

AGENDA Planning Commission Meeting

Wednesday, June 26, 2024

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

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.

This agenda and meetings can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: https://us02web.zoom.us/j/87021187870

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 Webinar ID: 870 2118 7870

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the "raise hand" feature in the Zoom platform. When it's your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

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

- 1. CALL TO ORDER 5:30 PM
- 2. ROLL CALL AND PLEDGE OF ALLEGIANCE
- 3. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

- 4. APPROVAL OF MINUTES
 - A. June 12, 2024
- 5. DECLARATION OF CONFLICTS OF INTEREST
- 6. PUBLIC COMMENT

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

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

7. SPECIAL PRESENTATIONS

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

8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

- A. 0030 Silver Star Trail New Single Family Residence
- B. 0003 Miles End Lane New Single Family Residence
- C. 0043 Miles End Lane New Single Family Residence
- D. 0186 Miles End Lane New Single Family Residence

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

A. Planning Department Update

11. PLANNING COMMISSION COMMENTS

12. FUTURE MEETINGS

- A. July 10, 2024
- **B.** July 24, 2024

13. ADJOURN



OFFICIAL MINUTES Planning Commission Meeting

Wednesday, June 12, 2024

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

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.

This agenda and meetings can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: https://us02web.zoom.us/j/85460387240

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 Webinar ID: 854 6038 7240

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the "raise hand" feature in the Zoom platform. When it's your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

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

1. CALL TO ORDER - 5:30 PM

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

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Those present at roll call: Planning Commission Chair Lynn Teach and Planning Commission Members Jeff Armistead, Michael Boyd, Amanda Mire, Eric Rippeth, and Darell Wegert. Staff members present: Planning Director Scot Hunn, Economic Development Coordinator Cindy Krieg, and Planner I Madison Harris.

3. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Motion by Amanda M., second by Darell W., to approve the agenda as presented. Motion passed 5-0.

Note: Eric R. is attending in his status as an alternate.

4. APPROVAL OF MINUTES

A. May 22, 2024

Lynn T. requested that the fact that she clarified the bedroom numbers and related parking spaces be added to the minutes.

Motion by Jeff A., second by Amanda M., to approve the minutes of May 22, 2024 as amended. Motion passed 5-0.

Note: Eric R. is attending in his status as an alternate.

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. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

A. 171 Main Street and 191 Main Street - Temporary Use Permit - Summer Bike Parking Cindy K. introduced the agenda item. The Town is requesting to erect a temporary 20x20 tent that is primarily on 171 Main Street next to the Colorado Mattress store. Trying to create a sense of place with fun signage and painting the bike racks a fun color. Have a tent that requires being staked in the ground that will remain up through the end of September.

Michael B. asked whose property this is.

 Cindy K. said that MR Minturn owns the primary property and we have permission from them and it might encroach on 191 Main and have permission from Holy Toledo as well.

Amanda M. asked how many bikes will be able to fit under the tent.

- Cindy K. said that she anticipates that forty will be able to fit.
- Amanda M. asked how there will be control over the people crossing outside the street
- Cindy K. said that via wayfinding signage they'll be directing people to cross via the crosswalks.
- Amanda M. said that with parking still allowed in front of where this tent is going there
 will be a lot of congestion. Said that the bike shop is looking at putting bike parking
 behind their building. Asked how close to the sidewalk and if there is any barrier to
 people parking their bikes on the sidewalk.
- Cindy K. said there can be a barrier added to the plan as well as revegetation.

Lynn T. said that there will be congestion on the sidewalk so maybe we don't allow people to put their tables and chairs on the sidewalk. Requested that there be someone check that there's no sign on Frank's house, and utility locates be called before staking.

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

Michael B. said that stuff on the sidewalks can be sorted out, but thinks this is a good spot for people to park their bikes.

Motion by Michael B., second by Jeff A., to forward a recommendation of approval to the Town Council of 171 Main Street and 191 Main Street - Temporary Use Permit - Summer Bike Parking with the recommendations of:

1. That the Temporary Use Permit shall expire October 3rd, 2024.

- 2. That a fence be erected along the sidewalk to prevent bikes from being parked of the sidewalk.
- 3. That there be wayfinding signage erected to direct people to the parking area.
- 4. That at the end of the approved term, staff evaluate the property for any needed revegetation, and, if so determined, revegetate the site where the tent covered.

Motion passed 5-0.

Note: Eric R. is attending in his status as an alternate.

B. 1014 Two Elk Lane - Exterior Modifications

Madison H. introduced the agenda item. This is a relatively small modification. They are enclosing about 100 square feet of their deck so while the roof line is changing to cover this enclosure, not much else on the site is affected. They will be using the same or similar materials to what is already there so visually, this will not look all that different.

Kevin Stephenson, 620 Ivy Street, Denver, Architect

This is a small change to a 2019 build. The existing deck is underutilized space due to orientation so the owner would like to capture this to make a better dining space and small office space.

Jeff A. thinks the NE elevation looks better than is what is there now.

Darell W. likes the look.

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

Motion by Jeff A., second by Amanda M., to approve 1014 Two Elk Lane – Exterior Modifications as presented. Motion passed 5-0.

Note: Eric R. is attending in his status as an alternate.

C. 0036 Silver Star Trail - New Single Family Residence

Madison H. introduced the agenda item. This is the first of the Minturn North DRB applications. This is a three-bedroom, 3,305 square foot single family home measured to the midpoint of the roof at 27 feet 11 and ¼ inches under the 28 foot height limit. Parking is adequate, with three off-street spaces, two of which are provided in the garage which is allowed per the approved PUD Guide. All setbacks are respected and the proposal is under the allowable lot and impervious coverage. They have more snow storage than is required by the code at 285 square feet. Staff has identified no issues and recommends approval of the plans.

Eric R. said that this goes well with the scenery.

Michael B. thinks the house looks good. Reminded the applicant of the ILC requirements for building height.

Darell W. has concerns about the height.

Jeff A. thinks the look is great. Since this is the first of a bunch there will be eyes on this. As a matter of suggestion, it would be smart to show somewhere on one of the elevations illustrate where the most restrictive point is where your going to measure to on the ILC.

Amanda M. requested that perspectives show that actual colors of surrounding properties so that there is an understanding of what will be planned.

Jeff A. asked about the disclaimer on all the plans.

- Scot H. said that staff is hoping to discuss this with the Planning Commission. Their plans can say what they want, but we still have a Town code that they have to adhere to.
- Rick Hermes said they will revisit that disclaimer on the building permit set, as that came from marketing, not trying to supercede the Town.

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

Scot H. pointed out that in the review letters staff has made comments about color. Staff has worked closely with the applicant to get to this point.

 Rick Hermes gave an example of changing a door where they would like staff to be able to say yes or no.

Motion by Jeff A., second by Amanda M., to approve 0036 Silver Star Trail – New Single Family Residence as presented. Motion passed 5-0. *Note: Eric R. is attending in his status as an alternate.*

D. 0095 Miles End Lane - New Single Family Residence

Madison H. introduced the agenda item. This is a four-bedroom, 4,711 square foot single family home measured to the midpoint of the roof at 27 feet 6 and 7/8 inches under the 28 foot heigh limit. 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 an unfinished basement, the main level with one bedroom, garage, and living room, and the upper level has the three remaining bedrooms. All setbacks are respected and the proposal is under the allowable lot and impervious coverage. They have more snow storage than is required by the code at 562 square feet. Staff has identified no issues and recommends approval of the plans.

Jeff A. likes the look of the house. Everyone agreed.

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

Motion by Michael B., second by Amanda M., to approve 0095 Miles End Lane – New Single Family Residence as presented. Motion passed 5-0.

Note: Eric R. is attending in his status as an alternate.

E. 0196 Miles End Lane - New Single Family Residence

Madison H. introduced the agenda item. This is a four-bedroom, 5,299 square foot single family home measured to the midpoint of the roof at 27 feet 10 and 3/4 inches under the 28 foot height limit. Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show the entry level with one bedroom, garage, and entertainment lounge, and the upper level has the three remaining bedrooms and primary living area. All setbacks are respected by the finished project and the proposal is under the allowable lot and impervious coverage. They have more snow storage than is required by the code at 562 square feet. Due to the proximity of Game Creek, staff and the Town Engineer recommend providing the layback distance needed and potential disturbance between the proposed MSE wall and the Game Creek Live Stream Setback area as well as showing the limits of the Debris Flow area on the site plan.

Don Eggers, PO Box 798, Kremling

With the MSE wall, it's a foot off the wall. They will be vertically cutting at the property line, and will be an extent of 6 feet of layback distance.

Mr. Hermes said that they will show all of this on the building permit set. Will be using a shockcrete wall so that it doesn't collapse on workers. Essentially injecting rods into the soil.

- Amanda M. asked for clarification on where this shockcrete wall goes.
- Mr. Hermes said that it will only be on lots 5, 6, and 7.

Darell W. clarified that the floodplain is ok.

 Scot H. said that there was considerable time spent during the PUD process discussing floodplains and debris flow and the installation of a berm to divert mudflow.

Jeff A. said that this is probably the closest to the live stream setback. Assuming that the MSE wall will be built as far down as needed before any foundation is laid. Asked if the MSE walls over 4' will need to be fenced.

Mr. Eggers said that it's not needed because it's into the hill.

Public comment opened.

No public comment.

Public comment closed.

Motion by Michael B., second by Jeff A., to approve 0196 Miles End Lane – New Single Family Residence with conditions.

 The Applicant shall provide details on the site plan regarding the layback distance needed and potential disturbance between the proposed MSE wall and the Game Creek Live Stream Setback area as well as showing the limits of the Debris Flow area on the site plan prior to or concurrent with building permit application.

Motion passed 5-0.

Note: Eric R. is attending in his status as an alternate.

Note: 5 minute recess called at 6:30 p.m.

8. SPECIAL PRESENTATIONS

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

A. Planning Commissioner Training

Sam Light, CIRSA gave a presentation for Planning Commission training that covered topics such as quasi-judicial and legislative roles, rules of engagement, conduct issues, ex parte contact, ethics, running meetings, and what happens after hearings. Discussion ensued.

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

A. Manager's Report

Tract C (South of Minturn North Development)

Tract C: The Town is now the owner of Tract C, a parcel of land immediately adjacent to the southern end of the Minturn North project. See final plat for reference. The Council and public will need to conduct a public process which we expect to begin later this fall/early winter to determine the future use of this parcel. In the meantime, there is an opportunity to receive fill dirt from the Minturn North project that would allow the creation of parking and snow storage along the southern end of Taylor Ave which would support almost any future use, see included overall site plan which shows the establishment of a 25' wide by approximately 125' long

shaded area. Although Jeff Spanel has indicated this tract is NOT an ideal area for alpocker park given the slopes of the parcel, by creating this parking/shoulder, the Town leaves open the option for almost any use while simultaneously increasing off-road parking on Taylor St and additional snow storage. I would like to take this opportunity for the free fill to create the parking and snow storage area as homes get developed. Here are a few more details from Jeff Spanel:

- The plan shows the shoulder extending 25' from the edge of asphalt on Taylor.
- The grade shown for the first 25' is 4% and then steepens to 2:1 to catch the existing ground surface.
- It will require about 700 Cubic Yards of material to construct the widened shoulder.
- About 80 Cubic yards of material would be required to build a 4" deep surface of gravel or asphalt millings.
- This could create about 25 parking spaces.
- Future access to Tract C will likely be from Taylor, so the shoulder widening could serve as access for a future use.
- Based on Minturn North estimates, removing the fill and reseeding the ground would cost about \$50,000.

Bulb Outs

I have attached the most up to date submittal to CDOT for the temporary bulb outs on Main Street. You will see that Mann Ave has been added to the design.

Community Events

With the results of the Community Survey, staff will be reevaluating the community events to ensure the events being offered by the town are in alignment with the interests of the community. We anticipate a brief survey to go live in the coming weeks asking the public for their feedback on what community events they would propose. Any proposed changes to the annual event lineup will be brought to the Council and public for consideration.

Safe Streets 4 All (SS4A)

Brian Rodine, Jeff Spanel, and I conducted interviews for three of the five SS4A firm proposals. We anticipate selecting a firm, the three interviews and moving forward with a proposal which will require approval by the Town Council before the project can get underway.

Out of Office

I will be out of the office June 17-21 and not attending the June 19th Council meeting. Mike Sawyer will attend that meeting, in person, in my absence.

Minor Changes to Approved Plans for Minturn North

Lynn T. requested a list of things that will be approved by staff and things that will not be approved by staff.

Jeff A. pointed out that staff can give updates in "Staff Reports" where the Planning Commission can discuss if they want.

11. PLANNING COMMISSION COMMENTS

Darell W. talked with the Fire Chief about the construction on the Highway. They are in daily contact with CDOT and if anything comes up they will inform CDOT and change traffic patterns. The Fire District always prefers two access points.

12. FUTURE MEETINGS

- a. June 26, 2024
 - i. Jeff A. will not be here, can zoom

Section 4, ItemA.

13. ADJOURN

Motion by Amanda M., second by Jeff A., to adjourn the regular meeting of June 12, 2024 at
8:48 p.m. Motion passed 5-0.
Note: Fric R is attending in his status as an alternate

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director

Minturn Planning Department

Minturn Town Center 302 Pine Street Minturn, Colorado 81645



Minturn Planning Commission

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

Design Review Board Hearing

Final Plan Review for New Home

0030 Silver Star Trail

Hearing Date: June 26, 2024

File Name and Process: Single-Family Residence Final Plan Review

Owner/Applicant: Isabel Rechberg Dop & Monte Dop

Representative: Taylor Hermes & Rick Hermes, Minturn North Construction

Company

Legal Description: Subdivision: MINTURN NORTH PUD Lot: 35

Address: 0030 Silver Star Trail

Zoning: Game Creek Character Area – Minturn North PUD Zone District

Staff Member: Madison Harris, Planner I

Recommendation: Approval

Staff Report

I. <u>Summary of Request</u>:

The Applicants, Isabel Rechberg Dop and Monte Dop, request Final Plan review of a new, four-bedroom, 3,305 (gross) square foot single-family residence located at 0030 Silver Star Trail in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans

The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 11 and ¼ inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

Parking is adequate, with four off-street spaces, two of which are provided within the garage. The plans show the entry level with two bedrooms and garage, and the main level has the primary living area and two more bedrooms.

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

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

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

Staff is recommending approval.

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 0030 Silver Star Trail meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 - Necessary findings.

III. Zoning Analysis:

Zoning

The subject property is located within the "Game Creek Character Area" Minturn North PUD Zone District Planning Area 2 (PA-2), described as follows:

"The primary intent of this Planning Area is to create a market rate, permanent resident occupied single-family residential use zone."

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

Rest of page left intentionally blank

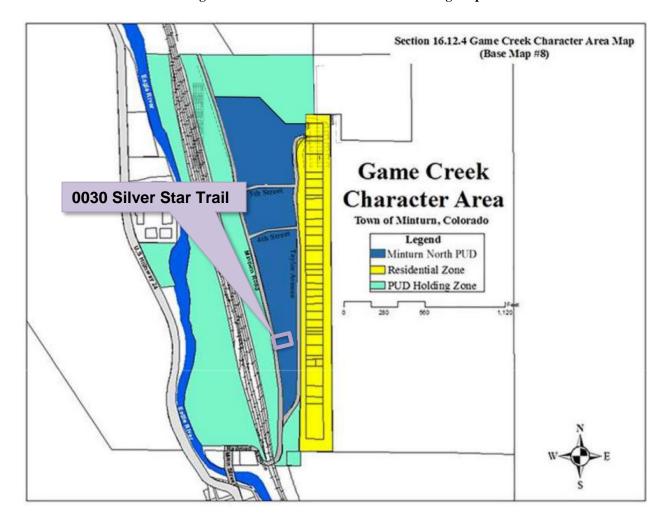


Figure 1: Game Creek Character Area Zoning Map

Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	4,486.68 sq. ft.	4,486.68 sq. ft. (.103 ac.)
Maximum Building Height:	28 feet	27 feet – 11 1/4 inches
Minimum Front Setback:	00 feet	20+ feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10 feet

Maximum Lot Coverage:	50% (2,243.34 sq. ft.)	2,032 sq. ft. (45.29%) Proposed
Maximum Impervious Coverage:	65% (2,916.3 sq. ft.)	2,519 sq. ft. (56.14%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (4,486.68 sq. ft. x .05 = 224.3 sq. ft.)	265 sq. ft.
Parking:	2 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

Design

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

Final Site, Grading and Drainage Design

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

Mass and Form

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

"c. Massing and Scale

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

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

-Town of Minturn Design Guidelines

Staff Response:

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

V. <u>Issues and Recommended Revisions</u>:

Issues or Required Plan Revisions

Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0030 Silver Star Trail generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

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

Section 8. ItemA.



May 24, 2024

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

Re: 30 Silver Star Trail

Lot 35, Minturn North PUD DRB submittal Review

Project No. 24-0001

Dear Madison:

We reviewed the plans entitled "<u>DOP/Rechberg Residence; Lot 35, Minturn North, Minturn Colorado</u>" prepared May 17, 2024 by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 35, 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:

<u>"Final Plat: Minturn North PUD"</u> 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 1:

Sheet C.4 of the "Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24" prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.4 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:

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

VAIL VALLEY OFFICE

30 Benchmark Road, Suite 216 | PO Box 978 | Avon, CO 81620

DENVER OFFICE

9618 Brook Hill Lane I Lone Tree. CO 80124

May 24, 2024 Page 2 of 2

Madison Harris

Re: 30 Silver Star Trail

Lot 35, Minturn North PUD DRB submittal Review

Project No. 24-0001

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

Sheet C1 of the Plans "<u>Lot 34 and 35, Minturn North PUD; Site Grading and Drainage</u> <u>Plan"</u> prepared May 17, 2024 by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. Please feel free to contact us if you have additional questions.

Respectfully,

Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Michelle Metteer, Scot Hunn, Taylor Hermes Arnold Martinez

Section 8. ItemA.



May 21, 2024

Town of Minturn Planning Commission

Attn: Madison Harris

RE:

Dop Residence

Lot 35 Minturn North – 0030 Silver Star Trail, Minturn, CO 81645

Design Review Letter of Intent

Madison:

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

Lot 35 is located at 0030 Silver Star Trail on a downhill sloping undisturbed vacant lot which drops in elevation approximately 4' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a patio residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

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

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

Sincerely,

Taylor Hermes 512.468.3012



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: planner@minturn.org

Project Name:				
Minturn North				
Project Location				
Street Address: 30 Silver S	Star Trail			
Zoning: Residentia	al		Parcel Number(s): 2103-262-30-039
Application Request:				
Design review of new si	ngle-family home			
Applicant:				
Name: Taylor Hermes &	Rick Hermes – Minturn	North Co	onstruction C	ompany, LLC
Mailing Address: PO Box 2	:633 Edwards, CO 8163	2		
Phone: 970-926-172	20		Email: THerm	nes@ResortConceptsCO.com
Property Owner:				
Name: Isabel Rech	berg Dop & Mor	nte Do	р	
Mailing Address: 2099 Ch	amonix Ln 1 A, Vail, CO	81657		
Phone: 617-763-933	32 (Monte)		Email: MonteDo	pp@hotmail.com / I.Rechberg@gmail.con
Required Information:				
Lot Size: 0.103 acres	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedi	rooms 4	# On-site Parking Spaces 2
# of Stories: 2	Snow storage sq ft: 135 sf		Footprint sq ft: 32 sf	Total sq ft Impervious Surface: 2,276 sf
Signature:	HPM57			
Fee Paid:	Date Received:		Planner:	

Section 8, ItemA.

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS (TO BE INCLUDED WITH APPLICATION)

Applicant	Staff	
		Application Fee (Non-Refundable application fee shall be collected)
		• Design Review Board - \$200.00
-		Besign Teview Board #200000
✓		Letter of Intent
		What is the purpose of the project including;
/	Щ	Relevant Background
<u>/</u>	Ш	• Current Status of the Site
<u> </u>		All Proposed Uses and Structures
1	Ш	 How the Proposal Differs from what already exists
1		 Information regarding Easements or Dedicated Tracts, etc.
✓ ✓		 Vicinity Map Directional Map indicating how to get to the Property involved in the request. Zoning of Property
✓		Site Plan showing Precise Nature of the Proposed Use –
		To Scale
		Scaled Drawings of Proposed Design of Structure
7	H	Plan View and Sections
7	H	Building Heights – all 4 directions N/S/E/W
	\mathbb{H}	• topography
		Building Location and impervious coverage
	H	Setbacks
	H	 Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant
	H	Parking Plan
	H	Traffic Circulation
	\mathbb{H}	Location and Width of Existing and Proposed Access Points
	H	 Location of Existing Driveways and Intersections
4	H	 Landscaped Area – Plan including existing and proposed vegetation.
	H	 Approximate Location of Existing Wooded Areas and Rock Outcrops
	H	 Location and Type of Existing and Proposed Easements
7	H	Utility Easements
7		Drainage Features
7	H	 Snow Storage areas expressed in square feet as a percentage of the overall site area
	\Box	Preliminary Building Plans and Elevations
	H	Indicates Dimensions
1	\vdash	
 	H	General Appearance Scale
7	H	• Scale • Letonian Plan for the Puildings
		 Interior Plan for the Buildings

1		Elements needed on the Site Plan
1		• Scale
1		North Arrow
1		Date Prepared
/ / /		• Lot Dimensions, Area, Entire Site Acreage
1		Architecture Details – Materials Board
		• Windows – Placement and Color
/ / / /	Ħ	 Doors – Placement and Color
1	H	Siding – Type and Color
1		Roof Material – Type and Color
J		Paint Color
1		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
/	\vdash	 Labeled ties to existing USGS benchmark. Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a
V		basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.
J		 All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
7		• 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.
1		• Topographic conditions at two-foot contour intervals.
/	Н	 Existing trees or groups of trees having trunks with diameters of four (4) inches or more. Rock outcroppings and other significant natural features.
7	H	 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.
1		• Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
7		 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.
1		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.
1		• 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.
1		• 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.
1		 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.
\Box		Drainage and erosion control features needed to prevent damage must be included.
7	H	• Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
		• Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the

tallest point of the retaining wall.



Terraces & Walkways Stained Concrete



Fascia, Soffits, Columns & Railing Color: Custom Stain



Siding Stucco Color: Dover Sky



Wood Columns per Plan Color: Custom Stain



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



Roofing Mfg: CertainTeed Belmont Asphalt Shingles Color: Stonegate Gray



Roofing Standing Seam Metal Color: Dark Gray



Garage Door 9'-0" x 18'-0" Insulated Metal 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



MINTURN NORTH - LOT 35

ARCHITECTURE, INC







MINTURN NORTH - LOT 35



DOP / RECHBERG RESIDENCE

30 SILVER STAR TRAIL LOT 35, MINTURN NORTH MINTURN, COLORADO

DRB SUBMITTAL SET REVISED DRB SUBMITTAL

MAY 17, 2024 JUNE 14, 2024



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

OWNER'S REPRESENTATIVE

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

ARCHITECT

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

STRUCTURAL ENGINEER

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

LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

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

SURVEYOR

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
ENTRY LEVEL:	1,058SF	81 SF	518 SF	1,657 SF
MAIN LEVEL:	1,648 SF			1,648 SF
TOTALS:	2,706SF	81 SF	518 SF	3,305 SF

LOT AREA: 4,486.68 SF

BUILDING COVERAGE: 2,032 SF 45.29 % 50% ALLOWABLE IMPERVIOUS COVERAGE: 2,519 SF 56.14 % 65% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

CODES: 2021 INTERNATIONAL RESIDENTIAL CODE

2021 INTERNATIONAL ENERGY CONSERVATION CODE

+ LOCAL AMENDMENTS

DRAWING SCHEDULE

COVER

FINAL PLAT MINTURN NORTH P.U.D.

C.4 MINTURN NORTH PUD OVERALL GRADING PLAN

C1 SITE GRADING, DRAINAGE & EROSION CONTROL PLAN

C2 CIVIL DETAILS

L1 LANDSCAPE PLANTING PLAN

L2 LANDSCAPE SCHEDULES & DETAILS

A1.1 ENTRY LEVEL PLAN
A1.2 MAIN LEVEL PLAN

A12 DOODDIAN

A1.3 ROOF PLAN

A2.1 BUILDING ELEVATIONS

A2.2 BUILDING ELEVATIONS

H1 BUILDING HEIGHT CALCULATIONS

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS 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 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.

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colerado this \(\int \) day \(\sum_{exc} \) 20 \(\sum_{exc} \) for filing with the Clerk and Recorder of the County of Eagle, Colorado, and for conveyance of the dedications show 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 easterners dedicated to the public, except a septicifially agreed to by the Town Council of the Town of Minturn.

WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN

SEAL E MAYOR TOWN OF MINTURN OK OPATHS

TOWN CLERK TOWN OF MINTURN COLORADO

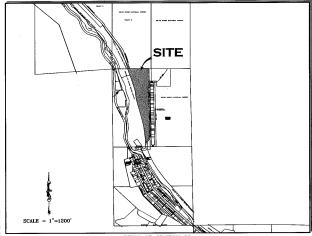
LAND USE TABLE

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 ACRE	s

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:

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

1) The purpose of this Final Plat is to Create various tols with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Mintura Land Use Regulations and Colorado Revised Statutes concerning the subdivision of landin, gate CeV Winft Course and the Northwest Corner Section 3. (Township 5.50mHz, Bange 8 to Member 1.00 to Member 1.0

TSS RRIW

13S, R81 W.

Hem 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.

Hem 13 - 20 foot Sewer Eassemen, Does not effect this platted Parcel.

Hem 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.

Hem 15 - Does not effect these Platted lands but references vacation of portions of Taylor Addition to the Town of

Mintum.

Item 16 - effects subject parcel as it is an Annexation of property to Town of Mintum recorded in Book 333 at Page 349.

Item 17 & Ite 3. Do not effect subject Parcel.

Item 17 & Ite 3. Do not effect subject Parcel.

Item 19 - Conveyance described in Book 687 at Page 2.68 does not contain any easements not already defined hereon.

Item 20 - Does not effect these Pattined lands, (a.k.a. subject parcel)

Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.

Item 23 - Boundary Agreement recorded as Reception No. 200624177, called out as adjoiner hereon.

Item 23 - Boundary Agreement recorded as Reception No. 200624177, called out as adjoiner hereon.

Item 25 & 26 - Parcel is subject to Mapping of Piping and Disches in area of this subject parcel defined in document recorded as Reception No. 201702434 any rights or restrictions and cases to catalon thereof not clear to surveyor from face of documents.

Item 26 - Parcel is subject to 1904 40 force wide easement for right of way from Denver Rio Grand Railroad to Eagle Item 26 - Parcel is subject to 1904 40 force wide easement for right of way from Denver Rio Grand Railroad to Eagle extended to the Company of t County, the location of which is not determinable from face of document. This Agreement has is to have been Terminate

County, the location of which is not determinate from face of occurrent. In an Agree prior to the Recording of this Plat.

5) These platfied lands are subject to:
The Mintum Worth P.U.D. Guide recorded as Reception no. 2024/02232

- The Declayations of Jovenants, Conditions, Restrictions and Easements for Mintum No. 2024/022440

No. <u>DOI-110.72.1-70</u>.

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 Recorderion No. <u>2023</u> 146.

PERTAINING TO HEREON CREATED EASEMENTS:

PERLAINING TO HEADON CREATED ENDADMENTS:

of the owner, hereby reserves for themselves their successors and / or assigns the following non-exclusive casements created herein:

a) a non-exclusive utility and drainage casement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility and Drainage Eastment" AND those areas of each lot outside of Building Envelopes, for areas designated heron as "Unitry and Draing Eastment". Any Diseas careas of each no consisted in Disting Envelopes, the her purpose of 10 her installation, see, pear, replacement, improvement and maintenance of unities of any kind, including but not limited to waterlines and hybrans, somaning sewerines and manifochs, telephone lines, cashe television lines, gasilines electrical lines, fiber optic lines, to design of the community of the community of the community of the community of the ejectron of the community of the improvement of the community of the

improvement and maintenance of states transies includes including out on minical to wastes, gainsts, states, together with right of ingress and eggess thereto.

b) a non-exclusive Utility Eastment as shown herein - on, over, under, above, across and through those areas edisjanted hereon as "Utility Eastment" 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,

maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewertines and manholes, telephone lines, oblet policy lines, other communication lines and all related structures, together with right of ingress and egrass.

O non-exclusive Access, Utility and Drainage, Esserment - on, over, under, above, across and through those areas designated hereon as "Access, Utility and Drainage Esserment", and "Private Right of Way" to include, but not limited to, areas shown as formis Street, Tract I and Tract G, for the purpose of 1) Ingress and Egress, reasonable Pedestrian use including ingress and egress of persons including vehicle, foot, bicycle or and wheel use in 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 ii) storm drainage, frainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, use, regair, replacement, improvement and maintenance of utilities of may kind, and as found with the installation, use, repair, ditches, culverts, together with right of ingress and egress thereto

GENERAL NOTES CONTINUED:

d) Tract D. Tract D1, and Tract G, shall be open to Public vehicular and non-vehicular access. e) Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et seq..

FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURNS

FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:
7) the owner, hereby dedicates to the Town of Minnum the following non-exclusive easements:
a) non-exclusive Utility, Drainage, Parking, Snow Storage and Landscape Easement on, over, under,
above, across and through those areas designated hereon as "Utility, Drainage, Parking, Snow Storage &
Landscape Easement" for the purpose of 1) the installation, use, repair, replacement, improvement and
maintenance of utilities of any kind, and all related structures, together with right or ingress and egyps, it)
storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement
improvement and maintenance of variety structures including but not faintful or swales, gatters,
ditches, culverts, ogether with right of ingress and egyess thereto, iii) the installation, use, repair
replacement, improvement and maintenance of victorical parking area, together to include worked.

dichies, cutverts, together with right of ingress and egress thereton, in) the installation, tile, replant, replacement, improvement and maintenance of vehicular parking area, together with right of ingress and egress thereto, reasonable Pedestrian use including ingress and egress of persons to include vehicle, foot, between the control of the contr

d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated hereon as "Trail Easement" for the purpose of Pedestrian and Trail use including reasonable ingress and egress of

persons to include 100, 100, 100, 100 and 100

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. and complete just to start ONN FORTH TOWN, as also up, patiest, occurse, and solven necessity that such plat was made from an accurate survey of said property by me and for under my supervision and accurately shows the location and dimensions of the lots, essements and rights-of-way of said plat as the same are nonumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that it has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.



Matthew S. Slagle PLS 34998 Professional Land Surveyor

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 SLOT DEFECT. IN OU EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN ITS YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Section 8, ItemA.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Minturn Crossing LLC (being sole owner in the simple, mortg lienholder, of all that real property situated in the Town of Minturn, County of Eagle, State of Color

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 13.48 areas more or less; and has caused the same to be laid out, platted and subdivided, and etsignated as MINTURN NORTH P.U.D. subdivision in the Town of Mintrum, County of Eagle, State of Colorado, and does bready accept responsibility for the completion of the improvement required by this plat and does hereby accept responsibility for the completion of the improvement sequired by this plat and does hereby accept responsibility for the completion of the improvement sequired by this plat and does hereby accept responsibility for the completion of the improvement as colores:

-To the Town of Mintrum Tract If Yourth Streed) 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 BAGLE

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS $\frac{2}{3}$ DAY OF $\frac{1}{3}$ DAY OF $\frac{1$

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 Finity Fauley, being ine notated in princissory note secure up decad on this Recorder of Faule (2) on December 2023, at Reception No. 2023 1649), in the Office of the Clerk and Recorder of Fagle County, Colorado, hereby consensts to the Subdivision of the lands set forth in this Final Plat of Mintum North, P.U.D., and subordinates the lieu represented by the aforesaid Deed of Trust to the Dedictations and

STATE OF COLOYZO COUNTY OF EAGL

Subordination by Mortgagee was acknowledged before me this Zb day of February Hadley as Individual

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: WIND SOLUTION AVE. 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 JhluhAY 1 2053, 2008 upon all parcels of real estate described on this Plat are paid in full.

DATED THIS 18+ OF MARL RO681D1

TITLE CERTIFICATE

does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in MINTERS CONTROL OF TENET.

DATED THIS 28 DAY OF CERNALY, A.D., 20 24

CLERK AND RECORDER'S CERTIFICATE \$ 5300

This Plat was filed for record in the Office of the Clerk and Recorder at 12.59 o'clock Lthis 12.02.02.1 CKARK AND RECORDER



SLAGLE SURVEY SERVICES

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

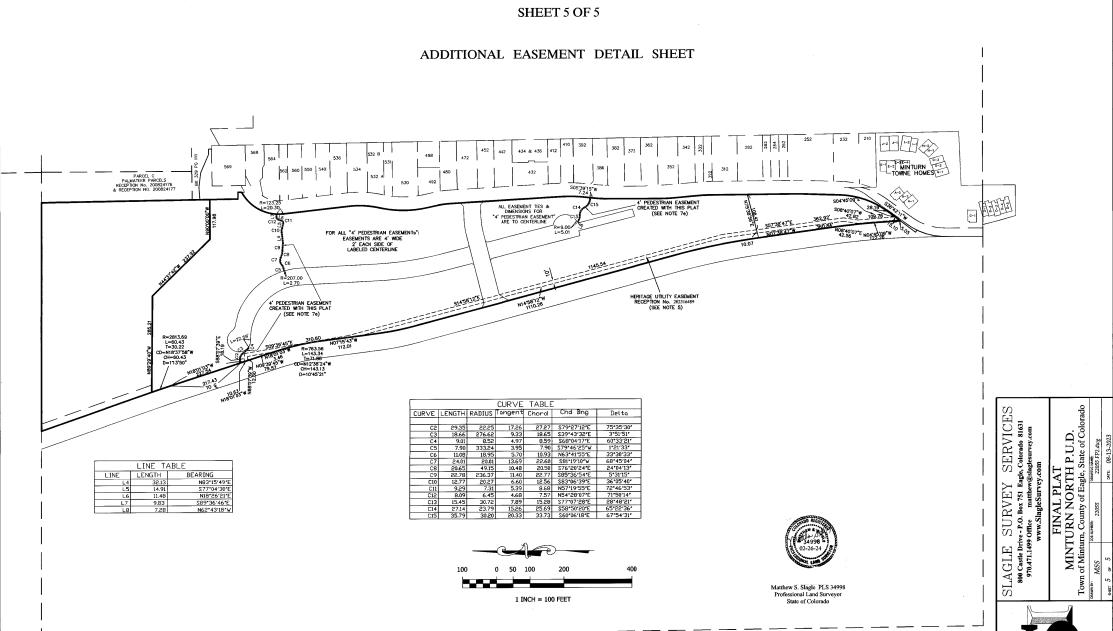
FINAL PLAT MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

MSS 22055 22055 FP2.dwg 08-13-2023 ₽. Z

FINAL PLAT MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

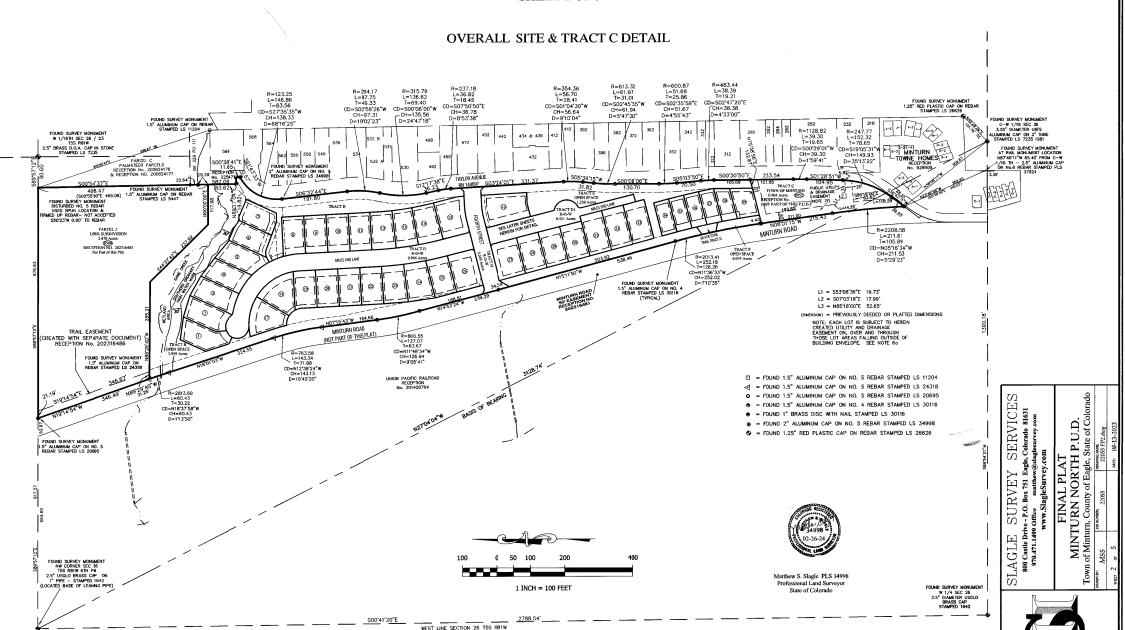


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years of the points' discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

FINAL PLAT MINTURN NORTH P.U.D. of Minturn County of Engle State of Co

Town of Minturn, County of Eagle, State of Colorado

SHEET 2 OF 5

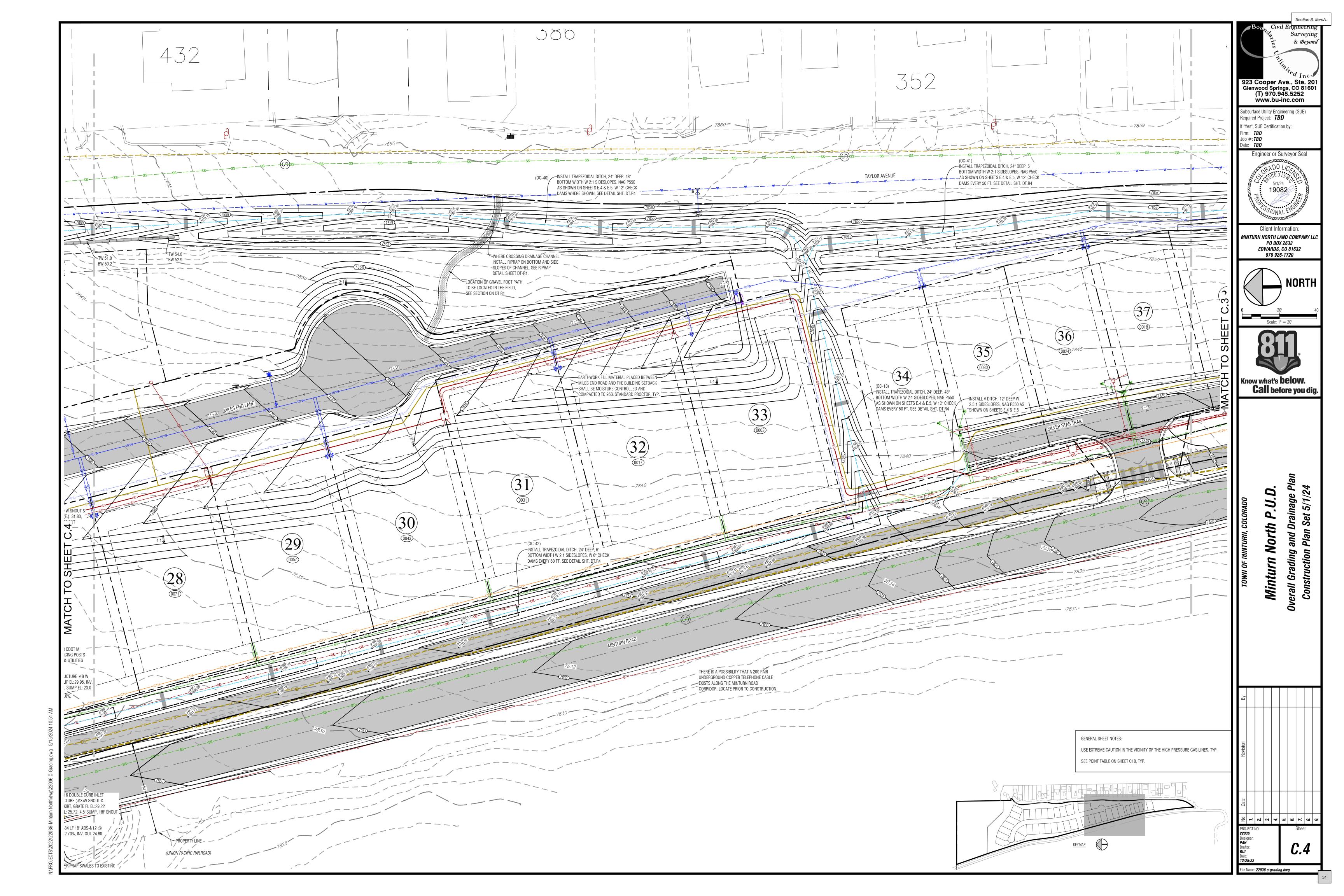


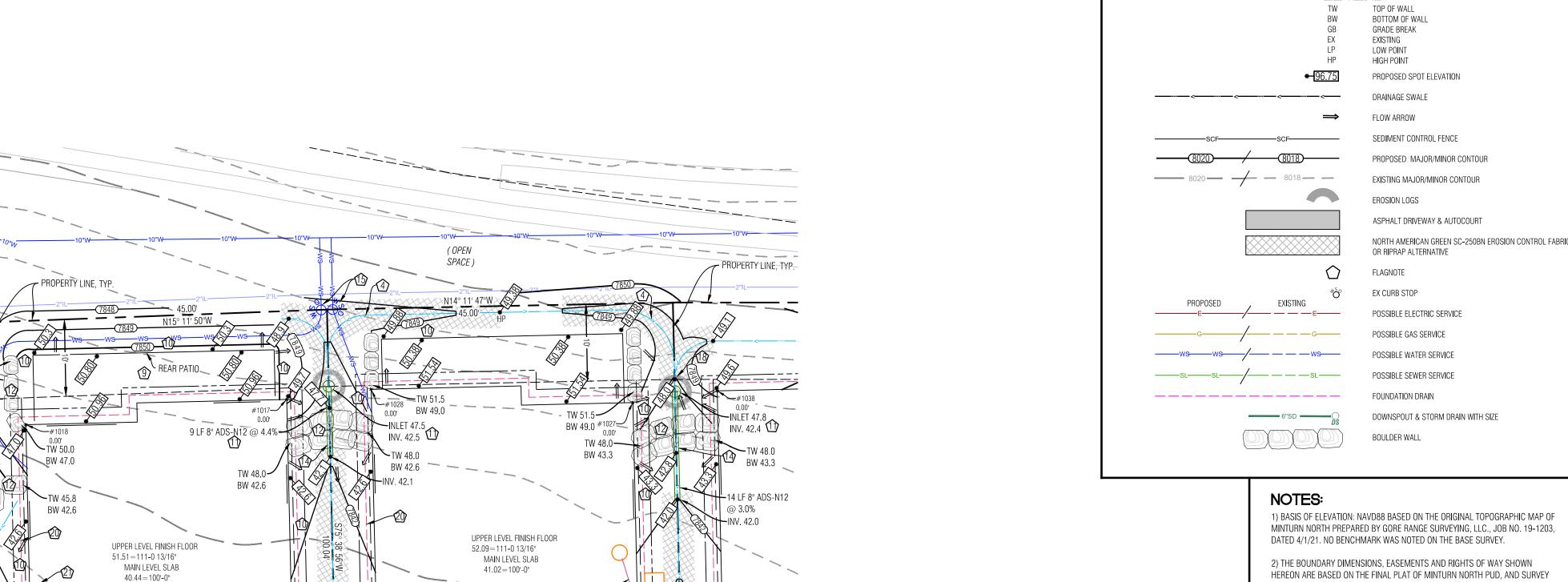
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect, in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

202402234

1 INCH = 30 FEET

08-13-2023





BUILDING ENVI

Point Table				
Point #	Desc.	Elev.	North	East
1001	DW	7839.44'	3169.66	5568.35
1002	DW	7839.05 ¹	3165.81	5553.29
1003	DW	7838.82'	3168.46	5542.35
1004	DW	7838.78'	3169.81	5540.82
1005	DW	7838.54'	3160.84	5532.86
1006	DW	7838.50'	3159.48	5534.15
1007	DW	7838.15'	3144.38	5540.69
1008	DW	7837.86'	3129.84	5541.54
1009	DW	7837.82	3128.29	5541.79
1010	DW	7839.44'	3152.22	5572.81
1011	DW	7839.20'	3150.59	5566.44
1012	DW	7839.08'	3149.10	5563.44
1013	DW	7838.76	3143.63	5556.56
1014	DW	7838.46'	3136.21	5553.63
1015	Bldg. Cor.	0.00'	3171.60	5567.85

Point Table				
Point #	Desc.	Elev.	North	East
1016	Bldg. Cor.	0.00'	3139.03	5577.73
1017	Bldg. Cor.	0.00'	3151.42	5626.17
1018	Bldg. Cor.	0.00'	3183.74	5615.32
1019	DW	7838.74'	3111.77	5559.88
1020	DW	7839.08'	3110.28	5566.08
1021	DW	7840.02'	3114.70	5583.50
1022	DW	7840.02'	3097.26	5587.96
1023	DW	7839.40'	3093.47	5573.10
1024	DW	7839.14'	3087.38	5565.99
1025	Bldg. Cor.	0.00'	3128.63	5581.49
1026	Bldg. Cor.	0.00'	3095.32	5588.46
1027	Bldg. Cor.	0.00'	3107.47	5635.93
1028	Bldg. Cor.	0.00'	3141.03	5629.93
1029	Inv.	7836.87'	3132.62	5556.67
1030	Inv.	7836.37'	3136.14	5539.01



(1) MATCH TO BACK OF EXISTING CURB.

(2) MATCH NEW DRIVEWAY TO EDGE OF ROADWAY AND FLOWLINE OF CURB.

PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.

PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.

SURVEY REFERENCED ABOVE.

5) LOT AREA:

 \bigcirc Install storm drain w/FES Each End, Inv. In = 36.87, Inv. Out = 36.37.

6 RESHAPE SWALE TO ALLOW DRAINAGE TO DRAIN TO SUBDIVISION CHANNEL.

WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.

8 SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE.

(9) SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.

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.

(11) INSTALL 8" NYLOPLAST DRAIN BASIN WITH DOME GRATE. SEE DETAIL ON SHEET C2. SHAPE & DRAIN ALL SURROUNDING AREA TO LOW POINT WHICH IS THE INLET. NO DRAINAGE ALLOWED TO BOULDER WALL. INSTALL HEAT TAPE IN DRAIN BASIN AND OUTLET PIPE.

12 INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.

PROTECT STORM LINES AND UTILITIES WHEN CONSTRUCTING IMPROVEMENTS ABOVE FROM MATERIAL AND EQUIPMENT, TYP. BRIDGE ABOVE STORM DRAIN AS NECESSARY.

(5) LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSULATE THE WATER SERVICE IF 'COVER' IS LESS THAN 7 FEET NEAR THE RETAINING WALL AND IN THE VICINITY OF THE DRAINAGE INLET.

46 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

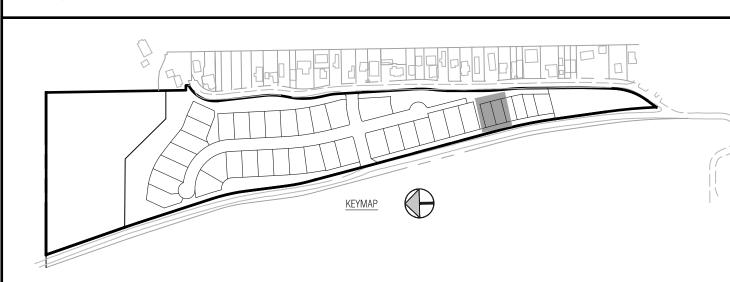
COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS. (17) LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS

18 EROSION LOGS PER DETAIL ON SHEET C2.

19 SEDIMENT CONTROL FENCE PER DETAIL ON SHEET C2.

FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2. DRAIN TO A SUMP PUMP IN THE MECHANICAL ROOM. SUMP PUMP RE: MECHANICAL.

EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.



LEGEND NORTH AMERICAN GREEN SC-250BN EROSION CONTROL FABRIC,

CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE

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

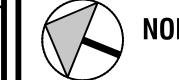
6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO

SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.

 $\frac{\text{LOT } 34}{4,501 \text{ SF} \pm}$ $\frac{\text{LOT } 35}{4,497 \text{ SF} \pm}$

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

DISTURBANCE AREA: 4,501 SF \pm 4,497 SF \pm



923 Cooper Ave., Ste. 201 Glenwood Springs, CO 81601 (T) 970.945.5252

www.bu-inc.com

Engineer or Surveyor Seal

Review

Client Information:

MINTURN NORTH LAND COMPANY LLO PO BOX 2633

EDWARDS, CO 81632

970 926-1720

Subsurface Utility Engineering (SUE)

Required Project: **TBD**

If "Yes", SUE Certification by:

irm: *TBD* Job #:**TBD**

Date: **TBD**

Know what's **below.**

Call before you dig.

3 3

 $\mathbb{S}[|m{\iota},|m{arphi}]$

(5) 18 LF 8" ADS-N12 @ 2.8%— BACK OF MOUNTABLE CURB, TYP. ACCESS, UTILITY & LIP OF CURB, TYP. DRAINAGE EASEMENT SILVER STAR TRAIL

BABCOCK RESIDENCE

LOT 34

0.103 Ac.±

36 SILVER STAR TRAIL

MINTURN ROAD

DOP RESIDENCE

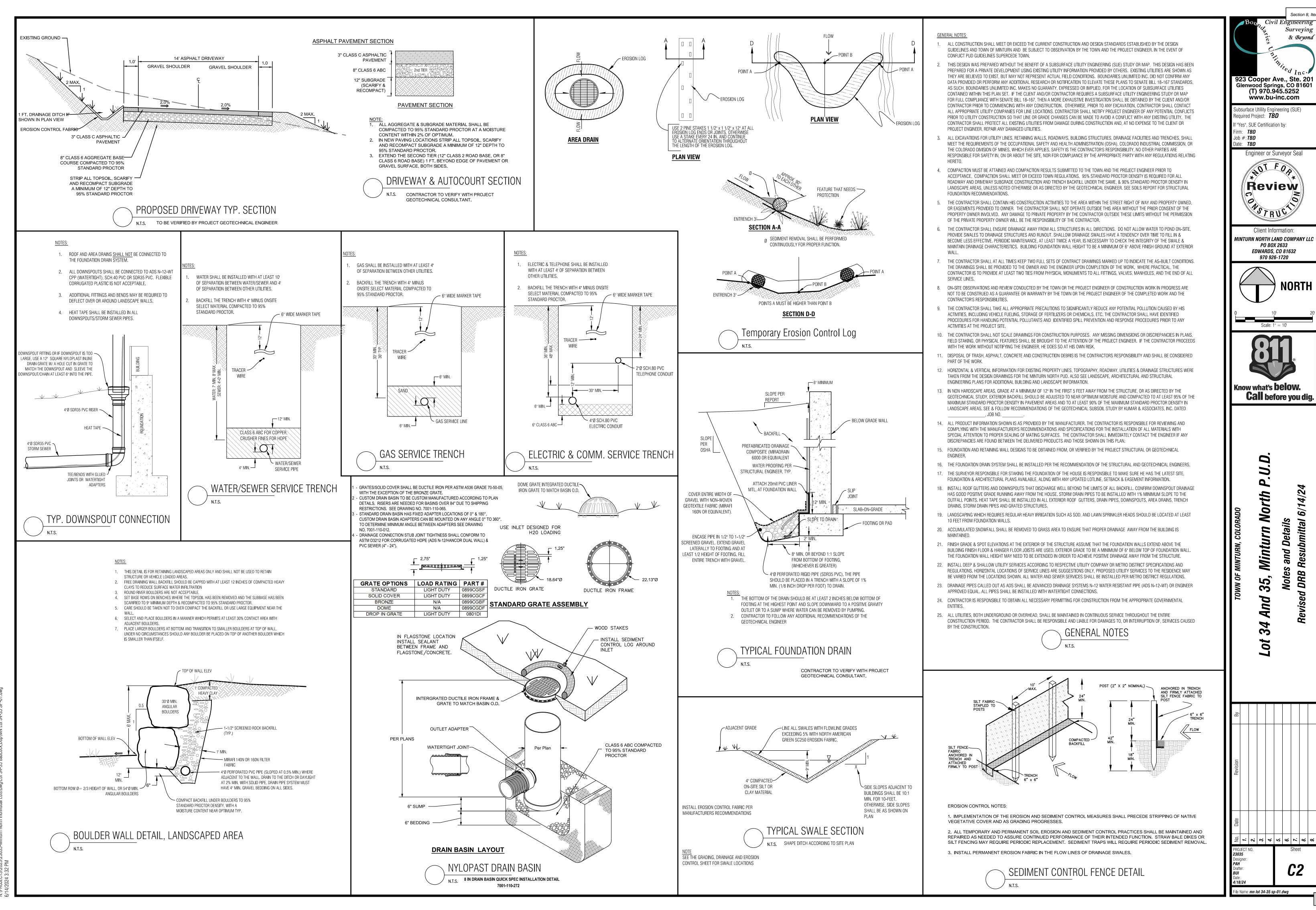
LOT 35

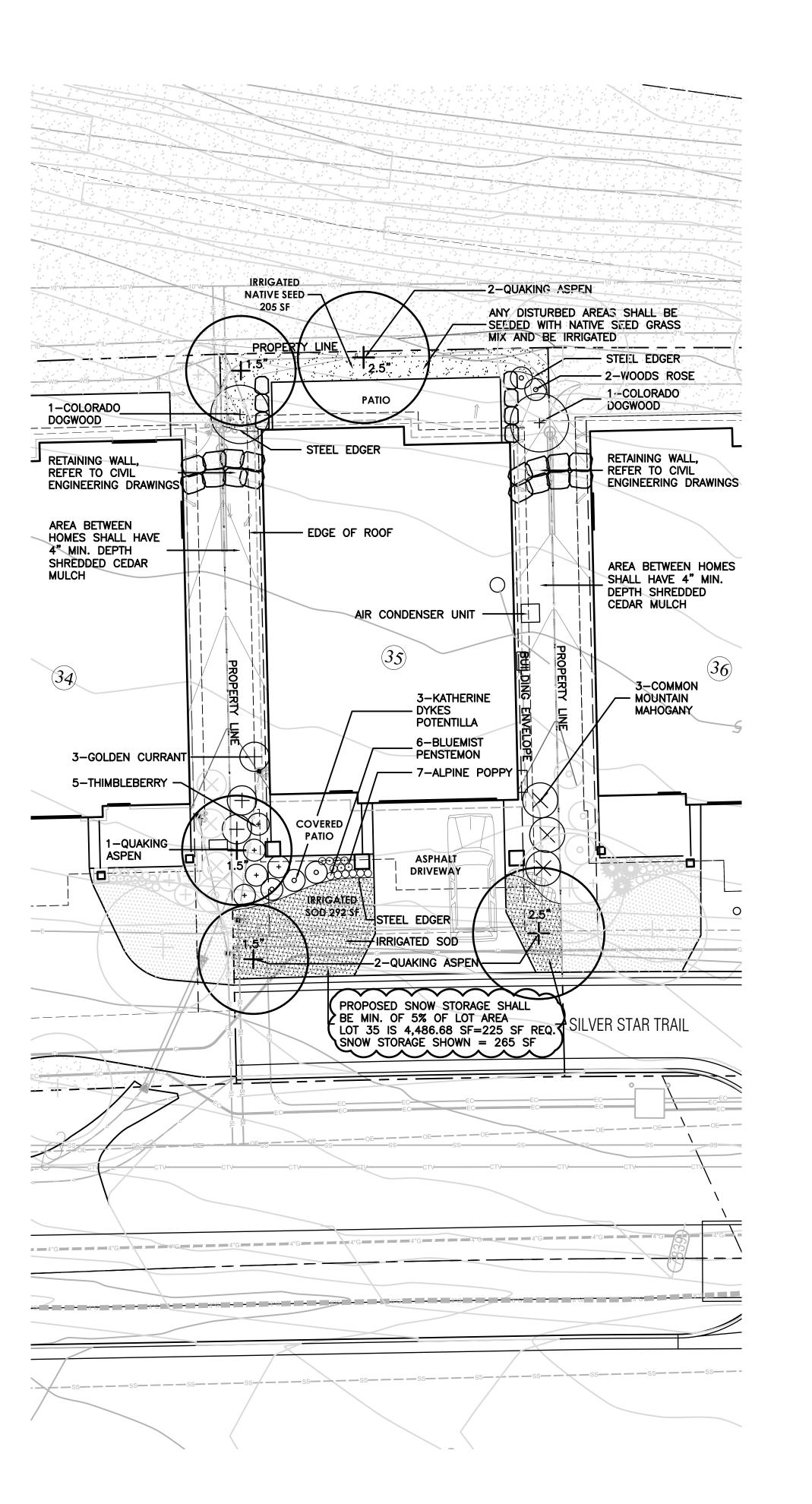
30 SILVER STAR TRAIL

0.103 Ac.±

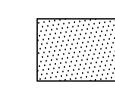
BUILDING ENVELOPE, TYP.

GAS METER -

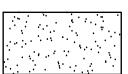




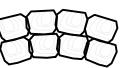
LEGEND



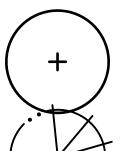
IRRIGATED SOD, REFER TO L2 FOR DETAILS



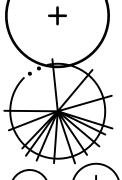
NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS

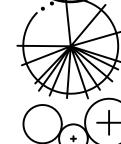


PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS



PROPOSED DECIDUOUS TREE





PROPOSED EVERGREEN

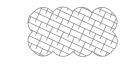


PROPOSED ORNAMENTAL GRASSES

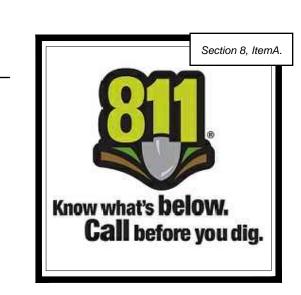
PROPOSED DECIDUOUS



PROPOSED FLOWERING PERENNIALS

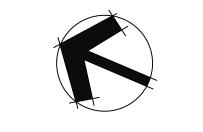


SNOW STORAGE AREA



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

DESIGNED: TT DRAWN: TT CHECKED: RH DATE: May 17, 2024 **REVISIONS:** REVISION BASED ON DRB COMMENTS: 6.14.24 VERIFIED SQUARE FEET OF LOT AREA



SCALE: 1"=10'-0"

REVISED DRB SUBMITTAL SHEET TITLE:

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

SHEET NUMBER:

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
- 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 $\frac{1}{4}$ " depth.
- 2. Apply Biodegradable Green Dyed-Wood Celluose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
- 3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete

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 $\frac{1}{3}$ 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:	
Permanen	t Irrigation	Square Footage of Irrigation
	Permanent Pop—Up Spray Irrigation For Bluegrass Sod	292 SF
	Permanent Spray Irrigation For Native Seed	205 SF
	Permanent micro—spray or drip irrigation for perennial beds	13 PERENNIALS x 1 SF = 13 SF
+	Permanent Drip Irrigation For B&B Trees	5 TREES x 4.5 SF = 22.5 SF
+	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	18 SHRUBS x 3 SF = 54 SF
		TOTAL PERMANENT IRRIGATED AREA: 587 SF

- 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.
- ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

ALL DISTURBED AREAS SHALL BE SEEDED WITH:

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 WHEATGRAS	S 10%	5.00
ROCKY MOUNTAIN FESCU	JE 10%	5.00
THICKSPIKE WHEATGRASS	5 15%	7.50
BOTTLEBRUSH SQUIRREL	TAIL 2.5%	1.25
STREAMBANK WHEATGRA	SS 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: IN 1 DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED.

WEBSITE: PAWNEEBUTTESSEED.COM

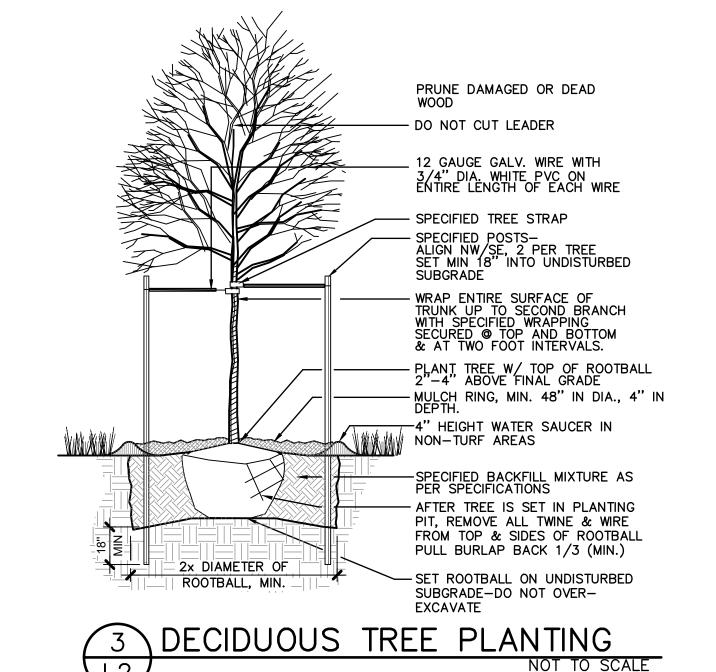
IRRIGATION NOTES:

'DRY NATIVE MOUNTAIN' SEED MIX

COMMON NAME	% MIX	PER ACRI
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:		

1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632. PHONE: 1-800-782-5947

- SET SHRUB 1" HIGHER THAN THE FINISHED BED GRADE. PRUNE ALL DEAD OR -DAMAGED WOOD PRIOR TO PLANTING. DIG PLANT PIT TWICE AS WIDE & HIGH AS THE CONTAINER COMPACTED BACKFILL FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX & 1/2 PIT SOIL -APPLY SPECIFIED MULCH. TAPER MULCH TO 1" AT EDGE OF LOOSEN SIDES OF PLANT PIT & WATER IN PAVEMENT. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT— WELL TO ELIMINATE LARGE AIR POCKETS. BALL WHEN REMOVING IT FROM ITS CONTAINER. SHOULD BE PLANTED SO TOP OF ROOT MASS NOTE: BROKEN OR CRUMBLING ROOT— BALLS WILL BE REJECTED. OCCURS AT FINISH GRADE OF MULCH LAYER. SHRUB PLANTING NOT TO SCALE



PROPOSED PLANT MATERIALS LIST

other animals. The cross referenced lists are the following:

QUAN. COMMON/ BOTANICAL NAME

Quaking Aspen

Quaking Aspen

Alpine Poppy

Papaver alpinum

Bluemist Penstemon

DECIDUOUS SHRUBS

Cornus sericea coloradense

Katherine Dykes Potentilla

Cercocarpus montanus

Common Mountain Mahogany 1 & 2

Potentilla fruticosa 'Katherine Dykes'

Colorado Dogwood

Golden Currant

Ribes aureum

Thimbleberry

Wood's Rose

Rosa woodsii

Rubus parviflorus

Penstemon virens

DECIDUOUS TREES

Populus tremuloides

Populus tremuloides

CSU Extension, Fire Wise Plant Materials - 6.305

CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423

CSU Extension, Native Trees for Colorado Landscapes - Fact Sheet No. 7.421

CSU Extension, Native Shrubs for Colorado Landscapes - Fact Sheet No. 7.422

1 & 2

1 & 2

1 & 2

1 & 2

1 & 2

1 & 2

1 & 2

1 & 2

1 & 2

PERENNIAL FLOWERS (planted @ 12" O.C. spacing)

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been

cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants

CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society

SIZE

1.5" cal.

2.5" cal.

Flats of 15

Flats of 15

5 gal.

5 gal.

5 gal.

5 gal.

5 gal.

5 gal.

COMMENTS

Specimen quality B&B, guyed

Specimen quality

Container, 5 canes minimum

B&B, guyed

24"-36" ht.

24"-36" ht.

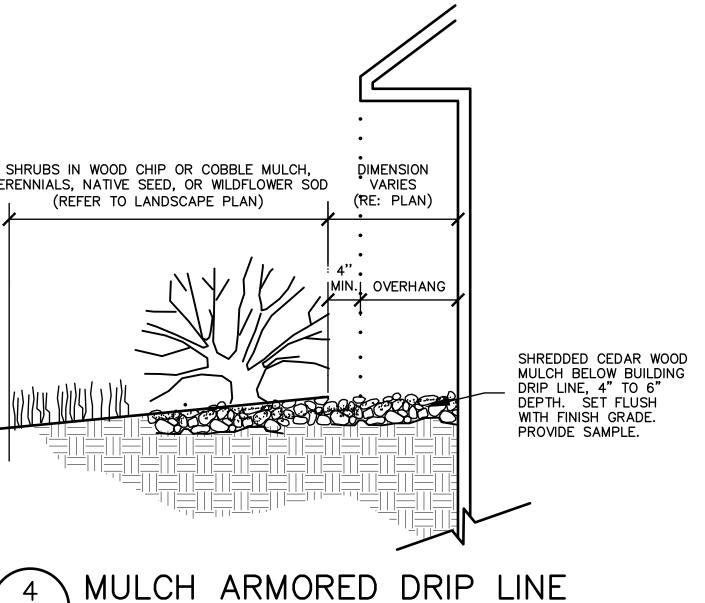
24"-36" ht.

12"-18" ht.

18"-24" ht.

12"-18" ht.

native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and



Section 8, ItemA. Know what's **below**.

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

Call before you dig.

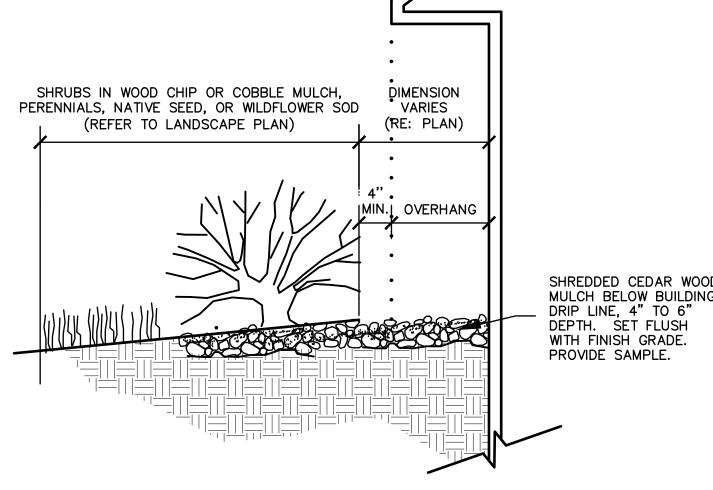
X \Box

DESIGNED: TT DRAWN: TT CHECKED: RH DATE: May 17, 2024 **REVISIONS:** REVISION BASED ON DRB COMMENTS: 6.14.24 VERIFIED SQUARE FEET OF LOT AREA

REVISED DRB SUBMITTAL SHEET TITLE: LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE SHEET NUMBER:

NOT TO SCALE



STEEL EDGER

AS SHOWN.

GRADES OF CONCRETE.

SHRUB BED W/ SPECIFIED

SPECIFIED STEEL EDGING

SPECIFIED LANDSCAPE FABRIC

METAL STAKES AS SPECIFIED

ROLL EDGE UNDER EDGING

MULCH DEPTH

AS SHOWN

1) SET ALL EDGING 1" ABOVE FINISH GRADE

2) EDGING SHALL ABUT ALL CONCRETE CURBS

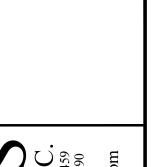
AND WALKS PERPENDICULAR, AND FLUSH W/

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

3) ALL JOINTS TO BE SECURELY STAKED.

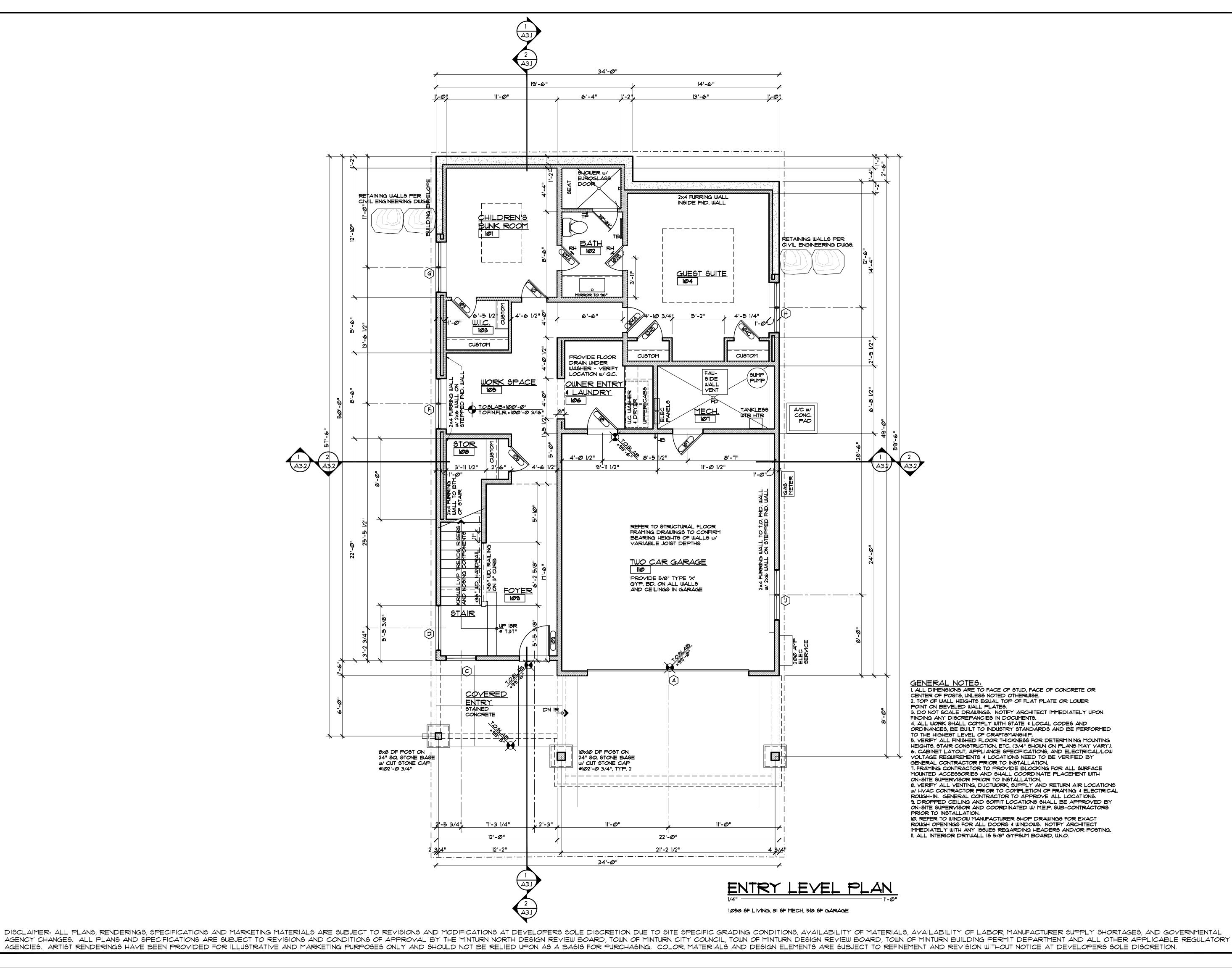
-LAWN AS SPECIFIED

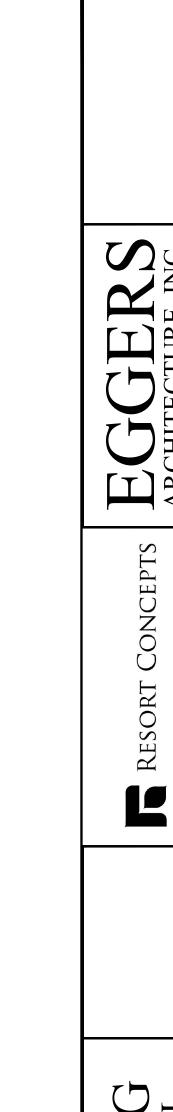
NOT TO SCALE



Section 8, ItemA.

PROJECT NO: 2412-22 L35

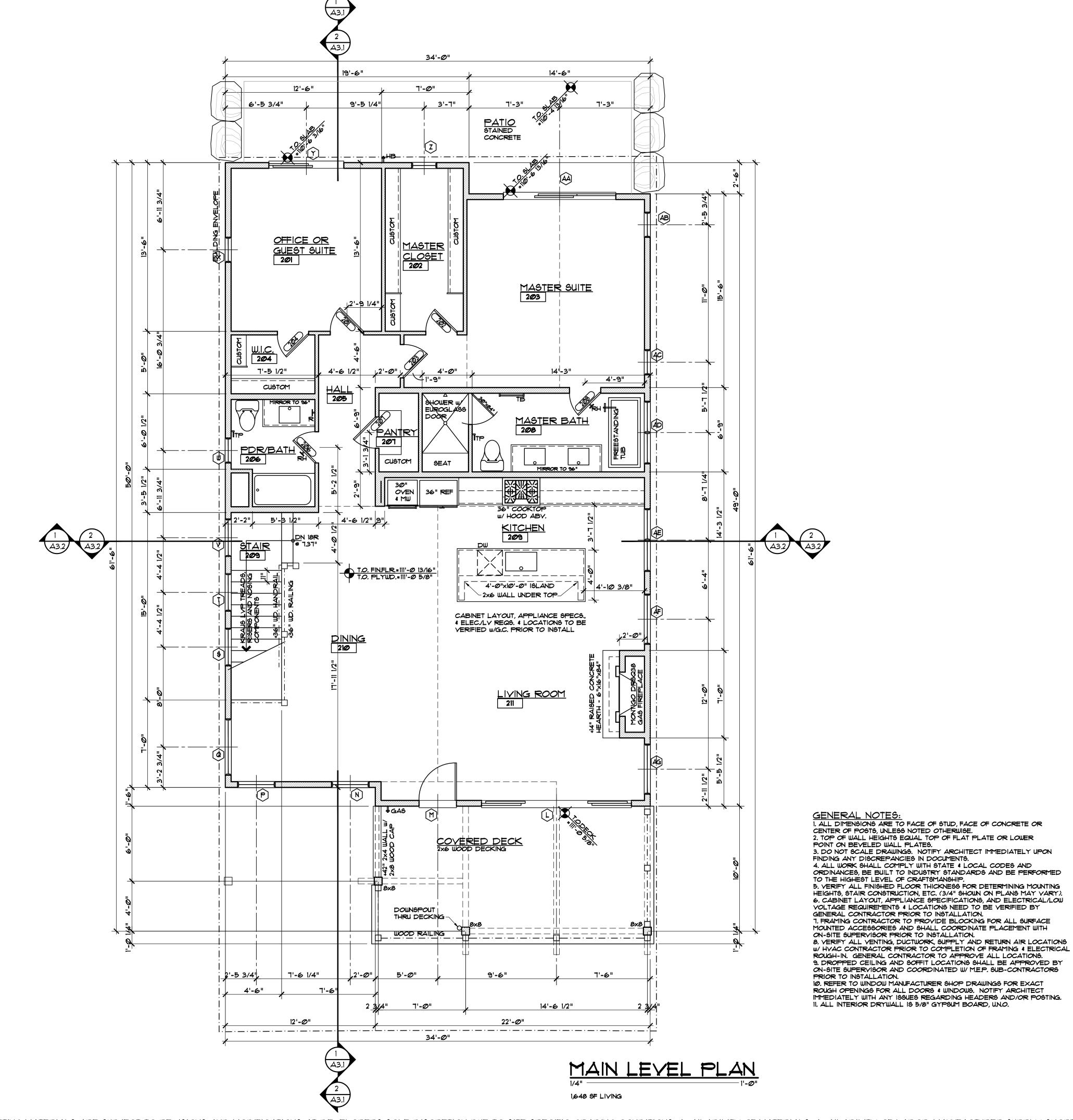




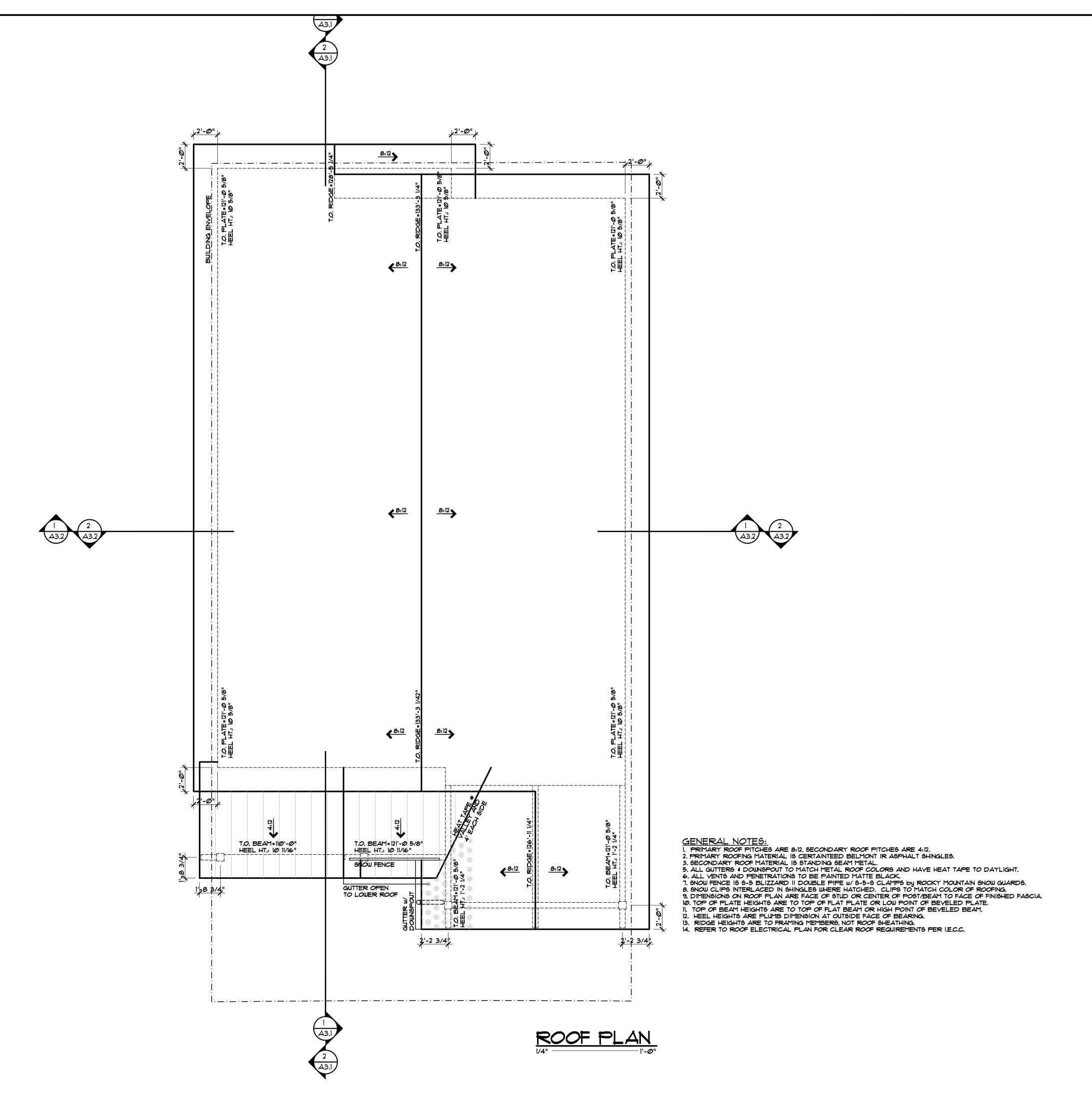


PROJECT NO: 2412-22 L35					
	COMMENTS			REVISED DRB SUBMITTAL	DRB SUBMITTAL SET
	ВУ			∃ma	∃ma
SSUED	DATE			6-14-24	5-17-24
SS	#			9	ъ

A1.2



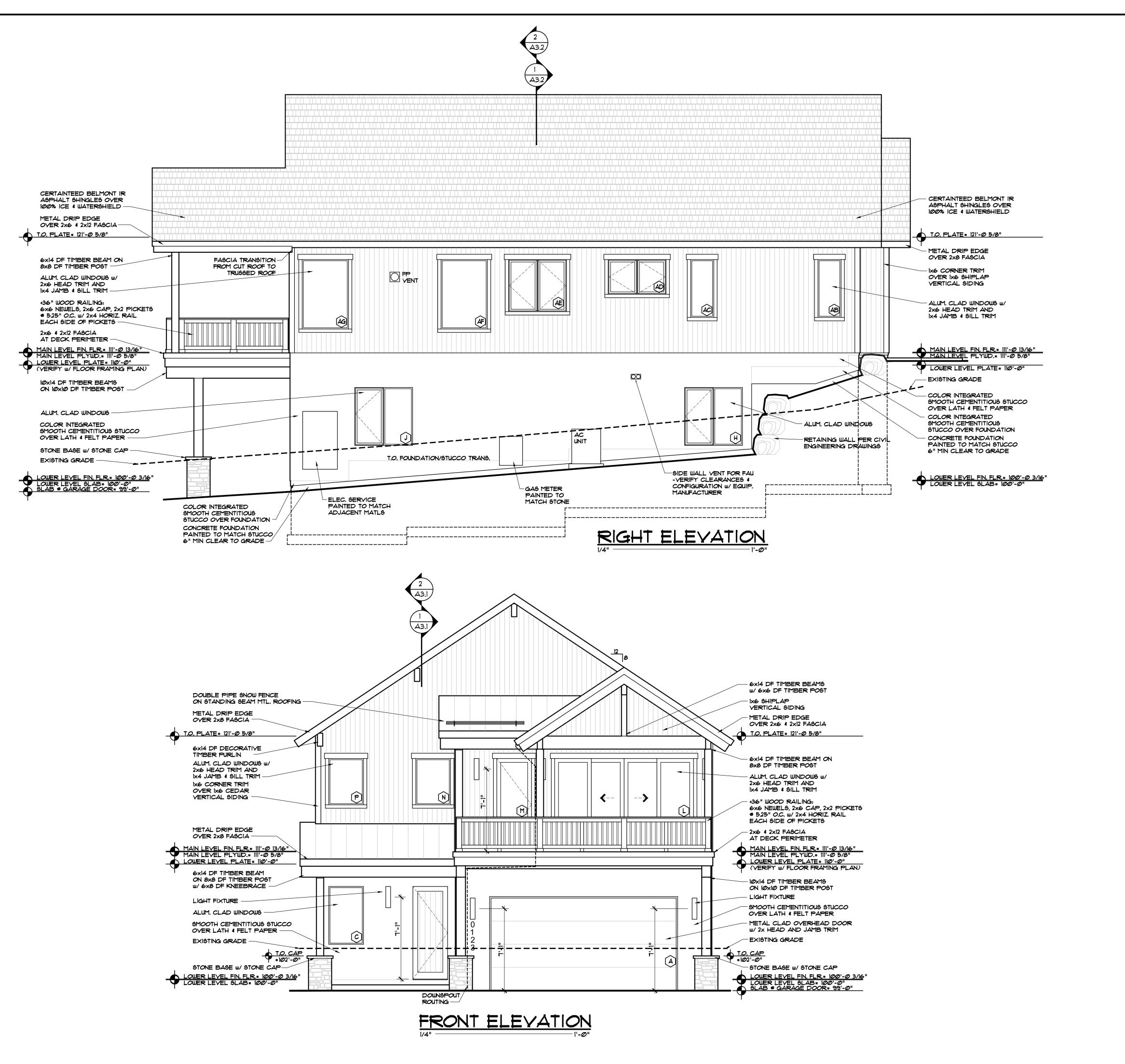
DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND GOVERNMENTAL
AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY
AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.



RESORT CONCEPTS

DOP/ 30 SILV LOT 35, MINTU

PROJECT NO: 2412-22 L35



ITECTURE, INC.

8 KREMMLING, CO 80459
411 CELL: (970) 409-9790

Section 8, ItemA.

RESORT CONCEPTS

AIN STREET, SUITE C-101

POBOX 79
(970) 926-1720

SAIL ORTH

DOP/RECHBERC 30 SILVER STAR TRAIL LOT 35, MINTURN NORT MINTURN, COLORADO

DATE BY COMMENTS
DATE BY COMMENTS
DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

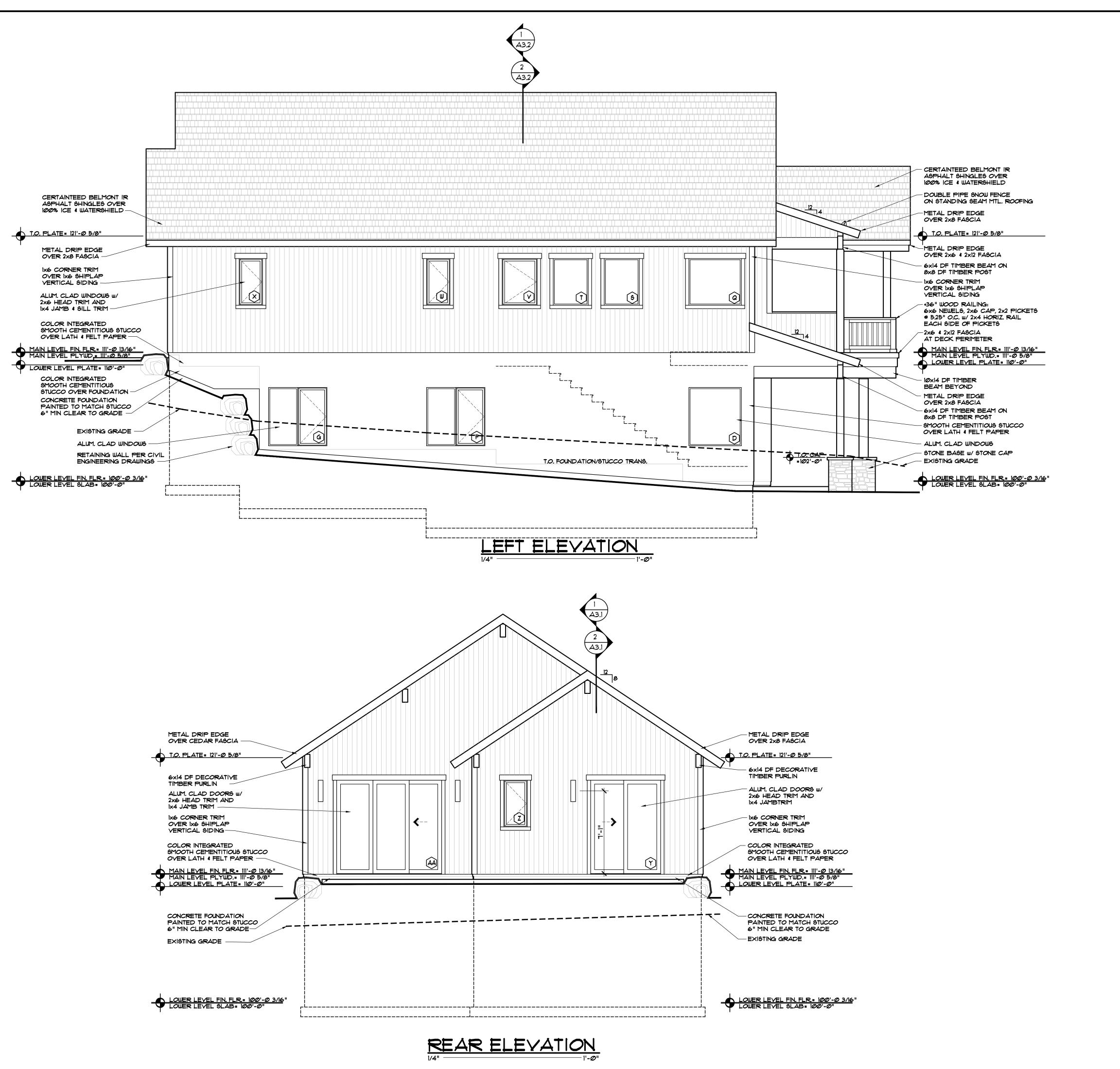
DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE B

A2.1



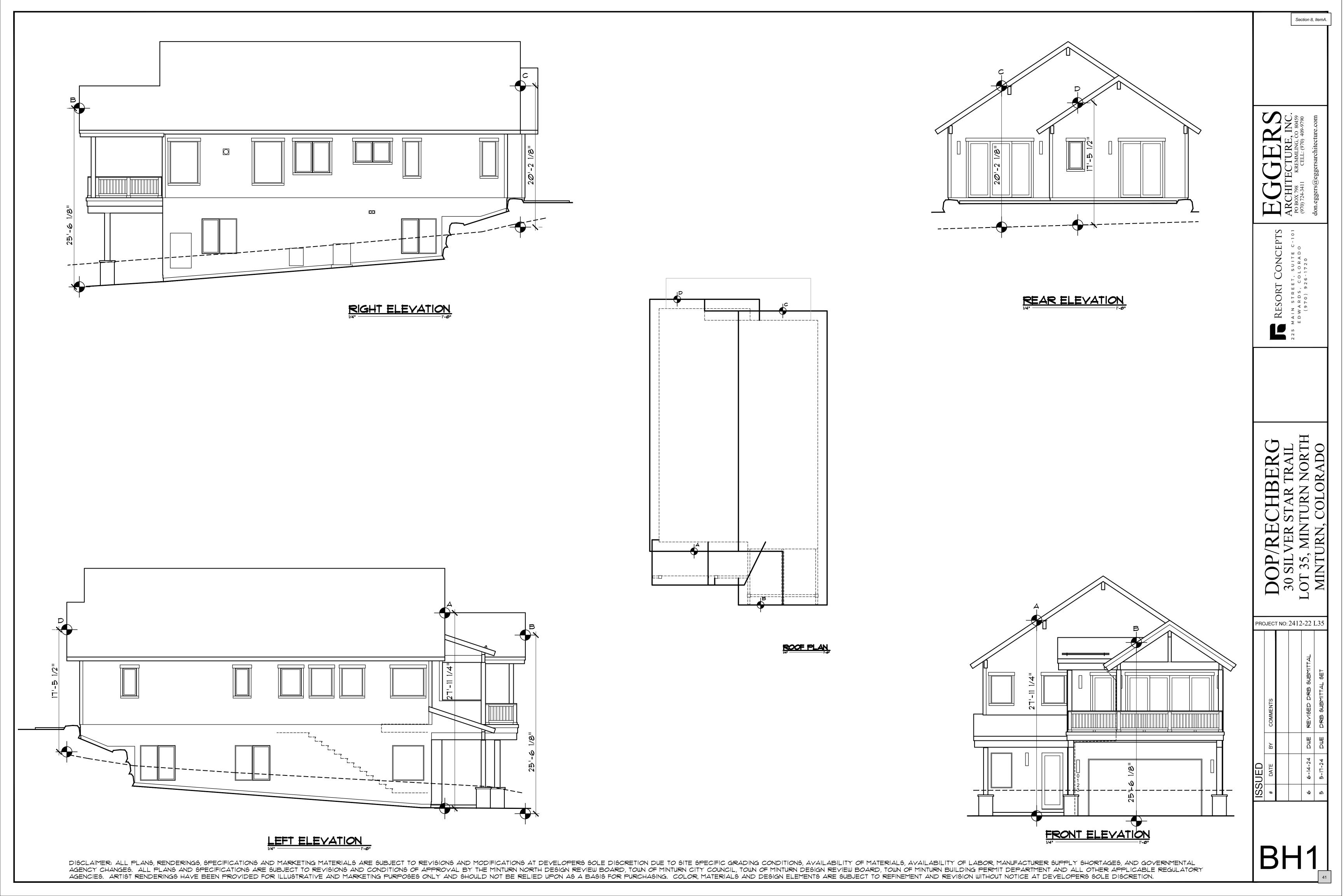
шΩ

T, SUI COLOR, 6-1720

RESORT

DOP, 30 SIL LOT 35,

PROJECT NO: 2412-22 L35



Minturn Planning Department

Minturn Town Center 302 Pine Street Minturn, Colorado 81645



Minturn Planning Commission

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

Design Review Board Hearing

Final Plan Review for New Home

0003 Miles End Lane

Hearing Date: June 26, 2024

File Name and Process: Single-Family Residence Final Plan Review

Owner/Applicant: Melissa Kline & Matthew Pielsticker

Representative: Taylor Hermes & Rick Hermes, Minturn North Construction

Company

Legal Description: Subdivision: MINTURN NORTH PUD Lot: 33

Address: 0003 Miles End Lane

Zoning: Game Creek Character Area – Minturn North PUD Zone District

Staff Member: Madison Harris, Planner I

Recommendation: Approval

Staff Report

I. <u>Summary of Request</u>:

The Applicants, Melissa Kline and Matthew Pielsticker, request Final Plan review of a new, two-bedroom, 3,512 (gross) square foot single-family residence located at 0003 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, two-bedroom structure with a maximum building height - measured to the midpoint of the roof - of 27 feet 11 inches measured to existing grade which is the most

restrictive, 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 one bedroom, an office that could be turned into a bedroom, and a fitness area, and the upper level has the garage, primary living room, and master bedroom.

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. <u>Summary of Process and Code Requirements</u>:

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 0003 Miles End Lane meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

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

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

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

Rest of page left intentionally blank

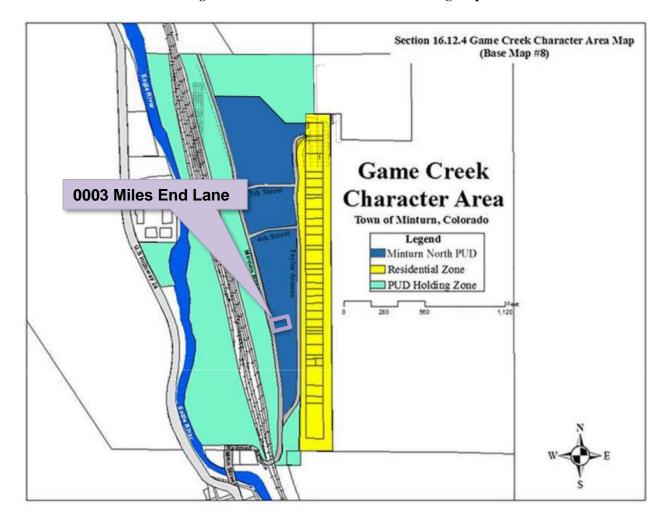


Figure 1: Game Creek Character Area Zoning Map

Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,666.56 sq. ft.	7,666.56 sq. ft. (.176 ac.)
Maximum Building Height:	28 feet	27 feet – 11 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% (3,833.28 sq. ft.)	2,462 sq. ft. (32.11%) Proposed
Maximum Impervious Coverage:	60% (4,599.94 sq. ft.)	3,659 sq. ft. (47.73%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (7,666.56 sq. ft. x .05 = 383.33 sq. ft.)	517 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. <u>Issues and Recommended Revisions</u>:

Issues or Required Plan Revisions

Staff has identified no issues.

VI. <u>Staff Recommendation</u>:

Staff suggests that the Final Plans for 0003 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.



May 24, 2024

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

Re: 3 Miles End Lane

Lot 33, Minturn North PUD DRB submittal Review

Project No. 24-0001

Dear Madison:

We reviewed the plans entitled "Klein/Pielsticker Residence; Lot 33, Minturn North, Minturn Colorado" prepared May 17, 2024 by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 33, 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:

<u>"Final Plat: Minturn North PUD"</u> 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 1:

Sheet C.4 of the "Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24" prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.4 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:

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

VAIL VALLEY OFFICE

30 Benchmark Road, Suite 216 | PO Box 978 | Avon, CO 81620

DENVER OFFICE

9618 Brook Hill Lane I Lone Tree, CO 80124

May 24, 2024 Page 2 of 2

Madison Harris

Re: 3 Miles End Lane

Lot 33, Minturn North PUD DRB Submittal Review

Project No. 24-0001

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

Sheet C1 of the Plans "<u>Lot 33, Minturn North PUD; Site Grading and Drainage Plan"</u> prepared May 17, 2024 by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. Please feel free to contact us if you have additional questions.

Respectfully,

Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Michelle Metteer, Scot Hunn, Taylor Hermes Arnold Martinez

Section 8. ItemB.



May 21, 2024

Town of Minturn Planning Commission

Attn: Madison Harris

RE:

Kline/Pielsticker Residence

Lot 33 Minturn North – 0003 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 33 is located at 0003 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 7' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a patio residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

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

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

Sincerely,

Taylor Hermes 512.468.3012

PO Box 5127 Edwards, CO 81632 Office: 970-926-1720 | Fax: 970-306-4185 ResortConceptsCO.com



DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 302 Pine Street Min

Minturn, Colorado 81649-0309

Phone: 970-827-5645 Fax: 970-827-5545 Email: planner1@minturn.org

Project Name:			
Minturn North - Kline R	esidence		
Project Location			
Street Address: 3 Miles En	d Lane		
Zoning: Residentia	ıl	Parcel Number(s): 2103-262-30-037
Application Request:			
Design review of new s	ingle-family home		
7.			
Applicant:			
Name: Taylor Hermes &	Rick Hermes – Minturn	North Construction C	ompany, LLC
Mailing Address: PO Box 2	2633 Edwards CO 8163	2	
I O BOX 2	.000 Edwards, 00 0100	_	
Phone: 970-926-172	20	Email: THerm	nes@ResortConceptsCO.com
Property Owner:			
Name: Melissa Kline & Matthew Pielsticker			
Mailing Address: 216 Main Street, Unit R-311 Edwards, CO 81632			
Phone: 970-471-5594 (Me	elissa) / 970-445-7459 (M	latthew) Email: Melissa@	mpactEnergyEC.com / Matt.Pielsticker@gmail.com
Required Information:			
Lot Size: 0.176 acres	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms 3	# On-site Parking Spaces 4
# of Stories: 2	SFH Snow storage sq ft:	Building Footprint sq ft:	Total sq ft Impervious Surface:
2	517 sf		
		2,462 sf	3,659 sf
Signature:			
Deury	HILL		
Fee Paid:	Date Received:	Planner:	

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS (TO BE INCLUDED WITH APPLICATION)

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

		Elements needed on the Site Plan
/		• Scale
/ /		North Arrow
1		Date Prepared
/		• Lot Dimensions, Area, Entire Site Acreage
1		Architecture Details – Materials Board
		 Windows – Placement and Color
		 Doors – Placement and Color
✓ ✓ ✓		Siding – Type and Color
/		Roof Material – Type and Color
1		Paint Color
		Boundary Survey with a stamp and signature of a licensed surveyor
		 Date of survey (survey date must be within 6 months of the project application date
7 7 7 7		Right-of-way and property lines; including bearings, distances and curve information. Labeled ties to existing LISCS baselessed.
1	Н	 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.
1	- 17	 All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
y		• 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.
	Н	 Topographic conditions at two-foot contour intervals. Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
7	H	• Rock outcroppings and other significant natural features.
1		• 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).
	H	 Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the
	Ш	required stream setback from the ordinary high water mark.
		Grading and Drainage Plan
J		• Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for
1		 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.
7		• 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.
1		• Retaining walls. Retaining wall details are required and must include drainage details. Note top- and
		bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.



Terraces & Walkways Stained Concrete



Exterior StoneGrey Buff Blend



Fascia, Columns & Railing Color: Custom Stain



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



Wood Columns per Plan Color: Custom Stain



Roofing Mfg: CertainTeed Belmont Asphalt Shingles Color: Black Granite



Roofing Standing Seam Metal Color: Matte Black



Garage Doors (2) 9'-0" x 9'-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 DoorWood with Glass Panels
Color: Custom Stain, Black



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



MINTURN NORTH - LOT 33







MINTURN NORTH - LOT 33

DRB DESIGN REVIEW - 3D VIEWS MAY 13, 2024







PROJECT NO: 2412-22 L33

KLINE/PIELSTICKER RESIDENCE

LOT 33 MINTURN NORTH MINTURN, COLORADO

DRB SUBMITTAL SET

MAY 17, 2024



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

OWNER'S REPRESENTATIVE

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

ARCHITECT

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

STRUCTURAL ENGINEER

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

LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

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

SURVEYOR

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,301 SF	99 SF		1,400 SF
MAIN LEVEL:	1,453 SF		660 SF	2,113 SF
TOTALS:	2,767 SF	99 SF	660 SF	3,512 SF

LOT AREA: 7,666.56 SF BUILDING COVERAGE: 2,462 SF 32.11 % IMPERVIOUS COVERAGE: 47.73 % 3.659SF

CODE INFORMATION:

CODES:

JURISDICTION: TOWN OF MINTURN, COLORADO

> 2021 INTERNATIONAL RESIDENTIAL CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE

+ LOCAL AMENDMENTS

DRAWING SCHEDULE

FINAL PLAT MINTURN NORTH P.U.D.

MINTURN NORTH PUD OVERALL GRADING PLAN

SITE GRADING, DRAINAGE & EROSION CONTROL PLAN

CIVIL DETAILS

LANDSCAPE PLANTING PLAN

LANDSCAPE SCHEDULES & DETAILS

A1.1 LOWER LEVEL PLAN

A1.2 MAIN LEVEL PLAN

A1.3 ROOF PLAN

A2.1 BUILDING ELEVATIONS

BUILDING ELEVATIONS

BUILDING HEIGHT CALCULATIONS

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE 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.

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colerado this \(\int \) day \(\sum_{exc} \) 20 \(\sum_{exc} \) for filing with the Clerk and Recorder of the County of Eagle, Colorado, and for conveyance of the dedications show 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 easterners dedicated to the public, except a septicifially agreed to by the Town Council of the Town of Minturn.

WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN

SEAL E MAYOR TOWN OF MINTURN OK OPATHS

TOWN CLERK TOWN OF MINTURN COLORADO

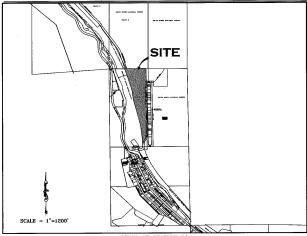
LAND USE TABLE

LOT	USE	AREA	ADDRESS
LOT	SINGLE FAMILY	0.196 Acres	0246 Miles End Lane
2	SINGLE FAMILY	0.190 Acres	0236 Miles End Lane
3		0.193 Acres	0226 Miles End Lane
4	SINGLE FAMILY		0216 Miles End Lane
	SINGLE FAMILY	0.181 Acres	
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
то	TAL	13.485 ACRES	S

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:

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

1) The purpose of this Final Plat is to Create various tols with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Mintura Land Use Regulations and Colorado Revised Statutes concerning the subdivision of landin, gate CeV Winft Course and the Northwest Corner Section 3. (Township 5.05 South, Range 8 to Whether the Month of the Corner Section 3. (Township 5.05 South, Range 8 to Whether Section 1. (Township 5.05 South, Range 8 to Whether Section 1. (Township 5.05 South, Range 8 to Whether Section 1. (Township 5.05 South, Range 8 to Whether Section 1. (Township 5.05 South, Range 8 to Whether Section 1. (Township 5.05 South, Range 8 to Whether Section 1. (Township 5.05 South, Range 8 to Whether Section 1. (Township 5.05 South, Range 8 to Whether Section 1. (Township 5.05 South, Range 8 township 5.05 South, Range 8 townsh

TSS RRIW

13S, R81 W.

Hem 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.

Hem 13 - 20 foot Sewer Eassemen, Does not effect this platted Parcel.

Hem 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.

Hem 15 - Does not effect these Platted lands but references vacation of portions of Taylor Addition to the Town of

Mintum.

Item 16 - effects subject parcel as it is an Annexation of property to Town of Mintum recorded in Book 333 at Page 349.

Item 17 & Ite 3. Do not effect subject Parcel.

Item 17 & Ite 3. Do not effect subject Parcel.

Item 19 - Conveyance described in Book 687 at Page 2.68 does not contain any easements not already defined hereon. Item 20 - Does not effect these Patted lands, (a.k.a. subject parcel)

Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.

Item 23 - Boundary Agreement recorded as Reception No. 200624177, called out as adjoiner hereon.

Item 23 - Boundary Agreement recorded as Reception No. 200624177, called out as adjoiner hereon.

Item 25 & 26 - Parcel is subject to Mapping of Piping and Disches in area of this subject parcel defined in document recorded as Reception No. 201702434 any rights or restrictions and cases to catalon thereof not clear to surveyor from face of documents.

Item 26 - Parcel is subject to 1904 40 fook wide easement for right of way from Denver Rio Grand Railroad to Eagle Item 26 - Parcel is subject to 1904 40 fook wide easement for right of way from Denver Rio Grand Railroad to Eagle them 25 - Parcel is subject to 1904 40 fook wide easement for right of way from Denver Rio Grand Railroad to Eagle them 26 - Parcel is subject to 1904 40 fook wide easement for right of way from Denver Rio Grand Railroad to Eagle them 26 - Parcel is subject to 1904 40 fook wide easement for right of way from Denver Rio Grand Railroad to Eagle them 25 - Parcel is subject to 1904 40 fook wide easement for right of way from Denver Rio Grand Railroad to Eagle them 25 - Parcel is subject to 1904 40 fook wide easement for right of way from Denver Rio Grand Railroad to Eagle them 25 - Parcel is subject to 1904 40 fook wide easement for right of way from Denver Rio Grand Railroad to Eagle them 25 - Parcel is subject to 1904 40 fook wide easement for right of way from Denver Rio Grand Railroad to Eagle them 25 - Parcel recommended to the Parcel Rail Railroad Railroad

County, the location of which is not determinable from face of document. This Agreement has is to have been Terminate County, the location of which is not determinate from face of occurrent. In an Agree prior to the Recording of this Plat.

5) These platfied lands are subject to:
The Mintum Worth P.U.D. Guide recorded as Reception no. 2024/02232

- The Declayations of Covenants, Conditions, Restrictions and Easements for Mintum No. 2024/0224/D

No. <u>DOI-110.72.1-70</u>.

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 Recorderion No. <u>2023</u> 146.

PERTAINING TO HEREON CREATED EASEMENTS:

6) the owner, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements created herein:

 a) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those
areas designated hereon as "Utility and Drainage Easement" AND those areas of each lot outside of Building Envelopes, for areas designated heron as "Unitry and Draing Eastment". Any Diseas careas of each no consisted in Disting Envelopes, the her purpose of 10 her installation, see, pear, replacement, improvement and maintenance of unities of any kind, including but not limited to waterlines and hybrans, somaning sewerines and manifochs, telephone lines, cashe television lines, gasilines electrical lines, fiber optic lines, to design of the community of the community of the community of the community of the ejectron of the community of the improvement of the community of the

improvement and maintenance of states transies includes including out on minical to wastes, gainsts, turners, together with right of ingress and eggess thereto.

(b) a non-exclusive Utility Eastment as shown herein - on, over, under, above, across and through those areas edisjanted hereon as "Utility Eastment" 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

telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingpess and egress.

c) non-exclusive Access, Utility, and Drainage, Easement- on, over, under, above, across and through those areas designated heroen 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 DJ and Tract G, for the purpose of 1) Ingress and Egress, reasonable Pedestrian use including ingress and egress of persons including vehicle, foot, bivelove or small where luss in the installation, use, repair, replacement, improvement and maintenance of rutifities of any kind, and all related structures, together with right of ingress and egress, and lijs storm drainage, drainage of vaster flow from other lands along with the instalation, 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:

d) Tract D. Tract D1, and Tract G, shall be open to Public vehicular and non-vehicular access. e) Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et seq..

FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURNS

7) the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements 7) the owner, hereby dedicates to the Town of Mintum the following non-acclasive eastements: a) non-acclasive Utility, Drainage, Parking, Sows Borage and Landscape Easternet on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Parking, Snow Storage & Landscape Easterneth for the purpose of it) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egypss, 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) he installation, use, repair, replacement, improvement and maintenance of vehicular parking area, together with right of ingress and dense of the process the expensive of presents in the lands which which is for the present them as a proceed to the control of the process of the process of the control of the process of the process of the process of the process of the control of the process of the pro

replacement, improvement and maintenance of vehicular parking area, together with right of ingress and eggess thereds, reasonable Podestrian use including ingress and eggess persona to include whiche, foot, bicycle or non-motorized use, iv) reasonable local snow storage and v) Landscaping use, and maintenance. b) non-exclusive Utility, Drainage, Snow Storage, Landscape and Trial Essement no, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, Landscape and Trial Essement", over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, Landscape and Trial Essement", or the purpose of i) he installation, use, prair, replacement, improvement and maintenance of arrival and solong with the installation, use, repair, replacement, improvement and maintenance of arrival repairs and genes to the control of the stallation of the prair, replacement, improvement and maintenance of arrival repairs to the proper storage of the proper storage, in the stallation of the proper storage of persons to include foot, bicycle or non-motorized use along with sidewalt or path construction, use and repair.

c) non-exclusive Utility, Drainage, Snow Storage & Landscape Essement" for the purpose of 10 the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of 10 the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of 10 the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of 10 the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of 10 the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of 10 the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of 10 the installation, use, repair, replacement, improvement and antainstance of utilities of any the

the purpose in the installation, user on a virtual vir

d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated hereon as "Trail Easement" for the purpose of Pedestrian and Trail use including reasonable ingress and egress of

persons to include 100, 100, 100, 100 and 100

SURVEYOR'S CERTIFICATE

I Matthew S. Shole, 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. and complete part of NTV ONN FORTH TOOL, as and only pasted, used, and as alwam ancount that such plat was made from an accurate survey of said property by me and for under my supervision and accurately shows the location and dimensions of the lote, assuments and rights-of-way of said plat as the same are nonumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that it has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.



Matthew S. Slagle PLS 34998 Professional Land Surveyor

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 AFER YOU FIRST DISCOVERED SLOT DEFECT. IN OU EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN ITS 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, mortg lienholder, of all that real property situated in the Town of Minturn, County of Eagle, State of Color

Section 8, ItemB.

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 13.48 areas more or less; and has caused the same to be laid out, platted and subdivided, and etsignated as MINTURN NORTH P.U.D. subdivision in the Town of Mintrum, County of Eagle, State of Colorado, and does bready accept responsibility for the completion of the improvement required by this plat and does hereby accept responsibility for the completion of the improvement sequired by this plat and does hereby accept responsibility for the completion of the improvement sequired by this plat and does hereby accept responsibility for the completion of the improvement as colores:

-To the Town of Mintrum Tract If Yourth Streed) 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 BAGLE

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS $\frac{2}{3}$ DAY OF $\frac{1}{3}$ DAY OF $\frac{1$

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 Finity Fauley, being ine notated in princissory note secure up decad on this Recorder of Faule (2) on December 2023, at Recoption No. 2023 1649), in the Office of the Clerk and Recorder of Fagle County, Colorado, hereby consensts to the Subdivision of the lands set forth in this Final Plat of Mintum North, P.U.D., and subordinates the lieu represented by the aforesaid Deed of Trust to the Dedictations and

STATE OF COLOYZO COUNTY OF EAGLE

Subordination by Mortgagee was acknowledged before me this Zb day of February Hadley as Individual

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: WIND SOLUTION AVE. 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 JhluhAY 1 2053, 2008 upon all parcels of real estate described on this Plat are paid in full.

DATED THIS 18+ OF WARL RO681D1

TITLE CERTIFICATE

does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in MINTERS CONTROL OF TENET.

DATED THIS 28 DAY OF CERNALY, A.D., 20 24

CLERK AND RECORDER'S CERTIFICATE \$ 5300

This Plat was filed for record in the Office of the Clerk and Recorder at 12.59 o'clock 14. this 12.02.02.4 CKARK AND RECORDER



SLAGLE SURVEY SERVICES 800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631

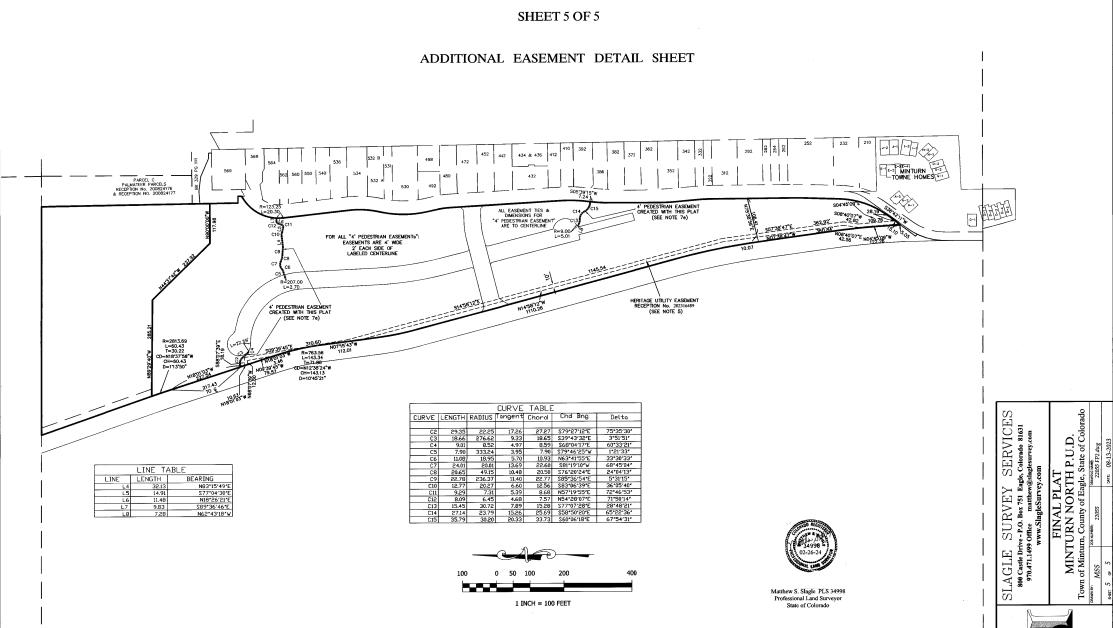
970.471.1499 Office matthew@slaglesurvev.com www.SlagleSurvey.com

FINAL PLAT MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

MSS 22055 22055 FP2.dwg 08-13-2023 PA.

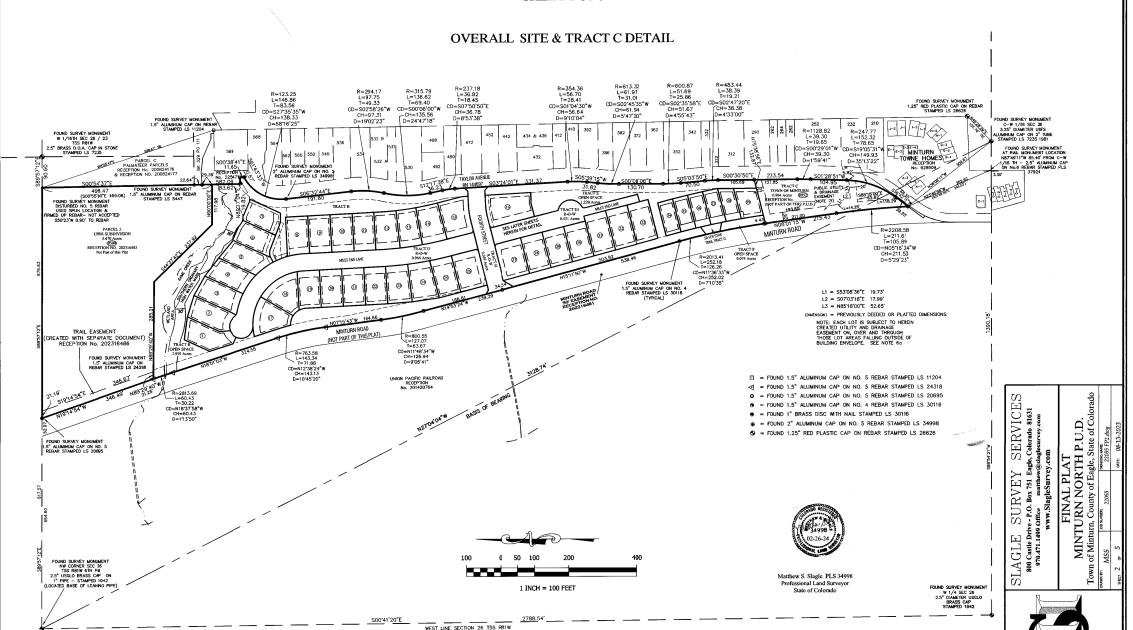
Town of Minturn, County of Eagle, State of Colorado



FINAL PLAT MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

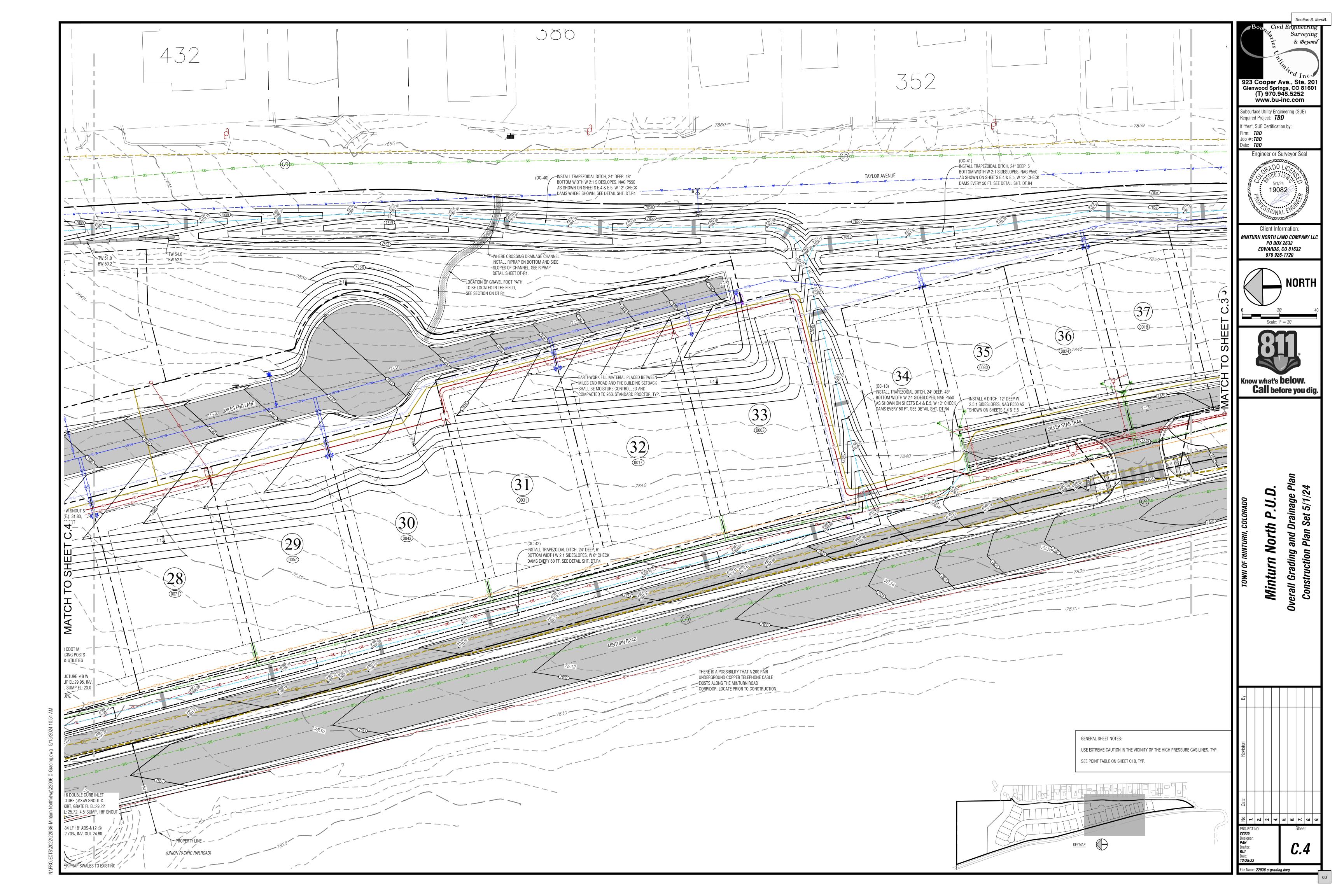
SHEET 2 OF 5

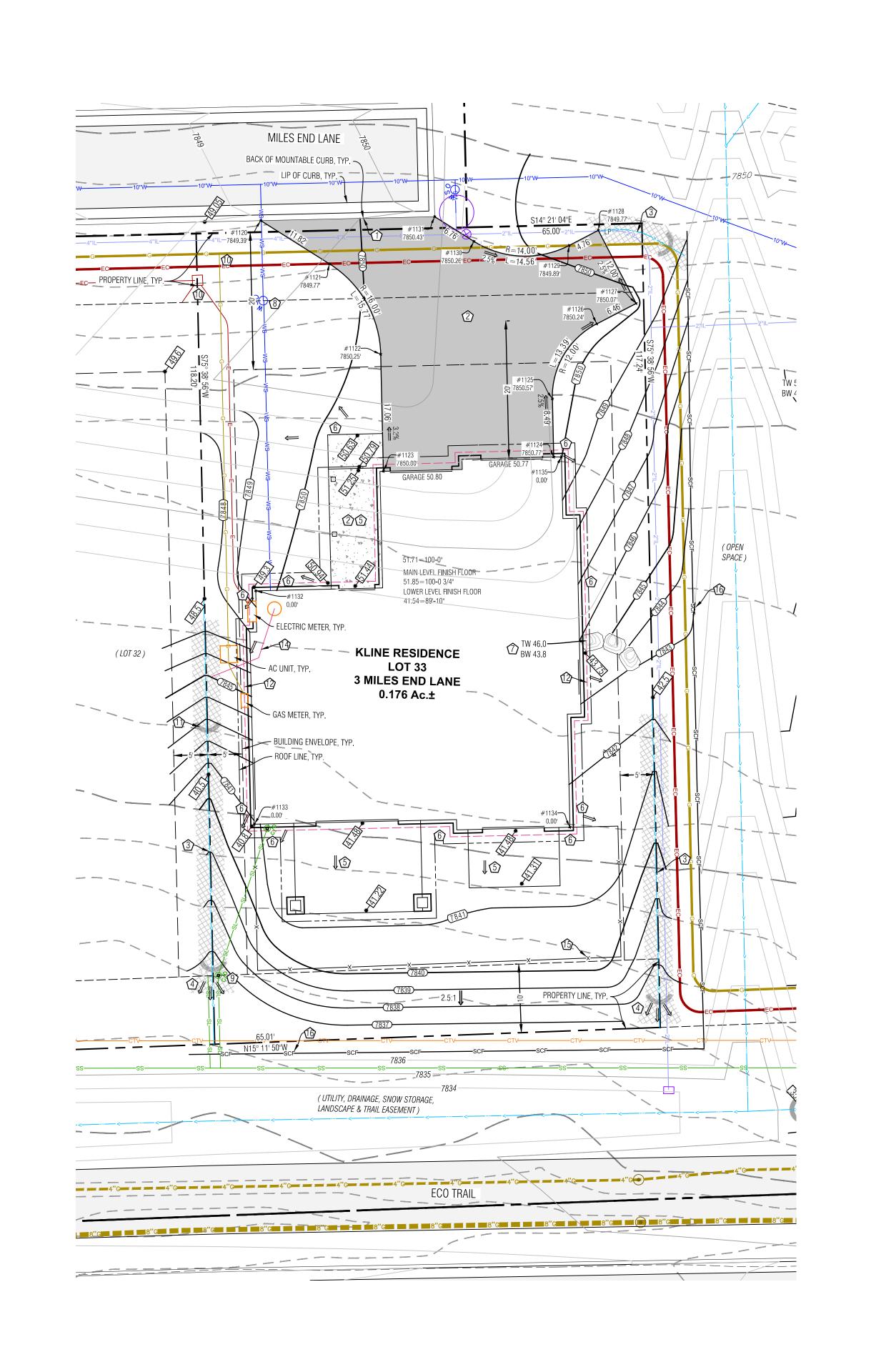


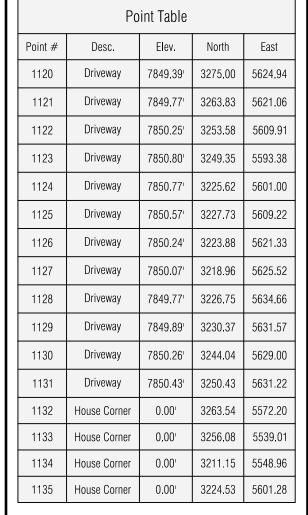
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect, in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

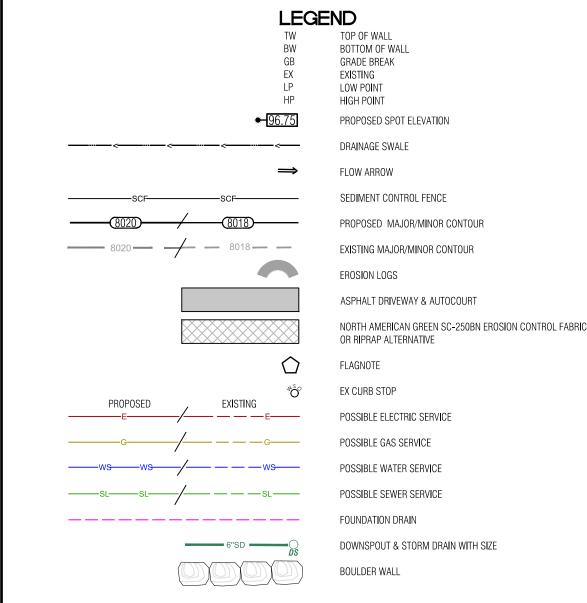
1 INCH = 30 FEET

08-13-2023









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

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

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

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

5) LOT AREA: $7,652 \, \text{SF} \pm$ DISTURBANCE AREA: $7,652~\text{SF}\pm$

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

FLAGNOTES:

1) MATCH TO BACK OF EXISTING CURB.

PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.

PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%.

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.

install boulder wall for Landscape areas per the detail on sheet C2. Wall drain lines not shown.

(8) LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.

(9) APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONFIRM INVERT PRIOR TO CONSTRUCTION FOR ABILITY TO SERVICE HOUSE BY GRAVITY, OR WHETHER A PUMP MAY BE REQUIRED. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.

(10) LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS.

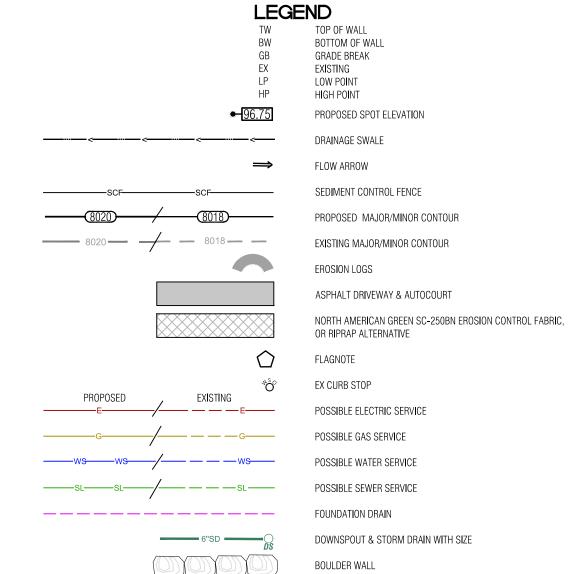
(1) EROSION LOGS PER DETAIL ON SHEET C2.

FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON

14 EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.

15) FENCELINE, RE: LANDSCAPE.

16 SEDIMENT CONTROL FENCE PER DETAIL ON SHEET C2.





92<mark>3 Co</mark>oper Ave., Ste. 201

Glenwood Springs, CO 81601 (T) 970.945.5252

www.bu-inc.com

Subsurface Utility Engineering (SUE)

Required Project: **TBD**

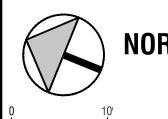
If "Yes", SUE Certification by:

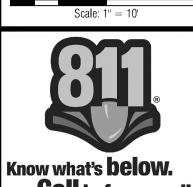
Firm: **TBD** Job #:**TBD**

Date: **TBD**

& Beyond

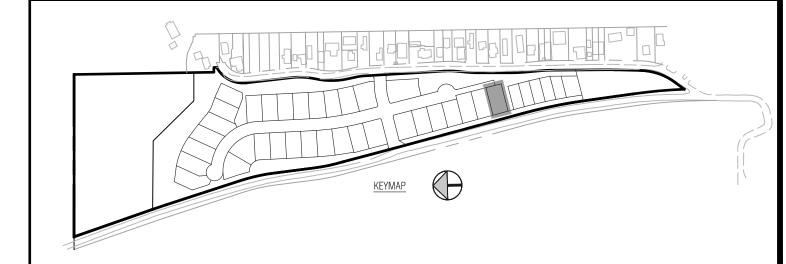
Client Information: MINTURN NORTH LAND COMPANY LLO PO BOX 2633 **EDWARDS, CO 81632** 970 926-1720

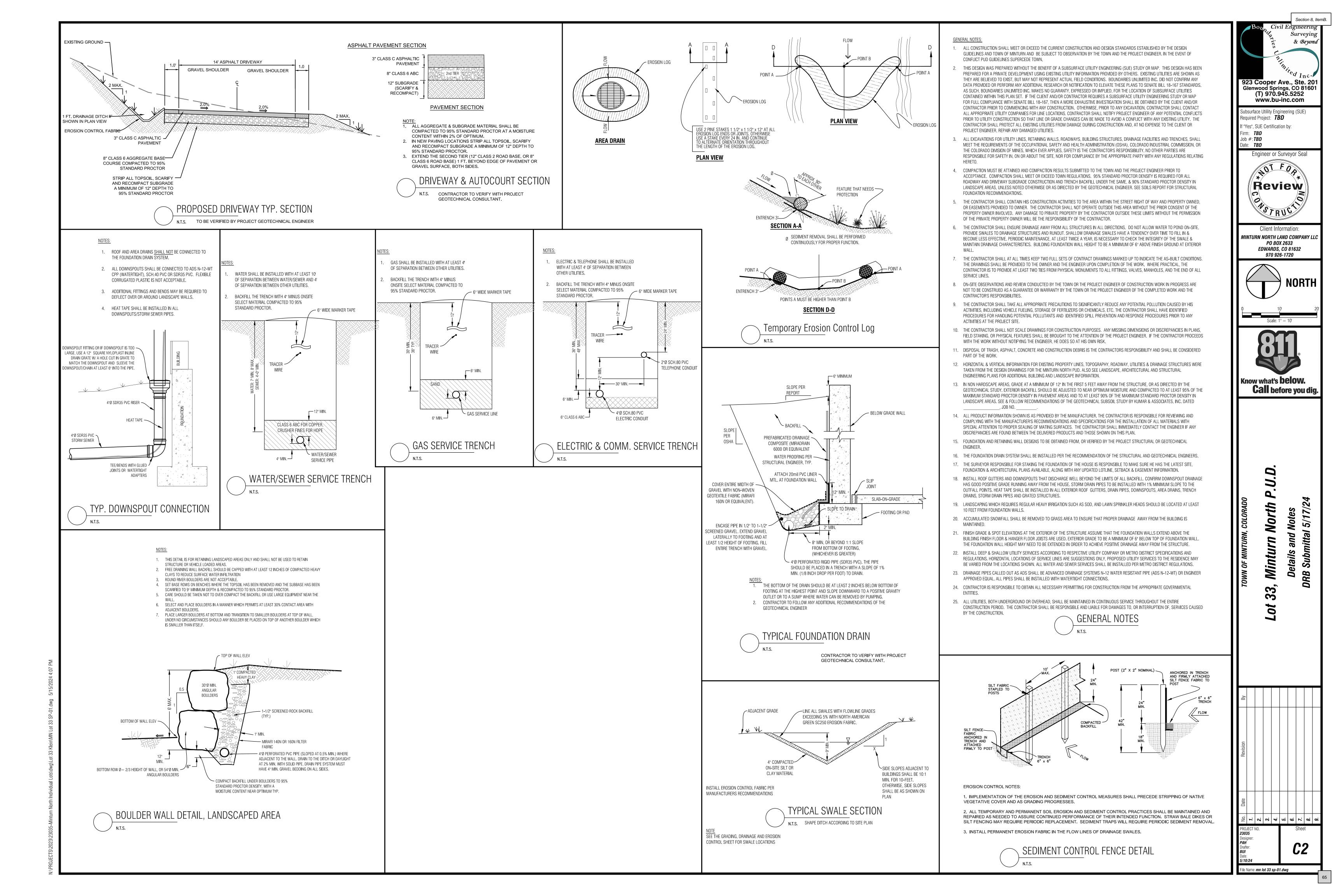


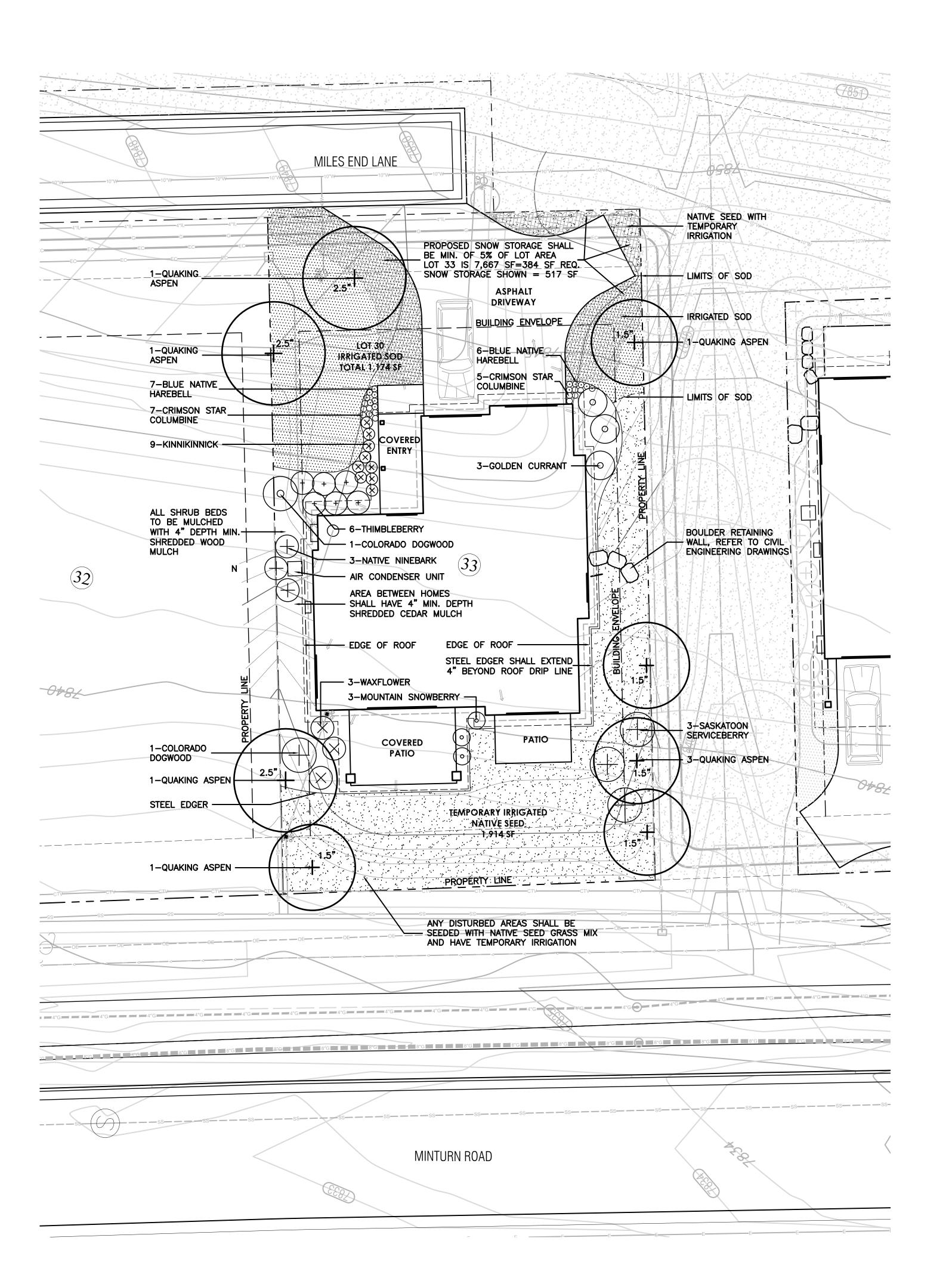


Call before you dig.

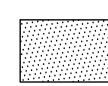
S | 1 | 2 | 8 | 3 | 2 | 1 | 8 | 9 |







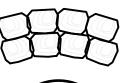
LEGEND



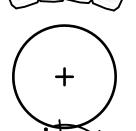
IRRIGATED SOD, REFER TO L2 FOR DETAILS



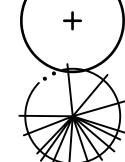
NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS

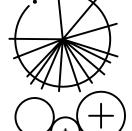


PROPOSED BOULDER RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS



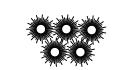
PROPOSED DECIDUOUS TREE





PROPOSED EVERGREEN

PROPOSED DECIDUOUS

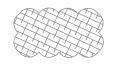


PROPOSED ORNAMENTAL GRASSES

SHRUBS



PROPOSED FLOWERING PERENNIALS

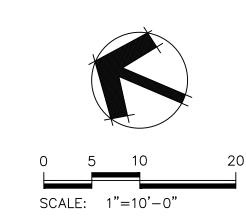


SNOW STORAGE AREA



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

DESIGNED: TT DRAWN: TT CHECKED: RH DATE: May 17, 2024 REVISIONS:



DRB SUBMITTAL

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

SHEET NUMBER:

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
- 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 $\frac{1}{4}$ " depth.
- 2. Apply Biodegradable Green Dyed-Wood Celluose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
- 3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete

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 $\frac{1}{3}$ 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 &	LEGEND & IRRIGATION CALCULATIONS:			
Permanen	t Irrigation	Square Footage of Irrigation		
	Permanent Pop—Up Spray Irrigation For Bluegrass Sod	1,174 SF		
999999	Permanent micro—spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF		
+	Permanent Drip Irrigation For B&B Trees	8 TREES x 4.5 SF = 36 SF		
+	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF		
		TOTAL PERMANENT IRRIGATED AREA: 1,331 SF		
	Temporary Spray Irrigation For Native Seed	1,914 SF		

IRRIGATION NOTES:

- 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,
- 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	5 10%	5.00
ROCKY MOUNTAIN FESCU	E 10%	5.00
THICKSPIKE WHEATGRASS	15%	7.50
BOTTLEBRUSH SQUIRRELT	TAIL 2.5%	1.25
STREAMBANK WHEATGRAS	SS 15%	7.50
PRAIRIE JUNEGRASS	2.5%	1.25
TOTAL LBS./ACRE	100%	50

PERCENTAGES OF MIXES VARY YEAR-TO-YEAR DEPENDING 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE '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

AND POP-UP SPRAY HEADS FOR AREAS LESS THAN 40' WIDE.

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:

ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: IN 1" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED.

PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

CSU Extension. Fire Wise Plant Materials - 6.305

Jamesia americana

- CSU Extension, Trees and Shrubs for Mountain Areas Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes Fact Sheet No. 7.422

QUAN	I. COMMON/ BOTANICAL NAME	TIRE MITIGATION ZONE	N SIZE	COMMENTS
	DECIDUOUS TREES			
5	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
3	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	PERENNIAL FLOWERS (plan	ted @ 12"	O.C. spacing)	
13	Blue Native Harebell Campanula rotundifolia	1 & 2	Flats of 15 or	- 32
12	Crimson Star Columbine Aquilegia 'Crimson Star'	1 & 2	Flats of 15	
	DECIDUOUS SHRUBS			
2	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"—36" ht.
3	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"—36" ht.
9	Kinnikinnick Arctostaphylos (varieties)	1 & 2	5 gal.	Container, 5 canes minimum 3"-6" ht.
3	Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes minimum 12"—18" ht.
3	Native Ninebark Physocarpus monogynus	1 & 2	5 gal.	Container, 5 canes minimum 12"—18" ht.
3	Saskatoon Serviceberry Amelanchier alnifolia	1 & 2	5 gal.	Container, 5 canes minimum 24"—36" ht.
5	Thimbleberry Rubus parviflorus	1 & 2	5 gal.	Container, 5 canes minimum 18"—24" ht.
3	Waxflower	1 & 2	5 gal.	Container, 5 canes minimum

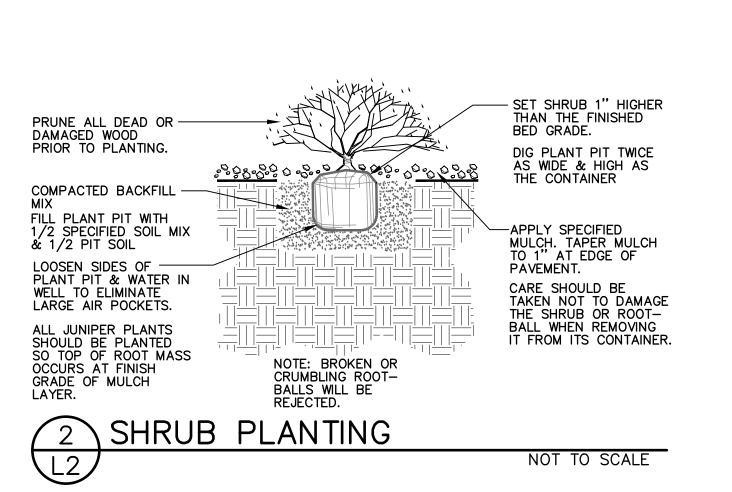


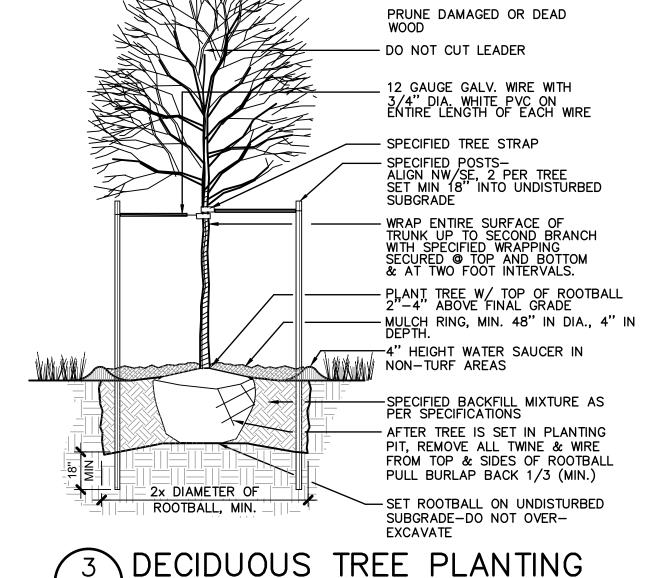
LANDSCAPE ARCHITECT: TOMINA TOWNSEND, LA PO BOX 3000, PMB 301 EDWARDS, CO 81632 P. 303.572.7876 TTownsend@ResortConceptsCO.com

DESIGNED: TT DRAWN: TT CHECKED: RH DATE: May 17, 2024 **REVISIONS:**



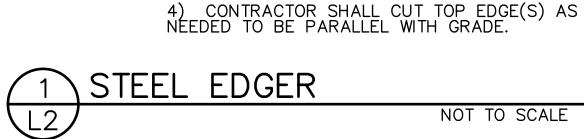
SCALE: NOT TO SCALE SHEET NUMBER:





SHRUBS IN WOOD CHIP OR COBBLE MULCH, DIMENSION PERENNIALS, NATIVE SEED, OR WILDFLOWER SOD **VARIES** (RE: PLAN) (REFER TO LANDSCAPE PLAN) [MIN.] OVERHANG SHREDDED CEDAR WOOD MULCH BELOW BUILDING DRIP LINE, 4" TO 6" DEPTH. SET FLUSH WITH FINISH GRADE. PROVIDE SAMPLE. MULCH ARMORED DRIP LINE NOT TO SCALE

24"-36" ht.



AS SHOWN.

GRADES OF CONCRETE.

SHRUB BED W/ SPECIFIED

SPECIFIED STEEL EDGING

SPECIFIED LANDSCAPE FABRIC

METAL STAKES AS SPECIFIED

ROLL EDGE UNDER EDGING

MULCH DEPTH

AS SHOWN

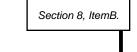
1) SET ALL EDGING 1" ABOVE FINISH GRADE

2) EDGING SHALL ABUT ALL CONCRETE CURBS

AND WALKS PERPENDICULAR, AND FLUSH W/

3) ALL JOINTS TO BE SECURELY STAKED.

-LAWN AS SPECIFIED



BCHITECTURE, INC. PO BOX 798 KREMMLING, CO 80459 (970) 724-3411 CELL: (970) 409-9790

LESORT CONCEPTS
IN STREET, SUITE C-101
WARDS, COLORADO
(970) 926-1720

RESC 225 MAIN S EDWAR (970

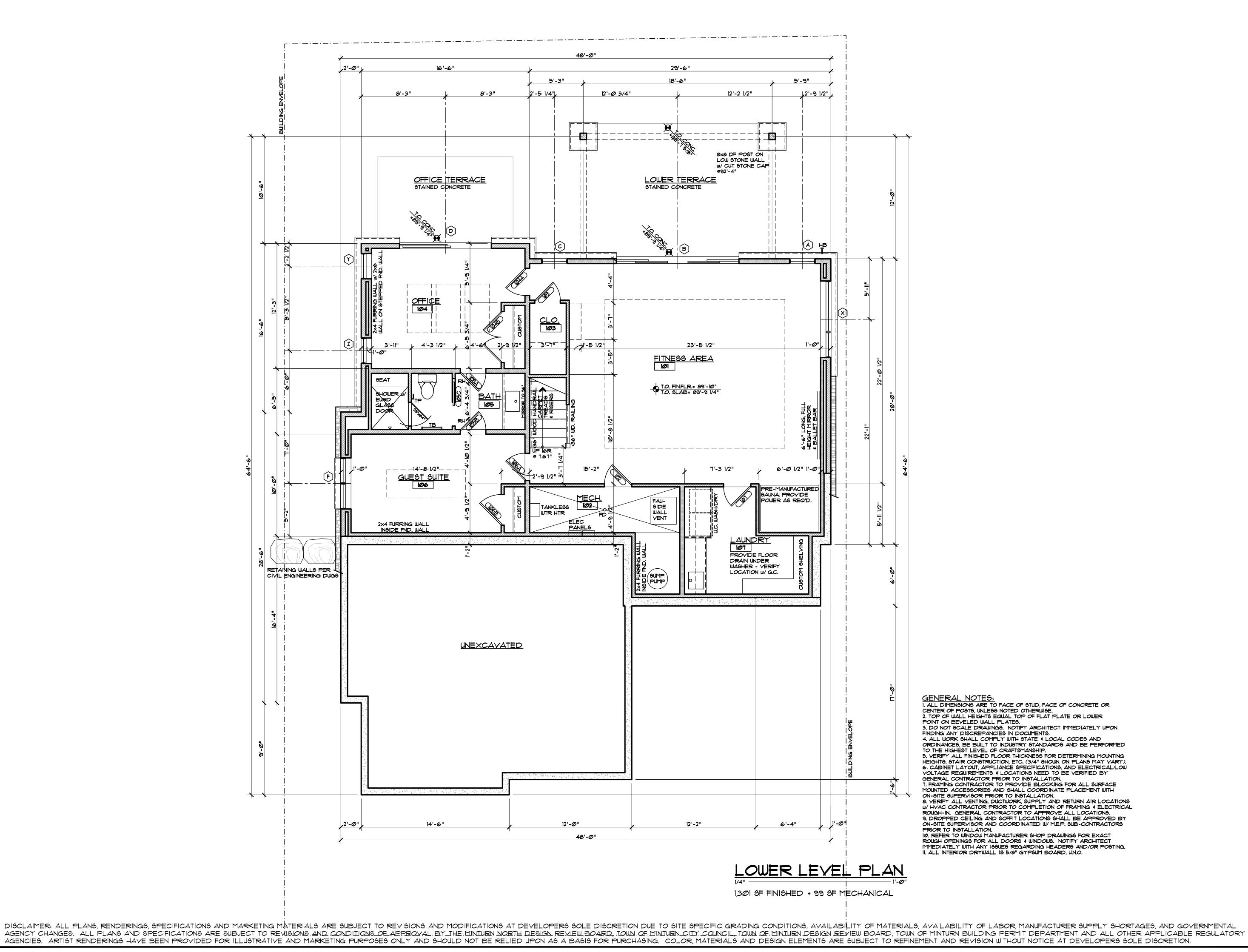
KLINE LOT 33 MINTURN NORTH NTURN, COLORADO

PROJECT NO: 2412-22 L33

TE BY COMMENTS

T-24 DWE GUBMITTAL SET

A1.1





FS ARCHITECTURE, IN PO BOX 798 KREMMLING, CO 804 (970) 724-3411 CELL: (970) 409-978

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

KLINE LOT 33 MINTURN NORTH

DATE BY COMMENTS

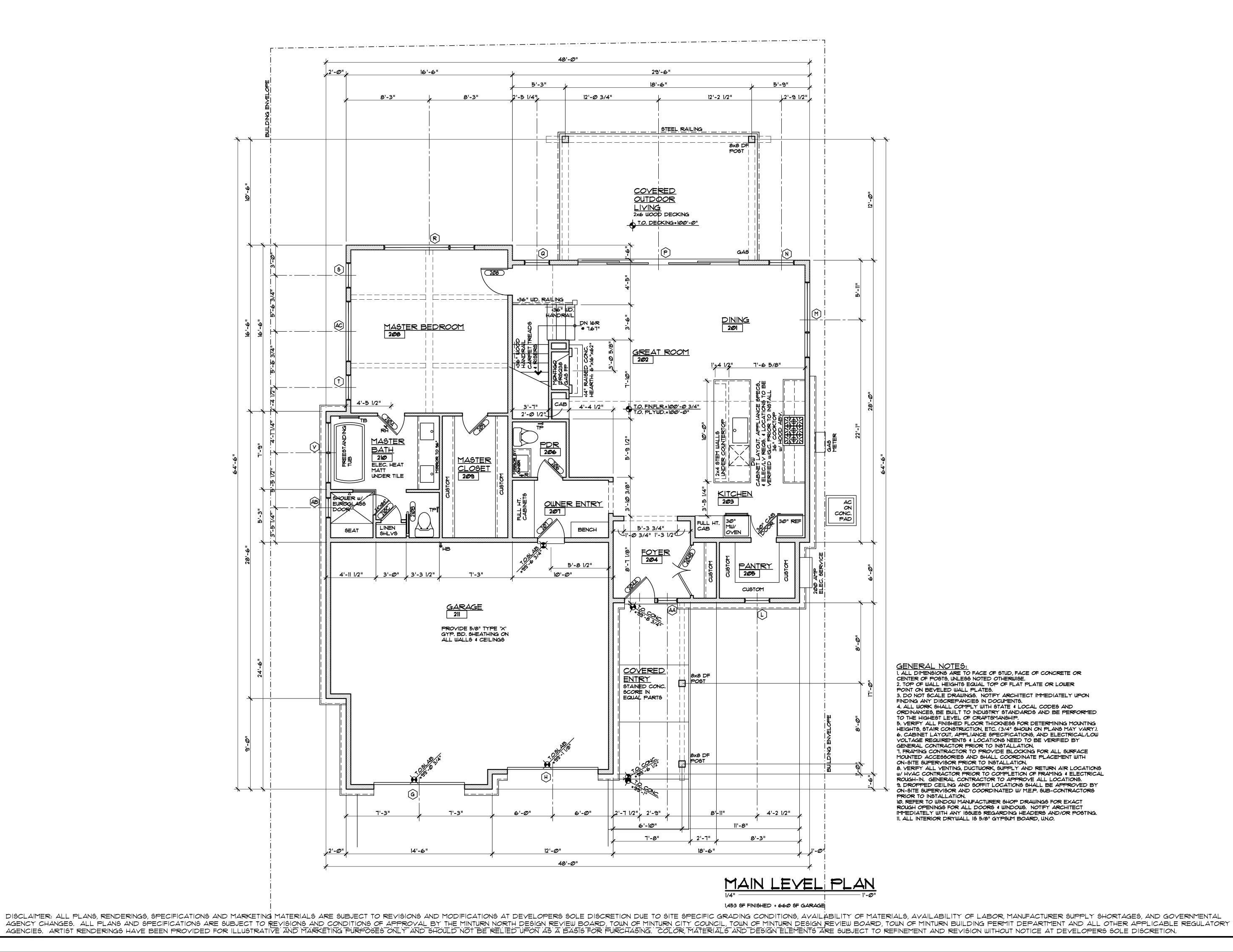
DATE BY COMMENTS

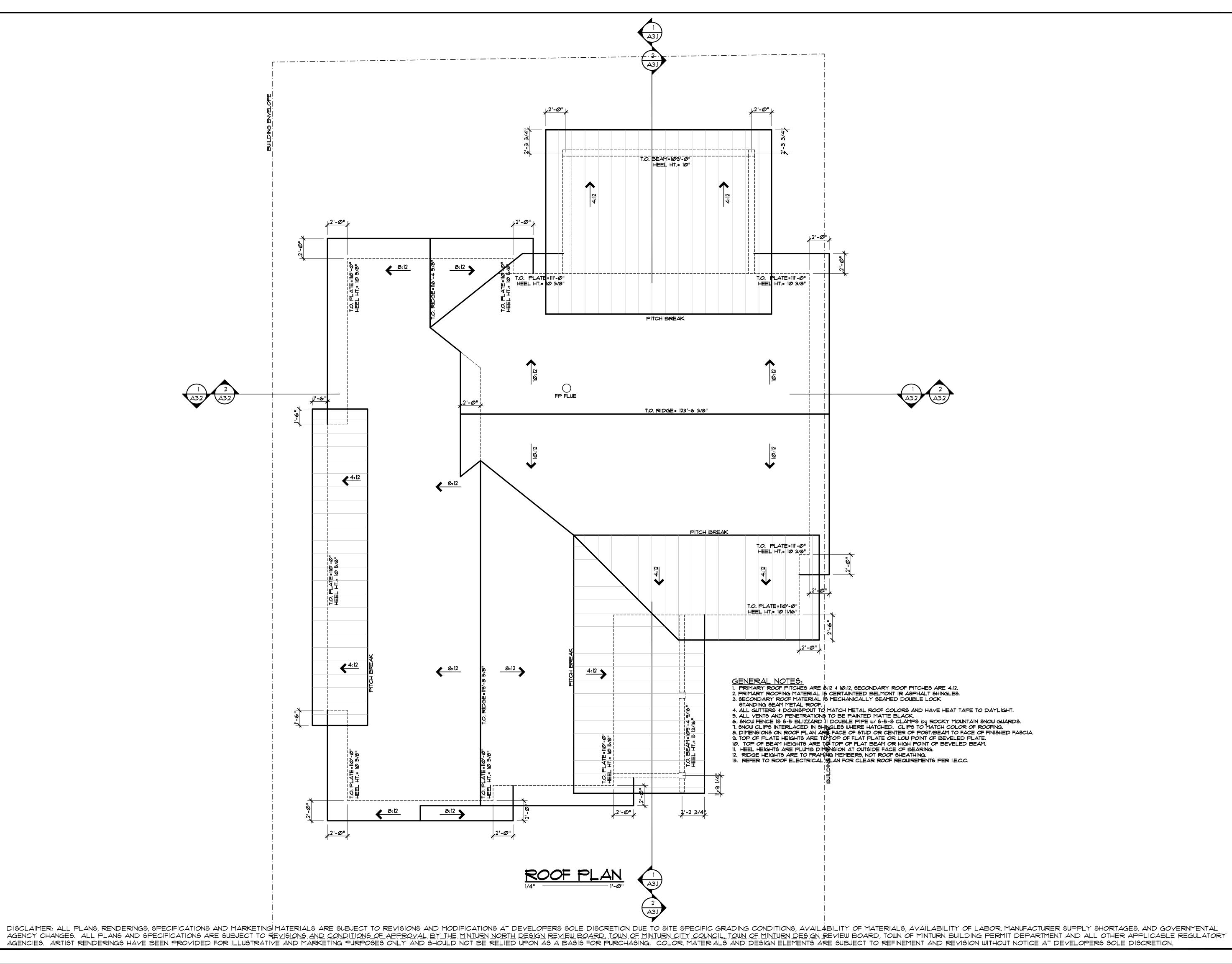
5-17-24

DATE BY COMMENTS

FELDER SUBMITTAL SET

A1.2





ARCHITECTURE, INC. PO BOX 798 KREMMLING, CO 80459 (970) 724-3411 CELL: (970) 409-9790

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

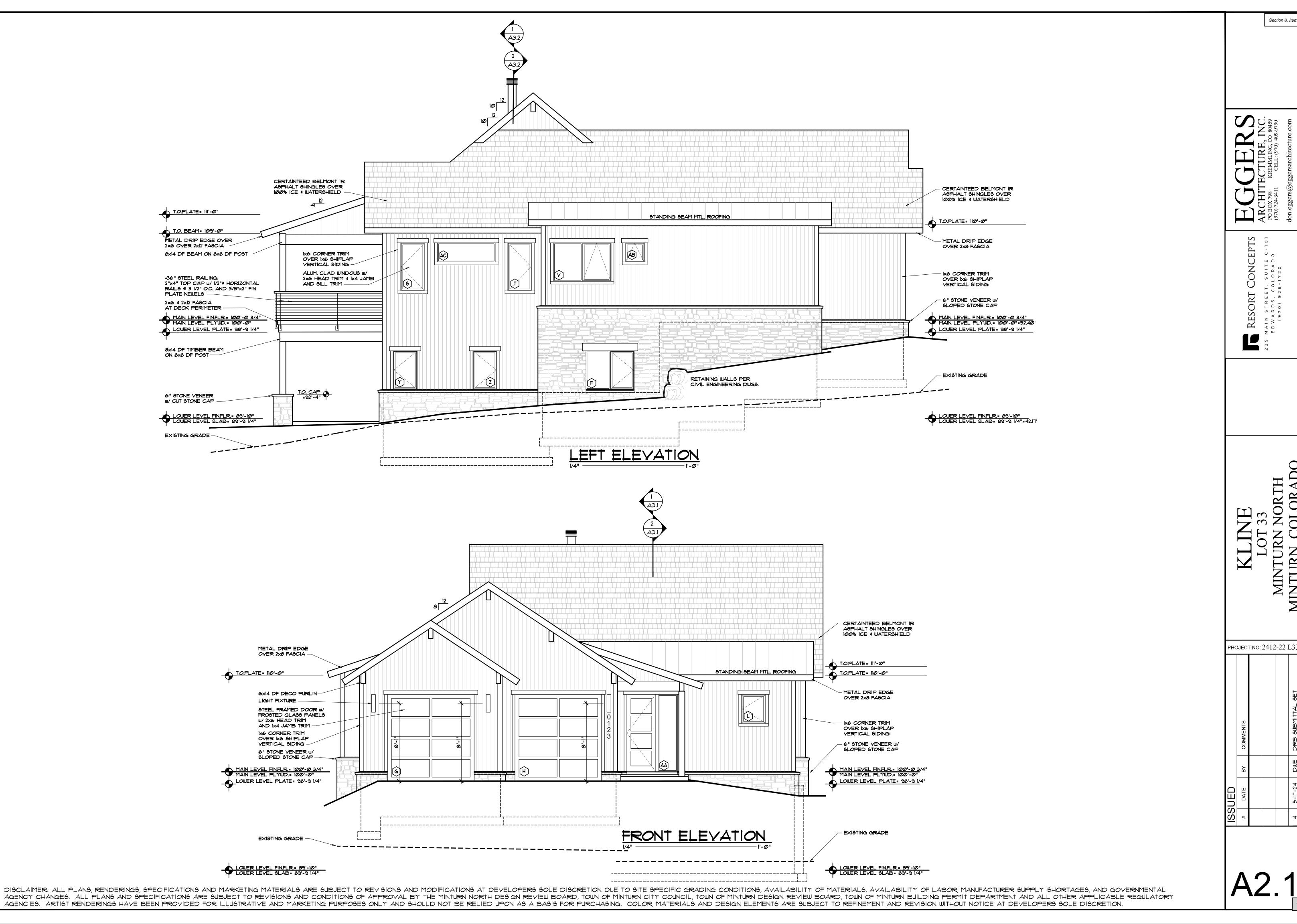
KLINE LOT 33 MINTURN NORTH MINTURN, COLORADO

PATE BY COMMENTS

DATE BY COMMENTS

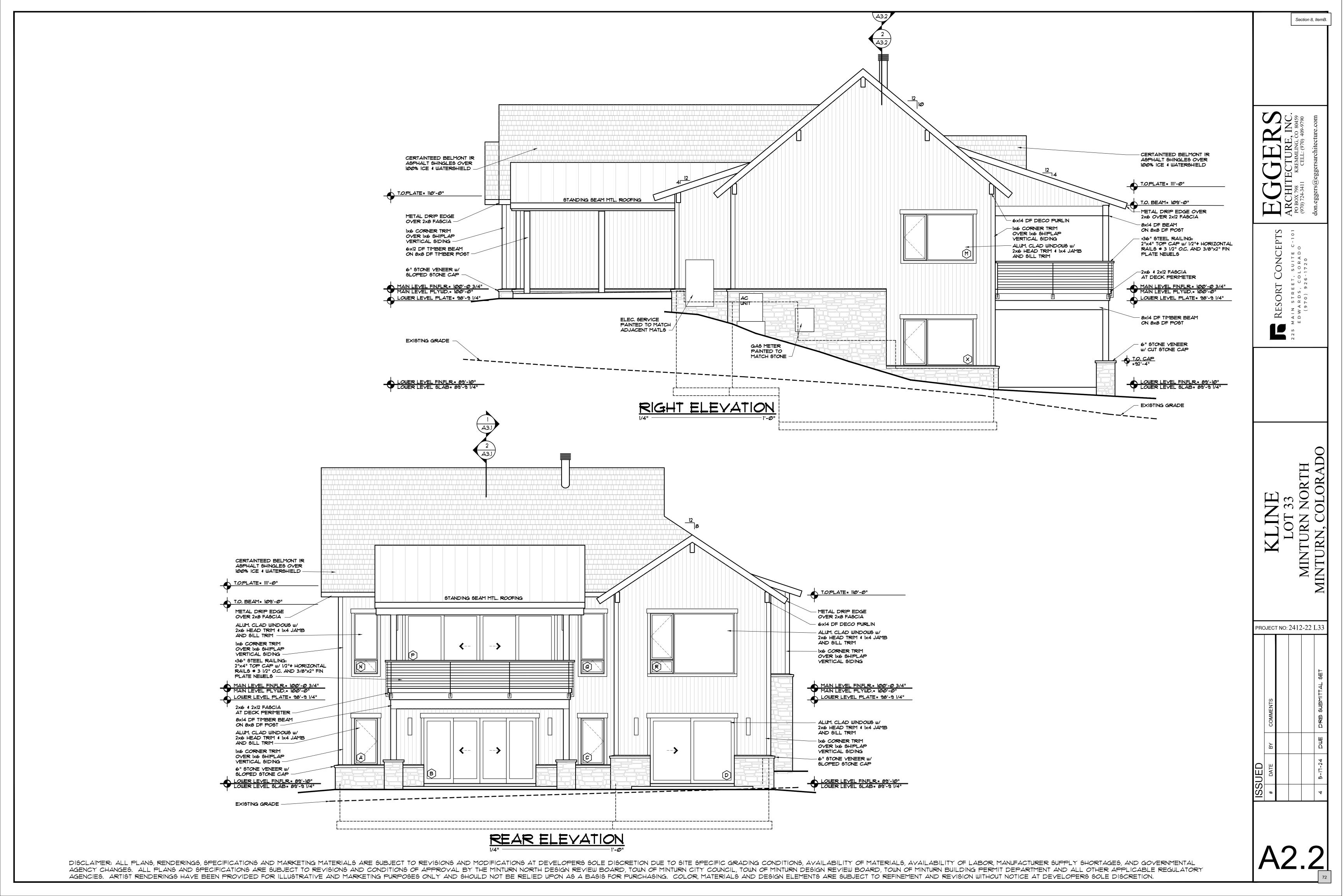
5-11-24 DWE DRB SUBMITTAL SET

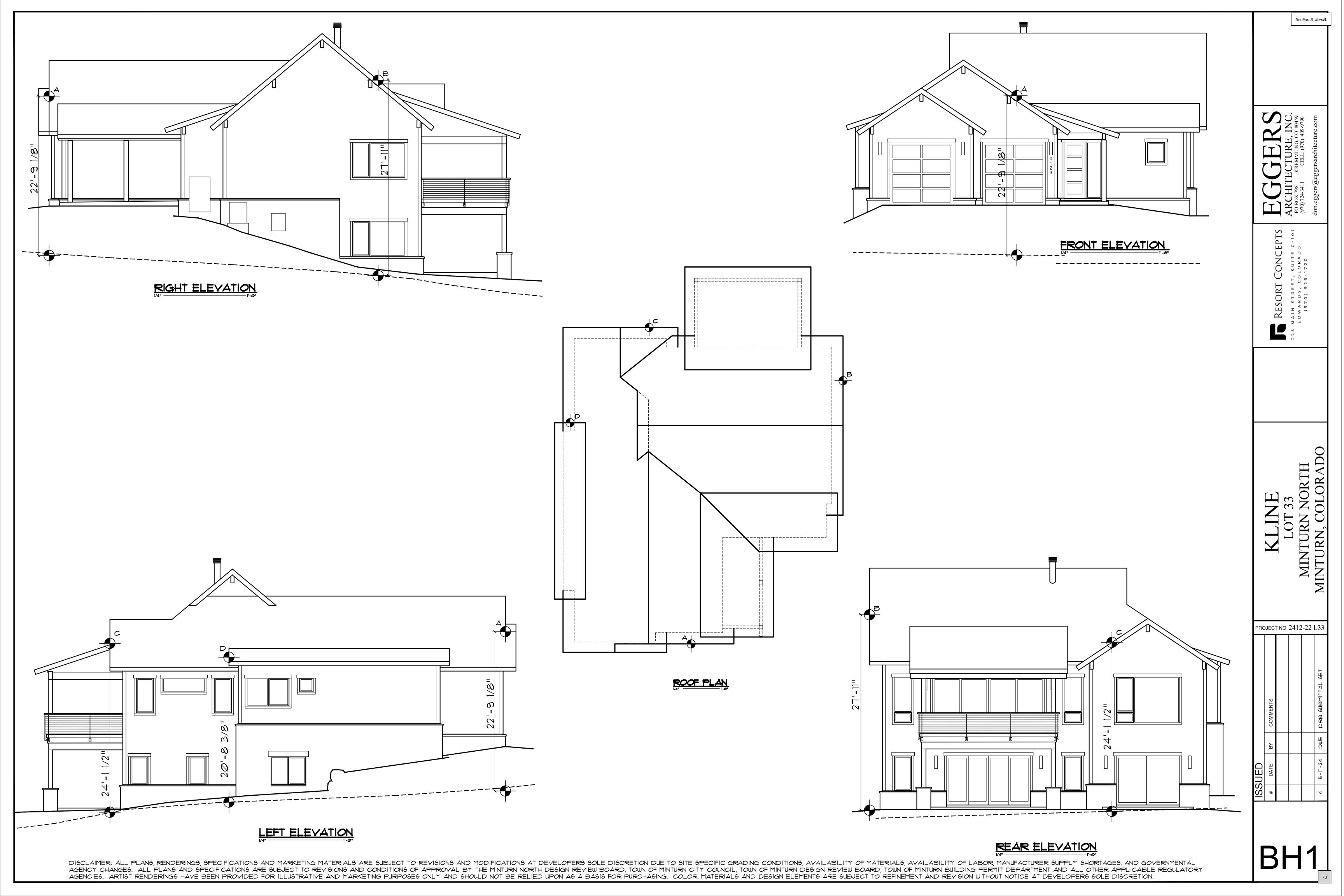
A1.3



шО

RESORT





Minturn Planning Department

Minturn Town Center 302 Pine Street Minturn, Colorado 81645



Minturn Planning Commission

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

Design Review Board Hearing

Final Plan Review for New Home

0043 Miles End Lane

Hearing Date: June 12, 2024

File Name and Process: Single-Family Residence Final Plan Review

Owner/Applicant: Bob & Denise Reich

Representative: Taylor Hermes & Rick Hermes, Minturn North Construction

Company

Legal Description: Subdivision: MINTURN NORTH PUD Lot: 30

Address: 0043 Miles End Lane

Zoning: Game Creek Character Area – Minturn North PUD Zone District

Staff Member: Madison Harris, Planner I

Recommendation: Approval

Staff Report

I. <u>Summary of Request:</u>

The Applicants, Bob and Denise Reich, request Final Plan review of a new, four-bedroom, 4,908 (gross) square foot single-family residence located at 0043 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans

The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof - of 24 feet 10 and 5/8 inches measured to proposed grade which is

the most restrictive, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show the lower level with three bedrooms, an entertainment lounge, and a flex room that can be turned into a bedroom, and the main level has the garage, primary living area, and master suite.

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 0043 Miles End Lane meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 - Necessary findings.

III. Zoning Analysis:

Zoning

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

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

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

Rest of page left intentionally blank

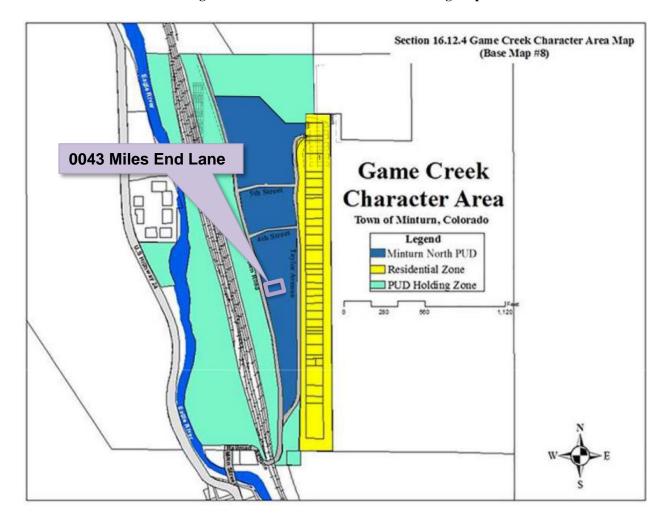


Figure 1: Game Creek Character Area Zoning Map

Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	6,882.48 sq. ft.	6,882.48 sq. ft. (.158 ac.)
Maximum Building Height:	28 feet	24 feet – 10 5/8 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10 feet

Maximum Lot Coverage:	50% (3,441.24 sq. ft.)	3,311 sq. ft. (48.11%) Proposed
Maximum Impervious Coverage:	60% (4,129.49 sq. ft.)	3,802 sq. ft. (55.24%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (6,882.48 sq. ft. x .05 = 344.12 sq. ft.)	438 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. <u>Issues and Recommended Revisions</u>:

Issues or Required Plan Revisions

Staff has identified no issues.

VI. <u>Staff Recommendation</u>:

Staff suggests that the Final Plans for 0043 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.

Section 8. ItemC.



May 24, 2024

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

Re: 43 Miles End Lane

Lot 30, Minturn North PUD DRB submittal Review

Project No. 24-0001

Dear Madison:

We reviewed the plans entitled <u>"Reich Residence; Lot 33, Minturn North, Minturn Colorado"</u> prepared May 17, 2024 by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 33, 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:

<u>"Final Plat: Minturn North PUD"</u> 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 1:

Sheet C.4 of the "Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24" prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.4 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:

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

VAIL VALLEY OFFICE

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

DENVER OFFICE

9618 Brook Hill Lane I Lone Tree, CO 80124

May 24, 2024 Page 2 of 2

Madison Harris

Re: 43 Miles End Lane

Lot 30, Minturn North PUD DRB Submittal Review

Project No. 24-0001

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

Sheet C1 of the Plans "<u>Lot 30, Minturn North PUD; Site Grading and Drainage Plan"</u> prepared May 17, 2024 by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. Please feel free to contact us if you have additional questions.

Respectfully,

Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Michelle Metteer, Scot Hunn, Taylor Hermes Arnold Martinez

Section 8, ItemC.



May 21, 2024

Town of Minturn Planning Commission

Attn: Madison Harris

RE: Reich Residence

Lot 30 Minturn North – 0043 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 30 is located at 0043 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 5' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a patio residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

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

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

Sincerely,

Taylor Hermes 512.468.3012



DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

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

Project Name:						
Minturn North – Reich Residence						
Project Location						
Street Address: 43 Miles E	nd Lane					
Zoning: Residentia	I		Parcel Number(s): 2103-262-30-034		
Application Request:						
Design review of new s	ingle-family home					
Applicant: Name:						
Taylor Hermes &	Rick Hermes – Minturn	North Co	onstruction C	ompany, LLC		
Mailing Address: PO Box 2		2				
	-	_				
Phone: 970-926-172	Phone: 970-926-1720 Email: THermes@ResortConceptsCO.com					
Property Owner:						
Name: Bob & Deni	se Reich					
Mailing Address: 6191 S. E	Boston Circle Greenwood	d Village	e, CO 80111			
Phone: 303-437-453	34		Email: Bob.Rei	ch@outlook.com / DenReich@gmail.com		
Required Information:						
Lot Size: 0.158 acres	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedi	ooms 5	# On-site Parking Spaces 4		
# of Stories: 2	Snow storage sq ft: 471 sf	Building	Footprint sq ft:	Total sq ft Impervious Surface:		
		3,3	11 sf	3,802 sf		
Signature:						
Jung	erry					
Fee Paid:	Date Received:		Planner:			

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS (TO BE INCLUDED WITH APPLICATION)

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

/		Elements needed on the Site Plan
7	П	• Scale
		North Arrow
1	H	Date Prepared
\frac{1}{\sqrt{1}}		Lot Dimensions, Area, Entire Site Acreage
1		Architecture Details – Materials Board
1		Windows – Placement and Color
1		 Doors – Placement and Color
\frac{1}{\sqrt{1}}		Siding – Type and Color
1		Roof Material – Type and Color
1		Paint Color
		Boundary Survey with a stamp and signature of a licensed surveyor
	\-	 Date of survey (survey date must be within 6 months of the project application date
7 7 7		• Right-of-way and property lines; including bearings, distances and curve information.
7		 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.
1		 Rock outcroppings and other significant natural features.
7		• 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.
7		• Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
		• Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.
		Grading and Drainage Plan
7	\	• Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for
7		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.
1		• 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.
1		• Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property.
		Drainage and erosion control features needed to prevent damage must be included.
		 Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
		• Retaining walls. Retaining wall details are required and must include drainage details. Note top- and
		bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the
		tallest point of the retaining wall.



Terraces & Walkways Stained Concrete



Exterior Stone Colorado Buff



Fascia, Columns & Railing Color: Custom Stain



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



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



Wood Columns per Plan Color: Custom Stain



Roofing Mfg: CertainTeed Belmont Asphalt Shingles Color: Black Granite



Roofing Standing Seam Metal Color: Matte Black



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



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



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



Entry Door Wood & Full Glass Panel Color: Matte Black



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



MINTURN NORTH - LOT 30

DRB DESIGN REVIEW - 3D VIEWS MAY 17, 2024









MINTURN NORTH - LOT 30

DRB DESIGN REVIEW - 3D VIEWS May 17, 2024







DRB SUBMITTAL SET REVISED DRB SUBMITTAL MAY 17, 2024 JUNE 14, 2024



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

OWNER'S REPRESENTATIVE

RESORT CONCEPTS

PO BOX 5127 EDWARDS, COLORADO 81632

(970) 926-1720

ARCHITECT

EGGERS ARCHITECTURE, INC PO BOX 798

KREMMLING, COLORADO 80459 (970) 409-9790

STRUCTURAL ENGINEER SUNDQUIST DESIGN GROUP

PO BOX 249 TARPON SPRINGS, FLORIDA 34688

(303) 335-6034

LANDSCAPE ARCHITECT

TOMINA TOWNSEND PO BOX 3000

EDWARDS, COLORADO 81632

(303) 945-5252

CIVIL ENGINEER

BOUNDARIES UNLIMITED, INC. 923 COOPER AVENUE, SUITE 201 GLENWOOD SPRINGS, COLORADO 81601

(970) 945-5252

SURVEYOR

SLAGLE SURVEY SERVICES PO BOX 751

EAGLE, COLORADO 81631

(970) 471-1499

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	101AL
LOWER LEVEL:	2,090 SF	95 SF		2,185SF
MAIN LEVEL:	2,219 SF		504SF	2,723 SF
TOTALS:	4,309SF	95 SF	504SF	4,908 SF

LOT AREA:

BUILDING COVERAGE:

6,882.48 SF 3,311 SF

3,802 SF

50% ALLOWABLE

60% ALLOWABLE

CODE INFORMATION:

IMPERVIOUS COVERAGE:

JURISDICTION:

CODES:

TOWN OF MINTURN, COLORADO

2021 INTERNATIONAL RESIDENTIAL CODE

2021 INTERNATIONAL ENERGY CONSERVATION CODE

48.1 %

55.2 %

+ LOCAL AMENDMENTS

DRAWING SCHEDULE

FINAL PLAT MINTURN NORHT P.U.D.

MINTURN NORTH PUD OVERALL GRADING PLAN

SITE GRADING, DRAINAGE & EROSION CONTROL PLAN

CIVIL DETAILS

LANDSCAPE PLANTING PLAN

LANDSCAPE SCHEDULES & DETAILS

LOWER LEVEL PLAN

A1.2 MAIN LEVEL PLAN

ROOF PLAN

BUILDING ELEVATIONS

BUILDING ELEVATIONS

BUILDING HEIGHT CALCULATIONS

PROJECT NO: 2412-22 L30

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 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.

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colerado this \(\int \) day \(\sum_{exc} \) 20 \(\sum_{exc} \) for filing with the Clerk and Recorder of the County of Eagle, Colorado, and for conveyance of the dedications show 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 easterners dedicated to the public, except a septicifially agreed to by the Town Council of the Town of Minturn.

WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN

SEAL P MAYOR TOWN OF MINTURN LOPATYS

TOWN OF MINTURN COLORADO

TOWN CLERK

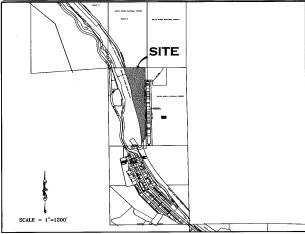
LAND USE TABLE

	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
то	TAL	13.485 ACRE	S
TOTAL		13.403 ACKES	

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:

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

1) The purpose of this Final Plat is to Create various tols with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Mintura Land Use Regulations and Colorado Revised Statutes concerning the subdivision of landin, gate CeV Winft Course and the Northwest Corner Section 3. (Township 5.5 South, Range 8 to Western monuments marking described berein. This learning is based on the Sortwest Corner Section 3. (Township 5.5 South, Range 8 to Western Marking 1.5 South Range 8 to

TSS RRIW

13S, R81 W.

Hem 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.

Hem 13 - 20 foot Sewer Eassemen, Does not effect this platted Parcel.

Hem 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.

Hem 15 - Does not effect these Platted lands but references vacation of portions of Taylor Addition to the Town of Mintum.

Item 16 - effects subject parcel as it is an Annexation of property to Town of Mintum recorded in Book 333 at Page 349.

Item 17 & Ite 3. Do not effect subject Parcel.

Item 17 & Ite 3. Do not effect subject Parcel.

Item 19 - Conveyance described in Book 687 at Page 2.68 does not contain any easements not already defined hereon. Item 20 - Does not effect these Patted lands, (a.k.a. subject parcel)

Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.

Item 23 - Boundary Agreement recorded as Reception No. 200624177, called out as adjoiner hereon.

Item 23 - Boundary Agreement recorded as Reception No. 200624177, called out as adjoiner hereon.

Item 25 & 26 - Parcel is subject to Mapping of Piping and Disches in area of this subject parcel defined in document recorded as Reception No. 201702434 any rights or restrictions and cases to catalon thereof not clear to surveyor from face of documents.

Item 26 - Parcel is subject to 1904 40 fook wide easement for right of way from Denver Rio Grand Railroad to Eagle Item 26 - Parcel is subject to 1904 40 fook wide easement for right of way from Denver Rio Grand Railroad to Eagle extended to the Control of Control of Control Table Agreement No. 100 for the Table No. 100 for the Parcel Table Recent Parcel No. 100 for Table 100 for Table Parcel No. 100 for

County, the location of which is not determinable from face of document. This Agreement has is to have been Terminate

County, the location of which is not determinate from face of occurrent. In an Agree prior to the Recording of this Plat.

5) These platfied lands are subject to:
The Mintum Worth P.U.D. Guide recorded as Reception no. 2024/02232

- The Declayations of Covenants, Conditions, Restrictions and Easements for Mintum No. 2024/0224/D

No. <u>DOI-110.72.1-10</u>.

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 Recorderion No. <u>2023</u> 1469.

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 trainage easement as shown herein - on, over, under, above, across and through those aread esignated hereon as "Utility on Drainage Easement" AND those areas of each for outside of Building Envelopes, for areas designated heron as "Unitry and Draing Eastment". Any Diseas careas of each no consisted in Disting Envelopes, the her purpose of 10 her installation, see, pear, replacement, improvement and maintenance of unities of any kind, including but not limited to waterlines and hybrans, somaning sewerines and manifochs, telephone lines, cashe television lines, gasilines electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, in) storm drainage, drainage of water flow from other thanks along with the installation, use, replacement, improvement maintenance of sarvice drainage structure including but not limited to swales, gutters, disches, culverts,

improvement and maintenance of states transies includes including out on minical to wastes, gainsts, states, together with right of ingress and eggess thereto.

b) a non-exclusive Utility Eastment as shown herein - on, over, under, above, across and through those areas edisjanted hereon as "Utility Eastment" 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,

maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewertines and manholes, telephone lines, oblet policy lines, other communication lines and all related structures, together with right of ingress and egrass.

O non-exclusive Access, Utility and Drainage, Esserment - on, over, under, above, across and through those areas designated hereon as "Access, Utility and Drainage Esserment", and "Private Right of Way" to include, but not limited to, areas shown as formis Street, Tract I and Tract G, for the purpose of 1) Ingress and Egress, reasonable Pedestrian use including ingress and egress of persons including vehicle, foot, bicycle or and wheel use in 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 ii) storm drainage, frainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, use, regair, replacement, improvement and maintenance of utilities of may kind, and as found with the installation, use, repair, ditches, culverts, together with right of ingress and egress thereto

SENERAL NOTES CONTINUED

d) Tract D. Tract D1, and Tract G, shall be open to Public vehicular and non-vehicular access. e) Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et seq..

FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURNS

7) the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements 7) the owner, hereby dedicates to the Town of Mintum the following non-acclasive eastements: a) non-acclasive Utility, Drainage, Parking, Sows Borage and Landacape Easternet on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Parking, Snow Storage & Landacape Easterneth for the purpose of it) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egypss, 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) he installation, use, repair, replacement, improvement and maintenance of vehicular parking area, together with right of ingress and dense of the process the expension of presents in the lands which which is for the process the expension of presents in the right which for the present the expension of presents in the right which for the present the expension of presents in the right which for the present the expension of presents in the right which for the present the expension of presents in the right which for the present the expension of the present the present the expension of the present the e

replacement, improvement and maintenance of vehicular parking area, together with right of ingress and eggess thereds, reasonable Podestrian use including ingress and eggess persona to include whiche, foot, bicycle or non-motorized use, iv) reasonable local snow storage and v) Landscaping use, and maintenance. b) non-exclusive Utility, Drainage, Snow Storage, Landscape and Trial Essement no, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, Landscape and Trial Essement", over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, Landscape and Trial Essement", or the purpose of i) he installation, use, prair, replacement, improvement and maintenance of arrival and solong with the installation, use, repair, replacement, improvement and maintenance of arrival repairs and genes to the control of the stallation of the prair, replacement, improvement and maintenance of arrival repairs to the proper storage of the proper storage, in the proper storage of prairies and genes of pravious to include foot, bicycle or non-motorized use along with sidewalt or path construction, use and repair.

c) non-exclusive Utility, Drainage, Snow Storage & Landscape Essement" for the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and antaintenance of utilities of an

the purpose in the installation user on a virtual virt

d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated hereon as "Trail Easement" for the purpose of Pedestrian and Trail use including reasonable ingress and egress of

persons to include 100, 100, 100, 100 and 100

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. and complete just to start ONN FORTH TOWN, as also up, patiest, occursed and sowers necessity that such plat was made from an accurate survey of said property by me and for under my supervision and accurately slows the location and dimensions of the lots, essements and rights-of-way of said plat as the same are nonumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that it has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.



Matthew S. Slagle PLS 34998 Professional Land Surveyor

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 AFER YOU FIRST DISCOVERED SLOT DEFECT. IN OU EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN ITS YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Section 8, ItemC.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Minturn Crossing LLC/being sole owner in fee simple, mortg: lienholder, of all that real property situated in the Town of Minturn, County of Eagle, State of Color

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 13.48 areas more or less; and has caused the same to be laid out, platted and subdivided, and etsignated as MINTURN NORTH P.U.D. subdivision in the Town of Mintrum, County of Eagle, State of Colorado, and does bready accept responsibility for the completion of the improvement required by this plat and does hereby accept responsibility for the completion of the improvement sequired by this plat and does hereby accept responsibility for the completion of the improvement sequired by this plat and does hereby accept responsibility for the completion of the improvement as colores:

-To the Town of Mintrum Tract If Yourth Streed) 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 BAGLE

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS $\frac{2}{3}$ DAY OF $\frac{1}{3}$ DAY OF $\frac{1$

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 Finity Fauley, being ine notated in princissory note secure up decad on this Recorder of Faule (2) on December 2023, at Recoption No. 2023 1649), in the Office of the Clerk and Recorder of Fagle County, Colorado, hereby consensts to the Subdivision of the lands set forth in this Final Plat of Mintum North, P.U.D., and subordinates the lieu represented by the aforesaid Deed of Trust to the Dedictations and

STATE OF COLOYZO COUNTY OF EAGLE

Subordination by Mortgagee was acknowledged before me this Zb day of

February Hadley as Individual WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: WIND SOLUTION AVE. 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 JhluhAY 1 2053, 2008 upon all parcels of real estate described on this Plat are paid in full.

DATED THIS 18+ OF WARL RO681D1

TITLE CERTIFICATE

does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in MINTERS CONTROL OF TENET.

DATED THIS 28 DAY OF CERNALY, A.D., 20 24

CLERK AND RECORDER'S CERTIFICATE \$ 5300

This Plat was filed for record in the Office of the Clerk and Recorder at 12.59 o'clock 14. this 12.02.02.4 CKARK AND RECORDER





800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631

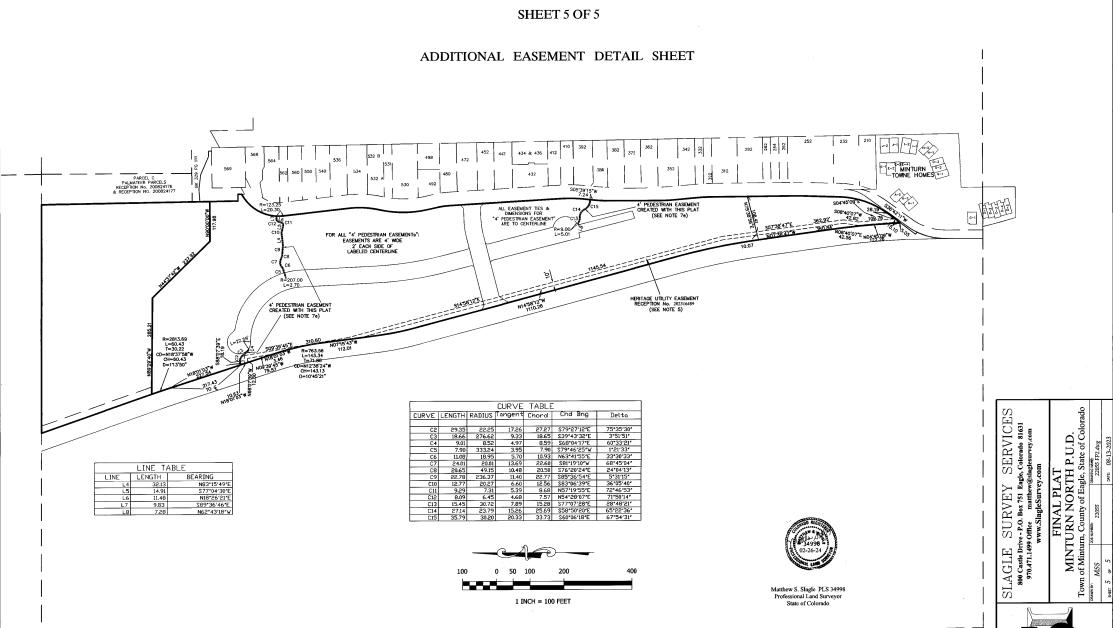
970.471.1499 Office matthew@slaglesurvev.com www.SlagleSurvey.com

FINAL PLAT MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

MSS 22055 22055 FP2.dwg 08-13-2023 PA.

Town of Minturn, County of Eagle, State of Colorado

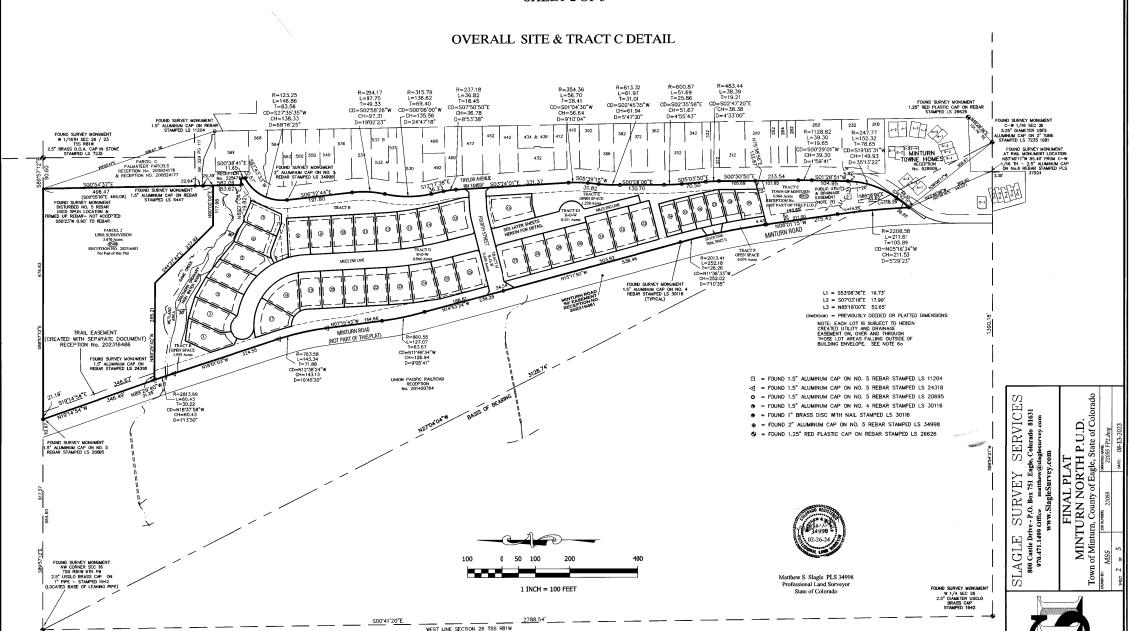


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years of the points' discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

FINAL PLAT MINTURN NORTH P.U.D.

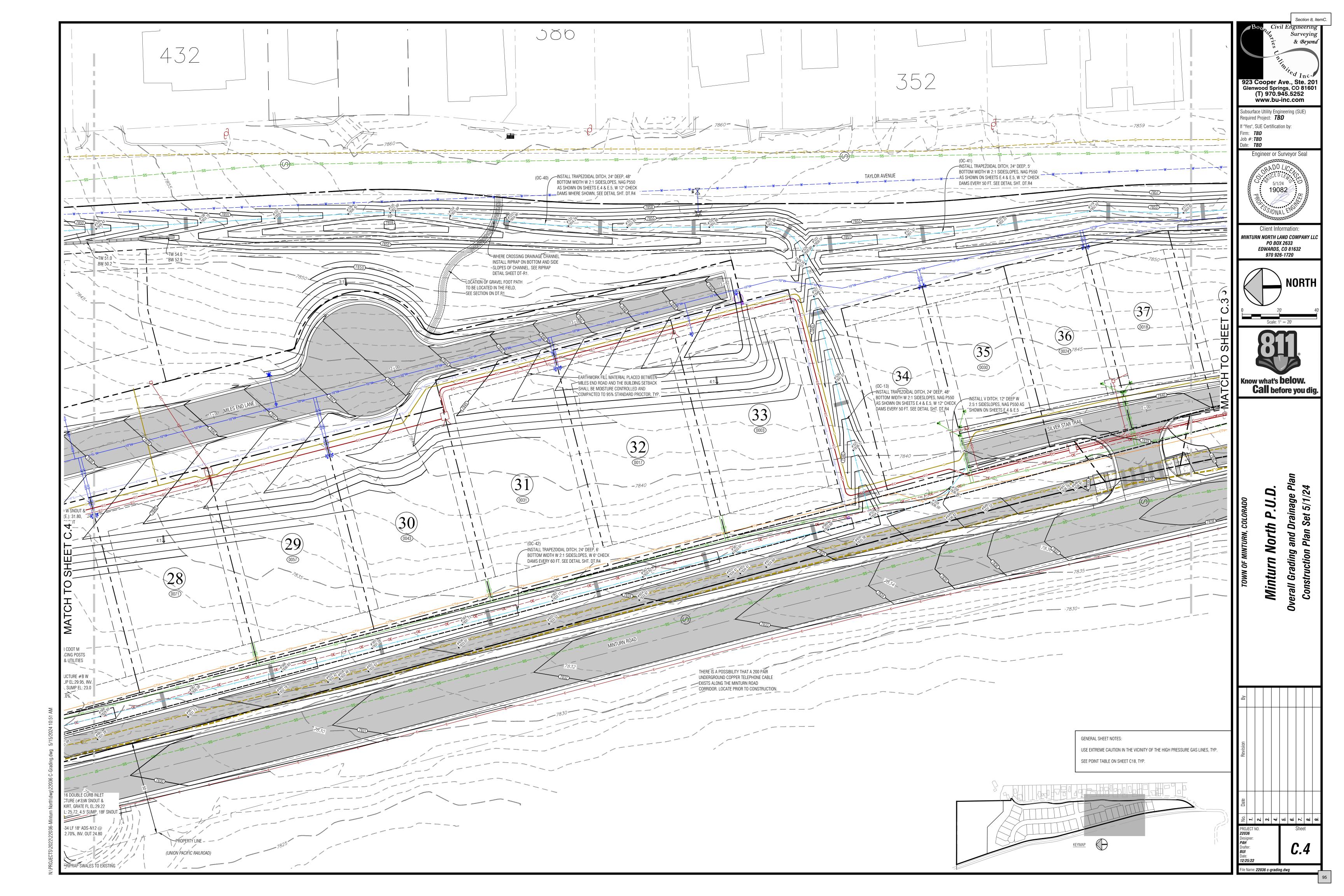
Town of Minturn, County of Eagle, State of Colorado

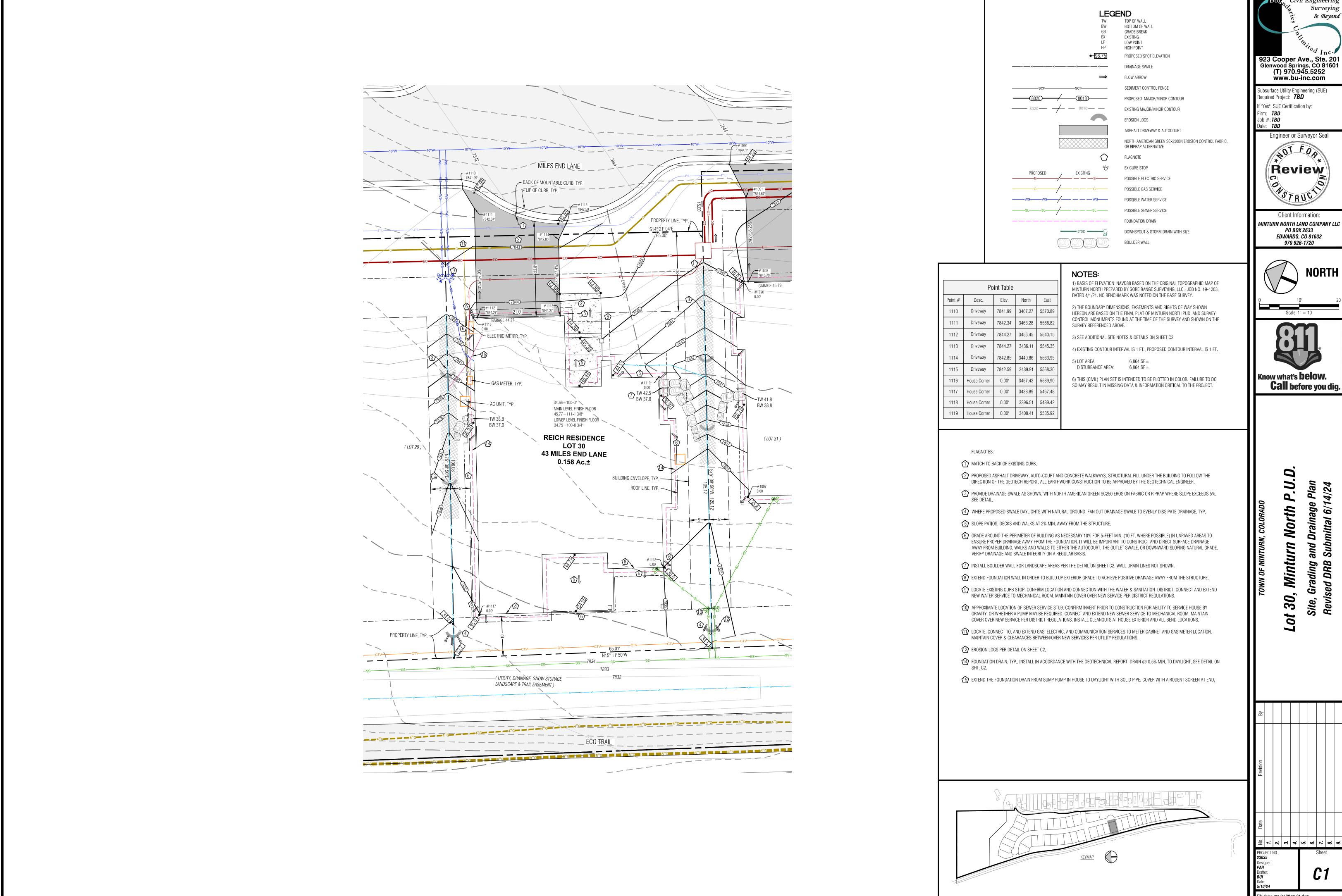
SHEET 2 OF 5



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.

08-13-2023





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

Required Project: **TBD** If "Yes", SUE Certification by:

Engineer or Surveyor Seal

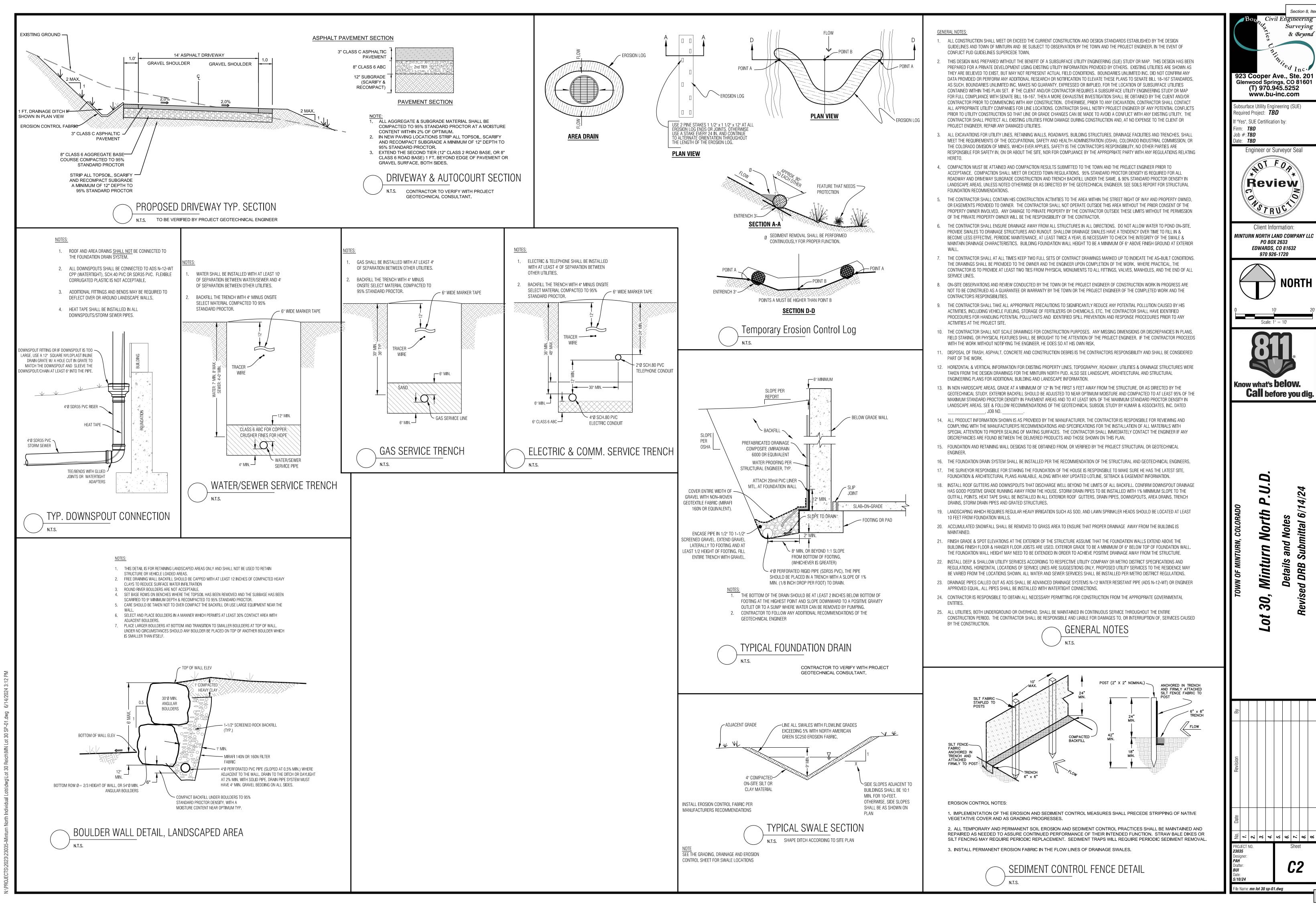


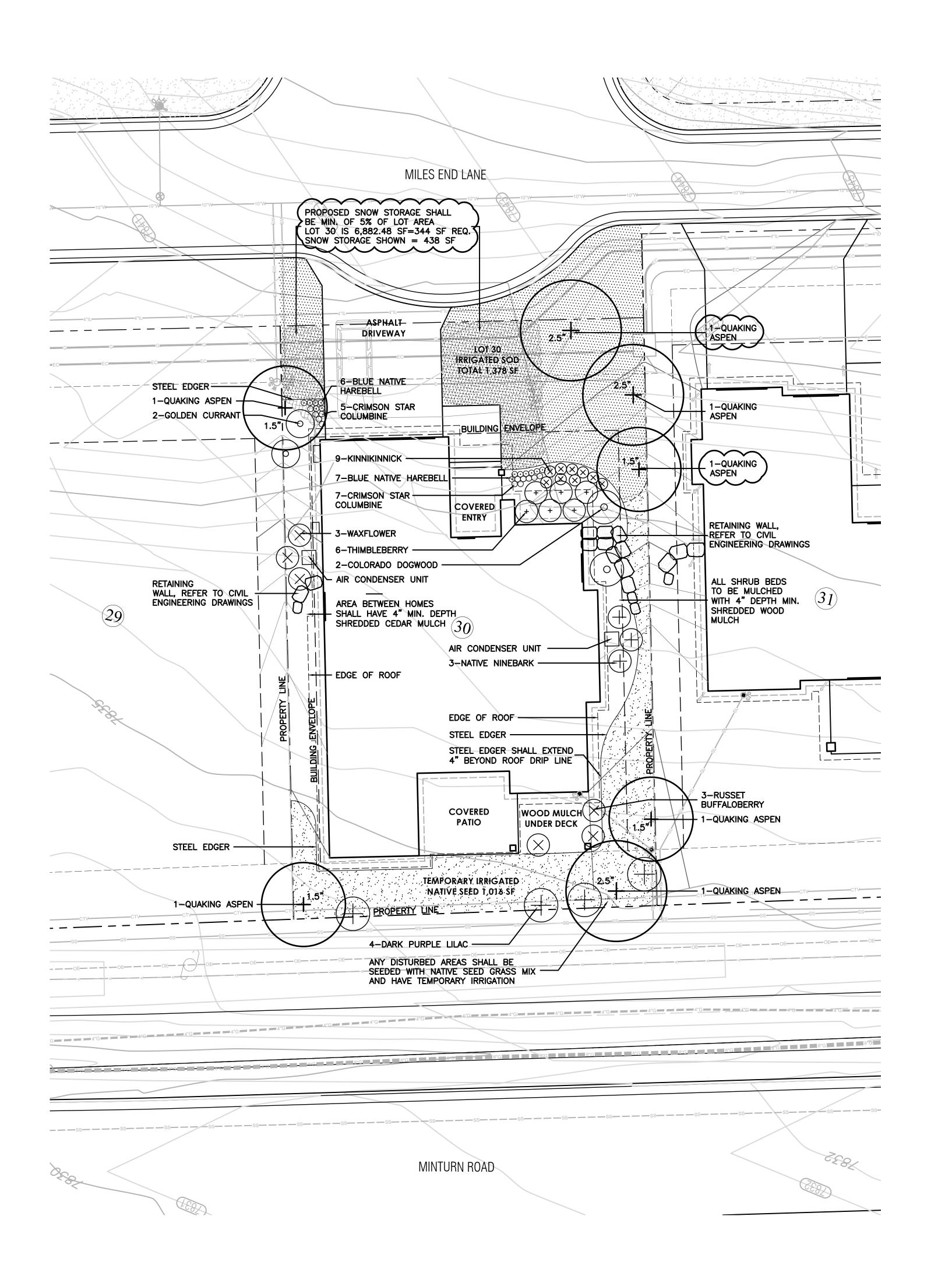
Client Information: MINTURN NORTH LAND COMPANY LLO PO BOX 2633 **EDWARDS, CO 81632**



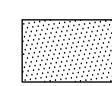


File Name: mn lot 30 sp-01.dwg

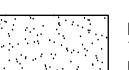




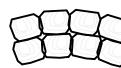
LEGEND



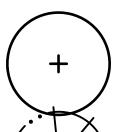
IRRIGATED SOD, REFER TO L2 FOR DETAILS



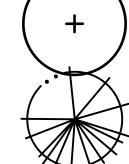
NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS

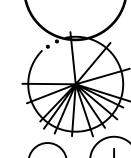


PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS



PROPOSED DECIDUOUS





PROPOSED EVERGREEN



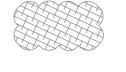
PROPOSED DECIDUOUS



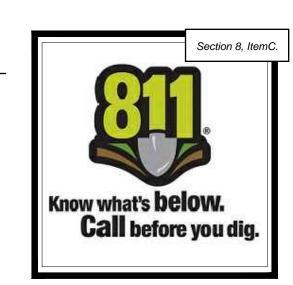
PROPOSED ORNAMENTAL GRASSES



PROPOSED FLOWERING PERENNIALS

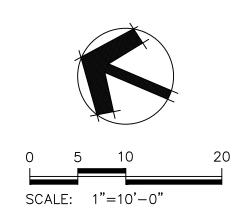


SNOW STORAGE AREA



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

DESIGNED: TT DRAWN: TT CHECKED: RH DATE: May 17, 2024 **REVISIONS:** REVISION BASED ON DRB COMMENTS: 6.14.24 VERIFIED SQUARE FEET OF LOT AREA AND ADJUSTED SNOW STORAGE AND TREES TO BE OUTSIDE ROW



REVISED DRB SUBMITTAL

SHEET TITLE: PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0" SHEET NUMBER:

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
- 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 $\frac{1}{4}$ " depth.
- 2. Apply Biodegradable Green Dyed-Wood Celluose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
- 3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete

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 $\frac{1}{3}$ 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.

SHRUB BED W/ SPECIFIED

SPECIFIED STEEL EDGING

SPECIFIED LANDSCAPE FABRIC

METAL STAKES AS SPECIFIED

NOT TO SCALE

ROLL EDGE UNDER EDGING

MULCH DEPTH

AS SHOWN

1) SET ALL EDGING 1" ABOVE FINISH GRADE

2) EDGING SHALL ABUT ALL CONCRETE CURBS

AND WALKS PERPENDICULAR, AND FLUSH W/

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

3) ALL JOINTS TO BE SECURELY STAKED.

AS SHOWN.

STEEL EDGER

GRADES OF CONCRETE.

-LAWN AS SPECIFIED

LEGEND & IRRIGATION CALCULATIONS:			
Permanent Irrigation		Square Footage of Irrigation	
	Permanent Pop—Up Spray Irrigation For Bluegrass Sod	1,378 SF	
333333 333333 333333 33333 33333 33333 3333	Permanent micro—spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF	
+	Permanent Drip Irrigation For B&B Trees	7 TREES x 4.5 SF = 32 SF	
+	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF	
		TOTAL PERMANENT IRRIGATED AREA: 1,531 SF	
	Temporary Spray Irrigation For Native Seed	1,016 SF	

- 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.
- ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

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 WHEATGRAS	S 10%	5.00
ROCKY MOUNTAIN FESCU	E 10%	5.00
THICKSPIKE WHEATGRASS	5 15%	7.50
BOTTLEBRUSH SQUIRRELT	TAIL 2.5%	1.25
STREAMBANK WHEATGRA	SS 15%	7.50
PRAIRIE JUNEGRASS	2.5%	1.25
TOTAL LBS./ACRE	100%	50

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 1 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

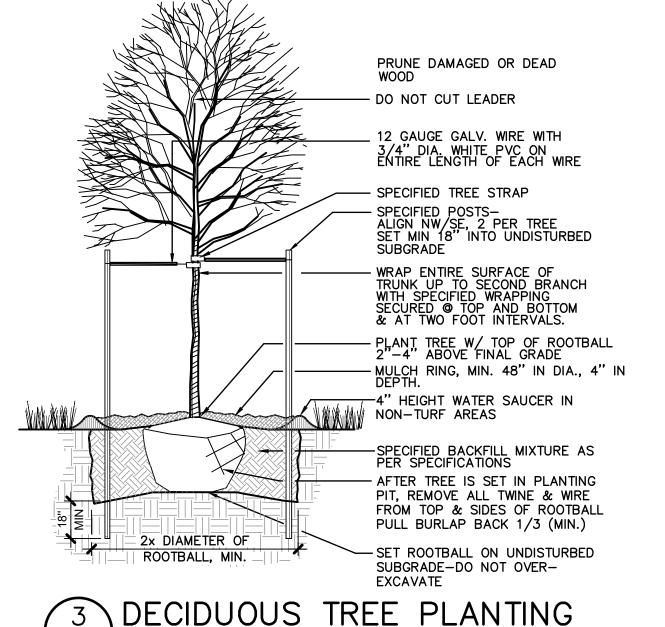
IRRIGATION NOTES:

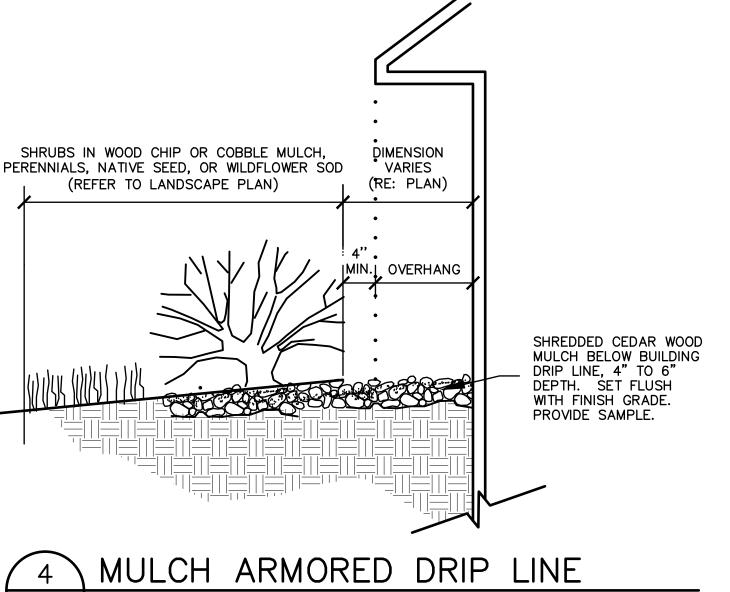
ALL DISTURBED AREAS SHALL BE SEEDED WITH: 'DRY NATIVE MOUNTAIN' SEED MIX

COMMON NAME	% MIX	PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRASS	S 10%	5.00
ROCKY MOUNTAIN FESCU	E 10%	5.00
THICKSPIKE WHEATGRASS	5 15%	7.50
BOTTLEBRUSH SQUIRRELT	ΓAIL 2.5%	1.25
STREAMBANK WHEATGRAS	SS 15%	7.50
PRAIRIE JUNEGRASS	2.5%	1.25
TOTAL LBS./ACRE	100%	50
NOTES:		

WEBSITE: PAWNEEBUTTESSEED.COM

- SET SHRUB 1" HIGHER THAN THE FINISHED BED GRADE. PRUNE ALL DEAD OR -PRIOR TO PLANTING. DIG PLANT PIT TWICE AS WIDE & HIGH AS THE CONTAINER COMPACTED BACKFILL FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX & 1/2 PIT SOIL -APPLY SPECIFIED MULCH. TAPER MULCH TO 1" AT EDGE OF LOOSEN SIDES OF PLANT PIT & WATER IN PAVEMENT. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT— WELL TO ELIMINATE LARGE AIR POCKETS. BALL WHEN REMOVING IT FROM ITS CONTAINER. SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH NOTE: BROKEN OR CRUMBLING ROOT— BALLS WILL BE REJECTED. GRADE OF MULCH LAYER. SHRUB PLANTING NOT TO SCALE





24"-36" ht.

PROPOSED PLANT MATERIALS LIST

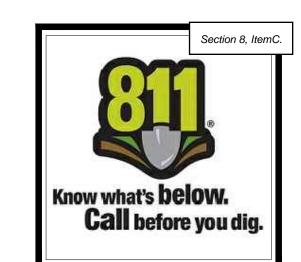
Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

CSU Extension. Fire Wise Plant Materials - 6.305

Jamesia americana

- CSU Extension, Trees and Shrubs for Mountain Areas Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes Fact Sheet No. 7.422

QUAN	. COMMON/ BOTANICAL NAME	FIRE MI ZO	TIGA [*] NE	TION	SIZE	COMMENTS
	DECIDUOUS TREES					
4	Quaking Aspen Populus tremuloides	1	&	2	1.5" cal.	Specimen quality B&B, guyed
3	Quaking Aspen Populus tremuloides	1	&	2	2.5" cal.	Specimen quality B&B, guyed
	PERENNIAL FLOWERS (p	lanted (<u> 9 1</u>	2" (D.C. spacing)	
13	Blue Native Harebell Campanula rotundifolia	1	&	2	Flats of 15 or	32
12	Crimson Star Columbine Aquilegia 'Crimson Star'	1	&	2	Flats of 15	
	DECIDUOUS SHRUBS					
2	Colorado Dogwood Cornus sericea colorader		&	2	5 gal.	Container, 5 canes minimum 24"—36" ht.
4	Dark Purple Lilac Syringa vulgaris 'Yankee		&	2	5 gal.	Container, 5 canes minimum 24"—36" ht.
2	Golden Currant Ribes aureum	1	&	2	5 gal.	Container, 5 canes minimum 24"-36" ht.
9	Kinnikinnick Arctostaphylos (varieties	_	&	2	5 gal.	Container, 5 canes minimum 3"-6" ht.
3	Native Ninebark Physocarpus monogynus	1	&	2	5 gal.	Container, 5 canes minimum 12"—18" ht.
3	Russet Buffaloberry Shepherdia canadensis	1	&	2	5 gal.	Container, 5 canes minimum 18"—24" ht.
5	Thimbleberry Rubus parviflorus	1	&	2	5 gal.	Container, 5 canes minimum 18"—24" ht.
3	Waxflower	1	&	2	5 gal.	Container, 5 canes minimum



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

DESIGNED: TT DRAWN: TT CHECKED: RH DATE: May 17, 2024 **REVISIONS:** REVISION BASED ON DRB COMMENTS: 6.14.24 VERIFIED SQUARE FEET OF LOT AREA AND ADJUSTED SNOW STORAGE AND TREES TO BE OUTSIDE ROW

REVISED DRB SUBMITTAL SHEET TITLE: LANDSCAPE

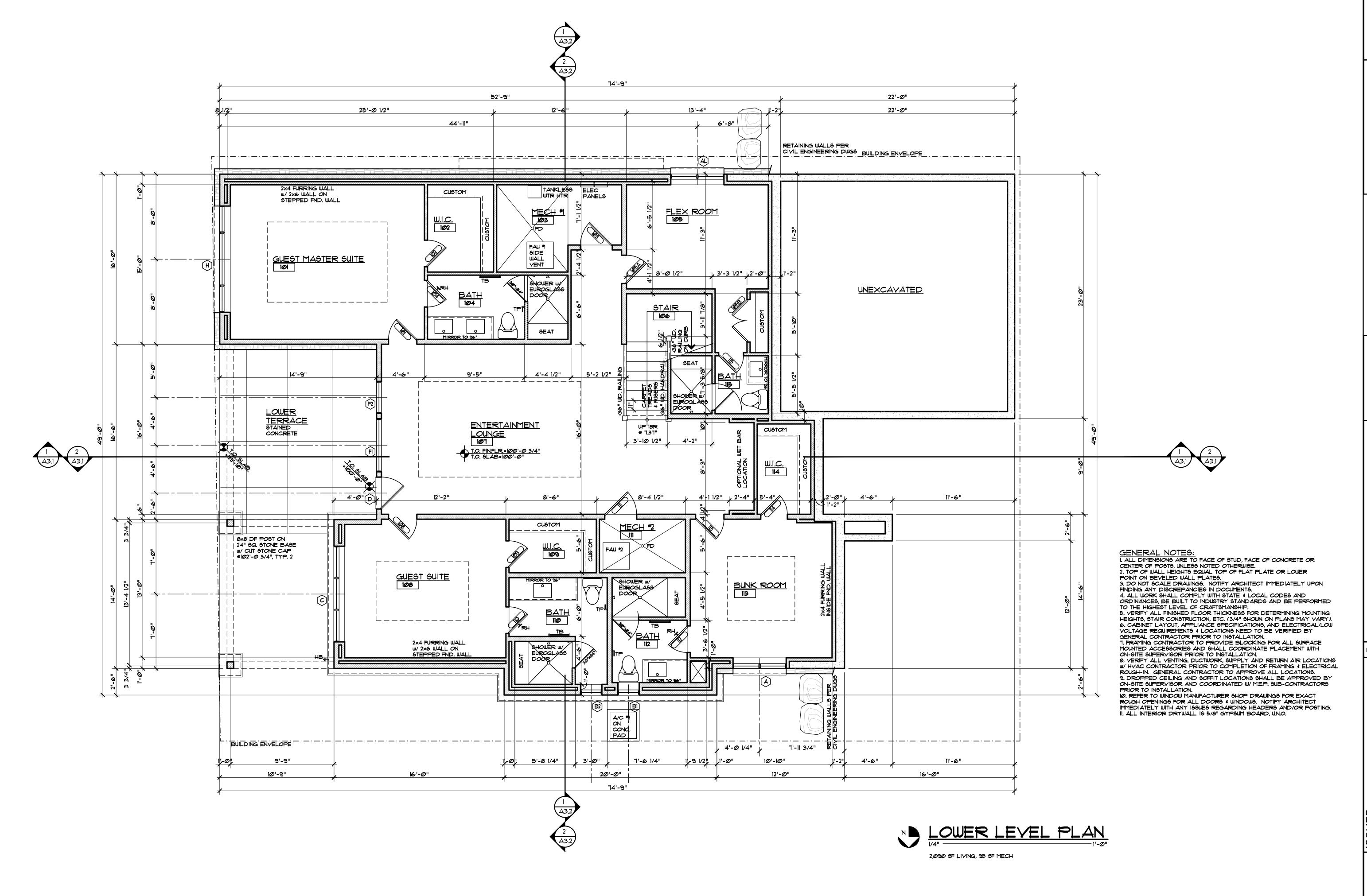
NOTES & DETAILS SCALE: NOT TO SCALE SHEET NUMBER:

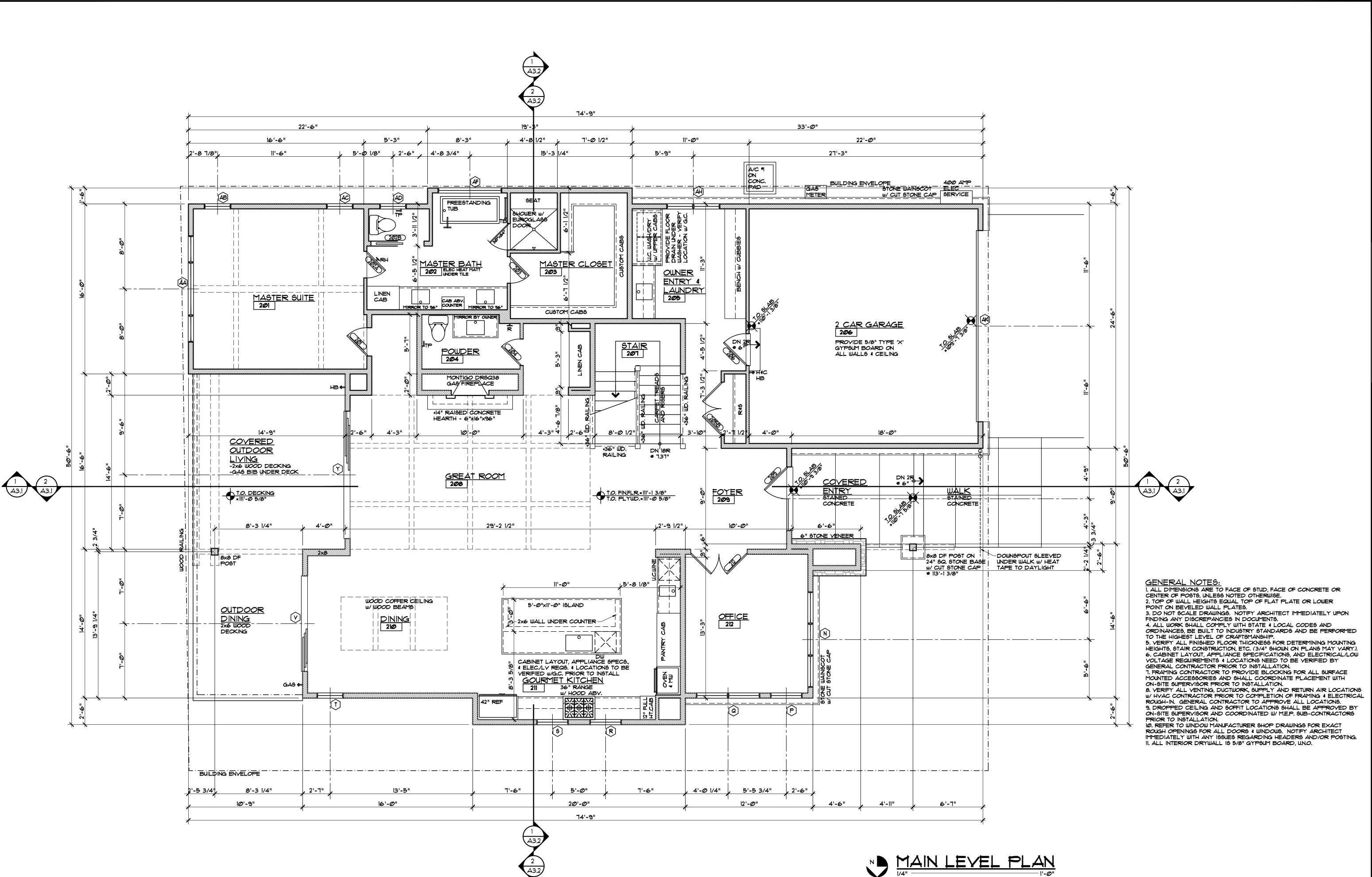
NOT TO SCALE





PROJECT NO: 2412-22 L30



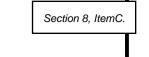


Section 8, ItemC.

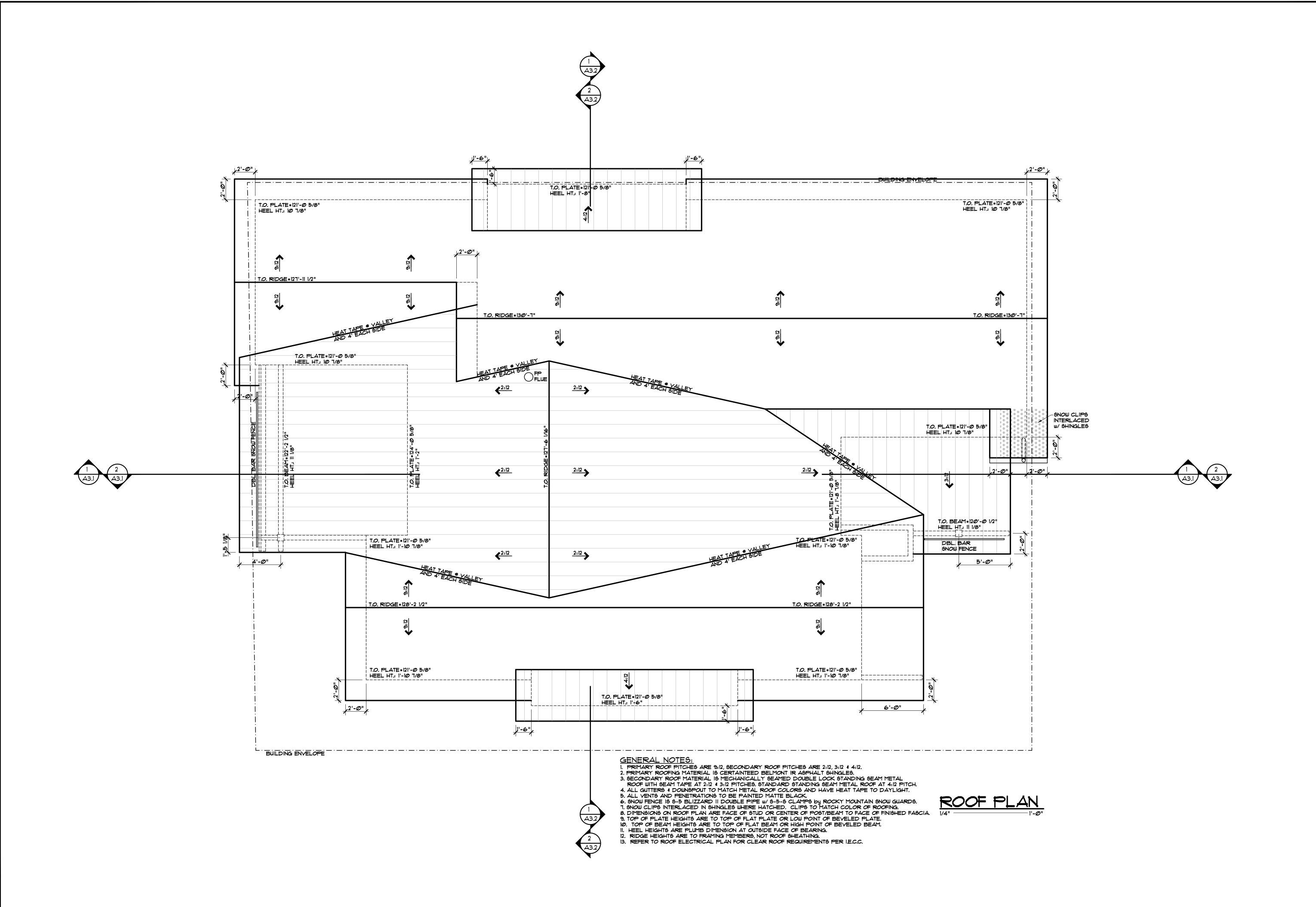
MINTL

PROJECT NO: 2412-22 L30

2,219 SF LIVING + 504 SF GARAGE

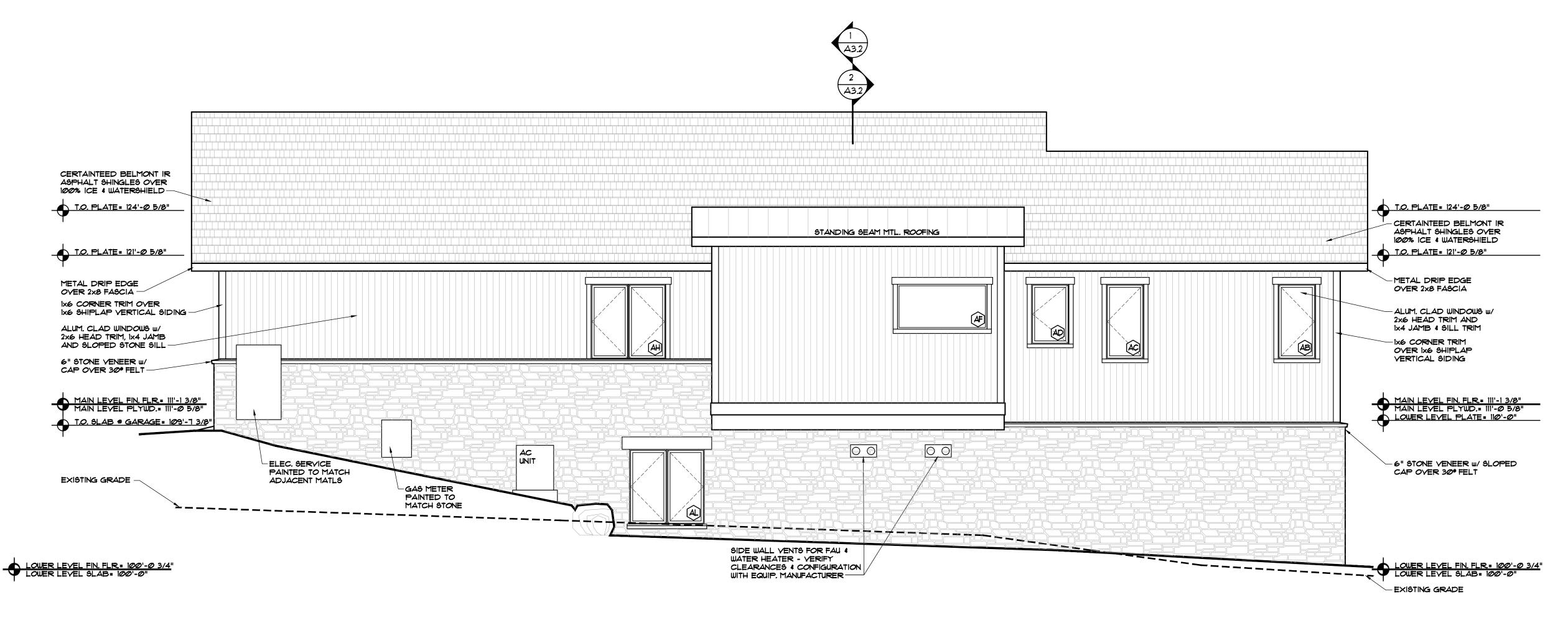


PROJECT NO: 2412-22 L30

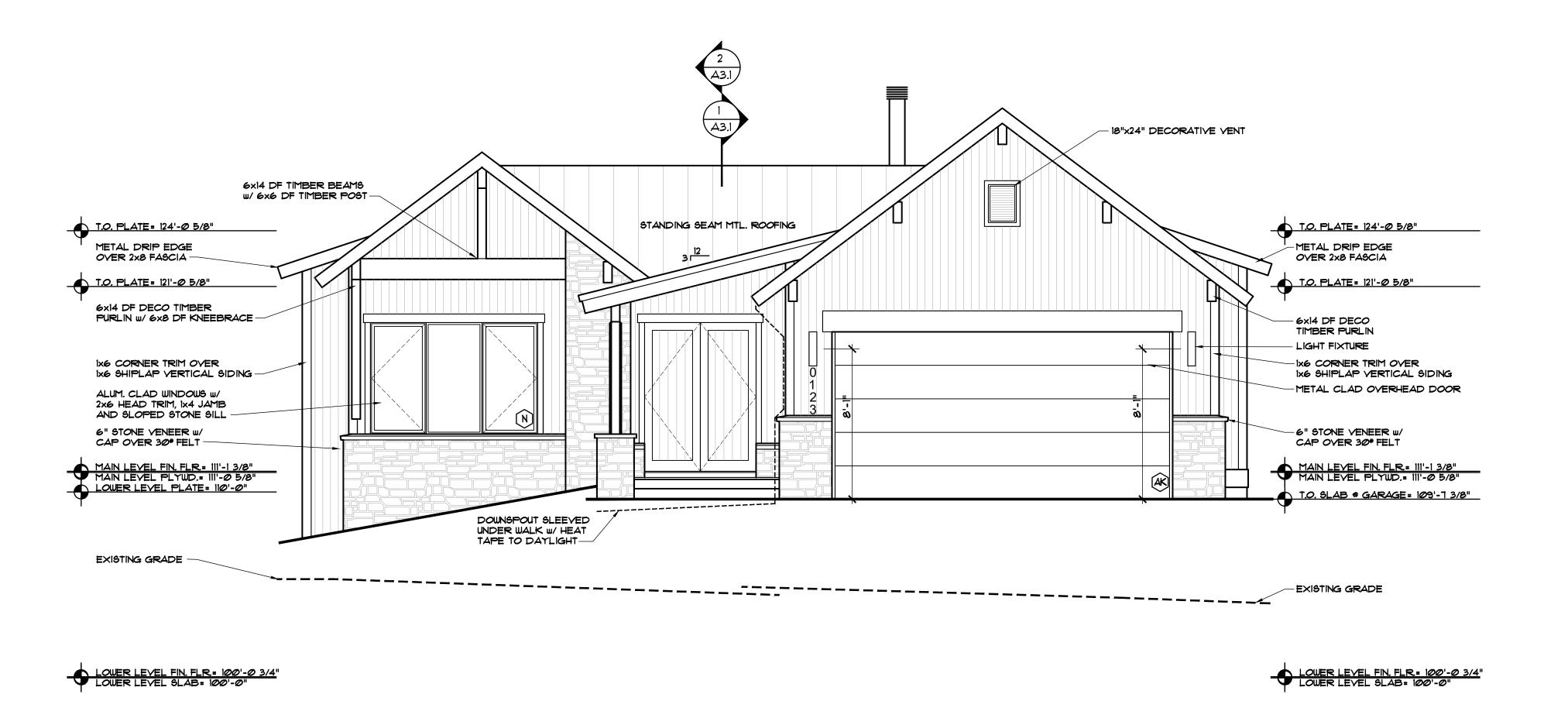


Section 8, ItemC.

A2.1



RIGHT ELEVATION



FRONT ELEVATION

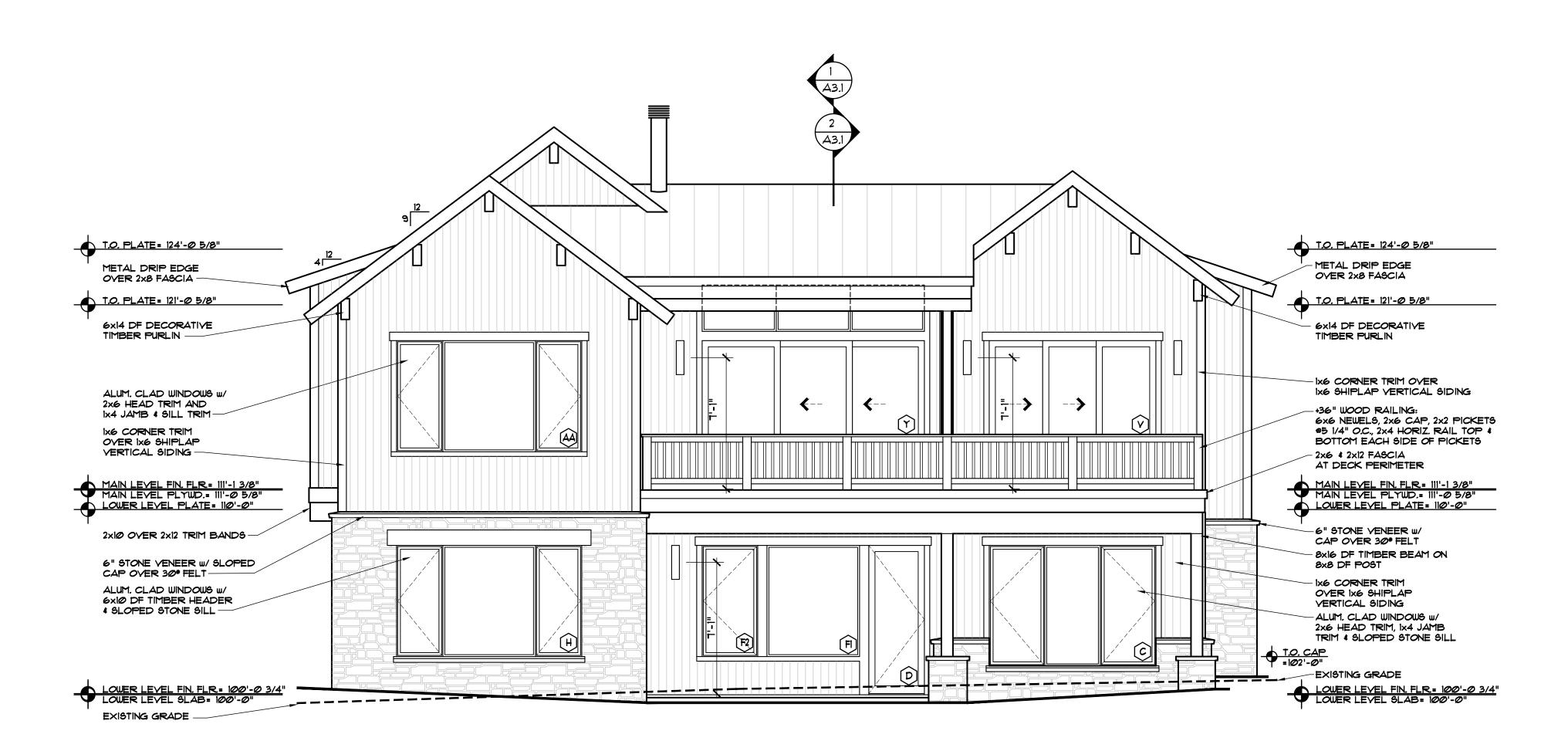
DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND GOVERNMENTAL

AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE 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 DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.



LEFT ELEVATION 1/4" - 1'-@"



REAR ELEVATION

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND GOVERNMENTAL
AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE MINTURN 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.

ECTURE, INC.
KREMMLING, CO 80459
CELL: (970) 409-9790

Section 8, ItemC.

PTS | FCTITECTURE PO BOX 798 KREMMLING (970) 724-3411 CELL: (970)

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

43 MILES END LANE OT 30, MINTURN NORTH MINTURN, COLORADO

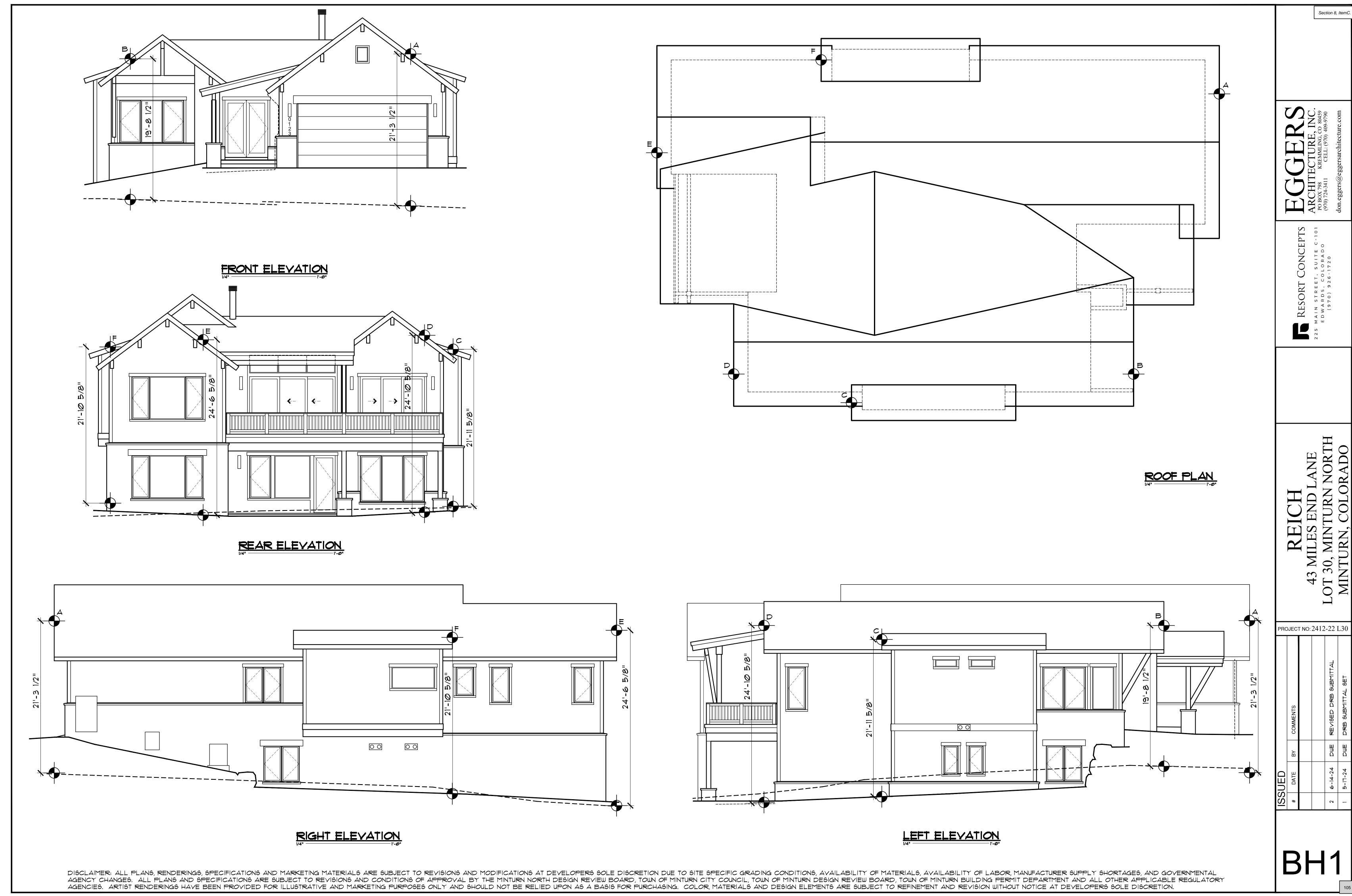
BSOUED

DATE BY COMMENTS

COMMENTS

#

A2.2



Minturn Planning Department

Minturn Town Center 302 Pine Street Minturn, Colorado 81645



Minturn Planning Commission

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

Design Review Board Hearing

Final Plan Review for New Home

0186 Miles End Lane

Hearing Date: June 26, 2024

File Name and Process: Single-Family Residence Final Plan Review

Owner/Applicant: David & Adriana Bombard

Representative: Taylor Hermes & Rick Hermes, Minturn North Construction

Company

Legal Description: Subdivision: MINTURN NORTH PUD Lot: 7

Address: 0186 Miles End Lane

Zoning: Game Creek Character Area – Minturn North PUD Zone District

Staff Member: Madison Harris, Planner I

Recommendation: Approval, with conditions

Staff Report

I. <u>Summary of Request:</u>

The Applicants, David and Adriana Bombard, request Final Plan review of a new, four-bedroom, 5,818 (gross) square foot single-family residence located at 0186 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans

The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 9 and 5/8 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

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

II. Summary of Process and Code Requirements:

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

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

Design Review Process

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

(d) Administrative procedure.

- (1) Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.
- (2) Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:
 - a. The proposal's adherence to the Town's zoning regulations.
 - b. The proposal's adherence to the applicable goals and objectives of the Community Plan.
 - c. The proposal's adherence to the Design Standards.
- (3) Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:
 - a. That the proposal is in conformance with the Town zoning regulations.
 - b. That the proposal helps achieve the goals and objectives of the Community Plan.
 - c. That the proposal complies with the Design Standards.

Staff suggests that the final plans for 0186 Miles End Lane meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings* – with proposed conditions of approval.

III. Zoning Analysis:

Zoning

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

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

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

Rest of page left intentionally blank

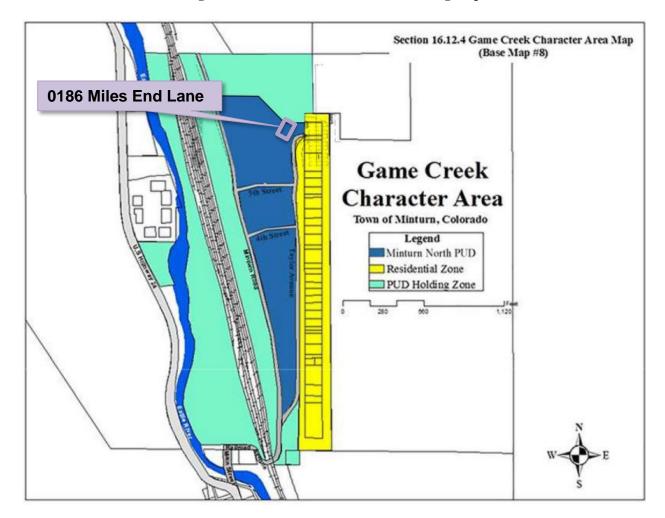


Figure 1: Game Creek Character Area Zoning Map

Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	6,882.48 sq. ft.	6,882.48 sq. ft. (.158 ac.)
Maximum Building Height:	28 feet	27 feet – 9 5/8 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10 feet

Maximum Lot Coverage:	50% (3,441.24 sq. ft.)	3,154 sq. ft. (45.83%) Proposed
Maximum Impervious Coverage:	60% (4,129.49 sq. ft.)	4,127 sq. ft. (59.96%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (6,882.48 sq. ft. x .05 = 344.12 sq. ft.)	349 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:

Items of Note

The following have been identified by staff that have been addressed or are in the process of being addressed that the Planning Commission should be aware about:

Boulder Retaining Wall

On Sheet C1, the plans show two-tiered boulder retaining wall structures that are partially on Lot 7 and within Tract B. Because this structure(s) is both on common property and private property, staff has requested demonstration of reciprocal construction and maintenance easements for the boulder wall. The developer has addressed this comment/request by drafting an Encroachment Agreement between the property owner and the HOA which is attached to this staff report.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0186 Miles End Lane, as conditioned below, 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, with the following recommended condition(s):

1. The Applicant shall provide an executed encroachment agreement for the boulder retaining wall on Lot 7 and Tract B prior to, or concurrent with, building permit application.

Section 8. ItemD.



June 19, 2024

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

Re: 186 Miles End Lane

Lot 7, Minturn North PUD DRB resubmittal Review

Project No. 24-0001

Dear Madison:

We reviewed the plans entitled "Bombard Residence; Lot 07, Minturn North, Minturn Colorado" revised June 14, 2024 by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 33, 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:

<u>"Final Plat: Minturn North PUD"</u> 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 1:

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.

We recommend the limits of the Debris Flow be shown on the Site Plan. The approximate limits of the Debris Flow Study have been added.

VAIL VALLEY OFFICE

30 Benchmark Road, Suite 216 | PO Box 978 | Avon, CO 81620

DENVER OFFICE

9618 Brook Hill Lane I Lone Tree. CO 80124

June 19, 2024 Page 2 of 2

Madison Harris

Re: 43 Miles End Lane

Lot 30, Minturn North PUD DRB Resubmittal Review

Project No. 24-0001

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

Sheet C1 of the Plans "Lot 7 Minturn North PUD; Site Grading and Drainage Plan" prepared April May 11, 2024 by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. Please feel free to contact us if you have additional questions.

Respectfully,

Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Michelle Metteer, Scot Hunn, Taylor Hermes Arnold Martinez

Section 8. ItemD.



May 21, 2024

Town of Minturn Planning Commission

Attn: Madison Harris

RE:

Bombard Residence

Lot 7 Minturn North – 0186 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 7 is located at 0186 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 10' through the building envelope. The home has been oriented facing south, parallel to the building envelope lines to maximize the site's location to Game Creek. The home has been designed as a patio residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure.

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

PO Box 5127 Edwards, CO 81632 Office: 970-926-1720 | Fax: 970-306-4185 ResortConceptsCO.com



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 – Bombar	d Residence			
Project Location				
Street Address: 186 Miles	End Lane			
Residentia Residentia	l		Parcel Number(^{s):} 2103-262-30-007
Application Request:				
Design review of new s	ingle-family home			
Applicant: Name: Tanday Hayresa 9				
Taylor Hermes &	Rick Hermes – Minturn	North Co	onstruction Co	ompany, LLC
Mailing Address: PO Box 2		2		
1 0 000 2	.000 Edwards, 00 6100	۷		
Phone: 970-926-172	20		Email: THerm	es@ResortConceptsCO.com
Property Owner:				
Name: David & Ad	riana Bombard			
Mailing Address: PO Box 2	185 Edwards, CO 8163	2		
	,			
Phone: 415-309-358	32		Email:	d1@gmail.com / Adriana.Sulak@gmail.com
Required Information:				
Lot Size: 0.158 acres	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedi	ooms 5	# On-site Parking Spaces 4
# of Stories: 2	Snow storage sq ft: 349 sf	Building	Footprint sq ft:	Total sq ft Impervious Surface:
_	0.10.01	3,1	54 sf	4,133 sf
Signature:				
Ullipple	yw .			
Fee Paid:	Date Received:		Planner:	

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS (TO BE INCLUDED WITH APPLICATION)

Applicant	Staff	
		Application Fee (Non-Refundable application fee shall be collected)
		• Design Review Board - \$200.00
		Design Review Board - \$200.00
/		Letter of Intent
		What is the purpose of the project including;
<u> </u>		Relevant Background
		Current Status of the Site
1		 All Proposed Uses and Structures
✓		 How the Proposal Differs from what already exists
1		 Information regarding Easements or Dedicated Tracts, etc.
		 Vicinity Map Directional Map indicating how to get to the Property involved in the request. Zoning of Property Site Plan showing Precise Nature of the Proposed Use –
		Site I fair showing I recise wature of the I roposed Use –
1		To Scale
		 Scaled Drawings of Proposed Design of Structure
7		 Plan View and Sections
$\overline{}$	П	 Building Heights – all 4 directions N/S/E/W
	П	topography
7	П	 Building Location and impervious coverage
		 Setbacks
J		 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 Drivey and Intersections
/		Location of Existing Driveways and Intersections Londscand Area, Plan including existing and managed vagatation.
✓		 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
<u> </u>	_	 Drainage Features
<u> </u>	\vdash	 Snow Storage areas expressed in square feet as a percentage of the overall site area
		Show Storage areas expressed in square reet as a percentage of the overall site area
1		Preliminary Building Plans and Elevations
✓ ✓ ✓		 Indicates Dimensions
✓	Щ	General Appearance
1	Ш	• Scale
V		 Interior Plan for the Buildings

1		Elements needed on the Site Plan
7	百	• Scale
✓	H	North Arrow
7	H	Date Prepared
✓ ✓ ✓		Lot Dimensions, Area, Entire Site Acreage
√		Architecture Details – Materials Board
1		 Windows – Placement and Color
7		 Doors – Placement and Color
7		 Siding – Type and Color
1		 Roof Material – Type and Color
✓ ✓ ✓		Paint Color
/		Boundary Survey with a stamp and signature of a licensed surveyor
		 Date of survey (survey date must be within 6 months of the project application date
\ \ \ \		• Right-of-way and property lines; including bearings, distances and curve information.
\checkmark		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.
1		 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.
1		Topographic conditions at two-foot contour intervals.
1	Н	 Existing trees or groups of trees having trunks with diameters of four (4) inches or more. Rock outcroppings and other significant natural features.
\frac{1}{\sqrt{1}}	H	 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.
	Ļ	Grading and Drainage Plan
1		• 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.
1		• 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.

ENCROACHMENT AGREEMENT (Boulder Retaining Wall)

This Encroachment Agreement (this "Agreement") dated this ___ day of June, 2024, is by and between David Bombard and Adriana Bombard, whose address is P.O. Box 2185, Edwards Colorado, 81632 (collectively, the "Lot 7 Owner") and the Minturn North Property Owners Association, Inc., a Colorado nonprofit corporation, whose address is 225 Main Street, Ste. C-101, Edwards, Colorado 81632 (the "Association").

WHEREAS, the Association governs and administers use of the Common Area for the property known as Minturn North, according to the Final Plat thereof recorded March 4, 2024 under Reception No. 202402234, and as defined in the Declaration of Covenants, Conditions, Restrictions and Easements for Minturn North recorded March 4, 2024 under Reception No. 202402240, County of Eagle, State of Colorado (such Common Area, the "Association Property" herein).

WHEREAS, the Lot 7 Owner is the owner of the real property legally described as Lot 7, Minturn North P.U.D., according to the Final Plat recorded March 4, 2024 under Reception No. 202402234, County of Eagle, State of Colorado, also known as: 186 Miles End Lane, Minturn, Colorado, 81645.

WHEREAS, certain improvements installed by the Association, or its predecessor, encroach upon Lot 7 in the location generally depicted on <u>Exhibit "A"</u> attached hereto and incorporated by this reference herein (such area, the "Encroachment Area" and such encroachment, the "Retaining Wall Encroachment").

WHEREAS, the Lot 7 Owner desires to grant an easement to the Association, which shall include the Retaining Wall Encroachment upon Lot 7.

NOW, THEREFORE, in consideration of the recitals, the mutual agreements hereinafter contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Lot 7 Owner and the Association covenant and agree as follows:

1. Grant of Easement.

a. Subject to the terms and conditions set forth herein, for the portion of any improvements, including but not limited to, a two tiered boulder retaining wall structure, which are owned by and for the benefit the Association, but which portion actually lies upon Lot 7 (the "Improvements"), the Lot 7 Owner acknowledges such Retaining Wall Encroachment and grants and conveys to the Association, its successors and assigns, for the benefit of the Association, a non-exclusive, perpetual access and maintenance easement and right-of-way over and across the portion of Lot 7 in the location depicted on Exhibit A as the "Boulder Retaining Wall" for the construction, improvement, maintenance, repair, and replacement of the Improvements.

After recording, please return to: Alpenglow Law, LLC P.O. Box 2340 Edwards, CO 81632

- b. The Improvements constructed and installed by the Association, or its predecessor, within the Encroachment Area shall be and remain the property of, and therefore the responsibility of, the Association, the party responsible for said Improvements.
- c. In the event the Improvements located within the Encroachment Area are partially or totally destroyed and then rebuilt promptly, said Retaining Wall Encroachment shall be valid and remain in full force and effect for the rebuilt improvements only if the rebuilt improvements conform in both size and location to the original Improvements.
- d. The Association shall at all times remain responsible for injuries, demands, damages to persons or property, losses or judgment arising from its use of the Improvements and the Association's acts and omissions thereon by the Association and its owners, members, employees, suppliers, officers, agents and subcontractors.

2. Miscellaneous.

- a. <u>Run With the Land</u>. This Agreement shall be recorded with the Clerk and Recorder of Eagle County, Colorado and shall run with the land, and shall be binding upon and inure to the benefit of the parties hereto and the heirs, successors and assigns of the parties hereto, so that a transfer of title to Lot 7 and/or the Association Property shall automatically transfer the benefits and burdens of the encroachment rights under this Agreement.
- b. <u>Jurisdiction, Prevailing Party Attorneys' Fees.</u> The Agreement is made and entered into in the State of Colorado and shall be construed in accordance with the laws of the State of Colorado. Should any litigation be commenced between the parties hereto concerning any provision hereof or the rights or duties of any person in relation hereto, the prevailing party in such litigation shall be entitled, in addition to such other relief as may be granted, to a reasonable sum for its attorneys' fees and costs incurred in such litigation which will be determined by the court in such litigation or in a separate action brought for that purpose. Any litigation arising out of or concerning this Agreement shall be commenced and maintained in Eagle County, Colorado.
- c. <u>Amendments</u>. This Agreement may not be amended, nor may any rights hereunder be waived, except by an instrument in writing executed by the parties hereto and duly recorded in the real estate records of Eagle County, Colorado.
- d. <u>Entire Agreement</u>. This Agreement constitutes the entire understanding and Agreement between the parties. All preceding agreements relating to the subject matter hereof, if any, whether written or oral, are hereby merged into this Agreement.
- e. <u>Further Acts</u>. The parties agree to perform such further acts and to execute and deliver such further agreements or other documents as may be reasonably necessary to effectuate and carry out the provisions of this Agreement. The parties agree to fully and promptly cooperate to correct any scrivener, clerical or other errors found in any legal descriptions or in any other provision of this Agreement or any exhibits hereto.
- f. <u>Execution</u>. A telecopy or other reproduction of this Agreement may be executed by the parties and shall be considered valid, binding and effective for all purposes. At the request of either party, the parties agree to execute an original of this Agreement, as well as any telecopy or other reproduction. This Agreement may be executed in counterparts and, as executed, shall constitute one

Agreement binding on all of the parties hereto notwithstanding that all said parties are not signatory to the original or same counterpart.

g. <u>Consent of Lienholders</u>. In the event there exists any lienholder or mortgagee having a lien against Lot 7 or the Association Property, that owner shall obtain from such lienholder or mortgagee in recordable form a consent whereby such lienholder or mortgagee agrees that no foreclosure (or deed in lien of foreclosure) upon such mortgage or lien will have the effect of extinguishing this Agreement or impairing the rights of the grantees hereunder.

IN WITNESS WHEREOF, the undersigned have executed this Encroachment Agreement effective as of the day and year first written above.

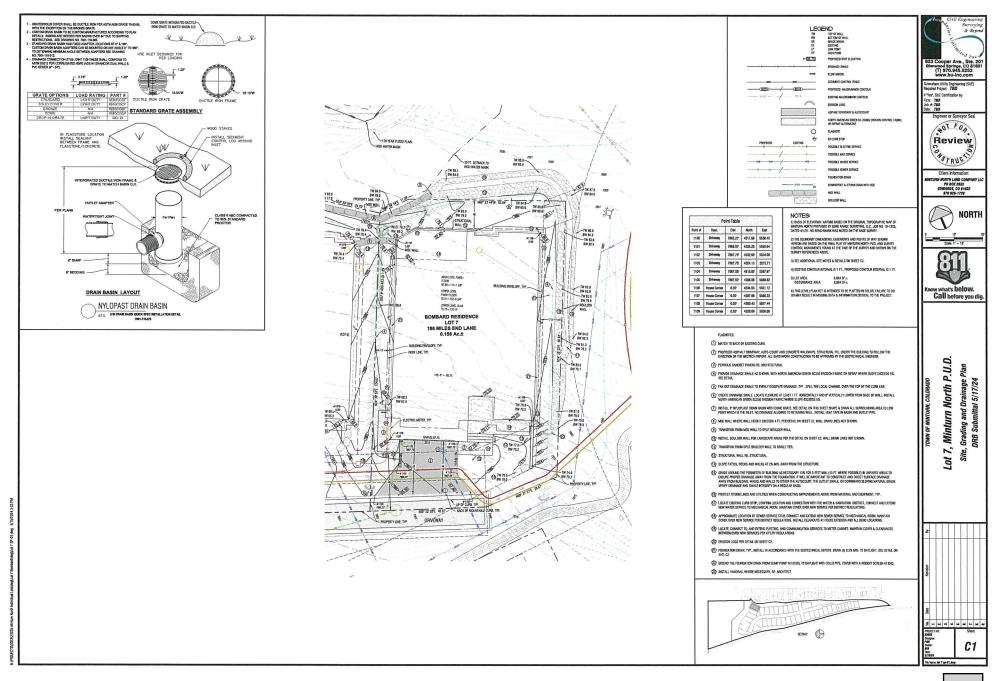
ASSOCIATION:

Minturn North Property Owners Association, Inc., a Colorado nonprofit corporation

By: Rick Hermes, President	_	
STATE OF COLORADO)) ss COUNTY OF EAGLE)		
COUNTY OF EAGLE)		
The foregoing Agreement was ackn by Rick Hermes, as President of the Minturn	owledged this day of n North Property Owners Association, Inc.	, 2024
WITNESS my hand and official sea My commission expires:	1.	
	Notary Public	
LOT 7 OWNER:		
By: David Bombard	By:Adriana Bombard	
STATE OF COLORADO)) ss COUNTY OF EAGLE)		
The foregoing Agreement was ackn by David Bombard and Adriana Bombard.	owledged this day of	, 2024
WITNESS my hand and official sea My commission expires:	1.	
	Notary Public	_

EXHIBIT "A"

[General Description of Encroachment Area Attached]





Terraces & Walkways Concrete Pavers Color: Light Almond



Exterior Stone Colorado Buff



Fascia, Soffits, Columns & Railing Color: Custom Stain



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



Wood Columns per Plan Color: Custom Stain



Roofing Mfg: CertainTeed Belmont Asphalt Shingles Color: Black Granite



Roofing Standing Seam Metal Color: Dark Bronze



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



Metal Siding at Garage Color: Dark Bronze



Windows and Doors Mfg: Alan Bradley Cityline Color: Bronze



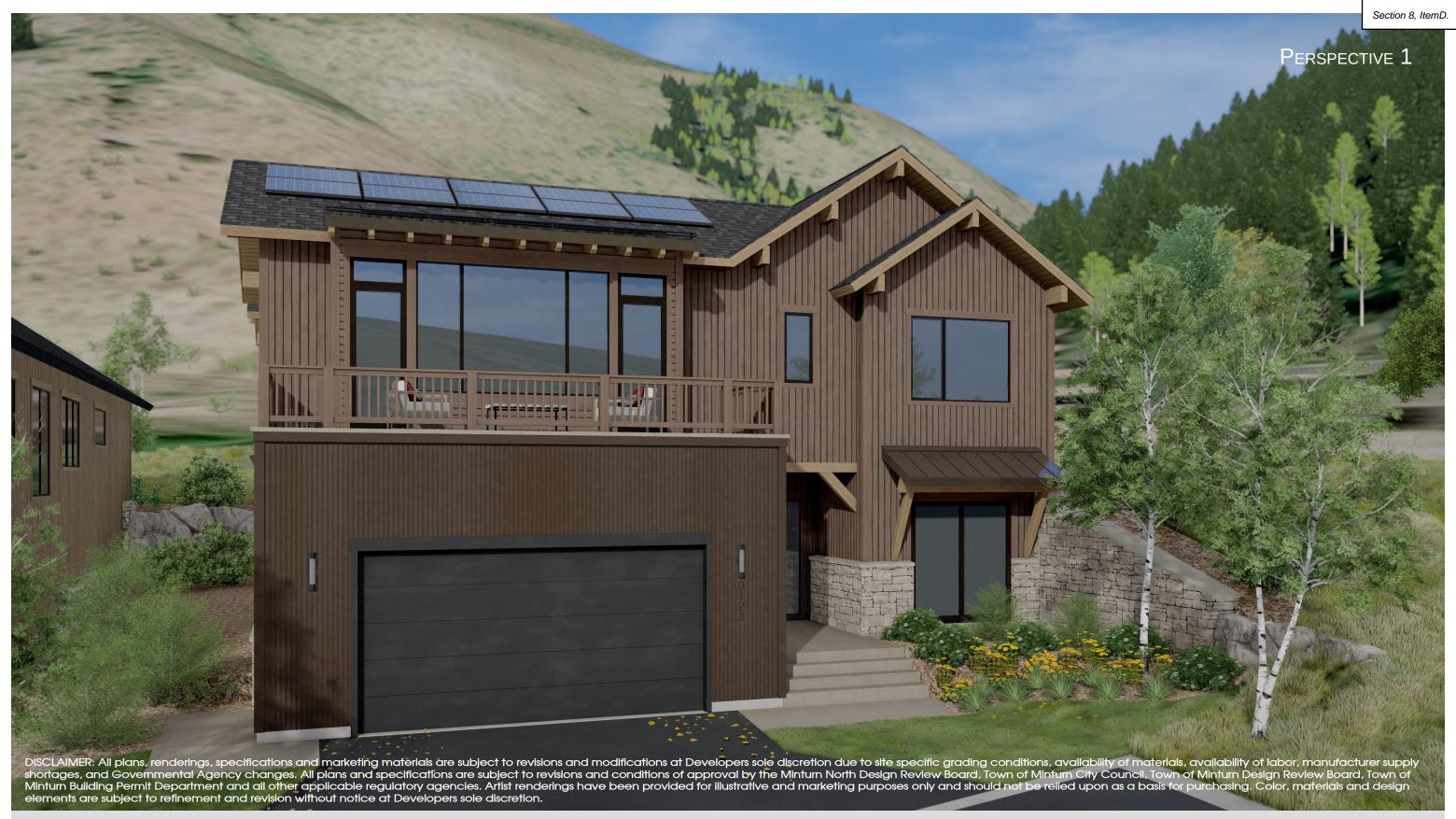
Exterior Lighting
Mfg: Hinkley Mist 22" Sconce
Color: Bronze



Entry Door Solid Wood Color: Custom Stain



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



MINTURN NORTH - LOT 7

DRB Design Review - 3D Views May 17, 2024









MINTURN NORTH - LOT 7

DRB DESIGN REVIEW - 3D VIEWS MAY 17, 2024







DRB SUBMITTAL SET REVISED DRB SUBMITTAL

MAY 17, 2024 JUNE 14, 2024



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

OWNER'S REPRESENTATIVE

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

ARCHITECT

EGGERS ARCHITECTURE, INC PO BOX 798

KREMMLING, COLORADO 80459 (970) 409-9790

STRUCTURAL ENGINEER

STRUCTORAL ENGINEE SUNDQUIST DESIGN GROUP PO BOX 676 CONIFER, COLORADO 80433 (970) 838-2222

LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

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

SURVEYOR

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
ENTRY LEVEL:	2,020 SF	53 SF	917 SF	2,990 SF
MAIN LEVEL:	2,828 SF			2,828 SF
TOTALS:	4,848 SF	53 SF	917 SF	5,818 SF

LOT AREA: 6,882.48 SF

BUILDING COVERAGE: 3,154 SF 45.83 % 50% ALLOWABLE IMPERVIOUS COVERAGE: 4,127 SF 59.96 % 60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

CODES: 2021 INTERNATIONAL RESIDENTIAL CODE

2021 INTERNATIONAL ENERGY CONSERVATION CODE

+ LOCAL AMENDMENTS

DRAWING SCHEDULE

COVER

FINAL PLAT MINTURN NORTH P.U.D.

C7 MINTURN NORTH P.U.D. OVERALL GRADING PLAN

C1 SITE GRADING, DRAINAGE & EROSION CONTROL PLAN

C2 CIVIL DETAILS

L1 LANDSCAPE PLANTING PLANL2 LANDSCAPE SCHEDULES & DETAILS

A1.1 ENTRY LEVEL PLAN

A1.2 MAIN LEVEL PLAN

A1.3 ROOF PLAN

A2.1 BUILDING ELEVATIONS

A2.2 BUILDING ELEVATIONS

BH1 BUILDING HEIGHT CALCULATIONS

BOMBARD
186 MILES END LANI
LOT 07. MINTURN NOR

PROJECT NO: 2412-22 L07					
	COMMENTS			REVISED DRB SUBMITTAL	DRB SUBMITTAL SET
	ВУ			DWE	DWE
ISSUED	DATE			6-14-24	5-17-24
<u>SSI</u>	#			6	8

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND GOVERNMENTAL
AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE 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 DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colerado this \(\int \) day \(\sum_{exc} \) 20 \(\sum_{exc} \) for filing with the Clerk and Recorder of the County of Eagle, Colorado, and for conveyance of the dedications show 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 easterners dedicated to the public, except a septicifially agreed to by the Town Council of the Town of Minturn.

WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN



TOWN CLERK TOWN OF MINTURN COLORADO

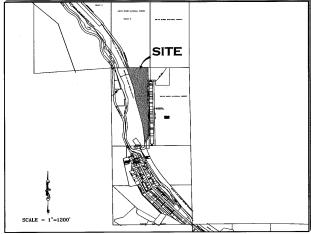
LAND USE TABLE

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	0052 351 to 1 D . J (N) (C NVIN)	
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	Silver Star Trail	
Tract G	Right of Way	0.030 Acres	Silver Star Trail Fourth Street	
Tract H	Right of Way	0.369 Acres		
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:

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

1) The purpose of this Final Plat is to Create various tols with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Mintura Land Use Regulations and Colorado Revised Statutes concerning the subdivision of landin, gate CeV Winft Course and the Northwest Corner Section 3. (Township 5.50mHz, Bange 8 to Member 1.00 to Member 1.0

TSS PRIW

13S, R81 W.

Hem 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.

Hem 13 - 20 foot Sewer Eassemen, Does not effect this platted Parcel.

Hem 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.

Hem 15 - Does not effect these Platted lands but references vacation of portions of Taylor Addition to the Town of

Mintum.

Item 16 - effects subject parcel as it is an Annexation of property to Town of Mintum recorded in Book 333 at Page 349.

Item 17 & Ite 3. Do not effect subject Parcel.

Item 17 & Ite 3. Do not effect subject Parcel.

Item 19 - Conveyance described in Book 687 at Page 2.68 does not contain any easements not already defined hereon.

Item 20 - Does not effect these Pattined lands, (a.k.a. subject parcel)

Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.

Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner hereon.

Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner hereon.

Item 25 & 26 - Parcel is subject to Mapping of Piping and Disches in area of this subject parcel defined in document recorded as Reception No. 20102420, and 2011074844 any rights or restrictions and cases to catalon thereof not clear to surveyor from face of documents.

Item 26 - Parcel is subject to 190440 for wide easement for right of way from Denver Rio Grand Railroad to Eagle Item 26 - Parcel is subject to 190440 for wide easement for right of way from Denver Rio Grand Railroad to Eagle extended as the Conference of Terminal Records of Conference Twin Agreement No. 10 to 190440 for wide easement for right of way from Denver Rio Grand Railroad to Eagle extended as the Conference Records of Conference Twin Agreement No. 10 to 190440 for extended excellence of Twin Agreement Rio Railroad for School Parcel Records of Conference Rio Railroad for School Records of Conference Rio Railroad for Records of Conference Rio Railroad for Records of Conference Records of C

County, the location of which is not determinable from face of document. This Agreement has is to have been Terminate County, the location of which is not determinate from face of occurrent. In an Agree prior to the Recording of this Plat.

5) These platfied lands are subject to:
The Mintum Worth P.U.D. Guide recorded as Reception no. 2024/02232

- The Declayations of Jovenants, Conditions, Restrictions and Easements for Mintum No. 2024/022440

No. <u>DOI-110.72.470</u>.

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 Recorderion No. <u>2023</u> 146.

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 trainage easement as shown herein - on, over, under, above, across and through those aread esignated hereon as "Utility on Drainage Easement" AND those areas of each for outside of Building Envelopes, for areas designated heron as "Unitry and Draing Eastment". Any Diseas careas of each no outside or bustime; privileges, the her purpose of it he mistallation, use, typicar, replacement, improvement and maintenance of unities of any kind, including but not limited to waterlines and hydrants, omaintry sewerlines and manifochs, telephone lines, cashe television lines, gasilines electrical lines, fifter optic lines, to communication lines and all related structures, together with right of ingress and egress, in storm drainage, drainage of water flow from other thanks along with the installation, use, replacement, improvement and improvement of the water including but not limited to swales, gutters, disches, cullverts,

improvement and maintenance of states transies includes including out on minical to wastes, gainsts, states, together with right of ingress and eggess thereto.

b) a non-exclusive Utility Eastment as shown herein - on, over, under, above, across and through those areas edisjanted hereon as "Utility Eastment" 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,

maintenance of utilities of any kind, including but not limited including the telephone lines, obsteed between the gashness, gashness, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of impress and egress.

O non-exclusive Access, Utility and Drainage, Easement - on, over, under, above, across and through those areas ease have as Fourth Street, Tract D, and Treated and "Private Right of Way" to include, but not limited to, areas shown as Fourth Street, Tract D, Tract DI and Tract G, for the purpose of 10 ingress and Egress, reasonable Pedestrian use including impress and egress of persons including whiche, foot, bicycle or small wheel use in 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, frainage of vater flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of utilities of only kind, and other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to washes, gutters, ditches, culverts, together with right of ingress and egress thereto

GENERAL NOTES CONTINUED:

d) Tract D. Tract D1, and Tract G, shall be open to Public vehicular and non-vehicular access. e) Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et seq..

FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURNS

7) the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements 7) the owner, hereby dedicates to the Town of Mintum the following non-acclasive eastements: a) non-acclasive Utility, Drainage, Parking, Sows Borage and Landacape Easternet on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Parking, Snow Storage & Landacape Easterneth for the purpose of it) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egypss, 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) he installation, use, repair, replacement, improvement and maintenance of vehicular parking area, together with right of ingress and dense of the process the expension of presents in the lands which which is for the process the expension of presents in the right which for the present the expension of presents in the right which for the present the expension of presents in the right which for the present the expension of presents in the right which for the present the expension of presents in the right which for the present the expension of the present the present the expension of the present the e

replacement, improvement and maintenance of vehicular parking area, together with right of ingress and eggess thereds, reasonable Podestrian use including ingress and eggess persona to include whiche, foot, bicycle or non-motorized use, iv) reasonable local snow storage and v) Landscaping use, and maintenance. b) non-exclusive Utility, Drainage, Snow Storage, Landscape and Trial Essement no, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, Landscape and Trial Essement", over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, Landscape and Trial Essement", or the purpose of i) he installation, use, prair, replacement, improvement and maintenance of arrival and solong with the installation, use, repair, replacement, improvement and maintenance of arrival repairs and genes to the control of the stallation of the prair, replacement, improvement and maintenance of arrival repairs to the proper storage of the proper storage, in the stallation, use, prapit, replacement, improvement of the prairs and genes 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 & Landscape Essement's or the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and admaintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvemen

the purpose in the installation user on a virtual virt

d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated hereon as "Trail Easement" for the purpose of Pedestrian and Trail use including reasonable ingress and egress of

persons to include 100, 100, 100, 100 and 100

SURVEYOR'S CERTIFICATE

I Matthew S. Shole, 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. and complete part of NTV ONN FORTH TOOL, as and only pasted, used, and as alwam ancount that such plat was made from an accurate survey of said property by me and for under my supervision and accurately shows the location and dimensions of the lote, assuments and rights-of-way of said plat as the same are nonumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that it has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.



Matthew S. Slagle PLS 34998 Professional Land Surveyor

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 AFER YOU FIRST DISCOVERED SLOT DEFECT. IN OU EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN ITS YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Section 8, ItemD.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Minturn Crossing LLC/being sole owner in fee simple, mortg: lienholder, of all that real property situated in the Town of Minturn, County of Eagle, State of Color

as follows:

Pareel 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 13.48 arest more or less; and has caused the same to be laid out, platted and subdivided, and etsignated as MINTURN NORTH P.U.D. subdivision in the Town of Mintrum, County of Eagle, State of Colorado, and does breathy accept responsibility for the completion of the improvement required by this plat and does hereby accept responsibility for the completion of the improvement sequired by this plat and does hereby accept responsibility for the completion of the improvement sequired by this plat and does hereby could be a subdivided to the following tracts, parcels and easements as follows:

-To the Town of Mintrum Tract If Yourth Streed) 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 BAGLE

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS $\frac{2}{3}$ DAY OF $\frac{1}{3}$ DAY OF $\frac{1$

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 Finity Fauley, being ine notated in princissory note secure up decad on this Recorder of Faule (2) on December 2023, at Recoption No. 2023 1649), in the Office of the Clerk and Recorder of Fagle County, Colorado, hereby consensts to the Subdivision of the lands set forth in this Final Plat of Mintum North, P.U.D., and subordinates the lieu represented by the aforesaid Deed of Trust to the Dedictations and

STATE OF COLOYZO COUNTY OF EAGL

Subordination by Mortgagee was acknowledged before me this Zb day of February Hadley as Individual

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: WIND SOLUTION AVE. 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 JhluhAY 1 2053, 2008 upon all parcels of real estate described on this Plat are paid in full.

DATED THIS 18+ OF WARL RO681D1

TITLE CERTIFICATE

does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in MINTERS CONTROL OF TENET.

DATED THIS 28 DAY OF CERNALY, A.D., 20 24

CLERK AND RECORDER'S CERTIFICATE \$ 5300

This Plat was filed for record in the Office of the Clerk and Recorder at 12.59 o'clock 14. this 12.02.02.4 CKARK AND RECORDER



970.471.1499 Office matthew@slaglesurvev.com www.SlagleSurvey.com

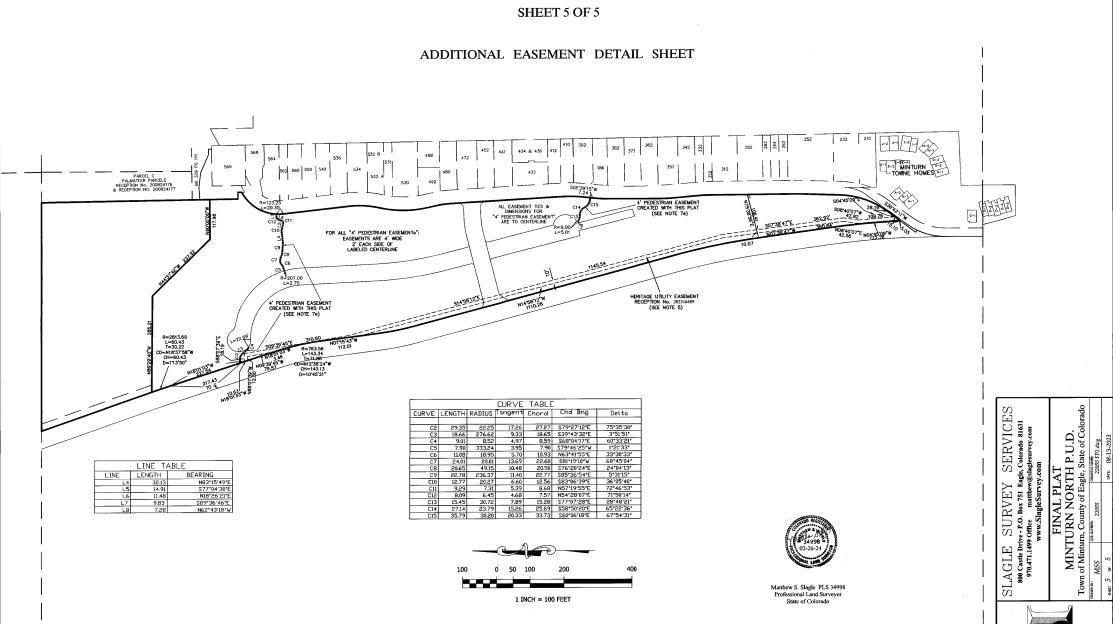
FINAL PLAT MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

MSS 22055 22055 FP2.dwg 08-13-2023

8 22 PS.

Town of Minturn, County of Eagle, State of Colorado

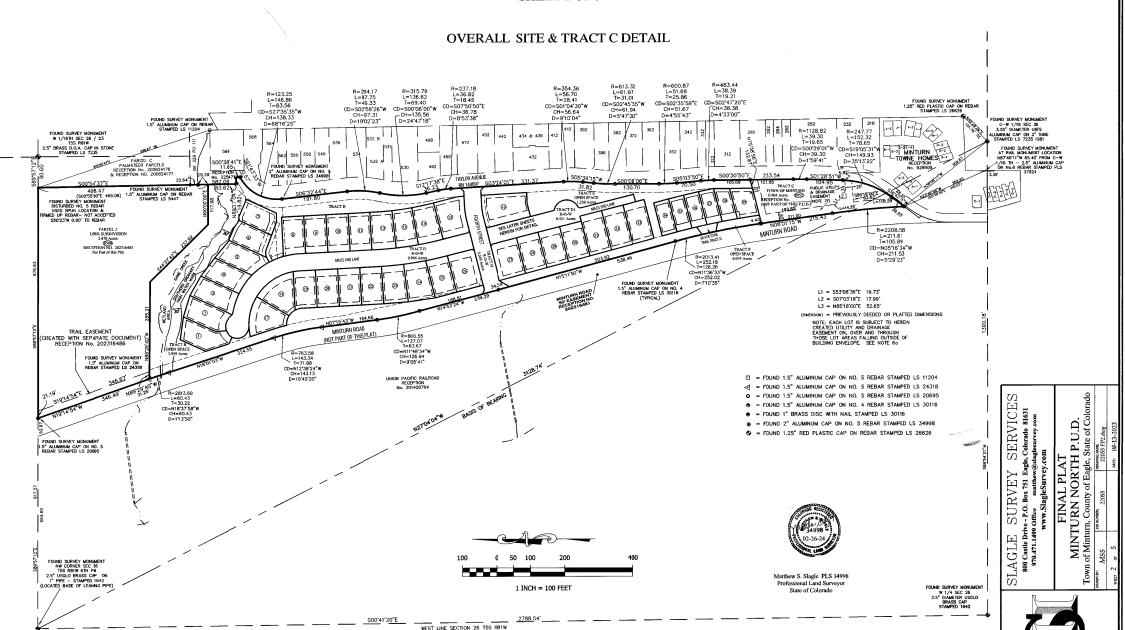


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years offer you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

FINAL PLAT MINTURN NORTH P.U.D.

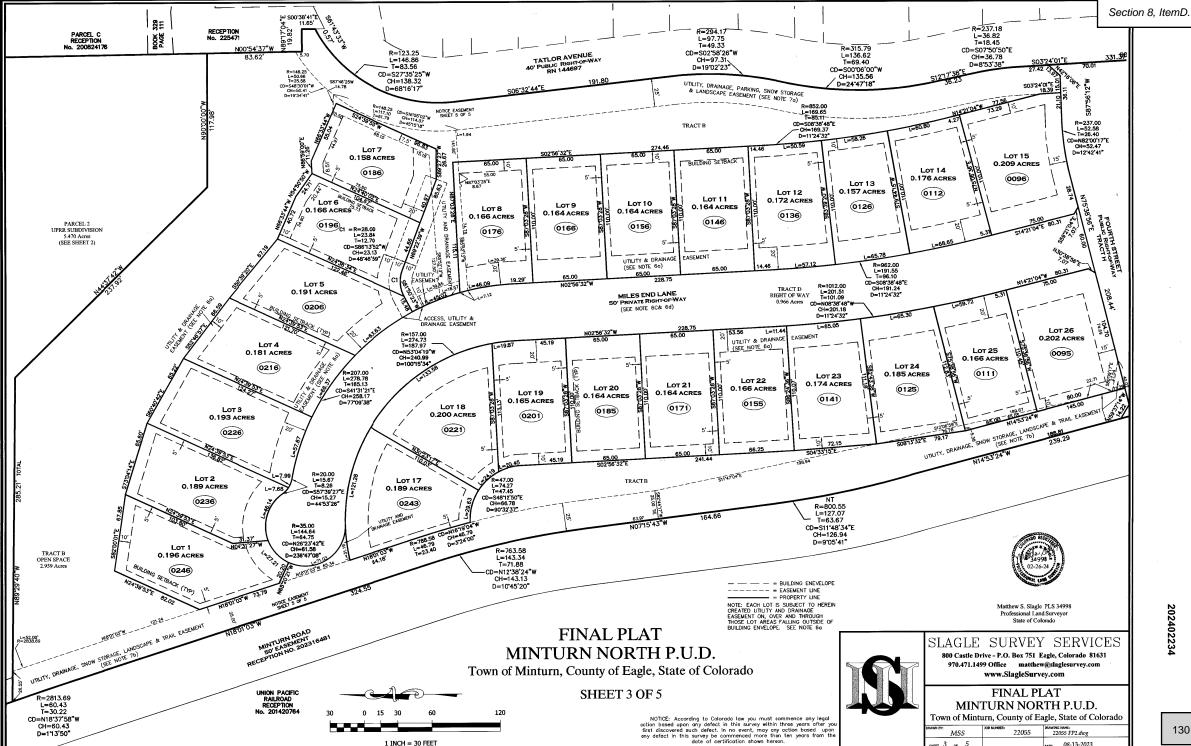
Town of Minturn, County of Eagle, State of Colorado

SHEET 2 OF 5



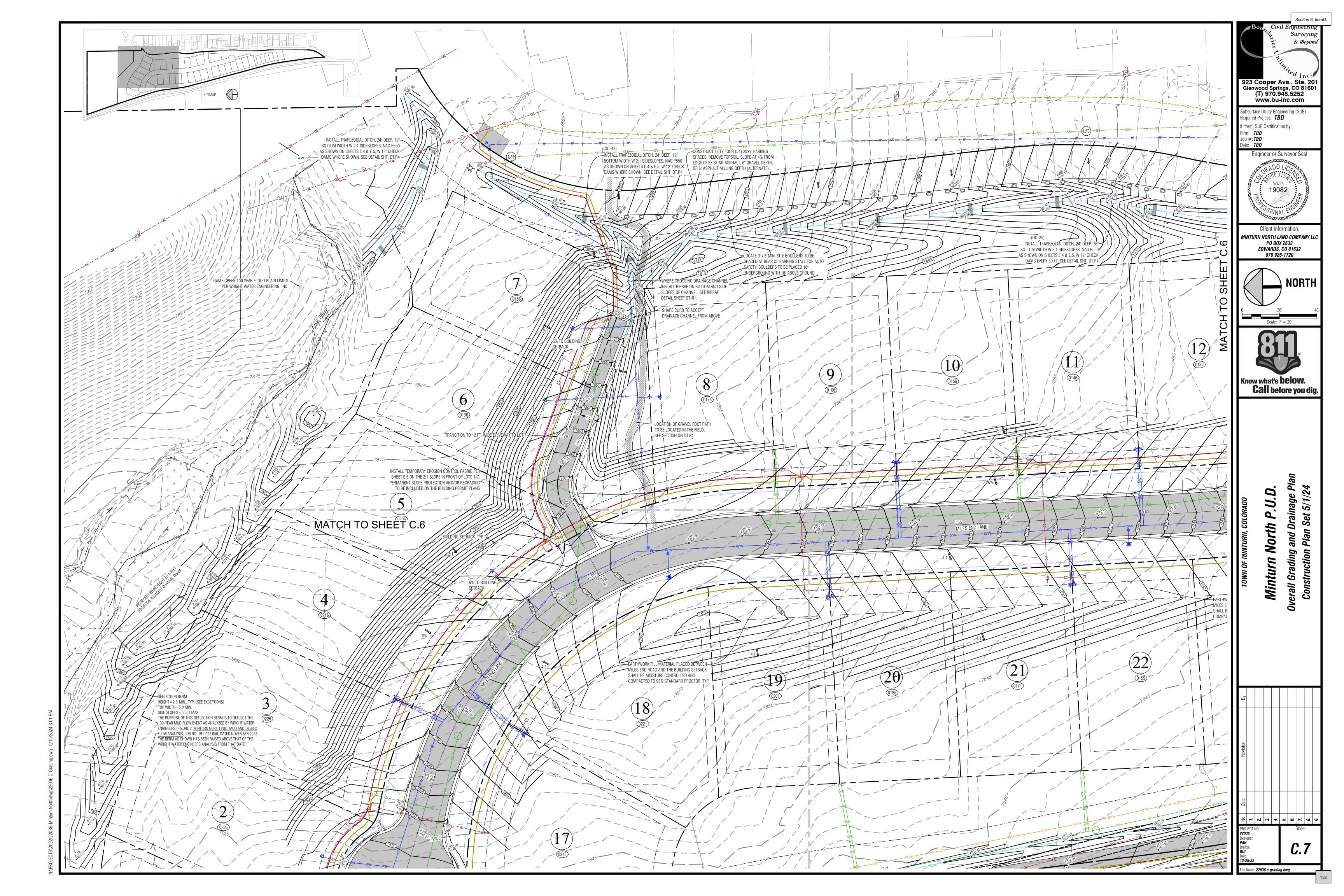
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect, in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

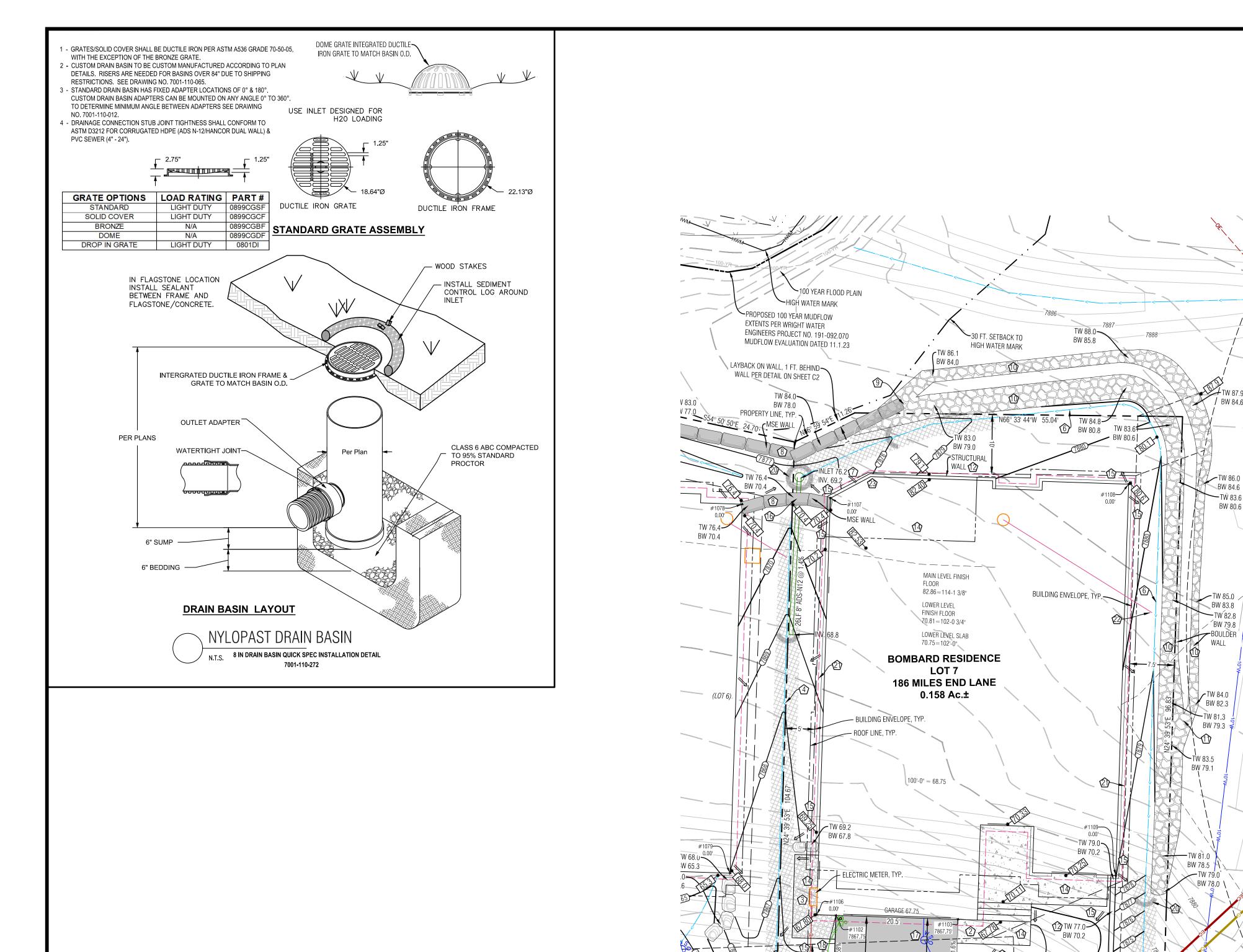
202402234

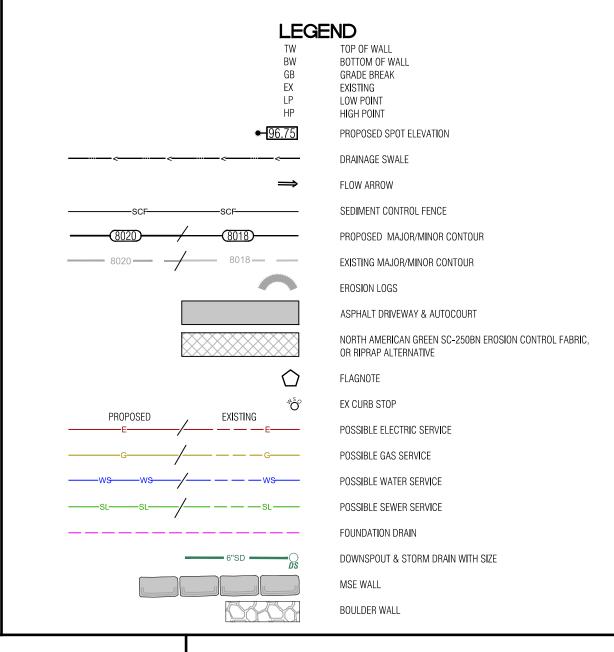


1 INCH = 30 FEET

08-13-2023







	Po	int Table		
Point #	Desc.	Elev.	North	East
1100	Driveway	7865.27'	4317.88	5538.43
1101	Driveway	7866.97'	4325.20	5550.64
1102	Driveway	7867.75'	4332.69	5554.08
1103	Driveway	7867.75'	4324.13	5572.71
1104	Driveway	7867.56 ¹	4313.82	5567.97
1105	Driveway	7867.82'	4306.06	5569.82
1106	House Corner	0.00'	4334.05	5551.12
1107	House Corner	0.00'	4397.66	5580.33
1108	House Corner	0.00'	4380.43	5627.44
1109	House Corner	0.00'	4320.68	5600.00

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.

 $6.884~\mathrm{SF}\pm$ 5) LOT AREA: DISTURBANCE AREA: $6,884~\mathrm{SF}\pm$

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

FLAGNOTES:

MATCH TO BACK OF EXISTING CURB.

(2) PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.

3 PERVIOUS SANDSET PAVERS RE: ARCHITECTURAL

PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%.

(5) FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP., SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE.

6 CREATE DRAINAGE SWALE. LOCATE FLOWLINE AT LEAST 1 FT. HORIZONTALLY AND 6" VERTICALLY LOWER FROM BASE OF WALL. INSTALL NORTH AMERICAN GREEN SC250 EROSION FABRIC WHERE SLOPE EXCEEDS 5%.

(7) INSTALL 8" NYLOPLAST DRAIN BASIN WITH DOME GRATE. SEE DETAIL ON THIS SHEET SHAPE & DRAIN ALL SURROUNDING AREA TO LOW

POINT WHICH IS THE INLET. NO DRAINAGE ALLOWED TO RETAINING WALL. INSTALL HEAT TAPE IN BASIN AND OUTLET PIPE.

MSE WALL WHERE WALL HEIGHT EXCEEDS 4 FT. PER DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.

TRANSITION FROM MSE WALL TO SPLIT BOULDER WALL.

(1) INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.

11 TRANSITION FROM SPLIT BOULDER WALL TO SINGLE TIER.

(12) STRUCTURAL WALL RE: STRUCTURAL.

SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.

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.

PROTECT STORM LINES AND UTILITIES WHEN CONSTRUCTING IMPROVEMENTS ABOVE FROM MATERIAL AND EQUIPMENT, TYP.

(17) LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.

(18) APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.

19 LOCATE, CONNECT TO, AND EXTEND ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET. MAINTAIN COVER & CLEARANCES

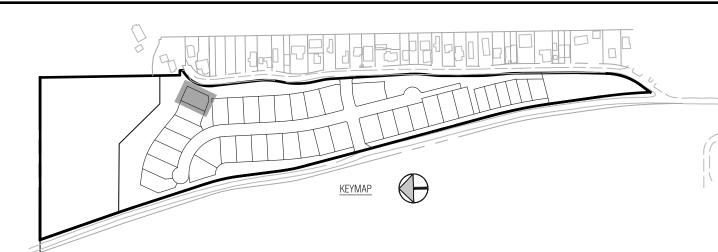
BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS

20 EROSION LOGS PER DETAIL ON SHEET C2.

FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON

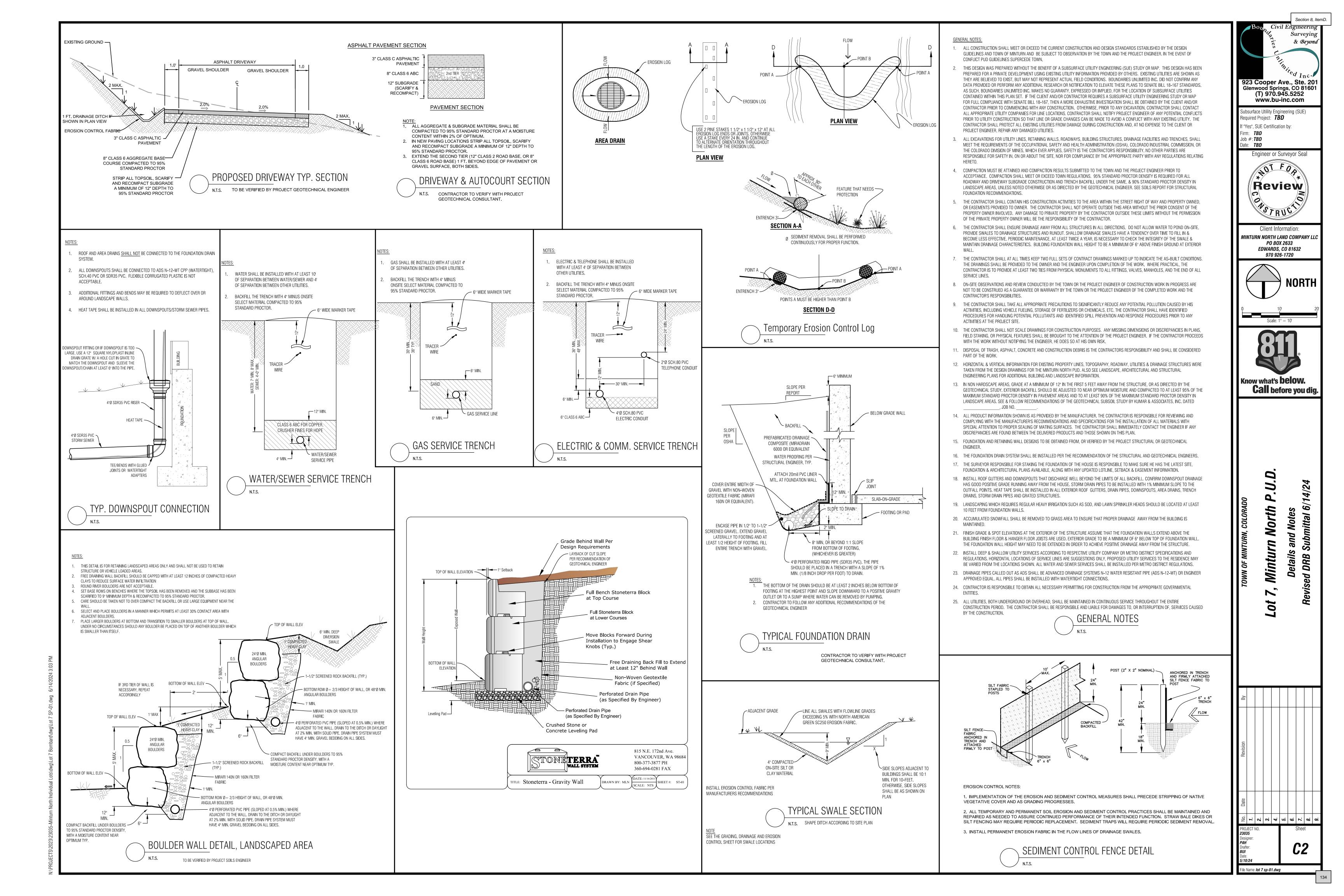
EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.

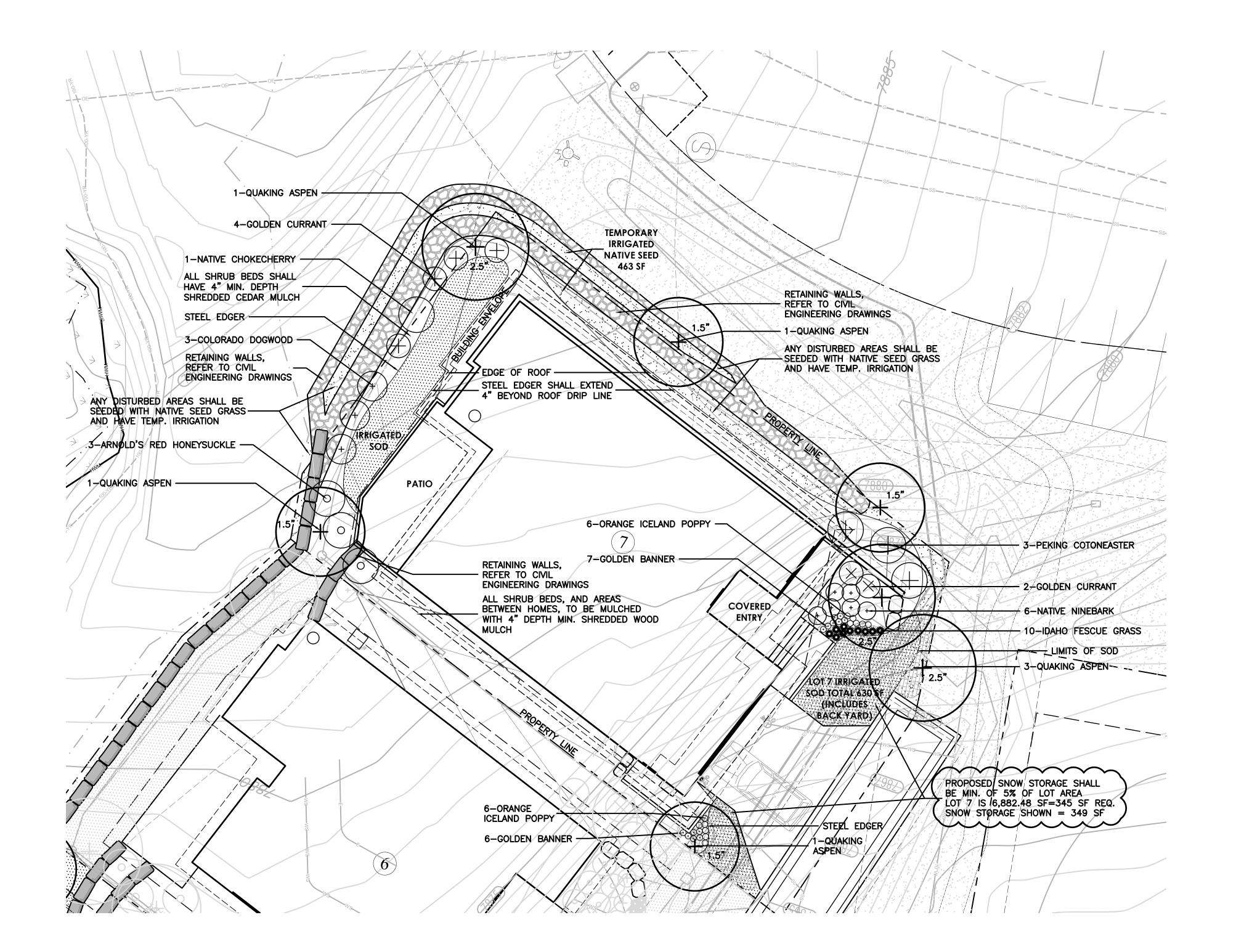
23) INSTALL HANDRAIL WHERE NECESSARY, RE: ARCHITECT.



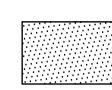
923 Cooper Ave., Ste. 201 Glenwood Springs, CO 81601 (T) 970.945.5252 www.bu-inc.com Subsurface Utility Engineering (SUE) Required Project: **TBD** If "Yes", SUE Certification by: Firm: **TBD** Job #:**TBD** Date: **TBD** Engineer or Surveyor Seal Review Client Information: MINTURN NORTH LAND COMPANY LLO PO BOX 2633 **EDWARDS, CO 81632** 970 926-1720 Know what's **below**. Call before you dig.

ile Name: Iot 7 sp-01.dwg

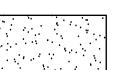




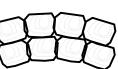
LEGEND



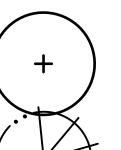
IRRIGATED SOD, REFER TO L2 FOR DETAILS



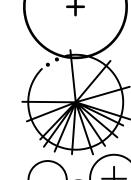
NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS

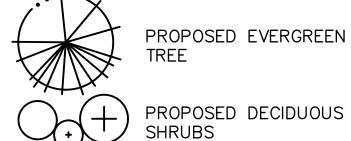


PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS



PROPOSED DECIDUOUS TREE





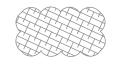
PROPOSED EVERGREEN



PROPOSED ORNAMENTAL GRASSES



PROPOSED FLOWERING PERENNIALS



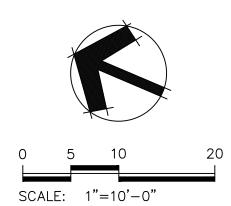
SNOW STORAGE AREA



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

DESIGNED: TT DRAWN: TT CHECKED: RH DATE: May 17, 2024 **REVISIONS:**

REVISION BASED ON DRB COMMENTS: 6.14.24 VERIFIED SQUARE FEET OF LOT AREA



REVISED DRB SUBMITTAL

SHEET TITLE: PROPOSED

LANDSCAPE PLAN SCALE: 1"=10'-0"

SHEET NUMBER:

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
- 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 $\frac{1}{4}$ " depth.
- 2. Apply Biodegradable Green Dyed-Wood Celluose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
- 3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete

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 $\frac{1}{3}$ 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:				
Permanen	t Irrigation	Square Footage of Irrigation		
	Permanent Pop—Up Spray Irrigation For Bluegrass Sod	630 SF		
330000 3000000000000000000000000000000	Permanent micro—spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF		
+	Permanent Drip Irrigation For B&B Trees	7 TREES x 4.5 SF = 32 SF		
+++++++++++++++++++++++++++++++++++++++	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF		
		TOTAL PERMANENT IRRIGATED AREA: 783 SF		
	Temporary Spray Irrigation For Native Seed	463 SF		

IRRIGATION NOTES:

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.

- SET SHRUB 1" HIGHER THAN THE FINISHED BED GRADE.

DIG PLANT PIT TWICE AS WIDE & HIGH AS THE CONTAINER

-APPLY SPECIFIED
MULCH. TAPER MULCH
TO 1" AT EDGE OF

CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT—

BALL WHEN REMOVING IT FROM ITS CONTAINER.

NOT TO SCALE

PAVEMENT.

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.

	SEEDING RATE	BULK LBS
COMMON NAME	% MIX	PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRASS	5 10%	5.00
ROCKY MOUNTAIN FESCU	E 10%	5.00
THICKSPIKE WHEATGRASS	15%	7.50
BOTTLEBRUSH SQUIRRELT	AIL 2.5%	1.25
STREAMBANK WHEATGRAS	SS 15%	7.50
PRAIRIE JUNEGRASS	2.5%	1.25
TOTAL LBS./ACRE	100%	50

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 1" 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

NOTE: BROKEN OR CRUMBLING ROOT— BALLS WILL BE REJECTED.

SHRUB PLANTING

NOTES:

PRUNE ALL DEAD OR -

PRIOR TO PLANTING.

COMPACTED BACKFILL MIX

FILL PLANT PIT WITH
1/2 SPECIFIED SOIL MIX
& 1/2 PIT SOIL

LOOSEN SIDES OF PLANT PIT & WATER IN WELL TO ELIMINATE LARGE AIR POCKETS.

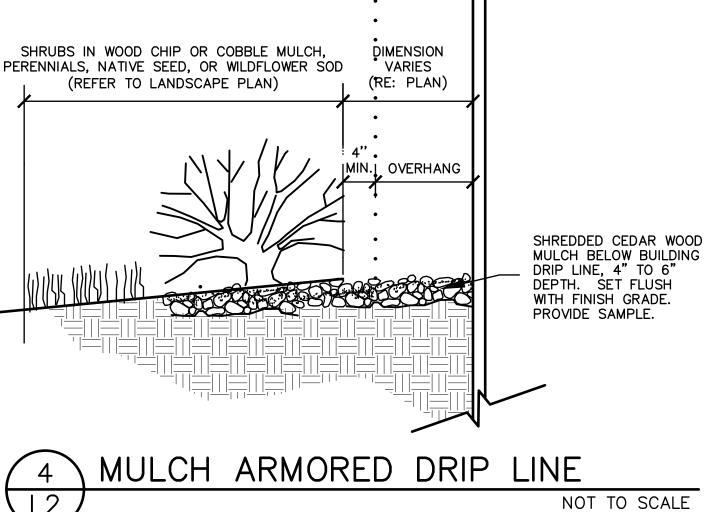
SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH

GRADE OF MULCH LAYER.

ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

	PRUNE DAMAGED OR DEAD WOOD
	- DO NOT CUT LEADER
	. 12 GAUGE GALV. WIRE WITH 3/4" DIA. WHITE PVC ON ENTIRE LENGTH OF EACH WIRE
	- SPECIFIED TREE STRAP
	- SPECIFIED POSTS— ALIGN NW/SE, 2 PER TREE SET MIN 18" INTO UNDISTURBED SUBGRADE
	- WRAP ENTIRE SURFACE OF TRUNK UP TO SECOND BRANCH WITH SPECIFIED WRAPPING SECURED @ TOP AND BOTTOM & AT TWO FOOT INTERVALS.
	- PLANT TREE W/ TOP OF ROOTBALL 2"-4" ABOVE FINAL GRADE - MULCH RING, MIN. 48" IN DIA., 4" IN DEPTH.
	-4" HEIGHT WATER SAUCER IN NON-TURF AREAS
	-SPECIFIED BACKFILL MIXTURE AS PER SPECIFICATIONS
	- AFTER TREE IS SET IN PLANTING PIT, REMOVE ALL TWINE & WIRE FROM TOP & SIDES OF ROOTBALL PULL BURLAP BACK 1/3 (MIN.)
2x DIAMETER OF	- SET ROOTBALL ON UNDISTURBED SUBGRADE-DO NOT OVER- EXCAVATE
C DECIDITORIO TOR	

3 DECIDUOUS TREE PLANTING

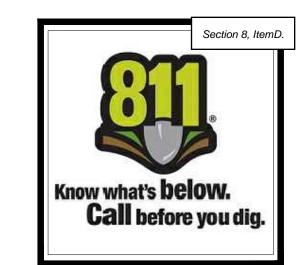


PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

- CSU Extension, Fire Wise Plant Materials 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes Fact Sheet No. 7.422

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS		
	DECIDUOUS TREES					
4	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed		
3	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed		
	ORNAMENTAL GRASSES	(planted @ 12" O.	C. spacing)			
10	Idaho Fescue Grass, Festuca idahoensis	1 & 2 s 'Siskiyou Blue'	1 gal.	Container Full		
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)					
12	Orange Iceland Poppy Papaver nudicaule	1 & 2	Flats of 15			
13	Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15			
	DECIDUOUS SHRUBS					
3	Arnold's Red Honeysuckle Lonicera tatarica 'Arnold'		5 gal.	Container, 5 canes minimum 24"—36" ht.		
3	Colorado Dogwood Cornus sericea coloradens	1 & 2 se	5 gal.	Container, 5 canes minimum 24"—36" ht.		
6	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"—36" ht.		
1	Native Chokecherry Prunus virginiana melanoo	1 & 2 carpa	5 gal.	Container, 5 canes minimun 24"—36" ht.		
6	Native Ninebark Physocarpus monogynus	1 & 2	5 gal.	Container, 5 canes minimun 12"—18" ht.		
3	Peking Cotoneaster Cotoneaster lucidus	1 & 2	5 gal.	Container, 5 canes minimun 24"—36" ht.		



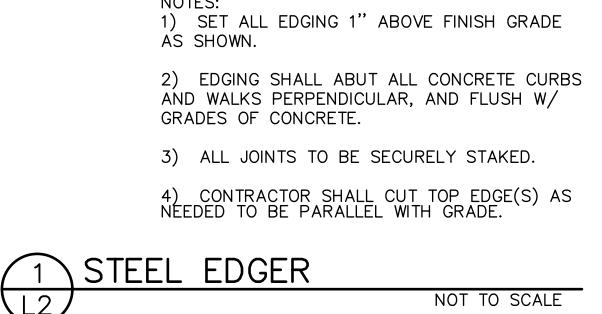
LANDSCAPE ARCHITECT: TOMINA TOWNSEND, LA PO BOX 3000, PMB 301 EDWARDS, CO 81632 P. 303.572.7876 TTownsend@ResortConceptsCO.com

DESIGNED: TT DRAWN: TT CHECKED: RH DATE: May 17, 2024 **REVISIONS:** REVISION BASED ON DRB COMMENTS: 6.14.24 VERIFIED SQUARE FEET OF LOT AREA

SUBMITTAL SHEET TITLE: LANDSCAPE NOTES & DETAILS SCALE: NOT TO SCALE

REVISED DRB

SHEET NUMBER:



SHRUB BED W/ SPECIFIED

SPECIFIED STEEL EDGING

SPECIFIED LANDSCAPE FABRIC

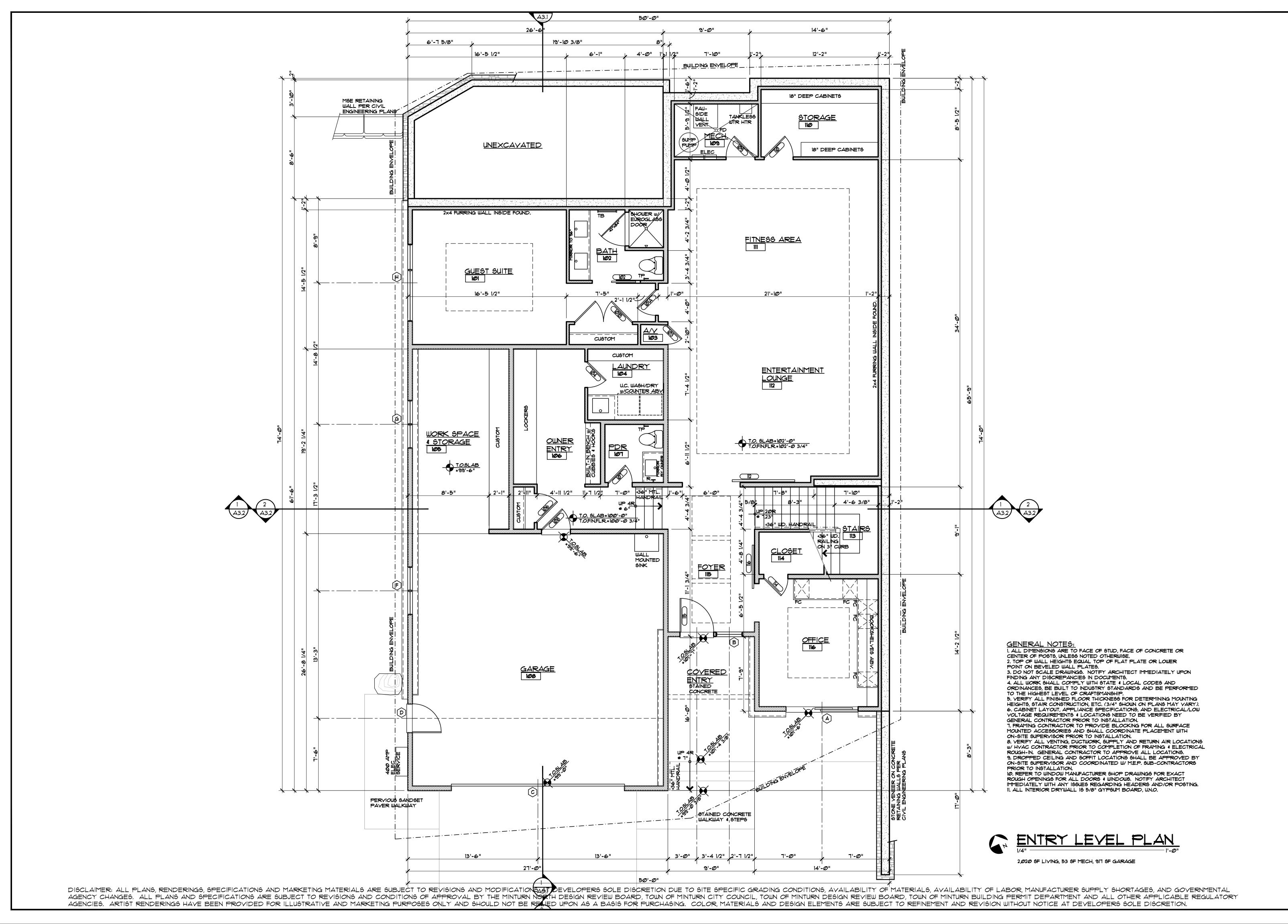
METAL STAKES AS SPECIFIED

ROLL EDGE UNDER EDGING

MULCH DEPTH

AS SHOWN

-LAWN AS SPECIFIED



RE, INC.
(970) 409-9790
itecture.com

Section 8, ItemD.

ARCHITECTURE, INC
PO BOX 798 KREMMLING, CO 8045
(970) 724-3411 CELL: (970) 409-9790

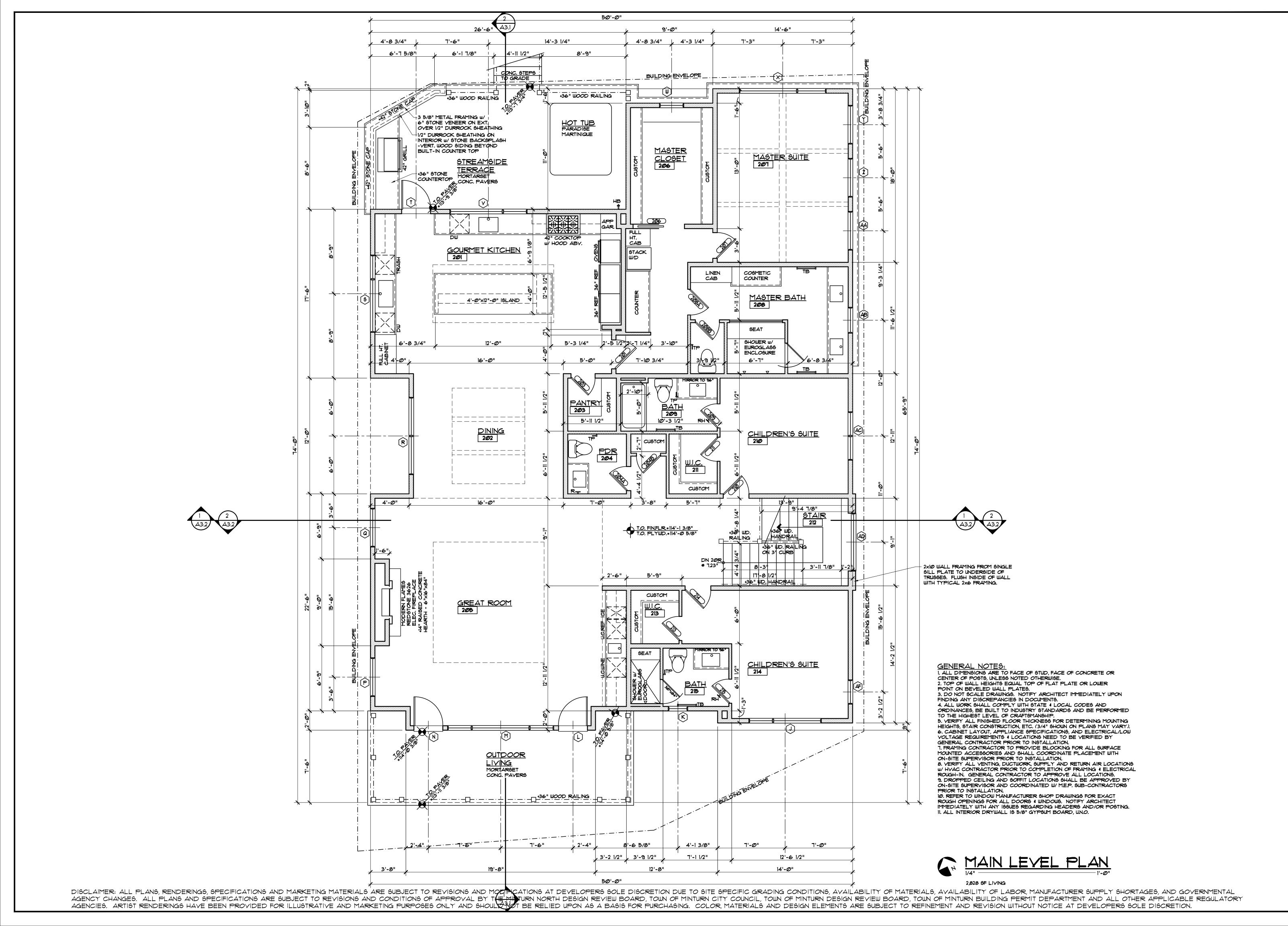
RESORT CONCEPTS
MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

END LANE
URN NORTH

PROJECT NO: 2412-22 L07

11100201 110:2 112 22 E07								
	COMMENTS			REVISED DRB SUBMITTAL	DRB SUBMITTAL SET			
	ВУ			∃ma	DWE			
NED	DATE			6-14-24	5-17-24			

A1.1



FURE, INC.
AMMLING, CO 80459
:ELL: (970) 409-9790

Section 8, ItemD.

PTS ARCHITECTURE PO BOX 798 KREMMLING (970) 724-3411 CELL: (970

RESORT CONCEPTS
MAIN STREET, SUITE C-101
EDWARDS, COLORADO

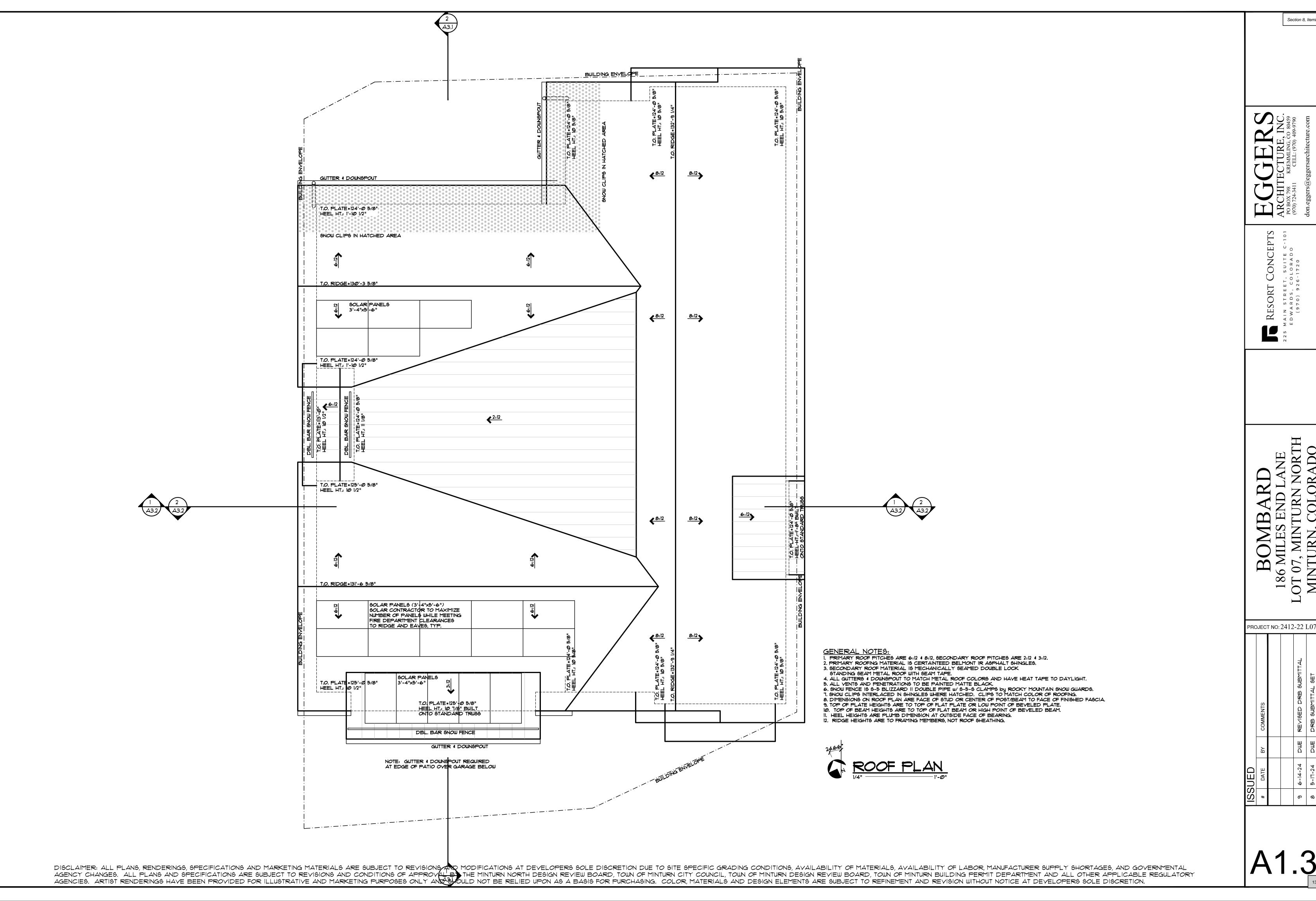
186 MILES END LANE
OT 07, MINTURN NORTH
MINTURN COLORADO

DATE BY COMMENTS

DATE BY COMMENTS

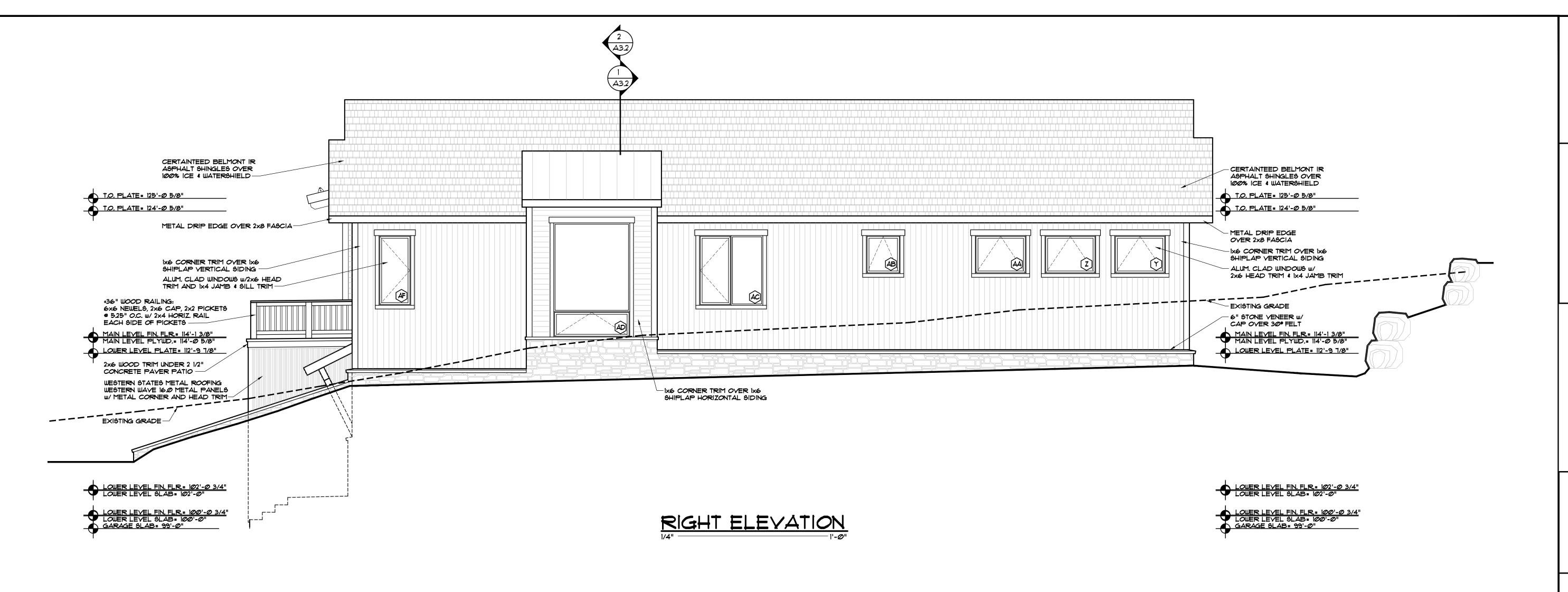
6-14-24 DWE REVISED DRB SUBMITTAL
5-11-24 DWE DRB SUBMITTAL SET

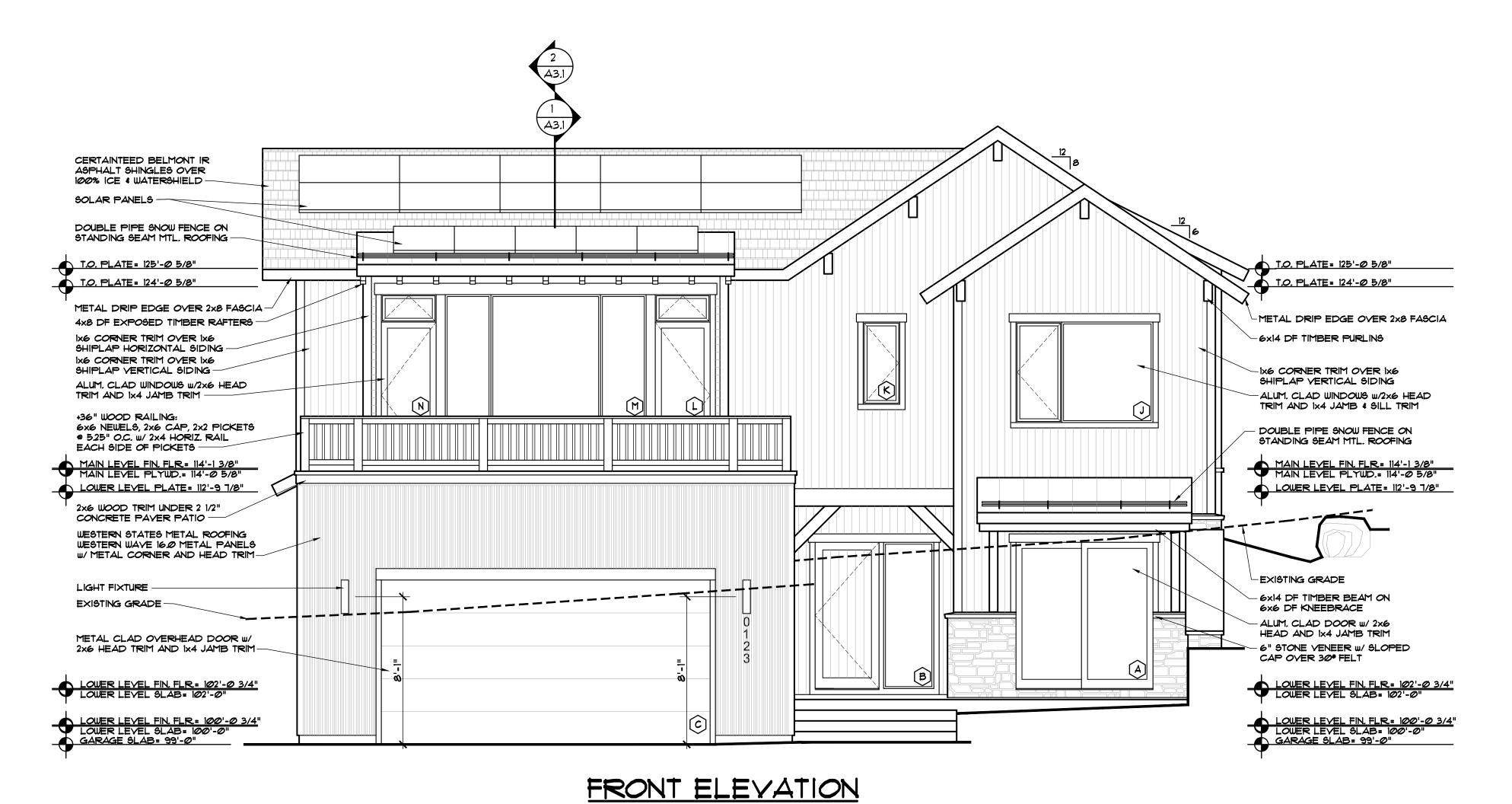
A1.2



Section 8, ItemD.

RESORT CONCEPTS





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.

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 DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY

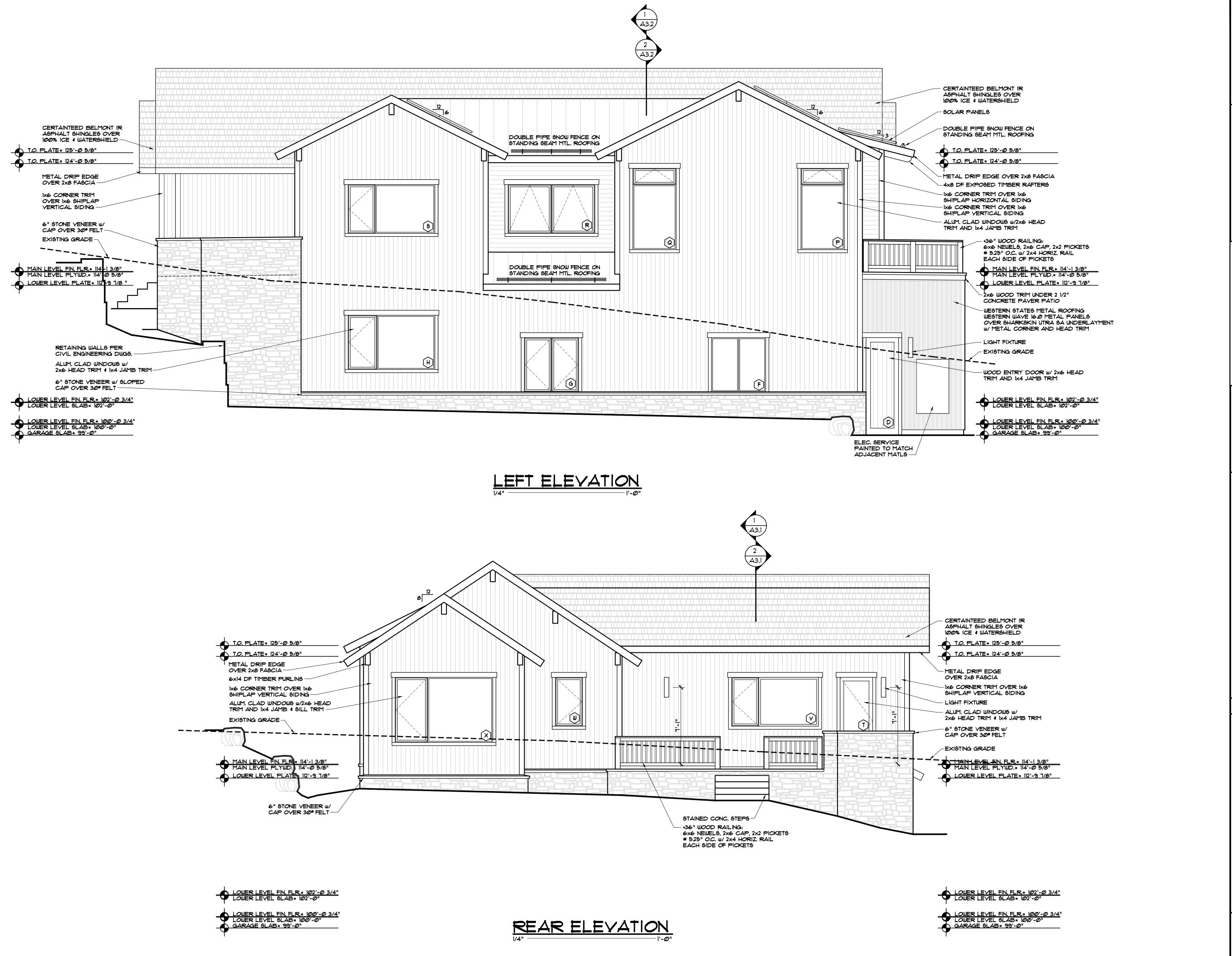
ШΩ

Section 8, ItemD.

RESORT

NNE ORTH ADO 07 Z MIN

PROJECT NO: 2412-22 L07



DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND GOVERNMENTAL
AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE MINTURN DESIGN REVIEW BOARD, 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.

A2.2

Section 8, ItemD.

ШΩ

NNE ORTH ADO

> MINTURN URN, COLO

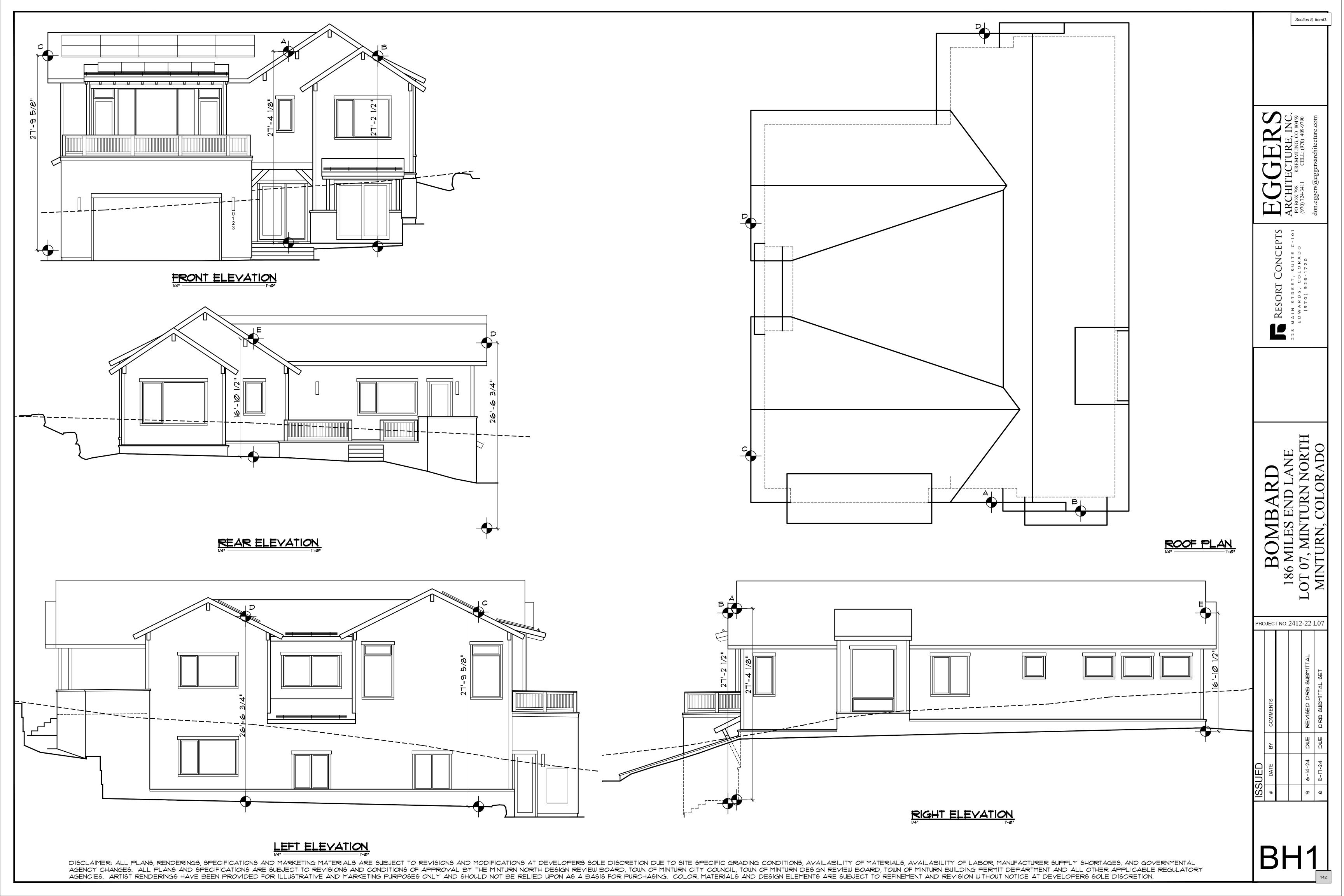
07 Z

MIN

M

PROJECT NO: 2412-22 L07

RESORT



Minturn Planning Department

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



Minturn Planning Commission

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

Memorandum

Date: June 21, 2024

To: Minturn Planning Commission From: Madison Harris, Planner I Re: Planning Department Update

291 Main Street - Minor DRB Permit

Rocky Mountain Taco recently applied to construct bike parking adjacent to their parking spaces as well as extend their fence in the front. That application was approved by the Planning Director on June 18, 2024. An excerpt from the application is attached.

4928

