

September 29, 2023

Town of Minturn Planning Department  
Attn: Mr. Scot Hunn  
Planning Director  
302 Pine Street  
Minturn, CO 81645

**RE: Minturn North Final Plan for PUD Application – Response to Comments**

Dear Scot,

Please accept the following correspondence in response to the Minturn North Final PUD Plan completeness comments. Below are comments received from the Town and Intermountain Engineering with the Applicant's response to each comment in **red** and your comments in **blue**. We believe this response adequately satisfies all comments brought forth and look forward to continuing to revise and refine the plan through the Final PUD approval and Final Plat process.

We are committed to continue working with the Town Staff, Town Attorney, Town Engineer and consultants in resolution of issues which may arise.

#### **TOWN OF MINTURN COMMENTS**

##### **Overall Submittal – Second Round Comments (08.29.23)**

1. Title Commitment/Proof of Ownership. The title commitment has been updated (completed 08.03.23). *Item addressed.*

**No Applicant response required.**

2. 100% level construction drawing submittal. *Ongoing – Town assessing civil engineering drawing package.*

**The civil engineering drawings included in the Application, attached hereto, are 100% complete pending technical review. If the Town engineer has additional comments, we will immediately make revisions.**

3. Engineer's Estimate of Probable Cost has been updated to reflect and respond to 100% civil engineering package. *Ongoing – missing estimates for offsite improvements (turn lanes at Hwy. 24. as well as sections of County Rd. 14 resurfacing).*
  - a. Planning staff is of the understanding that estimates for these offsite improvements will be provided for Final Plan/Plat and SIA review, but that final designs for these improvements will be provided at a later date based

on build-out of the project (to be memorialized in the SIA). Additionally, staff is of the understanding that the EEOPC will provide an estimate of these improvements, plus a contingency (to be negotiated and memorialized in the SIA).

Applicant has provided the updated estimates in the application.

4. The Final Plat - for the UPRR subdivision, as well as for the Minturn North subdivision – has been updated and provided. *Item addressed. Plats have been provided and will be reviewed further during the referral process.*

No Applicant response required.

Additionally, the following comments are provided in relation to the Preliminary Plan for PUD conditions that were approved by the Town Council at their regular meeting of July 19, 2023.

**Preliminary Plan Conditions of Approval – Second Round Comments (08.29.23)**

1. The Applicant shall work with the Town Engineer prior to or concurrent with any Final Plan/Plat application to address referral comments and recommendations related to further evaluation of hazards that may impact final design of all civil engineering and/or subdivision design(s). *Ongoing - Applicant engaged engineering consultants to focus on further evaluation of mud and debris flow hazards in the Game Creek drainage. The final plan submittal now includes additional letters from professional engineering consultant(s) addressing hazards and the proposed mitigation. This information will be sent to the Colorado Geological Survey for referral and included as part of the staff report to the Town Council to be considered during public hearings on the Final Plan/Plat and SIA. The Town Council will make final determinations as to the adequacy of the applicant's response to this issue and whether the applications meet required standards for approval. See completeness review letter dated August 31, 2023, from the Town Engineer for further comments.*

Applicant believes this item has been addressed.

2. The Applicant shall work with the Town Engineer prior to or concurrent with any Final Plan/Plat application to adequately address all remaining technical plat and/or civil engineering details and suggested revisions outlined in letters from Intermountain Engineering dated May 22, 2023, and June 20, 2023. *Ongoing – See letter from Town Engineer dated August 31, 2023, addressing level of completeness related to previous comments and revisions required.*

The civil engineering drawings included in the Application, attached hereto, are 100% complete pending technical review. If the Town engineer has additional comments, we will immediately make revisions.

3. The Applicant shall work with the Town to finalize any/all outstanding issues related to the draft Subdivision Improvements Agreement and associated 100% construction level plans prior to or concurrent with Final Plan/Plat application submittal. *Ongoing – Applicant continues to work with the Town.*

*Applicant has submitted 100% complete civil engineering plans pending technical review and has agreed to continue to work with the Town Attorney on the completion of the SIA.*

4. The Applicant shall continue dialogue with the Town Engineer about potential improvements to Taylor Avenue in line with potential capital improvements as determined and approved by the Minturn Town Council as part of the Town of Minturn Capital Improvements Plan, as amended from time to time. *Ongoing - No action required at this time.*

*No applicant response required.*

5. The Minturn North PUD shall use no more than 54 SFEs. Any unused SFEs shall be relinquished to the Town. Item complete. *Yes - added language to PUD Guide and application narrative.*

*No applicant response required.*

6. All Town of Minturn Waterwise Landscaping guidelines and requirements, as amended from time to time, shall be followed for individual lot landscaped design, irrigation and maintenance and all common area revegetation shall be limited to native, drought tolerant seed mixes. *Yes - added language to PUD Guide and application narrative.*

*No applicant response required.*

7. All residential lots are to be limited to a maximum of 2,000 square feet of outdoor irrigation. *Yes/No - Section 10.0 Water Use Compliance (p. 20) appears to still need work to align with max irrigated area per lot.*

*Applicant has included the limitation in the PUD application.*

8. Temporary irrigation necessary to reestablish and revegetate all disturbed areas and/or common areas shall be limited on an annual basis to no more than 50,000 square feet. *Yes/No - I do not see this limitation addressed in the SIA, PUD Guide or CC&Rs, but it is addressed in Section 8 of the PUD Amendment application narrative.*

*Applicant has included the limitation in the PUD application.*

9. Lot and impervious coverage limits prescribed within the Minturn North PUD Guide shall be reduced by a minimum of 5%. *Yes - PA-1 & PA-2 Lot and Impervious*

*Coverage Limits (pp. 12-13) have been revised to percentages agreed to during the July 19, 2023, Town Council hearing.*

**No applicant response required.**

10. The Applicant shall work with the Town prior to any Final Plan/Plat application to update plans to add three (3) walkway connections and to provide details for materials and construction. Any plan details for additional trail connections added within the PUD shall be accompanied by engineer estimates of probable costs (to be included in Final Plan Subdivision Improvement Agreement documents) and shall include the following:
  - a. One (1) at the end of Miles Lane northern driveways connecting to Taylor Avenue.
  - b. One (1) at the cul-de-sac of Miles Lane connecting to the ECO Trail along Minturn Road.
  - c. One (1) at the southern end of Mile's Lane connecting to Taylor Avenue.

*Yes/No - plans have been updated to show pathways; plat for Minturn North PUD shows easements for pathways; and the PUD Guide has been amended. However, per the Town Engineer's letter dated August 31, 2023, details for construction and materials for the trails/paths have not been provided.*

**The PUD application has added language regarding the "soft surface" trail connections which shall be installed with crusher fines and maintained by the Minturn North Property Owners Association.**

11. The Applicant shall eliminate the Minturn North Design Review Board (DRB) from the PUD. *Yes - added language to the PUD Guide and application narrative and/or Decs.*

**No applicant response required.**

12. Current parking conditions along the West side of Taylor Avenue and within the Taylor Avenue Right-of-Way shall be maintained. *Yes/No - cannot easily accommodate parking along the southern portion of Taylor due to ROW issues and grades, but have added parking (up to 30 more spaces) at northern portions of Taylor Ave.*

**No applicant response required.**

13. The Applicant shall revise and update the Minturn North PUD Guide and/or project covenants and declarations to allow for outdoor play equipment such as trampolines. *Yes - plans have been updated to show and the PUD Guide has been amended.*

**No applicant response required.**

14. The Applicant shall work with the Town prior to or concurrent with any Final Plan for PUD submission to refine fencing guidelines and/or restrictions within the Minturn North PUD Guide and/or project covenants prior to or concurrent with any Final Plan for PUD submission. *Yes - PUD Guide and/or CC&Rs have been amended.*

No applicant response required.

15. The Applicant shall work with the Town prior to or concurrent with any Final Plan for PUD submission to determine locations where on street parking may be accommodated on or along Minturn Road. *Yes - it was determined that this is not feasible.*

No applicant response required.

16. The Applicant shall facilitate additional review of any Final Plan/Plat documents with the Eagle River Fire Protection District prior to or concurrent with any Final Plan for PUD submission, to specifically and confirm maneuverability, turn-arounds, and fire hydrant location. *Yes – re-submittal includes information confirming re-review by ERFPD.*

No applicant response required.

17. The Applicant shall revise and update the Minturn North PUD Guide and/or project covenants prior to or concurrent with any Final Plan for PUD submission to limit construction hours to Mon-Sat 7am to 6pm, with indoor work permitted on Sundays. *Yes - PUD Guide has been amended.*

No applicant response required.

18. The Applicant shall work with the Town prior to or concurrent with any Final Plan for PUD submission to address Short Term Rentals (STRs) within the PUD. *Yes – PUD Guide has been amended to define “Rental” with specific reference to STRs and Town regulation of the same.*

No applicant response required.

19. The Applicant shall revise the Final Plat document as well as the Minturn North PUD Guide and/or project covenants to remove the “Dedication Parcel” from the PUD boundaries. *No - Dedication Parcel is still listed/discussed in PUD in certain spots. Exhibit A – Property Legal Description still includes a copy of 10.04.22 plat by Slagle (including dedication parcel).*

Per conversations with the Town, the Dedication parcel has been removed from the PUD application and the plat references the parcel as “Town of Minturn Property – not a part of the Minturn North PUD”. Applicant needs the Town Attorney to confirm the method of transfer of the property.

### **Preliminary Plat Second Round Comments (08.31.23)**

1. The Applicant shall work with Town staff to update the Updated Preliminary Plat prior to or concurrent with any Final Plan/Plat application to address any/all outstanding technical and/or legal requirements as noted in previous staff and consultant referral comments. *No – per the Town Engineer's review, additional outstanding items must be addressed. Also, a plat note was not added to provide notice that residential lots created are adjacent or in proximity to industrial development and uses.*

The Final Plat, attached hereto, has been updated to address the comments from Intermountain Engineering.

- a. Have changed 25' Utility, drainage, parking & landscape easement along Taylor to include "snow storage." *Item addressed.*
- b. Have added public access to easements covering Tract D (Miles End Lane) - General Note 6d has not been changed and there are no other general notes addressing public access. *Item addressed.*
- c. Have changed 15' Utility, Drainage, & Landscape Easement on Dedication Parcel (along Taylor) to include "snow storage." *Item addressed.*
- d. Need to revise dedication language to track Belden Place final plat improvements and easement dedications. (Town Attorney's Office to provide direction on this item). *Item addressed.*
- e. Add trail easements.
  - i. Miles End Lane (driveways for Lots 6&7) to Taylor. *Item addressed.*
  - ii. Miles End Lane to Minturn Road. *Item addressed.*
  - iii. Miles End Lane (thru Open Space Tract E) to Taylor. *Item addressed.*
- f. Add plat note re: adjacent industrial uses and skiers. *Not completed.*

The Final Plat, attached hereto, has been updated to address the comments from Intermountain Engineering.

2. The Applicant shall revise the Updated Preliminary Plat to add language specific to Tracts B and E, "Open Space," as well as Tract C, "Dedication Parcel," to reference and provide for snow storage uses. *Yes - these changes have been made to the plat.*

No applicant response required.

3. The Applicant revise the Updated Preliminary Plat to add language and/or easements permitting public access on, over and through Tract D "R-O-W" for Miles End Lane, as well as Tract G "Right of Way," and associated "Access, Utility and Drainage" easement for Silver Star Trail. *No – per Town Engineer's letter dated August 31, 2023, these details have not been added/addressed.*

The Final Plat, attached hereto, has been updated to address the comments from Intermountain Engineering.

### **Additional Second Round Comments (08.31.23)**

#### **PUD Guide:**

- PA-1 & PA-2 Lot and Impervious Coverage Limits (pp. 12-13) have been revised to percentages agreed to during the Town Council hearing on 7.19.23. *Item addressed.*
- Section 9.0 (previously Section 10.0) Water Use Compliance (pp. 16-17) has been updated to align with max irrigated area per lot. *Item addressed.*

*No applicant response required.*

#### **Wildlife Mitigation Plan:**

- Under 1.0 - Dogs - "Eagle County" was not added to the list of entities allowed to control dogs. Additional comments on the plan will be forthcoming as part of the public referral process. *Not completed.*

*Applicant has revised the Wildlife Mitigation Plan per the above comments.*

### **New Comments (08.31.23)**

- On page one of the document, first paragraph, "This plan will be incorporated by reference into the Declaration of Covenants, Conditions and Restrictions for the PUD." It is not apparent where in the CC&Rs this is provided. (Same statement is made in Section 7.0 Additional Comments).

*Applicant has provided the revised CCR's to the Town Attorney and is awaiting comments.*

- Suggestion: where the plan speaks to commitments to educate homeowners, it may help to specify how this will occur. Will homeowners receive a welcome packet with CPW approved information on living with wildlife, for example?

*Per the Wildlife Mitigation Plan, property owners are referred to CPW website links for the latest information on living with wildlife.*

- Suggestion: Under 2.0 – Fencing, suggest providing link to CPW's site or a webpage or a document that specifies what a CPW approved fence design looks like or what design principles should be adhered to.

*Per the Wildlife Mitigation Plan, property owners are referred to CPW website links for the latest information on approved fence designs.*

- Under 4.0 – Bears and Mountain Lions, subsection "d," suggest that "Town DRB approval" is not required for compost bins. Suggest this item be enforced by HOA and/or the agencies you've listed.

*The Wildlife Mitigation Plan has been revised accordingly.*

- Under 8.0 – Enforcement, suggest that details of which agency/entity will take the lead on providing notice, issuing fines and otherwise exercising authority to bring cases to municipal court should be worked out prior to adoption of wildlife plan.

The Wildlife Mitigation Plan has been revised accordingly.

#### **Zone District Amendment - Appendix T**

- GPS Designs graphic and company information was removed from this Appendix.  
*Item addressed.*

No applicant response required.

#### **Landscape Plan - Appendix W**

- Has been updated to reflect new trail additions, new parking spaces along Taylor.  
*Item addressed.*

No applicant response required.

#### **Appendix AA - EEOPC**

- It appears that the EEOPC has been updated to reflect the updated civil engineering package. Staff notes the exception of estimates for Hwy. 24 turn lane construction and resurfacing of the County portion of Minturn Road/Cty. Rd. 14.  
*Ongoing.*

Pursuant to the PUD application, Minturn Road and Hwy 24 improvements are to be designed and completed prior to the issuance of the 30<sup>th</sup> TCO.

Planning staff did not provide comments related to the CC&Rs or SIA at this time but will defer to the Town Attorney's Office to provide comments and to work through outstanding issues with the applicant on these matters.

### **INTER-MOUNTAIN ENGINEERING COMMENTS**

#### **PRELIMINARY PLAN CONDITIONS OF APPROVAL**

1. The Applicant shall work with the Town Engineer prior to or concurrent with any Final Plan/Plat application to address referral comments related to further evaluation of hazards that may impact final design of all civil engineering and/or subdivision design(s).
  - a. *Applicant submitted memorandums dated August 21, 2023 prepared by Wright Water Engineers and August 23, 2023 by Boundaries Unlimited to address debris flow concerns. The concerns were raised in the drainage report prepared by Wright Water Engineers and geotechnical report prepared by CTL Thompson submitted with the application. The concern was also raised by Colorado Geologic Service. Applicant believes these Memorandums adequately address concerns relating to hazards.*

Applicant believes this item has been addressed.



2. The Applicant shall work with the Town Engineer prior to or concurrent with any Final Plan/Plat application to adequately address all remaining technical plat and/or civil engineering details and suggested revisions outlined in letters from Intermountain Engineering dated May 22, 2023, and June 20, 2023.

*Please note the following:*

**MMC Section 16-15-140:**

**Subsection (a) General Requirements:**

**(5) Proposed grading & drainage plans:**

**Grading & Drainage Plan:**

- i. The plan shows off-site grading & storm sewer construction.
  1. *Agreements for construction & permanent easements must be provided.*

An Off-site agreement with UPRR has been provided in the application.

2. *Plans must be revised to delineate existing & proposed easements both on the property and required for off-site construction. This includes work on railroad property.*

The PUD application clarifies existing and proposed easement locations.

- ii. 2:1 slopes are proposed in the drainage swales and the front portion of lots 1 – 7. The geotechnical engineer should review and provide any necessary stabilization recommendations.
  1. *Geotechnical Engineers recommendations have not been provided.*

The improvements meet the Geotech recommendations which were provided in the PUD application.

- iii. “Snout & Bio-skirt” storm water quality control devices are specified.
  1. *Sizing information needs to be included in the Stormwater Quality Report.*

An updated Stormwater Quality Report is included in the PUD submittal.

- iv. Erosion Control Plans: *Complete, however, a Storm Water Discharge Permit from the Colorado Department of Public Health & Environment will be required prior to construction.*

Applicant agrees.

**Road Plans**

**i. General:**

There are several road sections which show a steep grade to the adjoining lots and roads. *Slope stability recommendations*

*from the Geotechnical engineer have not been provided with final plan submittal.*

The improvements meet the Geotech recommendations which were provided in the PUD application.

ii. **Minturn Road:**

Minturn Road plans are provided from the intersection with Taylor Street to the north end of the subdivision. *No plans have been provided for the extension of Minturn Road north of Game Creek. Developer proposes to submit prior to the construction of the 30th home.*

Applicant agrees.

iii. **Silver Star Trail:**

Silver Star Trail is proposed as a 12.5' wide private road maintained by the homeowner's association. *Recommendation for a wider roadway width has not been addressed.*

The roadway is considered a driveway because it serves 3 or less homes, therefore a 12.5' width driveway is appropriate.

iv. **Minturn Trail:** *ECO Trail approval of the plans for the Trail extension has not been provided.*

Applicant agrees to submit approval of the ECO Trail extension prior to installation of the trail.

v. **CDOT Access Permits** (Intersection of Minturn Road and US 24): The Developer has obtained a CDOT Access Permit for improvements to the intersection of Minturn Road and US 24. *Developer proposes engineering plans and CDOT Notice to Proceed be submitted prior to the construction of the 30th home.*

Applicant agrees.

**(6). Domestic Water & Sanitary Sewer Plans:** *Not complete.* Construction plans for domestic water & sanitary sewer are included in the submittal, *ERWSD approval of the sanitary sewer plans has not been provided.*

Applicant has submitted final plans and is awaiting ERWSD comments. Applicant agrees to provide notice of approval to the Town prior to sewer line installation.

**(14 & 15) Phasing Plan:** *Not complete.* Phasing is not proposed, however, an estimate for the cost of public and necessary improvements is required for inclusion in the Subdivision Improvements Agreement. *An engineer's estimate has been provided for on-site improvements and Minturn Road extension, however an estimate for the US 24 intersection with Minturn Road needs to be provided.*

The PUD application includes an updated engineers estimate.

**MMC Section 17-5-70:**

**(b) Preliminary Plat:** *Not complete:* Two draft Final Plats have been provided; UPPR Subdivision and Minturn North PUD; however,

- i. *We understood the UPPR Plat would divide the property into three Parcels. A parcel north of Game creek to be retained by the railroad, a central parcel for Minturn North, and a parcel at the south to be dedicated to the Town. The Town dedication parcel has not been shown.*

Please refer to revised Plat included in the application.

- ii. *The Final Plat for Minturn North PUD includes Tract C, Dedication Area. We understood the Town Parcel was not to be included in the PUD.*

Please refer to revised Plat included in the application.

- iii. *Contiguity with the Taylor Ave and Minturn Road right of way and/or easement must be clearly shown on the plat.*

Please refer to revised Plat included in the application.

**(e) Grading & Drainage Plan:** *Not Complete: Please refer to the MMC Section 16-15-140 comments above.*

Please refer to the updated 100% complete civil engineering plans pending technical review.

**(f) Utility Plans:** *Not Complete, please refer to the MMC Section 16-15-140 comments above.*

Please refer to the updated 100% complete civil engineering plans pending technical review.

**(g) Erosion Control Plans:** *Complete, please refer to the MMC Section 16-15-140 comments above.*

Please refer to the updated 100% complete civil engineering plans pending technical review.

**Subdivision Improvements Agreement:**

Engineers Cost Estimate: *An estimate for US 24 intersection improvements is required to complete the Subdivision Improvements Agreement.*

The PUD application includes an updated engineers estimate.

3. The Applicant shall work with the Town to finalize any/all outstanding issues related to the draft Subdivision Improvements Agreement and associated 100% construction level plans prior to or concurrent with Final Plan/Plat application submittal. *An estimate for US 24 intersection improvements is required to complete the Subdivision Improvements Agreement.*

The PUD application includes an updated engineers estimate.

4. The Applicant shall continue dialogue with the Town Engineer about potential improvements to Taylor Avenue in line with potential capital improvements as determined and approved by the Minturn Town Council as part of the Town of Minturn Capital Improvements Plan, as amended from time to time. *The Development submittal shows construction of 53 gravel parking spaces at the north end of Taylor. No other improvements to Taylor Ave. are proposed.*

No applicant response required.

10. The Applicant shall work with the Town prior to any Final Plan/Plat application to update plans to add three (3) walkway connections and to provide details for materials and construction. Any plan details for additional trail connections added within the PUD shall be accompanied by engineer estimates of probable costs (to be included in Final Plan Subdivision Improvement Agreement documents) and shall include the following:
  - a. One (1) at the end of Miles End Lane access driveway serving Lots 6 and 7, connecting to Taylor Avenue.
  - b. One (1) at the cul-de-sac of Miles End Lane connecting to the ECO Trail along Minturn Road.
  - c. One (1) at the southern end of Miles End Lane connecting to Taylor Avenue.*Not Complete. Easements for the trails have been included on the Plat of Minturn North PUD, however details for the construction of the trails have not been provided.*

The PUD application has added language regarding the “soft surface” trail connections which shall be installed with crusher fines and maintained by the Minturn North Property Owners Association.

12. Current parking conditions along the West side of Taylor Avenue and within the Taylor Avenue Right-of-Way shall be maintained. *Constraints required rearrangement of the parking. 53 gravel spaces are proposed at the north end of Taylor Avenue.*

No applicant response required.

15. The Applicant shall work with the Town prior to or concurrent with any Final Plan for PUD submission to determine locations where on street parking may be accommodated on or along Minturn Road. *There is no room in the Minturn Road Right of Way to add parking. The ground falls off at a steep slope to the railroad yard and slopes steeply to the Minturn North Development to cover a high-pressure gas line. Cars parked on the 2' shoulder will encroach several feet into the travel lane creating a safety issue.*

No applicant response required.

16. The Applicant shall facilitate additional review of any Final Plan/Plat documents with the Eagle River Fire Protection District prior to or concurrent with any Final Plan for PUD submission, to specifically confirm maneuverability, turn-arounds, and fire hydrant location. *Complete. Application includes an August 21, 2023 plan review.*

No applicant response required.

19. The Applicant shall revise the Final Plat document as well as the Minturn North PUD Guide and/or project covenants to remove the "Dedication Parcel" from the PUD boundaries. *Not complete, the Dedication Parcel is still shown within in the PUD.*

Per conversations with the Town, the Dedication parcel has been removed from the PUD application and the plat references the parcel as "Town of Minturn Property – not a part of the Minturn North PUD". Applicant needs the Town Attorney to confirm the method of transfer of the property.

20. The Applicant shall revise the PUD Final Plan documents to include a Wildlife Mitigation Plan pursuant to Appendix "O" of the PUD Preliminary Plan application, to be reviewed and approved by Colorado Parks and Wildlife (CPW) prior to or concurrent with any Final Plan/Plat application submission. *Complete. The Application includes a Wildlife Mitigation Plan.*

No applicant response required.

**Preliminary Plat Conditions of Approval:**

1. The Applicant shall work with Town staff to update the Updated Preliminary Plat prior to or concurrent with any Final Plan/Plat application to address any/all outstanding technical and/or legal requirements as noted in previous staff and consultant referral comments. *Not complete. Please refer to comments provided in section MMC Section 17- 5-70: (b) Preliminary Plat above.*

Please refer to revised Plat included in the application.

2. The Applicant revise the Updated Preliminary Plat to add language specific to Tracts B and E, "Open Space," as well as Tract C, "Dedication Parcel," to reference and provide for snow storage uses. *The Plat note has been revised to include "Snow Storage."*

No applicant response required.

3. The Applicant revise the Updated Preliminary Plat to add language and/or easements permitting public access on, over and through Tract D "R-O-W" for Miles End Lane, as well as Tract G "Right of Way," and associated "Access, Utility and Drainage" easement for Silver Star Trail. *Not Complete.*

Please refer to revised Plat included in the application.

**MMC Section 16-15-200:**

**Final Plan for PUD:** *Please refer to comments in the "Conditions of Approval" section above for completeness. Technical Review comments will follow.*

No applicant response required.

**MMC Section 17-6.40:**

**(b) Final Plat:** *Please refer to comments in the "Conditions of Approval" section for completeness comments. The plat has been drafted in a legible format and appears to meet the requirements of this section – Technical Review comments to follow.*

No applicant response required

If you should have any questions, please contact me at [RickH@ResortConceptsCO.com](mailto:RickH@ResortConceptsCO.com) or Jeff Townsend at [JTownsend@ResortConceptsCO.com](mailto:JTownsend@ResortConceptsCO.com).

Respectfully,

A handwritten signature in black ink, appearing to read 'Rick Hermes', with a stylized, elongated horizontal stroke extending to the right.

Rick Hermes  
[RickH@ResortConceptsCO.com](mailto:RickH@ResortConceptsCO.com)