



AGENDA

Planning Commission Regular Meeting 5:30PM

Wednesday, January 08, 2025

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/81454565277>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 814 5456 5277

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.](#) December 11, 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.** 0226 Miles End Lane - Changes to Approved Plans for Single Family Residence
- B.** 161 Main Street and 161 Nelson Avenue - Conditional Use Permit and Design Review for New Commercial Building
- C.** Draft Ordinance A - Series 2025 An Ordinance of the Town of Minturn Amending Chapter 16 and Chapter 19 of the MMC
- D.** Draft Ordinance B - Series 2025 An Ordinance Amending Chapter 16, Article 17 of the MMC in Regards to Cut-Off Times for Holiday Lighting

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

- A.** Manager's Report

11. PLANNING COMMISSION COMMENTS

12. FUTURE MEETINGS

- A.** January 22, 2025
- B.** February 12, 2025

13. ADJOURN



OFFICIAL MINUTES Planning Commission Meeting

Wednesday, December 11, 2024

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

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

1. CALL TO ORDER - 5:30 PM

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

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Those present at roll call: Planning Commission Chair Lynn Teach, and Planning Commission Members Jeff Armistead, Michael Boyd, Amanda Mire, Eric Rippeth, and Darell Wegert. Staff members present: Planning Director Scot Hunn, Town Attorney Richard Peterson-Cremer, Town Engineer Jeff Spanel, and Planner I Madison Harris.

Note: Darell W. is having technical difficulties and cannot speak at this time.

3. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

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

Note: Darell W. is having technical difficulties and cannot vote at this time.

4. APPROVAL OF MINUTES

A. November 27, 2024

Motion by Michael B., second by Jeff A., to approve the minutes of November 27, 2024 as presented. Motion passed 5-0.

Note: Darell W. is having technical difficulties and cannot vote at this time.

5. DECLARATION OF CONFLICTS OF INTEREST

Jeff A. has a conflict of interest with Agenda Items 8A, 8B, and 8C as he is the applicant and will be recusing himself.

6. PUBLIC COMMENT

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

No public comment.

7. SPECIAL PRESENTATIONS

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

8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

Note: Jeff A. recused himself.

- A. Midtown Village PUD - Planned Unit Development Review for Preliminary Plan
Madison H. introduced the agenda topic. This is a continuation of a hearing from November 13, 2024. A reminder that the public comment was left open at the last hearing.

Jeff Armistead, 1632 Main Street, Applicant.

Presented the updated landscaping plan.

- Lynn T. would like to have the size of the firs be provided. Has concerns about the types of trees chosen as the maples might not do well up here. Advised talking to someone local about tree plantings. Need to make sure that any shrubs/bushes are not fruit bearing.

Mr. Armistead presented the updated snow storage plan.

- Lynn T. asked where the mechanical room for the snow melt system is for the driveway.
- Mr. Armistead said it would be in the parking garage for the apartment building.
- Lynn T. pointed out that on page 70 of the PUD Guide it says that snow removal for the sidewalks is for the HOA, she also pointed out a typo "me" instead of "be".

Mr. Armistead presented the updated open space plan.

- Lynn T. pointed out that the figures about the open space within the PUD Guide on pg 58 should be updated to reflect the updated figures prior to final plan/plat.

Mr. Armistead presented the updated parking plan.

- Amanda M. asked if all parking spaces would be built with the infrastructure.
- Mr. Armistead said that the parking spaces along the main road will be built, but not the spots for the micro homes or the townhomes.
- Lynn T. asked staff if the parking numbers have been checked.
- Madison H. said that parking requirements have been checked, just the future commercial is hard to nail down.
- Lynn T. had comments about page 60 statement about RO apartments should be "19 units (16+3)" and pointed out a typo on page 63 "mail" when it should be "main". Also asked for clarification on page 59 on any time frame anticipated for release to the general public but requiring a 2% transfer tax.

- Amanda M. asked how any future requirements from CDOT at future phases affect the PUD and plat.
- Scot H. said that CDOT prefers minimizing access points. The Applicant will need to apply for an updated access permit when they get to Phase 3, 4 and 5 and if CDOT wants another access point that changes the PUD, then it might need to come in for a PUD amendment.
- Jeff S. said that the CDOT access permit is very specific to Phase 1 and 2 and the way the access code is written is if there is any change in use then the access permit will need to be updated.

Darell W. said that his question about a U access was already answered.

Scot H. went through the questions received from Michael B. via email and the Town Attorney's and Town Engineer's responses.

Scot H. read into the record public comment received from Bob Stephanoff, 962 Main Street. "Hello Madison,

Regarding this evening's Planning Commission meeting on the Minturn Village PUD. We have a few concerns.

The request for set back variance: As a home owner at 962 Main Street and having recently completed a house renovation we are adamantly opposed to granting a setback variance. We were restricted significantly in design and siting options due to our strict setbacks and utility easement. The owner/ developer of Minturn Village should be held to same standard. We were held to stringent set backs on the river, side and front setbacks. These developers should not get the variance for setbacks even if abuts open space similar to being restricted against the river.

In addition to variances for setbacks are the SIGNIFICANT concerns regarding traffic flow out of a single entrance to the entire development. With 42 units with at least 2 bedrooms, it's potentially 4 cars per dwelling unit which equates to 168 cars for the residential units total plus the cars for the 2 commercial spaces which will have constant traffic to them.

The placement of the proposed commercial/fire station being on the opposite side of the development from the other commercial space. Both commercial spaces should be placed on the south side of the PUD closer to existing light commercial in this area. Moving the proposed commercial/fire dept building to the south allows for a separate/2nd or 3rd entrance for the development which provides a safer and more dedicated access for service.

This PUD is proposing a SINGLE entrance to the entire development. That has significant impact to traffic flow not only for Minturn residents but for all of those traveling from Leadville through Minturn. Has CDOT done a full traffic impact study for this PUD? At minimum the development with this density of residential and added commercial space should be required to have two if not three points of egress for the development.

Regards

Bob Stephanoff"
Public comment closed.

Motion by Michael B., second by Eric R., to recommend approval with conditions to the Town Council of Midtown Village PUD – Planned Unit Development Review for Preliminary Plan. Motion passed 5-0.

1. Work with the Town Attorney and Town Engineer to ensure that all sheets, easements, and other matters on the Final Plat and 100% civil engineering drawings are accurately and clearly labeled.
2. Work with the Town Attorney and Planning Director to ensure that the PUD Guide contains only matters relating to land use, development standards, and zoning, and the PUD Narrative contains other matters relating to the prosecution of the development, including phasing, future subdivisions, allocation of water, and temporary uses. Many of these matters will also be reflected in the SIA.
3. Work with the Town Attorney and Town Engineer on SIA to include final Engineer's Estimate of Probable Costs (EEOPC) for public improvements, security, matters relating to the water moratorium, phasing of development, landscaping, additional permits, and other construction related matters.
4. Work with the Town Attorney on any recommended revisions to the Master Declaration of Covenants, Conditions, and Restrictions for the Midtown Village Homeowners Association.
5. Work with the Town Attorney on inclusionary housing policy, transfer covenants, and deed restrictions to ensure that these covenants and deed restrictions have appropriate priority and enforcement mechanisms.
6. Work with the Town Attorney and Planning Director to resolve any of the outstanding matters from previous referral letters and applicant responses.
7. Work with the Town Attorney and Planning Director to review and revise the Midtown Village PUD Housing Plan to identify opportunities to increase the number of price-capped, for-sale units; to lower the initial sales price for deed restricted, price-capped units from 200% AMI to a range between 120-140% AMI; and to include price appreciation caps for any deed restricted, pricecapped for-sale unit resales.
8. The section dealing with water in the PUD Narrative is deleted in its entirety.
9. Language shall be added to the SIA requiring that Phases 3-5 comply with additional CDOT traffic studies as required by CDOT at the time of application.

- B. Midtown Village PUD - Planned Unit Development Review for Preliminary Plat**
 Madison H. introduced the agenda topic. This is a continuation of a hearing from November 13, 2024. A reminder that the public comment was left open at the last hearing.
 Public comment closed.

Motion by Amanda M., second by Darell W., to recommend approval with conditions to the Town Council of Midtown Village PUD – Planned Unit Development Review for Preliminary Plat. Motion passed 5-0.

1. Work with the Town Attorney on language included on the plat (note 16) and the Subdivision Improvement Agreement (SIA) restricting development of future phases unless and until the Water Moratorium enacted by Ordinance No. 2, Series 2023 has been lifted.
2. Work with the Town Attorney and Town Engineer on the Certificate of Dedication and Ownership on the plat to accurately reflect all existing easements and those being dedicated to whom and for what purposes.
3. Work with the Town Attorney and Town Engineer to ensure that all sheets, easements, and other matters on plat and civil plan drawings are accurately and clearly labeled.
4. Revise plat note 16 and existing condition of approval that the vested rights are explicitly subject to the availability of water pursuant to the Water Moratorium. For the avoidance of doubt the development is entitled to 22.5 SFEs pursuant to Code Chapter 13 until such time that the Moratorium is lifted.

- C. Midtown Village PUD - Planned Unit Development Review for Amendment to the Character Area and Zone District Map
 Madison H. introduced the agenda topic. This is a continuation of a hearing from November 13, 2024. A reminder that the public comment was left open at the last hearing. Public comment closed.

Motion by Amanda M., second by Michael B., to recommend approval to the Town Council of Midtown Village PUD – Planned Unit Development Review for Amendment to the Character Area and Zone District Map. Motion passed 5-0.

Note: 5 minute recess called at 7:01 pm.

Note: Jeff A. unrecused himself.

Note: Michael B. had to leave the meeting at 7:05 pm.

9. DISCUSSION / DIRECTION ITEMS

- A. Minturn Forward: Land Use Code Update - Draft Article 8 - Subdivision Application Requirements & Procedures
 Scot H. introduced the agenda item. Matt Farrar, Western Slope Consulting went through the draft Article 8.
- Sec. 16-8-10: General Provisions
 - No comment
 - Sec. 16-8-20: Subdivision Application Types & Review Procedures
 - No comment
 - Sec. 16-8-30: Public Notice Requirements
 - Lynn T. pointed out that there are still sections requiring public notice to 100 linear feet, but based on the Council decision it should be 200 linear feet. Would like to extend the public notice period.
 - Sec. 18-8-40: Waiver from Subdivision Standards
 - Amanda M. would like any waivers be explained in the staff report and be able to be called up.
 - Sec. 16-8-50: Administrative Replat
 - Amanda M. asked for clarification concerning public easements not being able to be addressed through this process.
 - Mr. Farrar explained that an owner of two lots across the street from another cannot vacate the ROW between them to combine them through this process.
 - Sec. 16-8-60: Correction Plat
 - No comment
 - Sec. 16-8-70: Duplex, Condominium, or Townhome Subdivision
 - Jeff A. said that there should be language added requiring proof that legally an existing building can be turned into a duplex from a building code standpoint.
 - Sec. 16-8-80: Exemption Plat
 - No comment
 - Sec. 16-8-90: Minor Subdivisions
 - No comment
 - Sec. 16-8-100-110: Mountaintop Estate & Ranch Lots
 - No comment
 - Sec. 16-8-120: Vacation of Public Right-of-Way or Easement
 - No comment
 - Sec. 16-8-130: Major Subdivisions
 - No comment
 - Sec. 16-8-140: Major Subdivision – Sketch Plan
 - No comment

- Sec. 16-8-150: Major Subdivision – Preliminary Plat
 - Consensus on the question in the margins is 2 years and 30 days.
- Sec. 16-8-160: Major Subdivision – Final Plat
 - No comment
- Look at page 788 for Eric’s Comment about definition of “good cause”.

10. STAFF REPORTS

A. Manager's Report

License Plate Reader Proposal

The Eagle County Sheriff’s Office has provided materials for the consideration of purchasing and installing license plate readers (LPRs) within the Minturn town boundaries. The proposal and supporting informational materials are included with this report. License plate readers are already being utilized in Gypsum, Avon, and Vail. The goal is for the regional, state and federal law enforcement teams to be able to collaborate on solving crimes. Town staff seeks the Council’s feedback on your support or opposition to the purchase of these devices.

Downtown Water Tank Holiday Lights Update

Staff continue to explore ways to utilize solar power for the holiday lights at the downtown water tank. The lights work if they are plugged into an electrical power source but have yet to properly function via the solar option which is preferred.

Main Street Phase II Sidewalks

The team is working toward grant opportunities for the completion of the Main Street Phase II Sidewalk project, however all CDOT grants are estimating an 18-month grant contract approval process and therefore will not fit into the current construction schedule for Minturn’s Spring 2025 construction period. We will continue to look for opportunities, but any additional sidewalk construction will most likely come via a future construction period.

Dolores Bridge Truss Opportunity Investigation

Staff have submitted to the Colorado Bridge Replacement and Historic Preservation programs our interest to further investigate the reuse of the Dolores bridge in the current Bellm Bridge location. It is unknown if this will be a viable alternative, however it remains worth investigating. We remain hopeful the grant committee also sees this as a benefit worth funding.

Minturn Seniors Lunch & Bingo

Our office staff visited the Minturn Seniors Lunch on Friday, November 22nd at the Vail Ski and Snowboard Academy. Thirteen rounds of bingo were played, a lovely lunch was served and then cake was enjoyed by all for a birthday celebration. Council members are encouraged to schedule time at an upcoming senior’s lunch as the experience is invaluable.

DOLA Grant – Retaining Wall Repairs/Playground Equipment Match

The request has been submitted to match the retaining wall repair funds with funds to replace the playground equipment. Once the Town receives this approval, staff will coordinate a community feedback session on the kind of playground equipment Minturn youth would like to have installed. More to come.

Railroad Ave Pedestrian Safety Improvements

With the PUC approval for the Railroad Ave Pedestrian improvements, staff will create the RFP and plan to go to Ad by mid-winter in preparation for a spring construction start date.

Taylor St Neighborhood Meeting

Inter-Mountain Engineering has completed the survey work for Taylor Street. With this in hand, staff would like to hold a neighborhood meeting with Taylor Street residents, preferable on-site if weather permits, to review the feedback received during the last Taylor St paving discussion.

We would like to correlate the feedback received with the surveyed topography and on-site inspections to ensure we're making as many needed improvements as the budget will allow. More information to follow about a date/time for the neighborhood meeting.

Community Energy Efficiency Program

Minturn supports the Community Energy Efficiency Program operated by Walking Mountains Science Center. Currently, the Town pays \$2500 annually administratively to manage the program and market the rebates for Minturn residents. Attached is a copy of the program use and costs to date. As you will see, Minturn is paying more in program administration costs than toward providing residents with rebates. With this in mind, Minturn will bring the administration of the community rebates offered inhouse so as to save the \$2500 annual cost but still allow for the full use of the program by Minturn residents.

11. PLANNING COMMISSION COMMENTS

Jeff A. would like to thank Michelle Metteer for all her hard work and wish her good luck in Ouray.

12. FUTURE MEETINGS

- A. December 25, 2024 - Meeting Cancelled
- B. January 8, 2025

13. ADJOURN

Motion by Amanda M., second by Jeff A., to adjourn the regular meeting of December 11, 2024 at 8:32 p.m. Motion passed 5-0.
Note: Michael B. is excused absent.

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 – Changes to Approved Plans

0226 Miles End Lane

Hearing Date:	January 8, 2025
File Name and Process:	Single-Family Residence Changes to Approved Plans Review
Owner/Applicant:	Mikel Goicoechea & Stephanie Gulledge
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 3
Address:	0226 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	Approval

Staff Report

I. Summary of Request:

Staff has underlined within the text of this report those items that changed since approval.

The Applicants, Mikel Goicoechea and Stephanie Gulledge, request Final Plan review of changes to approved plans for a new, four-bedroom, 3,982 (gross) square foot single-family residence located at 0226 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 1 and 7/8 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

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

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

These plans are being presented by the Applicant as “Final Plan” level of review for changes to approved plans 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 0226 Miles End Lane meet or can be revised to meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

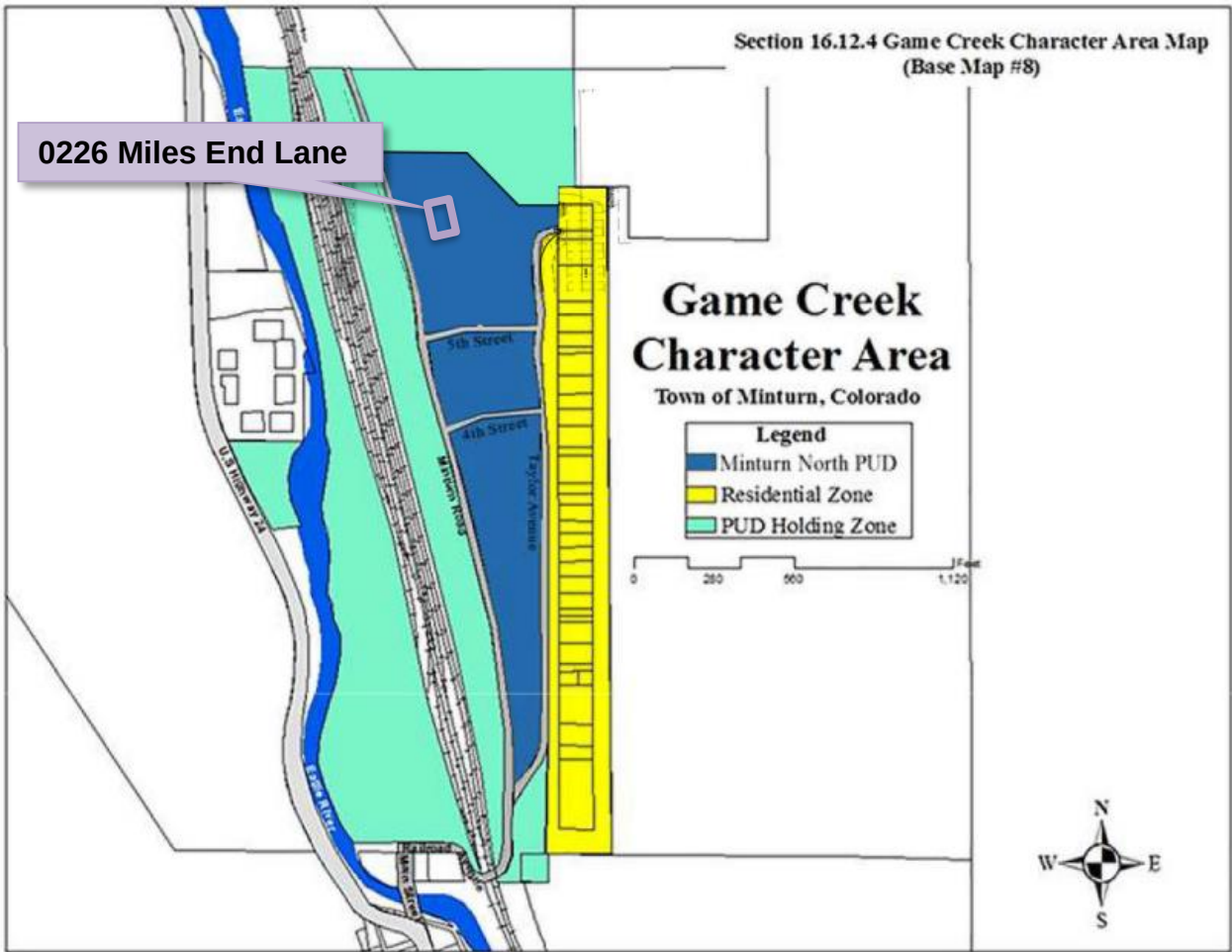
Zoning

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

“The primary intent of this Planning Area is to create a market rate single-family residential use zone surrounded by common area and open space.”
- Ordinance No. 15 – Series 2023 Minturn North PUD Guide

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Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	8,407.08 sq. ft.	8,407.08 sq. ft. (.193 ac.)
Maximum Building Height:	28 feet	<u>27 feet – 1 7/8 inches</u>
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% (4,203.54 sq. ft.)	<u>2,864 sq. ft. (34.07%) Proposed</u>
Maximum Impervious Coverage:	60% (5,044.25 sq. ft.)	<u>3,616 sq. ft. (43.01%) Proposed</u>
Minimum Snow Storage Area:	5% of Lot Area (8,407.08 sq. ft. x .05 = 420.35 sq. ft.)	604 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. Issues and Recommended Revisions:

Issues or Required Plan Revisions

Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0226 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.

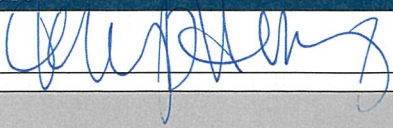
Staff is **recommending approval** of the Changes to Approved Plans.



DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

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

Project Name:			
Minturn North – Goicoechea Residence			
Project Location			
Street Address: 0226 Miles End Lane			
Zoning: Residential		Parcel Number(s): 2103-262-30-003	
Application Request:			
DRB Modifications			
Applicant:			
Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC			
Mailing Address: PO Box 2633 Edwards, CO 81632			
Phone: 970-926-1720		Email: THermes@ResortConceptsCO.com	
Property Owner:			
Name: Mikel Goicoechea & Stephanie Gulledge			
Mailing Address: PO Box 7382 Boulder, CO 80306			
Phone: 303-601-4618 (Mikel)		Email: MikelOnTheBeach@yahoo.com / StephGulledge@gmail.com	
Required Information:			
Lot Size: 0.193 ac	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedrooms 4	# On-site Parking Spaces 4
# of Stories: 2	Snow storage sq ft: 604 sf	Building Footprint sq ft: 2,864 sf	Total sq ft Impervious Surface: 3,616 sf
Signature:			
 11/26/24			
Fee Paid: _____ Date Received: _____ Planner: _____			



December 17, 2024
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Goicoechea Residence
Lot 3 Minturn North – 0226 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.

The residence has been revised from the previous DRB approval in the following manner:

1. The grading at the rear of the home has been revised to provide a usable yard space.
2. The storage area on the garage was expanded, adding additional building coverage.
3. The entry foyer was expanded adding additional living space.
4. The front porch area was redesigned to include a covered porch area in addition to the covered entry, adding additional building coverage.
5. Exterior finish materials have been revised. This includes a mix of horizontal and vertical siding, additional stone veneer and a metal deck railing.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Taylor Hermes', is written over a light blue circular stamp that contains the word 'RECEIVED'.

Taylor Hermes
512.468.3012



Terraces & Walkways
Stained Concrete



Exterior Stone
Colorado Buff w/ Grout



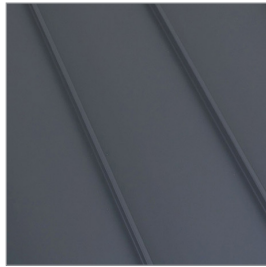
Vertical & Horizontal Siding, Fascia, Columns & Soffits
Siding: 1"x8" – Butt Joint, Smooth
Color: Custom Stain



Wood Columns per Plan
Color: Custom Stain



Roofing
Mfg: CertainTeed Belmont
Asphalt Shingles
Color: Black Granite



Roofing
Standing Seam Metal
Color: Matte Black



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



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



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



Entry Door
Solid Wood
Color: Custom Stain

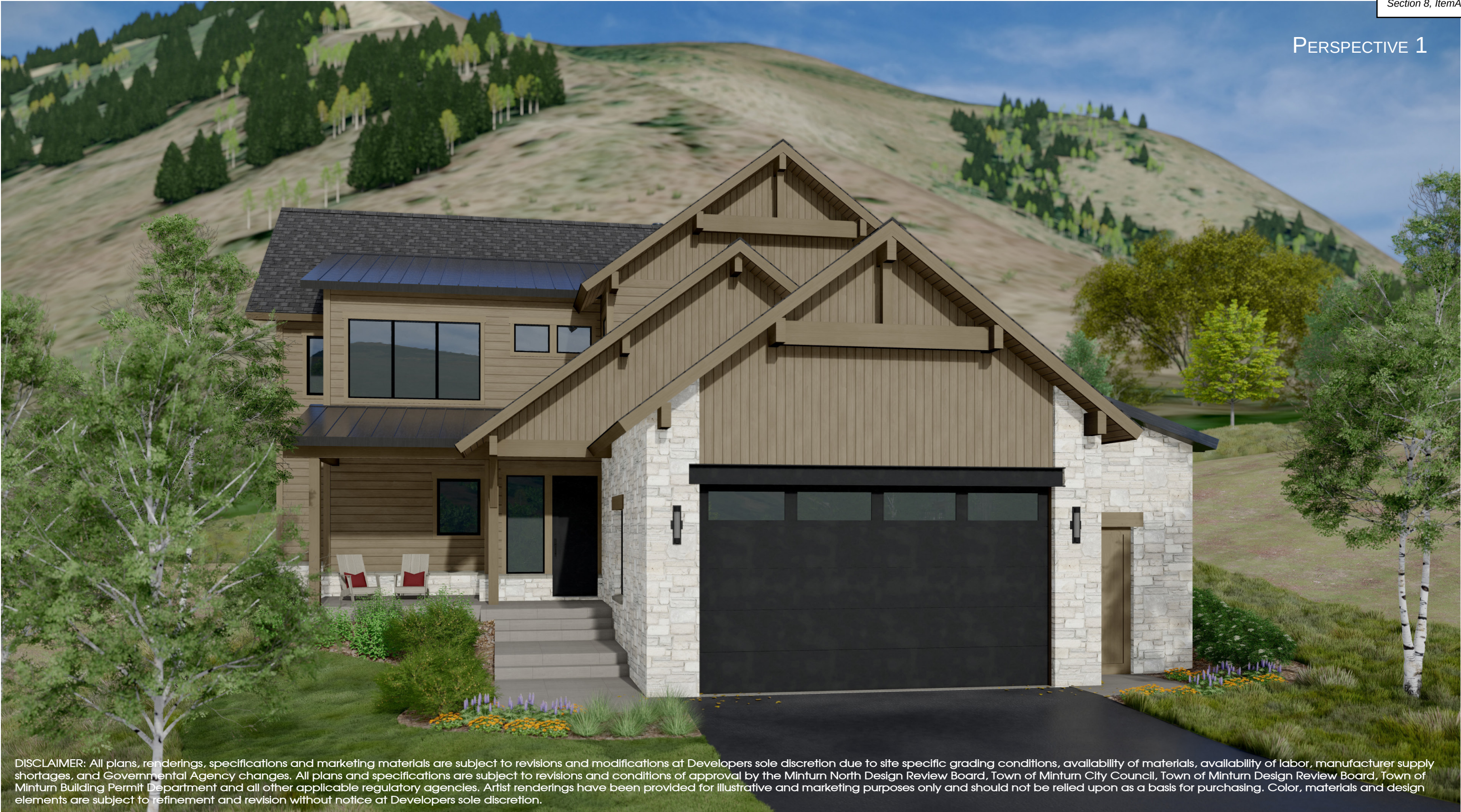


Entry Door Hardware
Emtek Lausanne Full Plate
with Helios Interior Lever
Color: Matte Black



Exterior Railing
Custom Metal
Color: Matte Black
Refer to Plans

PERSPECTIVE 1



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

MINTURN NORTH - Lot 3

DRB DESIGN REVIEW - 3D VIEWS
NOVEMBER 22, 2024

EGGERS ARCHITECTURE, INC. AXIS DESIGN

RESORT CONCEPTS

PERSPECTIVE 2



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

MINTURN NORTH - LOT 3

DRB DESIGN REVIEW - 3D VIEWS
NOVEMBER 22, 2024

EGGERS ARCHITECTURE, INC. AXIS DESIGN

RESORT CONCEPTS

GOICOECHEA RESIDENCE

226 MILES END LANE
LOT 3, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET
REVISED DRB SUBMITTAL
DRB SUBMITTAL #2 SET

JUNE 14, 2024
JULY 10, 2024
NOVEMBER 25, 2024



OWNER'S REPRESENTATIVE

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

ARCHITECT

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

STRUCTURAL ENGINEER

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

LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

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

SURVEYOR

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

GEOTECHNICAL ENGINEER

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,589 SF	58 SF	677 SF	2,324 SF
MAIN LEVEL:	1,658 SF			1,658 SF
TOTALS:	3,247 SF	58 SF	677 SF	3,982 SF

LOT AREA:	8,407.08 SF		
BUILDING COVERAGE:	2,864 SF	34.07 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,616 SF	43.01 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION:	TOWN OF MINTURN, COLORADO
CODES:	2021 INTERNATIONAL RESIDENTIAL CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE + LOCAL AMENDMENTS

DRAWING SCHEDULE

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

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

#	DATE	BY	COMMENTS
3	11-25-24	DUE	DRB SUBMITTAL #2 SET
2	1-10-24	DUE	REVISED DRB SUBMITTAL
1	6-14-24	DUE	DRB SUBMITTAL SET

MINTURN TOWN CERTIFICATE

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

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

BY:

MAYOR
TOWN OF MINTURN, COLORADO

ATTEST:

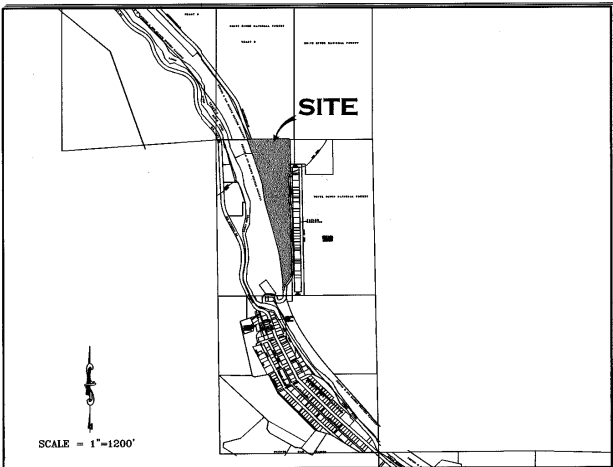
TOWN CLERK
TOWN OF MINTURN, COLORADO

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

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



GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

- The purpose of this Final Plat is to create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
- Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein. This bearing is based on the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
- Survey Date: December, 2022 through July 2023.
- Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC30450645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201400764 along with plat and survey monumentation referenced herein (to include the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018). In regards to items referenced in schedule B II of this title commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
- Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
- Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
- Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
- Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
- Item 15 - Does not effect these Platted lands but references conveyance of portions of Taylor Addition to the Town of Minturn.
- Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
- Item 17 & 18- Do not effect subject Parcel.
- Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined herein.
- Item 20 - Does not effect these Platted lands. (k.a. subject parcel)
- Item 21 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
- Item 22 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner herein.
- Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
- Item 29 - Parcel is subject to 190440 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has to be have been Terminated prior to the Recording of this Plat.
- These platted lands are subject to:
 - The Minturn North P.U.D. Guide recorded as Reception no. 202402232
 - The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402240
 - The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated herein as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489.

PERTAINING TO HEREON CREATED EASEMENTS:

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

GENERAL NOTES CONTINUED:

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

SURVEYOR'S CERTIFICATE

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



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

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

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

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

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

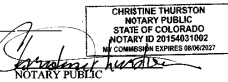
BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES 6 AUG 27

WITNESS MY HAND AND OFFICIAL SEAL



SUBORDINATION BY MORTGAGEE

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

MORTGAGEE Philip Hadley

BY: Philip Hadley as Individual

STATE OF Colorado)
COUNTY OF Eagle)

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

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: Aug 01, 2025



CERTIFICATE OF TAXES PAID

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

DATED THIS 1st OF March, A.D. 2024
ROSE DI
TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

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

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

AGENT:

CLERK AND RECORDER'S CERTIFICATE # 539

This Plat was filed for record in the Office of the Clerk and Recorder at 1:59 o'clock P.M., on this 4 day of March, A.D. 2024

BY: Matthew S. Slagle
CLERK AND RECORDER

BY: Christine Thurston
DEPUTY



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

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

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

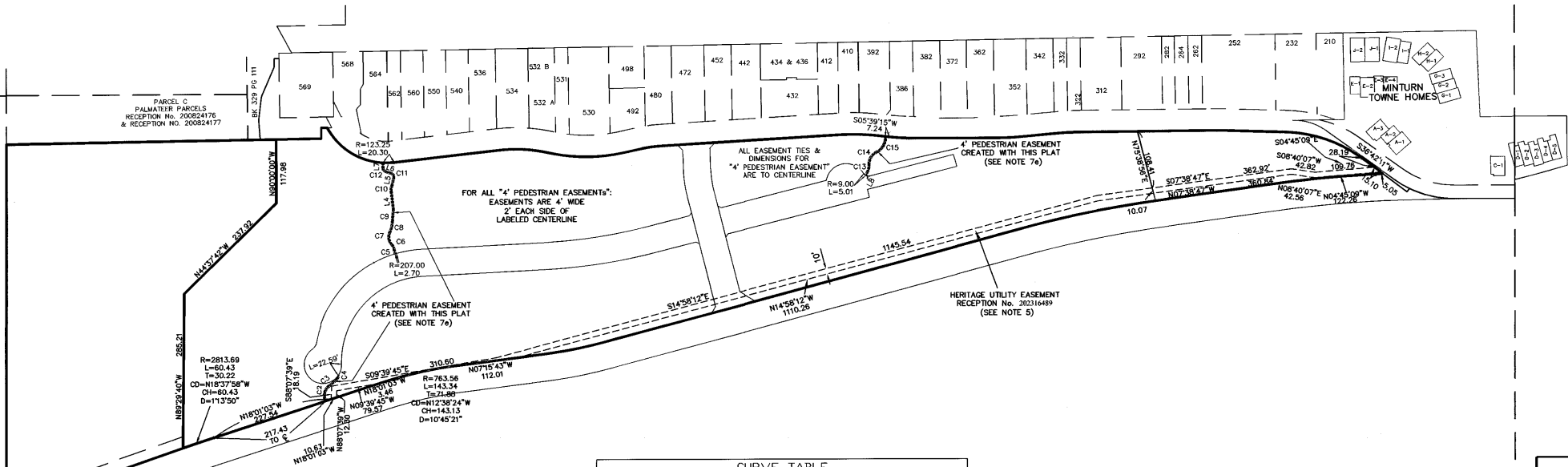
Section 8, ItemA.

Eagle County, CO
Regina O'Brien
Pg: 5
REC: \$55.00 DOC: \$0.00
03/04/2024
12:59:18 PM
202402234

22

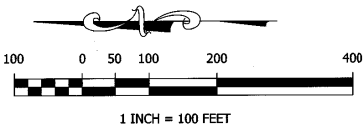
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



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

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Bng	Delta
C2	29.35	22.25	17.26	27.27	S79°27'12\"E	75°35'30\"
C3	18.66	276.62	9.33	18.65	S39°43'38\"E	3°51'51\"
C4	9.01	8.52	4.97	8.59	S66°04'17\"E	60°33'21\"
C5	7.90	333.24	3.95	7.90	S79°46'25\"W	12°13'31\"
C6	11.08	18.95	5.70	10.93	N63°41'55\"E	33°30'33\"
C7	24.01	20.01	13.69	22.60	S81°19'10\"W	68°45'04\"
C8	20.65	49.15	10.48	20.50	S76°20'24\"E	24°04'13\"
C9	22.78	236.37	11.40	22.77	S85°36'54\"E	5°31'15\"
C10	12.77	20.27	6.60	12.56	S83°06'39\"E	36°05'40\"
C11	9.29	7.31	5.39	8.68	N57°19'53\"E	72°46'53\"
C12	8.09	6.45	4.68	7.57	N54°28'07\"E	71°50'14\"
C13	15.45	30.72	7.89	15.28	S77°07'28\"E	28°48'21\"
C14	27.14	23.79	15.26	25.69	S58°50'20\"E	65°22'36\"
C15	35.79	30.20	20.33	33.73	S60°06'18\"E	67°54'31\"

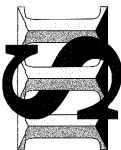


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State of Colorado

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www.SlagleSurvey.com

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

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



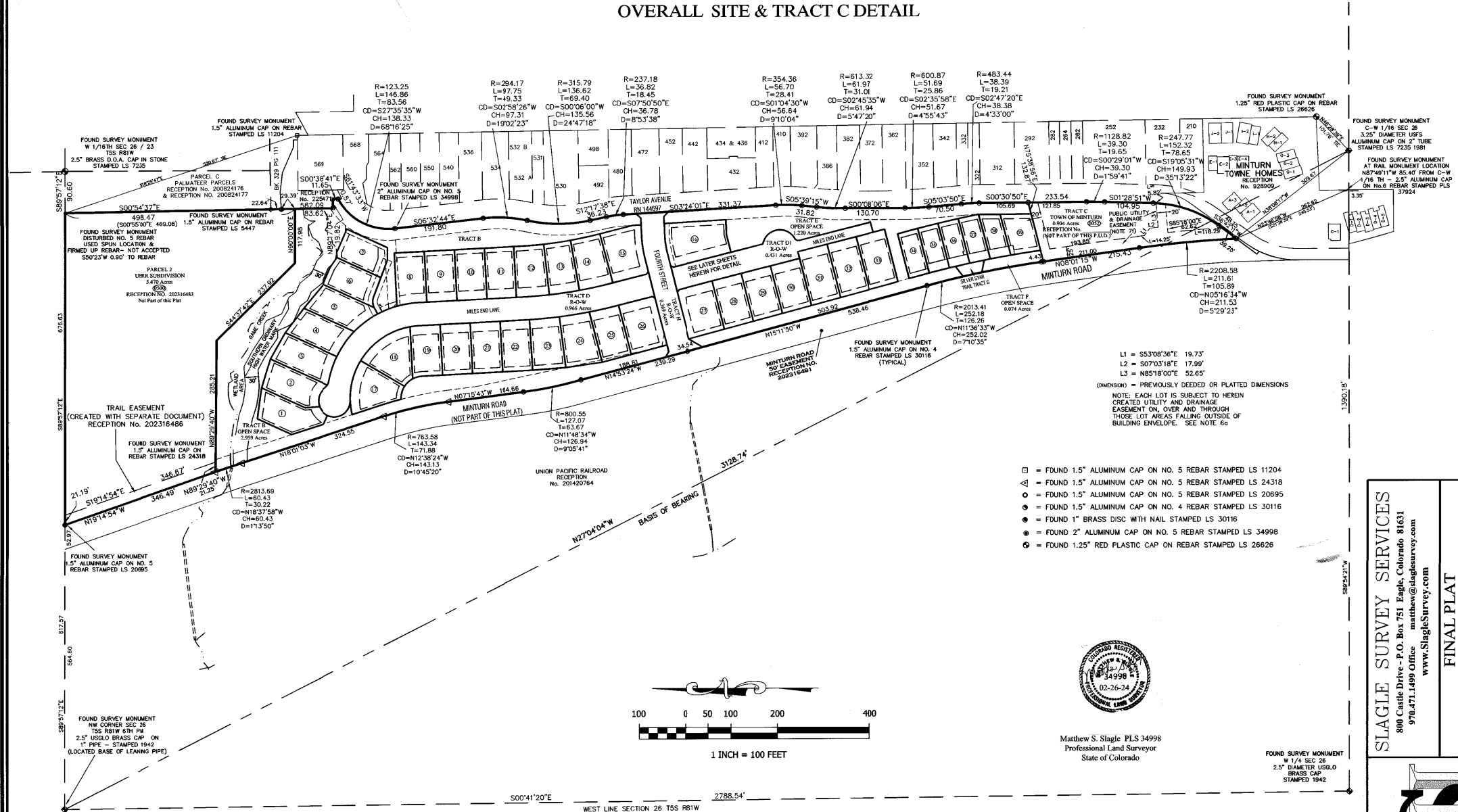
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect, in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



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

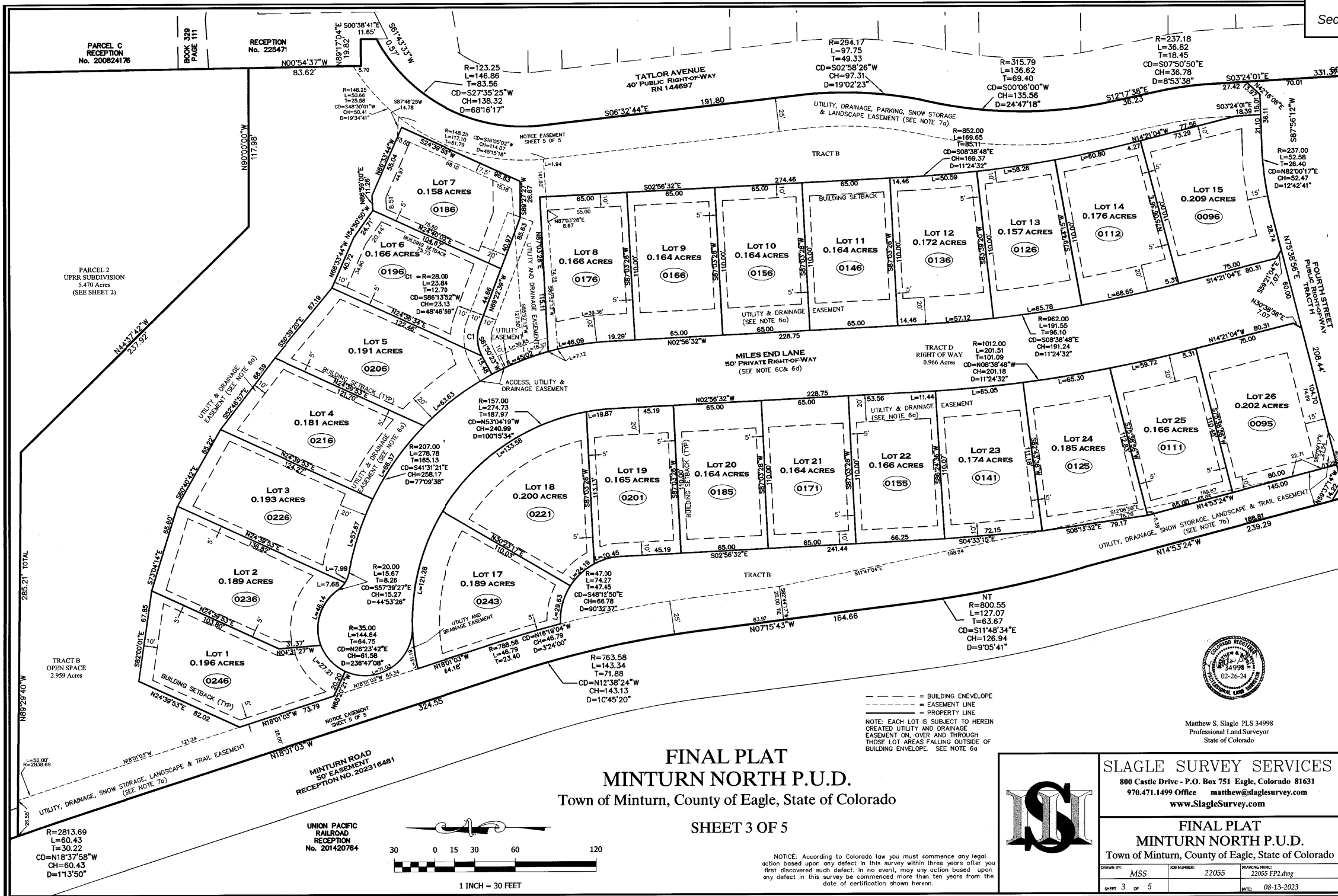


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FINAL PLAT MINTURN NORTH P.U.D. Town of Minturn, County of Eagle, State of Colorado	
COUNTY BY: MISS	SHEET 2 OF 5
DATE: 08-15-2023	



202402234



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

SHEET 3 OF 5

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



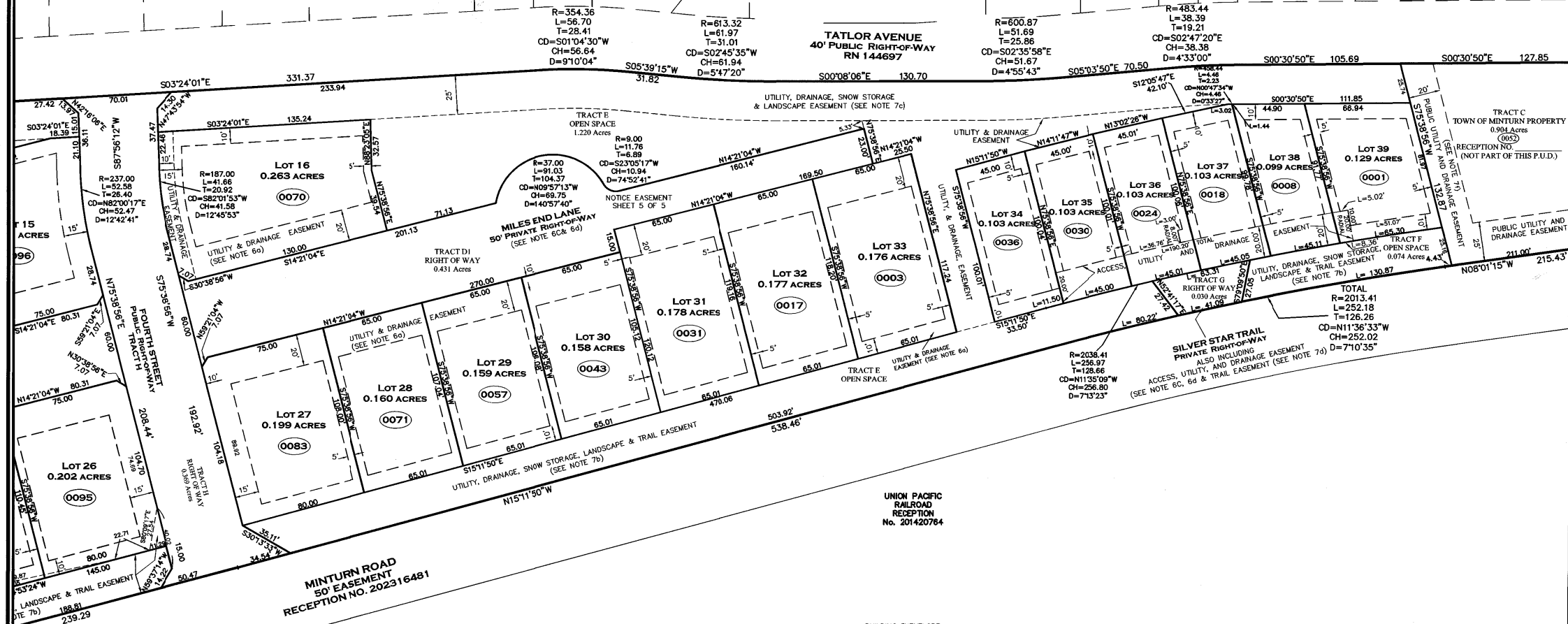
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FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

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

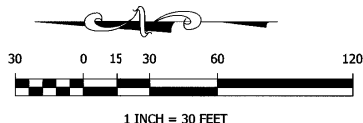


--- = BUILDING ENVELOPE
 - - - = EASEMENT LINE
 — = PROPERTY LINE

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



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 State of Colorado



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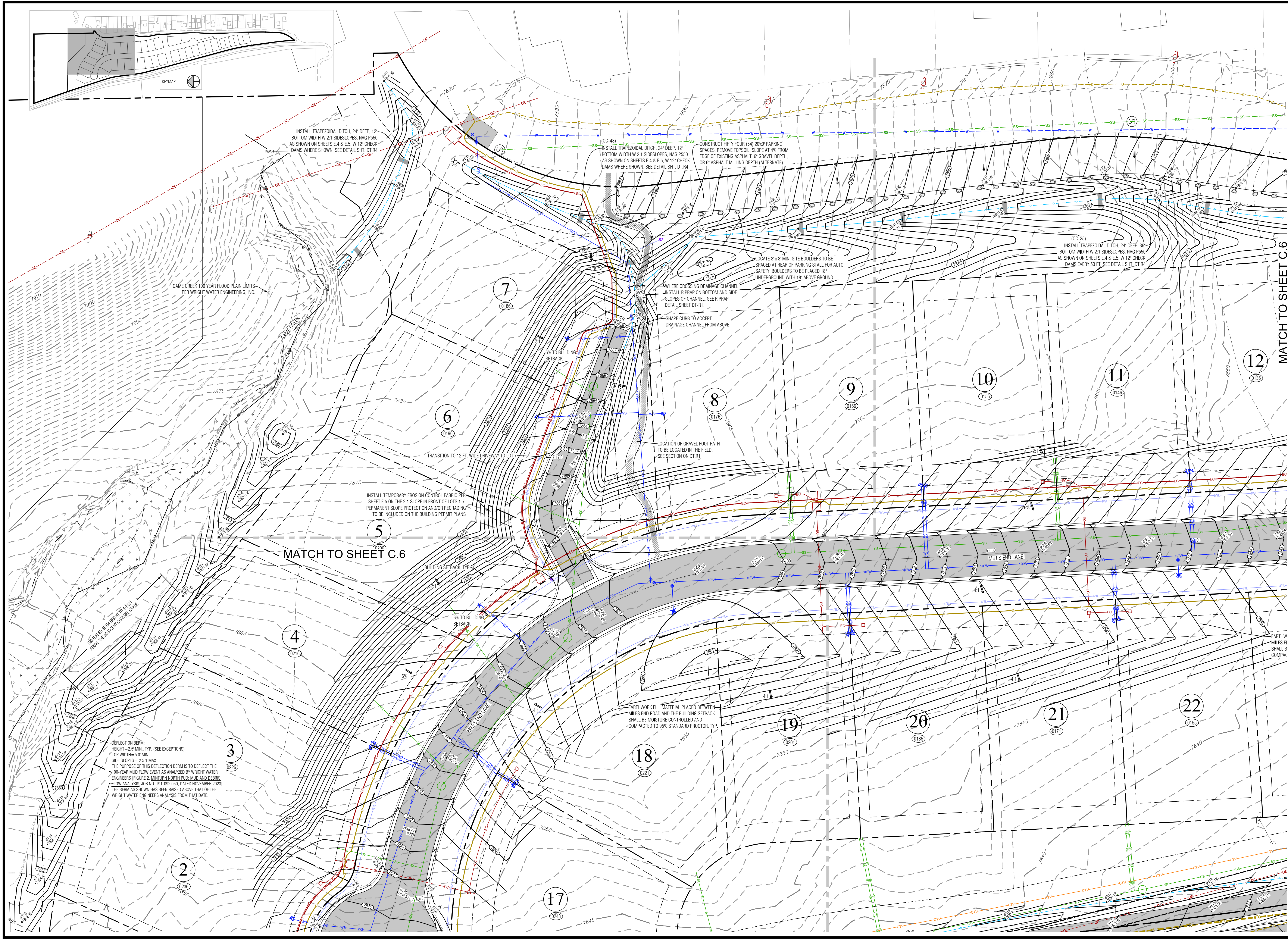


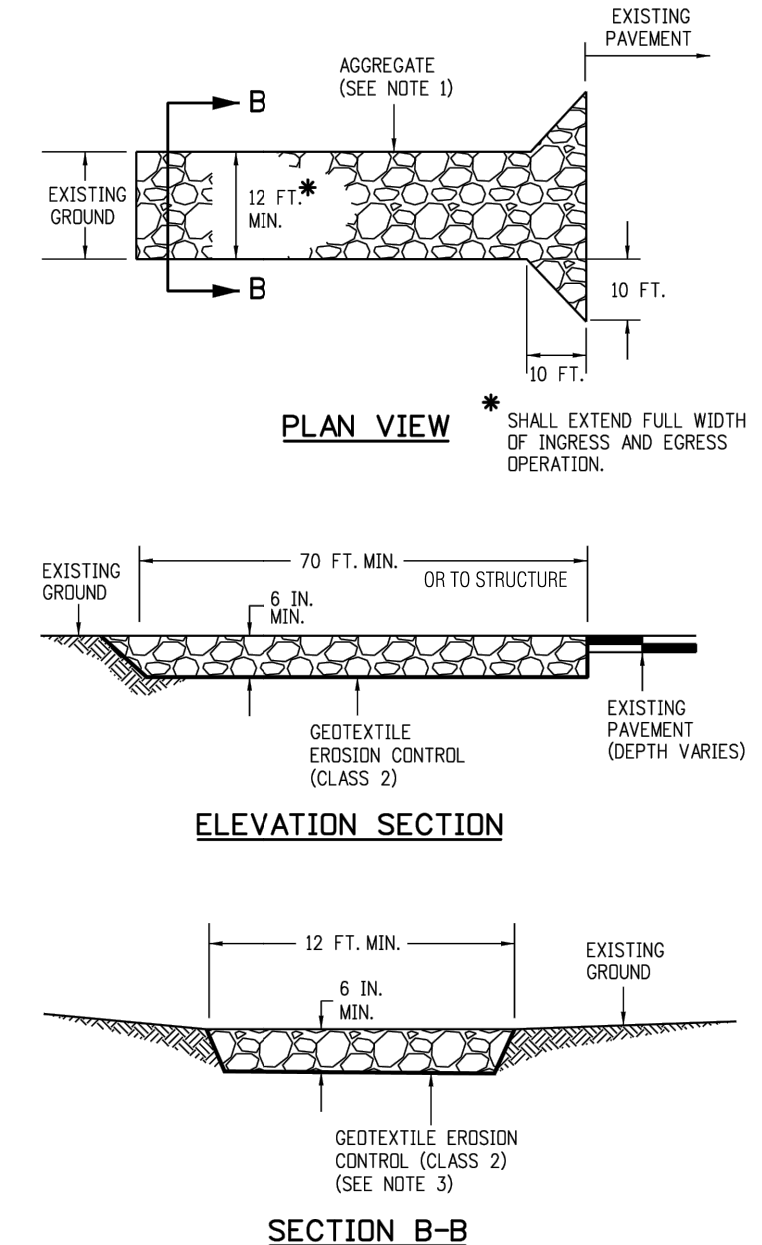
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FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado

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

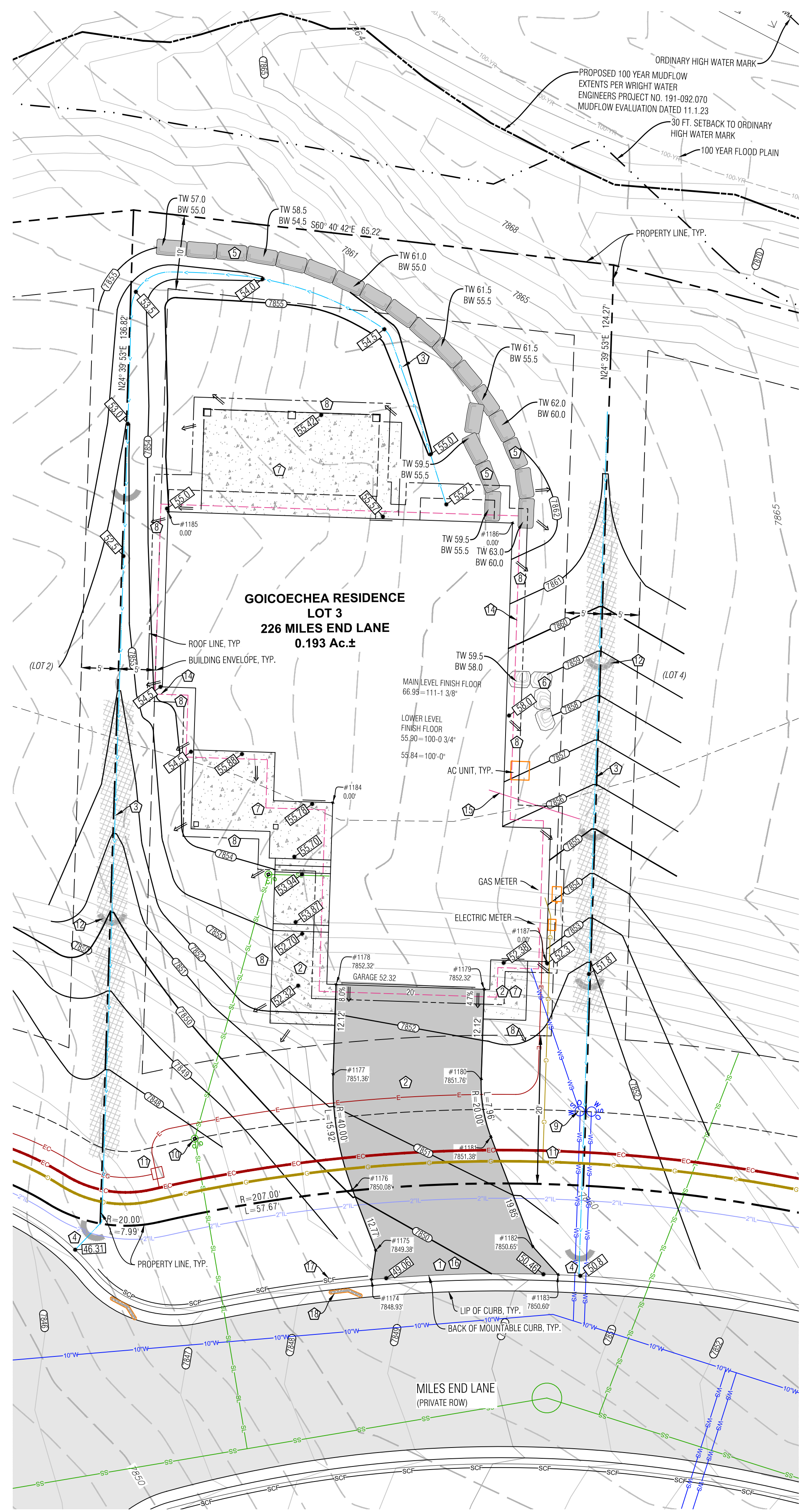
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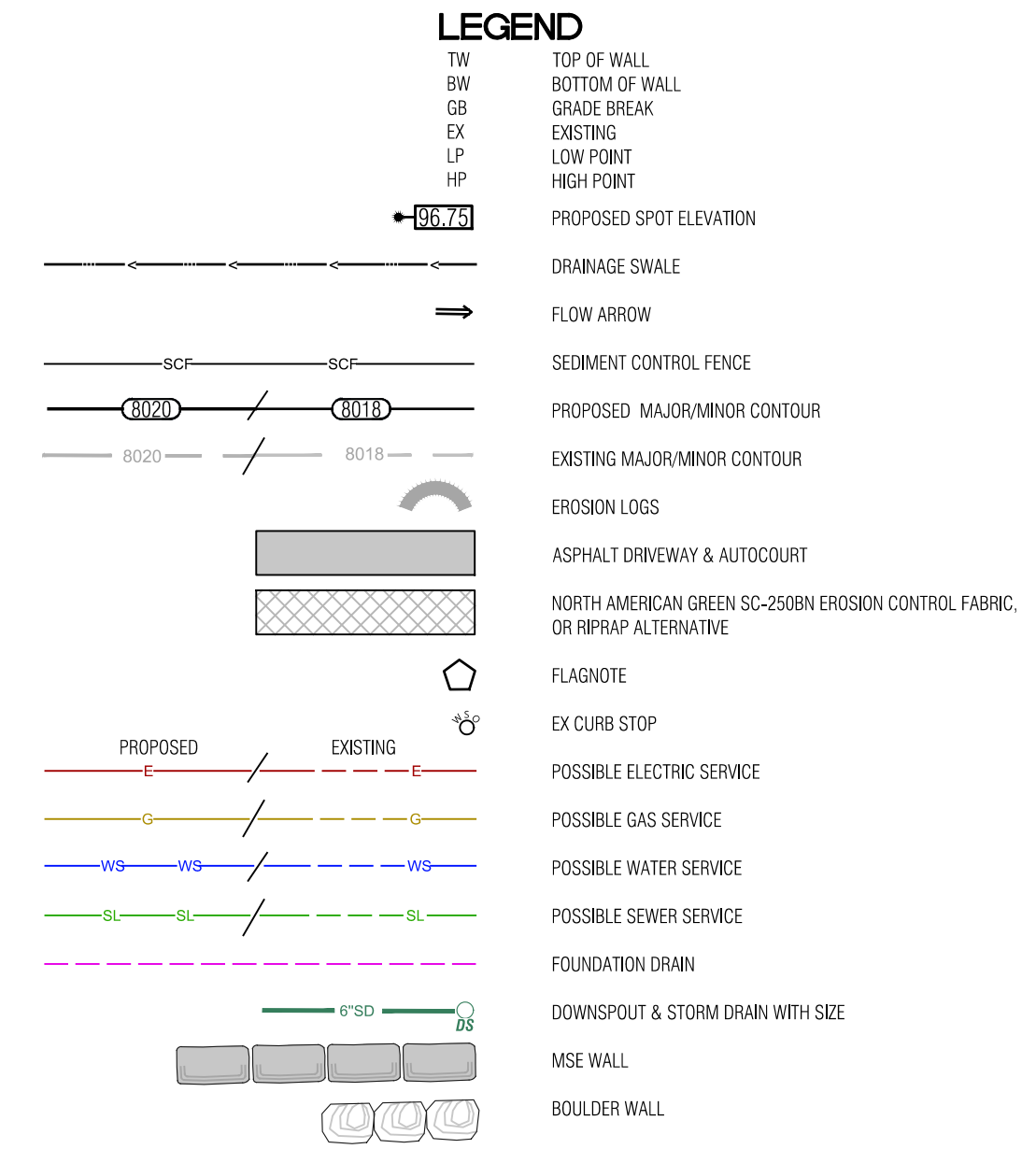


NOTES:

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



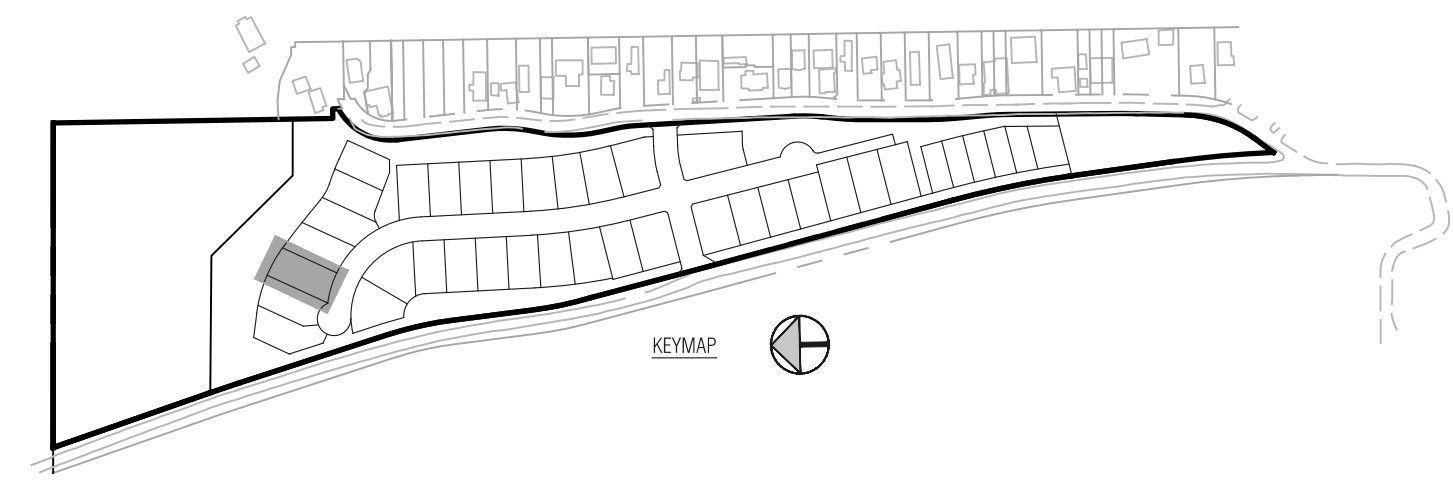
Point Table				
Point #	Desc.	Elev.	North	East
1174	Driveway	7849.93	4408.46	5332.76
1175	Driveway	7849.38	4411.84	5334.79
1176	Driveway	7850.08	4420.61	5335.08
1177	Driveway	7851.36	4436.00	5338.70
1178	Driveway	7852.32	4447.01	5343.76
1179	Driveway	7852.32	4438.66	5361.94
1180	Driveway	7851.76	4427.65	5356.88
1181	Driveway	7851.38	4419.95	5355.07
1182	Driveway	7850.65	4404.12	5354.55
1183	Driveway	7850.60	4399.28	5356.24
1184	House Corner	0.00	4469.79	5352.85
1185	House Corner	0.00	4514.59	5347.56
1186	House Corner	0.00	4495.18	5389.82
1187	House Corner	0.00	4438.85	5371.10

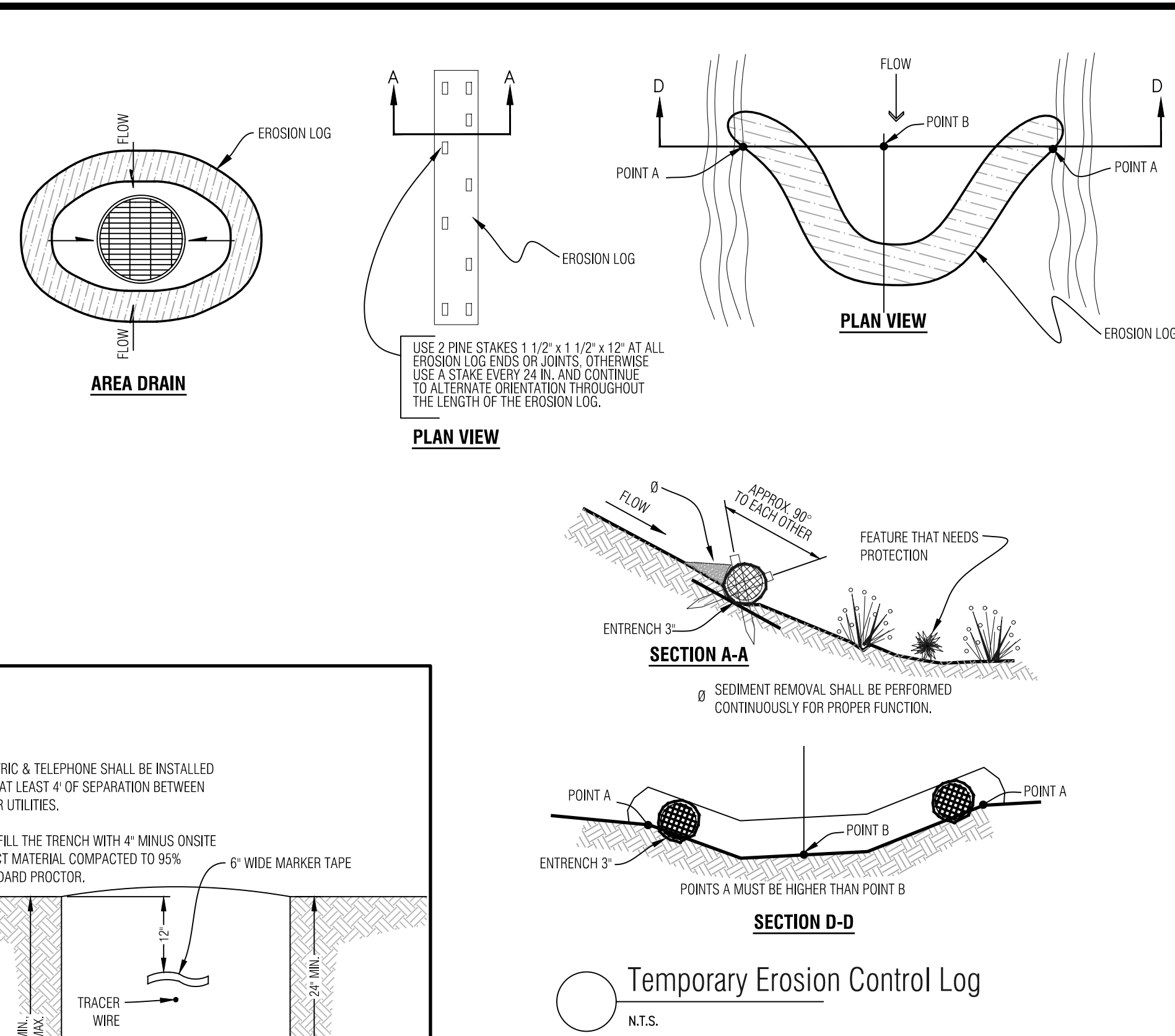
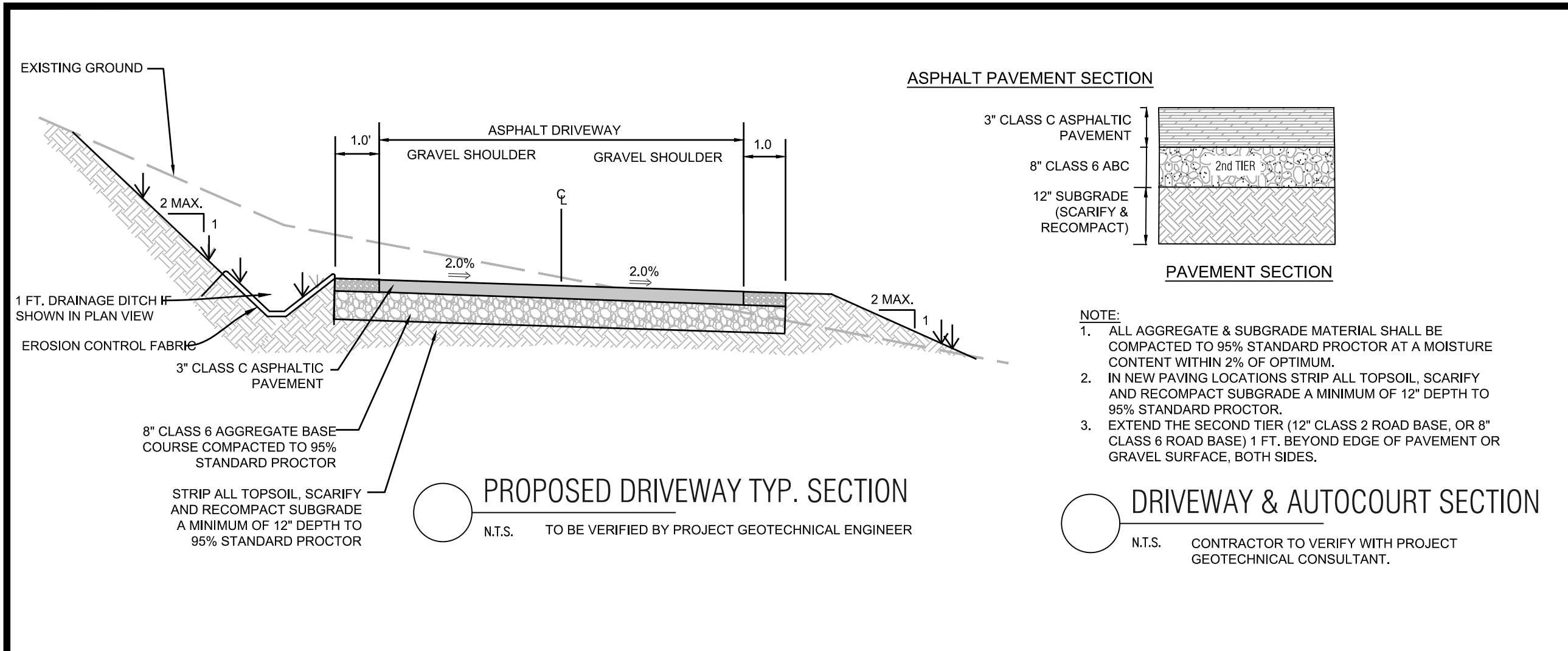


NOTES:

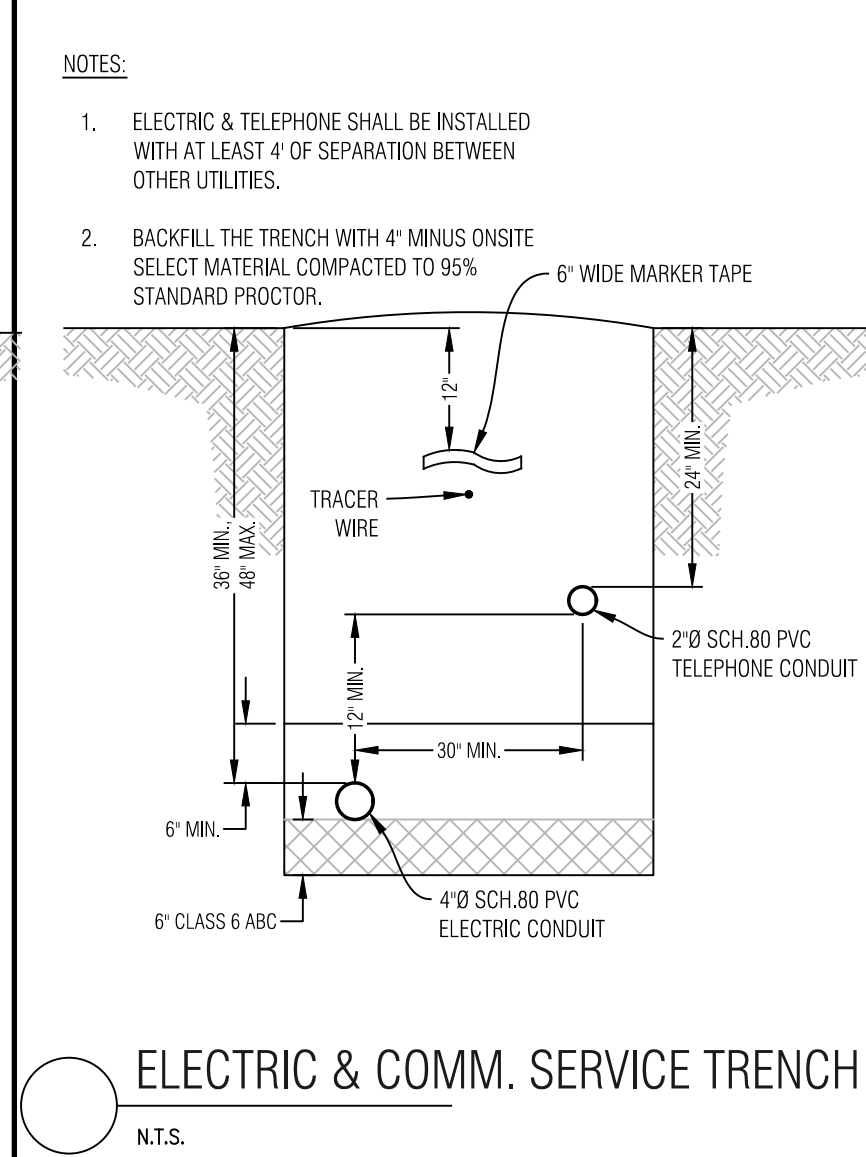
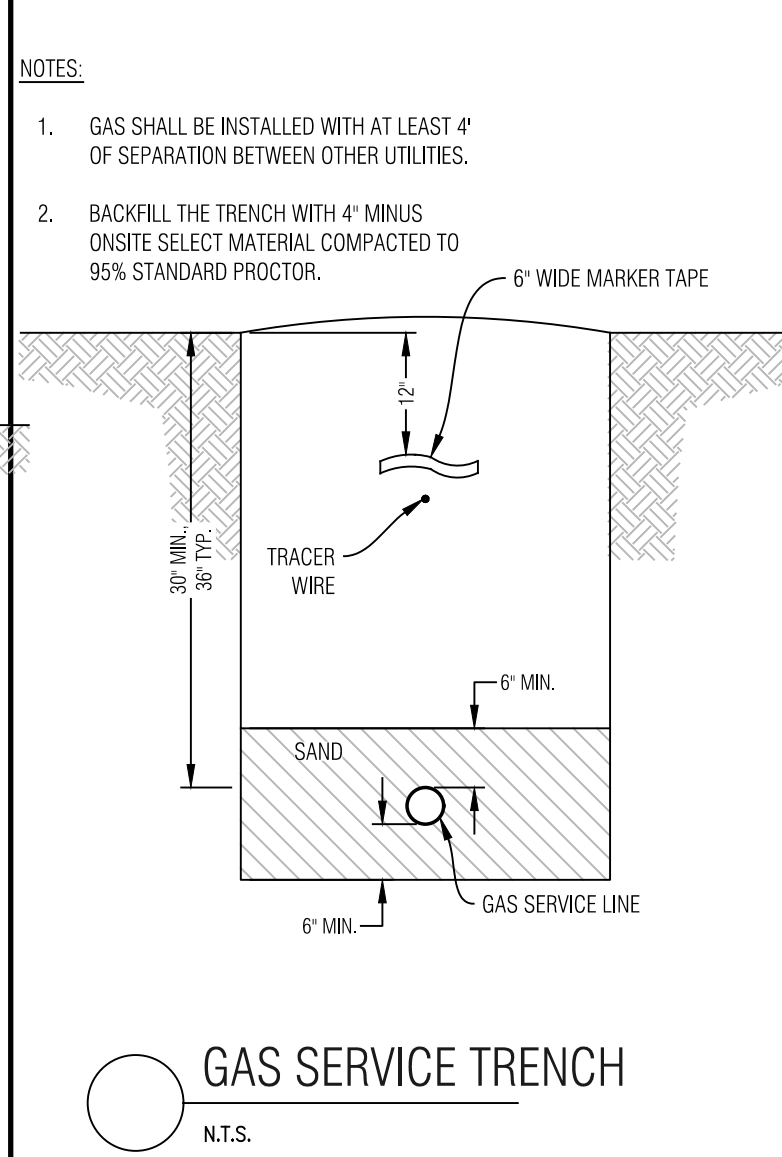
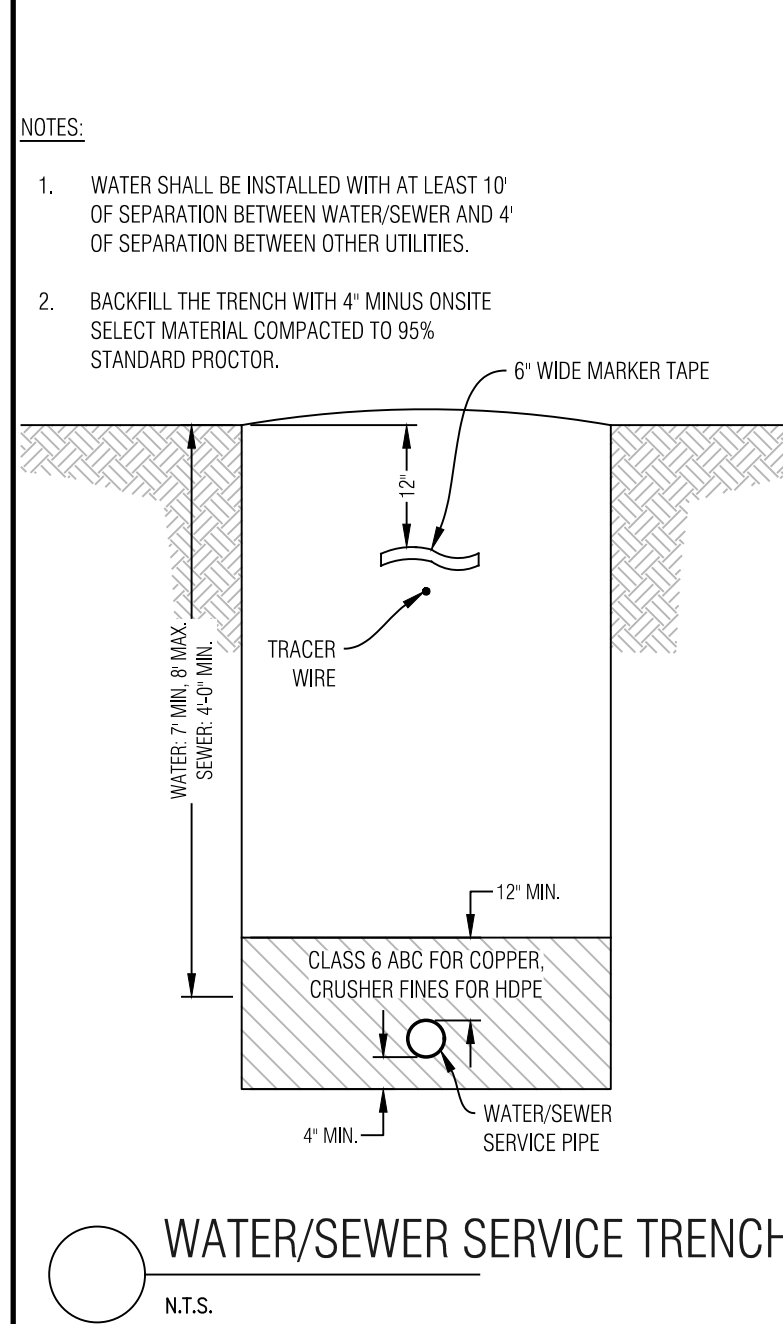
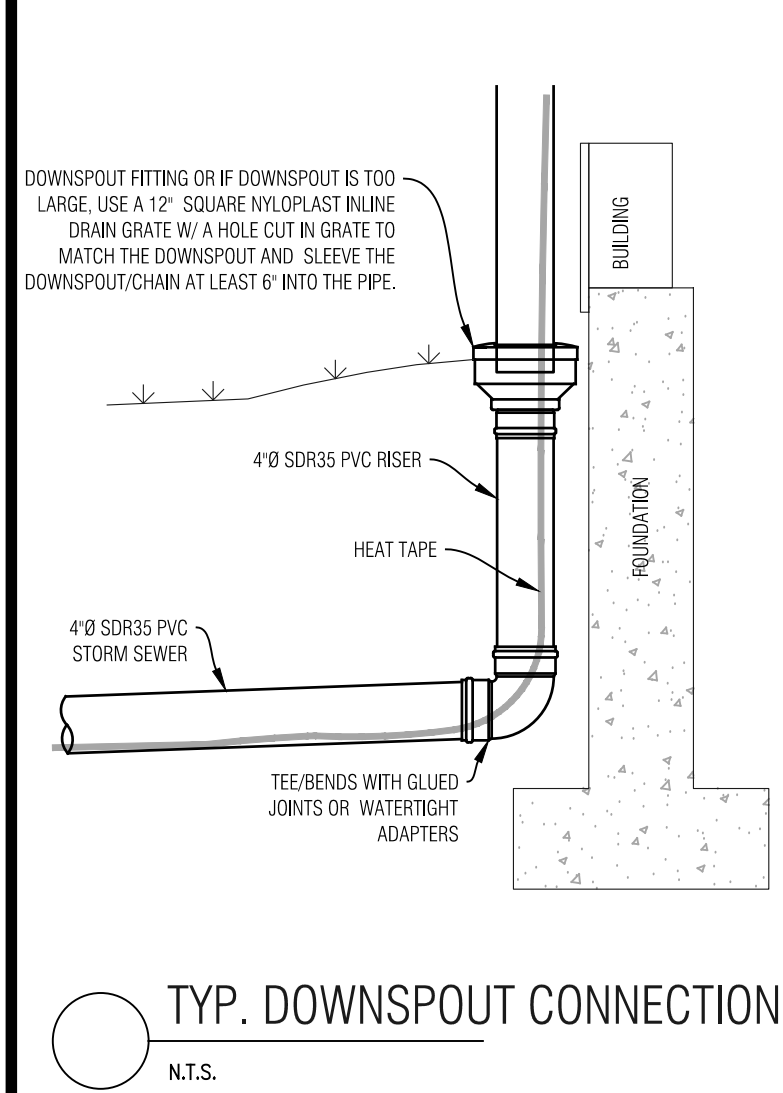
- 1) BASIS OF ELEVATION NAVD83 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MOUNTAIN NORTH PIEDMONT BY CORE COUNTRY SURVEYING, L.L.C. JOB NO. 19-1203 DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.
- 2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAT OF MOUNTAIN NORTH PUD, AND SURVEY CONTROL POINTS WERE LOCATED AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.
- 3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.
- 4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.
- 5) LOT AREA: 8,424 SF ±
DISTURBANCE AREA: 7,710 SF ±
- 6) THIS (CIVIL) PLAN SET IS INTENDED TO BE INFORMED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & NOTIFICATION CANNOT TO THE PROJECT.
- 7) CONSTRUCTION ACCESS TO BE LIMITED TO THE AREA WITHIN THE VEHICLE TRAILERING PAD. SILT SOCKS TO BE INSTALLED EVERY 30 FEET WITHIN THE CURB LINE ALONG THE LOT FRONTAGE. DIRT TRACKED ONTO PUBLIC ROAD TO BE CLEARED AFTER EACH MAJOR STORM EVENT OR WITHIN THREE WORKING DAYS.

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

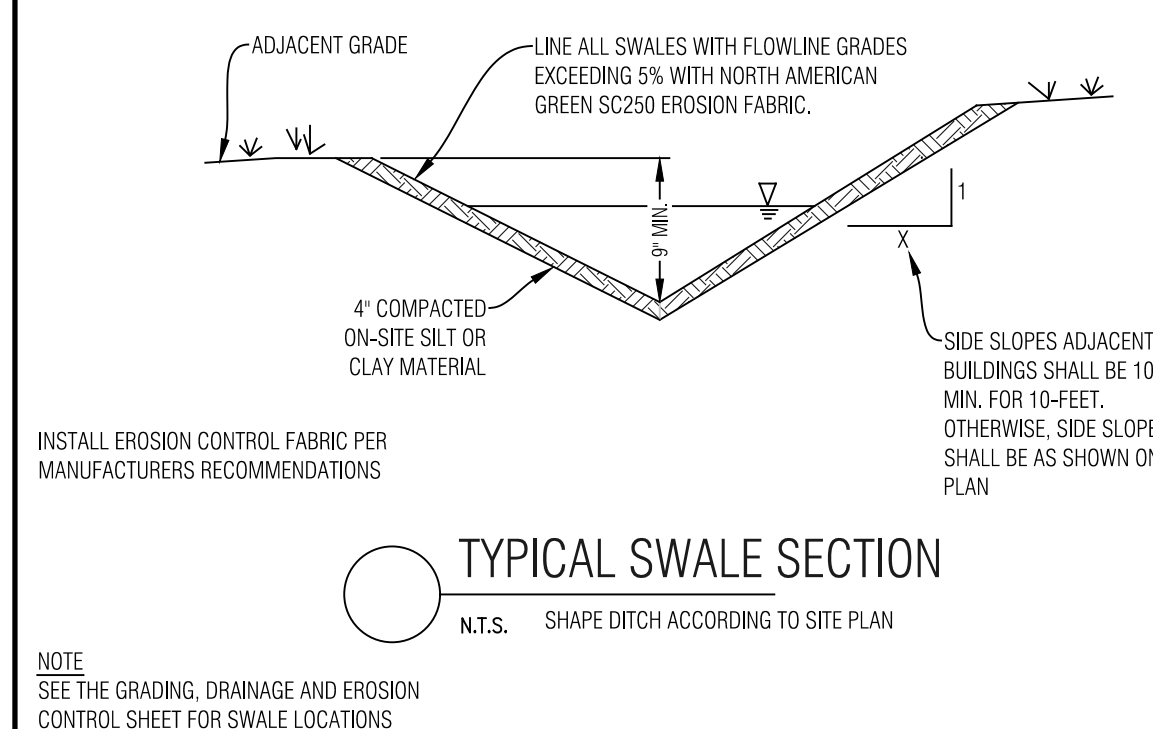
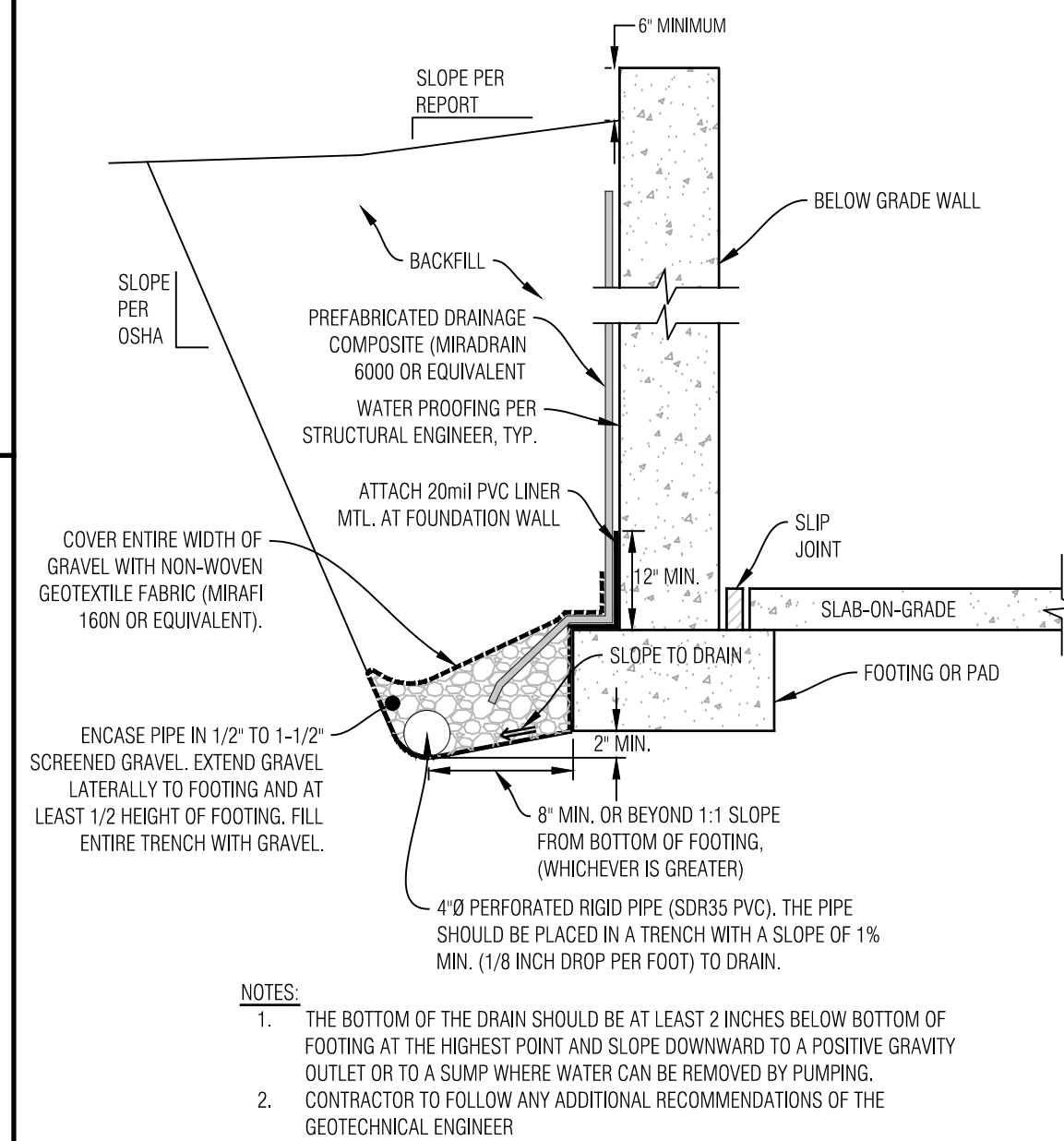
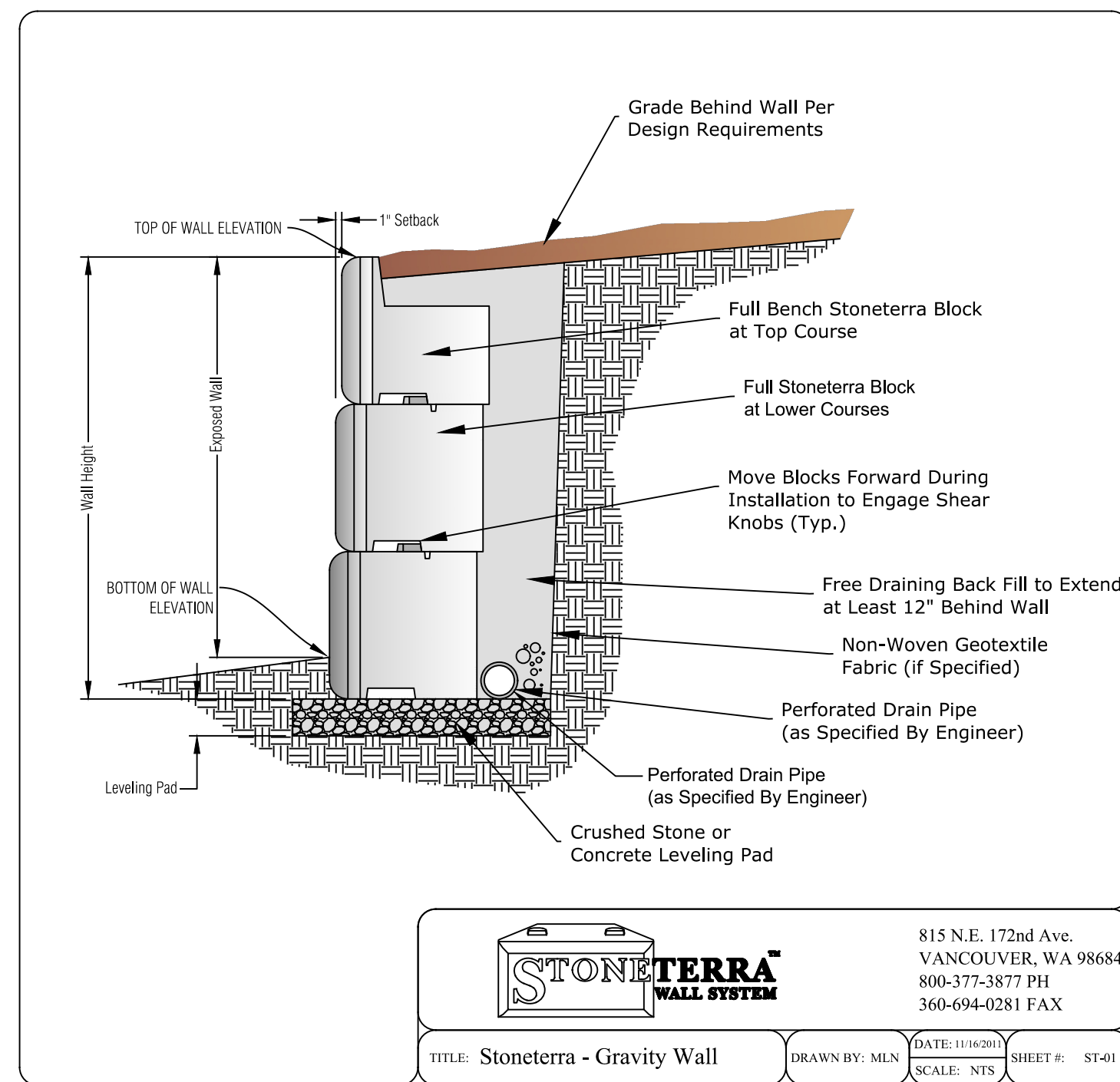
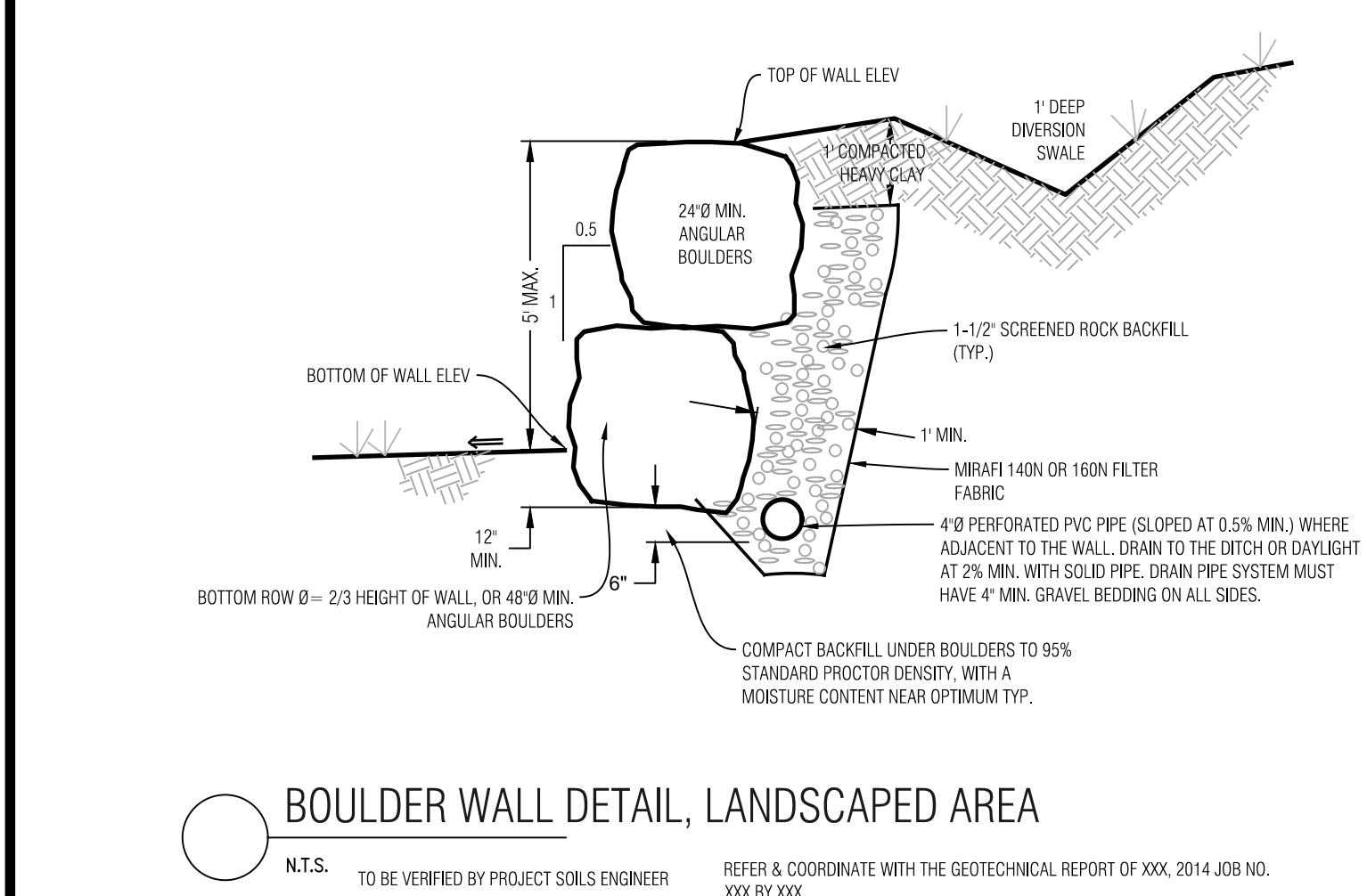




- NOTES:**
- ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
 - ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATER TIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
 - ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND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



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

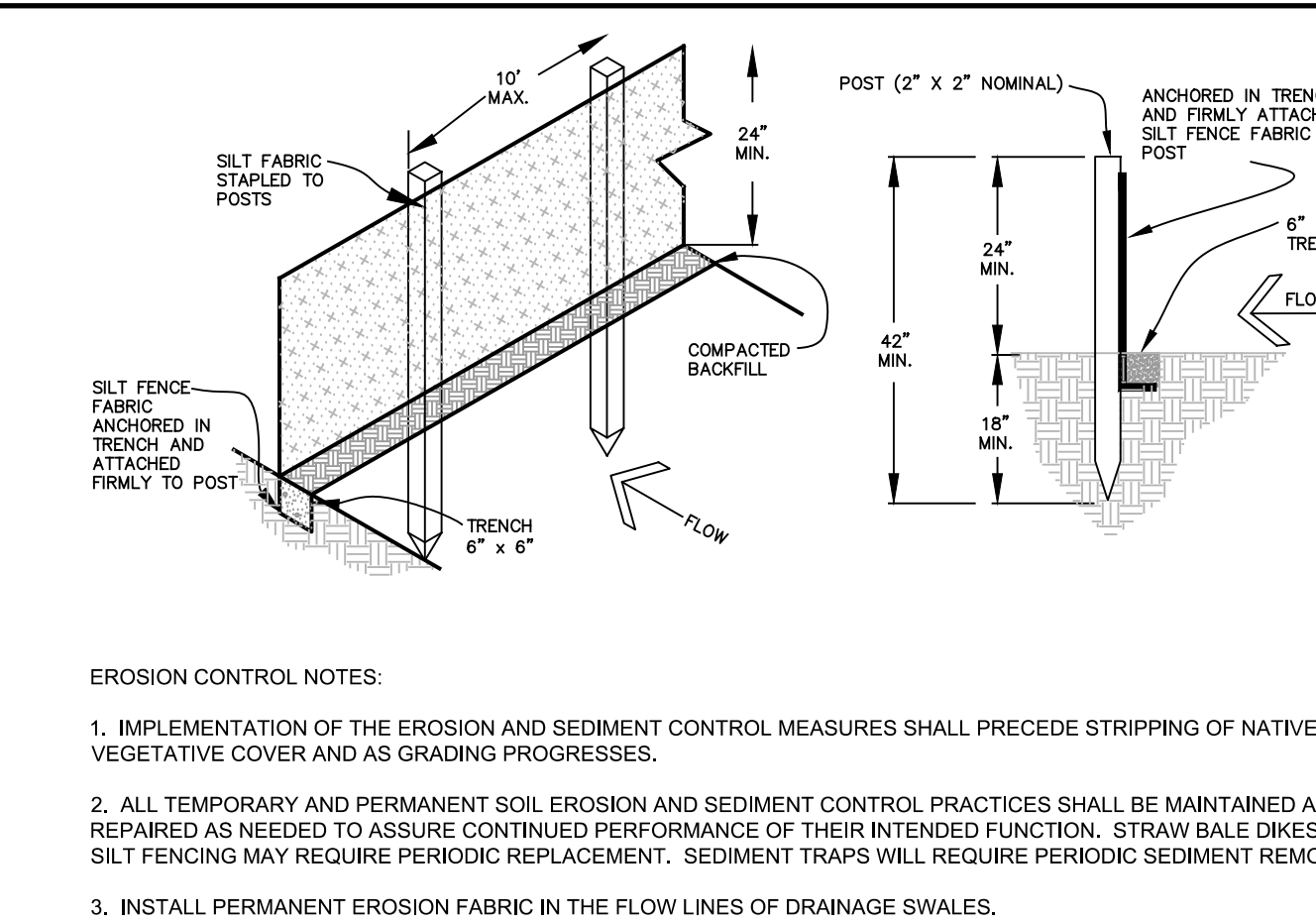


GENERAL NOTES:

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

GENERAL NOTES

N.T.S.



Section 8, Item A.

Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(770) 970.945.5252
www.bu-inc.com

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

Engineer or Surveyor Seal

NOT FOR REVIEW

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

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

TOWN OF MINTURN, COLORADO

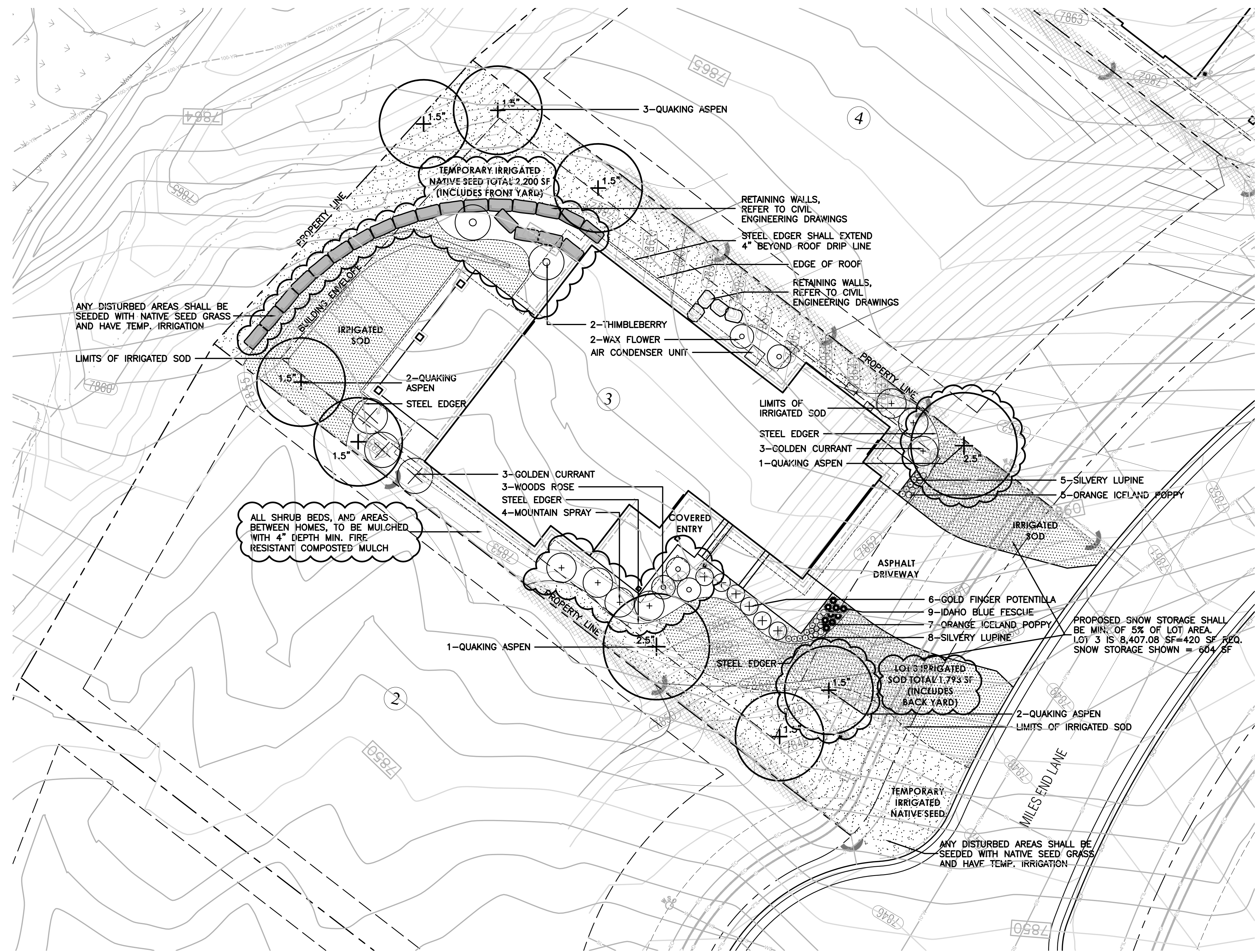
Lot 3, Minturn North P.U.D.
Details and Notes
Revised DRB Submittal 11/25/24

By	Revision	Date
	1	
	2	
	3	
	4	
	5	
	6	
	7	
	8	

PROJECT NO. 2305
Designer: **PAH**
Checker: **BUJ**
Date: **6/10/24**

Sheet **C2**

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



General Notes and Specifications:

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

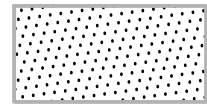
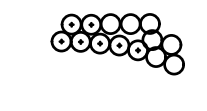
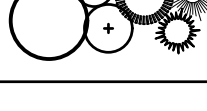
Revegetation Notes:

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

Fire Mitigation Recommendations:

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

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop-Up Spray Irrigation For Bluegrass Sod	1,482 1,793 SF
	Permanent micro-spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	9 TREES x 4.5 SF = 40.5 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,644 1,955 SF
	Temporary Spray Irrigation For Native Seed	2,665 2,200 SF

IRRIGATION NOTES:

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

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

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

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

NOTES:

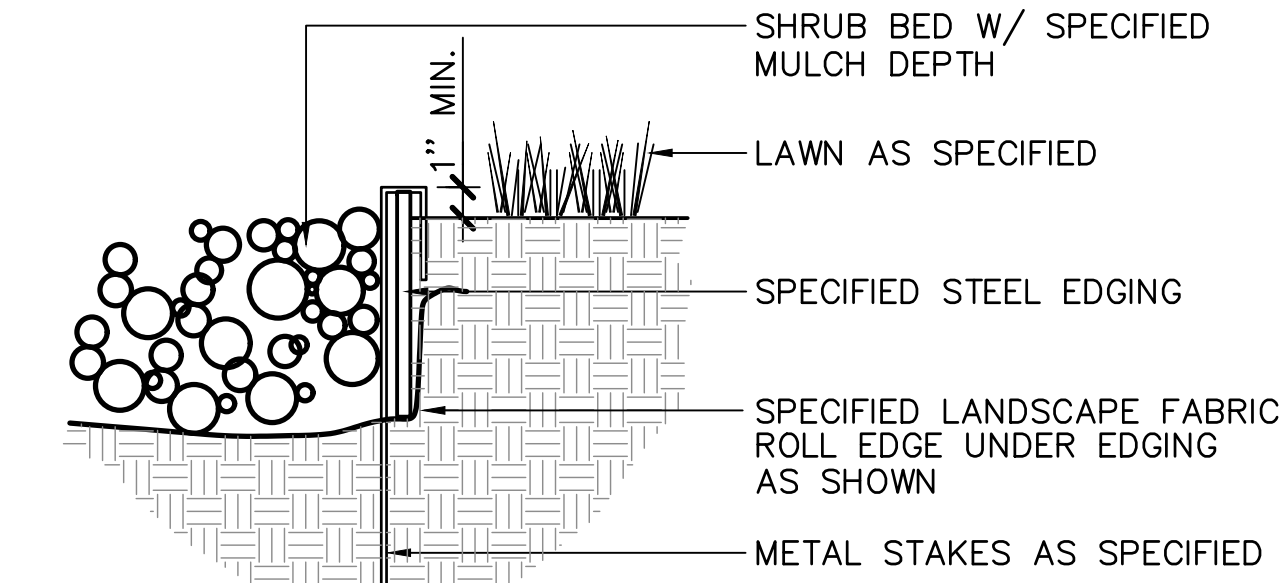
PERCENTAGES OF MIXES VARY YEAR-TO-YEAR DEPENDING ON HARVEST OF SEEDS, HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY,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

PROPOSED PLANT MATERIALS LIST

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

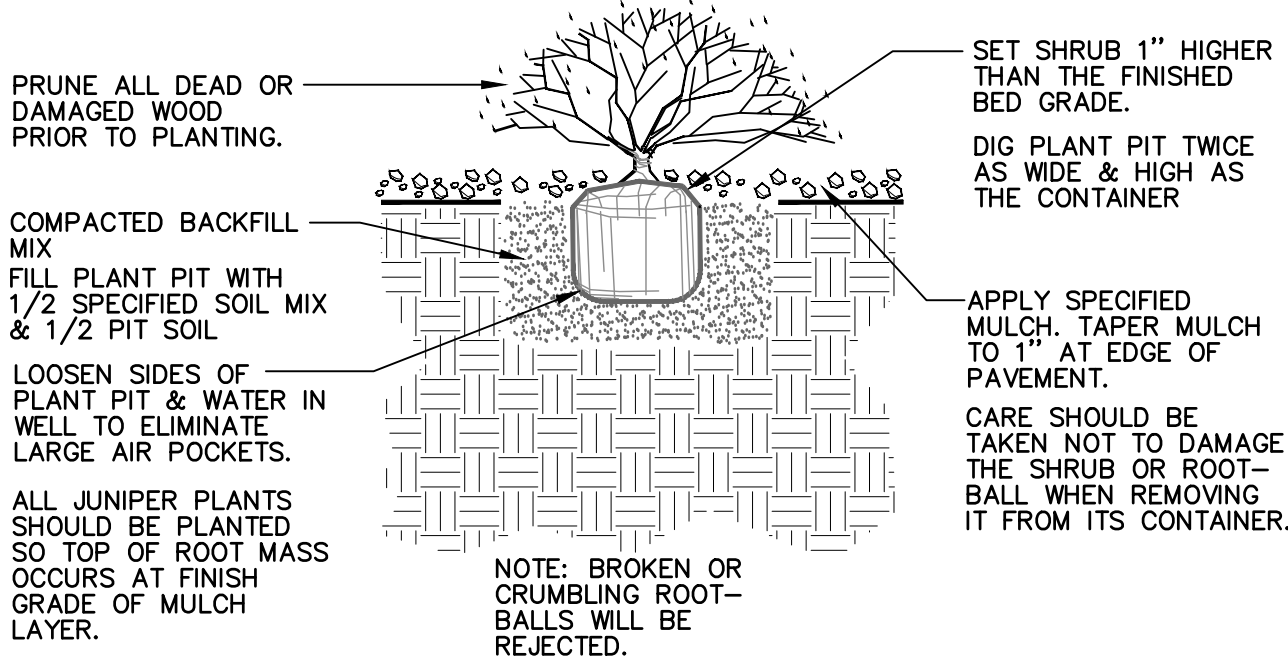
- CSU Extension, Fire Wise Plant Materials - 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes - Fact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

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
DECIDUOUS TREES				
5	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
4	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)				
9	Idaho Fescue Grass, Festuca idahoensis 'Siskiyou Blue'	1 & 2	1 gal.	Container Full
PERENNIAL FLOWERS (planted @ 12" O.C. spacing)				
12	Orange Iceland Poppy Papaver nudicaule	1 & 2	Flats of 15 or 32	
13	Silvery Lupine Lupinus argenteus	1 & 2	Flats of 15	
DECIDUOUS SHRUBS				
6	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
6	Goldfinger Potentilla Potentilla fruticosa 'Goldfinger' or 'Gold Drop'	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.
4	Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"-24" ht.
2	Thimbleberry Rubus parviflorus	1 & 2	5 gal.	Container, 5 canes minimum 18"-24" ht.
2	Waxflower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Wood's Rose Rosa woodsii	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.

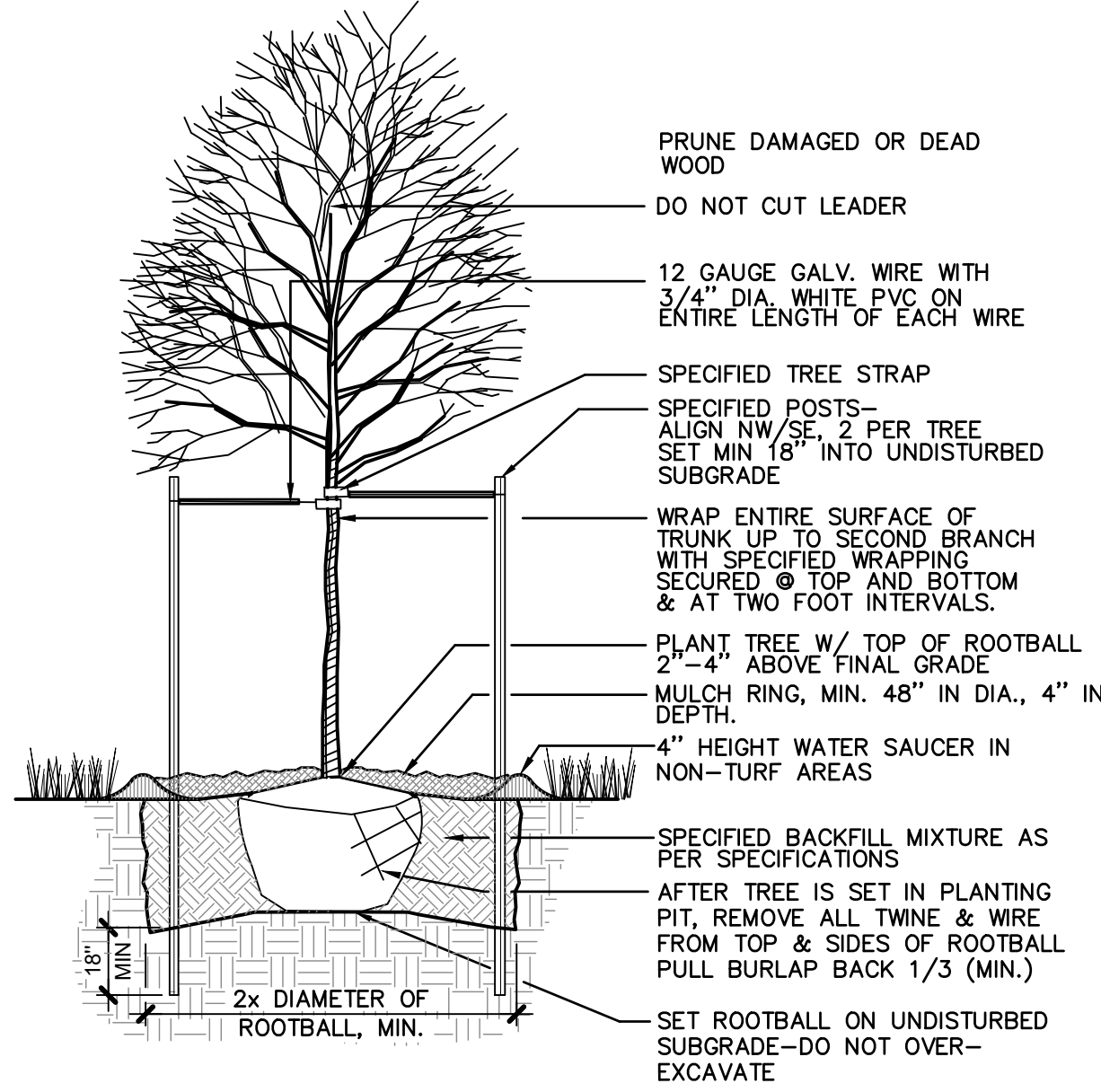


- NOTES:
- 1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 - 2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
 - 3) ALL JOINTS TO BE SECURELY STAKED.
 - 4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

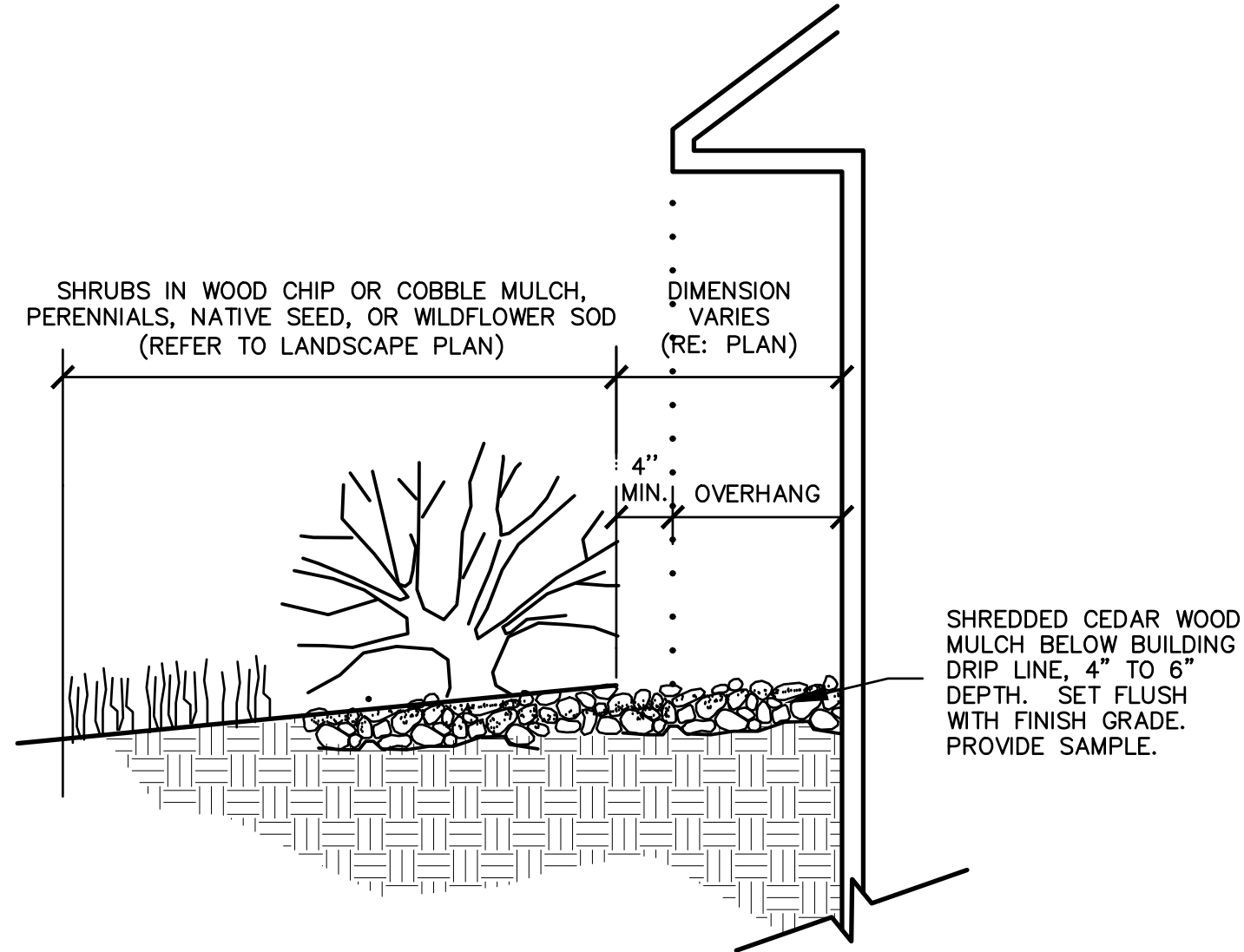
2 STEEL EDGER NOT TO SCALE



3 SHRUB PLANTING NOT TO SCALE



4 DECIDUOUS TREE PLANTING NOT TO SCALE



5 MULCH ARMORED DRIP LINE NOT TO SCALE

Section 8, Item A.

811

Know what's below.
Call before you dig.

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

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

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: June 14, 2024
REVISIONS:
REVISED DRB SUBMITTAL: 7.10.24
(NO CHANGES TO LANDSCAPE)
REVISED DRB SUBMITTAL: 11.25.24
(2 TREE LOCATIONS SHIFTED SLIGHTLY DUE TO CONFLICTS WITH UPDATED UTILITY LOCATIONS AND MODIFIED LANDSCAPE FOR REVERSED WALL LAYOUT AND FRONT PATIO LAYOUT)

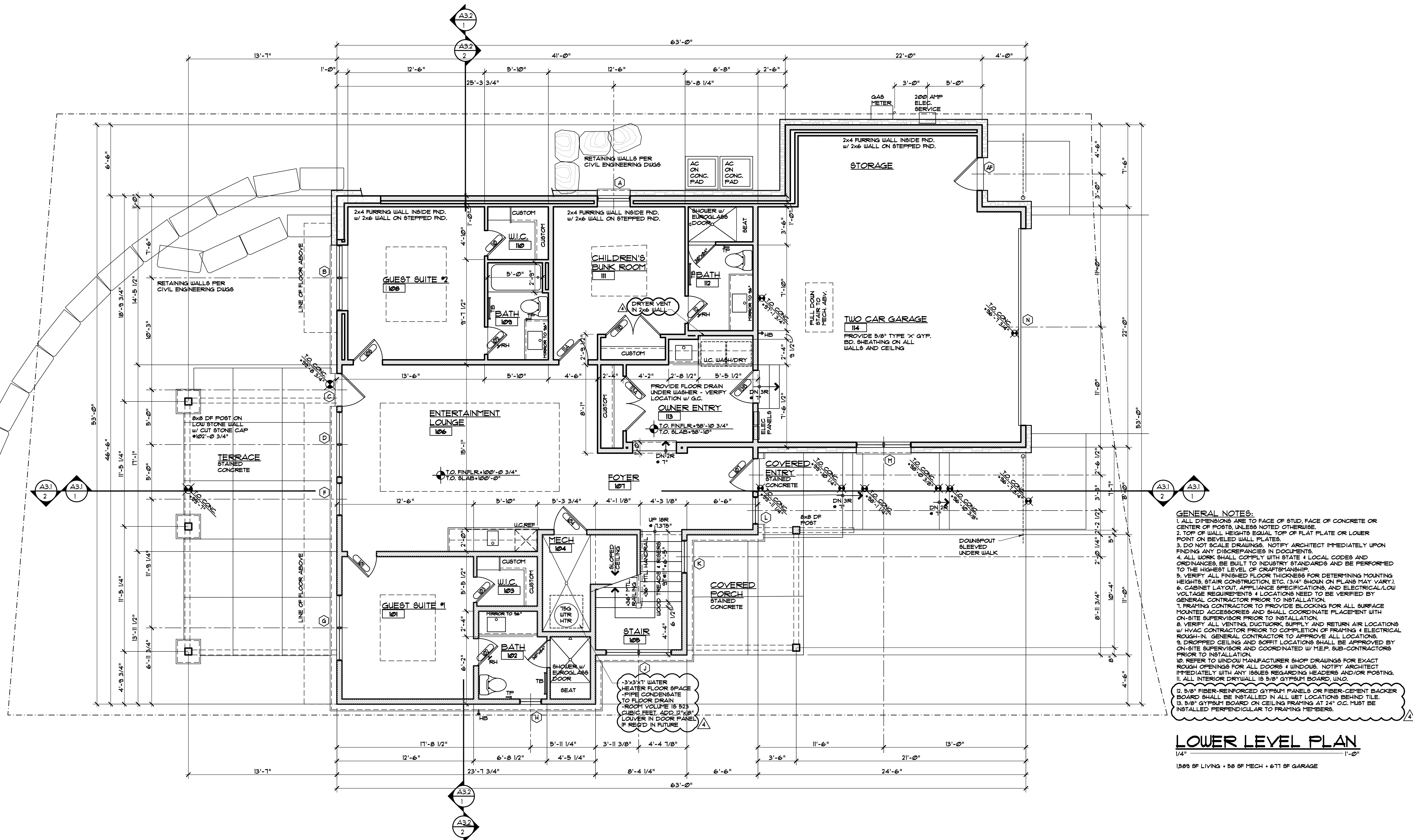
REVISED DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

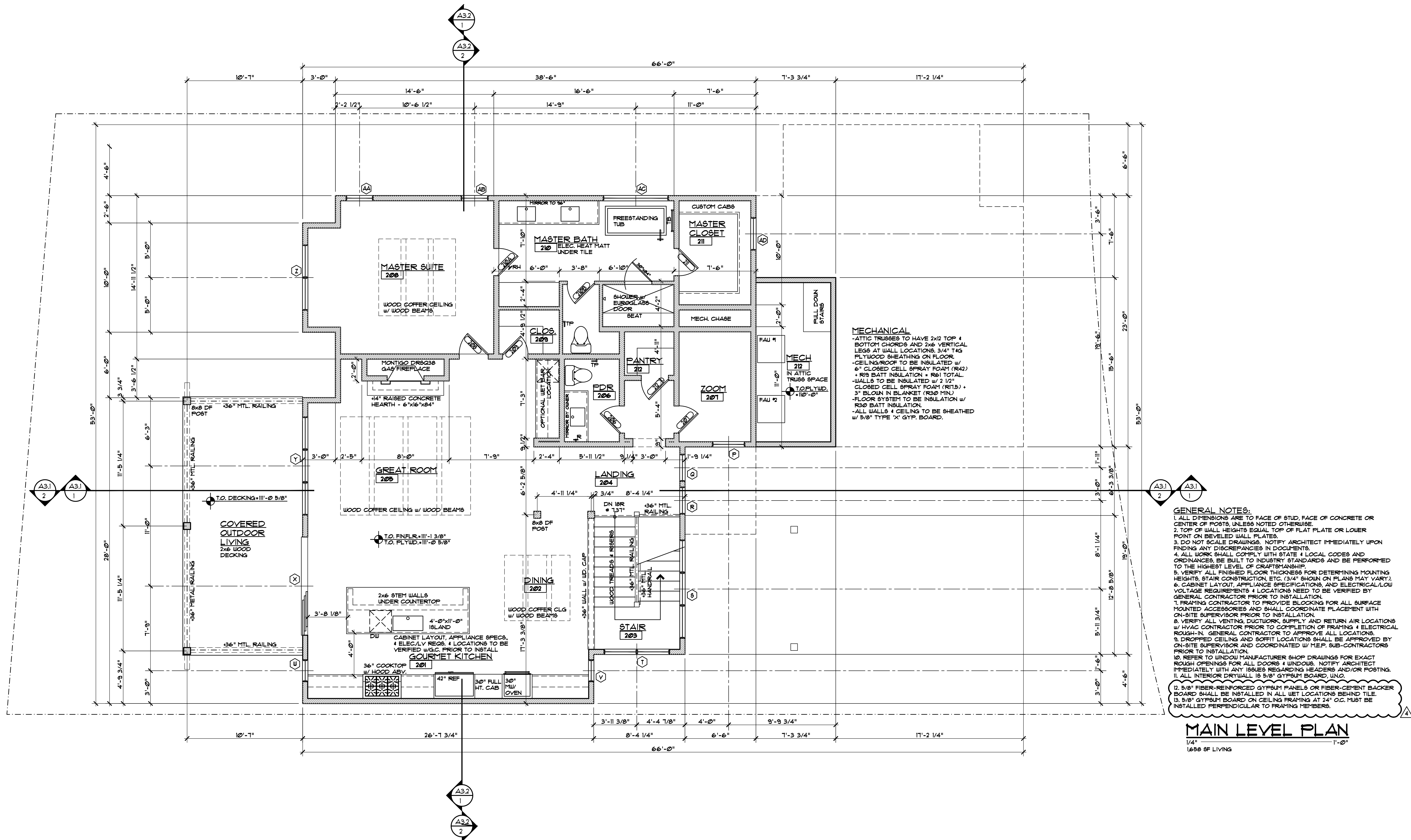
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SHEET NUMBER:
L2

31

#	DATE	BY	COMMENTS
3	11-25-24	DUE	DRB SUBMITTAL #2 SET
2	1-10-24	DUE	REVISED DRB SUBMITTAL
1	6-14-24	DUE	DRB SUBMITTAL SET



ISSUED		COMMENTS	
#	DATE	BY	
3	11-25-24	DUE	DRE SUBMITTAL #2 SET
2	1-10-24	DUE	REVISED DRE SUBMITTAL
1	6-14-24	DUE	DRE SUBMITTAL SET



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

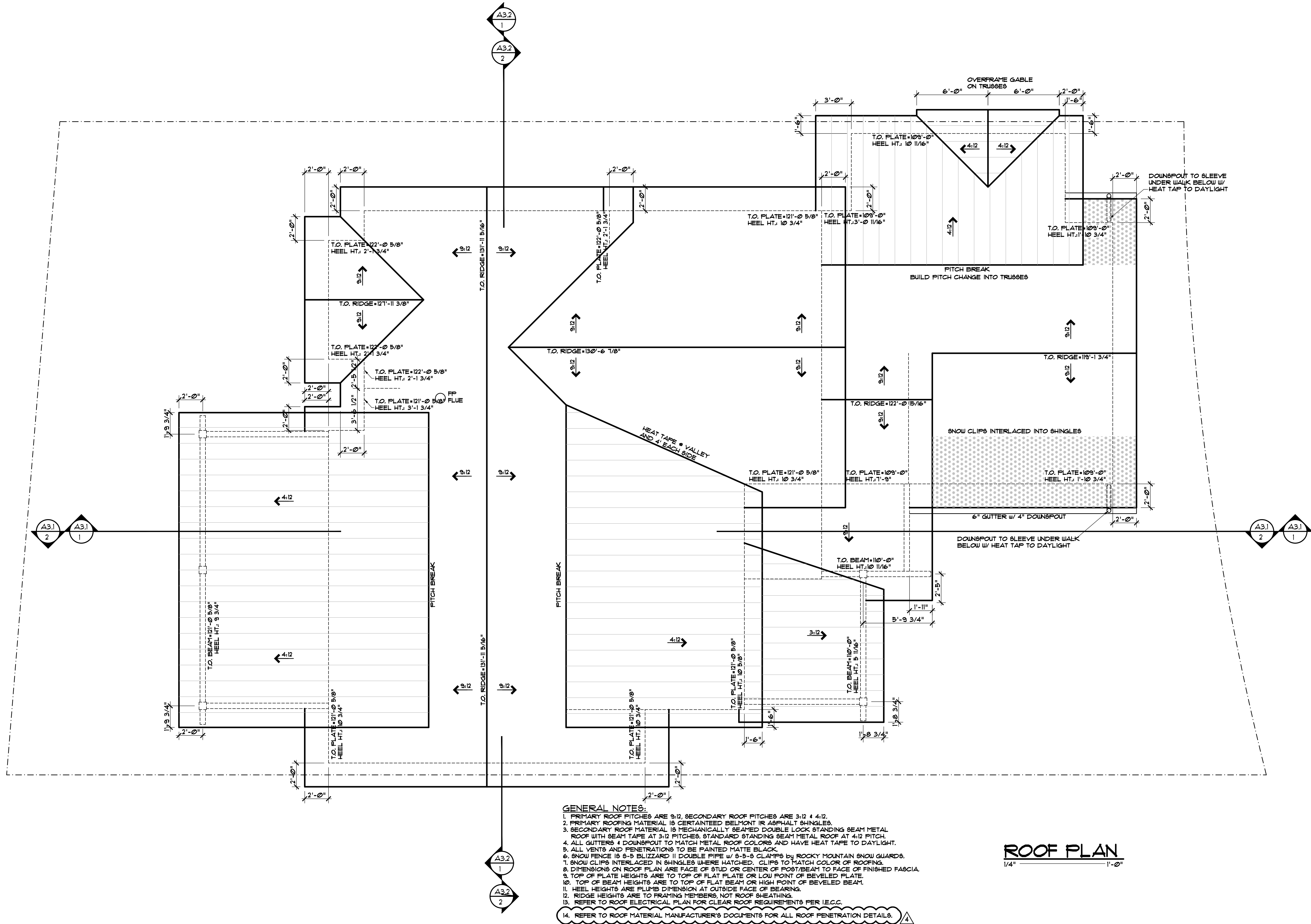
R RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

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

PROJECT NO: 2412-22 L03

#	DATE	BY	COMMENTS
3	11-25-24	DUE	DRB SUBMITTAL #2 SET
2	1-10-24	DUE	REVISED DRB SUBMITTAL
1	6-14-24	DUE	DRB SUBMITTAL SET

A1.3



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

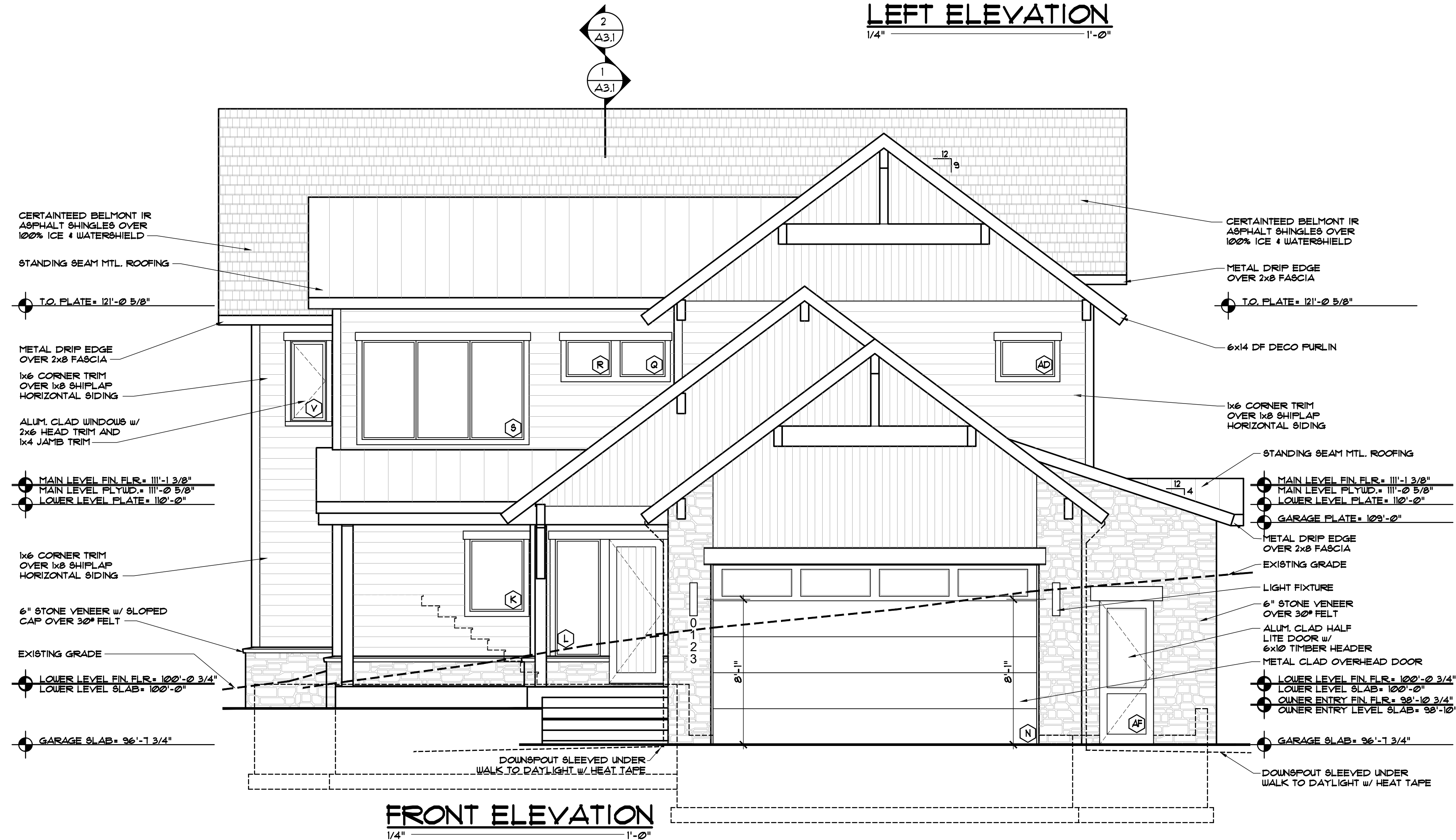
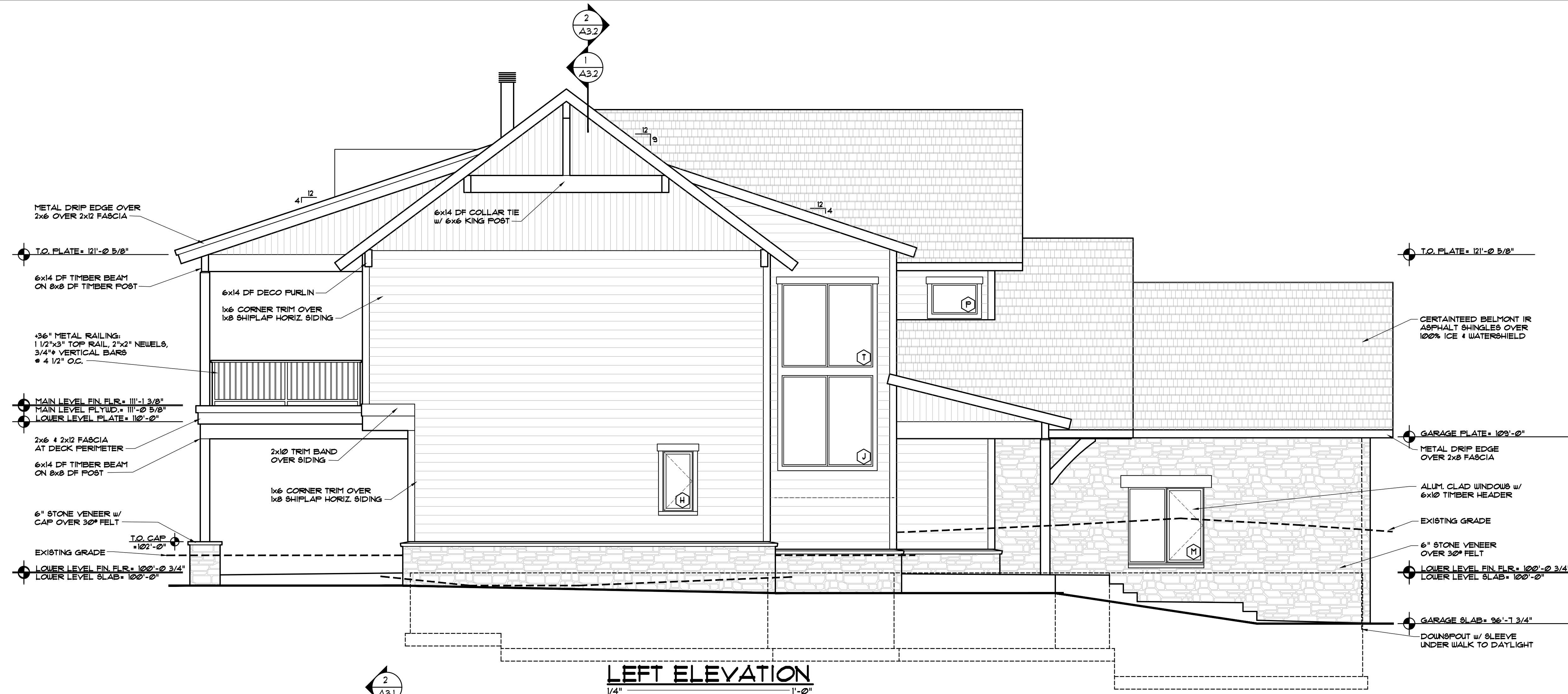
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

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

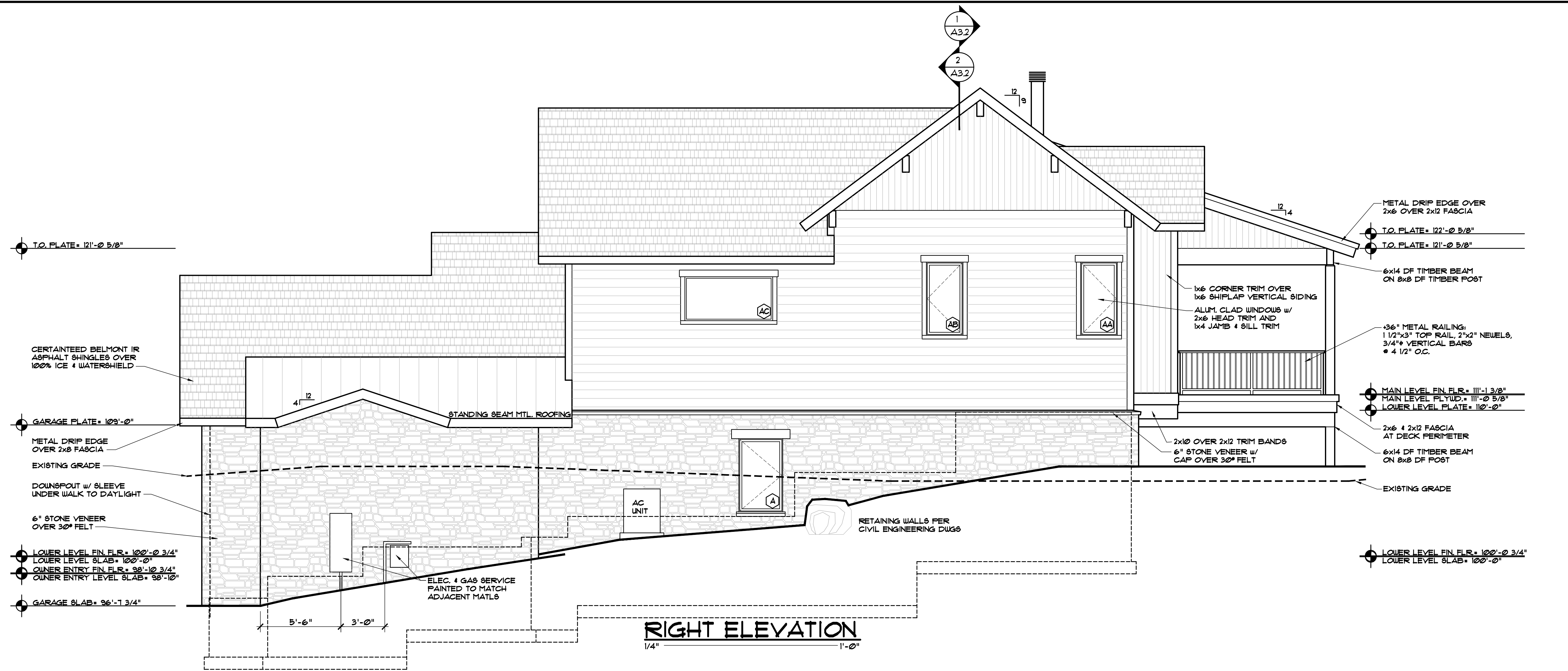
PROJECT NO: 2412-22 L03

ISSUED		COMMENTS	
#	DATE	BY	
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1	6-14-24	DUE	DRB SUBMITTAL SET

A2.1



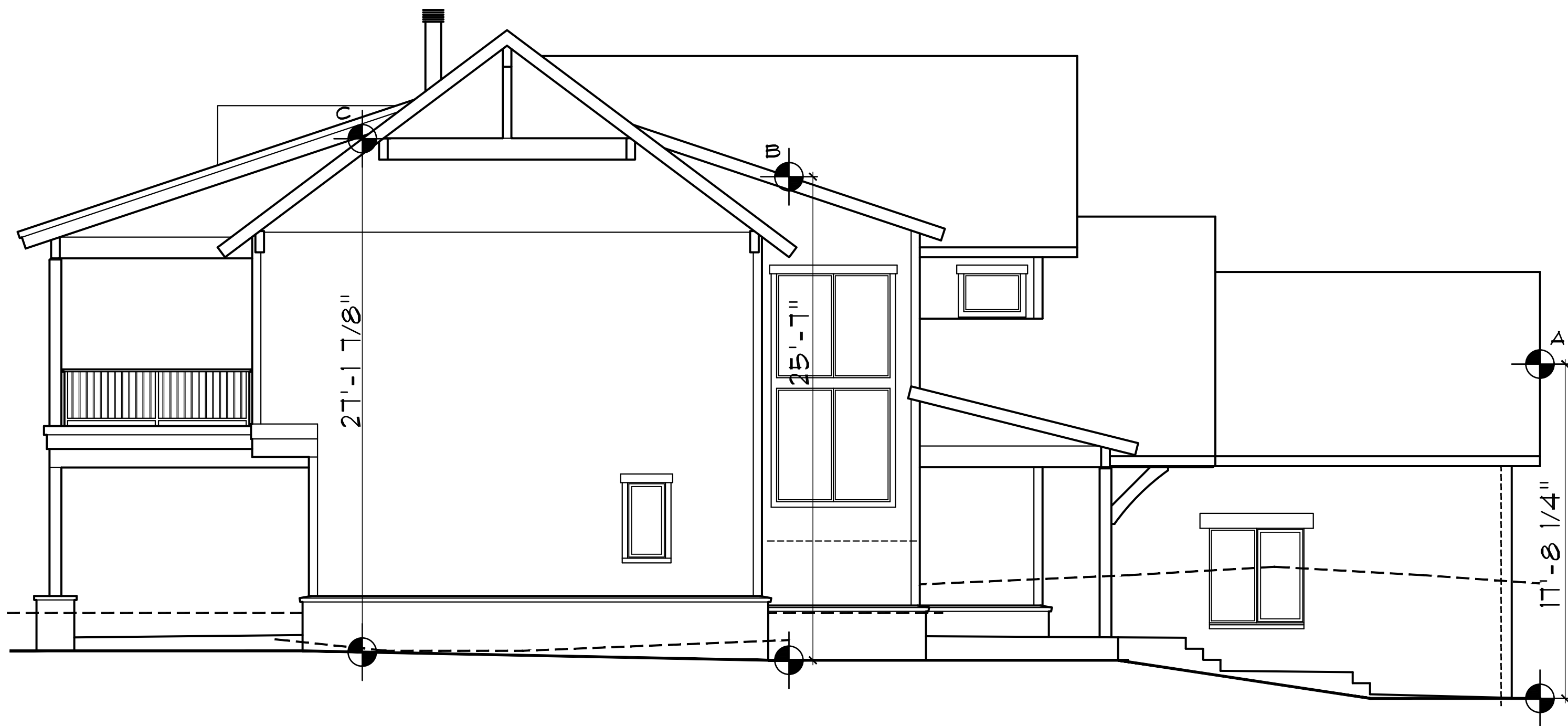
DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES.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



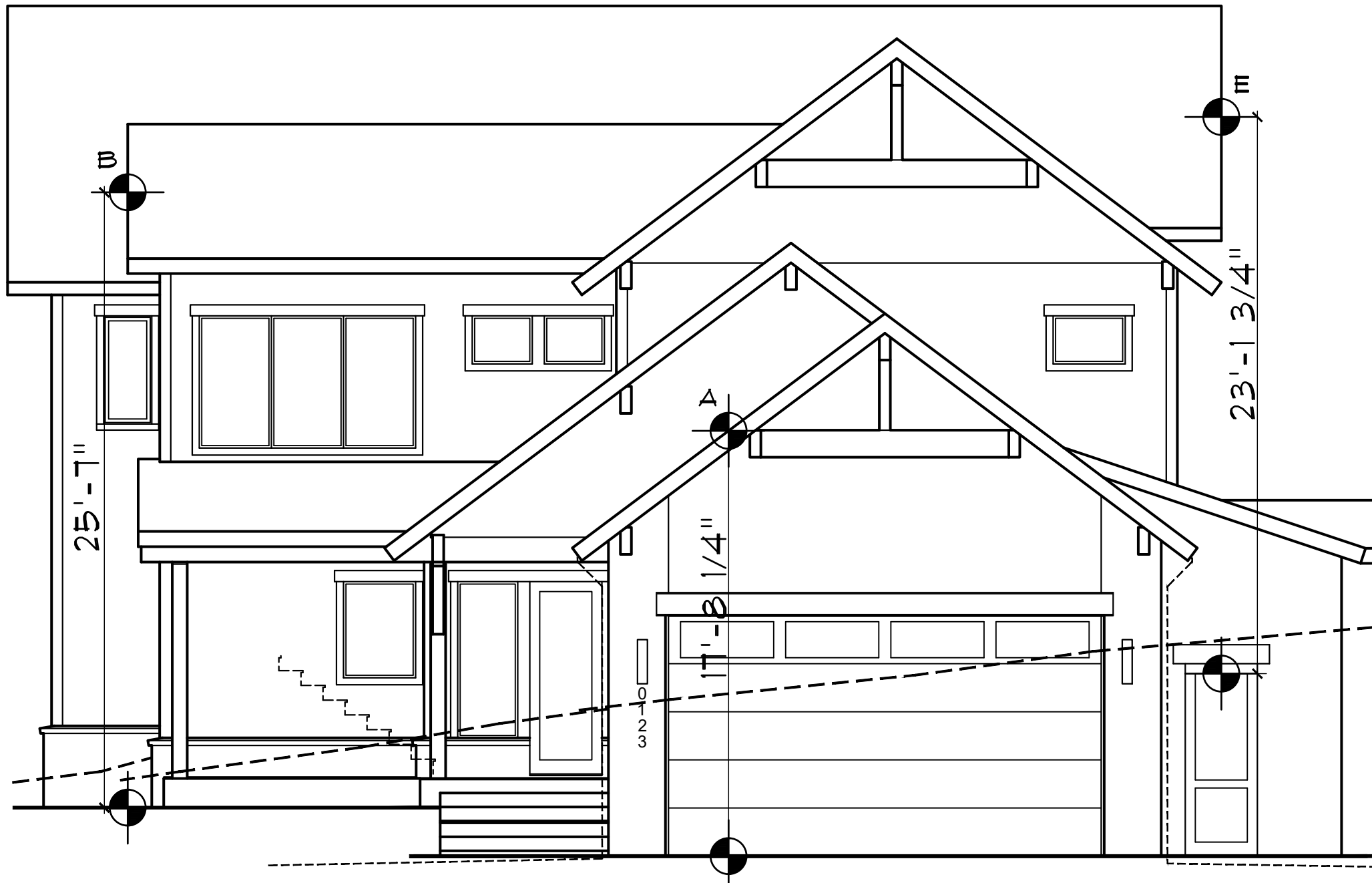
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1	6-14-24	DUE	DRB SUBMITTAL SET

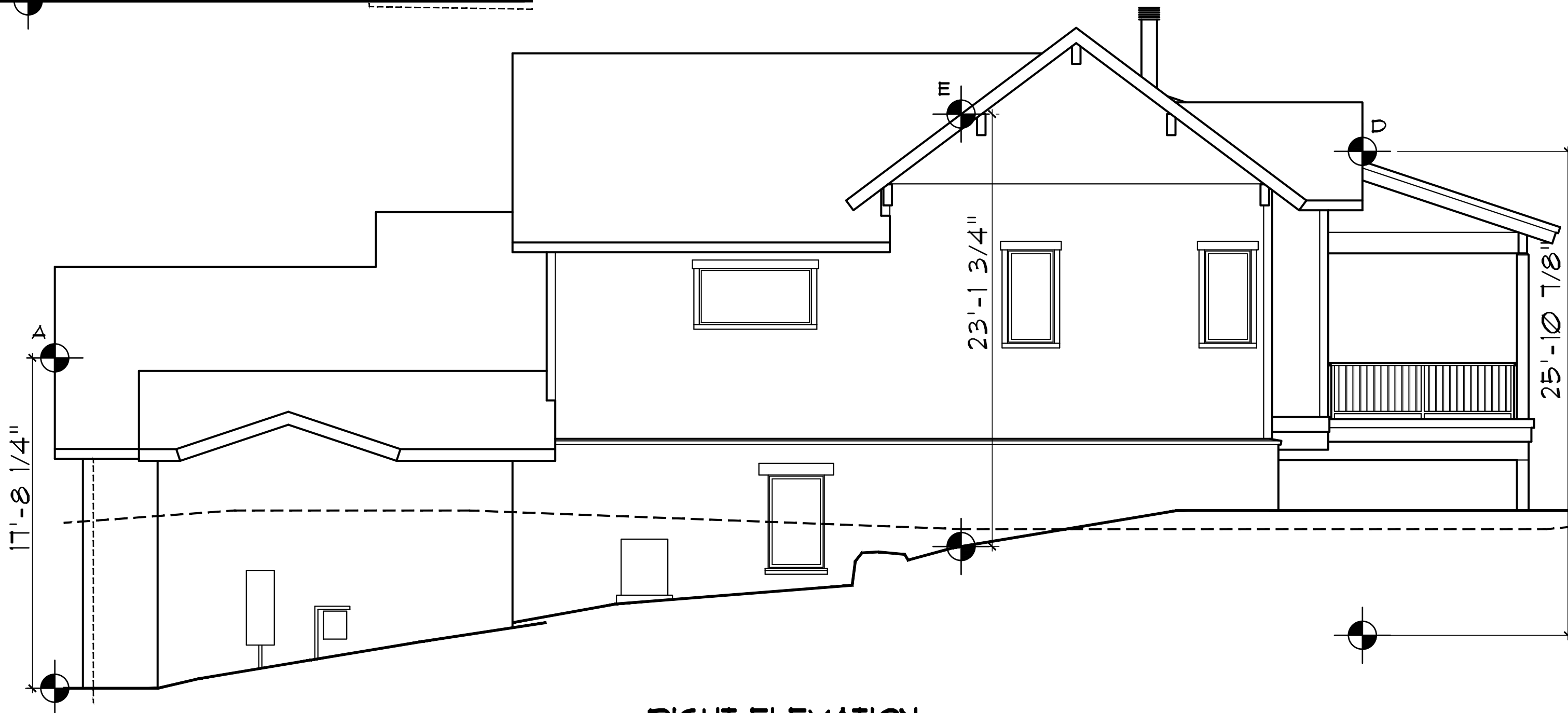
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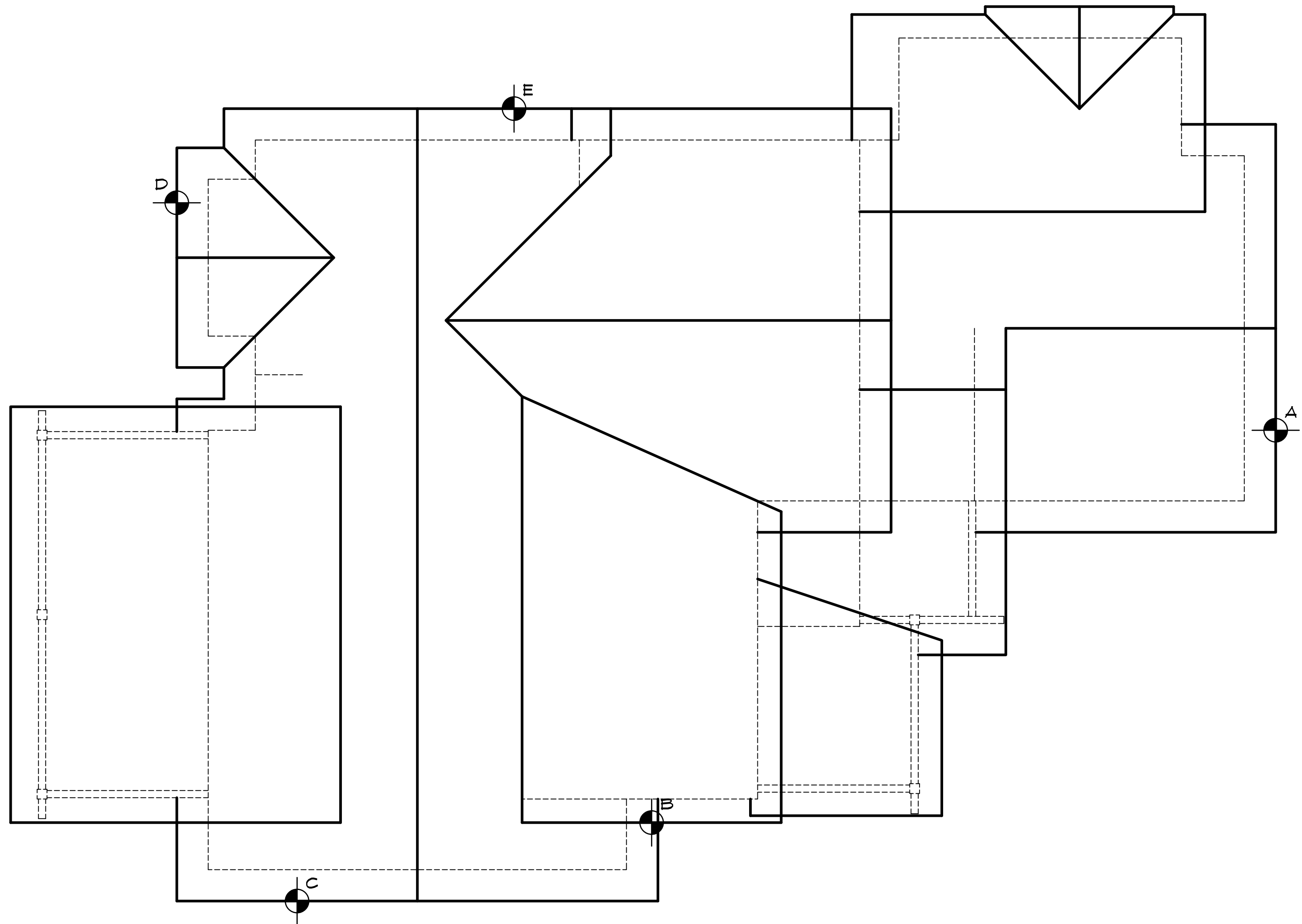
LEFT ELEVATION
1/4" = 1'-0"



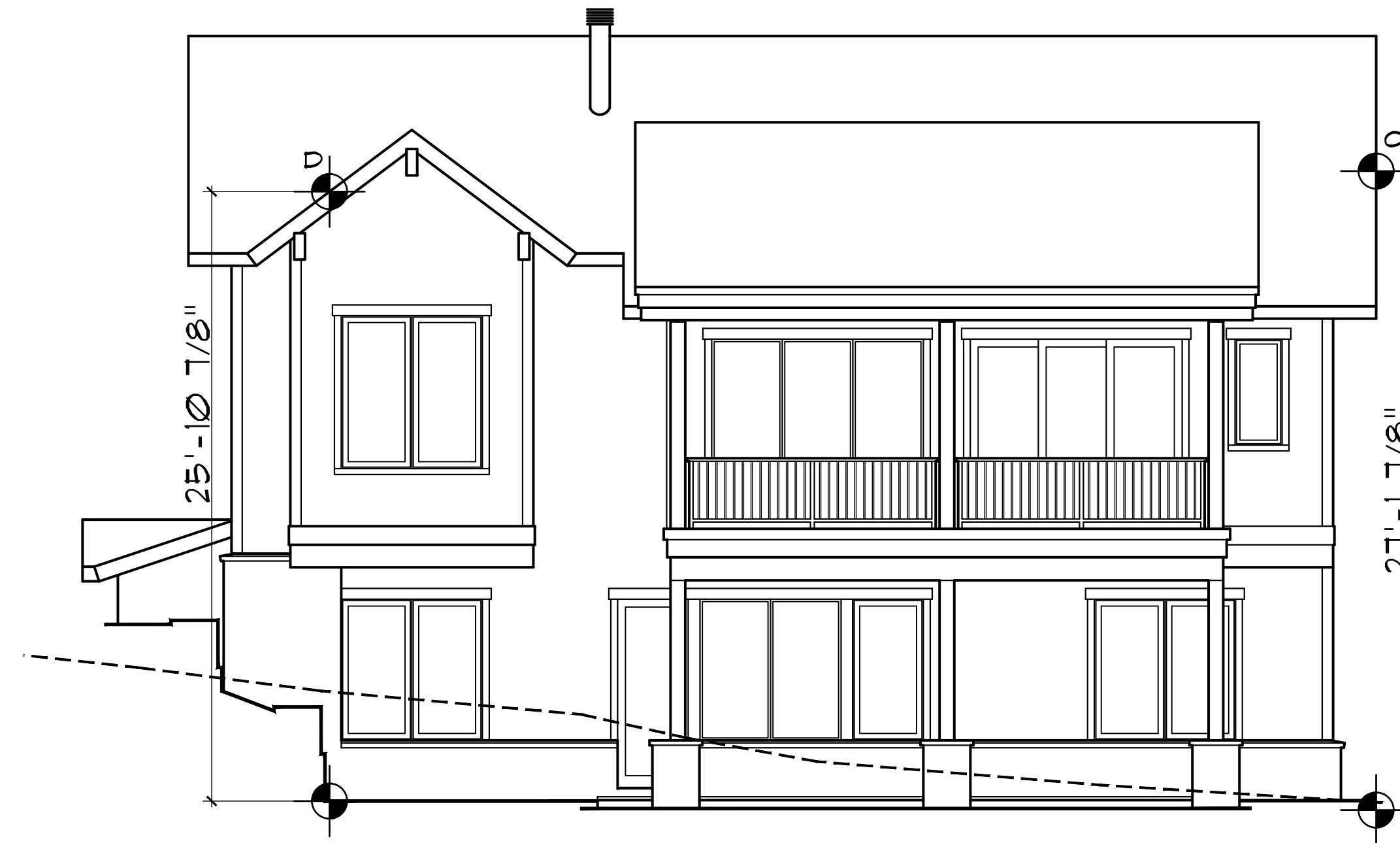
FRONT ELEVATION
1/4" = 1'-0"



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



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



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

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

Section 8, Item A.

EGGERS

ARCHITECTURE, INC.

PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggars@eggarsarchitecture.com

RESORT CONCEPTS

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

GOICOECHEA

226 MILES END LANE

LOT 03, MINTURN NORTH

MINTURN, COLORADO

PROJECT NO: 2412-22 L03

ISSUED		COMMENTS	
#	DATE	BY	
3	11-25-24	DUE	DRB SUBMITTAL #2 SET
2	1-10-24	DUE	REVISED DRB SUBMITTAL
1	6-14-24	DUE	DRB SUBMITTAL SET

BH1

37

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

Conditional Use Permit and Final Plan Review for New Distillery

161 Main Street and 161 Nelson Avenue

Hearing Date:	January 8, 2025
File Name and Process:	Minturn Whisky Company Distillery Final Plan and Conditional Use Permit Review
Owner/Applicant:	Stefanie and Spence Neubauer
Representative:	Robert Creasy
Legal Description:	Mackedon & Rathburns Block C Lot 1 and Part of Lot 2
Address:	161 Main Street and 161 Nelson Avenue
Zoning:	Old Town Character Area – 100 Block A Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	Approval

Staff Report

I. Summary of Request:

The Applicants, Spence and Stefanie Neubauer, request a Conditional Use Permit and a Final Plan review of a new, 3,597 square foot distillery located at 161 Main Street and 161 Nelson Avenue in the Old Town 100 Block A Zone District. Although the DRB has not reviewed any conceptual plans, the Applicant has been proactive in meeting with Town staff prior to submitting plans for the new commercial space and has provided a relatively complete and thorough set of site, landscaping, and architectural plans allowing staff to conduct a final plan level review of the project.

Proposed Plans

The plans show a two level structure with a max height measured to the midpoint of the roof of 23 feet above proposed grade. The height of the proposed structures appear to be within the maximum 35-foot allowable within the Old Town 100 Block A 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.

Parking is not required for a commercial building within the Old Town 100 Block A Zone District, however there is one loading space provided.

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

Staff believes that the Applicant has 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 for DRB:

This is a final plan-level of review for a new commercial structure on a 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 or approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions to the plans.

A variance has already been approved via Resolution 51 – Series 2024 to allow encroachment into the rear setback.

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 161 Main Street and 161 Nelson Avenue meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

The subject property is located within the “Old Town Character Area” 100 Block: A Zone District, described as follows:

- (a) The 100 Block Commercial Zones are characterized by a compact retail/commercial core area bisected by Highway 24. The area consists of businesses and residences with an identity of the historic commercial core that is distinct from other parts of the community.*
- (b) **The purpose of this area is to provide convenient commercial services to residents and visitors and to promote the development of the Town's primary retail commercial district.** Accommodation of sales tax-generating commercial uses and non-street level residential units can enhance Old Town vitality while maintaining the visual character and scale. **Street level space within the 100 Block Commercial Zones shall be dedicated to retail uses.** Non-street level space within the 100 Block Commercial Zones may be used for compatible retail, office, and residential uses.*
- (c) **The 100 Block Commercial Zones should function as a pedestrian shopping corridor.** Buildings shall orient toward sidewalks and pedestrian areas with storefront windows and main entrance doors. **The scale of buildings both in terms of height and width should encourage transparency, pedestrian engagement, and facilitate pedestrian movement not only along Highway 24 but also between Highway 24, Williams Street and Eagle Street and along all streets in the 100 Block.***
- (d) The small town historic main street character will be maintained by keeping in scale with the original plat of twenty-five-foot by one hundred-foot lots and one- to two-story building frontages along Highway 24. Large monolithic buildings and "strip" retail areas are not allowed. New development in the 100 Block shall follow the standards and guidelines provided in Appendix B which seeks to ensure new*

structures maintain compatibility with historic structures while bringing new uses to increase vitality.

- Town of Minturn Town Code Section 16-6-35

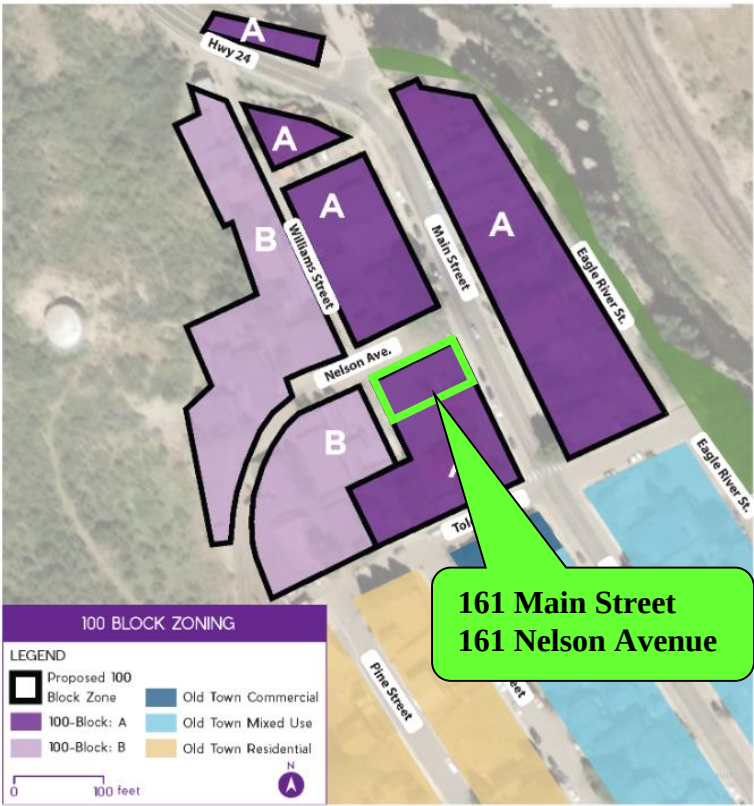


Figure 1: 100 Block Zoning Map

Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum/Maximum Lot Area:	2,500 / 7,500 sq. ft.	4,990 sq. ft. (.115 ac.)
Maximum Building Height:	32 feet	23 feet*
Minimum Front Setback:	5 ft. minimum / 20 ft. maximum 15 ft. minimum for 40% of lot frontage	20+ feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	30 feet	10 feet**
Maximum Lot Coverage:	80% (3,992sq. ft.)	3,092 sq. ft. (61.96%) Proposed

Maximum Impervious Coverage:	90% (4,491 sq. ft.)	4,401 sq. ft. (88.2%) Proposed
Minimum Snow Storage Area:	5% of Lot (4,990 sq. ft. x .05 = 249.5 sq.ft.)	269 sq. ft.
Parking:	0 spaces	1 space

* Sec. 16-17-60. – Building height exceptions states that height limitations in Chapter 16 shall not apply to cupolas, however they shall not exceed the maximum building height by more than ten (10) feet. The roof is measured at 23 feet with an eight foot four inch (8 ft. 4 in.) cupola on top of that, well within the 35 foot allowable height in 100 Block: A.

** Resolution 51 – Series 2024 approved a variance allowing for relief from the rear setback from thirty feet (30’) to ten feet (10’) for the first floor of the building measured to a fourteen foot (14’) eave height and relief from the rear setback from thirty feet (30’) to twenty feet (20’) for the second floor of the building measured to a twenty foot (20’) eave height.

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 design guidelines encourage designs that integrate or account for snow storage and snow shed from roof structures, along with ensuring that the orientation of buildings – to street frontages and neighboring properties – is considered.

The proposed design maintains the structures within required setbacks, thus allowing for full use of side yard areas for snow shed and drainage. Likewise, the site plan and final grading details generally demonstrate that proper (positive) grading will be directed away from the structure; that drainage is handled on the subject property.

Mass and Form

The following excerpts from the Design Guidelines should be considered by the Design Review Board when reviewing the proposed project:

Appendix B (II)(A)(2)(c) – Building Details

“Create interest in the primary wall plate with porches, balconies, recessed walls and decks (as well as overhangs, eaves, dormers, cantilevers, awnings and similar features).”

Staff Response:

Staff believes that the design and scale of the proposed structures “stepping” and creates visual interest, and is complimentary to adjacent 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 complimentary to the surrounding environments.

V. Summary of Process and Code Requirements for Conditional Use Permit:

This is a Conditional Use Permit (CUP) review by the Town of Minturn Planning Commission, acting as the Town of Minturn Zoning Board of Appeals – the body responsible for review of CUPs and for forwarding recommendations to the Town of Minturn Town Council for approval, for approval with conditions, or denial of CUP requests in accordance with the standards, criteria and findings outlined in Section 16-21-620 – *Conditional Use*, Minturn Municipal Code.

Specifically, the Planning Commission’s recommendation and any action of the Town of Minturn Town Council should be based on the following standards and findings:

(e) Conditions and procedure of issuance.

- (1) The Town Council may approve the application as submitted or may approve the application subject to such modifications or conditions as it deems necessary to accomplish the purpose of this Article, or the Town Council may deny the application. A conditional use permit may be revocable, may be granted for a limited time period or may be granted subject to such other conditions as the Town Council may prescribe. Conditions may include, but shall not be limited to, requiring special setbacks, open spaces, fences or walls, landscaping or screening and street dedication and improvements; regulation of vehicular access and parking, signs, illumination and hours and methods of operation; control of potential nuisance; prescription of standards for maintenance of buildings and grounds; and prescription of development schedules.*

(d) Administrative procedure.

- (1) Upon receipt of a completed and proper application, the Planning Director shall set a public hearing for the Planning Commission and give public notice as required by this Chapter.*
- (2) Criteria; findings. Before acting on a conditional use permit application, the Planning Commission and Town Council shall consider the following factors with respect to the proposed use:*
 - a. The relationship and impact of the use on the community development objectives of the Town.*
 - b. The effect of the use on distribution of population, transportation, utilities, schools, parks and recreational facilities and other public facilities and public facility needs.*

- c. *The effect upon traffic, with particular reference to congestion, automotive and pedestrian safety, traffic flow and control, access, maneuverability and snow removal.*
- d. *The effect upon the character of the area in which the proposed use is to be located, including the scale and bulk of the proposed use in relation to surrounding uses, the amount of noise, lighting and glare, dust and compatibility of the use with the Character Area it is in and surrounding areas.*
- e. *Necessary findings. The Planning Commission and Town Council shall make the following findings before making a recommendation or decision that a conditional use permit be granted:*
 - 1. *That the proposed location of the use is in accordance with the purposes of this Chapter, the Community Plan and the purposes of the zone in which the site is located.*
 - 2. *That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*
 - 3. *That the proposed use will comply with each of the applicable provisions of this Chapter.”*

VI. Staff Findings and Analysis:

The following section provides staff responses to each of the applicable Conditional Use criteria.

- a. ***The relationship and impact of the use on the community development objectives of the Town.***

Staff Response:

Chapter 2: A Thriving 100 Block

“Objective 2.1 Implement a framework for **redevelopment and growth** in the 100 Block that contributes to Minturn’s character and **economic development**.”

“Objective 2.6 **Invest in continuous placemaking improvements to support the 100 Block as a vibrant, central community gathering place**; improve connectivity to the riverfront area and nearby amenities.”

Chapter 3: An Economically Vibrant Community: Commercial Development & Industry

“Objective 3.3 **Pursue land use changes that support Minturn’s tax base and economic growth**; plan future development on important catalyst sites, including Dowd Junction.”

“Objective 3.6 Ensure that the Town’s zoning and development code supports and encourages commercial development and redevelopment in key commercial districts while preserving historic character.”

- b. The effect of the use on distribution of population, transportation, utilities, schools, parks and recreational facilities and other public facilities and public facility needs.***

Staff Response:

The distillery likely will have material impact or effect on transportation within the area as people frequent the business, however the distribution of population, utilities, schools, parks and recreational facilities and other public facilities and/or needs should be minimally impacted.

- c. The effect upon traffic, with particular reference to congestion, automotive and pedestrian safety, traffic flow and control, access, maneuverability and snow removal.***

Staff Response:

Any use built on this lot is likely to have impact on local traffic, congestion, pedestrian safety, traffic flow and control, access, maneuverability and snow removal in the immediate vicinity of the subject property. These impacts would not be specifically because of the Light Manufacturing for the distillery.

- d. The effect upon the character of the area in which the proposed use is to be located, including the scale and bulk of the proposed use in relation to surrounding uses, the amount of noise, lighting and glare, dust and compatibility of the use with the Character Area it is in and surrounding areas.***

Staff Response:

Staff believes that this will not have a negative effect upon the character of the area. This zone district is designated to be primarily commercial, and as such supports the development of this lot. The scale of the building is actually smaller than the 100 Block Design Guidelines allow for and so should have less visual impact. There is likely to be noise and lighting that this building will be the source of, but it should comply with the Town’s regulations in regards to both.

- e. Necessary findings. The Planning Commission and Town Council shall make the following findings before making a recommendation or decision that a conditional use permit be granted:***

- 1. That the proposed location of the use is in accordance with the purposes of this Chapter, the Community Plan and the purposes of the zone in which the site is located.***

Staff Response:

Generally, the subject site is located within a historically commercial area. The Town’s master plan and guiding policy statements for the Old Town Character Area 100 Block A Zone District anticipate a mix of commercial types:

“This district was updated concurrent to the Community Plan update and includes two subareas: 100 Block A (properties fronting onto Main Street) and 100 Block B (properties to the west of Main along Williams). The intent of this district is to incentivize sales-tax generating uses and the reuse of existing structures, while new construction is required to fit in with the rest of the 100 Block through new design standards and guidelines.”

- 2023 Imagine Minturn Community Plan Chapter 1, pg. 21

It should be noted that the Community Plan does provide goals and strategies geared toward supporting commercial. As such, staff suggests that the use proposed is in accordance with this criteria.

A primary purpose of the Conditional Use Permit review is to ensure that permitted uses are compatible with their locations and surrounding land uses and will further the purposes of the Community Plan and Chapter 16.

2. *That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

Staff Response:

Generally, the location and use proposed, if properly conditioned, should not be detrimental to the public health, safety or welfare, nor should they be materially injurious to the properties or improvements in the vicinity if the site is maintained in accordance with the standards of the Minturn Municipal Code.

Within the variance hearing there was brought up by a member of the public concern for the possibility of “whisky fungus”. The Applicant reached out to an expert on the matter, Dr. James Scott, and per the attached email the risk of this being an issue is minimal due to the small scope of the production as well as the dry climate that we live in.

3. *That the proposed use will comply with each of the applicable provisions of this Chapter.*

Staff Response:

Staff believes that this finding can be met.

VII. Issues and Areas of Non-Conformance:

Issues or Required Plan Revisions

There are no issues identified by staff.

VIII. Staff Recommendation and Suggested Conditions:

Staff suggests that the Final Plans for 161 Main Street and 161 Nelson Avenue **comply** with applicable provisions of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is recommending **approval**.

Madison Harris

From: Stefanie Neubauer <stef@erwhisky.com>
Sent: Monday, December 9, 2024 12:58 PM
To: Scot Hunn; Madison Harris; Robert Creasy; Spence Neubauer
Subject: Fwd: Environmental blackening around distilleries

Hey all!

I wrote to Dr. James Scott in Toronto this morning asking if he felt comfortable putting his zoom statements into writing and he just sent this back to me! I am delighted!

Thanks you all!
 Stef

personal cell 303-895-4369
business cell 970-763-8660
stef@erwhisky.com

EAGLE RIVER
WHISKY
Minturn E\W\R Colorado

Begin forwarded message:

From: James Scott <james.scott@utoronto.ca>
Subject: Environmental blackening around distilleries
Date: December 9, 2024 at 12:49:09 PM MST
To: Stefanie Neubauer <neubauer.stef@gmail.com>

Dear Stefanie,

In my experience, small numbers (<20,000) of spirit barrels emit insufficient ethanol vapour to result in fungal blackening of nearby outdoor surfaces. You mentioned you intend to age far fewer barrels than this on-site over the long-term, and therefore my expectation is that if you see any fungal blackening at all, it will be limited to the immediate proximity of your aging facility. Given that your premises are at elevation in a relatively dry climate, I believe the likelihood your facility emissions will contribute to non-trivial fungal blackening in the local area is further diminished.

I encourage you to take a series of baseline photographs of the areas around your aging facility that you might compare at points in the future to determine any divergence from my prediction. It may be useful also to collect and archive weather data to better understand your local climate, as your facility is rather distant from nearby weather stations and thus the local conditions are likely to be different.

From everything I know, I would not hesitate to be your neighbour!

Best wishes,

James

--

James Scott, PhD, ARMCCM

Professor

Division of Occupational & Environmental Health, Dalla Lana School of Public Health
& Department of Laboratory Medicine and Pathobiology, Temerty Faculty of Medicine
University of Toronto

223 College Street, Toronto ON CANADA M5T 1R4

Tel: 416 956-8778

Fax: 416 978-2608

Em: james.scott@utoronto.ca

UAMH Fungal Biobank: <http://www.uamh.ca>

University Profile: <http://www.dlsph.utoronto.ca/faculty-profile/scott-james-a/>

Commercial Laboratory: <http://www.sporometrics.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: planner@minturn.org

Project Name:

Minturn Whisky Company

Project Location

Street Address: 161 Main St and 161 Neslon Ave

Zoning: 100 Block Commercial Zone

Parcel Number(s): 2103-263-11-002 & 2103-26

Application Request:

Approve the design for the Minturn Whisky Company Distillery and Tasting Room

Applicant:

Name: Stefanie and Spence Neubauer

Mailing Address: PO Box 1253, Minturn, CO 81645

Phone: 970-763-8660

Email: spence@minturnwhisky.com

Property Owner:

Name: Eagle River Holdings Ltd

Mailing Address: PO Box 1253, Minturn, CO 81645

Phone: 970-763-8660

Email: spence@minturnwhisky.com

Required Information:

Lot Size: 4,990 sqft	Type of Residence (Single Family, ADU, Duplex) N/A	# of Bedrooms N/A	# On-site Parking Spaces 0
# of Stories: 2	Snow storage sq ft: 269 (5.4%)	Building Footprint sq ft: 3,092	Total sq ft Impervious Surface: 4,401

Signature:

Fee Paid: _____

Date Received: _____

Planner: _____

EAGLE RIVER HOLDINGS LTD

Eagle River Holdings Ltd

Minturn Whisky Company
161 Main Street
PO Box 1253
Minturn, CO 81645
September 23, 2024

Town of Minturn

302 Pine Street
PO Box 302
Minturn, CO 81645

To Town of Minturn Planning Department,

Re: Letter of Intent for Design Review of 161 Main Street and 161 Nelson Ave

Relevant Background:

The lot at 161 Main Street and 161 Nelson Ave once housed the well-known local bike shop, the Mountain Pedaler. The previous owner, MR Minturn, purchased the property in 2017, and the building was demolished in 2019, leaving the lot vacant. In late 2023, the owner of Minturn Whisky Company (formerly Eagle River Whisky) acquired the property with the intention of redeveloping it to better serve the community and visitors.

Current Status of the Site:

In spring 2024, a temporary shed structure was built on the lot and is currently operating as a whisky tasting room under a Limited Use Permit granted by the town. This permit allows the space to function as a tasting room, with occasional food trucks and farmers markets providing additional offerings.

Proposed Uses and Structures:

The proposed project includes the construction of one structure to house the tasting room on the Main Street frontage and the distillery in the rear. The front commercial space will serve as a whisky tasting room in the afternoon and evening hours. In the mornings, the space may be utilized as a coffee shop offering espresso drinks and breakfast snacks, allowing the business to serve the community throughout the day.

On the Nelson Ave frontage, there will be an entrance to a small (~150 ft²) area that could possibly be a co-working, meeting, or retail space. There will be a bookcase/hidden door that provides a “speakeasy” entrance into the tasting room.

The proposed use in the rear of the building will be Light Manufacturing for distilling, proofing, and bottling whisky. Minimal barrel storage will be utilized on site (less than 100 barrels/5300 gallons). This space will be open to the public for daily distillery tours and an occasional event space (e.g. fly-tying nights, bachelor/ette parties, corporate team-building, etc.). Additionally, the distillery will be an educational space for visitors and industry partners. The scalable, sustainability measures will be a model for other distilleries of all sizes.

How the Proposal Differs from Current Use:

While a whisky tasting room currently exists on the site under the terms of a Limited Use Permit, this permit is temporary and expires after one year, with the option for only one renewal. Our proposal would result in a permanent, thoughtfully designed structure that offers year-round service and additional tax revenue for the town, as well as another draw to bring visitors. The Town Council has already approved a variance request for rear setback relief, which is contingent upon this building design and the granting of a conditional use permit.

The two lots (161 Main Street and 161 Nelson Ave) have historically been used and sold as “one property” even though they are two separate plats. The owners are currently in the process of abandoning the shared property line and forming a single lot.

The new proposal will significantly upgrade the current operation, providing a more stable and long-term establishment that will contribute to the fabric Minturn.

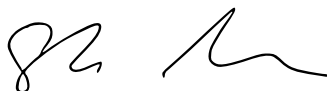
Easements and Dedicated Tracts:

At this time, there are no easements or dedicated tracts associated with the property or the proposed development.

We are committed to contributing to the ongoing success of Minturn by creating a unique and valuable addition to Main Street. We believe this building and proposed use will not only enhance the town's charm but also provide meaningful economic and social benefits.

Please find the site plan attached for your review. We welcome any further discussions and look forward to your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stefanie Neubauer', with a stylized flourish at the end.

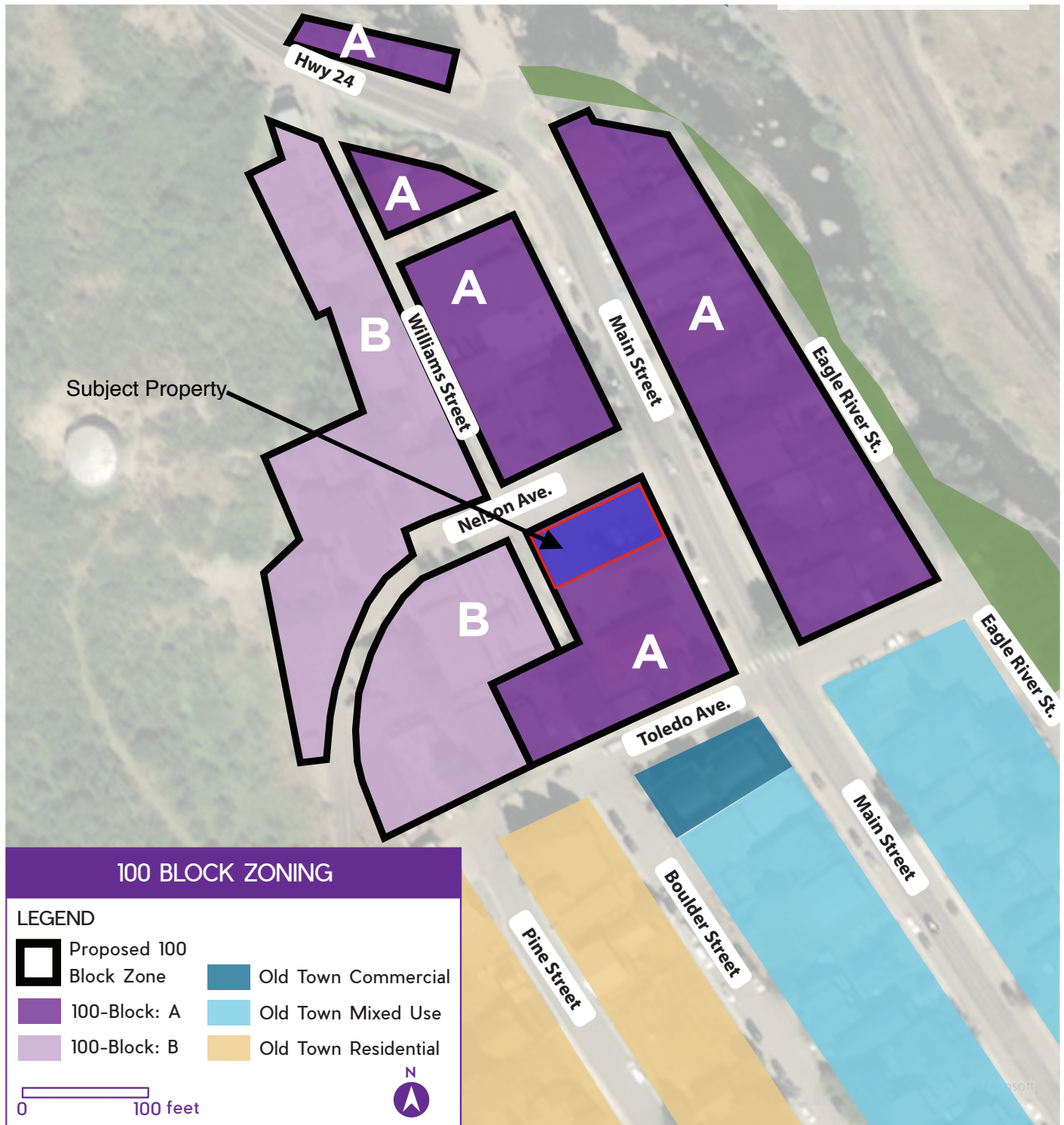
Stefanie Neubauer

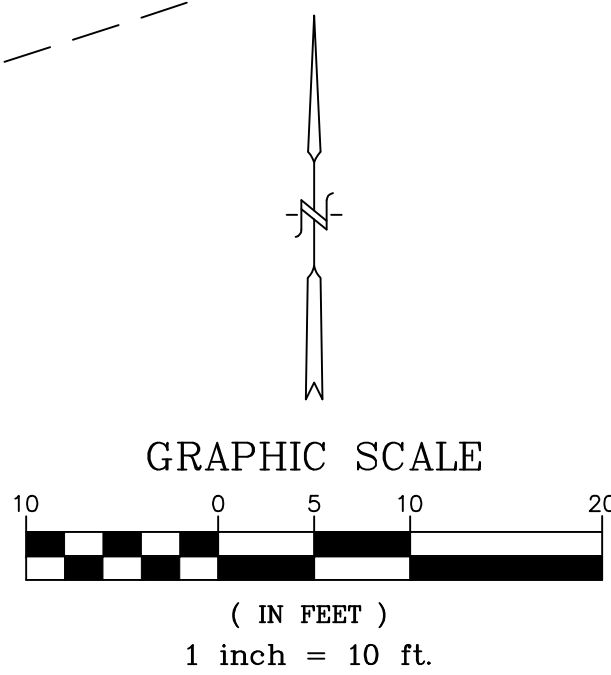
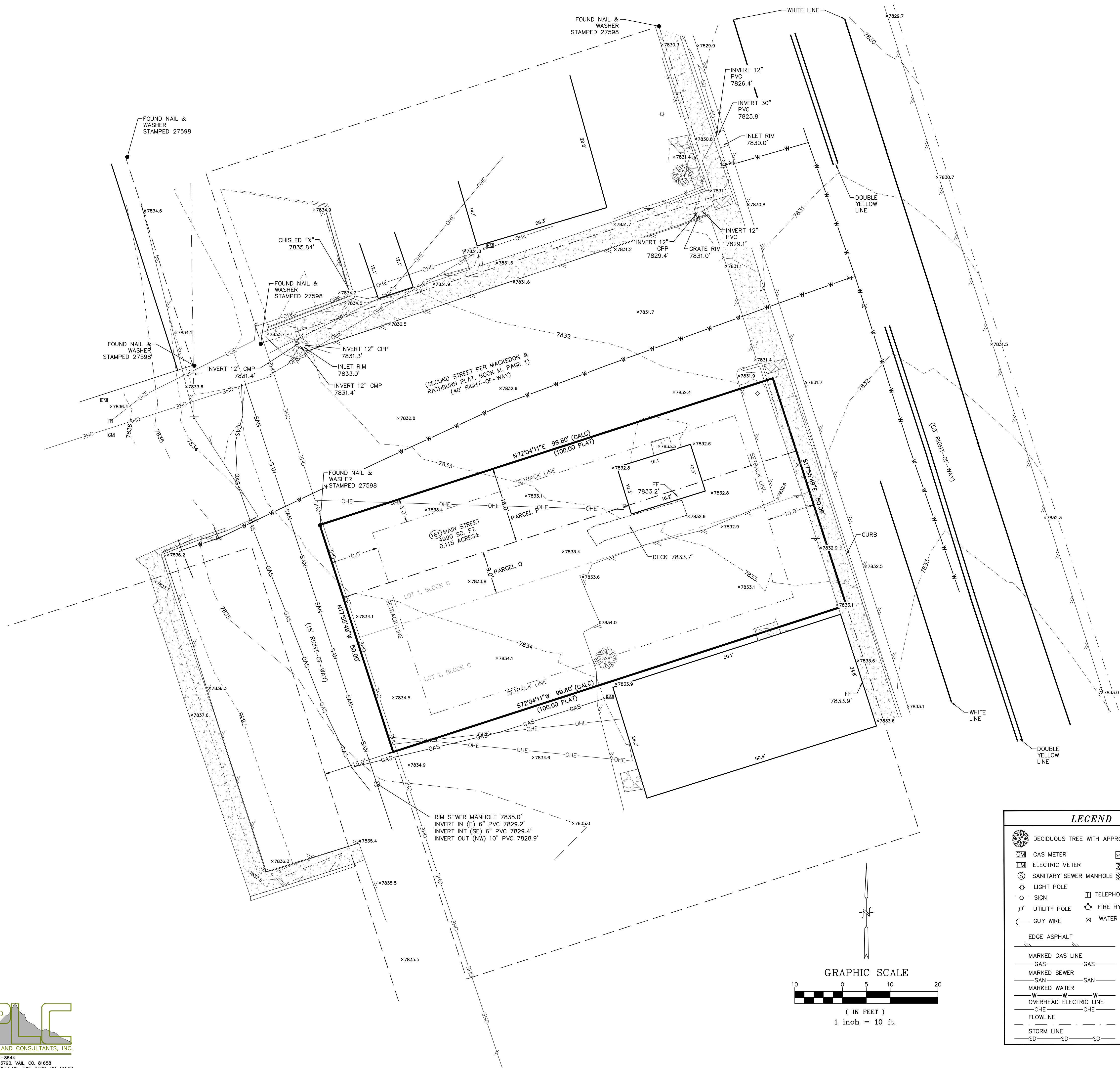
CEO

Eagle River Holdings Ltd

Minturn Whisky Company

stef@erwhisky.com



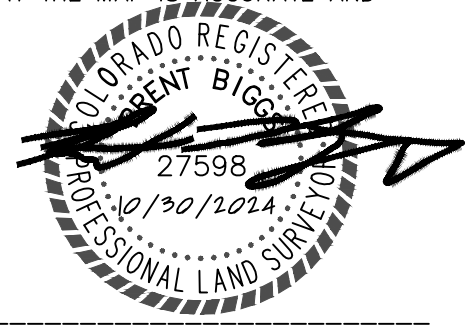


LEGEND	
	DECIDUOUS TREE WITH APPROX TRUNK DIAMETER
	GAS METER
	ELECTRIC METER
	SANITARY SEWER MANHOLE
	LIGHT POLE
	SIGN
	UTILITY POLE
	GUY WIRE
	CONCRETE
	FLAGSTONE
	PAVERS
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	WATER VALVE
	EDGE ASPHALT
	MARKED GAS LINE
	MARKED SEWER
	MARKED WATER
	OVERHEAD ELECTRIC LINE
	FLOWLINE
	STORM LINE

- GENERAL NOTES
- DATE OF TOPOGRAPHY: OCTOBER 09, 2024
 - PROJECT BENCHMARK: NGS BENCHMARK "T 280" ELEVATION=7894.20 (NAVD 88).
 - LINEAL UNITS OF MEASUREMENT SHOWN ARE GIVEN IN US SURVEY FOOT.
 - THIS TOPOGRAPHIC MAP IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT INTENDED TO RESOLVE ANY BOUNDARY ISSUES THAT MAY EXIST ON THIS LOT OR TO REESTABLISH ANY MISSING LOT MONUMENTS.
 - THE EXISTING UTILITIES SHOWN HEREON ARE FROM MARKINGS FOUND ON THE GROUND. PEAK LAND CONSULTANTS, INC. AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN ON THIS MAP.
 - PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS TOPOGRAPHIC MAP WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. V50072932 DATED SEPTEMBER 30 2024 AT 5:00 P.M.
 - NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- EXCEPTIONS:
- PER SAID TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, THE FOLLOWING AFFECT THE SUBJECT PROPERTY:
- RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 09, 1901, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
 - RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 09, 1901, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
 - THE EFFECT OF ORDINANCE NO. 129, RECORDED DECEMBER 20, 1974, IN BOOK 238 AT PAGE 5. (NOT ABLE TO PLOT)
 - ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 30, 2002, UNDER RECEPTION NO. 799500. (NOT ABLE TO PLOT)
 - ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 31, 2009, UNDER RECEPTION NO. 200927997, SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED DECEMBER 3, 2013 UNDER RECEPTION NO. 201323922 AND RECORDED DECEMBER 18, 2014 UNDER RECEPTION NO. 201421767 IN REGARDS THEREOF. (NOT ABLE TO PLOT)
 - ANY AND ALL RIGHTS OF ANY DITCH COMPANY DITCH COMPANY RELATING TO ANY DITCHES, WHICH TRAVERSES SUBJECT PROPERTY OR IS DESCRIBED AS A BOUNDARY OF SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS DISCLOSED BY MAP RECORDED FEBRUARY 27, 2017 UNDER RECEPTION NO. 201703240. (NOT ABLE TO PLOT)
 - ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE UPPER EAGLE VALLEY SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED MARCH 28, 2017, UNDER RECEPTION NOS. 201705247 AND 201705251. (NOT ABLE TO PLOT)
 - TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 09-SERIES 2017 VACATING A PORTION OF EAGLE STREET RECORDED NOVEMBER 02, 2017 UNDER RECEPTION NO. 201720945. (NOT ABLE TO PLOT)
 - TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN CORRESPONDENCE FROM COLORADO DEPARTMENT OF TRANSPORTATION REGARDING 106 MAIN STREET DATED JUNE 20, 2017 AND STORED IN OUR SYSTEM AS IMAGE 6163847. (NOT ABLE TO PLOT)
 - TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 5 - SERIES 2016 AMENDING TOWN OF MINTURN ZONING CODE AND STORED IN OUR SYSTEM AS IMAGE 6231738. (NOT ABLE TO PLOT)
 - ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED JANUARY 25, 2017 PREPARED BY PEAK LAND CONSULTANTS, INC., JOB #2062 SAID DOCUMENT STORED AS OUR ESI 32392011
A. OVERHEAD UTILITY LINES CROSS PROPERTY WITHOUT BENEFIT OF EASEMENTS (AS SHOWN HEREON)
B. BUILDING ENCROACHES OVER NEIGHBOR'S PROPERTY (NO LONGER APPLIES)

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

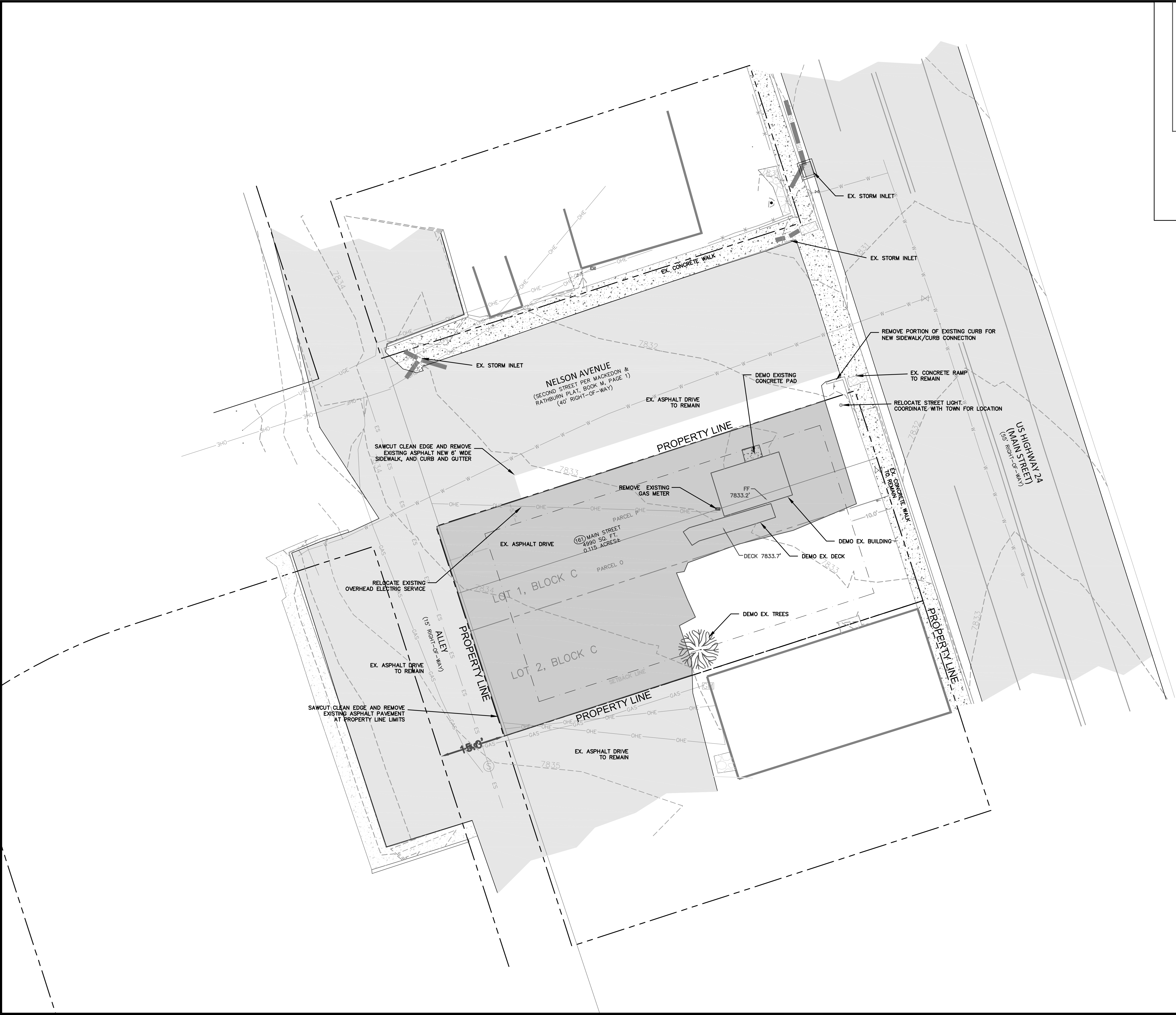


DATE: _____

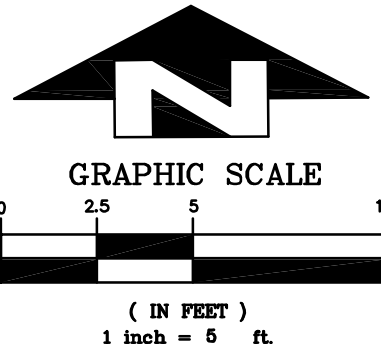
BRENT BIGGS
COLORADO P.L.S. No. 27598
FOR & ON BEHALF OF PEAK
LAND CONSULTANTS, INC.

TOPOGRAPHIC MAP
LOTS 1 AND 2, BLOCK C
MAKEDON AND RATHBURN SUBDIVISION
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

DRAWN: KPJ	REVIEWED: BB	SHEET 1 OF 1
DATE: 10/30/24	PLC JOB#: 2062.6	



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



TOPOGRAPHIC INFORMATION
PROVIDED BY PEAK LAND
CONSULTING, 2024

EAGLE RIVER WHISKY
161 MAIN ST, MINTURN
DEMOLITION PLAN

DESIGNED	NO.	DATE	REVISIONS	BY
XXX				
DRAWN				
XXX				
CHECKED				
XXX				
JOB NO.				
XXX				
DATE				
XX/XX/XXXX				

SHEET
C1.0



(SEAL)

EAGLE RIVER WHISKY
161 MAIN ST, MINTURN
GRADING AND DRAINAGE PLAN

DESIGNED	NO.	DATE	REVISIONS	BY
XXX				
DRAWN				
CHECKED				
JOB NO.				
DATE				

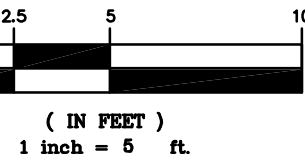
SHEET
C2.0

LEGEND

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



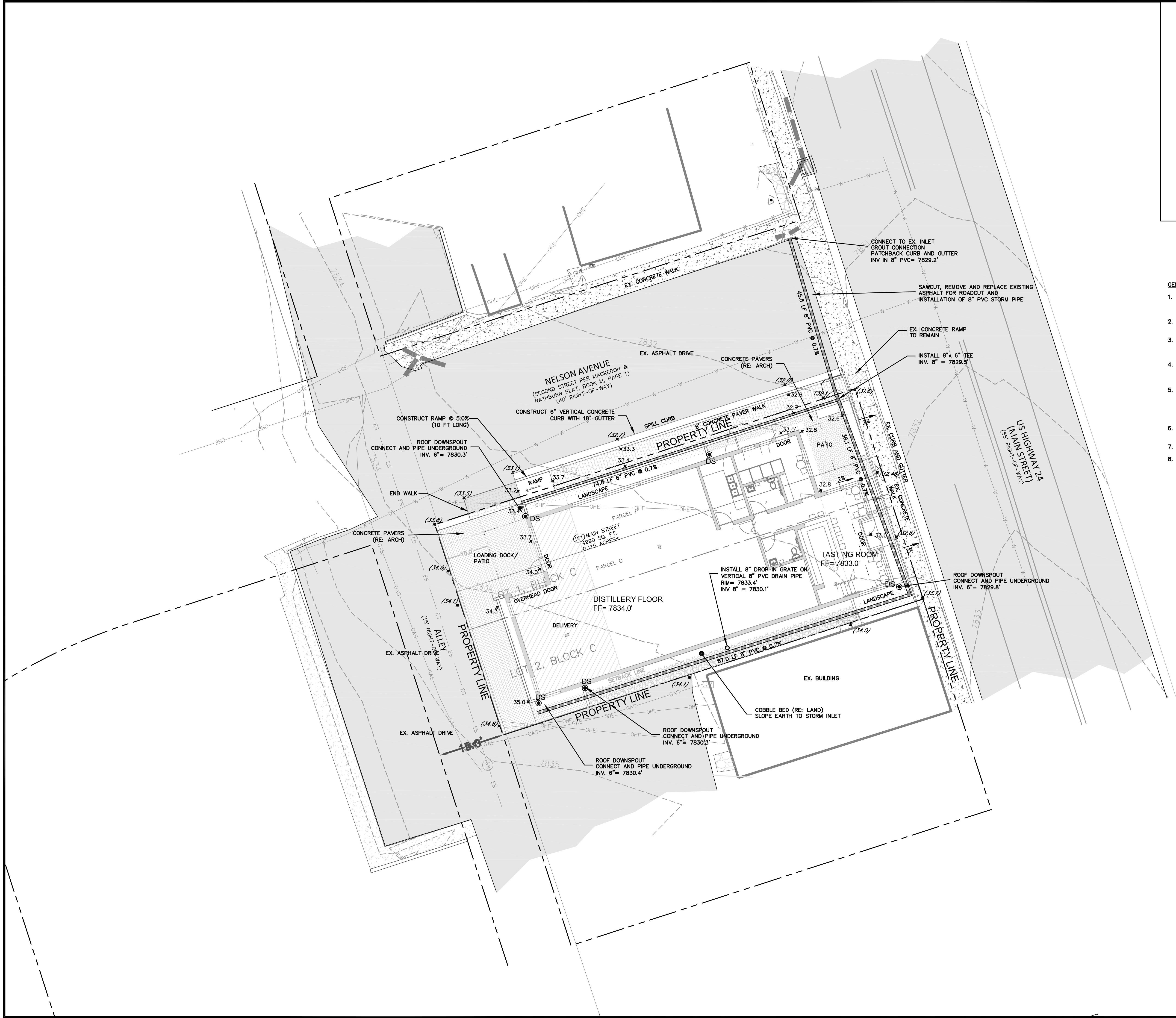
GRAPHIC SCALE



TOPOGRAPHIC INFORMATION
PROVIDED BY PEAK LAND
CONSULTING, 2024

GENERAL NOTES FOR SEDIMENT CONTROL

1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE OR ENTERING THE RIVER.
2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
3. SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO INSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
4. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
5. THE TERM 'REVEGETATION' ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE 'STANDARDS AND SPECIFICATIONS'.
6. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR
7. TOPSOIL AND REVEGETATE ALL DISTURBED AREAS
8. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL FACILITIES AFTER FINAL STABILIZATION.



GENERAL SITE NOTES:

1. ALL STRUCTURES AND SITE IMPROVEMENTS ARE NEW, EXCEPT WATER METER.
2. SITE PLAN SHOWS EXTENT OF ROOF INCLUDING EAVES, SEE SHEET A101 FOR ADDITIONAL STRUCTURE DIMENSIONS (OMITTED HERE FOR CLARITY).
3. GROUND SURFACE TREATMENTS BEYOND PROPERTY LINES ARE A SUGGESTION OF WHAT COULD BE DONE IN STREET ROW TO HELP CREATE A WOONERF STREETSCAPE.

GRADING NOTES:

1. REFER TO SITE DEMOLITION PLAN & GRADING AND DRAINAGE PLAN SHEETS C1.0 & C2.0
2. ALL LEFT OVER GRADING MATERIAL NOT UTILIZED AS FILL OR LANDSCAPING MOUNDS APPROVED BY OWNER SHALL BE REMOVED FROM THE SITE. EROSION CONTROL MANAGED PER SITE DRAINAGE INDICATED ON SHEET C2.0.
3. ALL TRENCHES TO BE COVERED WITH A WALKABLE SURFACE AT NIGHT.
4. **DO NOT PLACE ANY CONCRETE IN FREEZING WEATHER UNLESS FOLLOWING ALL ACI RECOMMENDATIONS AND REQUIREMENTS FOR COLD WEATHER CONCRETING - SSD & REFER TO A100 FOR ADDITIONAL NOTES.**

EXTERIOR LIGHTING NOTES:

1. ALL NEW EXTERIOR LIGHTS SHALL BE A FULL CUT OFF FIXTURE AND HAVE A DARK SKY ORDINANCE COMPLIANT LOW CUTOFF ANGLE SO THAT LIGHT IS NOT CAST UP OR OVER PROPERTY LINES & UTILIZING THE MINIMUM LIGHTING INTENSITY NECESSARY.
2. LIGHTS SHALL BE MAXIMUM 15' AFG.
3. ALL LIGHTING SHALL BE HIGH EFFICIENCY LED AND RATED FOR WET LOCATIONS.
4. REFER TO LIGHTING PLANS ON SHEETS AX.XX THRU AX.XX.

LANDSCAPE NOTES:

1. LANDSCAPING IS LIMITED TO PLANTING BEDS (269 SF TOTAL). NOTED ON THE PLAN AS LP-A THRU LP-D WITH PLANTINGS AS DESIGNATED BELOW WHICH ARE ALL IDENTIFIED BY USDA AS APPROPRIATE FOR PLANT HARDINESS ZONE 4b:

LP-A: DROUGHT TOLERANT NATIVE FLOWERING HERBACEOUS PERENNIALS: COLUMBINE, LUPINE, PENSTEMON, AND FLAX- MIN (3) FLATS PER PLANTER IN (2) PLANTERS.
LP-B: DROUGHT TOLERANT HOLLYHOCKS, VARIOUS COLORS. ESTABLISHED FROM LIBERAL SEED SPREAD IN FALL.
LP-C: DROUGHT TOLERANT HOLLYHOCKS, VARIOUS COLORS. ESTABLISHED FROM LIBERAL SEED SPREAD IN FALL.
LP-D: DROUGHT TOLERANT NATIVE SHRUBS PER TOWN OF MINTURN PRE-APPROVED LIST- MIN (7) 5 GALLON SHRUBS.

(IF NATIVE DROUGHT TOLERANT TREES ARE INCLUDED THEY MUST BE A MINIMUM 1.5" CALIPER @ 4" ABOVE GROUND).

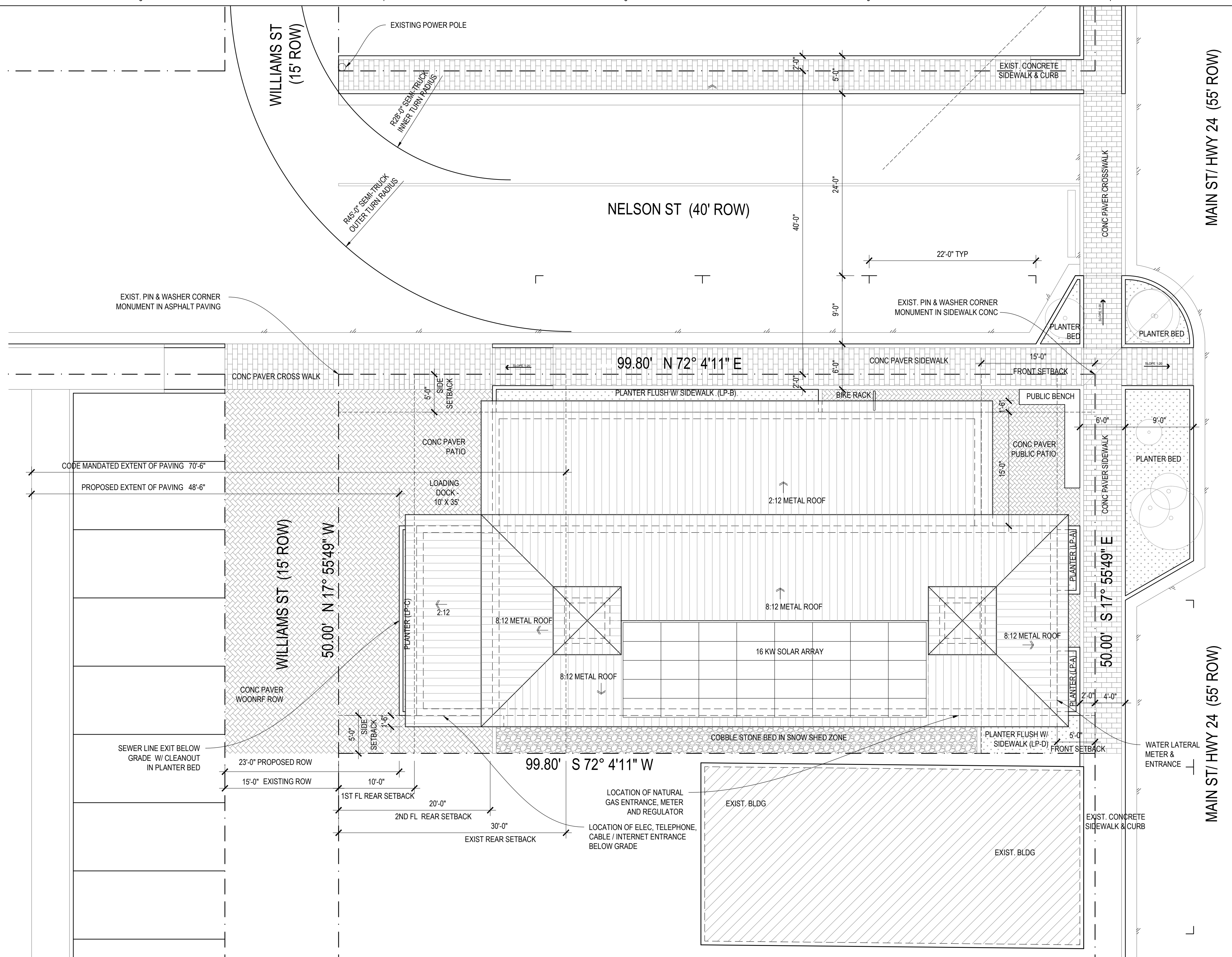
2. PROVIDE DRIP IRRIGATION SYSTEM INCLUDING A MOISTURE SENSOR WITH SEPARATE ZONES FOR EACH PLANTING BED ON A TIMER MOUNTED INSIDE THE BUILDING. MAINTAIN ADEQUATE WATERING FOR MINIMUM 2 YEARS TO ESTABLISH PLANTINGS.
3. NO TURF PLANTINGS PERMITTED.
4. AMEND PLANTING BEDS WITH MINIMUM 6" DEPTH OF SANDY LOAM W/ MIN 5% ORGANIC MATTER BY VOLUME.
5. AFTER PLANTING, PROVIDE 2" DEPTH OF MULCH WITH MODIFICATIONS AS APPROPRIATE FOR EACH PLANT MATERIAL. RENEW AS NEEDED.
6. HARDSCAPE FROM BUILDING TO PROPERTY LINE SHALL BE 4" THICK 5000psi CONCRETE OR GRANITE PAVERS ON 1" SAND BED OVER MINIMUM 6" ROAD BASE IN 3" LIFTS COMPACTED TO 95% OVER NATIVE SOILS (OR REPLACED W/ ADDITIONAL ROAD BASE MATERIAL IN 4" LIFTS COMPACTED TO 95% WHERE OVER EXCAVATED).
7. PROVIDE 6" MINUS COBBLES OVER GEOTEXTILE WEED BLOCK FABRIC ALONG SOUTHERN PROPERTY LINE IN SNOW SHED ZONE FROM SOLAR PANELS LAID OVER COMPACTED EARTH SLOPED TO STORM INLET NOTED ON GRADING AND DRAINAGE SHEET C2.0.

SNOW STORAGE:

PROVIDED IN PLANTING BEDS (269 SF TOTAL). SEE AREA NOTES ON SHEET A101. ADDITIONAL SNOW STORAGE AVAILABLE ALONG SOUTH SIDE OF BUILDING AND AT NORTH EAST PUBLIC PATIO IF NEEDED.

UTILITY NOTES:

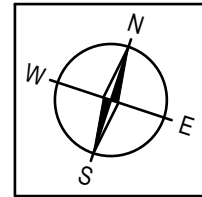
1. NEW ELECTRIC, TELEPHONE & CABLE / INTERNET CONNECTIONS VIA SEPARATE UNDERGROUND 2" DIA SCH 80 DUCTS FROM A UTILITY POLE LOCATED ALONG WILLIAMS STREET - MIN 36" BELOW FINISH GRADE.
2. NEW SEPTIC WASTE LINE SLOPING MIN 2% TO EXISTING SEWER IN WILLIAMS STREET ROW VIA 6" DIA ABS OR PVC LINE MIN 4" BELOW FINISH GRADE. PROVIDE CLEANOUTS AT MIN 50' INTERVALS.
3. NEW NATURAL GAS LINE FROM MAIN IN WILLIAMS STREET VIA 1" HDPE PIPE W/ TRACER WIRE MIN 3" BELOW FINISH GRADE.
4. WATER SUPPLY FROM EXISTING METER NEAR STREET WILL REMAIN UNLESS LATERAL OR MAIN WATER SHUT-OFF VALVE IS FOUND TO BE DEFICIENT OR IT NEEDS TO BE RELOCATED FOR CONSTRUCTION PURPOSES.
5. ALL UTILITY LINES TO BE TERMINATED INSIDE BUILDING FOOTPRINT, EXCEPT GAS LINE WITH METER & PRESSURE REGULATOR LOCATED ON SOUTH SIDE OF BUILDING AT EASTERN CORNER.



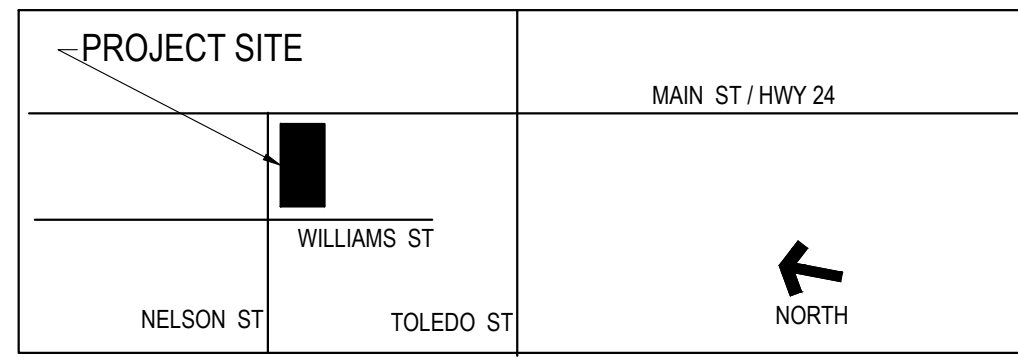
E3

SITE - PLOT- ROOF PLAN

L100



LOT SIZE: 4990 SF
BUILDING COVERAGE : 3092 SF (62%)
IMPERVIOUS SURFACE : 4401 SF (88.2%)
SNOW STORAGE : 269 SF (5.4%)
TOTAL FLOOR AREA : 3597 SF (505SF @ 2ND FL)



F5

VICINITY PLAN - MINTURN, CO

L100

NO SCALE

GROUND SURFACE TREATMENTS BEYOND PROPERTY LINES ARE A SUGGESTION OF WHAT COULD BE DONE TO HELP CREATE A WOONERF STREET SCAPE

SITE PLAN IS BASED ON PEAK LAND SURVEYING, INC. SURVEY DATED 10/30/2024 JOB # 2062.6

GENERAL NOTES:

1. DO NOT SCALE FROM DRAWINGS. REFER TO WRITTEN DIMS AND BRING OMITTED DIMS TO ARCHITECT'S ATTN.
2. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, NOTES, SPECIFICATIONS AND DETAILS.
3. ALL DIMENSIONS ARE TO FO FRAMING, ROUGH OPENING, FO CONC WALL OR T.O. CONC SLAB OR SUB FL. UNO.
4. REFER TO C100 FOR INSULATION SPECS, OTHER GENERAL NOTES, DRAWING INDEX, AND ABBREVIATIONS.
5. REFER TO L100 FOR SITE, UTILITY & LANDSCAPE PLAN NOTES & SPECS.
6. REFER TO ARCHITECTURAL PLAN SHEETS (A10X) FOR WALL & RO DIMS, HEAD & SILL HEIGHTS, AND FINISH SPECS INCLUDING WINDOW AND DOOR SCHEDULES, MECHANICAL PLUMBING AND ELEC. SPECS.
7. REFER TO ROOF PLAN (A10X) FOR ROOF MATERIALS, SPECIFICATIONS, AND NOTES.
8. **SILL DIMENSIONS ARE FROM T.O. SLAB OR T.O. SUBFLOOR TO SILL RO. HEAD RO DIMS ARE FROM SILL RO.**
9. REFER TO ELEVATION SHEETS (A20X) FOR EXTERIOR FINISHES, NOTES AND SPECS.
10. REFER TO SHEETS A301 FOR WALL & BUILDING SECTION DETAILS, MATERIALS, AND CONFIGURATION.

RDC ARCHITECTURE

ROBERT D CREASY ARCHITECTURE
PO BOX 819 - 105 WILLIAMS STREET
MINTURN, CO 81645-0819
MB: 760.937.2600 (Robert)
robert@rdcarch.com

STRUCTURAL ENGINEER

SURVEYOR
PEAK LAND SURVEYING, INC.
1000 Lion's Ridge Loop
Vail, CO 81657
970.476.8644

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
Not Applicable

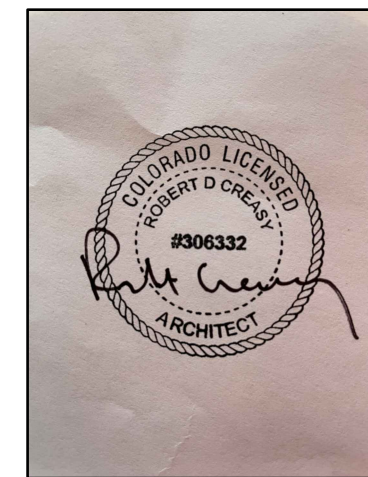
GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

PARCELS # 2103-263-002 & 003
161 MAIN ST / 161 NELSON
MINTURN, CO 81645

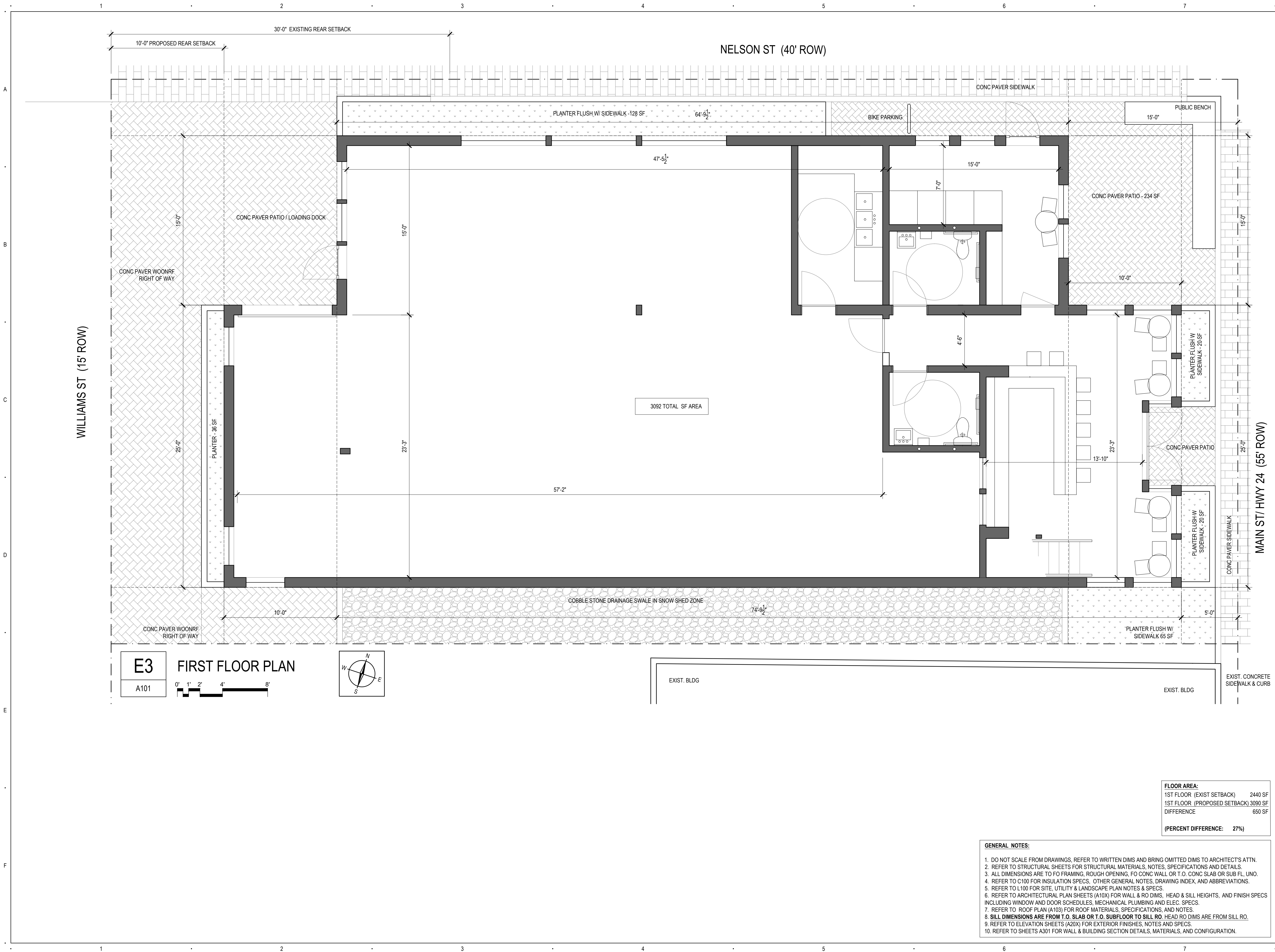
OWNER:
STEFANIE & SPENCE NEUBAUER

stef@erwhisky.com & spence@erwhisky.com
MB: 603.770.8756



DRB & CUP Submittal December 10, 2024
DATE: NOT FOR CONSTRUCTION
PROJECT #: 2410

SITE & ROOF PLAN
LANDSCAPE PLAN & NOTES
VICINITY PLAN
L101



RDC ARCHITECTURE

ROBERT D CREASY ARCHITECTURE
PO BOX 819 - 105 WILLIAMS STREET
MINTURN, CO 81645-0819
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1000 Lion's Ridge Loop
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970.476.8644

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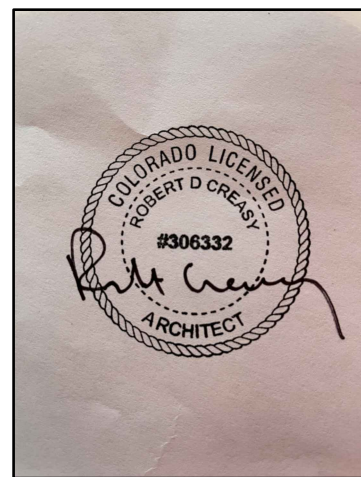
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MINTURN WHISKY COMPANY

PARCELS # 2103-263-002 & 003
161 MAIN ST / 161 NELSON
MINTURN, CO 81645

OWNER:
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stef@erwhisky.com & spence@erwhisky.com
MB: 603.770.8756



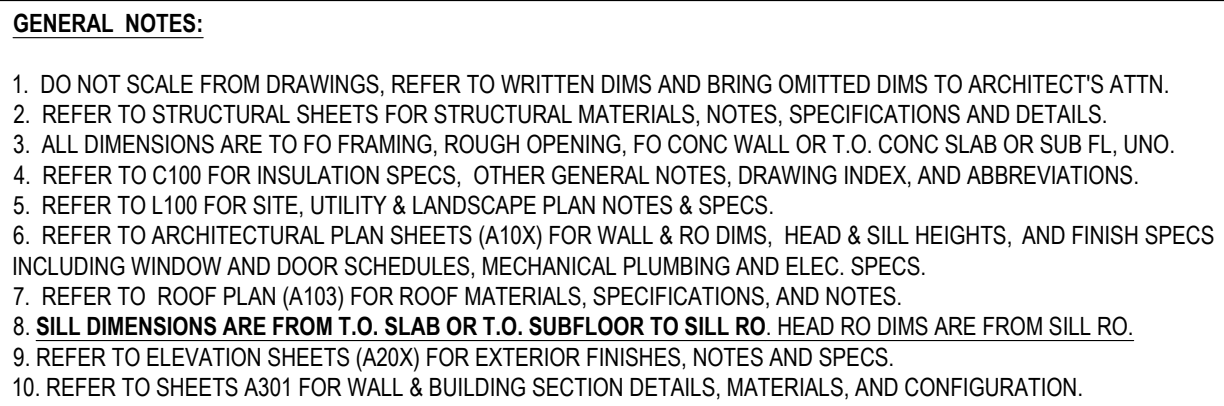
DRB & CUP Submittal December 10, 2024

DATE: NOT FOR CONSTRUCTION

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FIRST FLOOR PLAN NOTES & SPECIFICATIONS

A101



A102

RDC ARCHITECTURE

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PO BOX 819 - 105 WILLIAMS STREET
MINTURN, CO 81645-0819
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1000 Lion's Ridge Loop
Vail, CO 81657
970.476.8644

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
Not Applicable

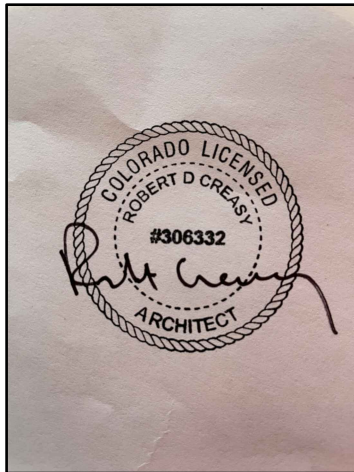
GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

PARCELS # 2103-263-002 & 003
161 MAIN ST / 161 NELSON
MINTURN, CO 81645

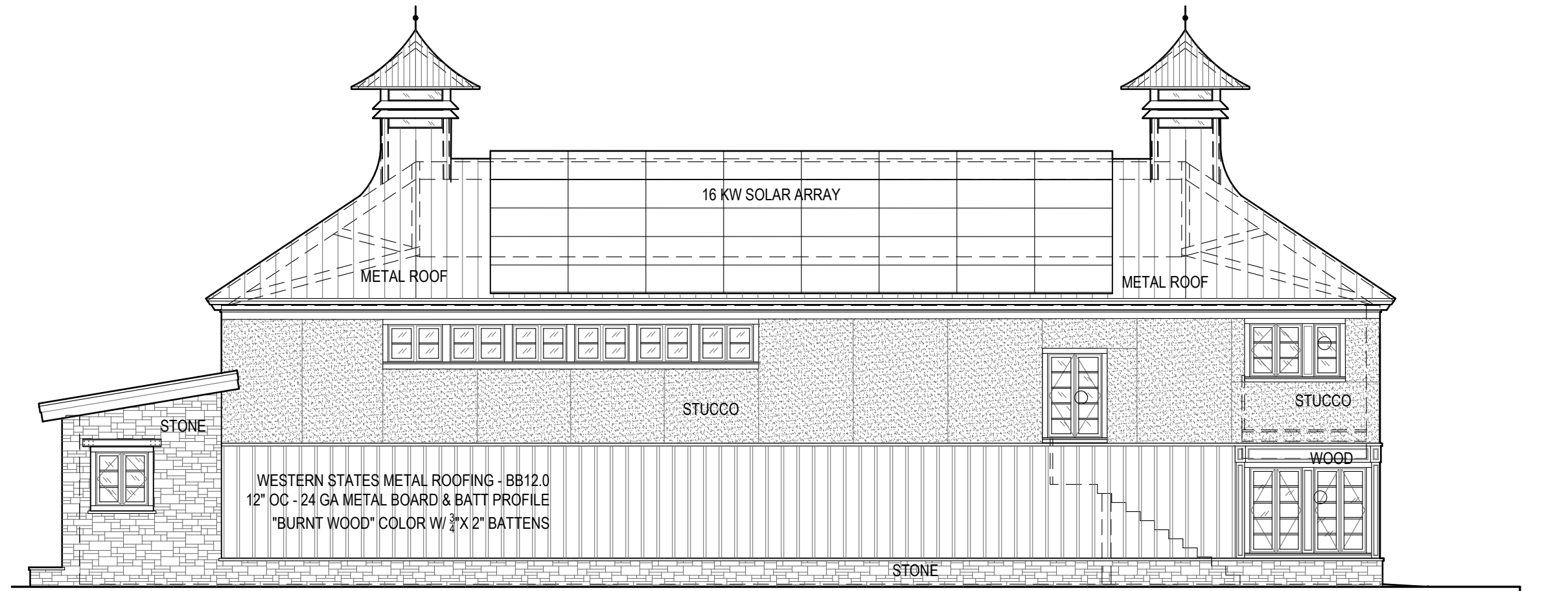
OWNER:
STEFANIE & SPENCE NEUBAUER

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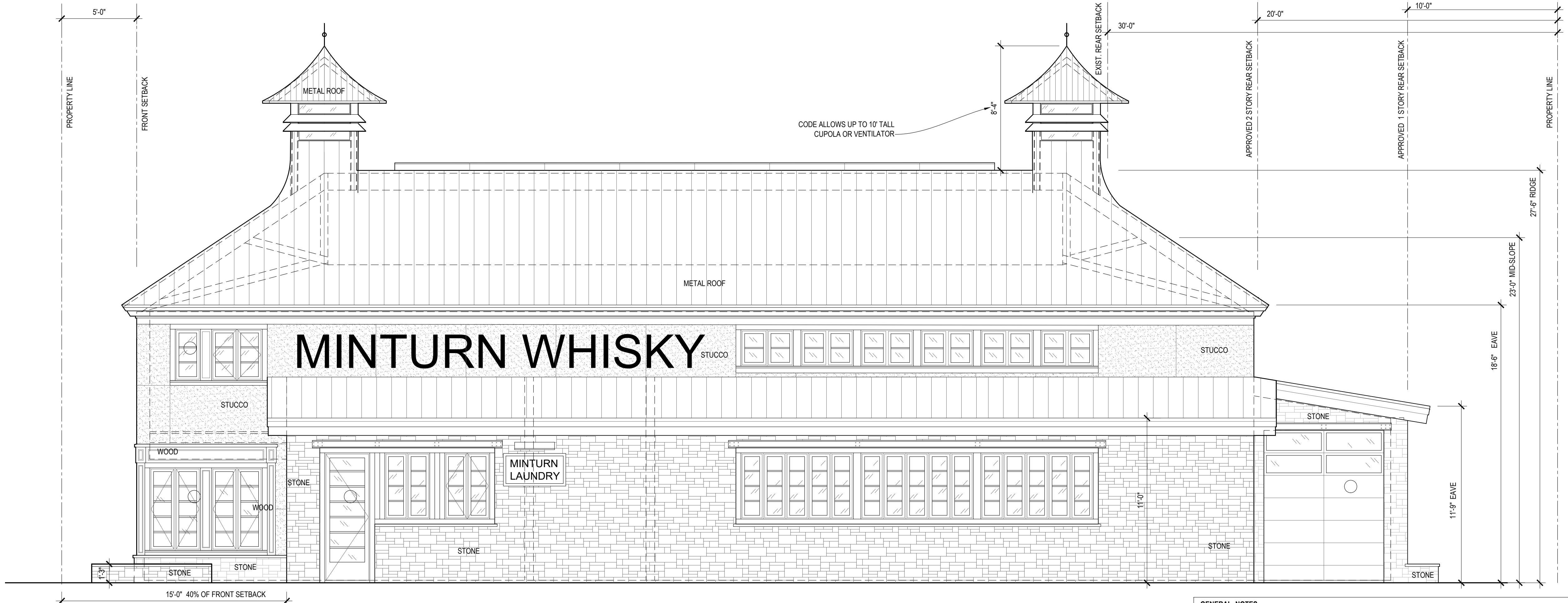
DRB & CUP Submittal December 10, 2024
DATE: NOT FOR CONSTRUCTION
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SOUTH ELEVATION
NORTH ELEV - NELSON ST
NOTES & SPECIFICATONS
A201



B4 SOUTH ELEVATION

A201 0' 2' 4' 8' 16'



F2 NORTH ELEVATION

A201 0' 1' 2' 4' 8'

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Not Applicable

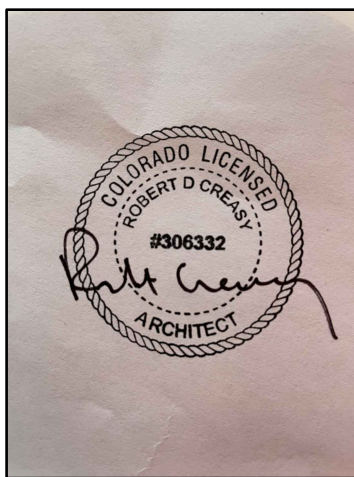
GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

PARCELS # 2103-263-002 & 003
161 MAIN ST / 161 NELSON
MINTURN, CO 81645

OWNER:
STEFANIE & SPENCE NEUBAUER

stef@erwhisky.com & spence@erwhisky.com
MB: 603.770.8756



DRB & CUP Submittal December 10, 2024

DATE: NOT FOR CONSTRUCTION

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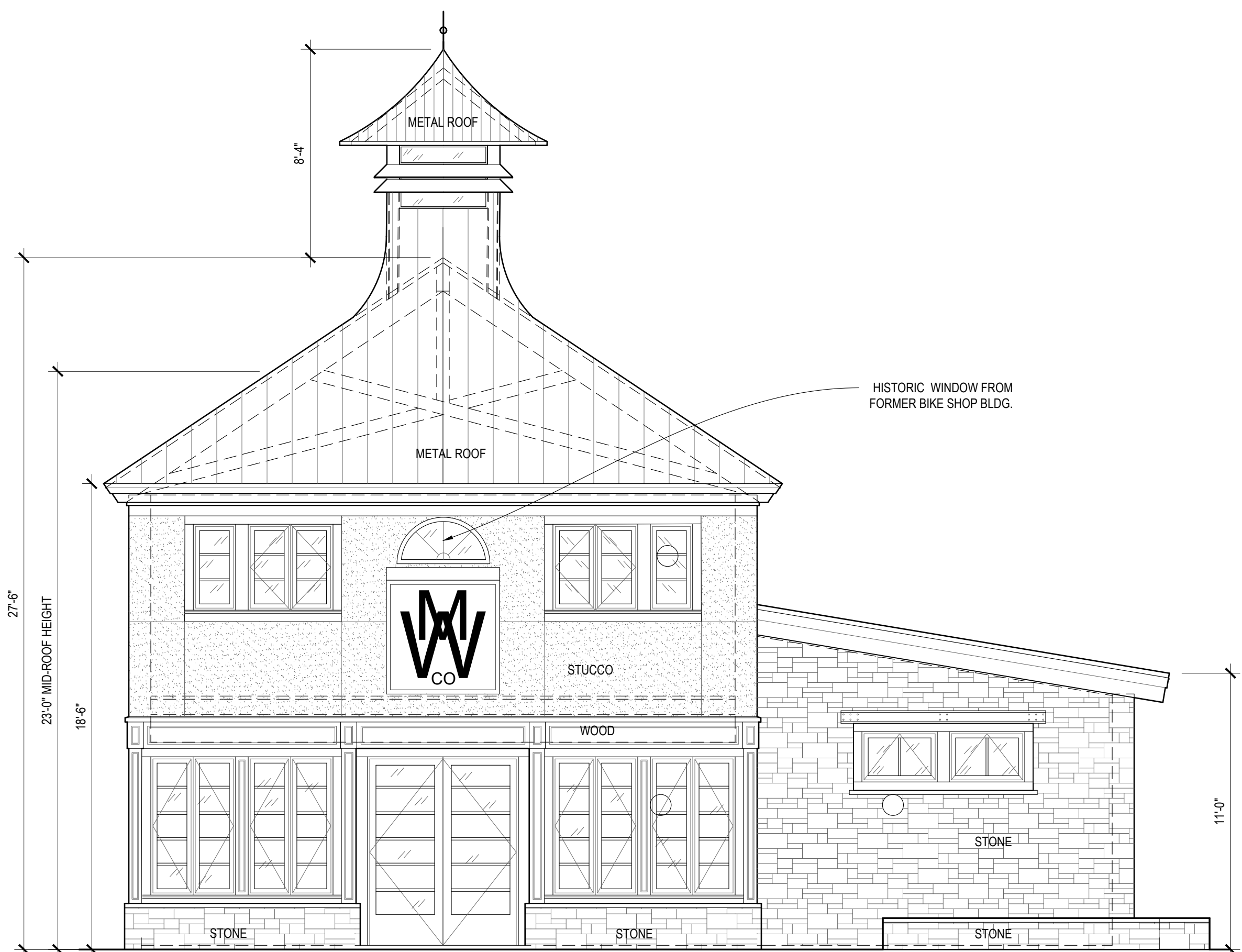
EAST ELEV - MAIN ST
WEST ELEV - WILLIAMS ST
NOTES & SPECIFICATONS
A202



F1

WEST ELEVATION - WILLIAMS STREET

A202



F5

EAST ELEVATION - MAIN STREET

A202



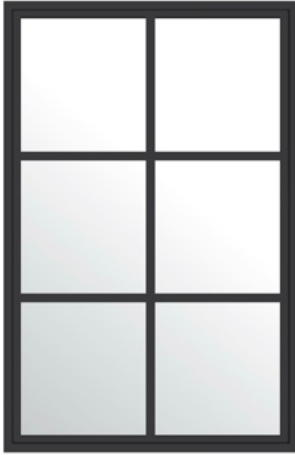
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Architecture Detail

Section 8, ItemB.

Windows: Black



Doors: Black



Roof: Black standing seam metal



Tasting Room Siding:
Black wood with gold trim.
Similar to The Wee Dram



Distillery siding: stone facade



Second story siding: white stucco



Architecture Detail Cont'd

South Elevation Siding, First Story:
Western States Metal Roofing - Metal
Board and Batten or similar:





CONDITIONAL USE PERMIT APPLICATION

Section 8, Item B.

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 - 302 Pine Street- Minturn, Colorado 81649-0309

Phone: 970-827-5645

Email: planner@minturn.org

Project Name:

Minturn Whisky Company

Project Location

Street Address: 161 Main St and 161 Nelson Ave

Legal Description (Lot, Block, Subdivision):

Subdivision: MACKEDON & RATHBURNS Block: C Lot: 1 PT OF BK-0363 PG-0322 QCD 05-26-81 &
Subdivision: MACKEDON & RATHBURNS Block: C Lot: 1 AND:- Lot: 2 PT OF BK-0235 PG-0908 QCD 08-02-74

Parcel Number(s):

2103-263-11-002 & 2103-26

Application Request:

Allow Light Manufacturing in the 100 Block: A zone for a future distillery. Main street frontage will be tasting room in the evening (Cocktail lounge/Tavern) and coffee shop in the morning (Restaurant)

Applicant:

Name: Stefanie and Spence Neubauer

Mailing Address: PO Box 1253, Minturn, CO 81645

Phone: 970-763-8660

Email: spence@minturnwhisky.com

Property Owner:

Name: Eagle River Holdings Ltd

Mailing Address: PO Box 1253, Minturn, CO 81645

Phone: 970-763-8660

Email: spence@minturnwhisky.com

Required Information:

Lot Size: 4,990 sq ft	Type of Residence (Single Family, ADU, Duplex) N/A	# of Bedrooms N/A	# On-site Parking Spaces 0
# of Stories: 2	Snow storage sq ft: 269	Building Footprint sq ft: 3,092	Total sq ft Impervious Surface: 4,401

Signature:

\$800+Costs attributable to the review by consultant time are billed at actual hourly rates. Cost assessed after first hour.

Fee Paid: _____ Date Received: _____ Planner: _____

EAGLE RIVER HOLDINGS LTD

Eagle River Holdings Ltd

Minturn Whisky Company

161 Main Street

PO Box 1253

Minturn, CO 81645

September 23, 2024

Town of Minturn

302 Pine Street

PO Box 302

Minturn, CO 81645

To Town of Minturn Planning Department,

**Re: Letter of Intent for Conditional Use Permit of 161 Main Street and
161 Nelson Ave****Relevant Background:**

The lot at 161 Main Street and 161 Nelson Ave once housed the well-known local bike shop, the Mountain Pedaler. The previous owner, MR Minturn, purchased the property in 2017, and the building was demolished in 2019, leaving the lot vacant. In late 2023, the owner of Minturn Whisky Company (formerly Eagle River Whisky) acquired the property with the intention of redeveloping it to better serve the community and visitors.

Current Status of the Site:

In spring 2024, a temporary shed structure was built on the lot and is currently operating as a whisky tasting room under a Limited Use Permit granted by the town. This permit allows the space to function as a tasting room, with occasional food trucks and farmers markets providing additional offerings.

Proposed Uses and Structures:

The proposed project includes the construction of one structure to house the tasting room on the Main Street frontage and the distillery in the rear. The front commercial space will serve as a whisky tasting room in the afternoon and evening hours. In the mornings, the space may be utilized as a coffee shop offering espresso drinks and breakfast snacks, allowing the business to serve the community throughout the day.

On the Nelson Ave frontage, there will be an entrance to a small (~150 ft²) area that could possibly be a co-working, meeting, or retail space. There will be a bookcase/hidden door that provides a “speakeasy” entrance into the tasting room.

The proposed use in the rear of the building will be Light Manufacturing for distilling, proofing, and bottling whisky. Minimal barrel storage will be utilized on site (less than 100 barrels/5300 gallons). This space will be open to the public for daily distillery tours and an occasional event space (e.g. fly-tying nights, bachelor/ette parties, corporate team-building, etc.). Additionally, the distillery will be an educational space for visitors and industry partners. The scalable, sustainability measures will be a model for other distilleries of all sizes.

How the Proposal Differs from Current Use:

While a whisky tasting room currently exists on the site under the terms of a Limited Use Permit, this permit is temporary and expires after one year, with the option for only one renewal. Our proposal would result in a permanent, thoughtfully designed structure that offers year-round service and additional tax revenue for the town, as well as another draw to bring visitors. The Town Council has already approved a variance request for rear setback relief, which is contingent upon this building design and the granting of a conditional use permit.

The two lots (161 Main Street and 161 Nelson Ave) have historically been used and sold as “one property” even though they are two separate plats. The owners are currently in the process of abandoning the shared property line and being combined into a single lot.

The new proposal will significantly upgrade the current operation, providing a more stable and long-term establishment that will contribute to the fabric Minturn.

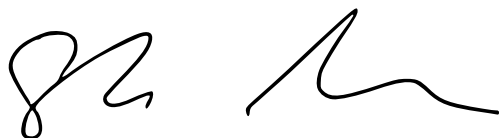
Easements and Dedicated Tracts:

At this time, there are no easements or dedicated tracts associated with the property or the proposed development.

We are committed to contributing to the ongoing success of Minturn by creating a unique and valuable addition to Main Street. We believe this building and proposed use will not only enhance the town's charm but also provide meaningful economic and social benefits.

Please find the site plan attached for your review. We welcome any further discussions and look forward to your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Stefanie Neubauer', written in a cursive style.

Stefanie Neubauer

CEO

Eagle River Holdings Ltd

Minturn Whisky Company

stef@erwhisky.com

EAGLE RIVER HOLDINGS LTD

Eagle River Holdings Ltd

Minturn Whisky Company

161 Main Street

PO Box 1253

Minturn, CO 81645

Town of Minturn

302 Pine Street

PO Box 302

Minturn, CO 81645

December 10, 2024

To Town of Minturn Planning Department,

Re: Description of Proposed Use and Measures for Compatibility at 161 Main Street and 161 Nelson Ave

Nature of the Proposed Use

The proposed development at 161 Main Street and 161 Nelson Ave involves the construction of a new multi-use building that will serve as both a whisky tasting room/cocktail lounge and a distillery. The front portion of the building will be designed to accommodate commercial activities, specifically a whisky tasting room and cocktail lounge, open in the afternoon and evening. During the mornings, the space may also serve as a coffee shop offering espresso drinks and breakfast snacks, enhancing its daytime appeal and ensuring continuous use.

The rear portion of the building will house a light manufacturing distillery where our whisky products will be produced on-site. This distillery will operate at a small scale, with a focus on artisanal production. The distillery will be open to the public for tours, events, and sustainability education. Operations will occur during regular business hours and will be designed to minimize any noise or disruption.

Our goal is to create a space that serves both locals and visitors, providing a welcoming environment that is respectful of the surrounding properties while contributing to the vibrancy of Minturn's Main Street.

Operating Characteristics

- Hours of Operation:

The whisky tasting room and cocktail lounge will primarily operate during afternoon and evening hours, from approximately noon to 9:00 PM, with slight variations depending on demand. The coffee shop will operate in the morning hours, likely from 7:00 AM to noon. Distillery operations will take place during standard business hours, likely from 9:00 AM to 5:00 PM, ensuring minimal overlap with evening activities.

- Noise and Disturbance:

The tasting room and distillery operations will both be designed to minimize noise. Distillery production is a low-noise activity, and all equipment will be housed indoors to ensure that operations do not disturb nearby properties. The tasting room and cocktail lounge will operate within normal noise levels for a commercial property. While we may occasionally host live music, these events will be managed to ensure they do not interfere with the neighborhood's peace.

Measures to Ensure Compatibility with Nearby Properties

We understand the importance of ensuring that our proposed use is compatible with the surrounding properties and the character of the neighborhood. To this end, we are implementing the following measures:

- Sustainability Commitment:

Minturn Whisky Company is proud to be an Actively Green certified company, recognized by Walking Mountains Science Center for our environmental efforts. Our goal is to become a net-zero operation, and we are committed to minimizing our carbon footprint in all aspects of production and business. As part of our sustainability mission, we are currently working with Colorado State University (CSU) to design and implement a CO₂-capture system for the fermentation process. Additionally, we're exploring options to re-use the excess water and heat from distillation in other parts of the distillery, and possibly for district heating in adjacent buildings, sidewalks, and streets.

Lastly, we actively encourage the use of bikes and public transportation to reduce traffic and emissions. By encouraging more foot and bike traffic, we also help visitors explore other local businesses, contributing to the community's overall economic and environmental health.

- Community Involvement:

As part of our commitment to the town of Minturn, we will continue to engage with neighbors and the local community to address any concerns that may arise as the project progresses. This includes regular communication and the possibility of adjusting the hours of our operations to better align with community needs.

Compliance with Conditional Use Criteria and Findings

The proposed distillery adheres to the criteria and necessary findings outlined in the Minturn Town Code for conditional use permits.

Criteria

a. The relationship and impact of the use on the community development objectives of the Town.

Our project directly aligns with several objectives in the Minturn Community Plan, including:

"A Thriving 100 Block"

By transforming a vacant lot into an active whisky tasting room and distillery, our project will contribute to the vitality of the 100 Block, bringing more foot traffic, economic activity, and a sense of place.

"An Economically Vibrant Community"

This project will generate additional tax revenue, attract visitors to downtown, and support neighboring businesses by creating a destination that encourages exploration of other local shops and restaurants.

"An Inviting Public Realm"

The building's design will enhance the charm of Minturn's Main Street with thoughtful architecture that complements the surrounding area while improving the visual and functional appeal of the currently empty lot.

b. The effect of the use on distribution of population, transportation, utilities, schools, parks and recreational facilities, and other public facilities and public facility needs.

As an infill project rather than an expansive new development, this proposal will have minimal impact on public facilities. The tasting room and distillery are small-scale operations designed to integrate into the existing downtown infrastructure without placing undue strain on utilities or community resources.

c. The effect upon traffic, with particular reference to congestion, automotive and pedestrian safety, traffic flow and control, access, maneuverability, and snow removal.

-Traffic Impact:

In keeping with Minturn's sustainability goals and community spirit, we understand that commercial properties in Minturn are not required to have dedicated parking. We believe this enhances the pedestrian-friendly nature of Main Street and benefits the local economy. Visitors

who walk or bike will naturally be more inclined to explore neighboring shops and businesses, enriching the overall community experience while reducing traffic congestion and environmental impact.

In addition to encouraging alternative transportation, we are aware of the need to manage our delivery and shipping logistics in a way that minimizes any potential disruption to the surrounding area. Our distillery will receive occasional barley deliveries, approximately twice a month, as well as infrequent equipment deliveries. Additionally, we will be shipping out pallets of cased whisky on a semi-regular basis.

We are committed to minimizing the impact of these operations on street parking by providing a loading dock access and ensuring they are conducted efficiently. We do not anticipate significant disruption, but should any issues arise, we are open to listening to concerns from our neighbors and the town. We will also ensure clear communication with our delivery drivers to prevent any parking or traffic concerns in the area.

Lastly, a lot of cars currently utilize Nelson Avenue as a u-turn because of the wide expanse of pavement. The layout of our building provides a loading dock at the intersection of Williams and Nelson. Our loading dock space, which will rarely be occupied, could provide easy hammerhead turnarounds off the 40-foot right-of-way of Nelson Street.

-Snow Removal: Our design includes the required square footage for snow storage, ensuring compliance with town regulations. Additionally, we plan to use waste heat from our distillery operations to power a snow melt system for the loading dock, front door, and possibly Nelson Street slope. This approach will improve safety and accessibility while aligning with our sustainability goals.

d. The effect upon the character of the area in which the proposed use is to be located.

The downtown core of Minturn is a vibrant blend of commercial establishments, including restaurants, retail stores, hotels, short-term rentals, and residential properties. Minturn Whisky Company will seamlessly integrate into this unique mix, contributing to the charm that defines Minturn's Main Street. Our whisky tasting room and distillery will complement the existing businesses, offering visitors and residents alike a premium space to gather, enjoy locally crafted products, and explore the town's offerings.

We are mindful of the residential presence in the area and will ensure our operations, including any events or live music, are respectful of nearby homes. By thoughtfully managing hours of operation, noise levels, and community engagement, we aim to enhance the local atmosphere without disrupting the balance between commercial and residential life in Minturn's downtown.

The scale and bulk of the building will be proportional to the surrounding properties, and the design will blend with the unique and variable architectural style of Main Street.

Necessary Findings

1. That the proposed location of the use is in accordance with the purposes of this Chapter, the Community Plan, and the purposes of the zone in which the site is located.

The proposed development is fully aligned with the zoning and land-use purposes outlined in Minturn's Community Plan, contributing to a thriving downtown core and enhancing the area's economic and cultural vibrancy.

2. That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

We take concerns related to whisky production very seriously, including the potential impact of whisky fungus (*Baudoinia compniacensis*), which can be associated with distillery operations. While the presence of this fungus has been limited to much larger storage warehouses (200 times larger than we'll be able to physically store) and more humid climates, we are committed to thoughtfulness, transparency, and accountability in all aspects of our production process.

Research indicates that the fungus needs heat, humidity, and large quantities of airborne ethanol to grow. No distillery that we know of in Colorado has had any issues, and we will not be making or storing the enormous amount of whisky required to support growth of the fungus.

However, we did not feel it was adequate to simply extrapolate what we have read and observed on the subject. We had a long Zoom discussion with the world's foremost expert on the topic, Dr. James Scott of the University of Toronto. Dr. Scott has been studying the fungus since 2001 and helped name the genus. Here is his summary of our conversation:

Dear Stefanie,

In my experience, small numbers (<20,000) of spirit barrels emit insufficient ethanol vapour to result in fungal blackening of nearby outdoor surfaces. You mentioned you intend to age far fewer barrels than this on-site over the long-term, and therefore my expectation is that if you see any fungal blackening at all, it will be limited to the immediate proximity of your aging facility. Given that your premises are at elevation in a relatively dry climate, I believe the likelihood your facility emissions will contribute to non-trivial fungal blackening in the local area is further diminished.

I encourage you to take a series of baseline photographs of the areas around your aging facility that you might compare at points in the future to determine any divergence from my prediction. It may be useful also to collect and archive weather data to better understand your local climate, as your facility is rather distant from nearby weather stations and thus the local conditions are likely to be different.

From everything I know, I would not hesitate to be your neighbour!

Best wishes,

James

--

James Scott, PhD, ARMCCM

Professor

Division of Occupational & Environmental Health, Dalla Lana School of Public Health & Department of Laboratory Medicine and Pathobiology,

Temerty Faculty of Medicine

University of Toronto

While we do not expect *Baudoinia c.* to be a problem, we are dedicated to monitoring any potential impact on the surrounding environment and ensuring that our operations remain safe and clean. We want to reassure the community that we are prepared to address any concerns with the utmost responsibility, especially as we raise our own children in this town.

The proposed use is designed to be compatible with neighboring properties and respectful of residents. We are committed to maintaining a safe, clean, and welcoming environment through careful management of operations, deliveries, and public interaction.

3. That the proposed use will comply with each of the applicable provisions of this Chapter.

The project complies with all applicable provisions, including land use, zoning, and community development goals. As an infill project, it contributes positively to the public realm without the disruptive impact of a large-scale development.

This proposal reflects our commitment to supporting Minturn's economic, social, and cultural objectives while integrating seamlessly into the fabric of the downtown core. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'S' followed by a series of loops and a long horizontal stroke.

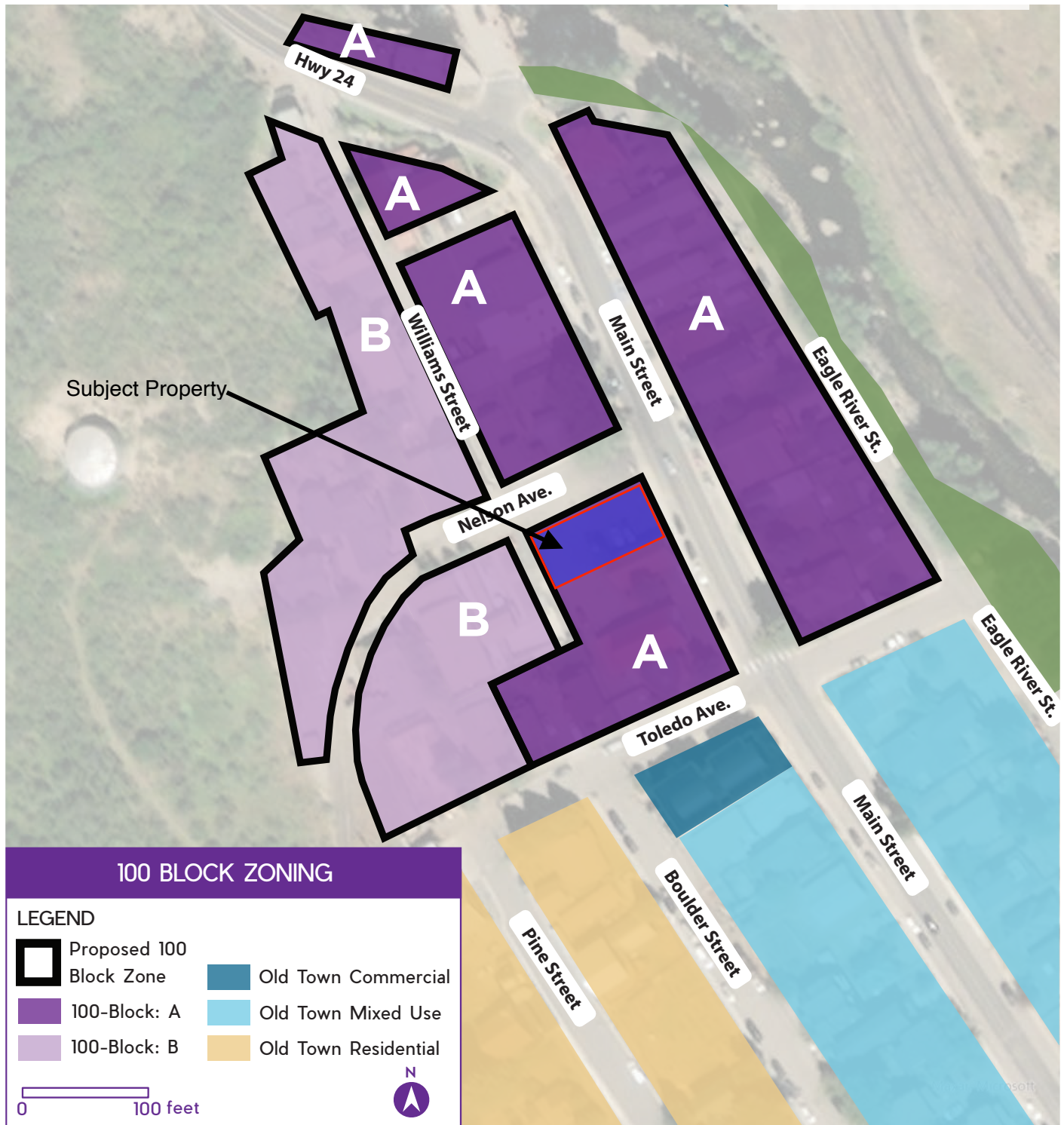
Stefanie Neubauer

CEO

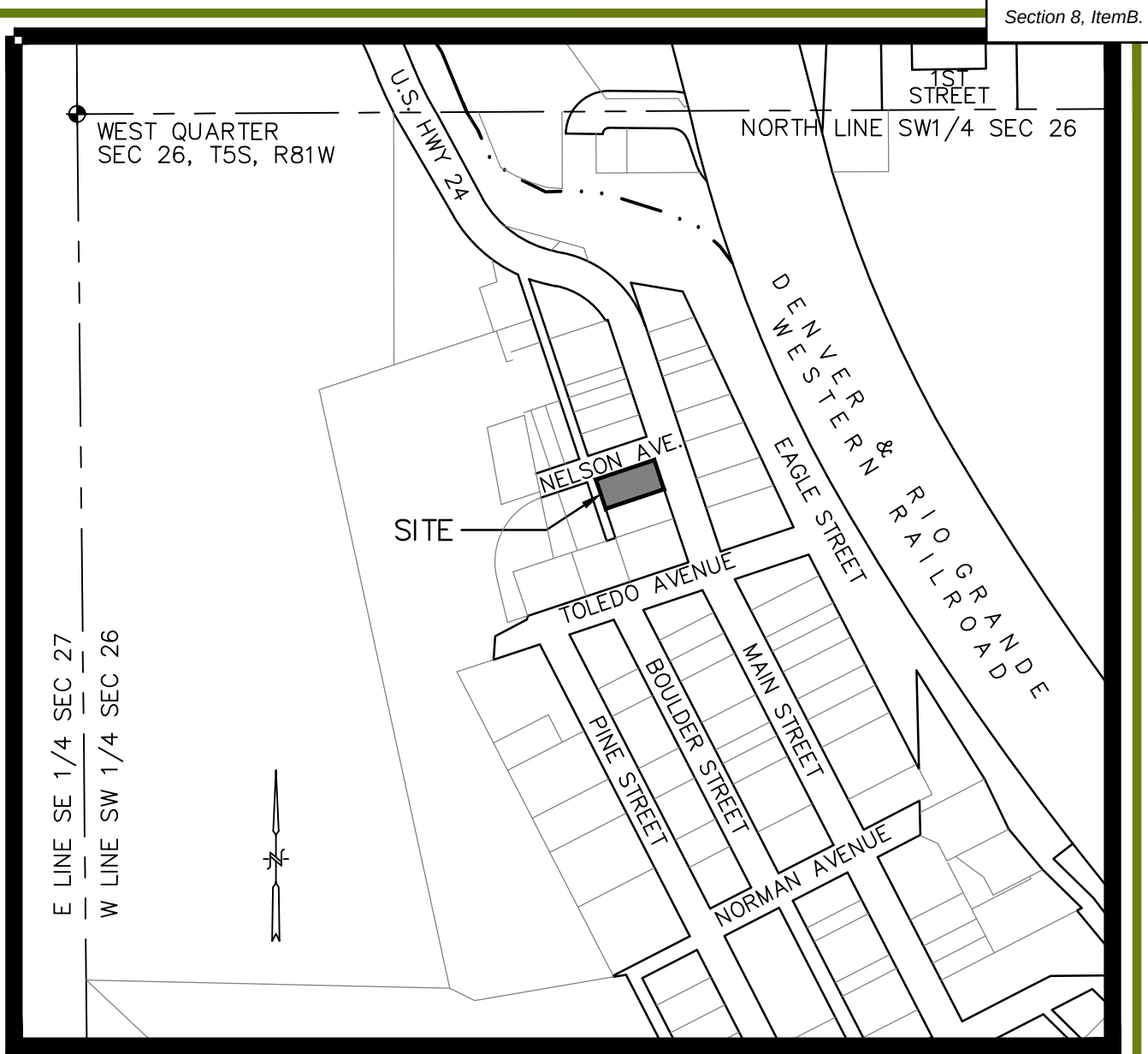
Eagle River Holdings Ltd

Minturn Whisky Company

stef@minturnwhisky.com



ALTA/NSPS LAND TITLE SURVEY
LOTS 1 & 2, BLOCK C, MACKEDON & RATHBURN SUBDIVISION,
SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH P.M.
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=500'

LEGAL DESCRIPTION: PER ORDER NO. V50070456

THE EAST NINE FEET, MORE OR LESS, OF LOT ONE, AND MORE SPECIFICALLY BEING A STRIP OF LAND NINE FEET, MORE OR LESS, IN WIDTH AND ONE HUNDRED FEET, MORE OR LESS, IN LENGTH, OF THE SOUTHWESTERLY SIDE OF SAID LOT, AND ALL OF LOT TWO, ALL IN BLOCK LETTERED "C" IN MACKEDON AND RATHBURN'S SUBDIVISION OF BOOCO'S ADDITION TO THE TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, RECORDED JANUARY 5, 1892 UNDER RECEPTION NO. 10580.

ALL THAT PART OF LOT 1, BLOCK "C", MACKEDON AND RATHBURN'S SUBDIVISION OF BOOCO'S ADDITION, TOWN OF MINTURN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHEASTERLY CORNER OF SAID LOT 1, WHICH POINT IS THE INTERSECTION OF MAIN AND SECOND STREET; THENCE SOUTHWESTERLY ALONG THE EASTERLY SIDE LINE OF SECOND STREET, A DISTANCE OF 100 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH MAIN STREET, A DISTANCE OF 16 FEET; MORE OR LESS; THENCE NORTHEASTERLY AND PARALLEL WITH SECOND STREET, A DISTANCE OF 100 FEET TO THE SIDE LINE OF MAIN STREET; THENCE NORTHWESTERLY ALONG MAIN STREET, A DISTANCE OF 16 FEET; MORE OR LESS, TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.

GENERAL NOTES:

- ALTA/NSPS SURVEY COMPLETED ON NOVEMBER 11, 2017, UPDATED NOVEMBER 01, 2023.
- LINEAL UNITS OF MEASUREMENT SHOWN ARE GIVEN IN US SURVEY FOOT
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
- BASIS OF BEARINGS: THE COLORADO STATE PLANE COORDINATE SYSTEM, COLORADO CENTRAL ZONE 0502, NORTH AMERICAN DATUM 1983 (NAD83). THE FOUND BRASS TACK STAMPED "CDOT #542" & THE FOUND 3.25" ALUMINUM CAP STAMPED "CDOT PLS 29034" ON THE NORTHERLY LINE OF US HWY 24 WERE HELD FOR ROTATION, HAVING A BEARING AND DISTANCE OF N60°10'02"W 99.34'. THE CONCRETE WALL ALONG THE EAGLE RIVER, A FOUND RED PLASTIC CAP STAMPED "26626" AND A FOUND 2" ALUMINUM CAP STAMPED "37835" WERE FOUND TO BE IN AGREEMENT WITH THIS ROTATIONAL SOLUTION. DISTANCES SHOWN HEREON ARE SURFACE VALUES DERIVED USING A SCALE FACTOR OF 1.0004037201.
- THE SUBJECT PROPERTY IS ZONED "COMMERCIAL" PER THE TOWN OF MINTURN STANDARDS. NEW BUILDINGS SHALL DRAW ON INTERPRETATIONS OF EXISTING STOREFRONT STRUCTURES. THE SCALE OF THE NEW BUILDINGS SHALL BE CONSISTENT WITH ADJACENT BUILDINGS. HEIGHT SHALL BE CONSISTENT AS VIEWED FROM THE STREET; ADDITIONAL HEIGHT MAY BE APPROVED IF IT STEPS BACK FROM THE FACADE TO REDUCE THE PERCEIVED SCALE OF THE NEW DEVELOPMENT.
- THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 08037C0658D, WITH A DATE OF IDENTIFICATION OF DECEMBER 4, 2007, IN EAGLE COUNTY, STATE OF COLORADO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- PEAK LAND CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED ON THIS ALTA/NSPS SURVEY WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. V50070456, HAVING AN EFFECTIVE DATE OF OCTOBER 20, 2023, AT 5:00 P.M.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ALTA/NSPS LAND TITLE SURVEY:

TO EAGLE RIVER HOLDINGS LTD., A COLORADO CORPORATION, MR. MINTURN, LLC, A COLORADO LIMITED LIABILITY COMPANY & LAND TITLE GUARANTEE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 8, 9, 11(b), 13, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 01, 2023.



BRENT BIGGS
P.L.S. NO. 27598

DRAWN: KPJ
REVIEWED: BB
DATE: 11/16/23
PLC JOB#: 2062.5

SHEET 1 OF 1

MONUMENT LEGEND	
●	FOUND MAG NAIL WITH 1½" BRASS TAG STAMPED PEAK LAND CONSULTANTS LS 27598
⊗	SET MAG NAIL WITH 1½" BRASS TAG STAMPED PEAK LAND CONSULTANTS LS 27598
◆	FOUND No. 6 REBAR WITH 3¾" ALUMINUM CAP STAMPED CDOT PLS 29034
⊠	FOUND BRASS TACK MARKED CDOT-#547 (SEE DRAWING)
▲	FOUND No. 5 REBAR WITH 1½" ALUMINUM CAP STAMPED LS 9337

EXCEPTIONS:

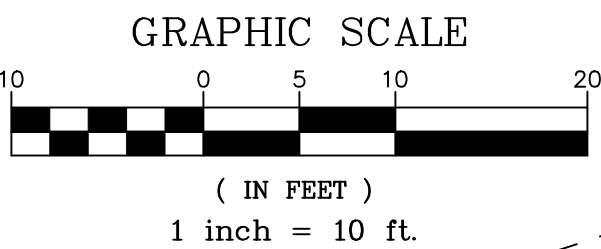
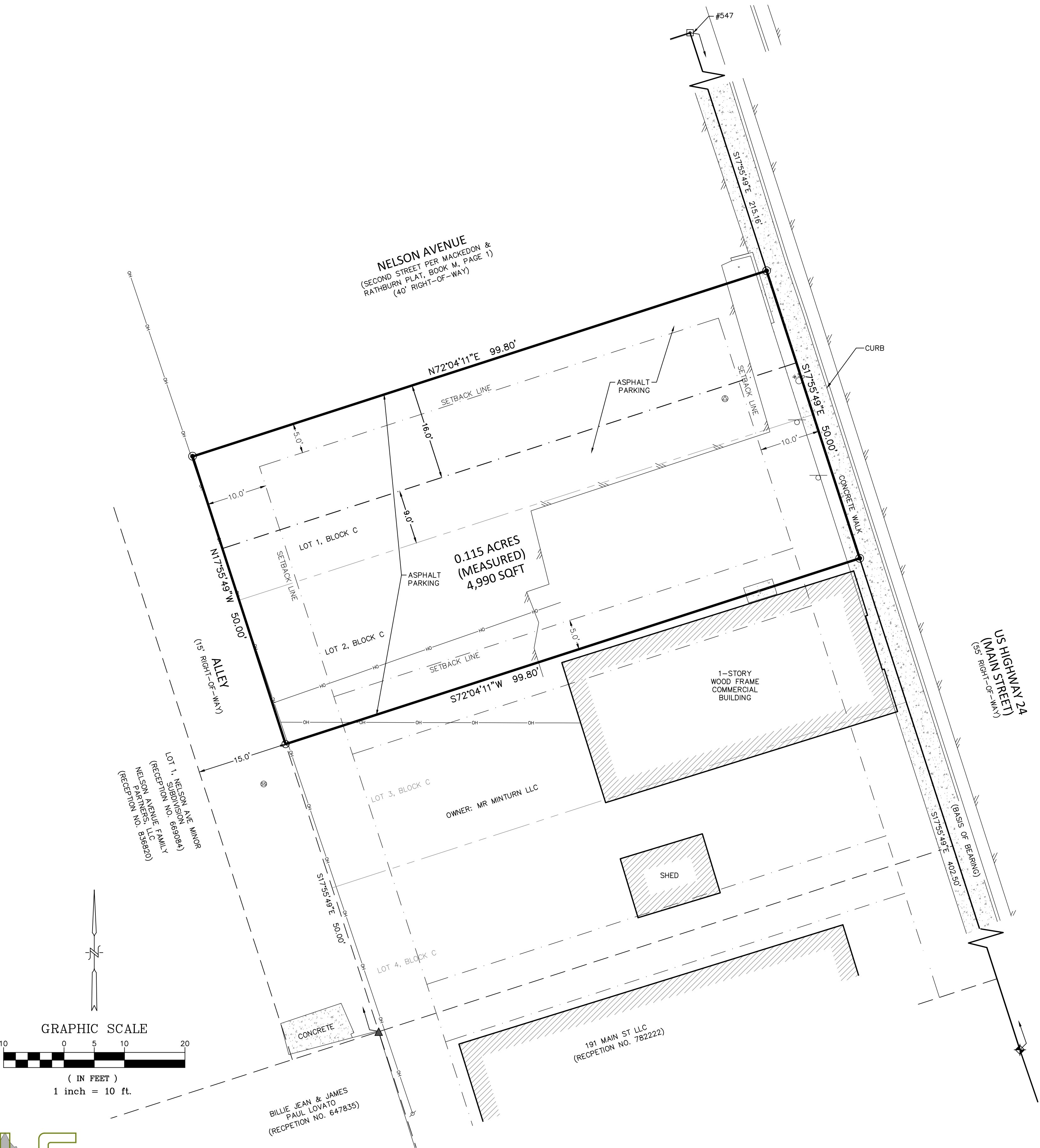
PER SAID TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, THE FOLLOWING AFFECT THE SUBJECT PROPERTY:

- RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 09, 1901, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
- RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 09, 1901, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
- THE EFFECT OF ORDINANCE NO. 129, RECORDED DECEMBER 20, 1974, IN BOOK 238 AT PAGE 5. (NOT ABLE TO PLOT)
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 30, 2002, UNDER RECEPTION NO. 799500. (NOT ABLE TO PLOT)
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 31, 2009, UNDER RECEPTION NO. 200927997. SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED DECEMBER 3, 2013 UNDER RECEPTION NO. 201323922 AND RECORDED DECEMBER 18, 2014 UNDER RECEPTION NO. 201421767 IN REGARDS THEREOF. (NOT ABLE TO PLOT)
- ANY AND ALL RIGHTS OF ANY DITCH COMPANY DITCH COMPANY RELATING TO ANY DITCHES, WHICH TRAVERSES SUBJECT PROPERTY OR IS DESCRIBED AS A BOUNDARY OF SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS DISCLOSED BY MAP RECORDED FEBRUARY 27, 2017 UNDER RECEPTION NO. 201703240. (NOT ABLE TO PLOT)
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE UPPER EAGLE VALLEY SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED MARCH 26, 2017, UNDER RECEPTION NOS. 201705247 AND 201705251. (NOT ABLE TO PLOT)
- TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 09-SERIES 2017 VACATING A PORTION OF EAGLE STREET RECORDED NOVEMBER 02, 2017 UNDER RECEPTION NO. 201720945. (DOES NOT APPLY)
- TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN CORRESPONDENCE FROM COLORADO DEPARTMENT OF TRANSPORTATION REGARDING 106 MAIN STREET DATED JUNE 20, 2017 AND STORED IN OUR SYSTEM AS IMAGE 6163847. (NOT ABLE TO PLOT)
- TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 5 - SERIES 2016 AMENDING TOWN OF MINTURN ZONING CODE AND STORED IN OUR SYSTEM AS IMAGE 6231738. (NOT ABLE TO PLOT)
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED JANUARY 25, 2017 PREPARED BY PEAK LAND CONSULTANTS, INC., JOB #2082 SAID DOCUMENT STORED AS OUR ESI 32392011
A. OVERHEAD UTILITY LINES CROSS PROPERTY WITHOUT BENEFIT OF EASEMENTS
B. BUILDING ENCROACHES OVER NEIGHBOR'S PROPERTY

TABLE A ALTA/NSPS NOTES:

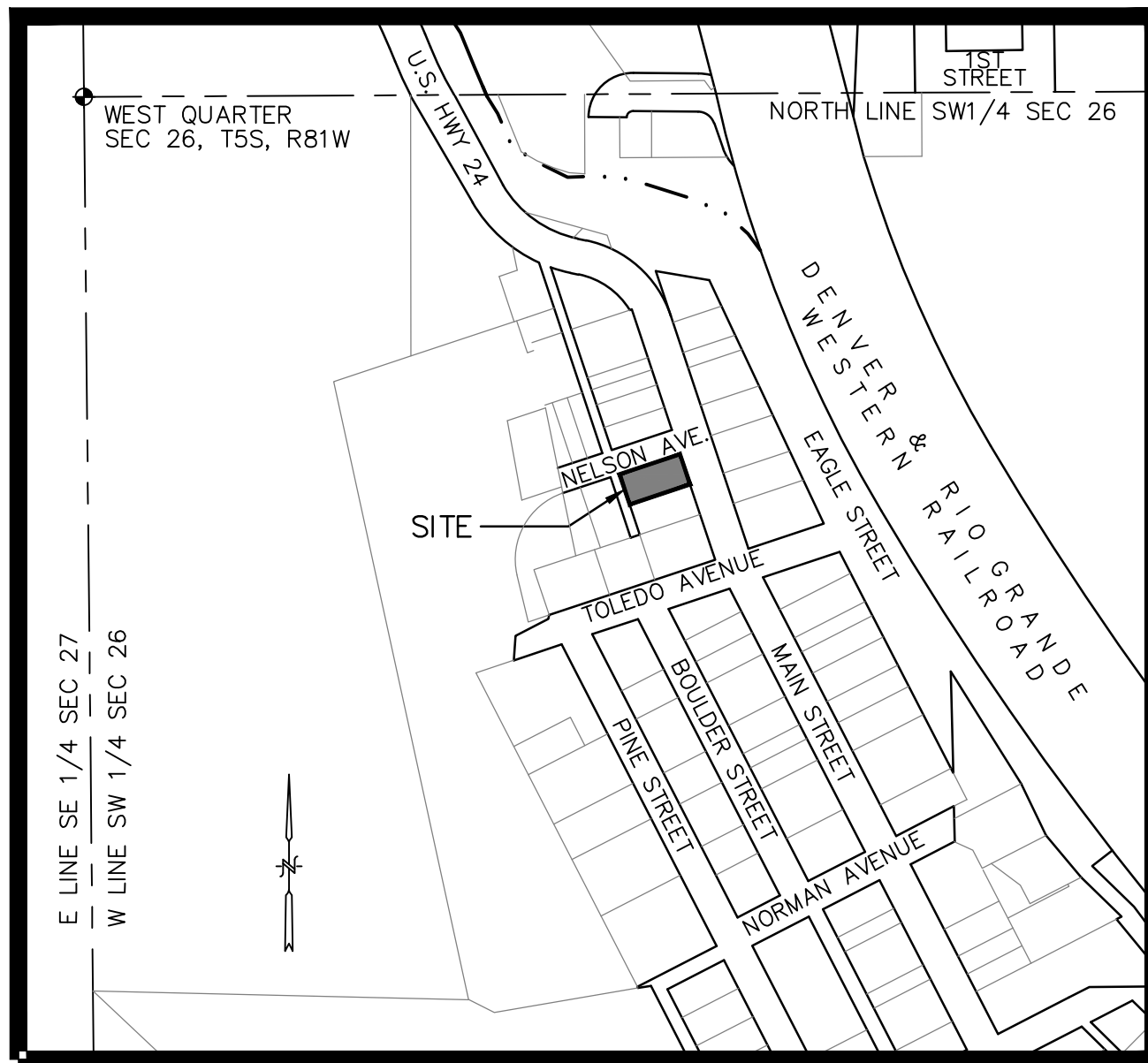
- MONUMENTS SET OR FOUND SHOWN THIS SHEET.
- AS SHOWN THIS SHEET.
- SEE GENERAL NOTE 6.
- ACREAGE SHOWN THIS SHEET..
- SEE GENERAL NOTE 5 (NO ZONING REPORT PROVIDED BY CLIENT, INFORMATION FROM ALTA/NSPS COMPLETED NOVEMBER 11, 2017).
- (a) NO BUILDINGS ON LOT.
- AS SHOWN THIS SHEET.
- NO IDENTIFIABLE PARKING SPACES.
- (b). OBSERVED EVIDENCE ONLY.
- AS SHOWN THIS SHEET..
- AS SHOWN THIS SHEET.
- ON FILE.

LEGEND	
⊗	MONITOR WELL
⊗	SEWER MANHOLE
⊗	UTILITY POLE
⊗	LIGHT POLE
⊗	SIGN
⊗	WATER VALVE
—OH—	OVERHEAD ELECTRIC
—	ASPHALT PAVING



DEPOSITED THIS _____ DAY OF _____ 20____ AT _____ IN BOOK _____ OF THE
EAGLE COUNTY SURVEYOR'S LAND SURVEY PLAT/RIGHTS-OF-WAY SURVEYS AT PAGE _____
RECEPTION NO. _____

EAGLE COUNTY FILE NO. _____



VICINITY MAP
SCALE: 1"=500'

AMENDED FINAL PLAT
A RESUBDIVISION OF LOTS 1 & 2, BLOCK C,
MACKEDON & RATHBURN SUBDIVISION,
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT EAGLE RIVER HOLDINGS LTD, A COLORADO CORPORATION BEING SOLE OWNER IN FEE SIMPLE ALL THAT REAL PROPERTY SITUATED IN THE TOWN OF MINTURN, EAGLE COUNTY, COLORADO DESCRIBED AS FOLLOWS:

PARCEL O:
THE EAST NINE FEET, MORE OR LESS, OF LOT ONE, AND MORE SPECIFICALLY BEING A STRIP OF LAND NINE FEET, MORE OR LESS, IN WIDTH AND ONE HUNDRED FEET, MORE OR LESS, IN LENGTH, OF THE SOUTHWESTERLY SIDE OF SAID LOT, AND ALL OF LOT TWO, ALL IN BLOCK LETTERED "C" IN MACKEDON AND RATHBURN'S SUBDIVISION OF BOOCO'S ADDITION TO THE TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, RECORDED JANUARY 5, 1892 UNDER RECEPTION NO. 10580.

PARCEL P:
ALL THAT PART OF LOT 1, BLOCK "C", MACKEDON AND RATHBURN'S SUBDIVISION OF BOOCO'S ADDITION, TOWN OF MINTURN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING ON THE NORTHEASTERLY CORNER OF SAID LOT 1, WHICH POINT IS THE INTERSECTION OF MAIN AND SECOND STREET; THENCE SOUTHWESTERLY ALONG THE EASTERLY SIDE LINE OF SECOND STREET, A DISTANCE OF 100 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH MAIN STREET, A DISTANCE OF 16 FEET; MORE OR LESS; THENCE NORTHEASTERLY AND PARALLEL WITH SECOND STREET, A DISTANCE OF 100 FEET TO THE SIDE LINE OF MAIN STREET; THENCE NORTHWESTERLY ALONG MAIN STREET, A DISTANCE OF 16 FEET; MORE OR LESS, TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.

CONTAINING 0.115 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS FINAL PLAT UNDER THE NAME AND STYLE OF:

AMENDED FINAL PLAT A RESUBDIVISION OF LOTS 1 AND 2, BLOCK C, MACKEDON & RATHBURN SUBDIVISION

A SUBDIVISION IN THE TOWN OF MINTURN, COUNTY OF EAGLE; AND DOES HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS; AND DO HEREBY DEDICATE AND SET ASIDE ALL OF THE PUBLIC ROADS AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER; AND DO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE CREATED AS EASEMENTS ON THE ACCOMPANYING PLAT TO THE PUBLIC FOREVER AS EASEMENTS FOR THE PURPOSES SHOWN HEREIN, UNLESS OTHERWISE EXPRESSLY PROVIDED THEREON; AND DO HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

EXECUTED THIS _____ DAY OF _____, A.D., 20____

OWNER: EAGLE RIVER HOLDINGS LTD
A COLORADO CORPORATION ADDRESS: _____

BY: _____

TITLE: _____

STATE OF COLORADO _____)
COUNTY OF EAGLE _____) SS

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 20____ BY _____

AS _____ OF EAGLE RIVER HOLDINGS LTD, A COLORADO CORPORATION

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MINTURN TOWN CERTIFICATE

THIS PLAT IS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO THIS _____ DAY OF _____, A.D., 20____, FOR FILING WITH THE CLERK AND RECORDER OF THE COUNTY OF EAGLE; THIS PLAT SHALL SUPERSEDE THE PRIOR PLAT, SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF MINTURN FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LANDS, STREETS OR EASEMENTS DEDICATED EXCEPT AS INDICATED. THIS CERTIFICATE FURTHER EVIDENCES THE VACATION OF ANY AND ALL ROADWAYS WHICH MAY HAVE BEEN PREVIOUSLY DESIGNATED ON SUCH PRIOR PLAT OR WHICH ROADWAY MAY HAVE BEEN OTHERWISE CONVEYED TO OR ACQUIRED BY THE TOWN OF MINTURN. ALL RIGHT, TITLE, OR INTEREST OF MINTURN TO ANY SUCH ROADWAY HAS BEEN DIVESTED AND THIS CERTIFICATE CONFIRMS THE VACATION OF SUCH ROADWAY. APPROVAL OF THIS PLAT BY THE TOWN IS A CONSENT ONLY AND IS NOT TO BE CONSTRUED AS AN APPROVAL OF THE TECHNICAL CORRECTNESS OF THIS PLAT OR ANY DOCUMENTATION RELATING THERETO.

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

BY: _____

ATTEST: _____

MAYOR
TOWN OF MINTURN, COLORADO

TOWN CLERK
TOWN OF MINTURN, COLORADO

GENERAL NOTES:

- DATE OF SURVEY: OCTOBER 04, 2024
- .BASIS OF BEARINGS: THE COLORADO STATE PLANE COORDINATE SYSTEM, COLORADO CENTRAL ZONE 0502, NORTH AMERICAN DATUM 1983 (NAD83). THE FOUND BRASS TACK STAMPED "CDOT #542" & THE FOUND 3.25" ALUMINUM CAP STAMPED "CDOT PLS 29034" ON THE NORTHERLY LINE OF US HWY 24 WERE HELD FOR ROTATION, HAVING A BEARING AND DISTANCE OF N60°10'02"W 99.34'. THE CONCRETE WALL ALONG THE EAGLE RIVER, A FOUND RED PLASTIC CAP STAMPED "26626" AND A FOUND 2" ALUMINUM CAP STAMPED "37935" WERE FOUND TO BE IN AGREEMENT WITH THIS ROTATIONAL SOLUTION. DISTANCES SHOWN HEREON ARE SURFACE VALUES DERIVED USING A SCALE FACTOR OF 1.0004037201.
- LINEAL UNITS OF MEASUREMENTS SHOWN ARE GIVEN IN US SURVEY FOOT.
- THE SOLE PURPOSE OF THIS AMENDED FINAL PLAT IS TO VACATE COMMON LOT LINE BETWEEN LOTS 1 AND 2 TO CREATE LOT 1R.
- THERE ARE NO PUBLIC ROAD WAYS, PUBLIC IMPROVEMENTS, OR EASEMENTS BEING DEDICATED TO THE PUBLIC BY THIS PLAT.
- THE ADDRESS INDICATED IN OVAL IS FOR INFORMATION PURPOSES ONLY VERIFY THE FINAL ADDRESS WITH EAGLE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
- PEAK LAND CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS AMENDED FINAL PLAT WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. 50072932 DATED SEPTEMBER 30, 2024 AT 5:00 P.M.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

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 _____ FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT

AS FOLLOWS: _____

DATED THIS _____ DAY OF _____, A.D., 20____

AGENT _____

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF _____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, A.D., 20____

TREASURER OF EAGLE COUNTY

CLERK AND RECORDER'S CERTIFICATE

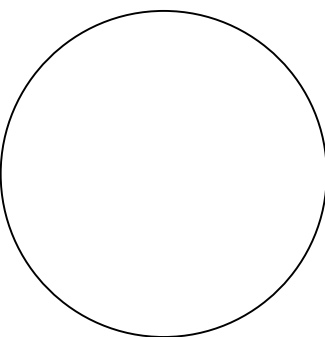
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____ ON THIS _____ DAY OF _____, 20____ AND IS DULY RECORDED AT RECEPTION No. _____

CLERK AND RECORDER

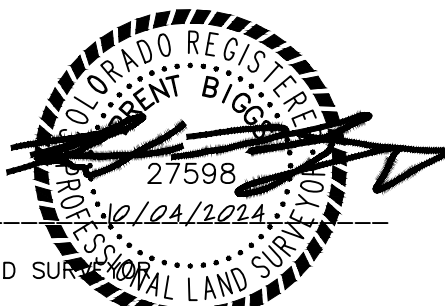
BY: DEPUTY

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, 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 AMENDED FINAL PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF AMENDED FINAL PLAT LOTS 1 AND 2, BLOCK C, MACKEDON AND RATHBURN SUBDIVISION AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND/OR UNDER MY SUPERVISION AND ACCURATELY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND RIGHTS-OF-WAY OF SAID PLAT AS THE SAME ARE MONUMENTED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATION GOVERNING THE SUBDIVISION OF LAND, THAT SUCH PLAT IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT SUCH PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



BRENT BIGGS
PROFESSIONAL LAND SURVEYOR
P.L.S. No. 27598



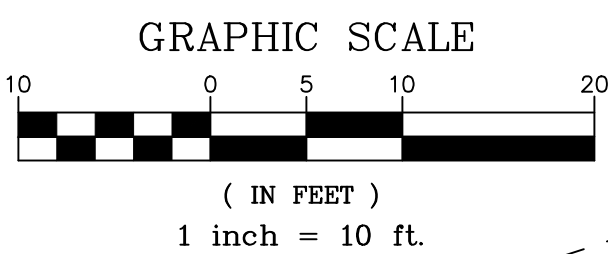
DRAWN: KPJ
DATE: 10/04/24

REVIEWED: BB
PLC JOB#: 2062.6

SHEET 1 OF 1

MONUMENT LEGEND			
●	FOUND MAG NAIL WITH 1½" BRASS TAG STAMPED PEAK LAND CONSULTANTS LS 27598		
⊗	FOUND MAG NAIL WITH 1½" BRASS TAG STAMPED PEAK LAND CONSULTANTS LS 27598		
◆	FOUND No. 6 REBAR WITH 3¼" ALUMINUM CAP STAMPED CDOT PLS 29034		
⊠	FOUND BRASS TACK MARKED CDOT-#547 (SEE DRAWING)		
▲	FOUND No. 5 REBAR WITH 1½" ALUMINUM CAP STAMPED LS 9337		

LAND USE SUMMARY			
LOT	AREA	USAGE	ADDRESS
1	0.115 ACRES	SINGLE FAMILY	161 MAIN STREET



GENERAL SITE NOTES:

1. ALL STRUCTURES AND SITE IMPROVEMENTS ARE NEW, EXCEPT WATER METER.
2. SITE PLAN SHOWS EXTENT OF ROOF INCLUDING EAVES, SEE SHEET A101 FOR ADDITIONAL STRUCTURE DIMENSIONS (OMITTED HERE FOR CLARITY).
3. GROUND SURFACE TREATMENTS BEYOND PROPERTY LINES ARE A SUGGESTION OF WHAT COULD BE DONE IN STREET ROW TO HELP CREATE A WOONERF STREETSCAPE.

GRADING NOTES:

1. REFER TO SITE DEMOLITION PLAN & GRADING AND DRAINAGE PLAN SHEETS C1.0 & C2.0
2. ALL LEFT OVER GRADING MATERIAL NOT UTILIZED AS FILL OR LANDSCAPING MOUNDS APPROVED BY OWNER SHALL BE REMOVED FROM THE SITE. EROSION CONTROL MANAGED PER SITE DRAINAGE INDICATED ON SHEET C2.0.
3. ALL TRENCHES TO BE COVERED WITH A WALKABLE SURFACE AT NIGHT.
4. **DO NOT PLACE ANY CONCRETE IN FREEZING WEATHER UNLESS FOLLOWING ALL ACI RECOMMENDATIONS AND REQUIREMENTS FOR COLD WEATHER CONCRETING - SSD & REFER TO A100 FOR ADDITIONAL NOTES.**

EXTERIOR LIGHTING NOTES:

1. ALL NEW EXTERIOR LIGHTS SHALL BE A FULL CUT OFF FIXTURE AND HAVE A DARK SKY ORDINANCE COMPLIANT LOW CUTOFF ANGLE SO THAT LIGHT IS NOT CAST UP OR OVER PROPERTY LINES & UTILIZING THE MINIMUM LIGHTING INTENSITY NECESSARY.
2. LIGHTS SHALL BE MAXIMUM 15' AFG.
3. ALL LIGHTING SHALL BE HIGH EFFICIENCY LED AND RATED FOR WET LOCATIONS.
4. REFER TO LIGHTING PLANS ON SHEETS AX.XX THRU AX.XX.

LANDSCAPE NOTES:

1. LANDSCAPING IS LIMITED TO PLANTING BEDS (269 SF TOTAL). NOTED ON THE PLAN AS LP-A THRU LP-D WITH PLANTINGS AS DESIGNATED BELOW WHICH ARE ALL IDENTIFIED BY USDA AS APPROPRIATE FOR PLANT HARDINESS ZONE 4b:

LP-A: DROUGHT TOLERANT NATIVE FLOWERING HERBACEOUS PERENNIALS: COLUMBINE, LUPINE, PENSTEMON, AND FLAX- MIN (3) FLATS PER PLANTER IN (2) PLANTERS.
LP-B: DROUGHT TOLERANT HOLLYHOCKS, VARIOUS COLORS. ESTABLISHED FROM LIBERAL SEED SPREAD IN FALL.
LP-C: DROUGHT TOLERANT HOLLYHOCKS, VARIOUS COLORS. ESTABLISHED FROM LIBERAL SEED SPREAD IN FALL.
LP-D: DROUGHT TOLERANT NATIVE SHRUBS PER TOWN OF MINTURN PRE-APPROVED LIST- MIN (7) 5 GALLON SHRUBS.

(IF NATIVE DROUGHT TOLERANT TREES ARE INCLUDED THEY MUST BE A MINIMUM 1.5" CALIPER @ 4" ABOVE GROUND).

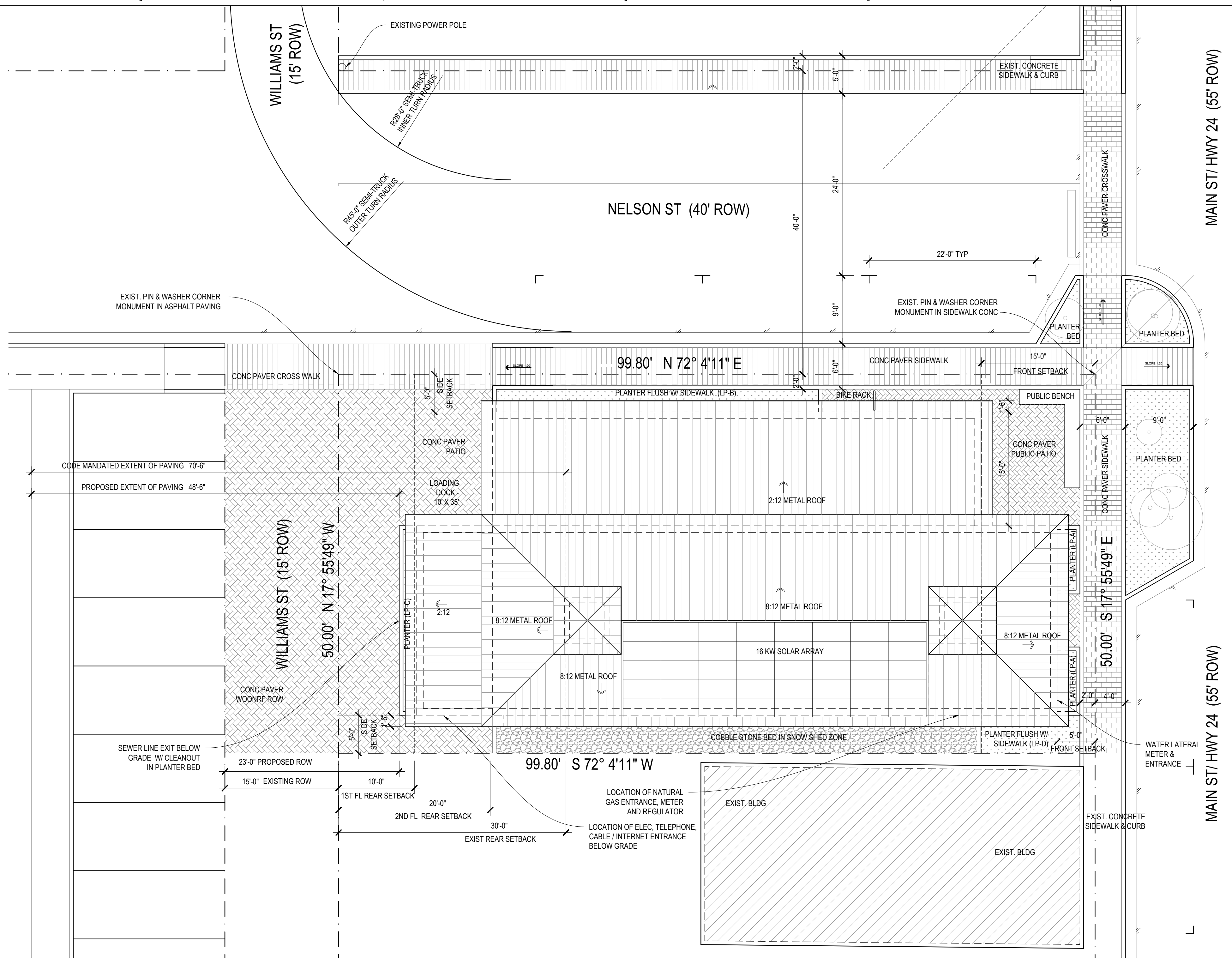
2. PROVIDE DRIP IRRIGATION SYSTEM INCLUDING A MOISTURE SENSOR WITH SEPARATE ZONES FOR EACH PLANTING BED ON A TIMER MOUNTED INSIDE THE BUILDING. MAINTAIN ADEQUATE WATERING FOR MINIMUM 2 YEARS TO ESTABLISH PLANTINGS.
3. NO TURF PLANTINGS PERMITTED.
4. AMEND PLANTING BEDS WITH MINIMUM 6" DEPTH OF SANDY LOAM W/ MIN 5% ORGANIC MATTER BY VOLUME.
5. AFTER PLANTING, PROVIDE 2" DEPTH OF MULCH WITH MODIFICATIONS AS APPROPRIATE FOR EACH PLANT MATERIAL. RENEW AS NEEDED.
6. HARDSCAPE FROM BUILDING TO PROPERTY LINE SHALL BE 4" THICK 5000psi CONCRETE OR GRANITE PAVERS ON 1" SAND BED OVER MINIMUM 6" ROAD BASE IN 3" LIFTS COMPACTED TO 95% OVER NATIVE SOILS (OR REPLACED W/ ADDITIONAL ROAD BASE MATERIAL IN 4" LIFTS COMPACTED TO 95% WHERE OVER EXCAVATED).
7. PROVIDE 6" MINUS COBBLES OVER GEOTEXTILE WEED BLOCK FABRIC ALONG SOUTHERN PROPERTY LINE IN SNOW SHED ZONE FROM SOLAR PANELS LAID OVER COMPACTED EARTH SLOPED TO STORM INLET NOTED ON GRADING AND DRAINAGE SHEET C2.0.

SNOW STORAGE:

PROVIDED IN PLANTING BEDS (269 SF TOTAL). SEE AREA NOTES ON SHEET A101. ADDITIONAL SNOW STORAGE AVAILABLE ALONG SOUTH SIDE OF BUILDING AND AT NORTH EAST PUBLIC PATIO IF NEEDED.

UTILITY NOTES:

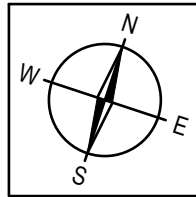
1. NEW ELECTRIC, TELEPHONE & CABLE / INTERNET CONNECTIONS VIA SEPARATE UNDERGROUND 2" DIA SCH 80 DUCTS FROM A UTILITY POLE LOCATED ALONG WILLIAMS STREET - MIN 36" BELOW FINISH GRADE.
2. NEW SEPTIC WASTE LINE SLOPING MIN 2% TO EXISTING SEWER IN WILLIAMS STREET ROW VIA 6" DIA ABS OR PVC LINE MIN 4" BELOW FINISH GRADE. PROVIDE CLEANOUTS AT MIN 50' INTERVALS.
3. NEW NATURAL GAS LINE FROM MAIN IN WILLIAMS STREET VIA 1" HDPE PIPE W/ TRACER WIRE MIN 3" BELOW FINISH GRADE.
4. WATER SUPPLY FROM EXISTING METER NEAR STREET WILL REMAIN UNLESS LATERAL OR MAIN WATER SHUT-OFF VALVE IS FOUND TO BE DEFICIENT OR IT NEEDS TO BE RELOCATED FOR CONSTRUCTION PURPOSES.
5. ALL UTILITY LINES TO BE TERMINATED INSIDE BUILDING FOOTPRINT, EXCEPT GAS LINE WITH METER & PRESSURE REGULATOR LOCATED ON SOUTH SIDE OF BUILDING AT EASTERN CORNER.



E3

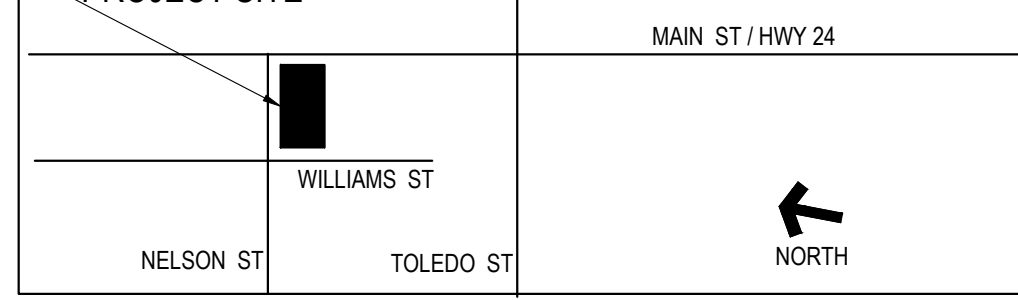
SITE - PLOT- ROOF PLAN

L100



LOT SIZE: 4990 SF
BUILDING COVERAGE : 3092 SF (62%)
IMPERVIOUS SURFACE : 4401 SF (88.2%)
SNOW STORAGE : 269 SF (5.4%)
TOTAL FLOOR AREA : 3597 SF (505SF @ 2ND FL)

PROJECT SITE



F5

VICINITY PLAN - MINTURN, CO

L100

NO SCALE

GROUND SURFACE TREATMENTS BEYOND PROPERTY LINES ARE A SUGGESTION OF WHAT COULD BE DONE TO HELP CREATE A WOONERF STREET SCAPE

SITE PLAN IS BASED ON PEAK LAND SURVEYING, INC. SURVEY DATED 10/30/2024 JOB # 2062.6

GENERAL NOTES:

1. DO NOT SCALE FROM DRAWINGS. REFER TO WRITTEN DIMS AND BRING OMITTED DIMS TO ARCHITECT'S ATTN.
2. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, NOTES, SPECIFICATIONS AND DETAILS.
3. ALL DIMENSIONS ARE TO FO FRAMING, ROUGH OPENING, FO CONC WALL OR T.O. CONC SLAB OR SUB FL. UNO.
4. REFER TO C100 FOR INSULATION SPECS, OTHER GENERAL NOTES, DRAWING INDEX, AND ABBREVIATIONS.
5. REFER TO L100 FOR SITE, UTILITY & LANDSCAPE PLAN NOTES & SPECS.
6. REFER TO ARCHITECTURAL PLAN SHEETS (A10X) FOR WALL & RO DIMS, HEAD & SILL HEIGHTS, AND FINISH SPECS INCLUDING WINDOW AND DOOR SCHEDULES, MECHANICAL PLUMBING AND ELEC. SPECS.
7. REFER TO ROOF PLAN (A10X) FOR ROOF MATERIALS, SPECIFICATIONS, AND NOTES.
8. **SILL DIMENSIONS ARE FROM T.O. SLAB OR T.O. SUBFLOOR TO SILL RO. HEAD RO DIMS ARE FROM SILL RO.**
9. REFER TO ELEVATION SHEETS (A20X) FOR EXTERIOR FINISHES, NOTES AND SPECS.
10. REFER TO SHEETS A301 FOR WALL & BUILDING SECTION DETAILS, MATERIALS, AND CONFIGURATION.

RDC ARCHITECTURE

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robert@rdcarch.com

STRUCTURAL ENGINEER

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PEAK LAND SURVEYING, INC.
1000 Lion's Ridge Loop
Vail, CO 81657
970.476.8644

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
Not Applicable

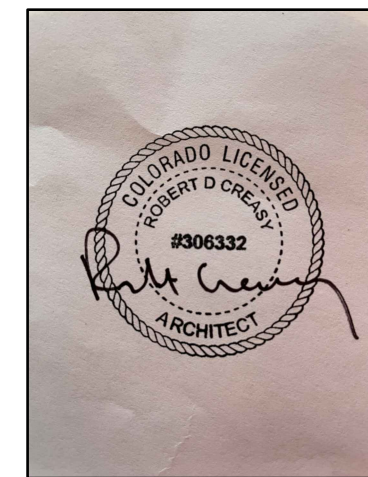
GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

PARCELS # 2103-263-002 & 003
161 MAIN ST / 161 NELSON
MINTURN, CO 81645

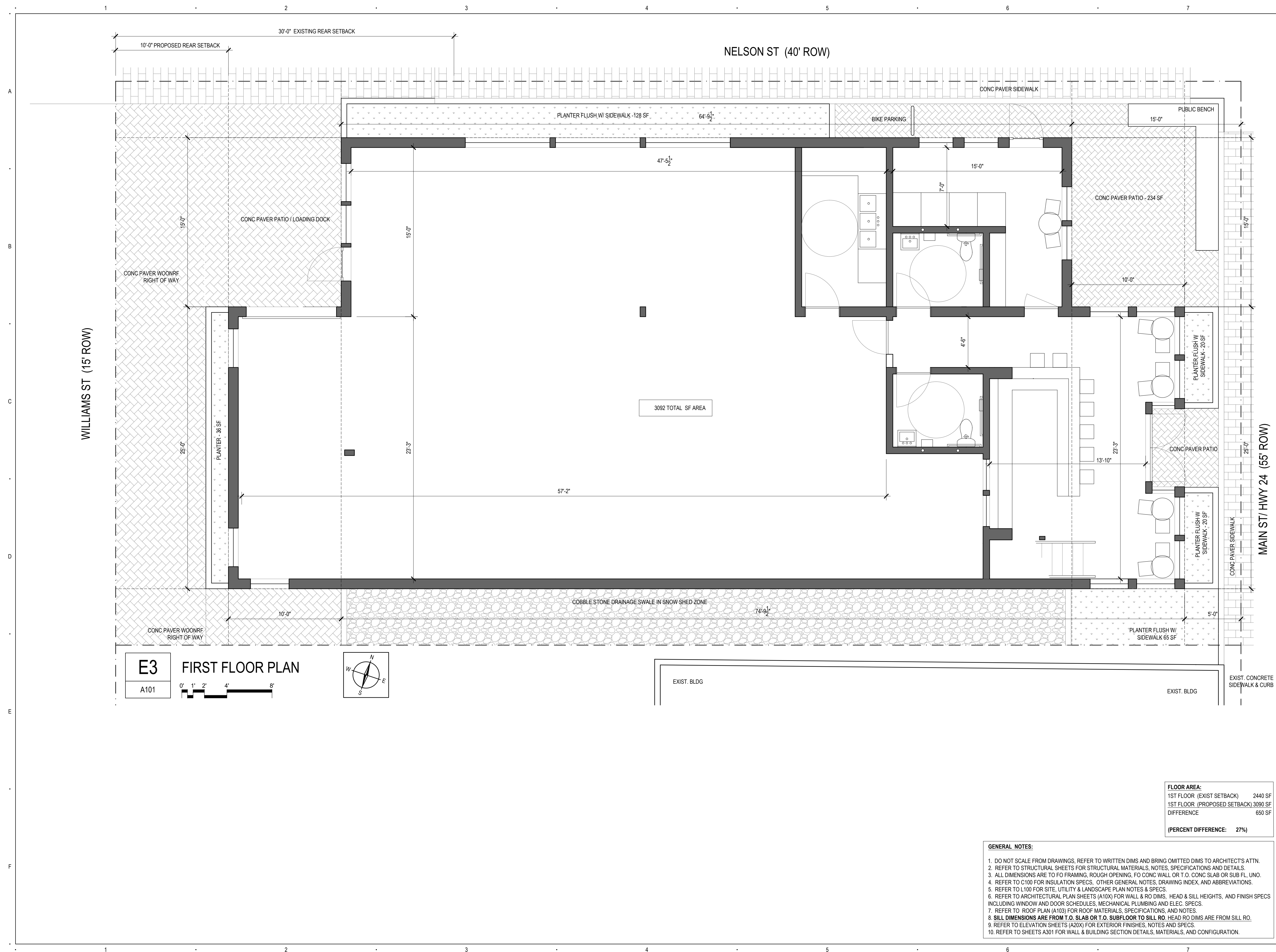
OWNER:
STEFANIE & SPENCE NEUBAUER

stef@erwhisky.com & spence@erwhisky.com
MB: 603.770.8756



DRB & CUP Submittal December 10, 2024
DATE: NOT FOR CONSTRUCTION
PROJECT #: 2410

SITE & ROOF PLAN
LANDSCAPE PLAN & NOTES
VICINITY PLAN
L101



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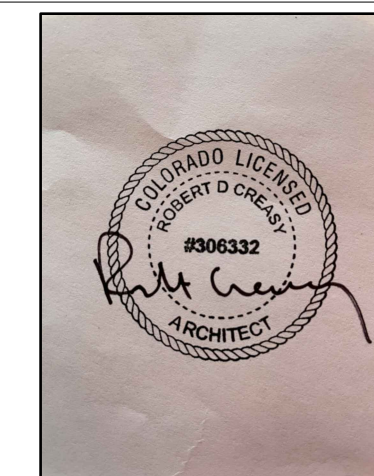
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161 MAIN ST / 161 NELSON
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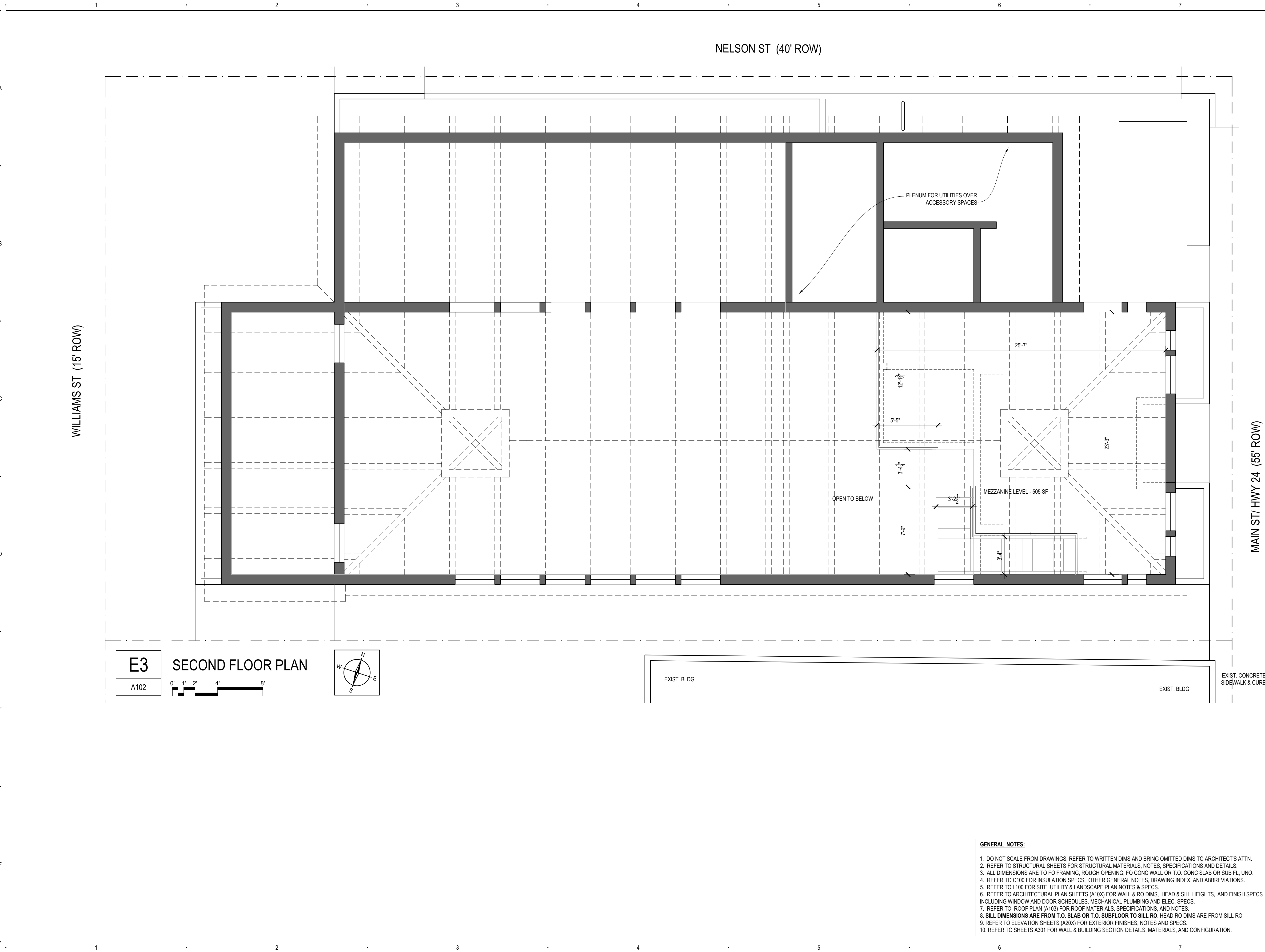
DRB & CUP Submittal	December 10, 2024
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DATE: NOT FOR CONSTRUCTION

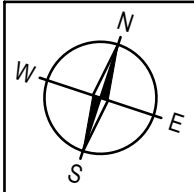
PROJECT #:	2410
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FIRST FLOOR PLAN NOTES & SPECIFICATIONS

A101



E3
A102
SECOND FLOOR PLAN



- GENERAL NOTES:**
1. DO NOT SCALE FROM DRAWINGS. REFER TO WRITTEN DIMS AND BRING OMITTED DIMS TO ARCHITECT'S ATTN.
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PEAK LAND SURVEYING, INC.
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970.476.8644

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
Not Applicable

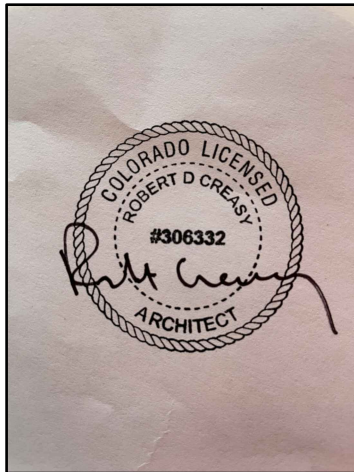
GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

PARCELS # 2103-263-002 & 003
161 MAIN ST / 161 NELSON
MINTURN, CO 81645

OWNER:
STEFANIE & SPENCE NEUBAUER

stef@erwhisky.com & spence@erwhisky.com
MB: 603.770.8756



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SECOND FLOOR PLAN NOTES & SPECIFICATIONS

A102

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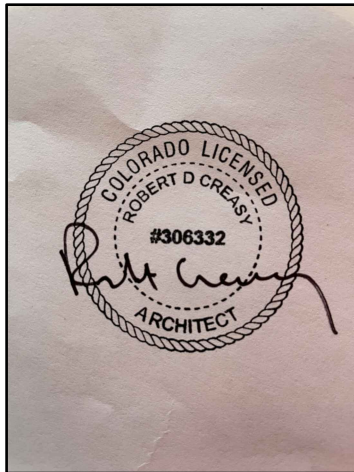
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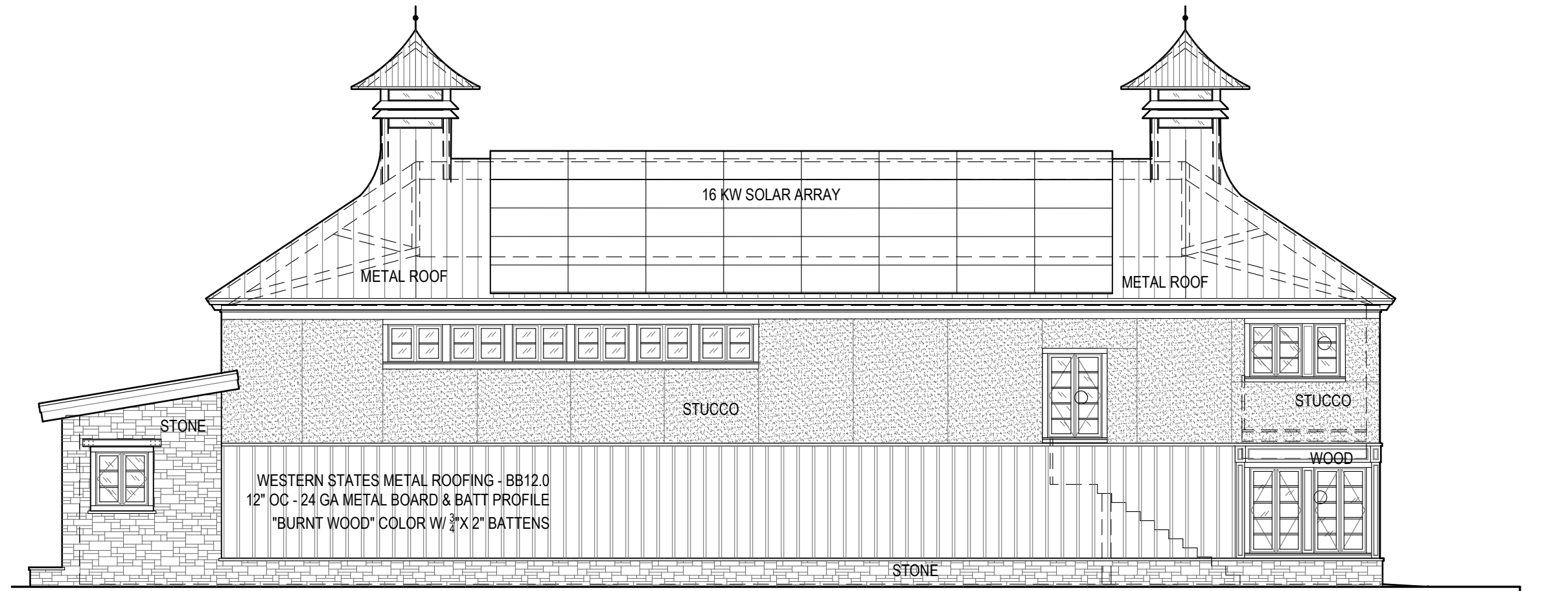
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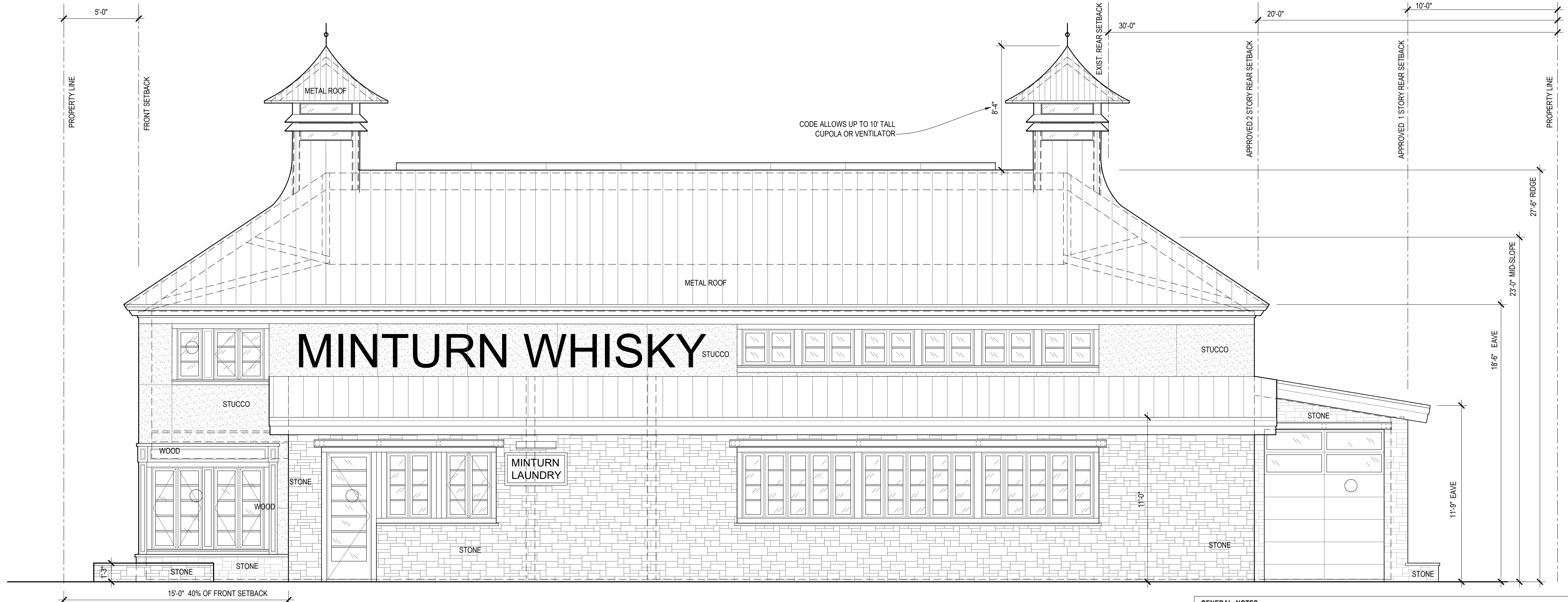
DRB & CUP Submittal December 10, 2024
DATE: NOT FOR CONSTRUCTION
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SOUTH ELEVATION
NORTH ELEV - NELSON ST
NOTES & SPECIFICATONS
A201



B4 SOUTH ELEVATION

A201 0' 2' 4' 8' 16'



F2 NORTH ELEVATION

A201 0' 1' 2' 4' 8'

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Not Applicable

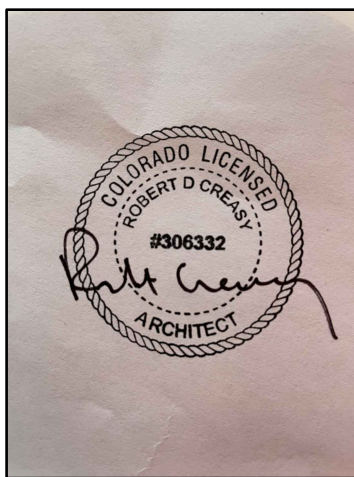
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PARCELS # 2103-263-002 & 003
161 MAIN ST / 161 NELSON
MINTURN, CO 81645

OWNER:
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DRB & CUP Submittal December 10, 2024

DATE: NOT FOR CONSTRUCTION

PROJECT #: 2410

EAST ELEV - MAIN ST
WEST ELEV - WILLIAMS ST
NOTES & SPECIFICATONS

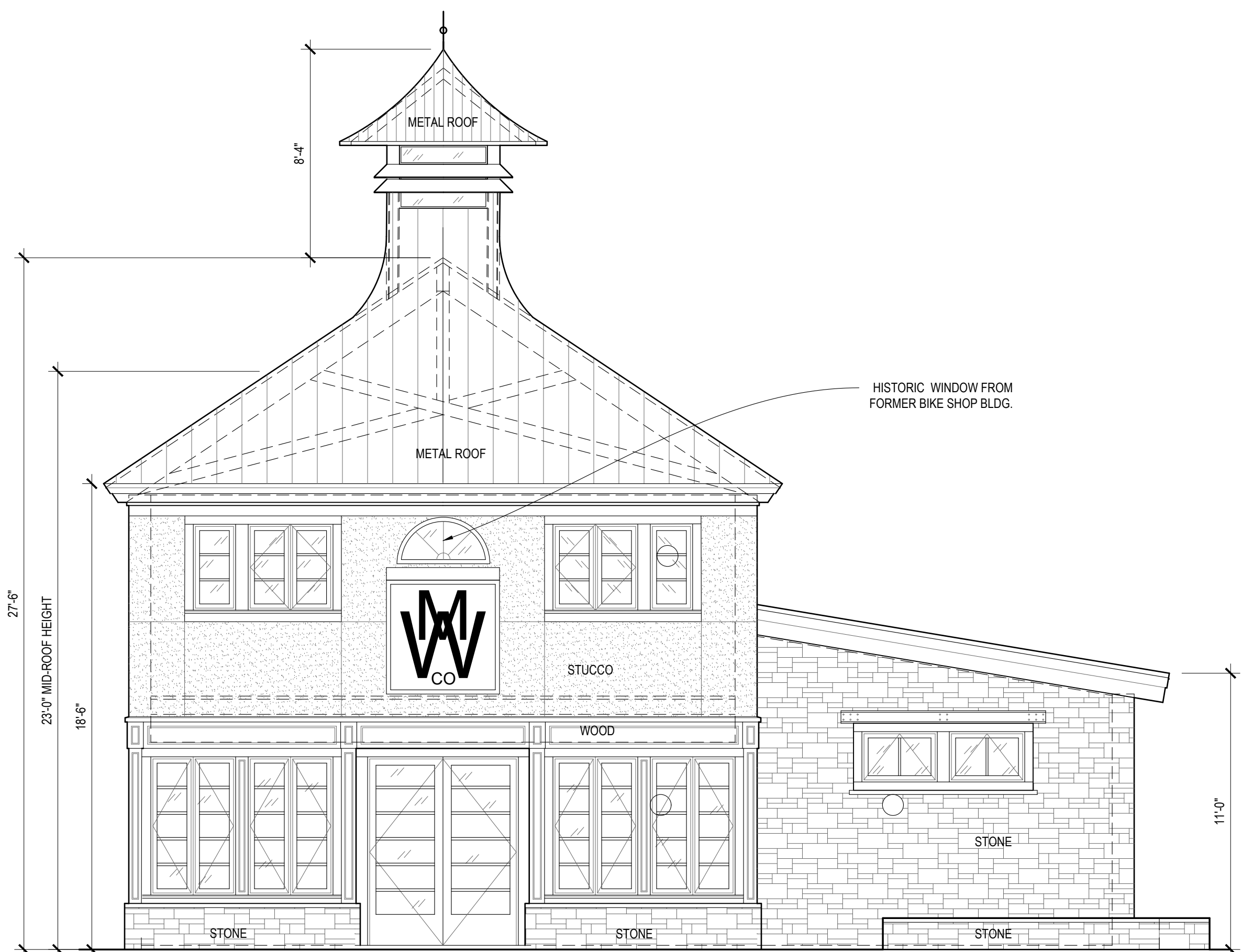
A202



F1

WEST ELEVATION - WILLIAMS STREET

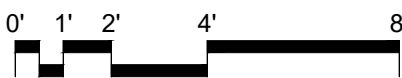
A202



F5

EAST ELEVATION - MAIN STREET

A202



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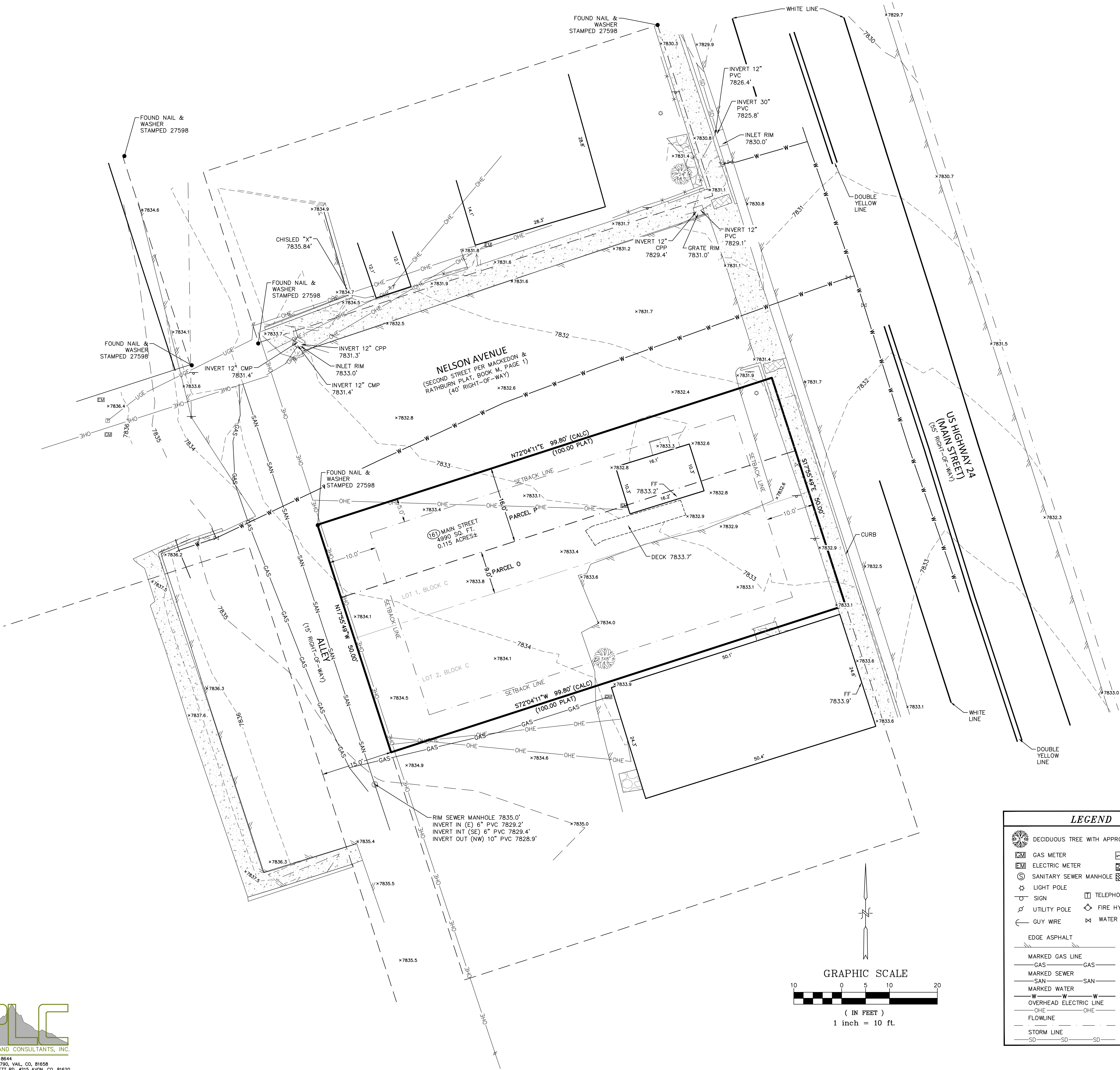
GENERAL NOTES

1. DATE OF TOPOGRAPHY: OCTOBER 09, 2024
2. PROJECT BENCHMARK: NGS BENCHMARK "T 280" ELEVATION=7894.20 (NAVD 88).
3. LINEAL UNITS OF MEASUREMENT SHOWN ARE GIVEN IN US SURVEY FOOT.
4. THIS TOPOGRAPHIC MAP IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT INTENDED TO RESOLVE ANY BOUNDARY ISSUES THAT MAY EXIST ON THIS LOT OR TO REESTABLISH ANY MISSING LOT MONUMENTS.
5. THE EXISTING UTILITIES SHOWN HEREON ARE FROM MARKINGS FOUND ON THE GROUND. PEAK LAND CONSULTANTS, INC. AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN ON THIS MAP.
6. PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS TOPOGRAPHIC MAP WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. V50072932 DATED SEPTEMBER 30 2024 AT 5:00 P.M.
7. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

EXCEPTIONS:

PER SAID TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, THE FOLLOWING AFFECT THE SUBJECT PROPERTY:

9. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 09, 1901, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
10. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 09, 1901, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
11. THE EFFECT OF ORDINANCE NO. 129, RECORDED DECEMBER 20, 1974, IN BOOK 238 AT PAGE 5. (NOT ABLE TO PLOT)
12. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 30, 2002, UNDER RECEPTION NO. 799500. (NOT ABLE TO PLOT)
13. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 31, 2009, UNDER RECEPTION NO. 200927997, SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED DECEMBER 3, 2013 UNDER RECEPTION NO. 201323922 AND RECORDED DECEMBER 18, 2014 UNDER RECEPTION NO. 201421767 IN REGARDS THEREOF. (NOT ABLE TO PLOT)
14. ANY AND ALL RIGHTS OF ANY DITCH COMPANY DITCH COMPANY RELATING TO ANY DITCHES, WHICH TRAVERSES SUBJECT PROPERTY OR IS DESCRIBED AS A BOUNDARY OF SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS DISCLOSED BY MAP RECORDED FEBRUARY 27, 2017 UNDER RECEPTION NO. 201703240. (NOT ABLE TO PLOT)
15. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE UPPER EAGLE VALLEY SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED MARCH 28, 2017, UNDER RECEPTION NOS. 201705247 AND 201705251. (NOT ABLE TO PLOT)
16. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 09--SERIES 2017 VACATING A PORTION OF EAGLE STREET RECORDED NOVEMBER 02, 2017 UNDER RECEPTION NO. 201720945. (NOT ABLE TO PLOT)
17. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN CORRESPONDENCE FROM COLORADO DEPARTMENT OF TRANSPORTATION REGARDING 106 MAIN STREET DATED JUNE 20, 2017 AND STORED IN OUR SYSTEM AS IMAGE 6163847. (NOT ABLE TO PLOT)
18. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 5 -- SERIES 2016 AMENDING TOWN OF MINTURN ZONING CODE AND STORED IN OUR SYSTEM AS IMAGE 6231738. (NOT ABLE TO PLOT)
19. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED JANUARY 25, 2017 PREPARED BY PEAK LAND CONSULTANTS, INC., JOB #2062 SAID DOCUMENT STORED AS OUR ESI 32392011
A. OVERHEAD UTILITY LINES CROSS PROPERTY WITHOUT BENEFIT OF EASEMENTS (AS SHOWN HEREON)
B. BUILDING ENCROACHES OVER NEIGHBOR'S PROPERTY (NO LONGER APPLIES)



LEGEND	
	DECIDUOUS TREE WITH APPROX TRUNK DIAMETER
	GAS METER
	ELECTRIC METER
	SANITARY SEWER MANHOLE
	LIGHT POLE
	SIGN
	UTILITY POLE
	GUY WIRE
	CONCRETE
	FLAGSTONE
	PAVERS
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	WATER VALVE
	EDGE ASPHALT
	MARKED GAS LINE
	MARKED SEWER
	MARKED WATER
	OVERHEAD ELECTRIC LINE
	FLOWLINE
	STORM LINE

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____

BRENT BIGGS
COLORADO P.L.S. No. 27598
FOR & ON BEHALF OF PEAK
LAND CONSULTANTS, INC.

TOPOGRAPHIC MAP
LOTS 1 AND 2, BLOCK C
MAKEDON AND RATHBURN SUBDIVISION
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

DRAWN: KPJ
DATE: 10/30/24

REVIEWED: BB
PLC JOB#: 2062.6

SHEET 1 OF 1

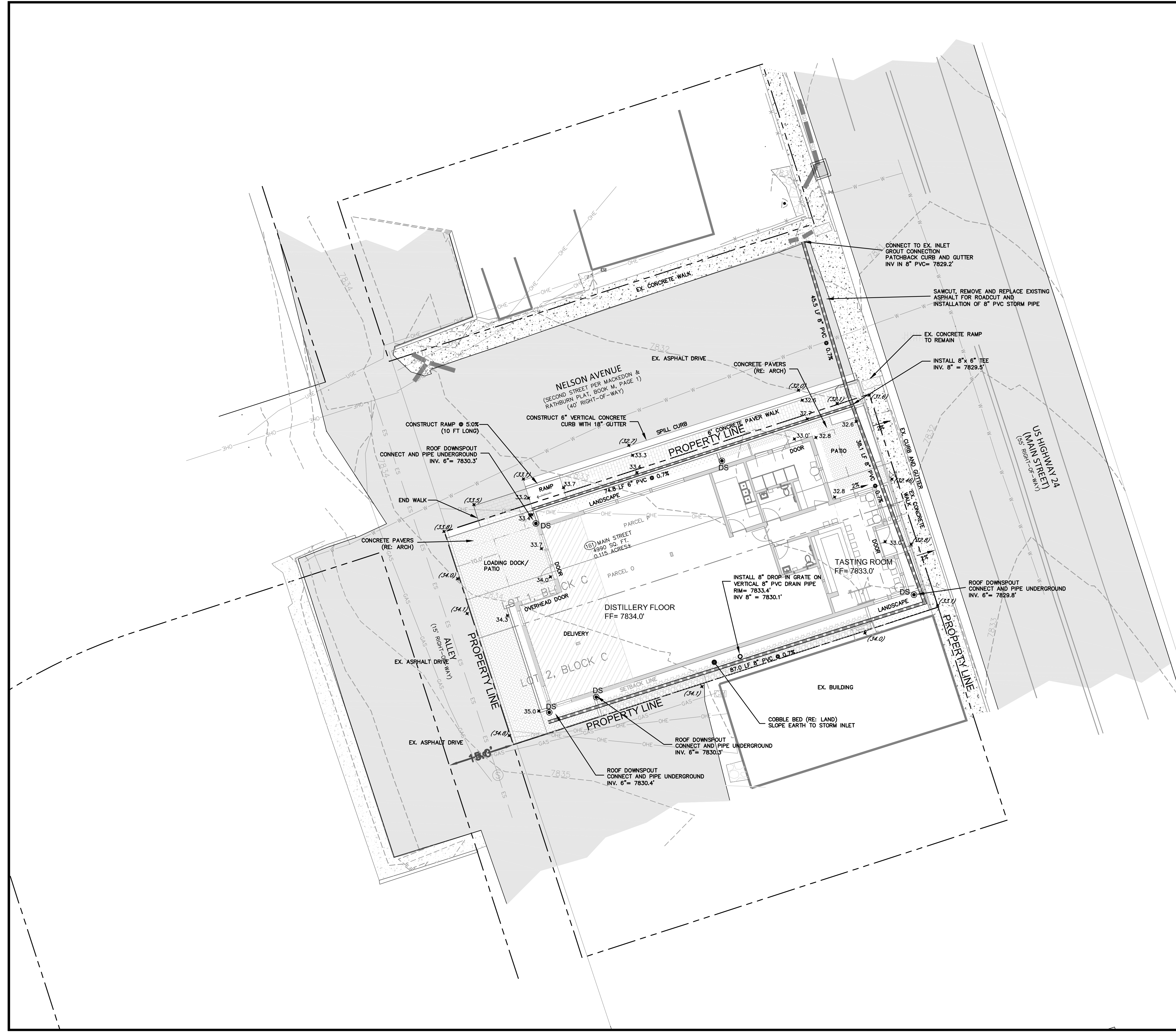


(SEAL)

EAGLE RIVER WHISKY
161 MAIN ST, MINTURN
GRADING AND DRAINAGE PLAN

DESIGNED	XXX	NO.	DATE	REVISIONS	BY
DRAWN	XXX				
CHECKED	XXX				
JOB NO.	XXX				
DATE	XX/XX/XXXX				

SHEET
C2.0



TOPOGRAPHIC INFORMATION
PROVIDED BY PEAK LAND
CONSULTING, 2024

GENERAL NOTES FOR SEDIMENT CONTROL

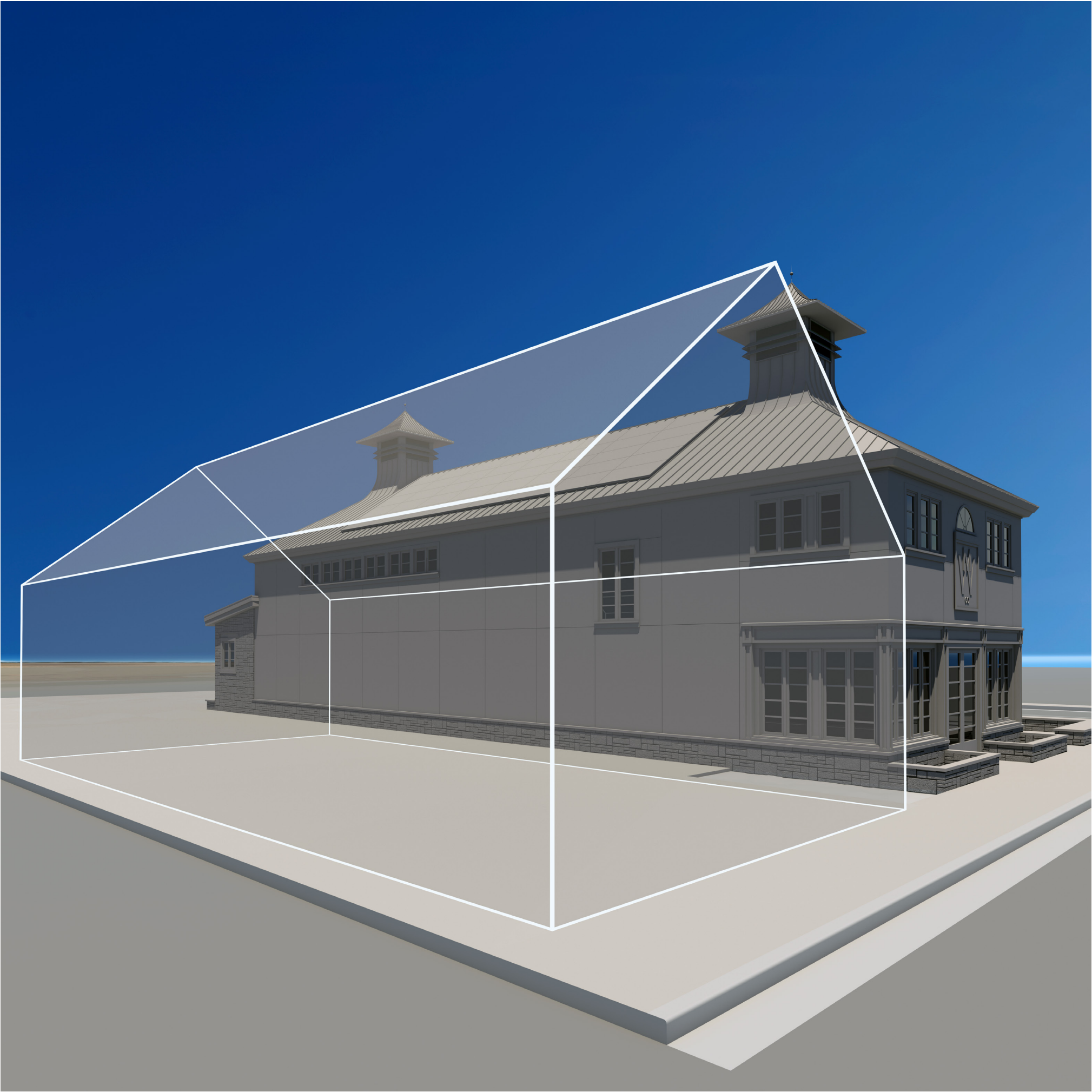
1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE OR ENTERING THE RIVER.
2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
3. SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO INSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
4. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
5. THE TERM "REVEGETATION" ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF SEEDER IN ACCORDANCE WITH APPLICABLE "STANDARDS AND SPECIFICATIONS".
6. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR
7. TOPSOIL AND REVEGETATE ALL DISTURBED AREAS
8. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL FACILITIES AFTER FINAL STABILIZATION.













To: Planning Commission
From: Madison Harris
Date: December 20, 2024
RE: Draft Ordinance A - Series 2025 An Ordinance of the Town of Minturn, Colorado
Amending Chapter 16 and Chapter 19 of the Minturn Municipal Code

INTRODUCTION:

As part of Council's review of Ordinance 20 - Series 2024 amending Chapter 16 - Zoning and Chapter 19 - Historic Preservation, Council directed the HPC to vet additional options to encourage flexibility and economic sustainability for owners of historic properties.

ANALYSIS:

At the October 15, 2024 HPC meeting, staff was given direction to implement Buena Vista's Sec. 19-9 into the Town's code.

Staff also received direction to draft language regarding reduction in setbacks, building coverage and impervious coverage limitations.

At the November 19, 2024 meeting HPC gave staff feedback on specific wording regarding setbacks. That wording has been updated and received a recommendation of approval from HPC to the Town Council. The ordinance is presented for Planning Commission to also make a recommendation to the Town Council.

STRATEGIC PLAN ALIGNMENT:

The comprehensive review of the Town's Historic Preservation regulations and processes aligns with the following key values:

- Transparency
- Collaboration
- Resourcefulness

Within the Council's priorities in the 2025-2027 Strategic Plan, under Manage Growth: Refine HPC process for increased flexibility.

TOWN OF MINTURN, COLORADO
ORDINANCE NO. TBD – SERIES 2025

AN ORDINANCE OF THE TOWN OF MINTURN,
COLORADO AMENDING CHAPTER 16 AND CHAPTER 19
OF THE MINTURN MUNICIPAL CODE

WHEREAS, the Town of Minturn (“Town”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Minturn Home Rule Charter for which the Minturn Town Council (“Town Council”) is authorized to act; and

WHEREAS, the Town Council has adopted Chapter 19 Historic Preservation; and

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

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

WHEREAS, on December 17, 2024 the Minturn Historic Preservation Commission considered this ordinance and recommended approval; and

WHEREAS, on January 8, 2025 the Minturn Planning Commission considered this ordinance and recommended approval; and

WHEREAS, on January 15, 2025 the Minturn Town Council approved this ordinance on first reading; and

WHEREAS, the Minturn Historic Preservation Commission, Minturn Planning Commission, and Town Council have determined that the text amendments to Chapter 16 and Chapter 19 of the Minturn Municipal Code as provided herein are necessary and proper.

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

SECTION 1. The foregoing recitals are incorporated herein as if set forth in full.

SECTION 2. Chapters 16 and 19 of the Minturn Municipal Code are hereby amended to read as follows, with additions shown in double underlined text and language to be deleted shown as ~~strike through~~ text. Sections of Chapters 16 and 19 which are not expressly described in this Ordinance are deemed to continue to be in full effect without change.

CHAPTER 16 – Zoning

* * *

ARTICLE 2 – Definitions, Illustrations and Lot Standards

* * *

Sec. 16-2-40. – General lot requirements and dimensional standards.

The following Table 16-A sets forth general lot requirements and dimensional standards:

Table 16-A
Dimensional Standards

Character Area	Zones	A	B	C	D	E	F	G	
		Lot Requirements				Setbacks			
		Min. Lot Area/Max. Lot Area (sq. ft.)	Min. Lot/Max. Dimension (feet)	Maximum Building Lot Coverage (%) ₌₌	Maximum Impervious Surface Area (%) ₌₌	Minimum Setbacks (ft) Front ₌₌	Rear ₌₌	Side ₌₌	Live Stream Setback (ft)
Meadow Mountain	Fed. reg. land use	N/A	N/A	N/A		Rec. 50	N/A	N/A	Rec. 30
Grouse Creek	Commercial	5,000	50	70	80	20	10	10	Eagle River=30 Grouse Creek=30
Old Town	Recreation & open space	To be determined as part of conditional review							30
	Residential	5,000	50	45	55	10	10	5	
	100 Block: A	2,500/7,500	25/75	80%	90%	5 min./20 max. 15 min. 40% lot frontage 40 min. parking	25 30 (south of Nelson on Williams)	5	
	100 Block: A (incentive floor)					25	25 30 (south of Nelson on Williams)	10	
	100 Block: B					5	5	5	

	Commercial	2,500	25	80	90	0	10	5	
	Mixed-use: Residential	5,000	50	45	55	10	10	5	
	Mixed-use: Commercial	5,000	50	70	80	10	10	5	
South Town	Residential	5,000	50	45	55	20	10	5	30
	Commercial	7,500	50	80	90	20	10	5	
	Fed. reg. land use	N/A	N/A	N/A		Rec. 50	Rec. 20	Rec. 10	
Martin Creek	Residential estate or 2 AC	87,120	N/A	20		40	20	20	30
Cross Creek	Residential-S	5,000	50	50	60	20	10	10	Eagle River=30 Cross Creek=50
	Residential-N	10,000	100	40	50	20	10	10	
	Mixed-use	10,000	100	70	80	20	10	10	
	Fed. reg. land use	N/A	N/A	N/A		Rec. 50	Rec. 20	Rec. 10	
Lionshead	Recreation & open space	N/A	N/A	N/A		To be determined as part of conditional use review			30
	Light ind. & public facilities	10,000	100	45		25	25	10	
	Cemetery	N/A	N/A	40	N/A	25	10	5	
Game Creek	Residential	5,000	50	40	50	20	10	5	Game Creek=30
Railroad	PUD holding zone	To be determined as part of the PUD review							Eagle River=30
Eagle River	Recreation & open space	To be determined as part of the conditional use review							Eagle River=30
Transportation	Railroad R-O- W/Transportation	To be determined as part of the conditional use review							

Note 1. For any and all lots within the Old Town Mixed-Use zone district, if a proposed use and/or development on a lot is one hundred percent (100%) residential in nature, such use and/or development must conform to allowable residential standards (forty-five percent (45%) building lot coverage and fifty-five percent (55%) impervious). However, if such use and/or development includes bona fide ground floor retail and/or sales tax generating commercial uses as the primary use of the property; any residential uses included as a mixed-use development are secondary or ancillary; and all other development standards are met, then the use and/or development may conform to the commercial standards (seventy percent (70%) building lot coverage and eighty percent (80%) impervious coverage).

* If there is a historically designated structure on the lot there may be relief available via Sec. 19-5-50.

* * *

CHAPTER 19 – Historic Preservation

* * *

ARTICLE 4 – Designation Procedure
* * *

Sec. 19-4-90. – Revocation of designation.

- (a) If a historic property or historic district has been altered to a degree that it no longer retains its eligibility criteria, the owner, an HPC member, or Town Council person may apply to HPC for a revocation of the designation. ~~The revocation application shall be administered by the Planning Department, HPC, and Town Council in the same manner as a proposed amendment of designation.~~
- (b) If a designated structure or physical feature on a designated site is destroyed or demolished through no fault of the owner or in compliance with this Chapter, the owner may apply to the Town for revocation of designation. HPC shall recommend revocation of a historic designation if it determines that, without the demolished structure or physical feature, the structure or site as a whole no longer meets the purposes and criteria of this Chapter and if the public benefits of alteration, removal, or demolition of the structure or physical feature outweigh the public benefits of maintaining the designation.
- (c) Upon HPC’s recommendation, the application scheduled for consideration by the Town Council. The Town Council shall, by resolution, approve, modify and approve, or deny the application. The resolution, if it approves or modifies and approves the revocation, it shall be recorded with the Eagle County Clerk and Recorder no later than thirty (30) days after the decision.

* * *

ARTICLE 5 – Alterations to Listed Properties and Historic Districts
* * *

Sec. 19-5-50. – Historic Preservation incentives

The purpose of this section is to provide incentives to encourage and support the preservation, maintenance and appropriate rehabilitation of property and structures designated to be historically significant with the Town. The incentives outlined in this section may be available to property designated to be historically significant within the Town’s boundaries.

- 1) The following incentives and assistance may be granted by the Historic Preservation Commission when associated with a request for Certificate of Appropriateness approval:
 - a) In the side setback structures may be constructed no closer than three feet to the property line, not to allow structures to be less than six feet apart per the currently adopted Fire Code, for new construction or alterations to an existing building.
 - b) In the front setback structures may be constructed no closer than five feet to the property line, not to allow structures to be less than six feet apart per the currently adopted Fire Code, for new construction or alterations to an existing building.
 - c) In the rear setback structures may be constructed no closer than five feet to the property line, not to allow structures to be less than six feet apart per the currently adopted Fire Code, for new construction or alterations to an existing building.
 - d) No setback relief shall be given to any live stream setback for Historic Preservation purposes.

- e) Maximum Building Lot Coverage per Chapter 16 – Zoning may be increased five percent (5%).
- f) Maximum Impervious Surface Area per Chapter 16 – Zoning may be increased five percent (5%).

* * *

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE __ DAY OF _____ 2024. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE __DAY OF _____ 2024 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By: _____
Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THIS __ DAY OF _____ 2024.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By: _____
Jay Brunvand, Town Clerk



To: Minturn Planning Commission
From: Scot Hunn, Consulting Planning Director
Date: December 19, 2024
Agenda Item: Ordinance No. TBD, Series 2025

Staff have attached a draft ordinance for the Planning Commission’s review and consideration at their regular meeting of January 8, 2024.

Recently, the Town reviewed and adopted minor revisions to Section 16-17-180 - *Exterior illumination standards*, to allow for seasonal uplighting of the historic Minturn Water Tank for Town purposes. During their deliberations to approve Ordinance No. 19, Series 2024, the Minturn Town Council discussed the Town’s dark or “night” sky lighting restrictions as well as exemptions within the Minturn Municipal Code that allow for holiday or ornamental lighting. The Council was most interested in understanding how the Town regulates or enforces exterior lighting restrictions and whether there should or could be limits placed on the time of day when non-permanent holiday lighting can be displayed. Staff were then directed to facilitate a follow-up discussion related to holiday lighting.

At the regular Council meeting of November 20th, 2024, staff presented existing lighting regulations and definitions for “Exterior lighting” and “Holiday/ornamental lighting” and highlighted some issues with the current regulations and definitions. Namely, the current definition of holiday/ornamental lighting is problematic because it states that holiday or ornamental lighting means “festoon lighting.” Staff disagrees with this (holiday lighting and “festoon” or café-style lighting are different) and, ultimately, the Council gave direction to staff to present an ordinance amending Section 16-17-180 to update the definition of “Holiday lighting” and to add a separate definition for “Festoon lighting” – to differentiate between the two forms of lighting and, therefore, to allow for better regulation of both.

Additionally, the Council gave staff direction to amend Section 16-17-180 to add a time limit (dawn or sunrise to 10pm) when holiday lighting can be turned on, while allowing festoon lighting – typically considered “café” style lights that people use in their backyards year round or which are used for commercial outdoor seating year round – to be considered as permanent and therefore not limited to time limits that will apply to holiday lighting.

TOWN OF MINTURN, COLORADO
ORDINANCE NO. TBD – SERIES 2025

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

WHEREAS, the Town of Minturn (“Town”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Minturn Home Rule Charter for which the Minturn Town Council (“Town Council”) is authorized to act; and

WHEREAS, the Town of Minturn 2025-2027 Strategic Plan (hereinafter the “Strategic Plan”) seeks to “To ensure Minturn’s future as a neighborly mountain community,” and to practice and exhibit “Integrity,” “Transparency,” “Collaboration,” and “Resourcefulness” through specific strategic priorities;

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

WHEREAS, in 2023, the Town completed a comprehensive update to the 2009 Community Plan to create the 2023 Imagine Minturn Community Plan (hereinafter the “Community Plan”); and

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

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

WHEREAS, at their regularly scheduled meeting of September 3, 2024, the Town Council considered and approved Ordinance No. 19, Series 2024, authorizing certain amendments to Section 16-17-180 - *Exterior illumination standards*, MMC; and

WHEREAS, at their regularly scheduled meeting of September 3, 2024, the Town Council directed staff to bring forth additional, subsequent amendments to Section 16-17-180 – *Exterior illumination standards*, MMC, to update definitions related to and differentiating between holiday lighting and festoon-style lighting, and to add daily time limits applicable for holiday lighting illumination; and

WHEREAS, on January 8, 2025, the Minturn Planning Commission considered this ordinance and recommended approval; and

WHEREAS, on February 5, 2025, the Minturn Town Council approved this ordinance on first reading; and

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

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

SECTION 1. The foregoing recitals are incorporated herein as if set forth in full.

SECTION 2. Chapter 16 of the Minturn Municipal Code is hereby amended to read as follows, with additions shown in double underlined text and language to be deleted shown as ~~strike through~~ text. Sections of Chapter 16 which are not expressly described in this Ordinance are deemed to continue to be in full effect without change.

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

* * *

(b) Definitions. For the purpose of this Article, the following definitions shall apply:

* * *

Festoon lighting means a string of outdoor globe-style lights suspended between two or more points or structures, such as beams, poles, or posts. Festoon lights are commonly referred to as “party lights” or “café-style lights” and are typically associated with permanent outdoor lighting solutions for outdoor spaces such as backyards, patio areas, or common, public gathering areas.

~~Holiday/ornamental~~ lighting means ~~festoon-type lights~~ seasonal lighting of a temporary nature intended to celebrate recognized holidays occurring throughout the calendar year and which may include low-level lighting such as festoon lighting, holiday light stringers, or similar.

* * *

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

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

- (2) Lights and lighting devices which are part of a Town event, Town display, or public gathering, so long as the event, display, or gathering is of a temporary, seasonal, or periodic nature.
- (3) ~~Holiday/ornamental~~ lighting limited to illumination between sunrise and ten o'clock (10:00) P.M., M.S.T.
- (4) Festoon lighting.
- (5) Construction lighting used for the purpose of illuminating construction work activities, provided that the illumination source is directed internally towards the project site and is turned off each night when work is halted.
- (5) Any light source that is used by an emergency service provider.

* * *

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE ____ DAY OF _____ 2025. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE ____ DAY OF _____ 2025 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By: _____
Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THIS ____ DAY OF _____ 2025.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk



To: Minturn Town Council
 From: Michelle Metteer
 Date: December 18, 2024
 RE: Town Manager Update

Railroad Ave Pedestrian Improvements Grant Extension

Minturn is excited to have received approval from the Public Utilities Commission for the planned improvements along Railroad Ave to increase pedestrian, bicycle and vehicular safety. Due to the delay in receiving the PUC approval, Minturn will be submitting an extension request to begin construction in the spring of 2025. Inter-Mountain Engineering is now working on an RFP for advertising.

Eagle River Quiet Title Progress

I have continued working with Rob Marsh, Jester, Gibson & Moore in preparation for the Eagle River Quiet Title work. The Council was emailed the draft notice to residents several weeks ago and staff anticipates the notification will be mailed out just after the first of the year. Again, this effort is for the riverbed only and will not be impacting anyone's already titled property. Rob Marsh, Esq. will be the primary point of contact for this effort.

Main Street Phase II Sidewalks – Permanent Easement Acquisition

CDOT is awaiting Minturn's first reimbursement request, which Jay Brunvand is putting together now. Once submitted, the Town can advertise for the project and for construction management services simultaneously. Additionally, the Town will be seeking as part of this project a permanent easement from Vail Associates (VA) for drainage across a parcel of land VA owns between HWY 24 and the river. Greg Jamison with HDR Inc. is leading this acquisition process and is subcontracted through Stolfus Engineering.

Highlands Parcel Public Discussion Preparation

Staff are preparing the materials to conduct a public outreach and discussion process to determine how the recently acquired parcels (part of the Battle North settlement) will be utilized. As part of this process a webpage is being created providing background material and information on the two parcels themselves. This will also be turned into an informational flyer for those who do not have access to the internet. An e-blast is expected to go out the week of January 6, 2025, notifying Minturn residents of this effort in hopes of garnering public discussion and feedback. **The tentative Open House date for gathering initial feedback is scheduled for January 29, 2025.**

First Friday Events Update - December

Minturn conducted the fourth First Friday event on December 6, 2024. This First Friday event was combined with the annual Town Tree Lighting given the geographic proximity of the two and staff has received positive feedback on the combining of the two events. Economic Development Coordinator, Cindy Krieg, has provided a post-event synopsis which is included with this manager's report for further review.

VisitMinturnRedCliff.com

Minturn and Red Cliff, through a grant from the Colorado Tourism Office, have created the www.VisitMinturnRedCliff.com website and corresponding visitor guide to support responsible outdoor recreation in these areas. Printed guides will be available at the Eagle Valley Airport, short-term rentals, and all area hotels, as well as Minturn and Red Cliff businesses and Town Halls.

To: Town Manager, Michelle Metteer
From: Cindy Krieg
Date: December 10, 2024
Subject: December First Friday Event Recap



MEMORANDUM:

The recent introduction of Minturn First Fridays has been well received. These events began in September and have had consistently strong attendance. Town staff have received significant positive feedback from both attendees and participating businesses.

For the December First Friday, staff tried something new – a combined First Friday event with the Tree Lighting. While this created some logistical challenges, overall – the event was a major success. Below is a recap / summary of what took place.

Attendance:

Staff anticipated approximately 100 people, but it is difficult to estimate attendance for these events, especially when it's a holiday event. The actual attendance was in excess of 200 and is estimated at likely around 250. To compare this to the solo tree lighting event in years past – a strong turnout for that event has typically been around 50 (average is 25 – 40). Attendance at previous tree lightings was primarily just families who lived in the immediate vicinity and could walk over. Attendance at the December First Friday event included residents from all parts of Minturn and beyond.

Given the strong turnout for the First Friday, it seems apparent that our community would like to see more of these types of events.

Feedback:

Both Town staff and the event hosts (Eagle River Whisky), have received very positive feedback. Several residents have commented that they hope this will be the first of a new tradition.

Logistics:

The only challenge with combining the two events is that we were not able to effectively do some of the activities associated with previous tree lighting events. Due to the large crowd and being noisy, it is recommended that going forward – if the two events are combined (which there is strong interest in), that the Town do only the lighting of the tree and at a specific time. For example, if the First Friday event is from 4-6pm, we would light the tree at exactly 6pm and do away with the other parts of the former tree lighting event.

We will also plan and prepare for a larger crowd in the future, so the event can be more efficient overall.

STAFF RECOMMENDATION:

- Combine the December First Friday and Minturn Tree Lighting going forward, with the tree lighting part of the event consisting of just lighting the tree.