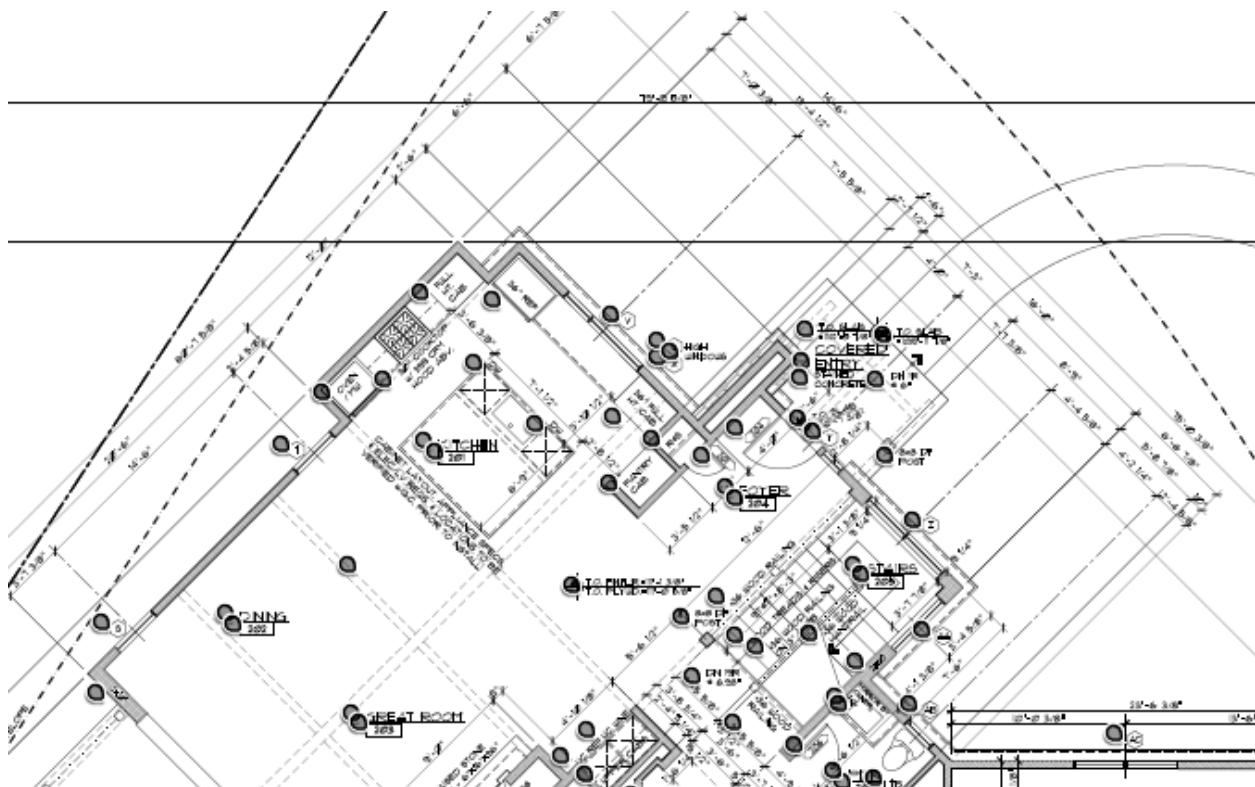


Figure 1: Original Front Main Level Layout

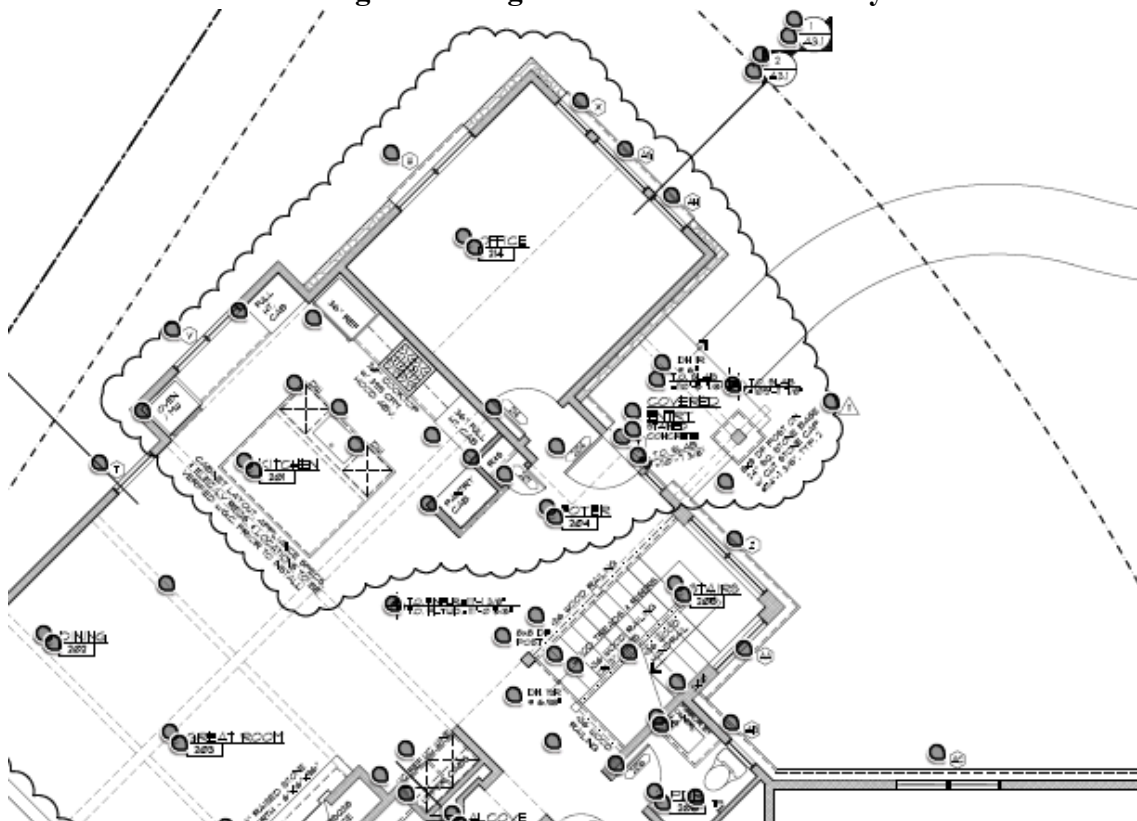


Figure 2: Proposed Front Main Level Layout

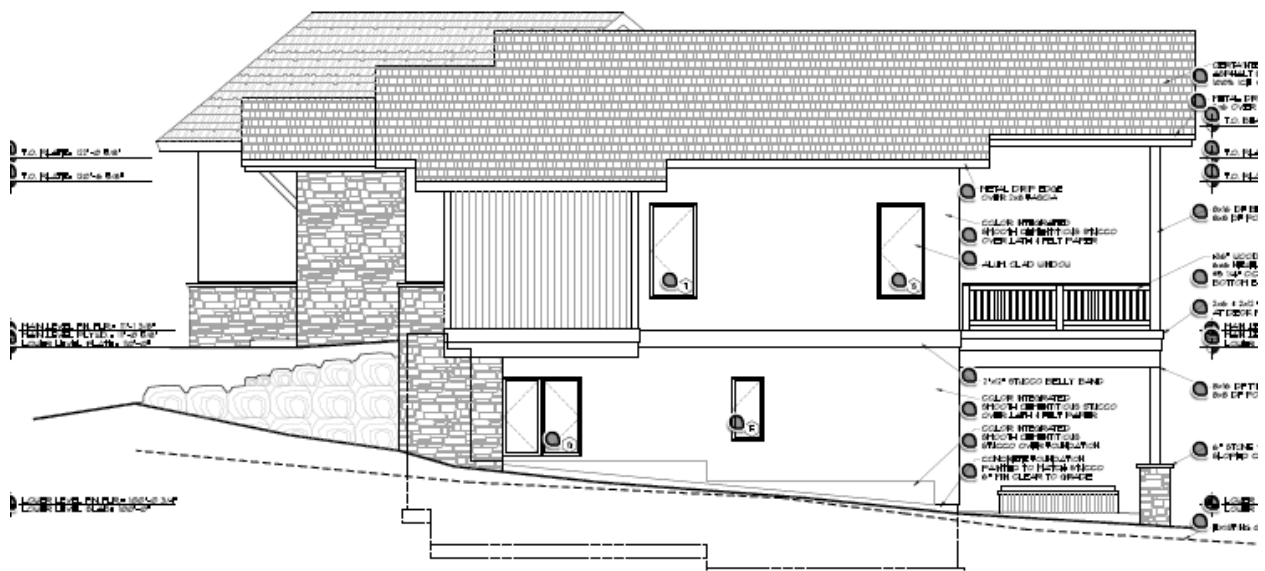


Figure 3: Original Right Elevation

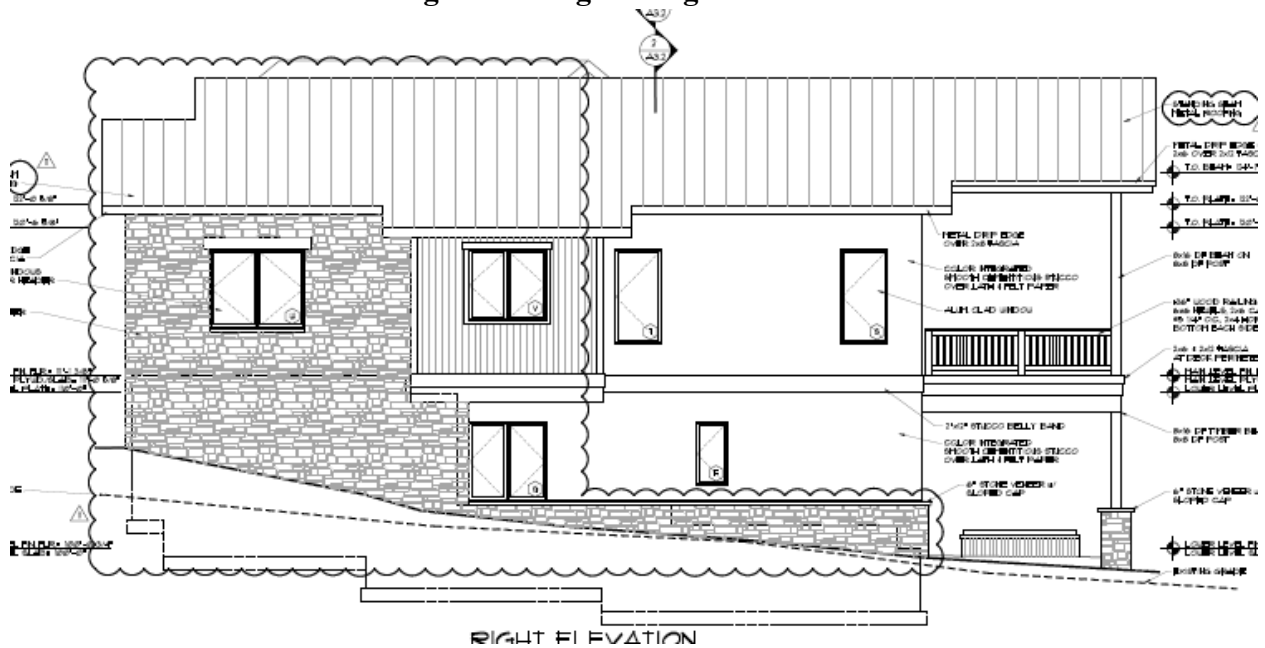


Figure 4: Proposed Right Elevation



Figure 5: Original Front Elevation

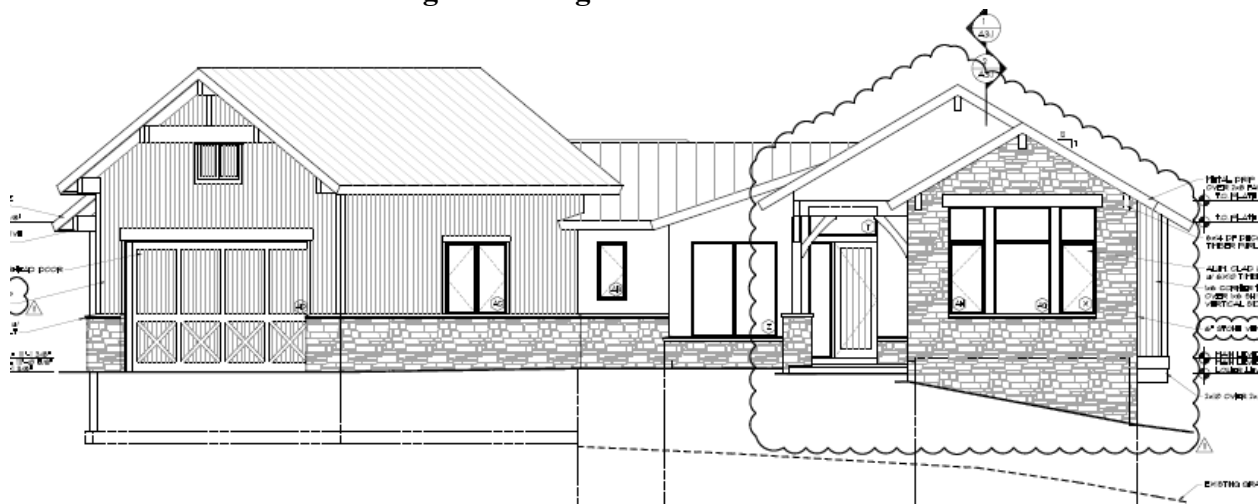


Figure 6: Proposed Front Elevation



Figure 7: Original Garage Elevation





DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner1@minturn.org

Project Name:

Minturn North – Moyer Residence

Project Location

Street Address: 221 Miles End Lane

Zoning: **Residential**

Parcel Number(s): **2103-262-30-019**

Application Request:

DRB Major Modifications – Addition of Office

Applicant:

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

Mailing Address: [REDACTED] Edwards, CO 81632

Phone: [REDACTED]

Email: [REDACTED]

Property Owner:

Name: **Matthew E. & Jamie P. Moyer**

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

Phone: [REDACTED]

Email: [REDACTED]

Required Information:

Lot Size: 0.20 acres	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedrooms 4	# On-site Parking Spaces 4
# of Stories: 2	Snow storage sq ft: 487 sf	Building Footprint sq ft: 3,040 sf	Total sq ft Impervious Surface: 3,852 sf

Signature:

7/22/26

Fee Paid: _____

Date Received: _____

Planner: _____

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

DRB SUBMITTAL SET
BUILDING PERMIT SET
OWNER REVISIONS - DRB

DECEMBER 22, 2025
FEBRUARY 09, 2026
JULY 20, 2026



OWNER'S REPRESENTATIVE

RESORT CONCEPTS
PO BOX 5127
EDWARDS, COLORADO 81632
(970) 926-1720

ARCHITECT

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

STRUCTURAL ENGINEER

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

LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

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

SURVEYOR

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

GEOTECHNICAL ENGINEER

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,568 SF	218 SF		1,786 SF

MAIN LEVEL:	2,054 SF		652 SF	2,706 SF
TOTALS:	3,622 SF	218 SF	652 SF	4,492 SF

LOT AREA:	8,712.00 SF			
BUILDING COVERAGE:	3,040SF	34.89 %	50% ALLOWABLE	
IMPERVIOUS COVERAGE:	3,852 SF	44.21%	60% ALLOWABLE	

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

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

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

DRAWING SCHEDULE

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

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

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

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

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

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

PROJECT NO: 2412-22 L18

ISSUED	#	DATE	BY	COMMENTS
	II	1-20-26	DUE	OWNER REVISIONS - DRB
	10	3-10-26	DUE	PERMIT COMMENTS
	9	2-09-26	DUE	BUILDING PERMIT SET
	8	12-22-25	DUE	DRB SUBMITTAL SET

C

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MINTURN TOWN CERTIFICATE

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

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

BY:

MAYOR
TOWN OF MINTURN, COLORADO

ATTEST:

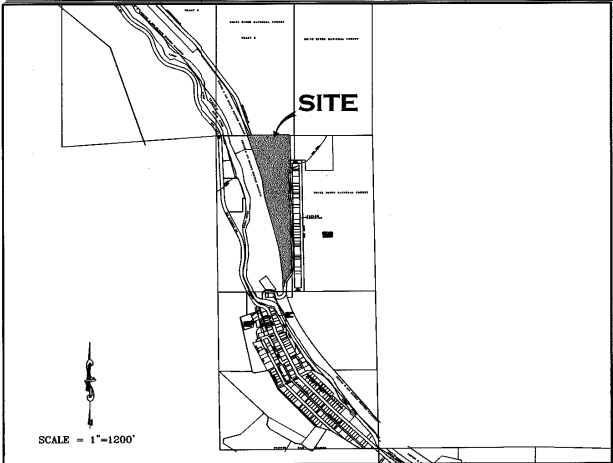
TOWN CLERK
TOWN OF MINTURN, COLORADO

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

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



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

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

- The purpose of this Final Plat is to create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
- Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein. This bearing is based on the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
- Survey Date: December, 2022 through July 2023.
- Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC30450645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201400764 along with plat and survey monumentation referenced herein (to include the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018). In regards to items referenced in schedule B II of this title commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
- Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
- Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
- Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
- Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
- Item 15 - Does not effect these Platted lands but references conveyance of portions of Taylor Allocation to the Town of Minturn.
- Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
- Item 17 & 18- Do not effect subject Parcel.
- Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined herein.
- Item 20 - Does not effect these Platted lands. (k.a. subject parcel)
- Item 21 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
- Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner herein.
- Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
- Item 29 - Parcel is subject to 190440 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has to be have been Terminated prior to the Recording of this Plat.
- These platted lands are subject to:
 - The Minturn North P.U.D. Guide recorded as Reception no. 202402232
 - The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402240
 - The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated herein as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489.

PERTAINING TO HEREON CREATED EASEMENTS:

- the owner, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements created herein:
 - a) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated herein as "Utility and Drainage Easement" AND those areas of each lot outside of Building Envelopes, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress.
 - b) a non-exclusive Utility Easement as shown herein - on, over, under, above, across and through those areas designated herein as "Utility Easement" for the purpose of the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress.
 - c) non-exclusive Access, Utility, and Drainage Easement - on, over, under, above, across and through those areas designated herein as "Access, Utility and Drainage Easement", and "Private Right of Way" to include, but not limited to, areas shown as Fourth Street, Tract D, Tract D1 and Tract G, for the purpose of i) Ingress and Egress, reasonable Pedestrian use including ingress and egress of persons including vehicle, foot, bicycle or small wheel use ii) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, and iii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

GENERAL NOTES CONTINUED:

- Continued...
 - Tract D, Tract D1, and Tract G, shall be open to Public vehicular and non-vehicular access.
 - Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et seq.
- FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:
- the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements:
 - a) non-exclusive Utility, Drainage, Parking, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Parking, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iv) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - b) non-exclusive Utility, Drainage, Snow Storage, Landscape and Trail Easement on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Snow Storage, Landscape and Trail Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - c) non-exclusive Utility, Drainage, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated herein as "Trail Easement" for the purpose of i) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - e) a non-exclusive trail easement on, over, across, and through those strips of land depicted and designated herein as "Trail Easement" on sheet 5 of 5 for Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with path construction, or use. Maintenance of any path improvements within the "Trail Easement" shall be at the sole cost and expense of the Minturn North P.O.A..
 - f) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated herein as "Public Utility and Drainage Easement", as shown in Tract C, on sheet 2 of 5, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

SURVEYOR'S CERTIFICATE

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



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

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

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

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

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

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES 6 AUG 27

WITNESS MY HAND AND OFFICIAL SEAL

CHRISTINE THURSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154031002
My Commission Expires 08/06/27

SUBORDINATION BY MORTGAGEE

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

MORTGAGEE

BY: Philip Hadley as Individual

STATE OF Colorado)
COUNTY OF Eagle)

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

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: Aug 01, 2025

JESSICA L. BISHARD
NOTARY PUBLIC
STATE OF COLORADO
Notary ID K0010404006
My Commission Expires 01/01/2025

CERTIFICATE OF TAXES PAID

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

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

ROSE DI
TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

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

DATED THIS 26th DAY OF February, A.D. 2024

AGENT:

CLERK AND RECORDER'S CERTIFICATE # 539

This Plat was filed for record in the Office of the Clerk and Recorder at 1:59 o'clock P.M., on this 26th day of March, A.D. 2024

CLERK AND RECORDER

BY: Alan S. Slagle
DEPUTY



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

FINAL PLAT MINTURN NORTH P.U.D.

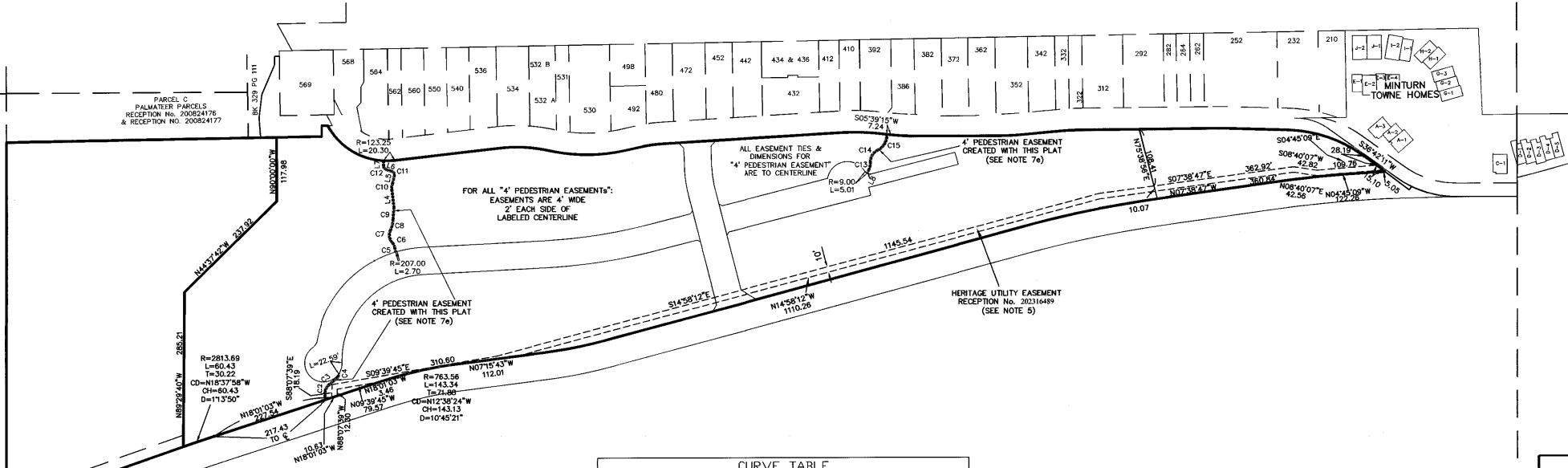
Town of Minturn, County of Eagle, State of Colorado

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

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: \$55.00 DOC: \$0.00
20240223 of 96
03/04/2024
12:59:18 PM

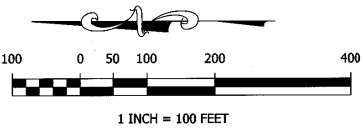
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE TABLE		
LINE	LENGTH	BEARING
L4	32.13	N63°15'49"E
L5	14.91	S77°04'30"E
L6	11.48	N18°26'21"E
L7	9.83	S89°36'46"E
L8	7.28	N62°43'18"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Bng	Delta
C2	29.35	22.25	17.26	27.27	S79°27'12"E	75°35'30"
C3	18.66	276.62	9.33	18.65	S39°43'32"E	3°51'51"
C4	9.01	8.52	4.97	8.59	S66°04'17"E	60°33'21"
C5	7.90	333.24	3.95	7.90	S79°46'25"W	12°13'31"
C6	11.08	18.95	5.70	10.93	N63°41'55"E	33°30'33"
C7	24.01	20.01	13.69	22.60	S81°19'10"W	68°45'04"
C8	20.65	49.15	10.48	20.50	S76°20'24"E	24°04'13"
C9	22.78	236.37	11.40	22.77	S85°36'54"E	5°31'15"
C10	12.77	20.27	6.60	12.56	S83°06'39"E	36°05'40"
C11	9.29	7.31	5.39	8.68	N57°19'55"E	72°46'53"
C12	8.09	6.45	4.68	7.57	N54°28'07"E	71°50'14"
C13	15.45	30.72	7.89	15.28	S77°07'28"E	28°48'21"
C14	27.14	23.79	15.26	25.69	S58°50'20"E	65°22'36"
C15	35.79	30.20	20.33	33.73	S60°06'18"E	67°54'31"

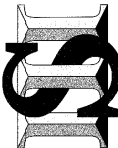


Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

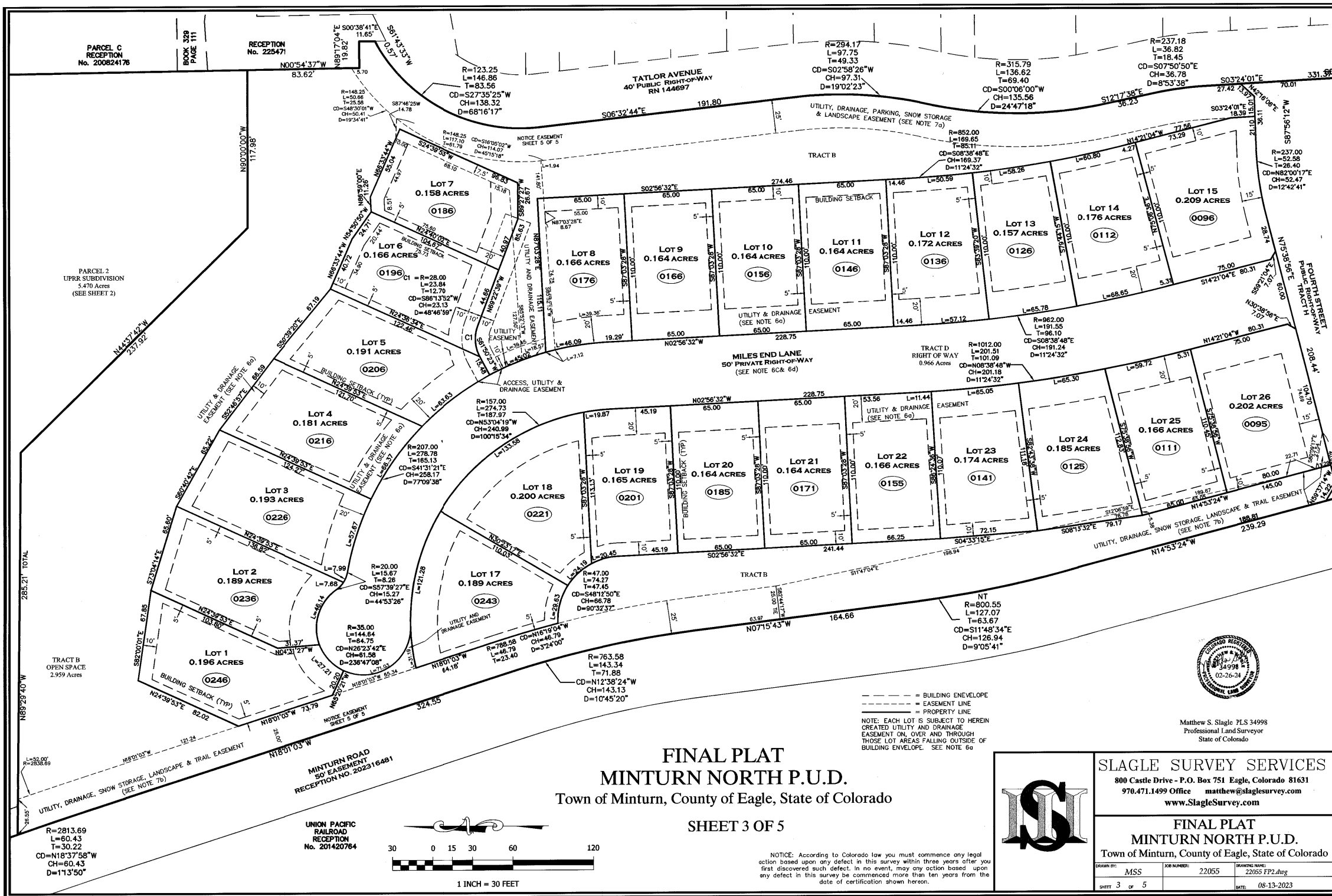
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office mathew@slaglesurvey.com
www.SlagleSurvey.com

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

DRAWN BY:	MSS	DATE:	08-13-2023
CHECKED BY:	MSS	DATE:	08-13-2023
DATE:	2/20/25	DATE:	08-13-2023



202402234



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

SHEET 3 OF 5

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



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



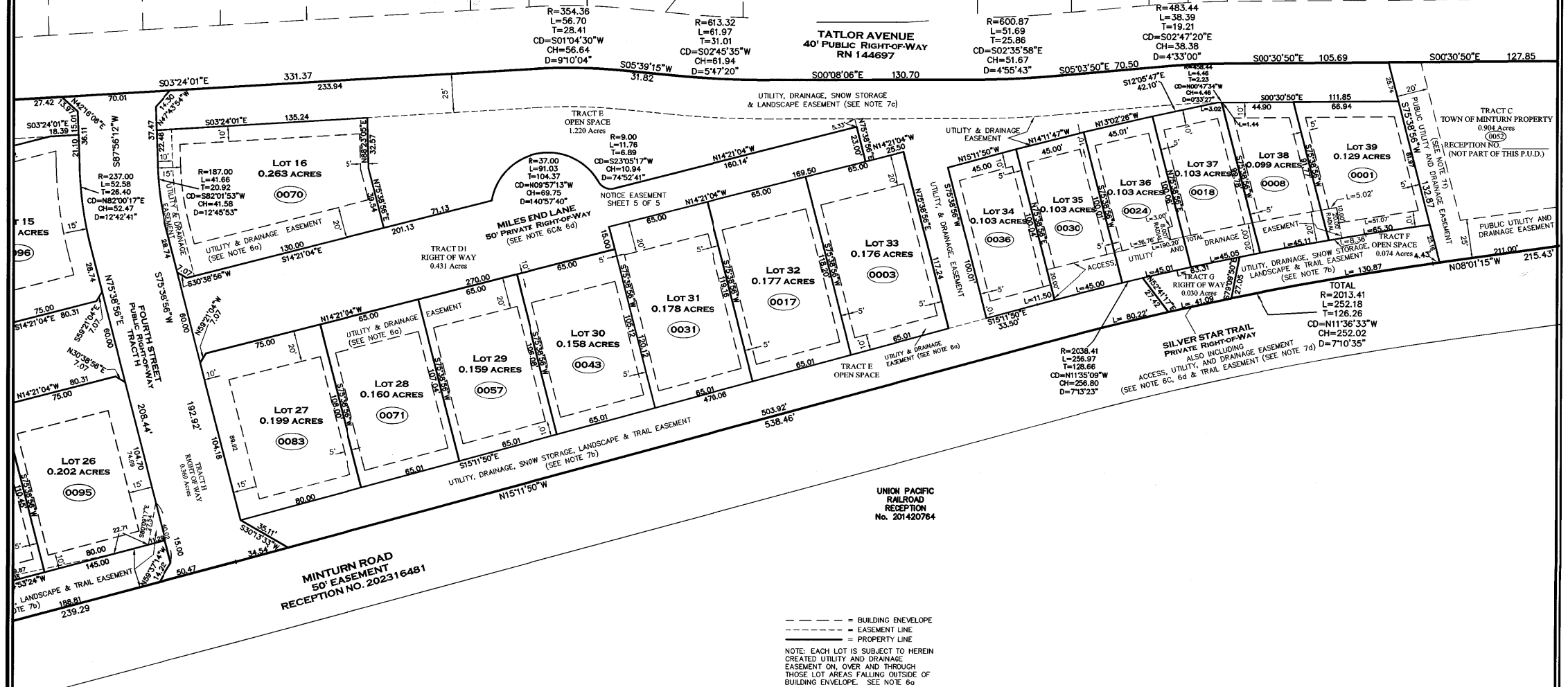
SLAGLE SURVEY SERVICES
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FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

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FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 4 OF 5

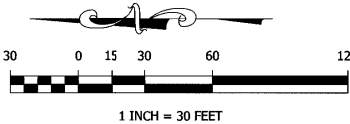


UNION PACIFIC
RAILROAD
RECEPTION
No. 201420764

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



Matthew S. Slagle P.L.S. 34998
Professional Land Surveyor
State of Colorado



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action based upon any defect in this survey within three years after you
first discovered such defect. In no event, may any action based upon
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date of certification shown hereon.

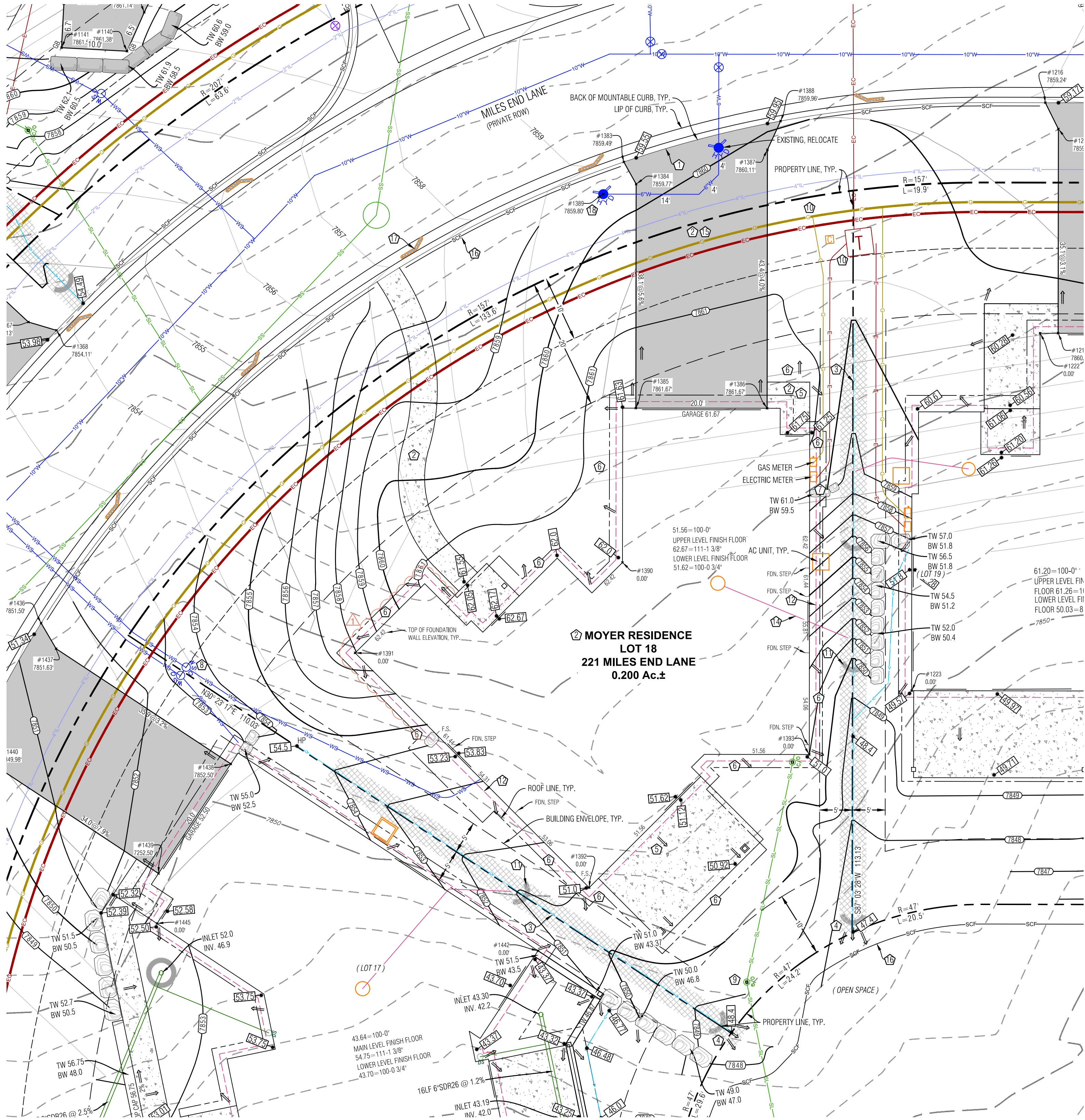


SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
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FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

202402234



LEGEND

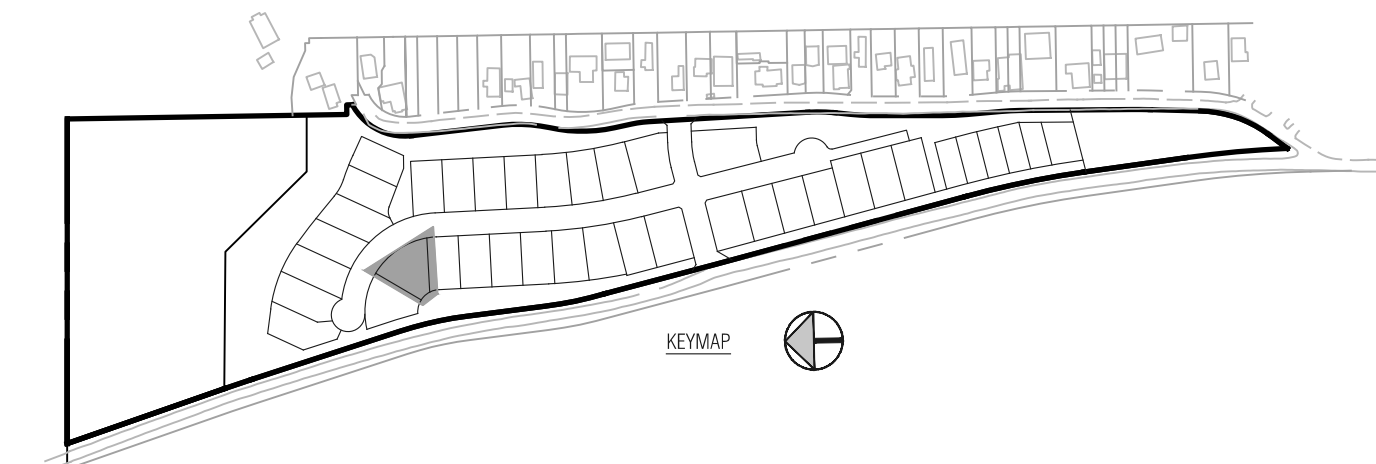
TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
PROPOSED SPOT ELEVATION	
DRAINAGE SWALE	
FLOW ARROW	
SEDIMENT CONTROL, FENCE	
PROPOSED MAJOR/MINOR CONTOUR	
EXISTING MAJOR/MINOR CONTOUR	
EROSION LOGS	
ASPHALT DRIVEWAY & AUTOCOURT	
NORTH AMERICAN GREEN SC-250BN EROSION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

Point Table				
Point #	Desc.	Elev.	North	East
1383	Driveway	7859.49	4285.70	5430.77
1384	Driveway	7859.77	4283.64	5427.51
1385	Driveway	7861.67	4281.89	5393.41
1386	Driveway	7861.67	4261.92	5394.43
1387	Driveway	7860.11	4263.94	5433.78
1388	Driveway	7859.96	4262.17	5438.26
1389	Fire Hydrant	7859.80	4288.56	5425.71
1390	House Corner	0.00	4282.68	5369.81
1391	House Corner	0.00	4322.63	5353.90
1392	House Corner	0.00	4285.14	5320.07
1393	House Corner	0.00	4252.73	5342.08

NOTES:

- 1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MINTURN NORTH PREPARED BY GORE RANGE SURVEYING, LLC., JOB NO. 19-1203, DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.
- 2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAT OF MINTURN NORTH PUD, AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.
- 3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.
- 4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.
- 5) LOT AREA: 8,695 SF±
DISTURBANCE AREA: 8,695 SF±
- 6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.
- 7) CONSTRUCTION ACCESS TO BE LIMITED TO THE AREA WITHIN THE VEHICLE TRACKING PAD. SILT SOCKS TO BE INSTALLED EVERY 30 FEET WITHIN THE CURB LINE ALONG THE LOT FRONTAGE. DIRT TRACKED ONTO PUBLIC ROW TO BE CLEANED AFTER ANY MAJOR STORM EVENT OR WITHIN THREE WORKING DAYS.

- FLAGNOTES:**
- ① MATCH TO BACK OF EXISTING CURB.
 - ② PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS, STRIP ALL TOPSOIL, ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER. STRUCTURAL FILL FOR THE SITE AND UNDER THE BUILDING AND DRIVEWAY TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT.
 - ③ PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
 - ④ WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
 - ⑤ SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
 - ⑥ GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
 - ⑦ INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN. INSTALL FENCE OR BARRIER AT TOP OF WALL WHERE APPROPRIATE.
 - ⑧ LOCATE EXISTING CURB STOP. CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT. CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSULATE THE WATER SERVICE IF COVER IS LESS THAN 7 FEET NEAR THE RETAINING WALL.
 - ⑨ APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONFIRM INVERT PRIOR TO CONSTRUCTION FOR ABILITY TO SERVICE HOUSE BY GRAVITY OR WHETHER A PUMP MAY BE REQUIRED. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
 - ⑩ LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS.
 - ⑪ EROSION LOGS PER DETAIL ON SHEET C2.
 - ⑫ FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
 - ⑬ EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
 - ⑭ INSTALL VEHICLE TRACKING PAD PER DETAIL ON SHEET C2 AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
 - ⑮ SILT FENCE PER DETAIL ON SHEET C2.
 - ⑯ INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.
 - ⑰ RELOCATE FIRE HYDRANT TO LOCATION SHOWN. CONNECT TO EXISTING 6" FIRE HYDRANT LEAD WITH 6" DUCTILE IRON PIPE, AWWA C151, CLASS 52 WORKING PRESSURE 350 PSI, WITH POLYETHYLENE ENCASMENT. (2) 45° BENDS, THRUST RESTRAINTS AT ALL BENDS WITH INSTALLATION PER TOWN OF MINTURN REGULATIONS.



Civil Engineering Surveying & Beyond
Boundaries Unlimited Inc.

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION

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

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

TOWN OF MINTURN, COLORADO

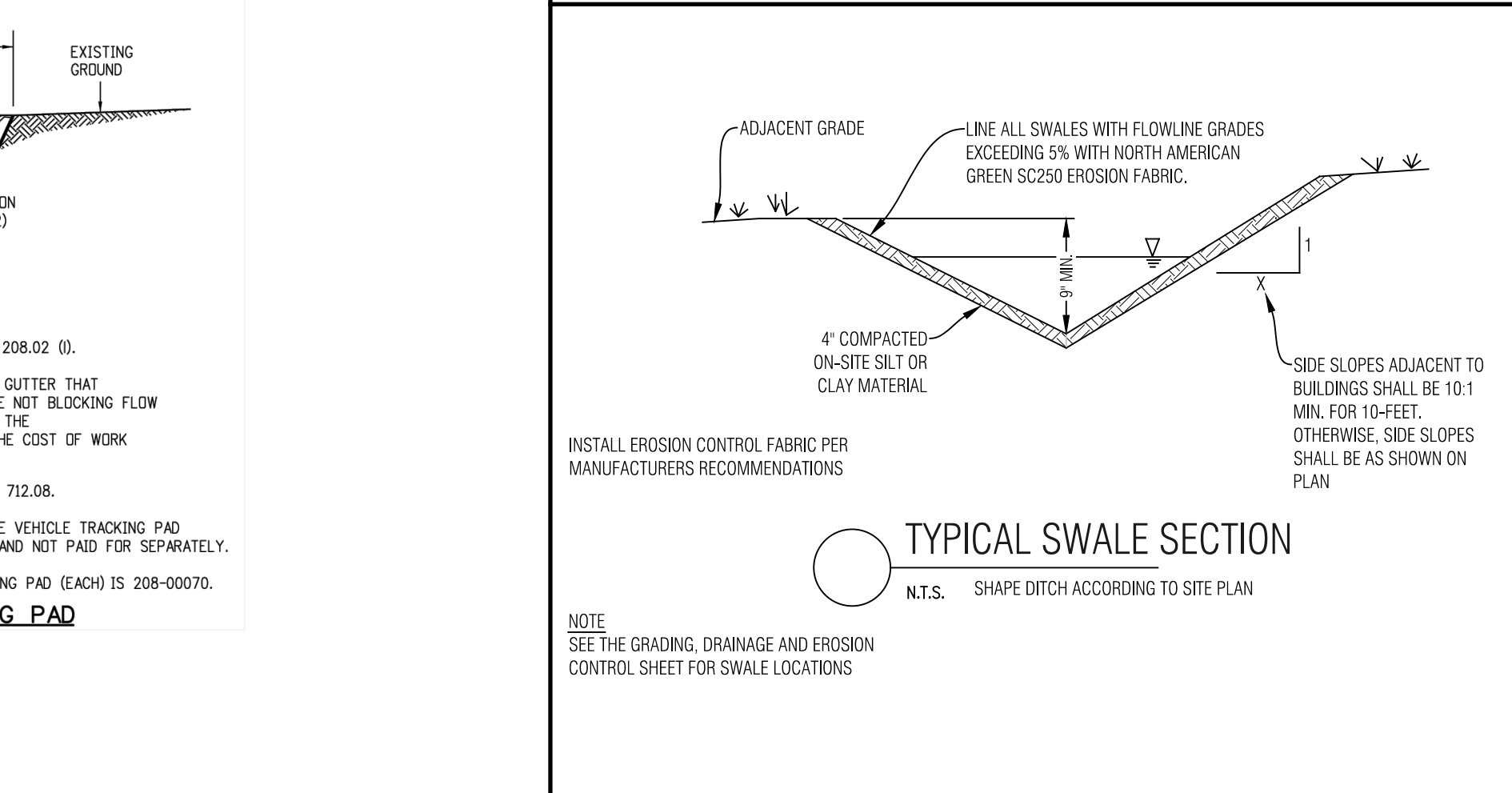
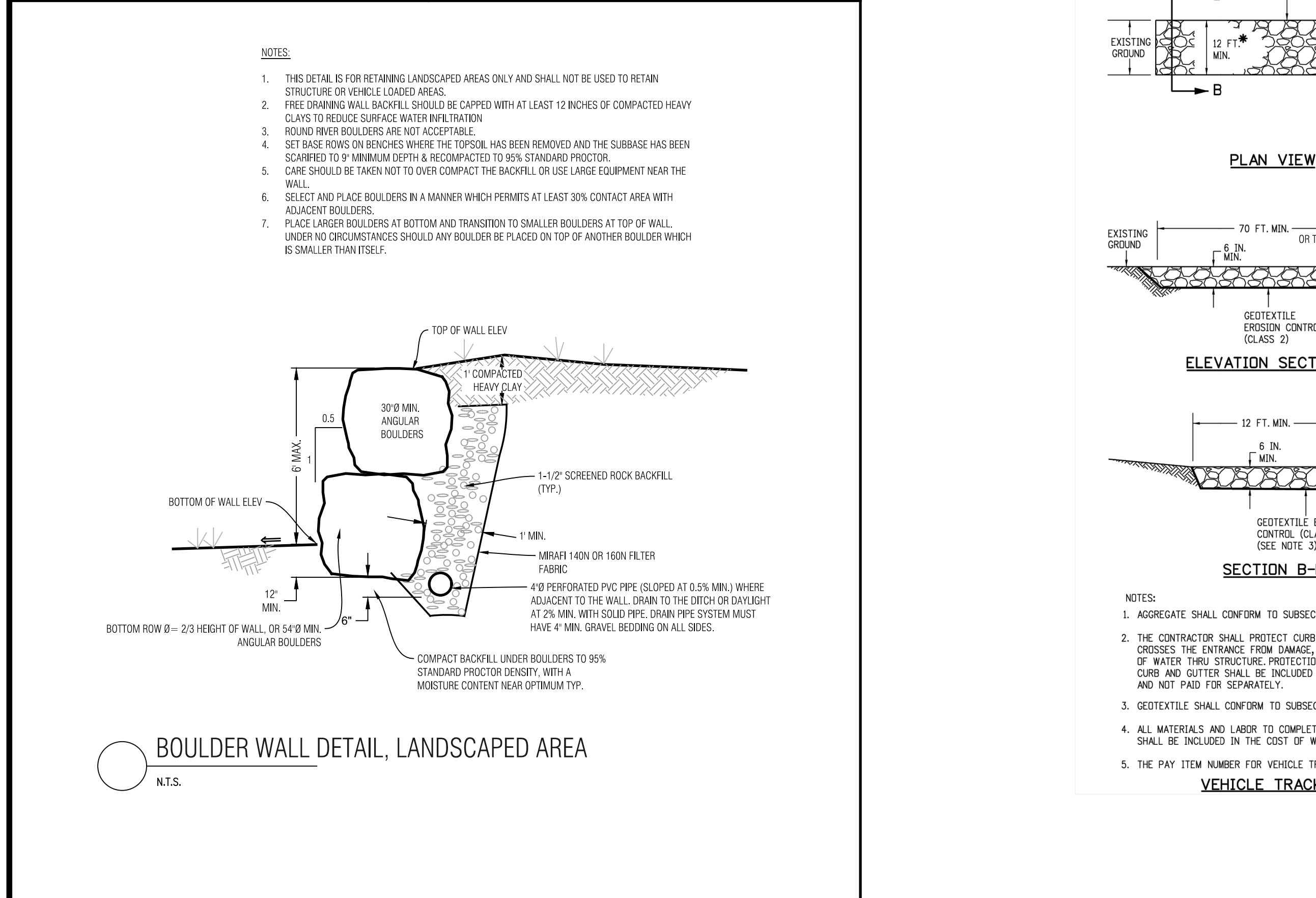
Lot 18, Minturn North P.U.D.
Site, Grading and Drainage Plan
DRB Review 7/20/26

NO.	DATE	BY	PH	REVISION	OWNER REVISIONS
1	6/5/26				
2					
3					
4					
5					
6					
7					
8					
9					

PROJECT NO. 23005
Designer: **PAH**
Checker: **BUJ**
Date: 12/18/25

Sheet **C1**

File Name: mn lot 18 sp-01.dwg



-
- Diagram illustrating the Sediment Control Fence Detail. The fence is constructed with silt fabric stapled to posts, anchored in a trench and firmly attached to the post. The trench is 6' x 6'. The fence height is 10' MAX. and the width is 24' MIN. The posts are 2" x 2" NOMINAL. The trench depth is 42" MIN., with 24" MIN. of the post in the trench and 18" MIN. of the post in the ground. The fence is made of compacted backfill. The flow is indicated by an arrow pointing right.
- Labels in diagram:
- 10' MAX.
 - SILT FABRIC STAPLED TO POSTS
 - 24' MIN.
 - POST (2" x 2" NOMINAL)
 - ANCHORED IN TRENCH AND FIRMLY ATTACHED TO SILT FENCE FABRIC POST
 - 24" MIN.
 - 42" MIN.
 - 18" MIN.
 - COMPACTED BACKFILL
 - TRENCH 6' x 6'
 - FLOW
- EROSION CONTROL NOTES:
1. IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.
 2. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. STRAW BALE DIKE/SILT FENCING MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.
 3. INSTALL PERMANENT EROSION FABRIC IN THE FLOW LINES OF DRAINAGE SWALES.
- SEDIMENT CONTROL FENCE DETAIL
- N.T.S.

Page 50 of 9

-

IRRIGATED SOD, REFER TO L2 FOR DETAILS
-

NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS
-

PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS
-

PROPOSED DECIDUOUS TREE
-

PROPOSED EVERGREEN TREE
-

PROPOSED DECIDUOUS SHRUBS
-

PROPOSED ORNAMENTAL GRASSES
-

PROPOSED FLOWERING PERENNIALS
-

SNOW STORAGE AREA



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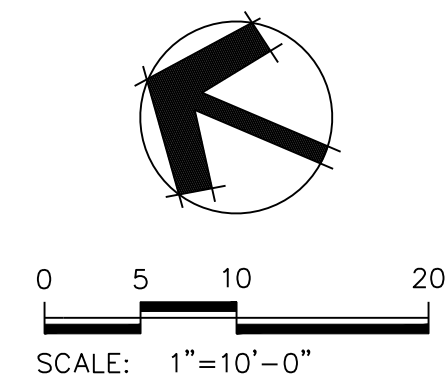
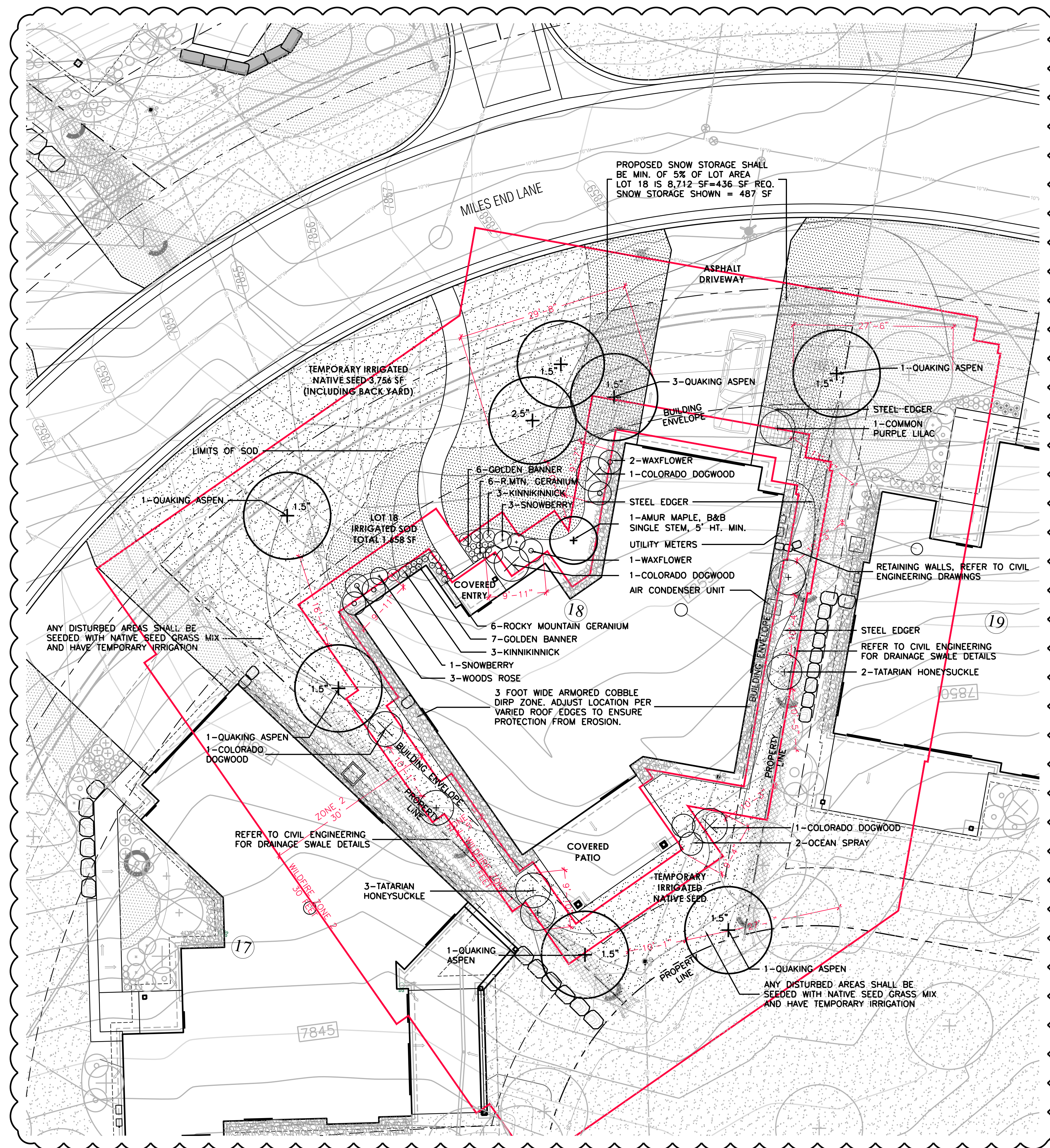
MINTURN NORTH P.U.D.
 LOT 18-LANDSCAPE PLAN
 TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: December 22, 2025
REVISIONS:
PERMIT SET: 2.9.26
OWNER REVISIONS: 7.20.26

OWNER REVISIONS

SHEET TITLE:
**PROPOSED
LANDSCAPE PLAN**
SCALE: 1"=10'-0"
SHEET NUMBER:

L1



General Notes and Specifications:

1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
3. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and Town of Minturn standards.
4. See Civil Engineering sheets for final grading and drainage.
5. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

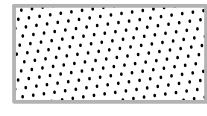
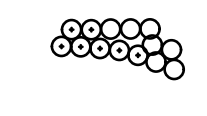
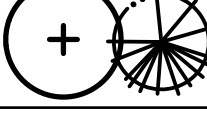
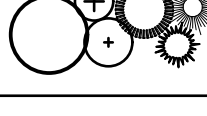
Revegetation Notes:

1. Seed shall be broadcast and raked to ¼" depth.
2. Apply Biodegradable Green Dyed-Wood Cellulose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Existing junipers within Zone 1 and Zone 2 must be limbed ½ of their total height, but no more than 10' height.
5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop-Up Spray Irrigation For Bluegrass Sod	1,700 1,658 SF
	Permanent micro-spray or drip irrigation for perennial beds	25 31 PERENNIALS x 1 SF = 31 SF
	Permanent Drip Irrigation For B&B Trees	9 TREES x 4.5 SF = 41 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 22 SHRUBS x 3 SF = 66 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,862 1,796 SF
	Temporary Spray Irrigation For Native Seed	3,055 3,756 SF

IRRIGATION NOTES:

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

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

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

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

NOTES:

PERCENTAGES OF MIXES VARY YEAR-TO-YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632. PHONE: 1-800-782-5947 WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

Note: Plant list was updated on 5/27/26 per Town of Minturn Wildfire Resiliency Code. Plant list now conforms to the specifications for ignition resistant plant material in Zone 1 (5' from structure) as specified in the Wildfire Resiliency Code. The allowable plant material in Zone 1 can be found in the following documents:

- CSU Extension, Ignition-Resistant Landscape Plants - Fact Sheet 6.305
- Eagle County online article "Fire Adapted, Creating Wildfire-Defensible Space through Landscaping"

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
DECIDUOUS TREES				

7	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
2 1	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
0 1	Amur Maple Acer ginnala	1 & 2	5 foot ht. min. single stem	Specimen quality B&B, guyed

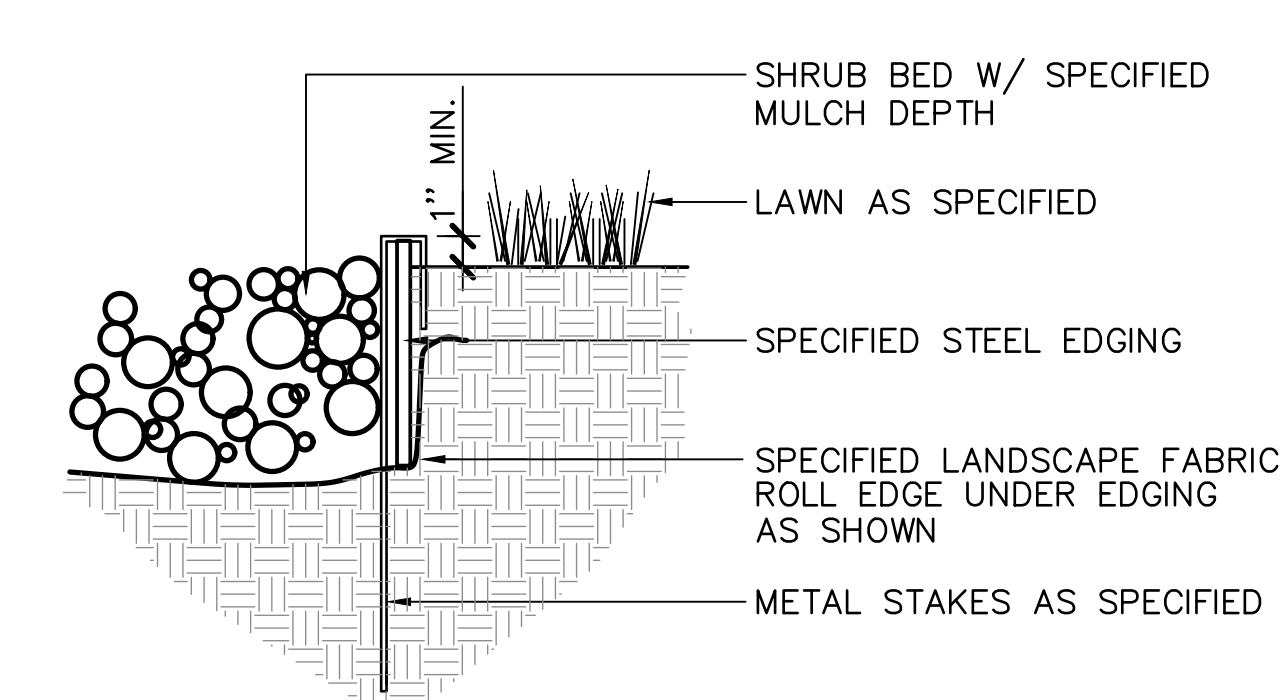
PERENNIAL FLOWERS & GROUNDCOVERS

12 0	Blue Native Harebell Campanula rotundifolia	1 & 2	Flats of 15 or 32	
13	Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15	

6	Kinnikinnick Arctostaphylos uva-ursi	1 & 2	1 gal. pot	Container Full
0 12	Rocky Mountain Geranium Geranium caespitosum	1 & 2	Flats of 15	

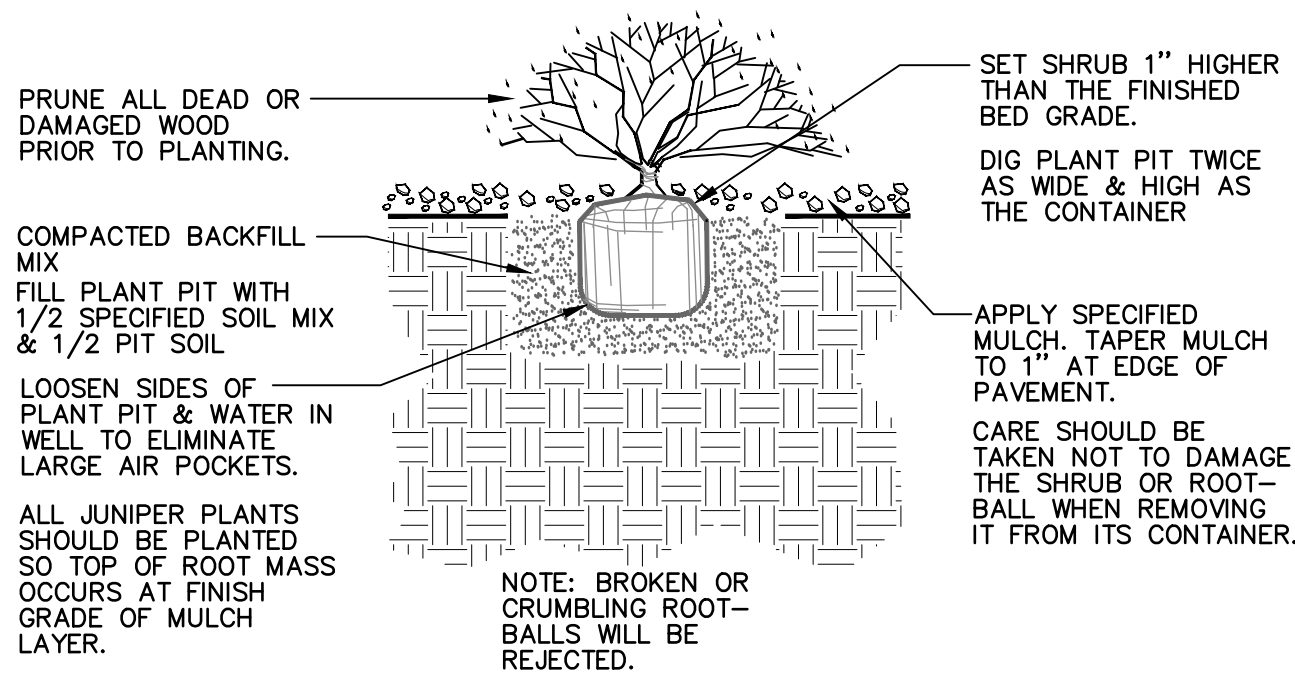
DECIDUOUS SHRUBS

7 0	Alpine Currant Ribes alpinum	1 & 2	5 gal.	Container, 5 canes minimum 18"-24" ht.
3 5	Tatarian/Arnold's Red Honeysuckle Lonicera tatarica 'Arnold's Red'	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
+ 1	Common White Purple Lilac Syringa vulgaris 'Alba'	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3 0	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3 0	Peking Cotoneaster Cotoneaster lucidus	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
+ 0	Rocky Mountain Maple Acer glabrum	1 & 2	5 gal.	Container, 5 canes minimum 36"-48" ht.
5 3	Wood's Rose Rosa woodsii	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.
0 4	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
0 4	Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.
0 2	Ocean Spray/Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"-24" ht.
0 3	Waxflower Jamsia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.

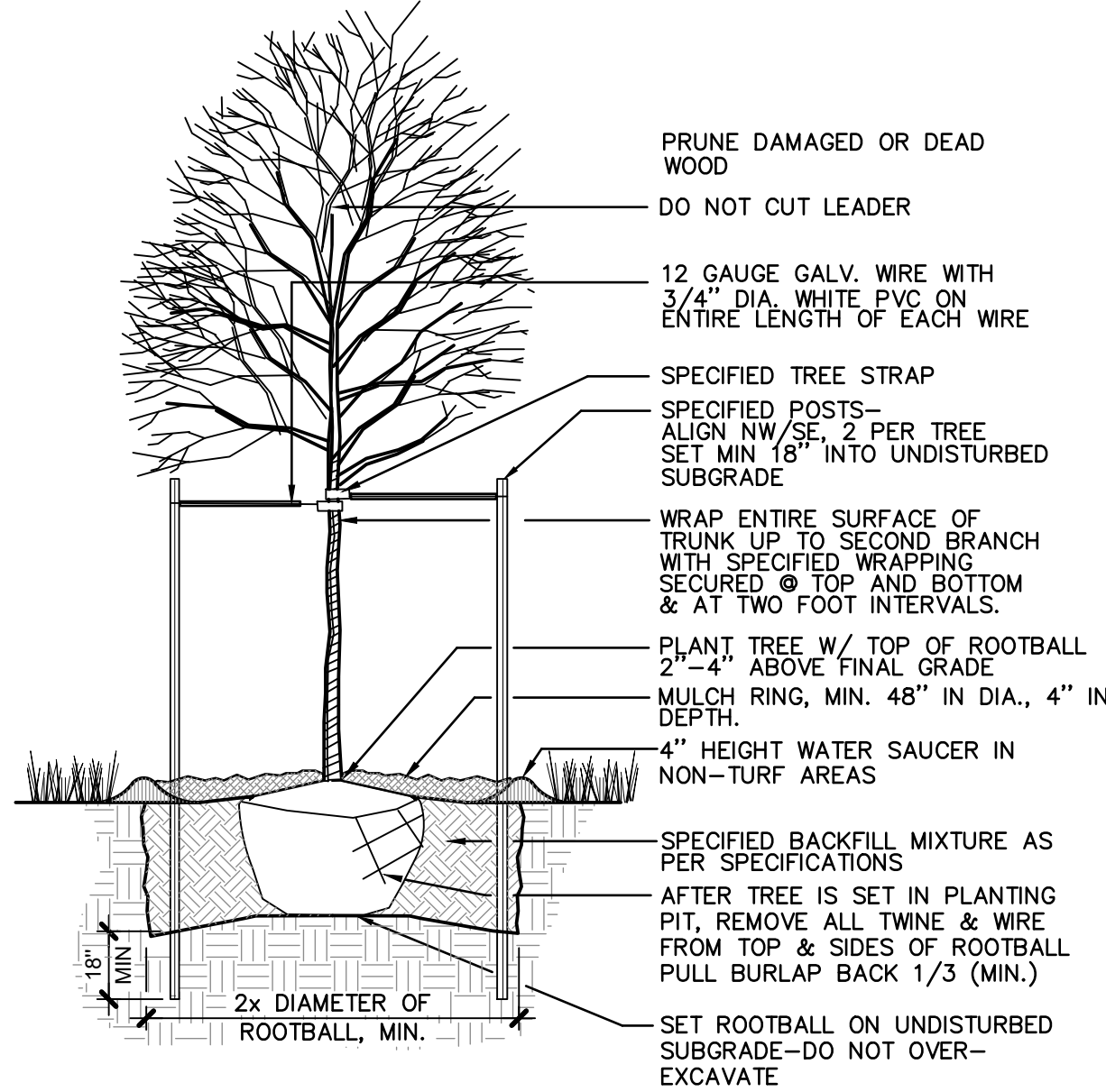


- NOTES:
- 1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 - 2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
 - 3) ALL JOINTS TO BE SECURELY STAKED.
 - 4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

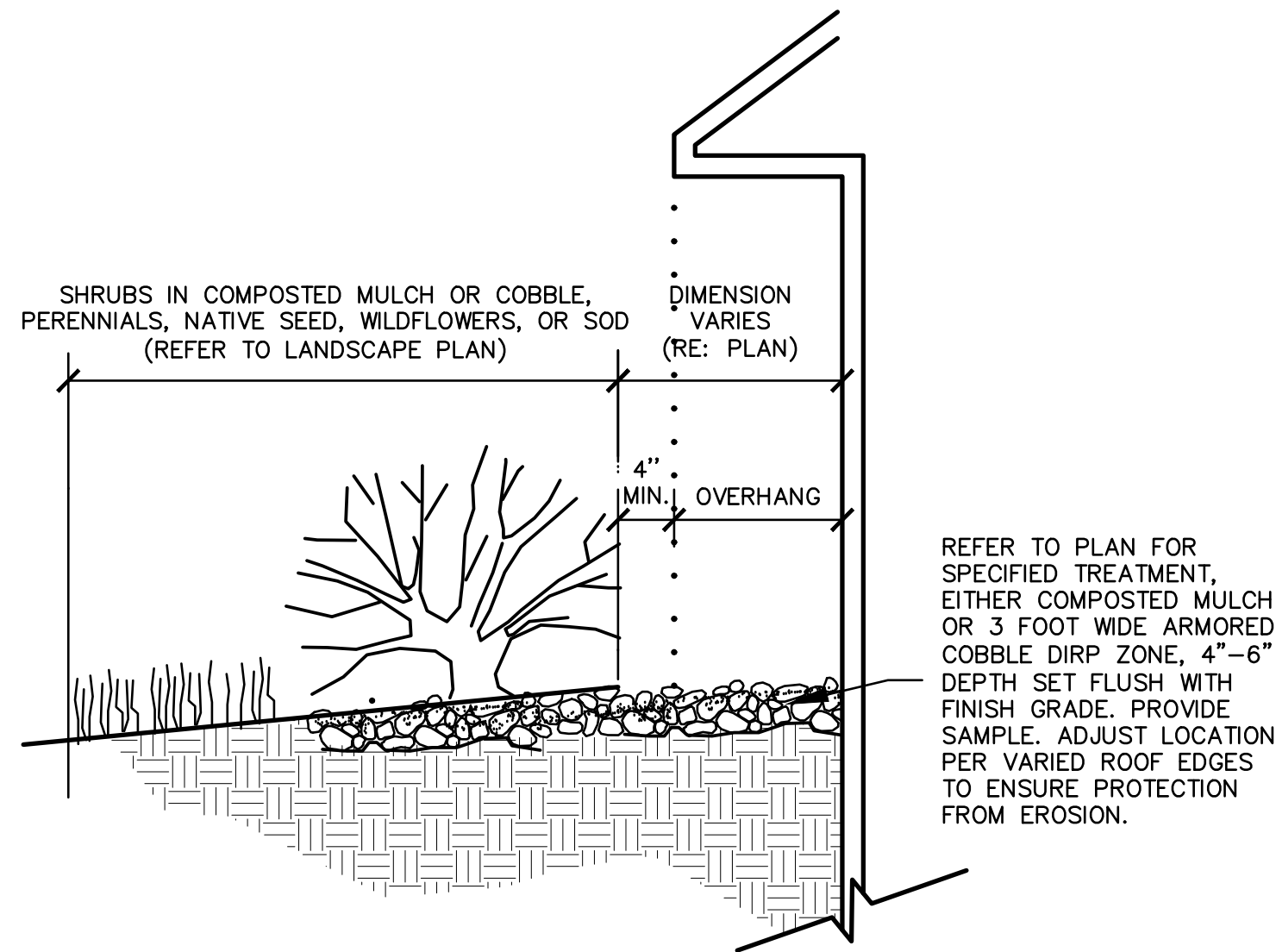
1 STEEL EDGER
L2 NOT TO SCALE



2 SHRUB PLANTING
L2 NOT TO SCALE



3 DECIDUOUS TREE PLANTING
L2 NOT TO SCALE



4 MULCH ARMORED DRIP LINE
L2 NOT TO SCALE

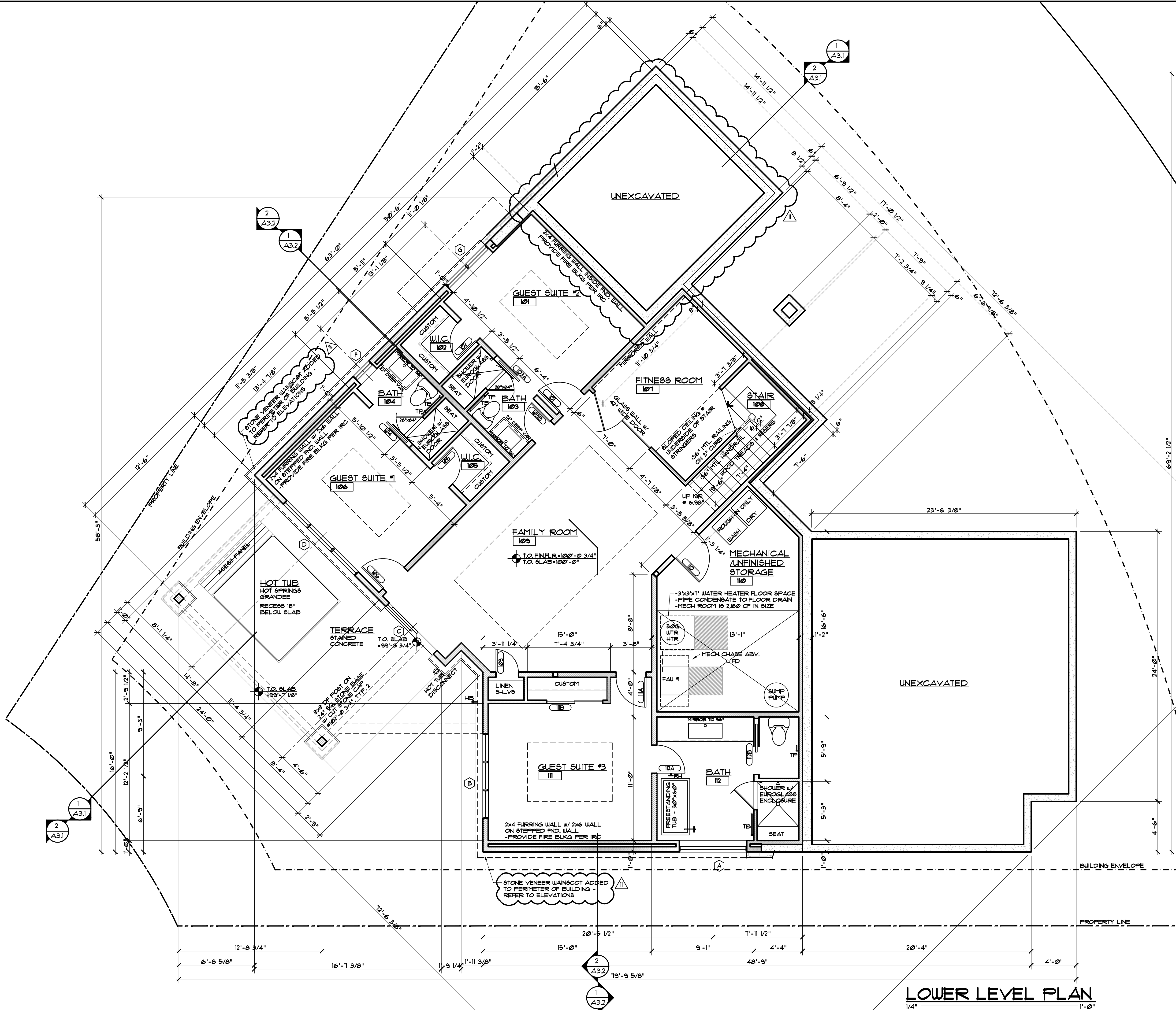


LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

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

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: December 22, 2025
REVISIONS:
PERMIT SET: 2.9.26
OWNER REVISIONS: 7.20.26

OWNER REVISIONS
SHEET TITLE:
LANDSCAPE NOTES & DETAILS
SCALE: NOT TO SCALE
SHEET NUMBER:
L2



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

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

1368 LIVING, 218 MECH/STORAGE

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

EGGERS
ARCHITECTURE, INC.
PO BOX 798
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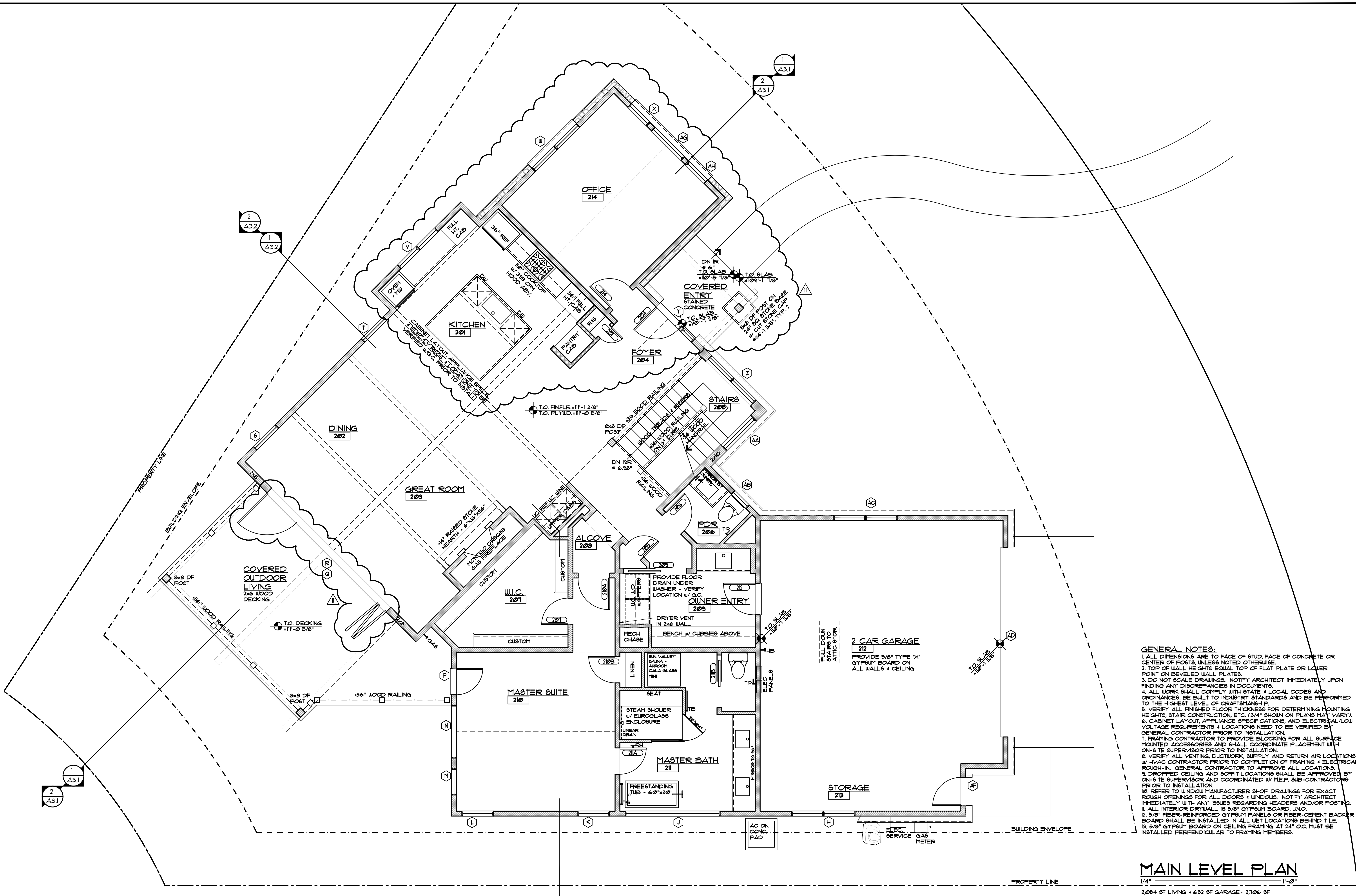
RESORT CONCEPTS
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EDWARDS, COLORADO
(970) 926-1720

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

PROJECT NO: 2412-22 L18

#	DATE	BY	COMMENTS
11	1-20-26	DUE	OWNER REVISIONS - DRB
10	3-10-26	DUE	PERMIT COMMENTS
9	2-09-26	DUE	BUILDING PERMIT SET
8	12-22-25	DUE	DRB SUBMITTAL SET

A1.1



MAIN LEVEL PLAN

1/4" = 1'-0"

2,054 SF LIVING + 652 SF GARAGE = 2,706 SF

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

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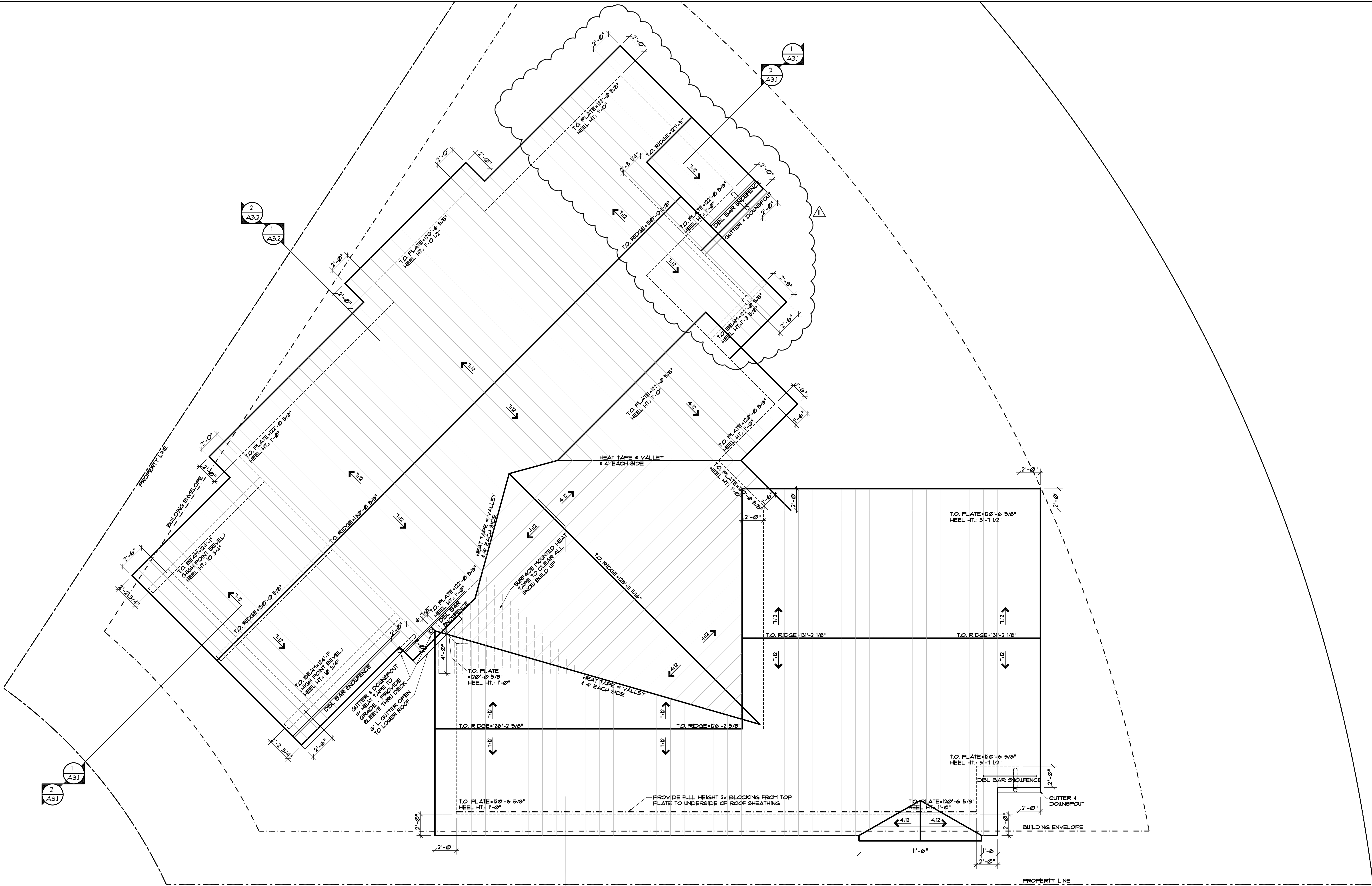
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

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

PROJECT NO: 2412-22 L18

#	DATE	BY	COMMENTS	ISSUED
11	1-20-26	DUE	OWNER REVISIONS - DRB	
10	3-10-26	DUE	PERMIT COMMENTS	
9	2-09-26	DUE	BUILDING PERMIT SET	
8	12-22-25	DUE	DRB SUBMITTAL SET	

A1.2

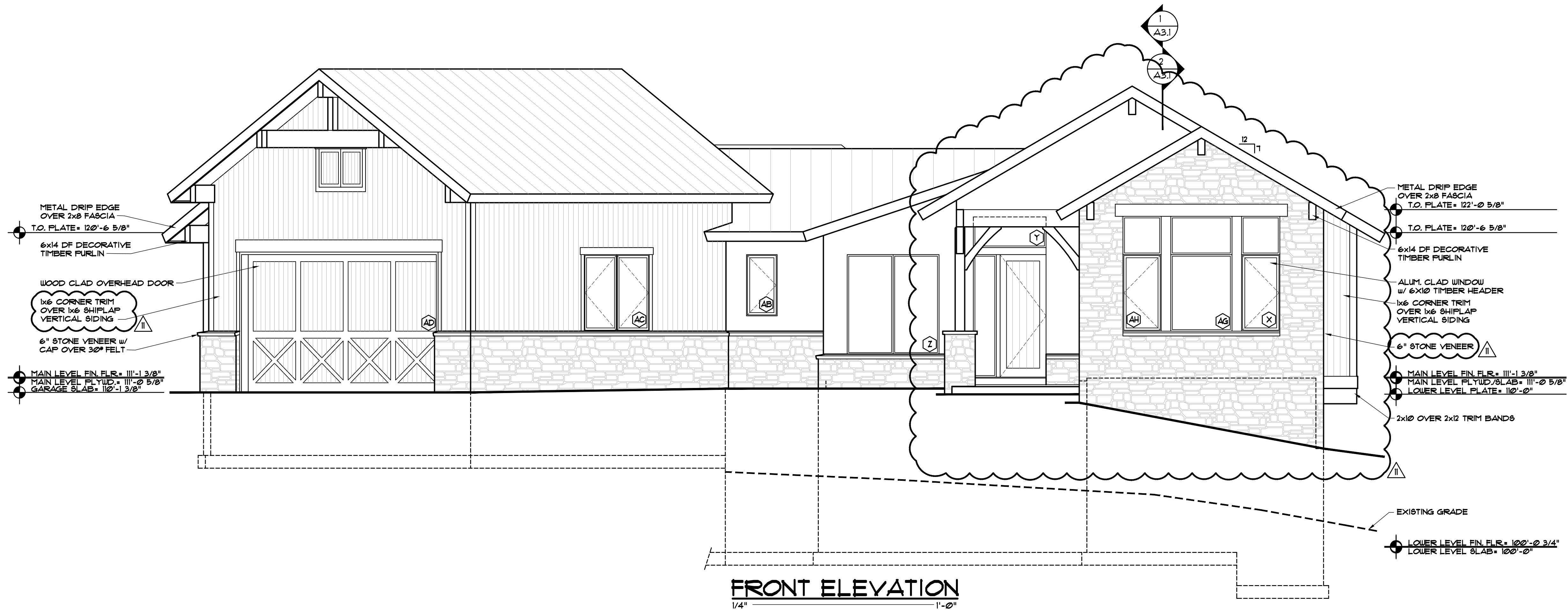
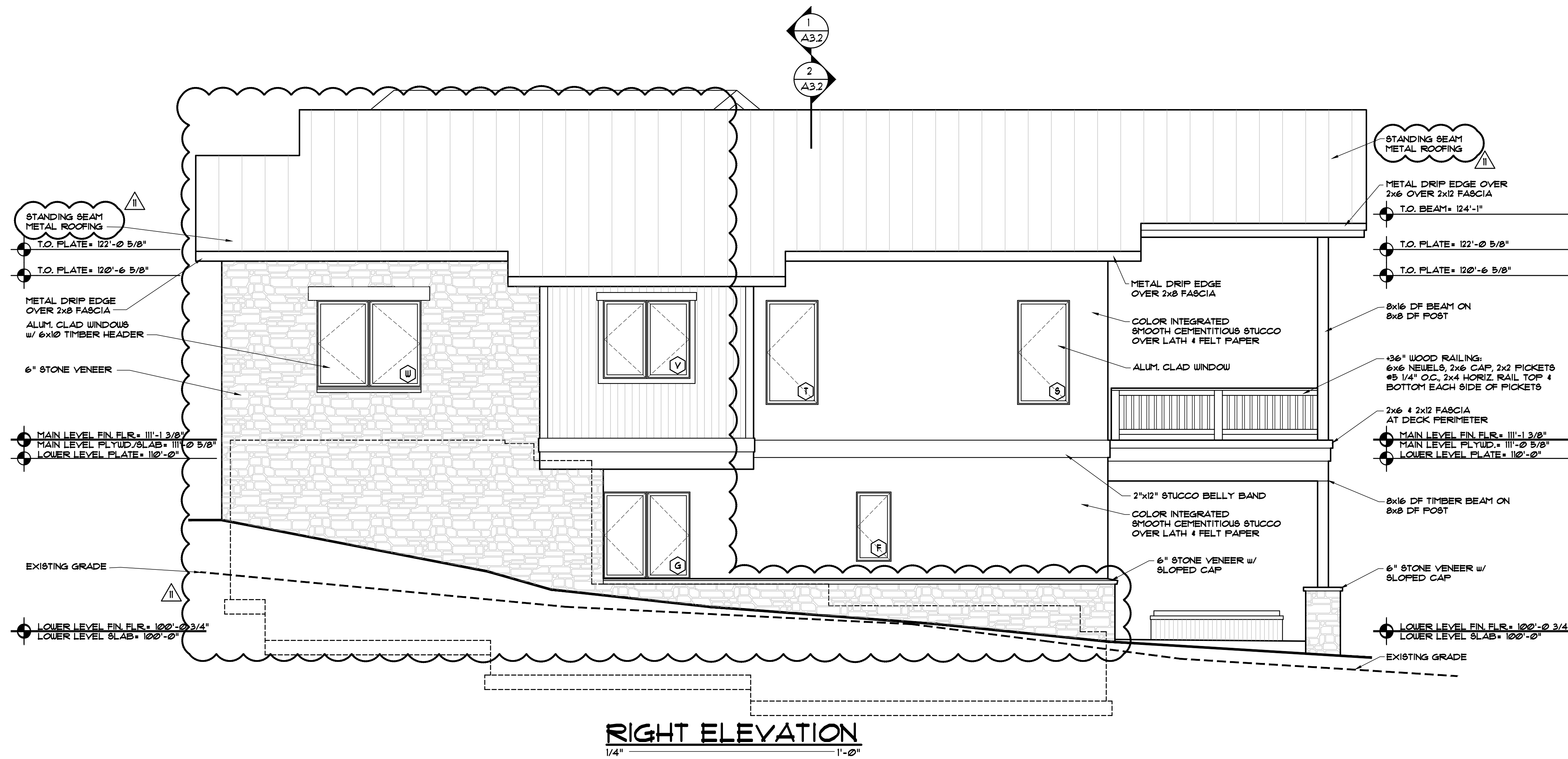


ROOF PLAN
1/4" = 1'-0"

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

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#	DATE	BY	COMMENTS
11	1-20-26	DUE	OWNER REVISIONS - DRB
10	3-10-26	DUE	PERMIT COMMENTS
9	2-09-26	DUE	BUILDING PERMIT SET
8	12-22-25	DUE	DRB SUBMITTAL SET



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KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggars@eggarsarchitecture.com

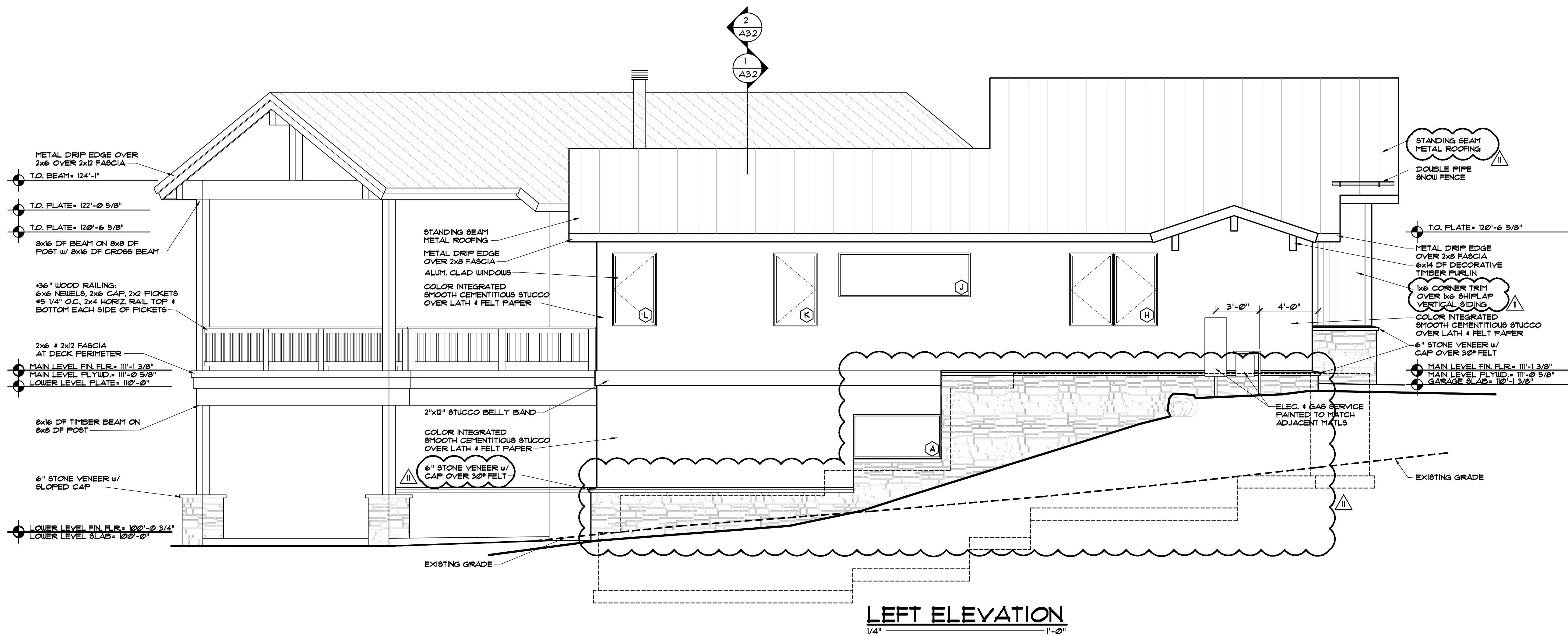
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

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

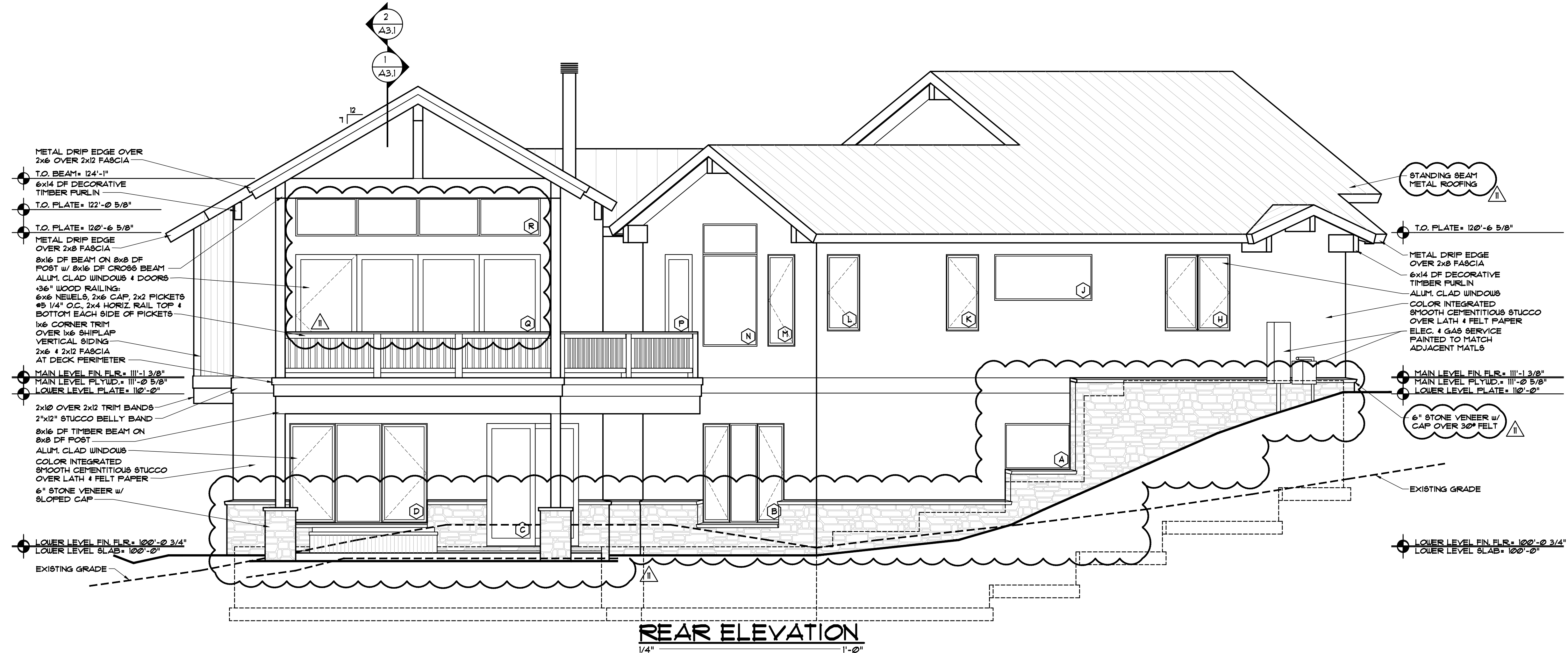
PROJECT NO: 2412-22 L18

#	DATE	BY	COMMENTS	ISSUED
11	1-20-26		OWNER REVISIONS - DREB	
10	3-10-26		PERMIT COMMENTS	
9	2-09-26		BUILDING PERMIT SET	
8	12-22-25		DREB SUBMITTAL SET	

A2.1



LEFT ELEVATION



REAR ELEVATION

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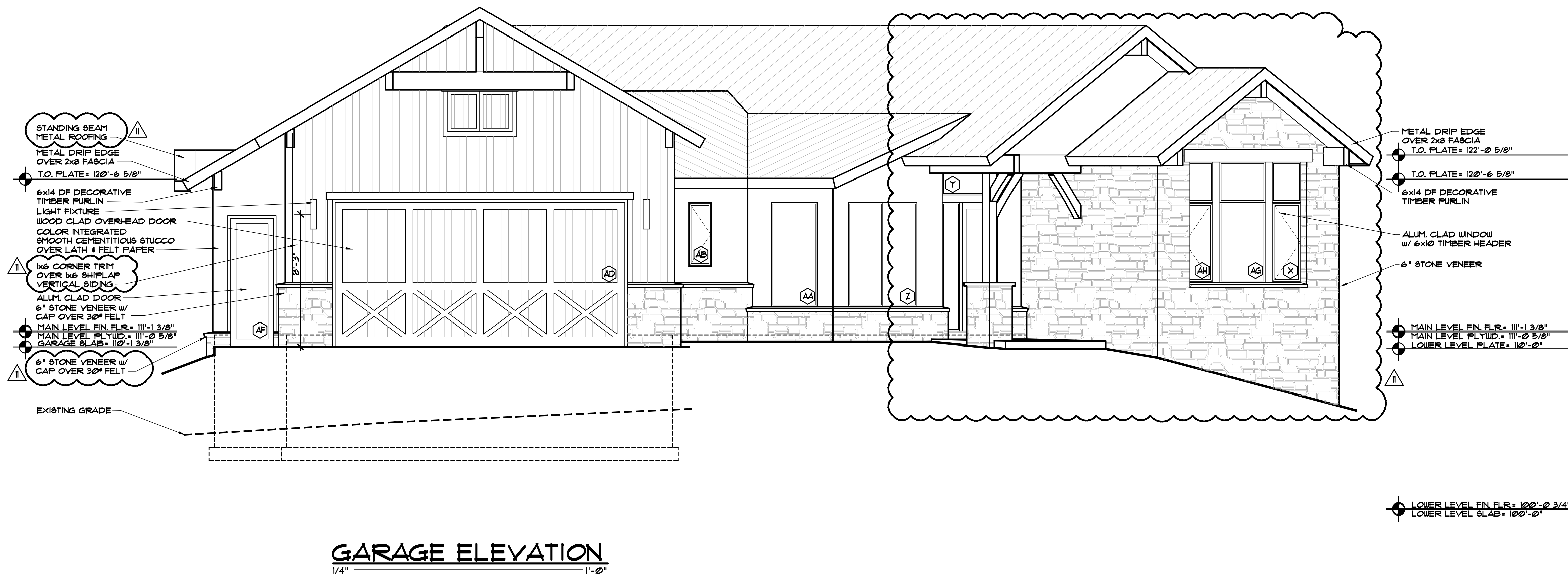
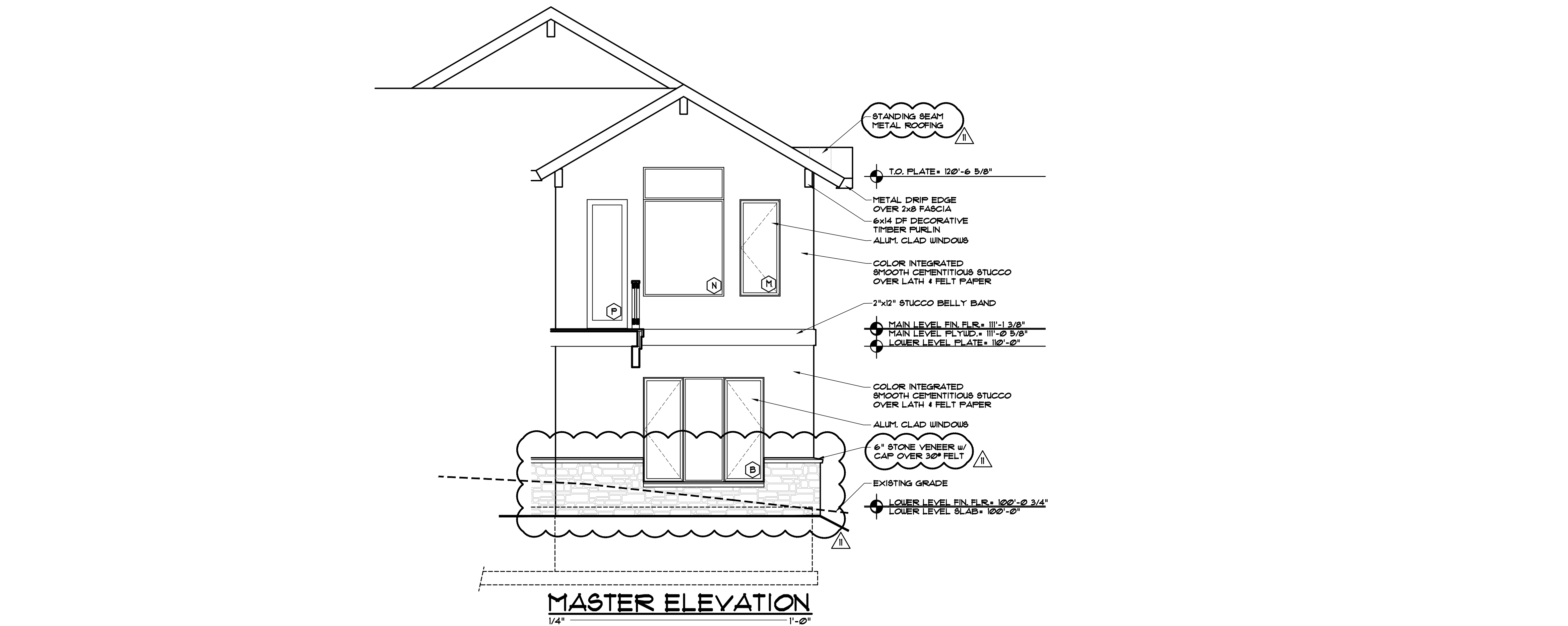
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0221 MILES END LANE
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PROJECT NO: 2412-22 L18

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A2.2

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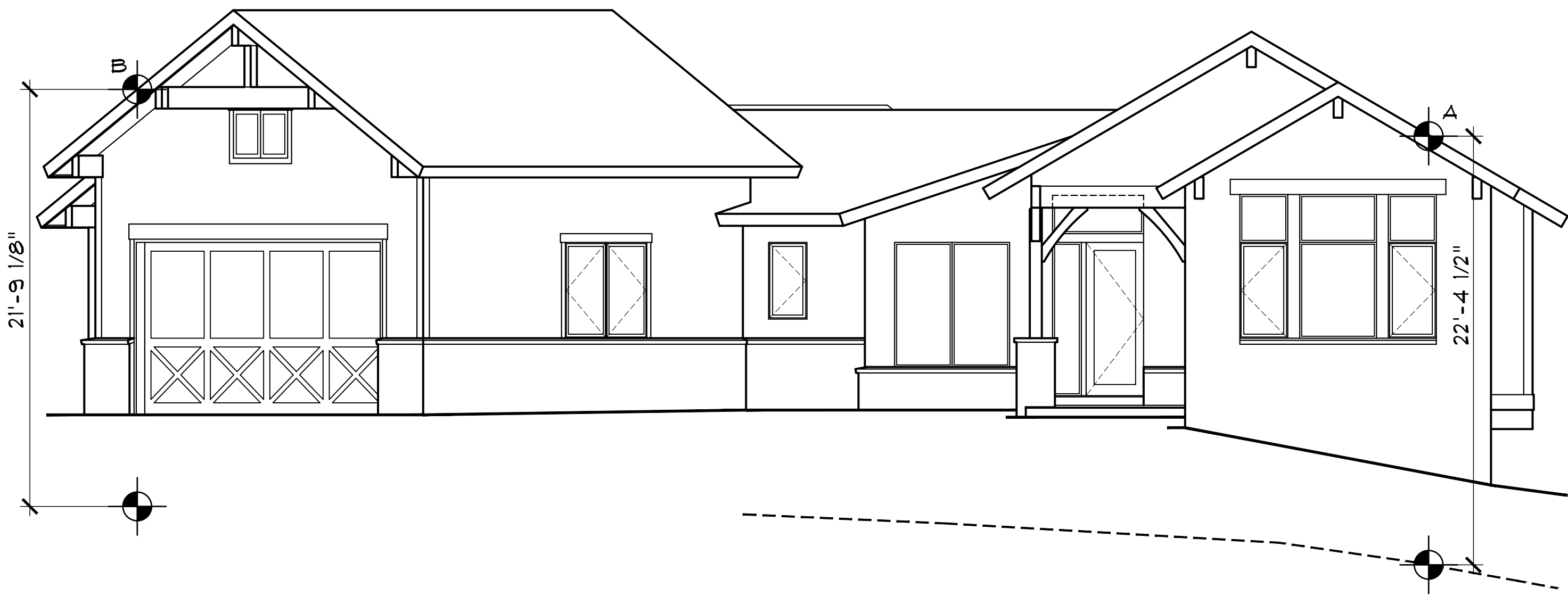
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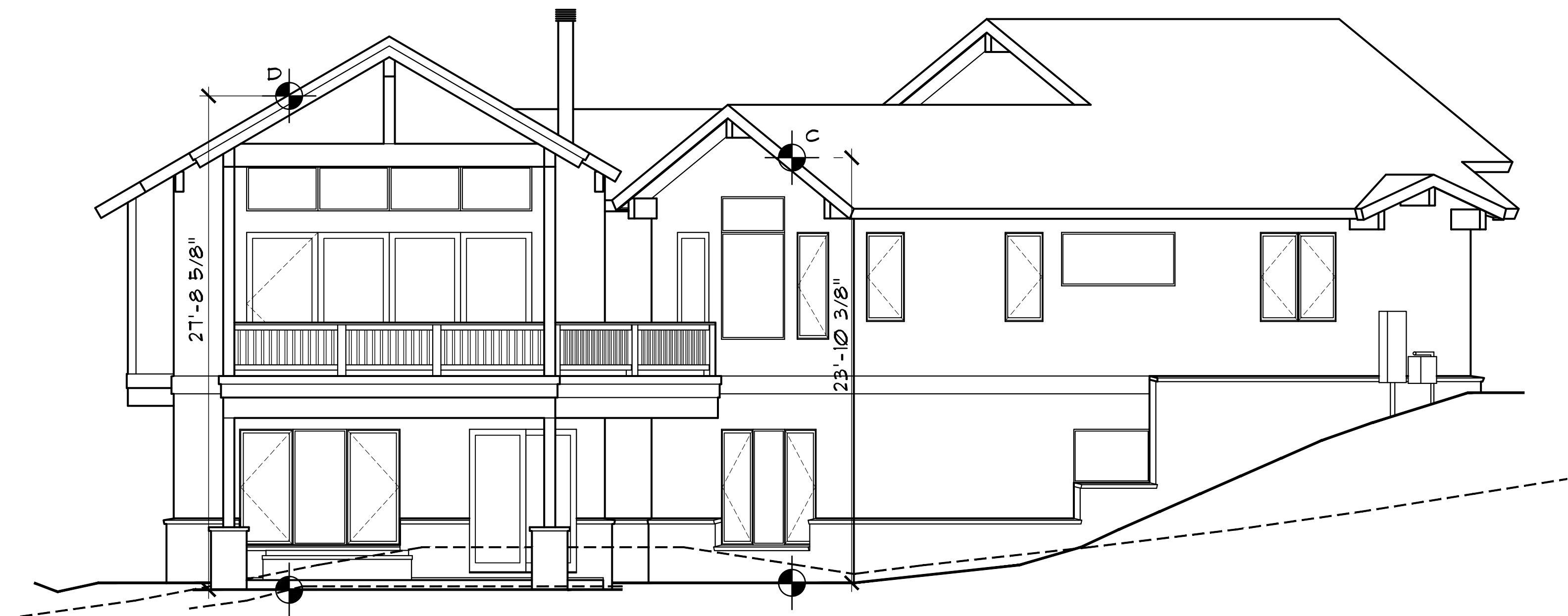
A2.3



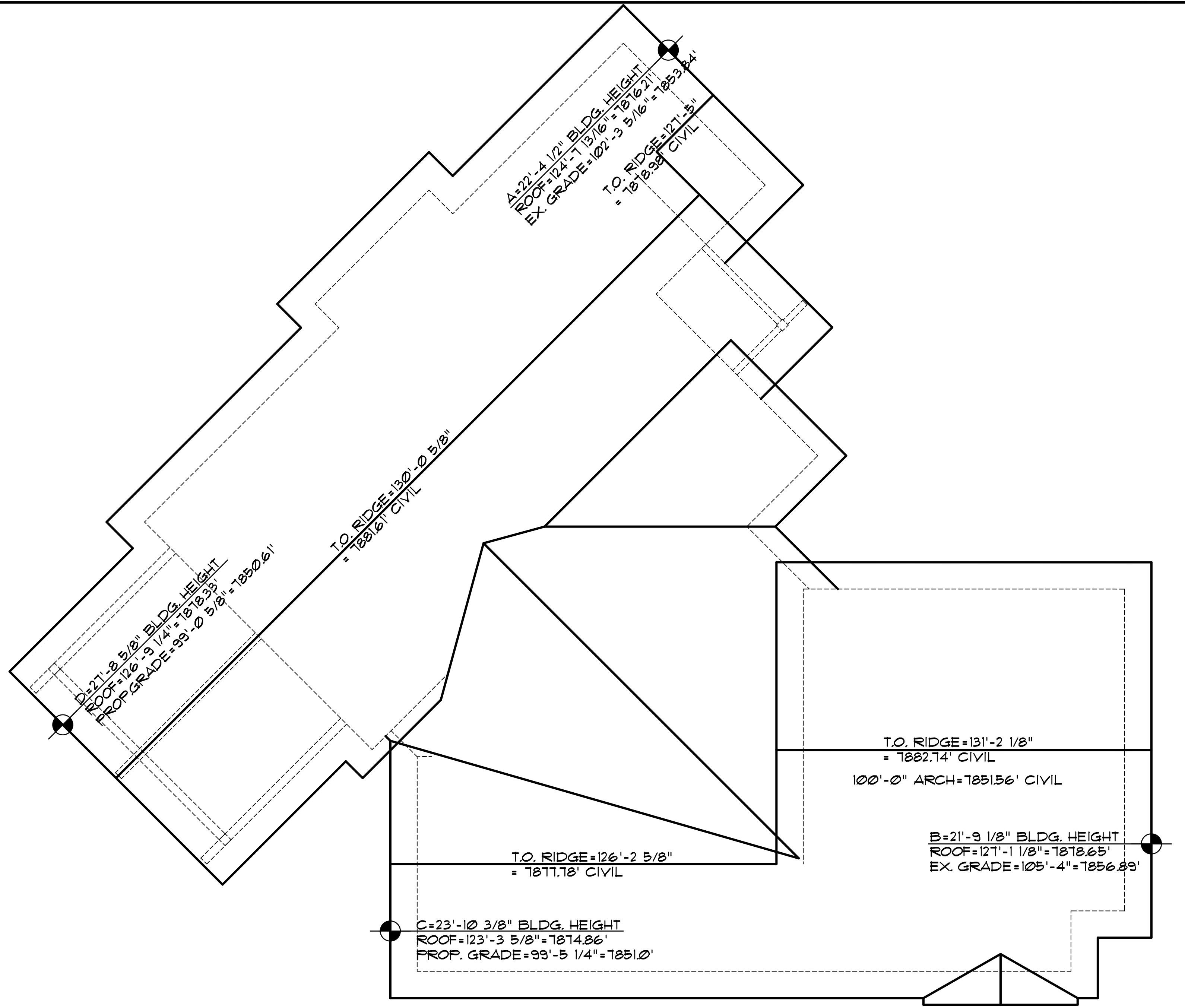
FRONT ELEVATION
1/4" = 1'-0"



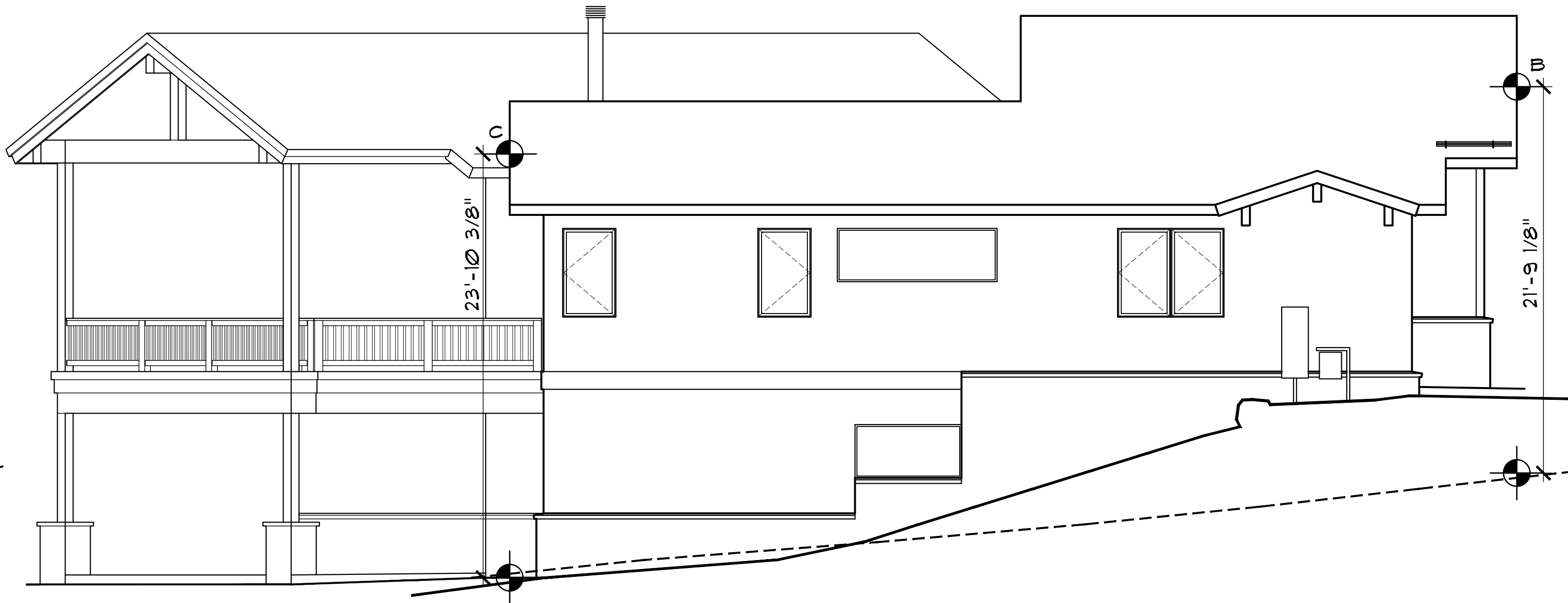
RIGHT ELEVATION
1/4" = 1'-0"



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



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



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

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BH1



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MINTURN NORTH - LOT 18

DRB DESIGN REVIEW - 3D VIEWS
JULY 23, 2026

EGGERS ARCHITECTURE, INC. AXIS DESIGN

RESORT CONCEPTS



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MINTURN NORTH - LOT 18

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JULY 23, 2026

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MINTURN NORTH - LOT 18

DRB DESIGN REVIEW - 3D VIEWS
JULY 23, 2026

EGGERS ARCHITECTURE, INC. AXIS DESIGN

RESORT CONCEPTS



Design Review Board Hearing

Final Plan Review for New Home and Accessory Dwelling Unit

563 Main Street

Hearing Date:	August 12, 2026
File Name and Process:	Single-Family Residence with an Accessory Dwelling Unit
Owner/Applicant:	Christine Oken
Representative:	Sam Weisler, The Pursley Dixon Studio
Legal Description:	Baldauf Addition, Block 2, Lot 7
Address:	563 Main Street
Zoning:	Old Town Character Area – Residential Zone District
Staff Member:	Madison Harris, Senior Planner
Recommendation:	Approval

Staff Report

I. Summary of Request:

The Applicant, Christine Oken, requests Final Plan review of a new, three-bedroom, 4,293 (gross) square foot single-family residence with a 744 square foot accessory dwelling unit (“ADU”) located at 563 Main Street in the Old Town Residential Zone District. The Applicant’s representative, Sam Weisler, has been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans

The plans show a two-and-a-half-story, three-bedroom structure with a one bedroom ADU with a maximum building height - measured to the midpoint of the roof – of 28 feet, right at the maximum allowable 28-foot limit within the Old Town Residential Zone District.

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

The plans show the ground floor with the garage for the main unit and ADU, the main floor has two bedrooms and the primary living area, and the upper floor has the remaining bedroom and an office. Parking is more than adequate, with five off-street spaces, two of which are provided within the garage and two in front of the garage to serve the main unit, and one off of Main Street to serve the ADU.

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

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

Design Review Process

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

(d) *Administrative procedure.*

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

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

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

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

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

Staff suggests that the final plans for 563 Main Street meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

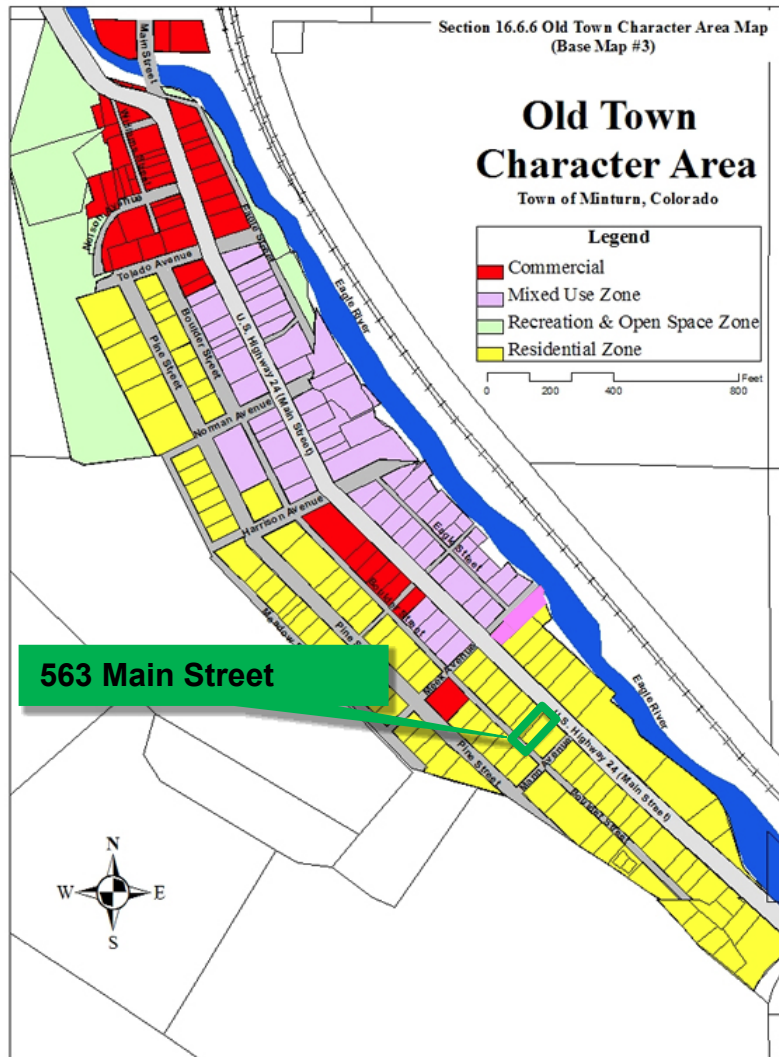
Zoning

The subject property is located within the “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.*

Rest of page left intentionally blank

Figure 1: Old Town Character Area Zoning Map



Dimensional Limitations and Development Standards

The following table summarizes the lot, development and dimensional standards and limitations applicable to the subject property pursuant to Sections 16-2-40. - *General lot requirements and dimensional standards* and 16-16-20 – *Parking Required for Residential and Lodging Uses*.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	5,000 sq. ft.	5,009 sq. ft. (.115 ac.)
Maximum Building Height:	28 feet	28 feet
Minimum Front Setback:	10 feet	18 feet
Minimum Side Setback:	5 feet	5+ feet

Minimum Rear Setback:	10 feet (to property line)	16 feet
Maximum Lot Coverage:	45% (2,254.05 sq. ft.)	2,233 sq. ft. (44.58%)
Maximum Impervious Coverage:	55% (2,754.95 sq. ft.)	2,750 sq. ft. (54.90%)
Minimum Snow Storage Area:	5% of Lot Area (5,009 sq. ft. x .05 = 250.45 sq. ft.)	400 sq. ft.
Parking:	3 spaces	5 spaces

IV. Applicable Standards and Design Guideline Criteria:

Design

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

Final Site, Grading and Drainage Design

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

Mass and Form

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

“c. Massing and Scale

“A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment. Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.

“Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures.”

-Town of Minturn Design Guidelines

Staff Response:

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

V. Items of Note:

Engineering Letter

Jeff Spanel, Town Engineer provided a comment letter identifying a couple of items that are fine for DRB purposes, but will need to be updated for building permit submission. That letter is attached.

VI. Staff Recommendation:

Staff suggests that the plans for 563 Main Street generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the plans.

July 30, 2026

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

Re: 562 Main Street
Lot 7, Baldauf Addition, Block 2
DRB Resubmittal Review
Project No. 26-0001

Dear Madison:

We reviewed the plans included in the revised Design Review application for 562 Main Street, Minturn, CO 81645 prepared by The Pursley Dixon Studio (Plans) dated July 29, 2026. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

Paragraphs a through i: *“Improvement Survey Plat with Topography; Lot 7, Baldauf Addition, Block 2; Town of Minturn, County of Eagle, State of Colorado”* prepared July 27, 2026 by Kipp Land Surveying was provided as the Boundary and Topographical Survey for this application. We offer the following comments:

1. ~~Land Title commitment VTF50077354 dated July 7, 2026 was included in the resubmittal. Note 6 of the survey refers to a commitment dated June 26, 2026. All exceptions noted in the Title Commitment must be listed and shown on the survey along with any necessary explanations or a statement the owner does not want rights of way or easements shown. (CRS 38-51-106(1)(b)).~~
 - i. **Resolved 7/30/26. Commitment exceptions added to note 6.**
2. ~~The basis of bearing shows a measured distance of 150.00 feet along the boundary of lots 14-16 of the Baldauf Subdivision. This dimension agrees with the platted distance, however the labeled distances for lots 14, 15 and 16 total 149.82. The distances shown for each lot differ from the Plat and appear to be measured distances. Please clarify.~~
 - i. **Resolved 7/30/26. Basis of bearing revised to reflect measured distance.**
3. ~~The survey shows fence encroachments and the building on Lot 8 to be on the property line. The development proposal extends to the limits of the property, and the dimensions of the encroachments would be helpful.~~
 - i. **Resolved 7/30/26. Survey revised to show encroachment dimensions.**
4. County Surveyor Certificate references CRS 38-51-102. Please check – this reference is to definitions. Should it be CRS 38-51-106 Land survey plats?

The survey comments do not affect Design Review but must be addressed before issuance of a building permit.

Madison Harris
 Re: 562 Main Street
 Lot 7, Baldauf Addition, Block 2
 2026.7.26 DRB Resubmittal Review
 Project No. 26-0001

Section (C) (3) Site Plan:

“*Site Plan*” prepared by The Pursley Dixon Studio (Plans) dated July 29, 2026 is included in the resubmittal. We offer the following comments:

1. The Site plan differs from the Survey.
 - a. ~~The location of the building on lot 8 differs from the location on the Survey.~~
 - i. Resolved 7/30/26. Lot 8 bldg. location confirmed.
 - b. The Site Plan does not show the fence encroachments shown on the Survey.
 - i. Resolved 7/30/26. Note to replacement existing fence added.
2. The Site Plan shows a new fence along the property line.
 - a. ~~Have arrangements with neighboring properties been made for demolition of the existing fences?~~
 - i. Resolved for DRB 7/30/26. Applicant states a verbal agreement has been reached with adjoining lot owners. Recommend this be verified in writing prior to Building Permit.
 - b. ~~Provide details for Fence construction where its location is coincident with the building on Lot 8.~~
 - i. Resolved 7/30/26. New fence will return to building on Lot 8 similar to existing.
 - c. ~~A property line fence may require grading on the neighboring properties. If so, have arrangements been made with neighboring properties?~~
 - i. Resolved 7/30/26. “DO NOT GRADE ONTO ADJACENT PROPERTY” note added to *Grading & Drainage Plan*.
3. ~~Contours on the Site Plan differ from the Grading Plan~~
 - i. Resolved 7/30/26. Contours removed (shown on *Grading & Drainage Plan*)
4. The building location is not dimensioned, but it is shown within the setbacks.
 - i. Resolved 7/30/26. Dimensions locating building added.

Section C (4) A grading and drainage plan that includes the following information:

We reviewed the “*Grading and Drainage Plan*” prepared by Alpine Engineering, Inc. (Grading Plan) dated June 24, 2026,

1. ~~The Site Plan shows a perimeter fence that is not shown on the Grading Plan. Will the fence have any impact on grading?~~ Resolved 7/30/26.
 - i. Added proposed fence.
 - ii. Note added to replace existing fence
 - iii. Note added to return new fence to building on lot 8 similar to existing.
2. ~~Will the fence require grading onto the neighboring property?~~
 - i. “DO NOT GRADE ONTO ADJACENT PROPERTY” note added.
3. ~~Please show specific grading requirements for the area where the fence and building on Lot 8 are coincident.~~
 - i. “DO NOT GRADE ONTO ADJACENT PROPERTY” note added.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Inter-Mountain Engineering is not responsible for the accuracy and adequacy of the design, dimensions or elevations and assumes no responsibility for the completeness and/or accuracy of the submittal. Review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project.

July 30, 2026

Page 3 of 3

Madison Harris

Re: 562 Main Street

Lot 7, Baldauf Addition, Block 2

2026.7.26 DRB Resubmittal Review

Project No. 26-0001

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

Respectfully,

Inter-Mountain Engineering (Town Engineer)

A handwritten signature in blue ink, appearing to read 'Jeffery M. Spanel', with a stylized, looping design.

Jeffery M. Spanel PE

CC: Scot Hunn, Michael Martinez, Ivan Martin PLS

Design Review Application

5/1/2026 6:46:12 AM

Project Information

Please ensure you are familiar with the [Design Review Process Guide & Appendix B.II.A](#) prior to filling out an application.

Project Information

Is this a Minor or Major DRB Project?: Major

Project Name: A New Residence for Chrissie Oken & Chad Schollaart

Street Address

Address Line 1: 563 Main St

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Zoning: Old Town Character Area

Application Request: Propose demolition of existing 1 bed/1 bath dwelling with 1 bed/1 bath accessory unit and the new construction of 3 bed/3 bath residence (2,777 SF) with 1 bed/1 bath accessory apartment (744 SF).

Applicant Information

Name: The Pursley Dixon Studio

Mailing Address

Address Line 1: [REDACTED]

Address Line 2:

City: Charlotte

State: North Carolina

Zip: 28203

Phone: [REDACTED]

Email: [REDACTED]

Is the Property Owner different than the Applicant?: Yes

Property Owner Information

Name: Christine Oken

Mailing Address

Address Line 1: [REDACTED]

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645-1422

Phone: [REDACTED]

Email: [REDACTED]

Additional Information

Submittal Requirements (as applicable)

Lot Size: 5005

of Stories: 2.5

Type of Residence: Single Family

Snow Storage (sq ft): 400

of Bedrooms: 4

Building Footprint (sq ft): 1931

of On-site Parking Spaces: 3

Total Impervious Surfaces (sq ft): 2750

Uploads

Submittal Checklist Requirements (as applicable)

Letter of Intent

What is the purpose of the project including;

- Relevant Background
- Current Status of the Site
- All Proposed Uses and Structures
- How the Proposal Differs from what already exists
- Information regarding Easements or Dedicated Tracts, etc.

Letter of Intent: [01 Letter of Intent - 563 Main St.pdf](#)

Vicinity Map

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

- Zoning of Property

Vicinity Map: [02 Vicinity Map.pdf](#)

Boundary Survey with a stamp and signature of a licensed surveyor

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

Boundary Survey with a stamp and signature of a licensed surveyor: [06 Survey Stamped 10-20-25.pdf](#)

Site Plan showing Precise Nature of the Proposed Use – To Scale

- Scaled Drawings of Proposed Design of Structure - Plan View and Sections
- Building Heights – all 4 directions N/S/E/W
- Topography
- Building Location and impervious coverage
- Setbacks
- Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant
- Parking Plan
- Traffic Circulation - Location and Width of Existing and Proposed Access Points & Location of Existing Driveways and Intersections
- Landscaped Area – Plan including existing and proposed vegetation
- Approximate Location of Existing Wooded Areas and Rock Outcrops
- Location and Type of Existing and Proposed Easements
- Utility Easements
- Drainage Features
- Snow Storage areas expressed in square feet as a percentage of the overall site area

Preliminary Building Plans and Elevations

- Indicates Dimensions
- General Appearance
- Scale
- Interior Plan for the Buildings

Preliminary Building Plans and Elevations: [04 Plans-Elev.s compressed.pdf](#)

Elements needed on the Site Plan

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

Elements needed on the Site Plan:

Architecture Details – Materials Board

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

Architecture Details – Materials Board: [05 Materials Board.pdf](#)

Grading and Drainage Plan

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

Approval Page

Comments:

Applicant Signature

☒ I declare under penalty of perjury in the second degree that the statements made in the above application are true and complete to the best of my knowledge.

Signature: Samuel Weisler

Date: 05-01-2026

Letter of Intent – Design Review Application for 563 Main St.

April 22, 2026

Minturn Planning Department,

Christine Oken has been a resident of the Town of Minturn for over 10 years, and she is seeking to transition their current residence into a new primary dwelling that better suits their long-term needs while maintaining an accessory apartment on-site.

The 5,005 SF lot is currently occupied by an aging house consisting of a 1 bed/1 bath main dwelling and a 1 bed/1 bath accessory apartment located on the upper level. The site is currently served by existing town utilities. It is in the ‘Old Town Character’ area.

The applicant proposes the demolition of the existing structure to facilitate the construction of a new residential building. The proposed uses include:

- **Primary Dwelling:** A 2,777 SF, 3 bed/3 bath single-family residence.
- **Accessory Apartment:** A 744 SF 1bed/1bath accessory apartment located on the ground level.
- **Parking:** On-site parking to accommodate both the primary residence and the accessory apartment (3 spots).

The applicant acknowledges the requirement to stay within 3,000 livable SF to use their existing ‘tap’ as well as the need for a 0.5 SFE ‘half-tap’ for the accessory apartment and is prepared to pay applicable tap and system improvement fees.

The proposal differs from the current site by replacing the aged structure with a modern, code-compliant residence. While the use remains residential with an accessory unit, the new design relocates the accessory apartment to the ground floor and increases the total livable square footage to 3,521 SF (3,750 SF allowed).

The property is subject to a CDOT easement/sidewalk along the frontage. There are no other known easements or dedicated tracts affecting the developable area of the lot. All proposed work will respect the CDOT right-of-way and required setbacks.

Respectfully,

Ken Pursley
The Pursley Dixon Studio
Applicant/Architect

Charlotte, North Carolina 28203

Phone

Vicinity Map

A New Residence for Chrissie Oken & Chad Schollaart

563 Main St.

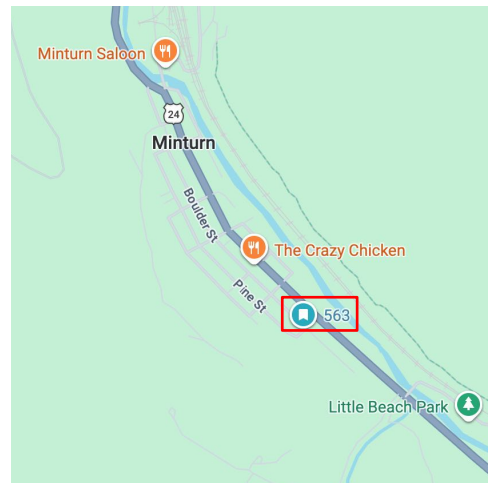
Minturn, CO 81645

The Pursley Dixon Studio

4/22/26

Zoning: Old Town Character

Access Site Off Main St. And/OR
Boulder St.



A New Home For

Chrissie Oken & Chad Schollaart

563 Main St.
Minturn, Colorado 81645

6

SITE CALCULATIONS:

Lot Acreage/Area: 0.115 Acres
5,009 SF

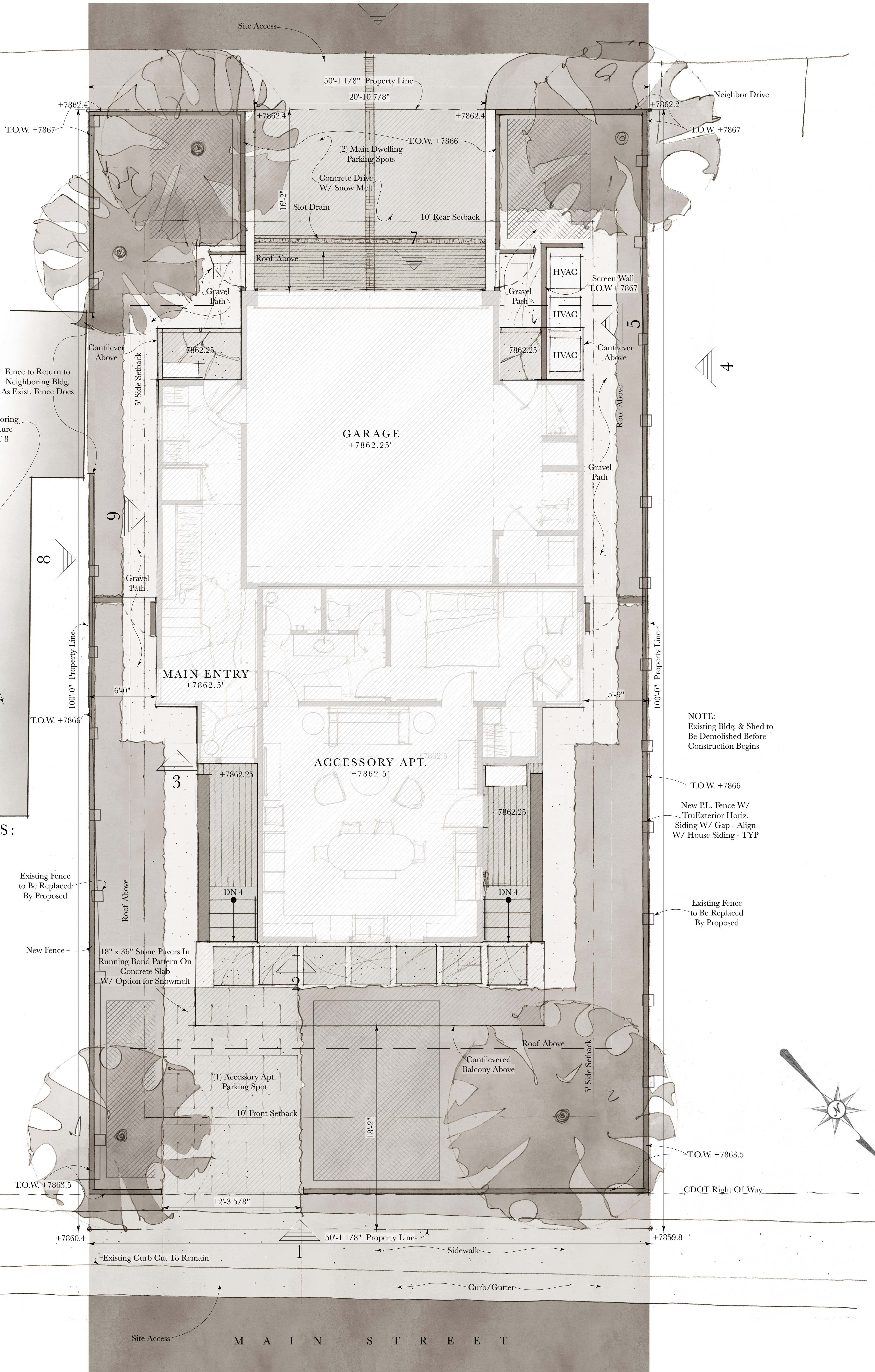
Impervious Coverage: 
Allowed (55%) 2,752.75 SF
Proposed (54.9%) 2,750 SF

Snow Storage: 
Required (5%) 251 SF
Proposed (8%) 400 SF

Parking:
Required Off - Street 3
Proposed (1 Front, 2 Back) 3

Note:
Top Of Ridge: +7899
Midpoint Of Roof: +7888.16

Building Coverage:
Allowed (45%) 2,254 SF
Proposed (44.6%) 2,233 SF



THE PURSLEY DIXON STUDIO
311 ATHERTON STREET
CHARLOTTE, NORTH CAROLINA 28203
P: 704.334.6500

Site Plan

1/4" = 1'-0"

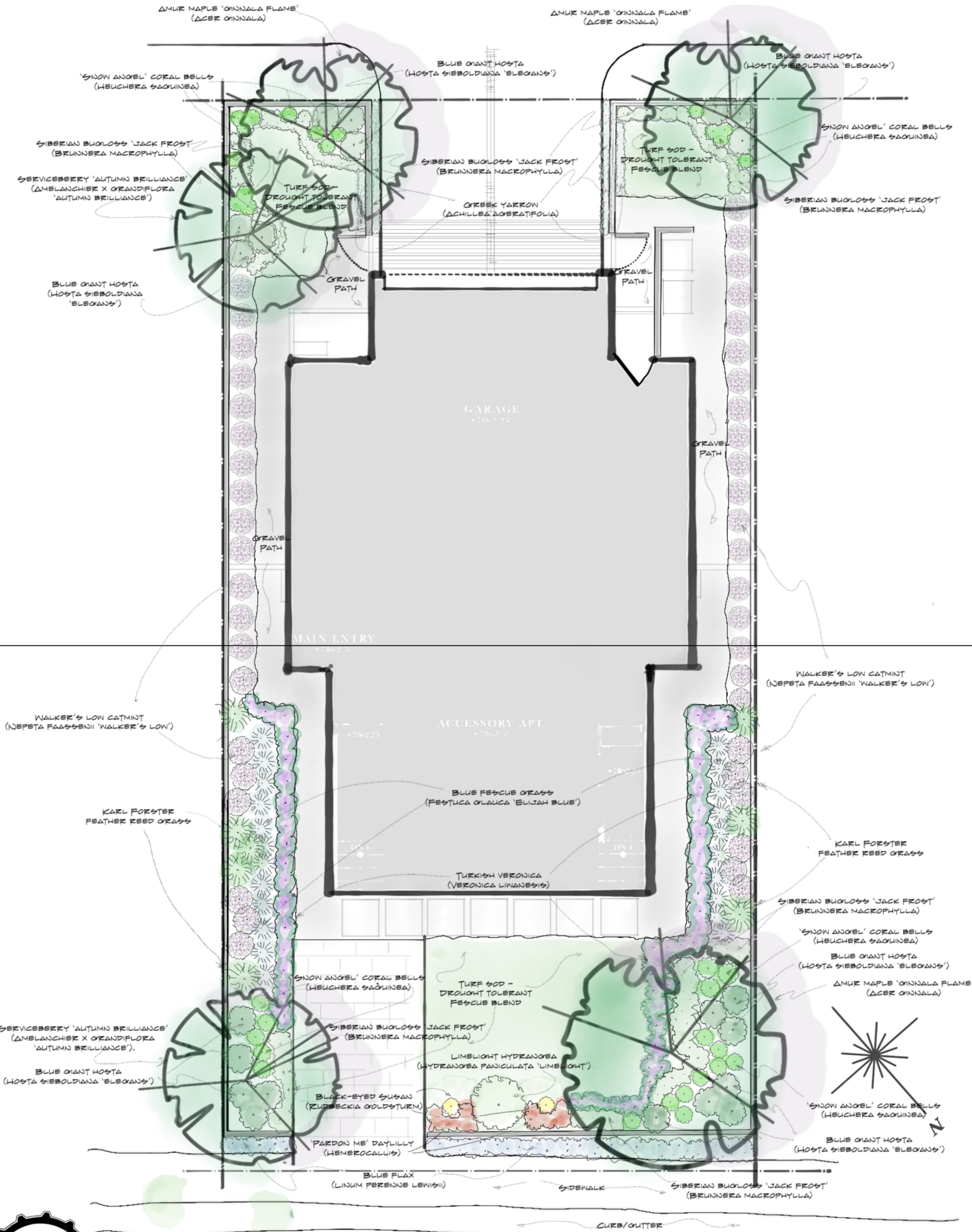
07.29.26



ELEVATION EARTHWORKS

FOR PRELIMINARY REVIEW

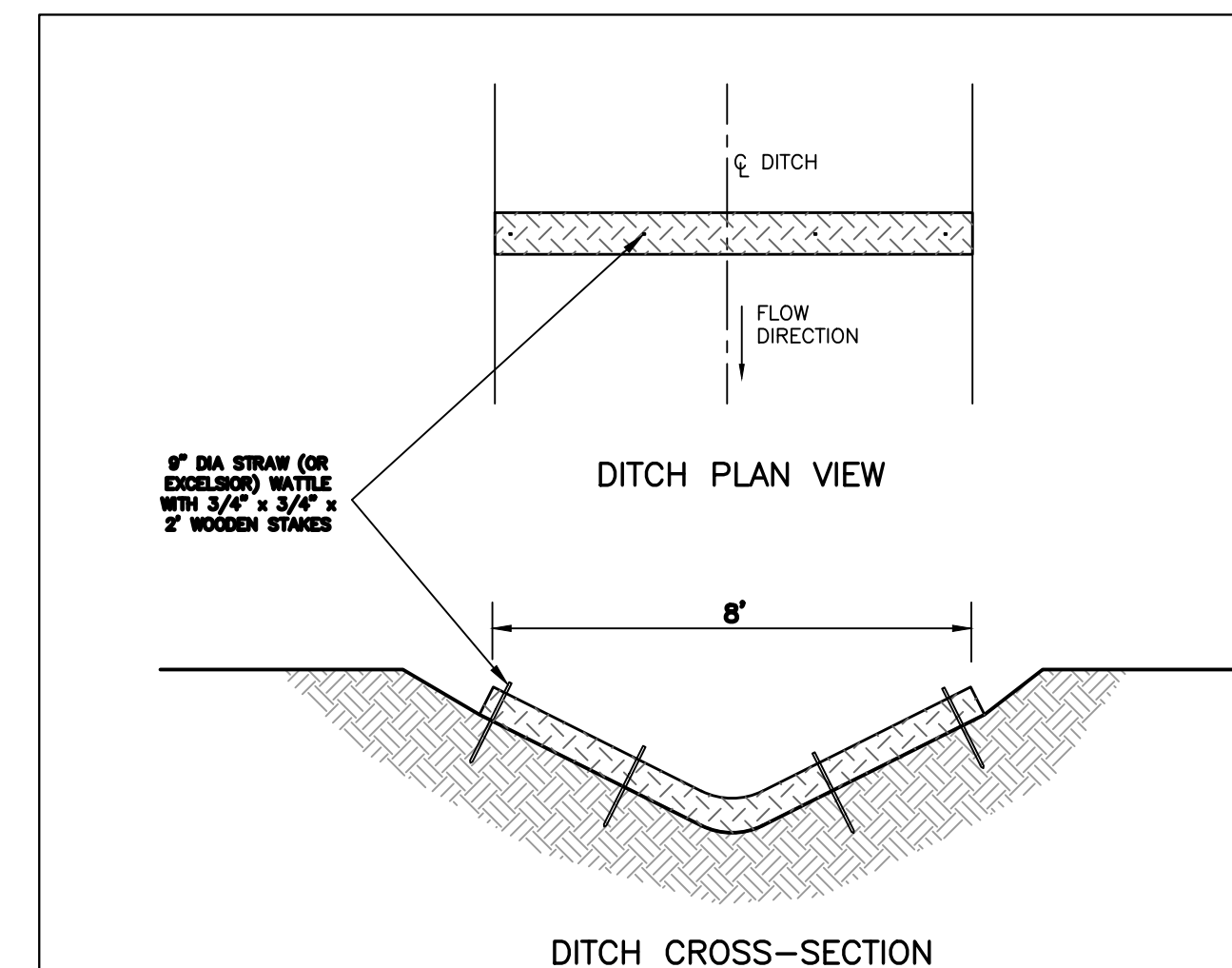
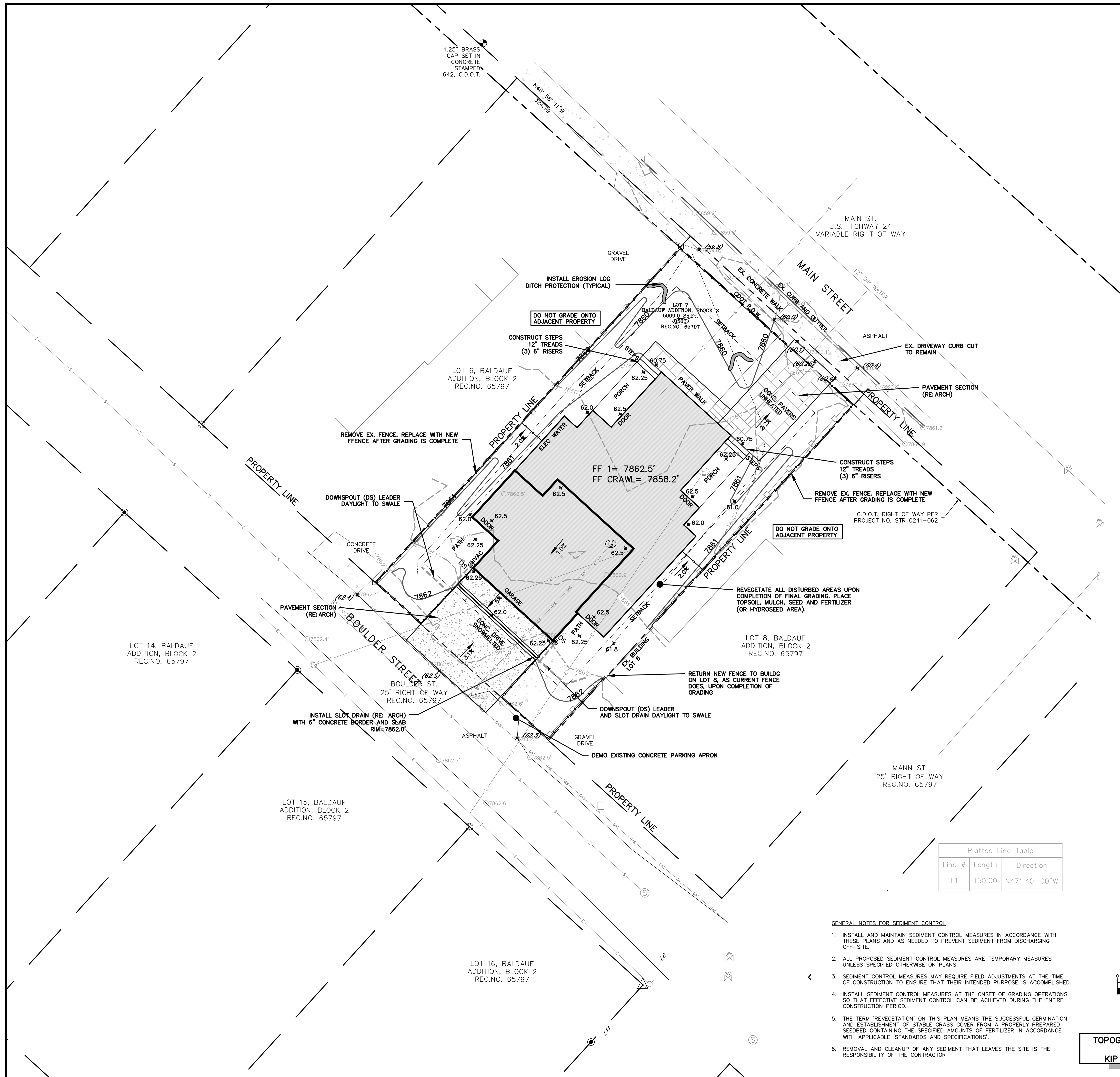
PROPOSED PLANTING PLAN
563 MAIN STREET
MINTURN, CO



GRADING AND DRAINAGE PLAN

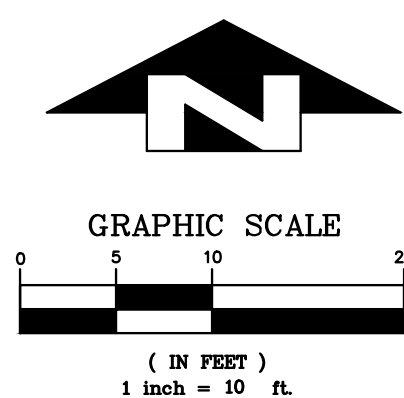
	DESIGNED	DRAWN	CHECKED	JOB NO.	DATE	NO.	DATE	REVISIONS	TOWN COMMENTS RESPONSE	BY
	MCW	MCW	XXX	XXX	06/17/2026		06/26/2026			MCW

SHEET
C1.0



1. THE HEIGHT OF A STRAW WATTLE IS 9 IN. THE INSTALLED HEIGHT IS APPROXIMATELY 5 - 7 IN. THE STANDARD LENGTH OF STRAW WATTLES IS 25 FT, HOWEVER OTHER LENGTHS WILL BE MADE UPON REQUEST.
2. STRAW WATTLES SHOULD BE INSTALLED IN SHALLOW TRENCHES, 2 - 4 IN DEEP, DEPENDING ON SOIL TYPE AND SLOPE STEEPNESS. THE DEEPER THE TRENCH, THE LONGER THE WATTLE. ON VERY STEEP SLOPES, THE TRENCH SHALLOWER FOR HARD, ROCKY SOILS AND GENTLER SLOPES. USE MATTOCKS AND SHOVEL TO DIG THE TRENCH, THROWING EXCAVATED SOIL TO THE UPHILL SIDE TO PREVENT RUNOFF FROM UNDERCUTTING THE WATTLE.
3. INSTALL WATTLE IN DRAINAGE DITCH PERPENDICULAR TO FLOW DIRECTION.

N.T.S.	
A	DITCH EROSION LOG

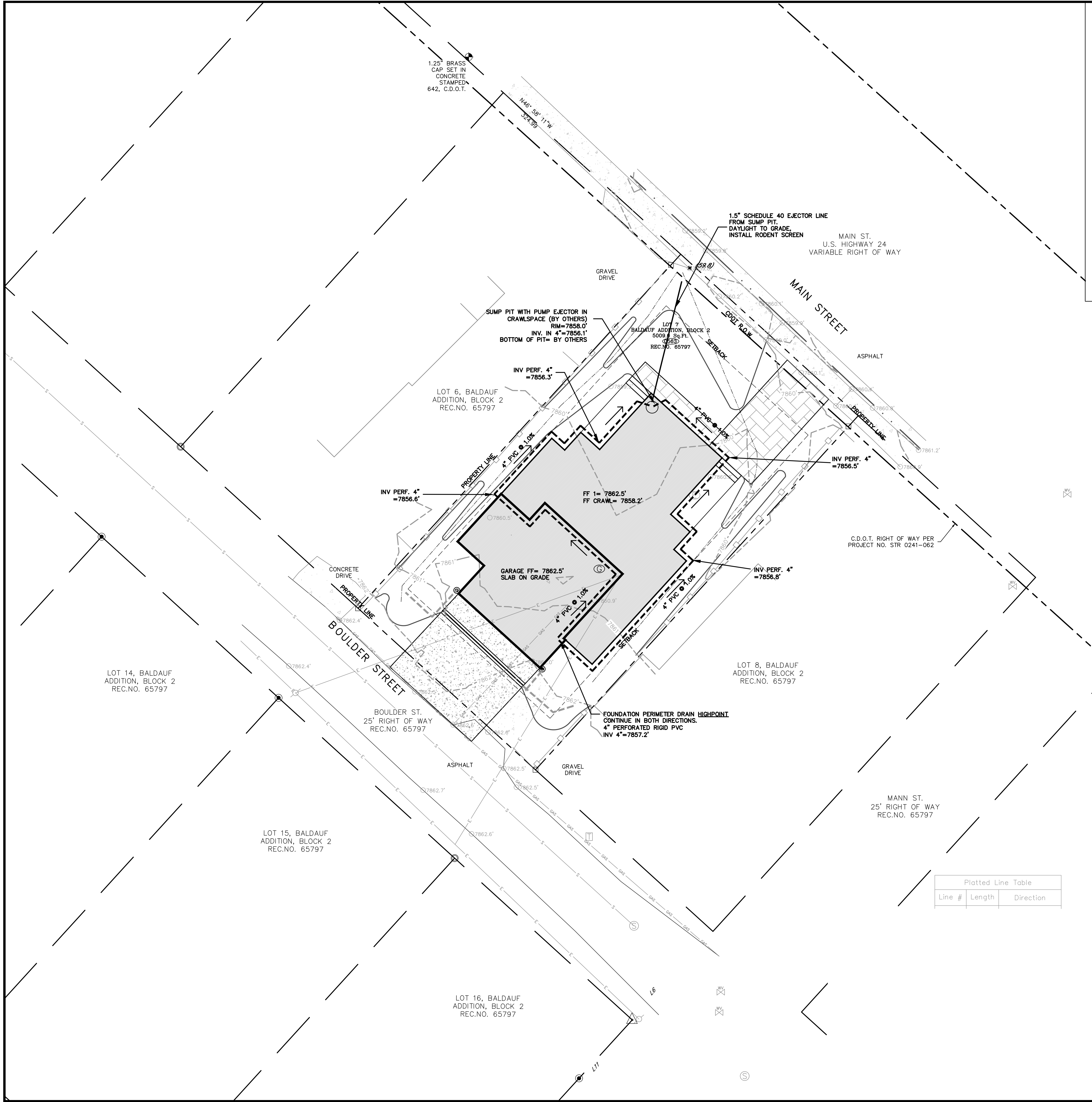


TOPOGRAPHIC INFORMATION WAS
PROVIDED BY
KIP LAND SURVEYING 2024

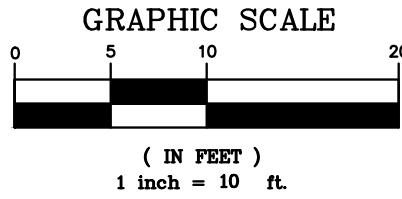
LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	EASEMENT
	PROPOSED CONTOUR
	PROPOSED GRADING, SLOPE/SPOT
	EXISTING GRADING, SLOPE/SPOT
	PROPOSED STORM SEWER
	PROPOSED BOULDER RETAINING
	PROPOSED CONCRETE /ASPHALT

C:\Minum\563 Main St - 2026\dwg\Main\Subdrain - 563 Main St.dwg, 6/23/2026 8:58:33 AM, AutoCAD PDF High Quality Plotter v3



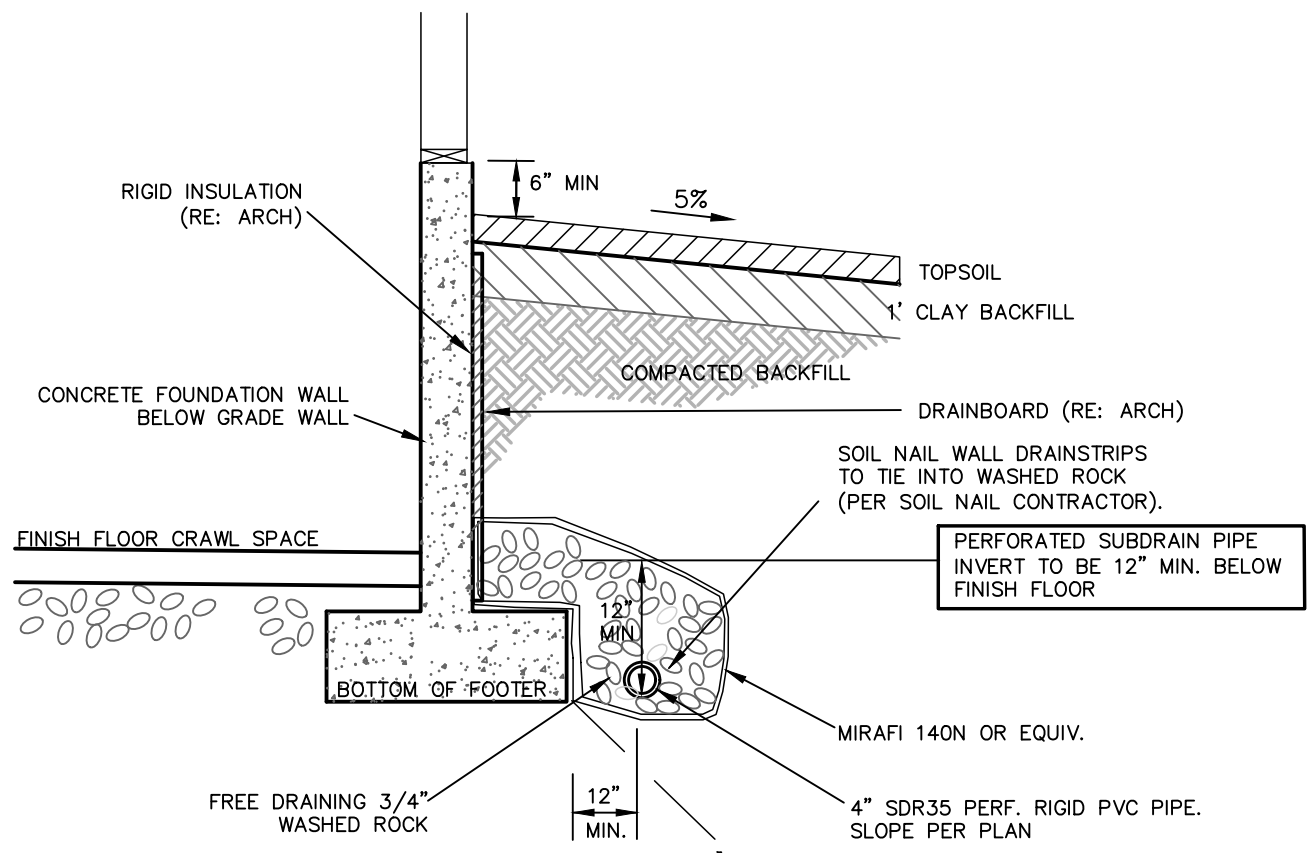
Platted Line Table		
Line #	Length	Direction



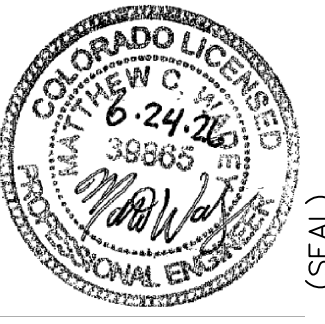
TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIPP LAND SURVEYING 2026

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EASEMENT
- PROPOSED CONTOUR
- PROPOSED GRADING, SLOPE/SPOT
- EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT



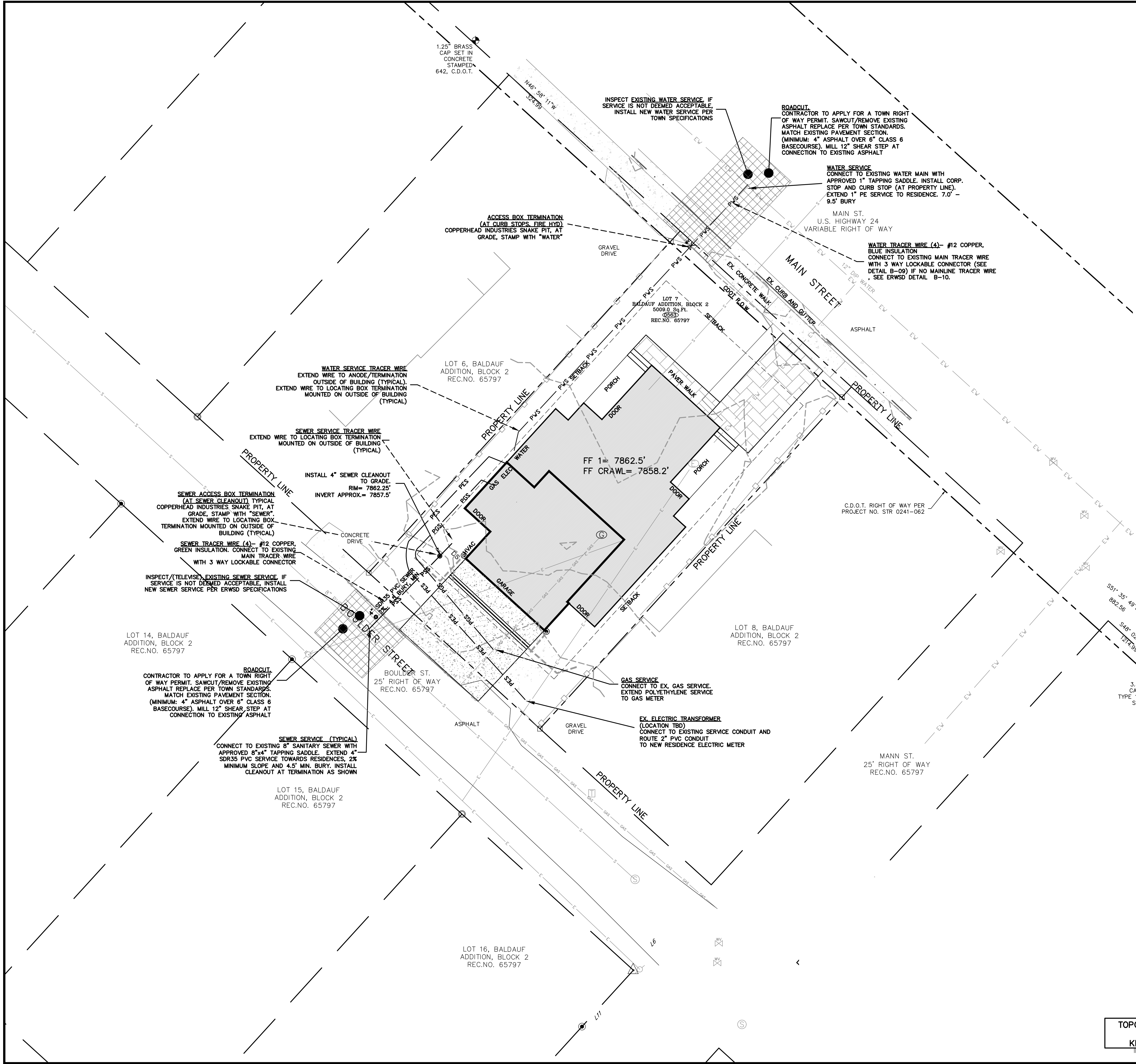
EXTERIOR FOUNDATION PERIMETER DRAIN



563 MAIN STREET
MINTURN, CO
SUBDRAIN PLAN

NO.	DATE	REVISIONS	BY
	06/26/2026	TOWN COMMENTS RESPONSE	MCW
DESIGNED	MCW		
DRAWN	MCW		
CHECKED	XXX		
JOB NO.	XXX		
DATE	06/17/2026		

C:\Minimum\563 Main St - 2026\dwg\Main\Utility - 563 Main St.dwg, 7/11/2026 11:12:04 AM, AutoCAD 2D PLOT (High Quality) Plot23



ERWSD Standard Plan Notes

1. All materials, workmanship, and construction shall meet or exceed the standards and specifications set forth in the Eagle River Water and Sanitation District Rules and Regulations. Where there is conflict between these Plans and the Rules and Regulations or any applicable Standards, the more stringent Standard shall apply. All Work shall be inspected and approved by the ERWSD Construction Inspector.
2. Contractor shall schedule a mandatory pre-construction meeting at the construction site a minimum of three (3) business days after the plans have been submitted. Participants shall include, but are not limited to: the Applicant; Applicant's contractor, excavator and engineer; and the District representative. Construction may begin once the meeting has concluded and the District Inspector has signed off.
3. The Contractor shall have one (1) signed copy of the approved Plans, one (1) copy of the appropriate criteria and specifications, and a copy of any permits and extension agreements needed for the job onsite at all times.
4. Provide a complete Bill of Materials for all proposed water and wastewater infrastructure
5. The Contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security.
6. If during the construction process conditions are encountered which could indicate a situation that is not identified in the Plans or specifications, the Contractor shall contact the ERWSD Construction Inspector immediately
7. Submit traffic control plans as approved by the appropriate governing agency
8. The Contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or as designated to be provided, installed, or constructed unless specifically noted otherwise.
9. The Contractor shall be responsible for recording As-Built information on a set of record drawings kept on the construction site and available to the ERWSD Construction Inspector at all times. All as-built information shall be field surveyed under the direct care and supervision of a licensed Professional Land Surveyor.
10. The contractor shall obtain locates prior to any excavation
11. The contractor is responsible for any damage to any utility facilities as a result of their actions. The contractor shall make the required repairs immediately to the satisfaction of the affected utility.
12. Eagle River Water and Sanitation District does not guarantee the accuracy of the locations of existing pipelines, manholes, hydrants, valves and service lines. If field conditions are found to be different than shown on the plans, the contractor shall notify the inspector and design engineer immediately.
13. All trenching and backfill shall be in accordance with Appendix E of the ERWSD Rules and Regulations.

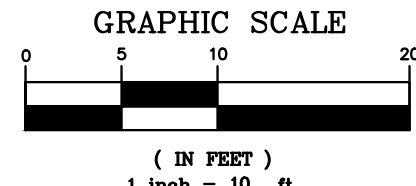
ERWSD Sanitary Sewer Construction Notes

1. All sanitary sewer construction is subject to the most recently adopted ERWSD Rules and Regulations.
2. All sanitary sewer mains shall be a minimum of 8" in diameter.
3. All sanitary sewers shall be installed with a minimum of 4.5ft cover to top of pipe and a maximum of 14ft cover to top of pipe.
4. Tracer wire per Appendix E1.12 to be installed on all sanitary sewer lines, to include both mains and service lines.
5. All sanitary sewers shall be bedded per Appendix E, Detail E-01
6. All sanitary sewers shall be installed a minimum of 10ft horizontally away from domestic water or secondary containment must be used.
7. All sanitary sewers must be tested in accordance with ERWSD Rules and Regulations Article 9.3.3.
8. All sanitary sewer service lines shall be constructed along the shortest and straightest route possible.
9. Sanitary sewer services shall be connected a minimum of 10 feet outside of manholes with a wye connection.
10. Sanitary sewer service lines taps must be a minimum of 18" apart.
11. Sanitary sewer service cleanouts should be placed outside of the ROW whenever possible.

ERWSD TRACER WIRE NOTES (SEE APPENDIX E-1.12 FOR ALL NOTES)

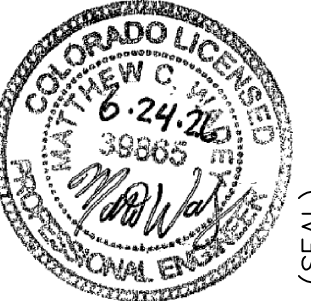
1. All water and sewer mains and services shall have tracer wire
2. tracer wire to be HDPE insulated #12 AWG copper or copper clad steel, 300 lb load, 30 mil insulation
3. Insulation to be color coded per AWWA, blue (water), green (sewer), red (ground wire)
4. All connectors to be lockable at wire intersections
5. See Appendix E for approved wire and connector manufacturers
6. Access Box- tracer wire access box at water curb stops and sewer cleanouts
7. Ground all dead ends and termination points at Access Boxes.
8. Tracer wire placed on top half of pipe and plastic zip tied to pipe every 5 feet.

PER ERWSD SPECIFICATIONS IN APPENDIX E: INSTALL TRACER WIRE ON ALL WATER AND SEWER MAINS AND SERVICE



TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIP LAND SURVEYING 2024

LEGEND			
— PE —	PE	—	PROPOSED ELECTRIC
— PES —	PES	—	PROPOSED ELECTRIC SERVICE
— PGS —	PGS	—	PROPOSED COMM. SERVICE
— PG —	PG	—	PROPOSED GAS
— PGS —	PGS	—	PROPOSED GAS SERVICE
— PVS —	PVS	—	PROPOSED WATER SERVICE
— PSS —	PSS	—	PROPOSED SEWER SERVICE
— EV —	EV	—	PROPOSED FIRE HYDRANT W/GV
—	—	—	PROPOSED STORM SEWER
—	—	—	PROPOSED TRANSFORMER & COMM. PEDESTAL
---	---	---	PROPERTY LINE



563 MAIN STREET
MINTURN, CO
UTILITY PLAN

NO.	DATE	REVISIONS	BY
	06/26/2026	TOWN COMMENTS RESPONSE	MCW

SHEET
C3.0

A New Home For

Chrissie Oken & Chad Schollaart

563 Main St.
Minturn, Colorado 81645

SQUARE FOOTAGE:

Ground Floor:

Main Dwelling:	
Heated (Livable)	267 SF
Unheated	751 SF
Covered Outdoor	169 SF
Accessory Apartment:	
Heated (Livable)	744 SF

Main Floor:

Main Dwelling:	
Heated (Livable)	1,842 SF
Covered Outdoor	230 SF

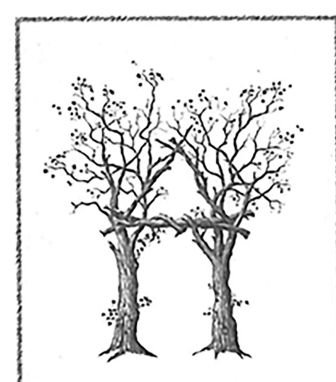
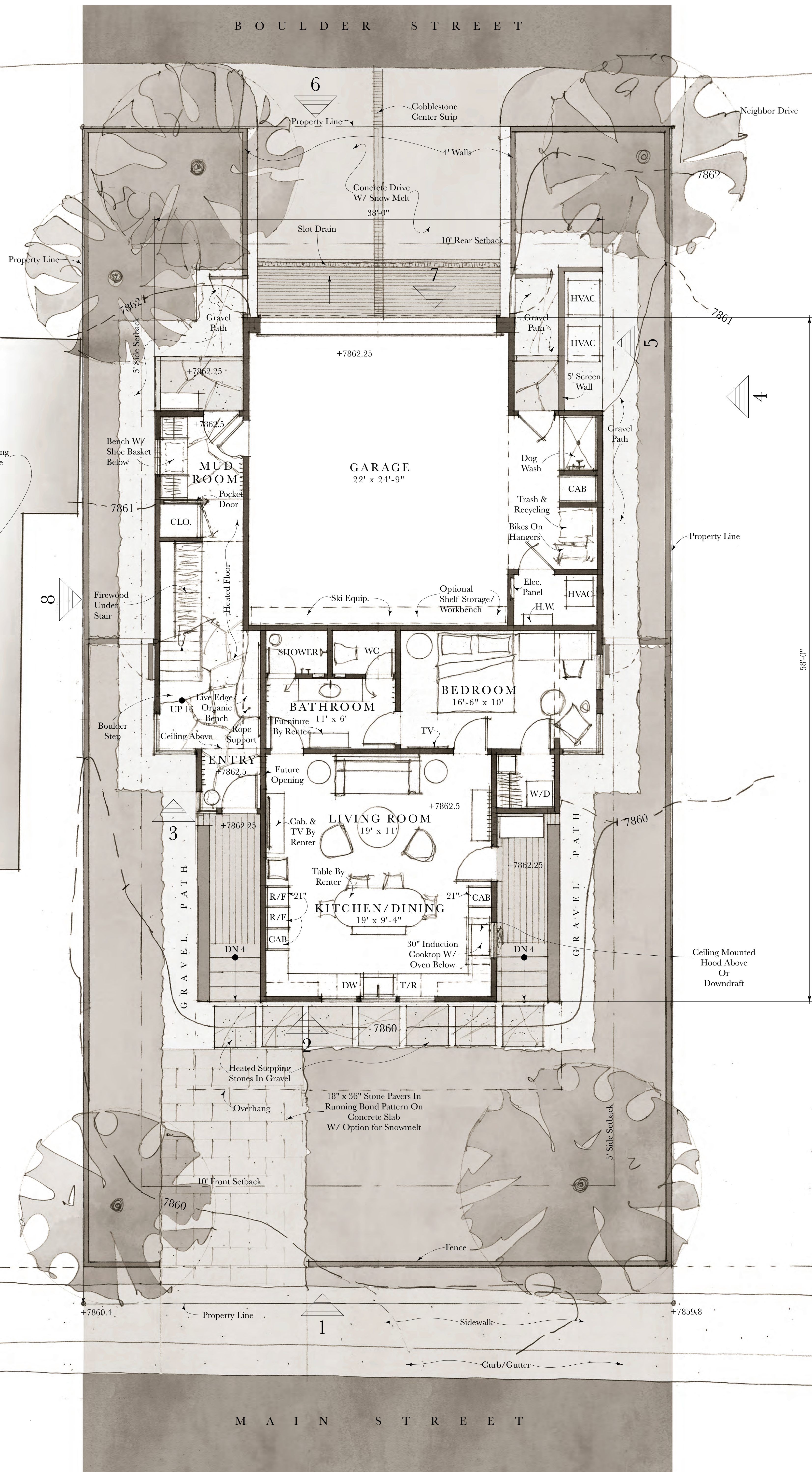
Upper Floor:

Main Dwelling:	
Heated (Livable)	668 SF
Unheated	765 SF

TOTALS:

Main Dwelling:	
Heated (Livable) Allowed	3,000 SF
Heated (Livable)	2,777 SF
Unheated	1,516 SF
Covered Outdoor	399 SF
Accessory Apartment:	
Heated (Livable) Allowed	750 SF
Heated (Livable)	744 SF

GROSS HEATED (LIVABLE) SF = 3,521 SF



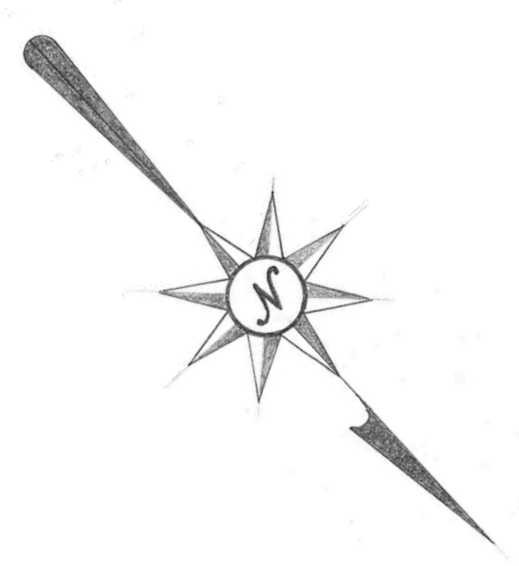
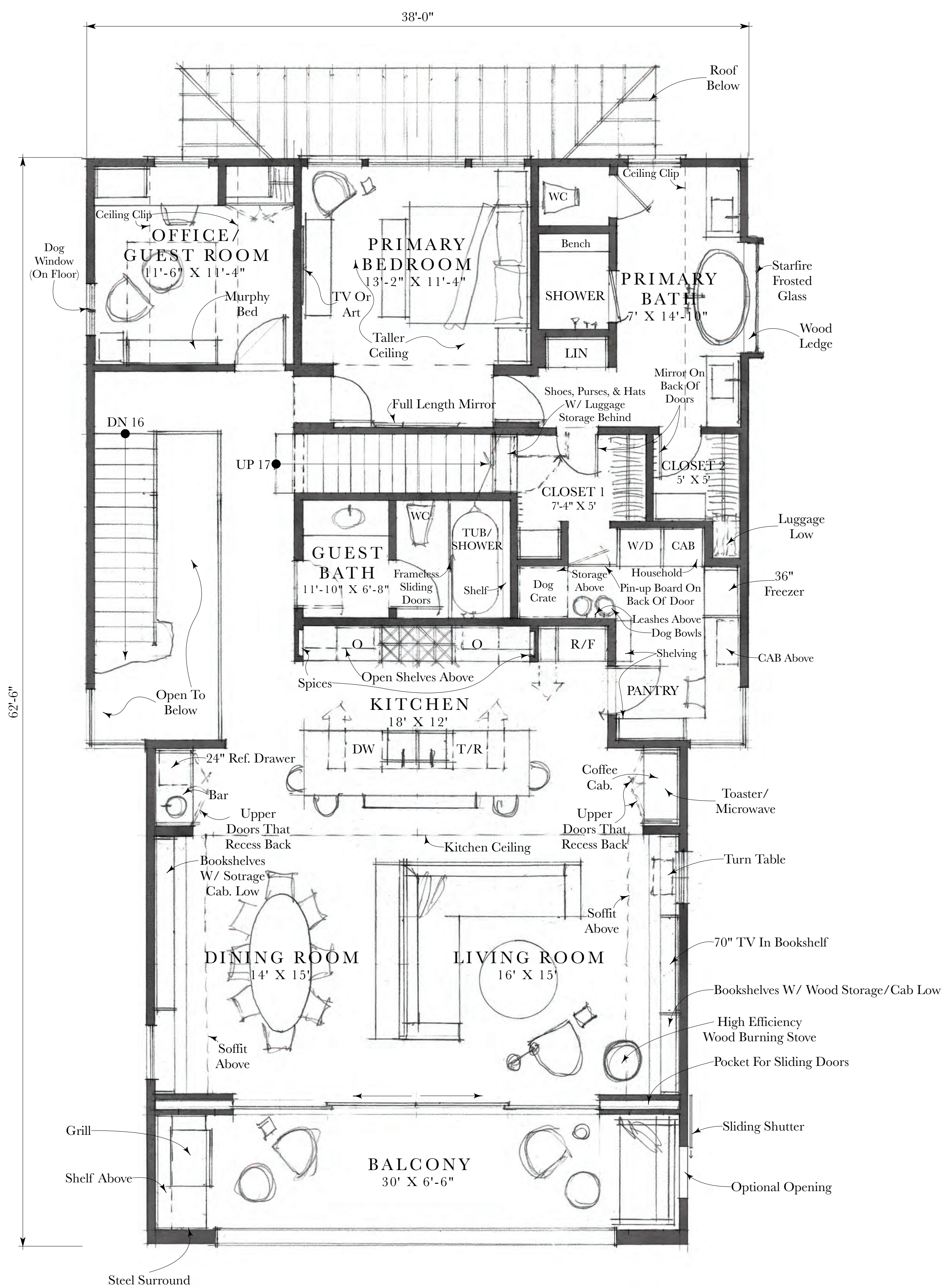
THE PURSLEY DIXON STUDIO
311 AHERTON STREET
CHARLOTTE, NORTH CAROLINA 28203
P: 704.334.6500

FOR PRELIMINARY REVIEW

Ground Floor Plan

1/4" = 1'-0"

04.22.26



SQUARE FOOTAGE:

Ground Floor:

<i>Main Dwelling:</i>	
Heated (Livable)	267 SF
Unheated	751 SF
Covered Outdoor	169 SF
<i>Accessory Apartment:</i>	
Heated (Livable)	744 SF

Main Floor:

<i>Main Dwelling:</i>	
Heated (Livable)	1,842 SF
Covered Outdoor	230 SF

Upper Floor:

<i>Main Dwelling:</i>	
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Unheated	765 SF

TOTALS:

<i>Main Dwelling:</i>	
Heated (Livable) Allowed	3,000 SF
Heated (Livable)	2,777 SF
Unheated	1,516 SF
Covered Outdoor	399 SF
<i>Accessory Apartment:</i>	
Heated (Livable) Allowed	750 SF
Heated (Livable)	744 SF

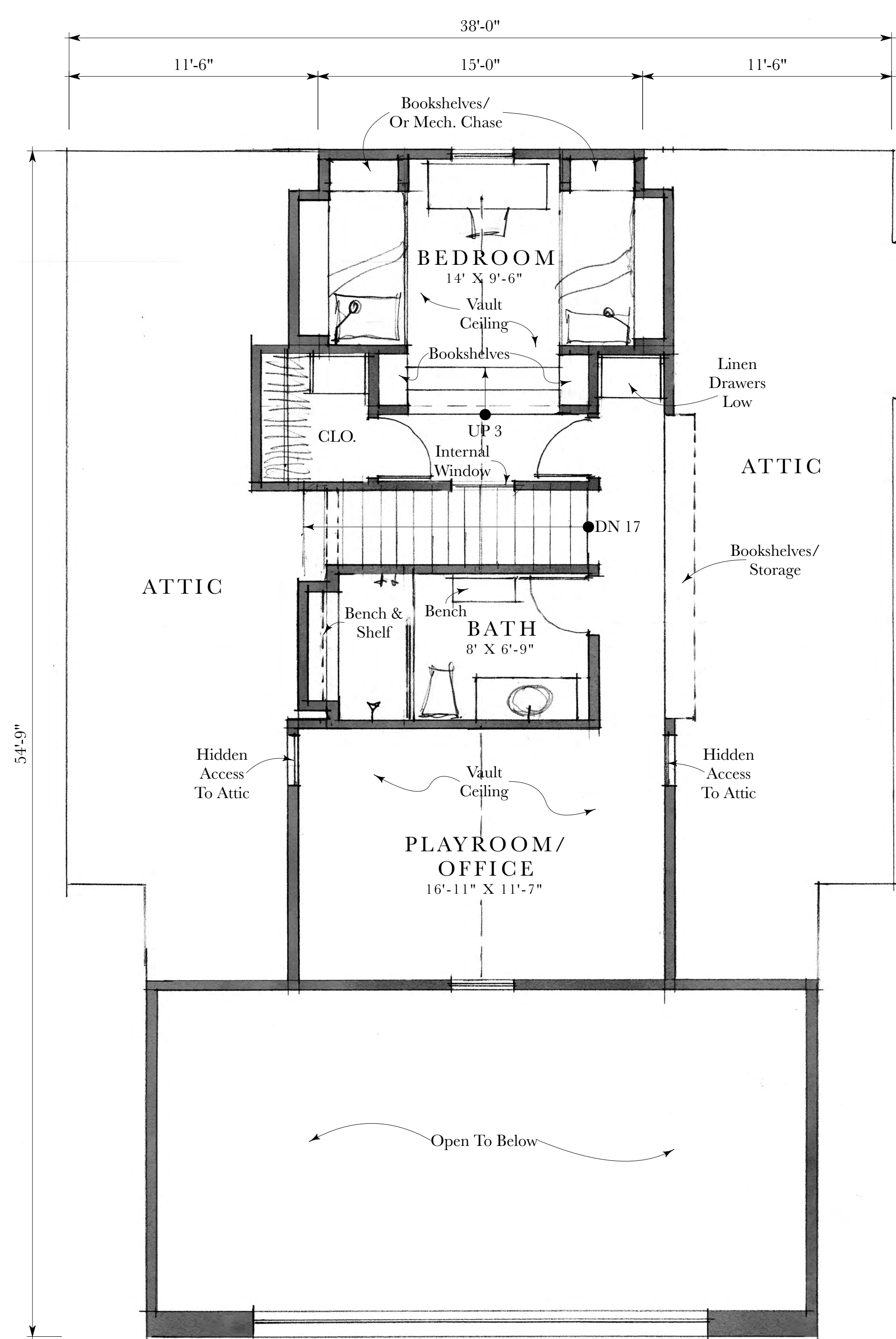
GROSS HEATED (LIVABLE) SF = 3,521 SF

FOR PRELIMINARY REVIEW

Main Floor Plan

1/4" = 1'-0"

04.22.26



SQUARE FOOTAGE:

Ground Floor:

<i>Main Dwelling:</i>	
Heated (Livable)	267 SF
Unheated	751 SF
Covered Outdoor	169 SF
<i>Accessory Apartment:</i>	
Heated (Livable)	744 SF

Main Floor:

<i>Main Dwelling:</i>	
Heated (Livable)	1,842 SF
Covered Outdoor	230 SF

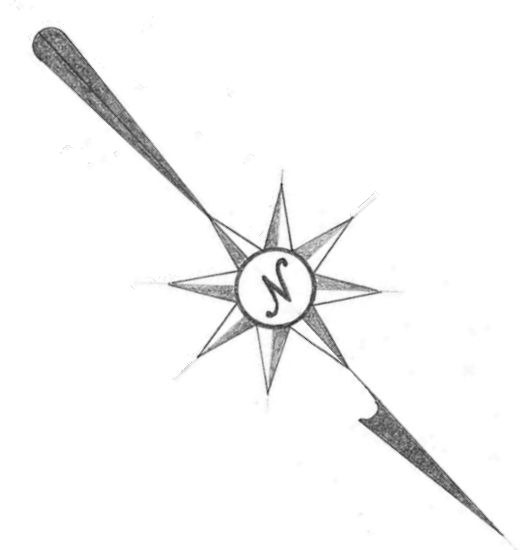
Upper Floor:

<i>Main Dwelling:</i>	
Heated (Livable)	668 SF
Unheated	765 SF

TOTALS:

<i>Main Dwelling:</i>	
Heated (Livable) Allowed	3,000 SF
Heated (Livable)	2,777 SF
Unheated	1,516 SF
Covered Outdoor	399 SF
<i>Accessory Apartment:</i>	
Heated (Livable) Allowed	750 SF
Heated (Livable)	744 SF

GROSS HEATED (LIVABLE) SF = 3,521 SF



FOR PRELIMINARY REVIEW

Upper Floor Plan

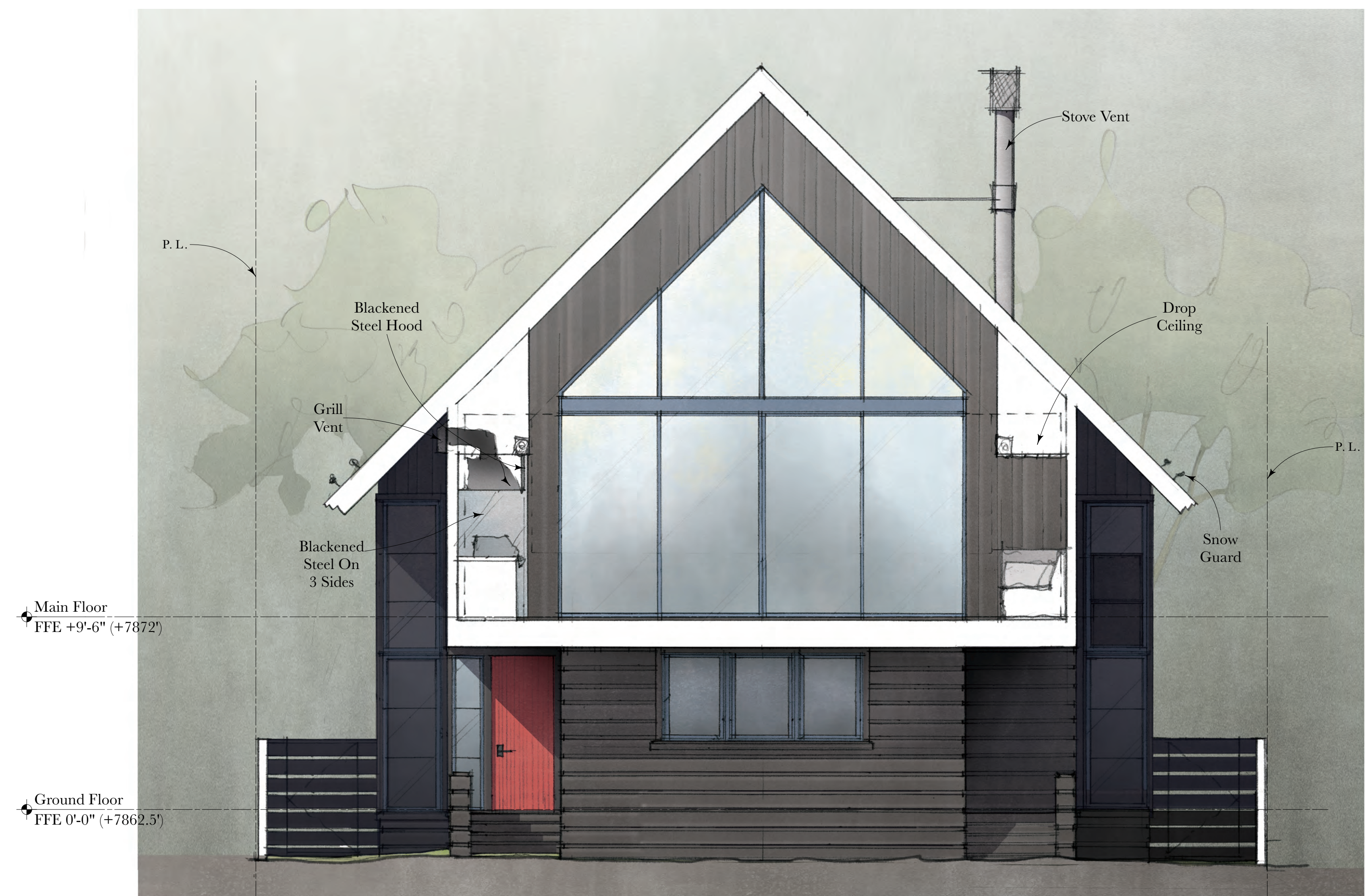
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04.22.26



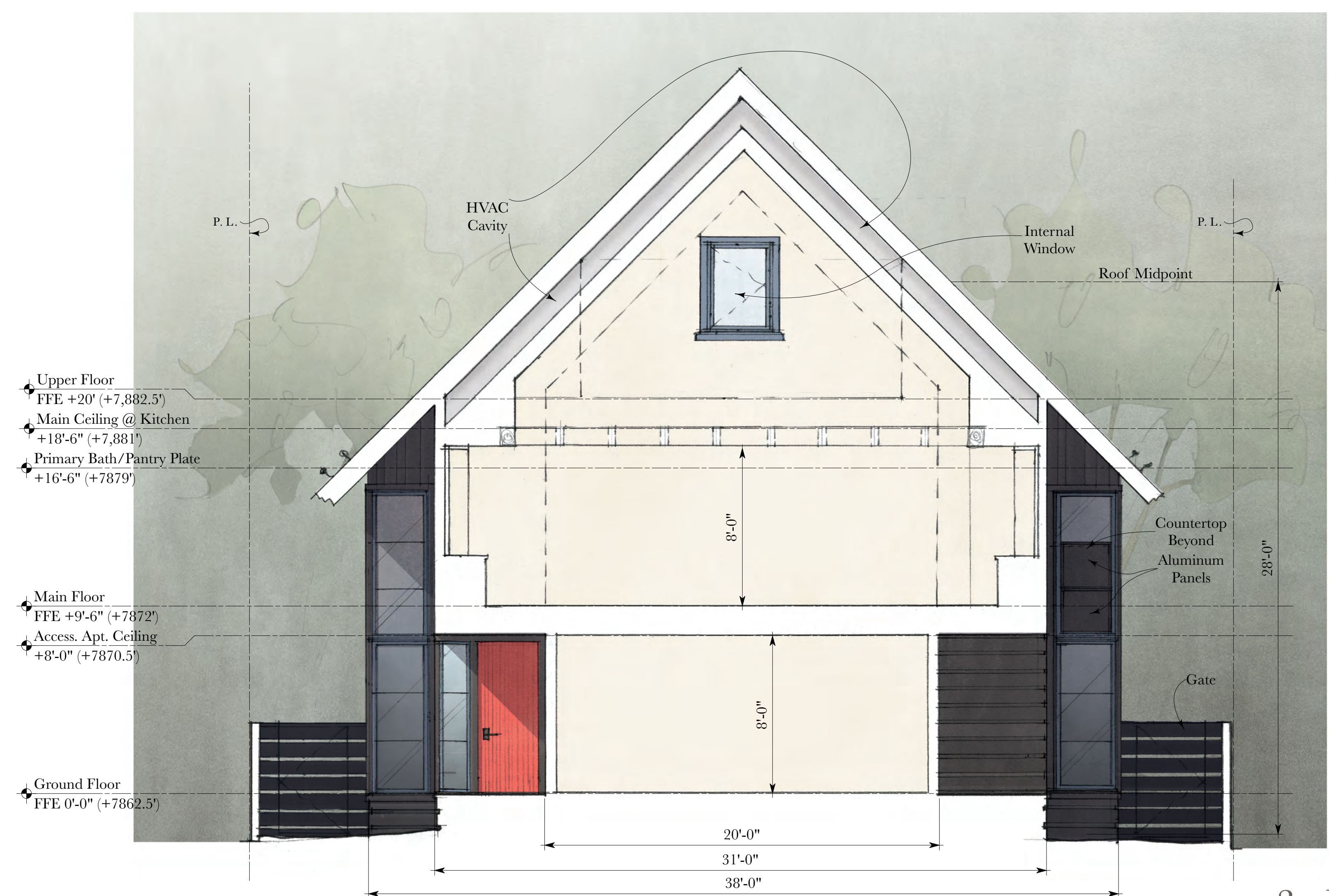
1 NE Elevation

1/4" = 1'-0"



2 NE Balcony Section

1/4" = 1'-0"

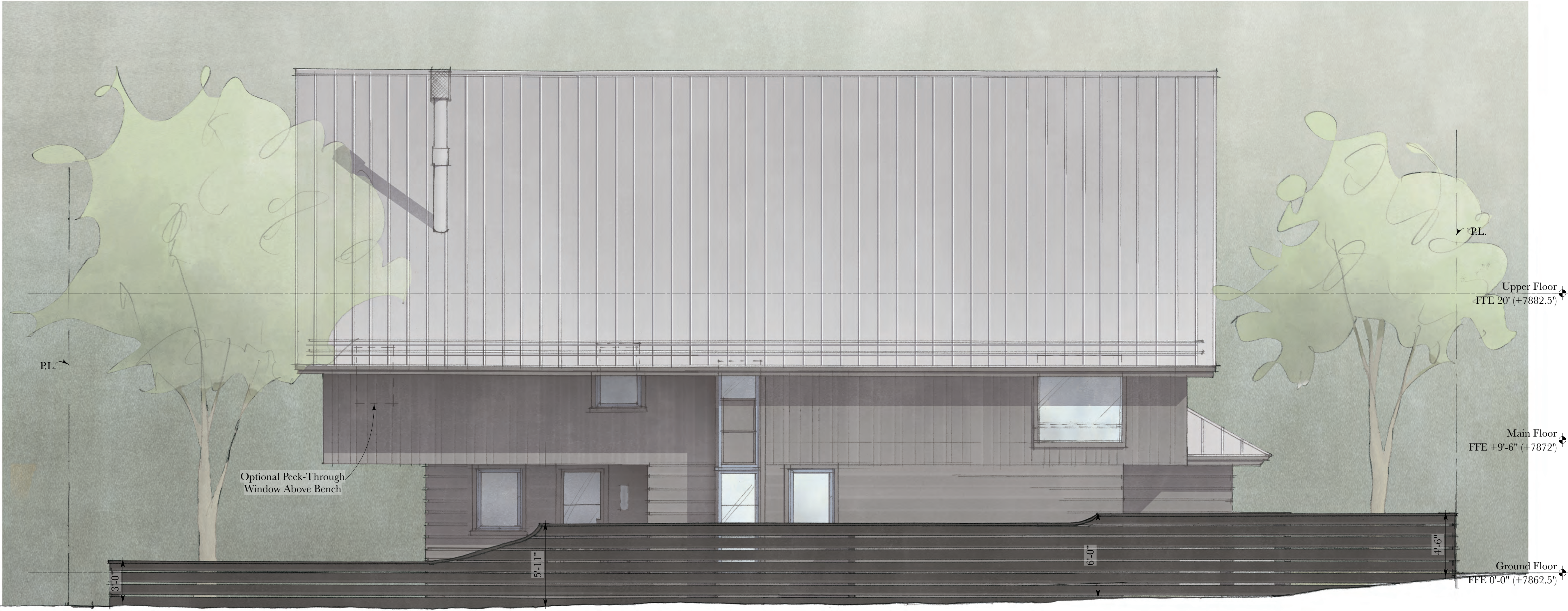


3 NE Section

1/4" = 1'-0"

04.22.26

FOR PRELIMINARY REVIEW



4 NW Elev. - Fence

1/4" = 1'-0"



5 NW Elevation

1/4" = 1'-0"

04.22.26

FOR PRELIMINARY REVIEW



6 SW Elev. - Fence

1/4" = 1'-0"

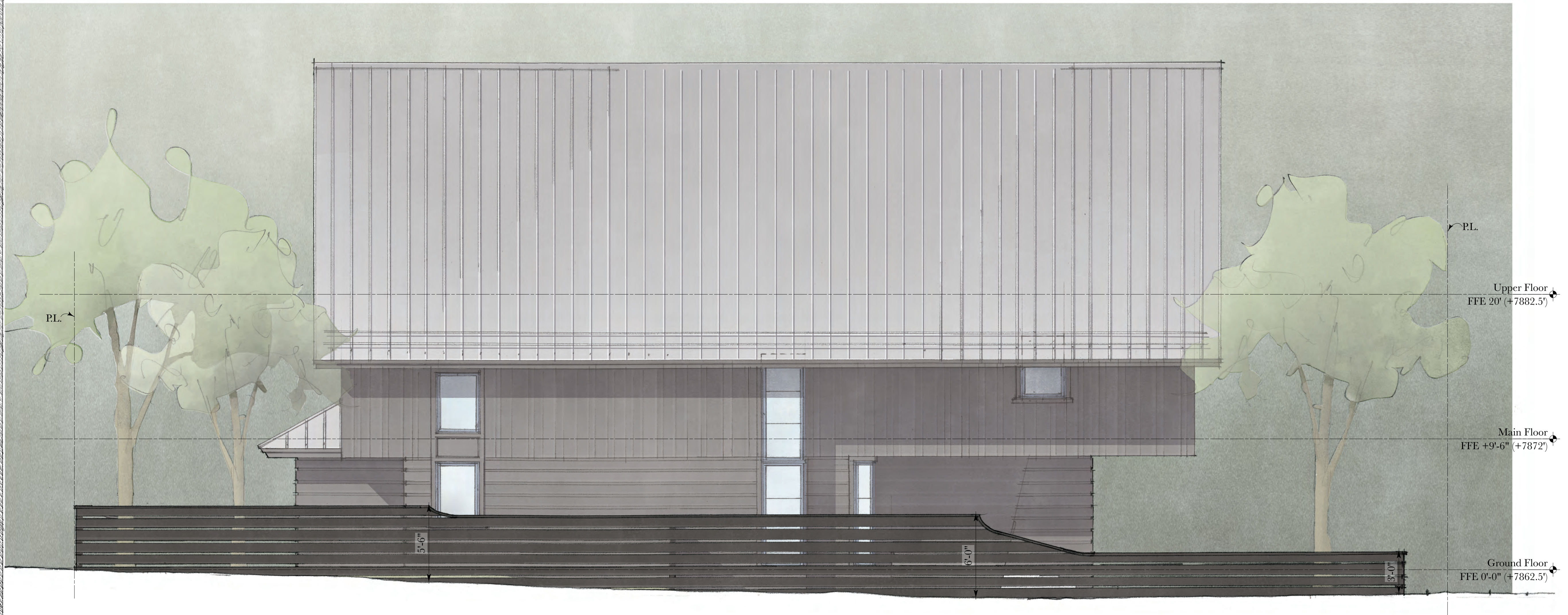


7 SW Elevation

1/4" = 1'-0"

04.22.26

FOR PRELIMINARY REVIEW



8 SE Elev. - Fence

1/4" = 1'-0"



9 SE Elevation

1/4" = 1'-0"

04.22.26

FOR PRELIMINARY REVIEW

Materials Board

A New Residence for Chrissie Oken & Chad Schollaart

563 Main St.

Minturn, CO 81645

The Pursley Dixon Studio

4/22/26

WINDOWS

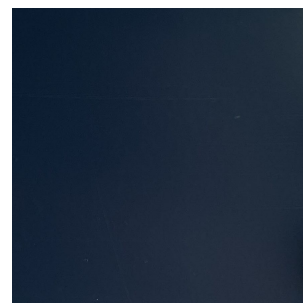
Typical:

Wood Clad By Sierra Pacific Windows or Equal W/ Simulated

Divided Light *As Shown On Elevations

Clad Color: Oceanside Blue

Oceanside Blue



DOORS

Entry Door:

Custom Milled Mahogany W/ 1" Pyramidal Texture - Vertical

Color: Sherwin Williams Heartthrob - SW 6866

Heartthrob



Roll-Up Garage Door:

Custom Milled Mahogany W/ 1" Pyramidal Texture - Horizontal

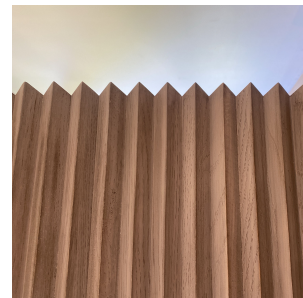
Color: Match Oceanside Blue - Clad Color From Sierra Pacific

Accessory Apt. Door, Mud Room Door, Single Garage Door:

Euroline Steel Door W/ Thermal Break

Color: Sherwin Williams Iron Ore - SW 7069

Pyramid Texture - Vert.



Balcony Door:

Euroline Steel Door W/ Thermal Break - Lift & Slide W/ Fixed

Transom

Color: Match Oceanside Blue - Clad Color From Sierra Pacific

Pyramid Texture - Horiz.



Iron Ore



Materials Board

A New Residence for Chrissie Oken & Chad Schollaart

563 Main St.

Minturn, CO 81645

The Pursley Dixon Studio

4/22/26

SIDING

Ground Floor:

Horizontal TruExterior Siding - Channel Bevel W/ 10" Exposure

Main/Upper Floor:

Vertical Random Width Cedar Boards W/ Shiplap Joint

Paint All Siding: Sherwin Williams Iron Ore - SW 7069

ROOF

Standing Seam Metal Pac-Clad Or Equal

Color: Iron Ore

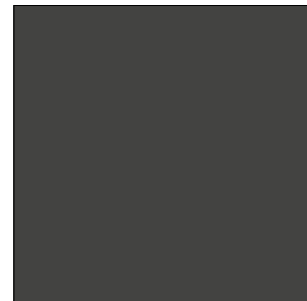
Channel Siding



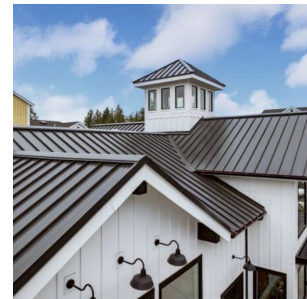
Random Vert. Boards



Iron Ore



Standing Seam Roof Ex.



IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
Lot 7, Baldauf Addition, Block 2
Situating in Section 26, Township 5 South, Range 81 West , 6th P.M.
Town of Minturn, County of Eagle, State of Colorado

LEGAL DESCRIPTION:
LOT 7, BALDAUF ADDITION, BLOCK 2, ACCORDING TO THE FINAL PLAT THEREOF, RECORDED 3-20-1940 AT RECEPTION NO. 65797 AND WARRANTY DEED RECORDED 5-19-2016 AT RECEPTION NO. 201607590 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

- NOTES:
- DATE OF SURVEY: SEPTEMBER 30, 2025.
 - STREET ADDRESS: 563 MAIN STREET (POSTED)
 - 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.
 - U.S. SURVEY FEET USED FOR THIS SURVEY.
 - BASIS OF BEARINGS: AN ASSUMED BEARING OF N 47° 40' 00" W BETWEEN THE NORTHEASTERLY PROPERTY CORNER OF LOT 16, BALDAUF ADDITION, BLOCK 2, REC.NO. 65797 (A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS # ILLEGIBLE, SET UNDER/EDGE WOOD FENCE CORNER) AND THE NORTHWESTERLY PROPERTY CORNER OF LOT 14, BALDAUF ADDITION, BLOCK 2, REC.NO. 65797 (A FOUND 2" ALUMINUM CAP ON #5 REBAR, LS #37999). ALL BEARINGS HEREON ARE RELATIVE THERETO.
 - TITLE COMMITMENT WAS PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. VTF50077354, WITH AN EFFECTIVE DATE OF 6-26-26. EXCEPTIONS FROM SCHEDULE B, PART II OF THE TITLE COMMITMENT ARE AS FOLLOWS:
 - RIGHT OF PROPRIETOR OF A VEIN OR LOAD TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 4, 1891, IN BOOK 48 AT PAGE 245.
 - RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 4, 1891, IN BOOK 48 AT PAGE 245.
 - RIGHT OF WAY OF THE DENVER AND RIO GRANDE RAILROAD COMPANY, AS DESCRIBED IN AGREEMENT RECORDED DECEMBER 1, 1890 IN BOOK 36 AT PAGE 141.
 - EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF BALDAUF ADDITION TO THE TOWN OF MINTURN RECORDED MARCH 20, 1940 UNDER RECEPTION NO. 65797.
 - 1' CONTOURS SHOWN HEREON.
 - THE WATER SERVICE WAS NOT FOUND AND THE TOWN OF MINTURN, PUBLIC WORKS DOES NOT HAVE ANY AS-BUILT INFORMATION FOR THIS ADDRESS/SERVICE LINE. A PRIVATE UTILITY LOCATOR IS SUGGESTED TO RECOVER THIS SERVICE LINE.
 - BENCHMARK: S-280 3.25" BRASS CAP SET IN ROCK, ELEVATION = 7894.4'
 - RECENT STREET IMPROVEMENTS ON MAIN STREET, SPECIFICALLY NEW SIDEWALK ON MAIN STREET(U.S. HIGHWAY 24) ALONG THE BALDAUF ADDITION, BLOCK 2 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 BALDAUF ADDITION, BLOCK 2, CREATES AN OVERLAP AS SHOWN HEREON. MONUMENTS FOUND SHOWN HEREON FOR SAID BLOCK 2 HAVE BEEN ACCEPTED AS THE TRUE BLOCK LOCATION FOR BALDAUF ADDITION.
 - 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 FOR CHRISTINE E. OLKEN, AND IS THE RESULT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING. I FURTHER CERTIFY THAT THIS LAND SURVEY PLAT IS IN CONFORMANCE WITH 38-51-106 C.R.S.: MINIMUM STANDARDS FOR LAND PLATS, AND IS BASED ON THE LAND SURVEYORS KNOWLEDGE INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

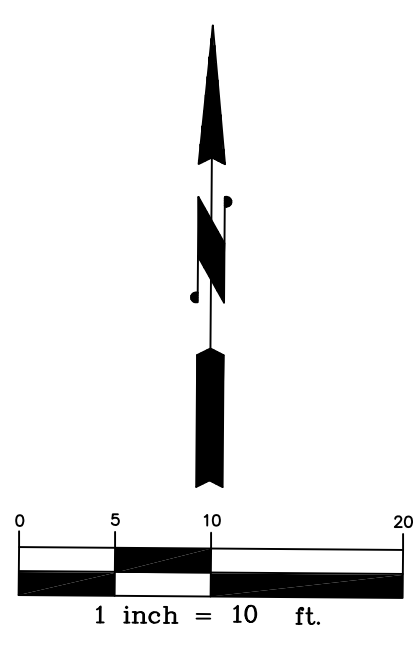


RANDALL P. KIPP P.L.S. #38079
COLORADO PROFESSIONAL LAND SURVEYOR

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 VALVE
 - ⊕ DENOTES GAS METER
 - ⊕ DENOTES UTILITY POLE
 - ⊕ DENOTES ELECTRIC METER
 - ⊕ DENOTES SANITARY SEWER MANHOLE
 - ⊕ DENOTES TELEPHONE PEDESTAL
 - ⊕ DENOTES FOUND SURVEY MONUMENT - 2" ALUMINUM CAP ON #5 REBAR, LS #37902
 - ⊕ 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 - 1.25" RED PLASTIC CAP ON #5 REBAR, LS # ILLEGIBLE
 - ⊕ DENOTES FOUND SURVEY MONUMENT - C.D.O.T. MONUMENT AS DESCRIBED HEREON
 - ⊕ DENOTES FOUND SURVEY MONUMENT - 1.5" ALUMINUM CAP ON #5 REBAR, LS # ILLEGIBLE
 - ⊕ DENOTES FOUND SURVEY MONUMENT - 2" ALUMINUM CAP ON #5 REBAR, LS # 23506
 - DENOTES FIELD MEASURED BEARING AND DISTANCE
 - DENOTES BOUNDARY LINE
 - DENOTES TIE LINES
 - DENOTES ADJOINERS AND OTHER PROPERTY LINES
 - DENOTES WOOD FENCE
 - DENOTES C.D.O.T. RIGHT OF WAY



Platted Line Table		
Line #	Length	Direction
L1	149.82	N47° 40' 00"W
L2	25.00	N41° 16' 41"E
L3	50.00	N47° 40' 00"W
L4	50.00	N47° 40' 00"W
L5	50.00	N47° 40' 00"W
L6	25.00	N42° 20' 00"E
L7	100.00	S42° 20' 00"W
L8	50.09	N47° 40' 00"W
L9	100.00	N42° 20' 00"E
L10	175.00	N47° 40' 00"W
L11	100.00	S42° 20' 00"W

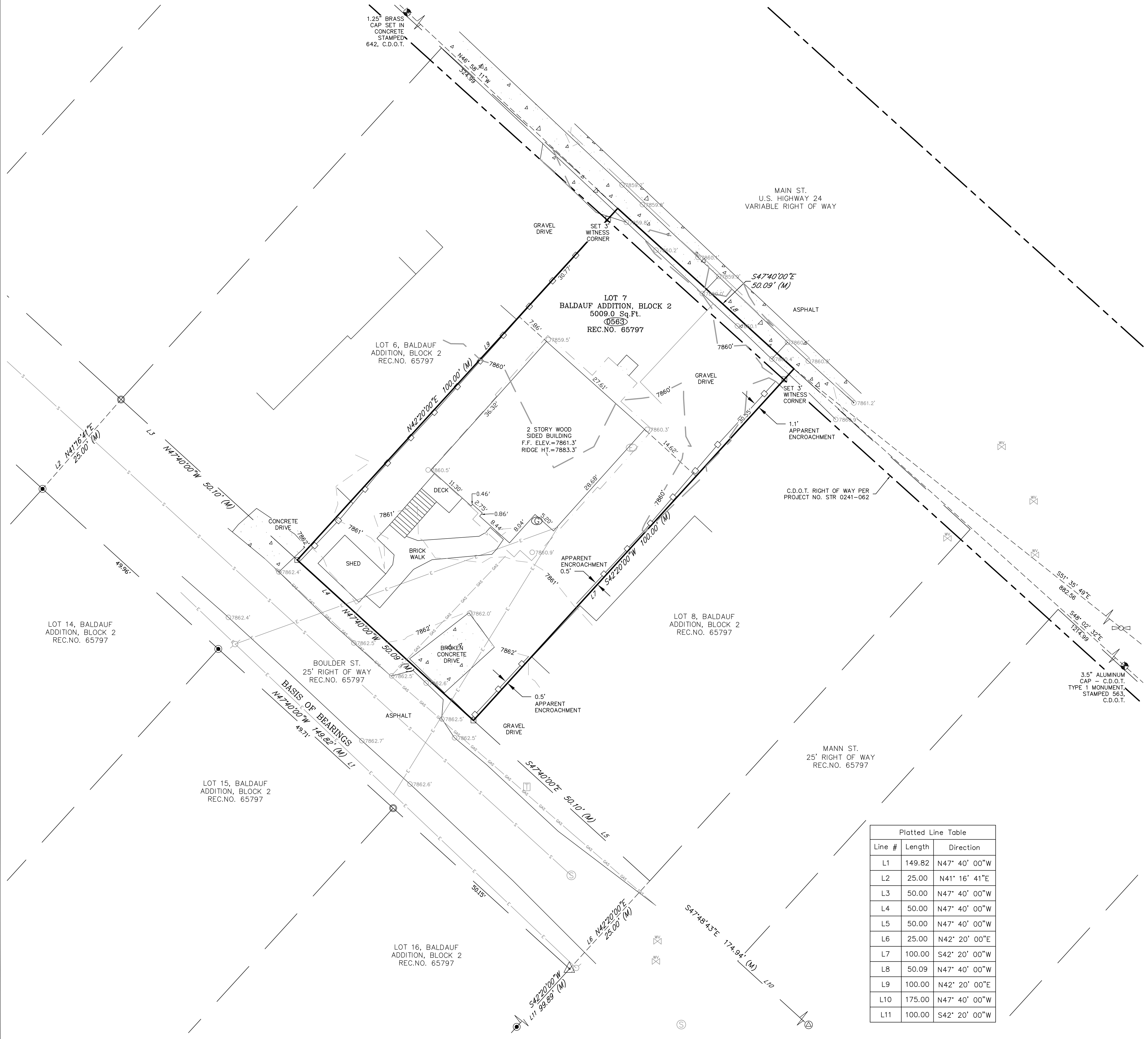
IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
Lot 7, Baldauf Addition, Block 2
Situating in Section 26, T.5S., R.81W., 6th P.M.
Town of Minturn, County of Eagle, State of Colorado

JOB NO.: 251034 DATE: 07-27-2026

SHEET 1 OF 1 DWG. NAME: 2510341-L7BaldAddBlk2

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



Jay Brunvand
Town Treasurer/Town Clerk
P.O. Box 309 ♦ 302 Pine St
Minturn, CO 81645
970-827-5645
treasurer@minturn.org



TOWN COUNCIL
Mayor – Earle Bidez
Mayor Pro Tem – Terry Armistead
Councilmember – George Brodin
Councilmember – Lynn Feiger
Councilmember – Gusty Kanakis
Councilmember – Kate Schifani
Councilmember – Tom Sullivan

www.minturn.org

TO: Town Council
Rob Gutierrez, Town Manager
FROM: Jay Brunvand, Treasurer/Clerk
CC:
DATE: 08/05/2026
RE: Sales Tax Update

Recently we discussed at staff level sales tax receipts year-to-date (YTD) and economic issues that might have a negative impact on those tax receipts.

It was noted that traffic counts through the Idaho Springs Twin Tunnels are down to 2009 levels. Honestly, I put this decline on the Hidden Valley construction more than anything and people are finding a way around that and still showing up on the western slope. The concern expressed by this reduction in traffic is will this result in reduced sales taxes throughout the western slope and will this further exacerbate an historically low snowfall and ski season. Although this is a very real possibility, as yet, it has had limited negative impacts on our sales tax collections.

As a reminder of practice, sales made and taxed in January, are submitted to the state in February, and then the state sends our portion in March. This results in a two-month lag between sales and receipt. For example, it is late July and the year to date received and reported revenue is through May. The Town receives 4% tax collected by the state and 15% of the County's 1% tax collected which is submitted to the town from the County on the same schedule as the state. The below table is condensed from the monthly financial reports Council receives and shows 2024, 2025, and 2026.

								SAME MO	ACCR YTD
MONTH	2024	2025	2026	CHANGE	2025	VAR TO '26		2024	2024
JANUARY	112,860.74	107,002.63	95,715.57	-10.55%	-11,287.06	-11,287.06		-5,858.11	-5,858.11
FEBRUARY	119,581.56	113,152.52	130,103.53	14.98%	16,951.01	5,663.95		-6,429.04	-12,287.15
MARCH	118,811.78	133,822.66	127,283.21	-4.89%	-6,539.45	-875.50		15,010.88	2,723.73
APRIL	75,838.77	103,521.17	90,315.22	-12.76%	-13,205.95	-14,081.45		27,682.40	30,406.13
MAY	90,102.75	93,036.50	96,934.56	4.19%	3,898.06	-10,183.39		2,933.75	33,339.88
JUNE	98,941.82	127,023.97							
JULY	111,574.80	125,030.43							
AUGUST	101,585.68	112,025.89							
SEPTEMBER	93,953.42	105,961.08							
OCTOBER	92,906.75	104,192.05							
NOVEMBER	79,591.55	91,680.51							
DECEMBER	140,060.26	139,621.82							
TOTAL	1,235,809.88	1,356,071.23	540,352.09		-10,183.39				

This data shows we are \$10,184 under YTD 2025 and inline at about 42% YTD with what I had budgeted for in 2026. I don't bet, but being conservative in how I budget gives me optimism. More so when we consider 2025 was the highest sales tax revenue Minturn has EVER collected.

The data below reflects the industry breakdown of taxes collected and compares 2026 to 2025 YTD. This shows where the variances are by number and percent. The two largest are food and beverage and on-line sales. and really shows or variances

	05/01/26	CURRENT MONTH	YTD 2026	% OF TOTAL		YTD 2025	% OF TOTAL
RETAIL	155,169	33,416	188,585	35%		191,100.48	34.71%
LODGE	17,049	2,907	19,956	4%		20,203.15	3.67%
F & B	95,020	17,515	112,536	21%		151,757.52	27.57%
UTIL	40,540	6,409	46,949	9%		45,145.78	8.20%
ON-LINE	135,638	36,688	172,326	31%		142,328.57	25.85%
TOTAL	443,417	96,935	540,352	100%		550,536	100.00%

I am a very conservative budgeteer. When I set the budget for the next year I take a very close look at previous numbers; I do not take last year and add to that which is a common practice in budgeting. For 2027 I take 2024 and 2025 and then look at 2026 and then get a number I am comfortable with. By way of my comfort level, in 2025 we received \$1,359,000 in sales tax... I only budgeted \$1,270,000 for 2026. That is about \$90,500 or 6.5% UNDER what we received in 2025. YTD through May, we are currently 1.85% under 2025 and .54% under 2024. The standard norm would be to increase by inflation. Rather than increasing 5% for inflation, I cut 6.5% from 2026 actual.

All that said, it is just numbers and words until it's in the bank. But again, I am comfortable we will be close to budget on 12/31/2026. For my working FY2027 budget, I am holding flat at my 2026 number with no increase.

As Donald Rumsfeld once said, "There are known knowns. These are things we know that we know. There are known unknowns. That is to say, there are things that we know we don't know. But there are also unknown unknowns—the ones we don't know we don't know." Although he was just a wanna be budget dude, he really knew how to turn a phrase around.