



AGENDA

MEETING OF THE MINTURN PLANNING COMMISSION Minturn, CO 81645 • (970) 827-5645

**Meeting will be held online via Zoom Conferencing and call-in.
Public welcome to join meeting using the following methods:
Join from PC, Mac, Linux, iOS or Android:**

<https://us02web.zoom.us/j/87652583478>

Phone:

+1 651 372 8299 US

+1 301 715 8592 US

Meeting ID: 876 5258 3478

Wednesday, March 10, 2021

Regular Session – 6:30 PM

CHAIR – Lynn Teach

COMMISSION MEMBERS:

Jeff Armistead

Lauren Dickie

Burke Harrington

Christopher Manning

Jena Skinner

When addressing the Commission, please state your name and your address for the record prior to providing your comments. Please address the Commission as a whole through the Chair. All supporting documents are available for public review in the Town Offices – located at 302 Pine Street, Minturn CO 81645 – during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

Regular Session – 6:30pm

1. Call to Order

- Roll Call
- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

3. Approval of Minutes

- January 27, 2021

4. Public comments on items, which are NOT on the agenda (5min time limit per person)

5. Planning Commission Comments

6. Eagle County 2021 Comprehensive Plan Update Presentation

Kris Valdez giving a presentation on Eagle County's update to their Comprehensive Plan.

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

7. 482 Eagle River Street – New Single Family Residence Final Plan Review

Review and approval of final plans for a new single family residence at 482 Eagle River Street.

Recommendation: Approval with Conditions

PROJECTS AND UPDATES

8. Project Updates

- Chapter 16 Zoning Code Amendment
- Community Plan Update Status

9. Planning Director Report & Minor DRB Approvals by Director

- Belden Place Preliminary Plan Application Status
- Minturn North Preliminary Plan Application Status

10. Future Meetings

- March 24, 2021
- April 14, 2021

11. Adjournment



OFFICIAL MINUTES

MEETING OF THE MINTURN PLANNING COMMISSION Minturn, CO 81645 • (970) 827-5645

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Wednesday, January 27, 2021

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CHAIR – Lynn Teach

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Regular Session – 6:30pm

1. Call to Order

- Roll Call

Lynn T. called the meeting to order at 6:30 pm.

Those present at roll call: Jena S., Lynn T., Burke H., Lauren D., Chris M, and Jeff A.

Staff Members Present: Town Planner Scot Hunn and Planner I Madison Harris.

- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

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

Note: Lauren D. is attending in her status as an alternate.

3. Approval of Minutes

- January 13, 2021

Motion by Jena S., second by Chris M., to approve the minutes of January 13, 2021 as presented. Motion passed 5-0.

Note: Lauren D. is attending in her status as an alternate.

4. Public comments on items, which are NOT on the agenda (5min time limit per person)

No Public Comment.

5. Planning Commission Comments

No Planning Commission Comments.

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

6. 701 Boulder Street – New Single Family Residence Final Plan Review

Review and approval of final plans for a new single family residence at 701 Boulder Street.

Recommendation: Approval with Conditions

Scot H. introduced the project. This is a new single family home. The parking is adequate. This is a very challenging lot. There were very few issues identified. We need details on exterior lighting and also issues in regard to minor encroachments into setbacks. They will need to provide an ILC with the framing and foundation.

Michael Pukas, PO Box 288 Gypsum, CO.

This lot is encumbered by several easements: driveway access, snow storage, and water lines. A triangular lot. The biggest is the 25 foot access and snow storage easement. This is a 4 bedroom, 4.5 baths, single family home. 2 covered spaces in the garage and 1 parking space in the driveway. Basic design intent is to have two masses on the building. On the Southeastern part of the building it is a two story volume with shed dormer. On the Northwestern is a low sloping shed roof. They are looking to fill in the site to create a side yard which has a boulder retaining wall which is 4 feet tall maximum. On top of that wall a six foot privacy fence is being proposed. When this lot was subdivided, the

setbacks were platted, and thus the North property line is the front. The front of house actually faces the Northeast. So this fence is more of a side yard fence and in talks with Staff, Staff agrees. The deck in the Northeast corner of the site is high enough above ground so that when a plow truck comes they can drive underneath the deck. Public Works Director Arnold Martinez agreed with this proposal. The roof above the deck also encroaches, but won't pose access issues. The building complies with building and impervious coverage and height.

Jena S. clarified the 4 ft. retaining wall with the 6 ft. privacy fence. Also cautioned planting trees on top of a water line so that there are no conflicts between root system and line, plus they might get ripped up.

- Mr. Pukas said that was a very good point. He is hesitant to show any trees due to proximity to the structure. They would mostly act as screening or privacy should the lot to the Southeast get developed.
- Jena S. recommended that he do the minimum required by code and in the future to take a look at it.
- Scot H. clarified that minimums are based on square footage of the lot.
- Jena S. said that the encroachment of the deck into the easement is fine with her as long as the plow can get underneath, but it is at the risk of the homeowner. Should get an encroachment agreement.

Burke H. thinks that as long as the deck, snow and fence issue are figured out with the Town, that it is fine with him. From a design point of view, he doesn't see any overhang on the Northwest side off of the low sloping shed roof. He clarified if that was because of lot lines, or if it was a design choice.

- Mr. Pukas said that there is a small overhang, about 5 inches, and that it is a design choice. Wanted to keep those small and thin as opposed to the overhangs on the gable roof. There is some overhang to provide drip protection.

Jeff A. said that he is familiar with the lot and the challenges of it. He agrees with Burke H. saying that if Arnold is ok with what you are proposing then that is good enough for him. The fence ties in well with the break between the first and second floor and is beneficial to both the owner and the neighbor. He offered his expertise on Boulder Street and surrounding lots when it comes time for building.

Chris M. agrees with everything Jena S., Burke H., and Jeff A. have said. Really likes the chimney and design of the house.

Lauren D. agrees with what everyone has said. Loves the design, and appreciates that they already talked to the different stakeholders.

Lynn T. asked if the Fire Department has been there to look at access.

- Mr. Pukas didn't know.
- Jeff A. said that it shouldn't be too much different than the neighbor's access as they are the current end of the street.
- Jena S. said that as long as there is 4 ft. access around the structure, the Fire

Department shouldn't have a problem with it.

Motion by Jena S., second by Jeff A., to approve the new single family residence final plan for 701 Boulder with the conditions as proposed by Staff.

1. The Applicant shall revise the site and/or floor plans to show all proposed exterior light locations and provide final cut sheets/specifications for proposed exterior light fixtures prior to or concurrent with building permit applications to ensure compliance with the Town's lighting standards as well as consistency with fixtures found on the existing residential structure on the subject property.
2. The Applicant shall work with the Town and utility companies as appropriate to address any proposed minor encroachments or plantings into platted easements prior to or concurrent with building permit submittal.

Motion passed 5-0.

Note: Lauren D. is attending in her status as an alternate.

PROJECTS AND UPDATES

7. Project Updates

- Chapter 16 Zoning Code Amendment: Review of Zone Districts and Use Table
 - Madison H. requested direction on Alternative Energy Sources, stating that she had provided an excerpt from the County's code that deals with that topic.
 - Jena S. said that the County put a lot of time and energy creating that section. So we should latch onto it.
 - Lauren D. agrees with Jena S. and said that we shouldn't reinvent the wheel.
 - Lynn T. asked Madison H. to relay answers on the topic of storage facilities and dry cleaners concerning sales tax that had been asked the meeting before.
 - Madison H. said that unless there is a product sold, no commercial sales tax is generated. A dry cleaners typically just counts as a service, not a product, so that would not generate sales tax, and unless the storage facility sold boxes and packing tape and the like, it would not either.
 - Jeff A. pointed out that Single Family Residential had been removed as a use from C-2 (Old Town Commercial, South Town Commercial). This zone definitely still has prevalent residential.
 - Madison H. said that with this new proposed code, any Single Family Residential would become a pre-existing non-conforming use where you could maintain it and make repairs, but you couldn't tear it down and start over. This change was made to encourage more commercial in town, but it could be added back in as a Conditional or Limited Use, just not a Use by Right.
 - Scot H. said that the intention wasn't to eliminate Single Family as a use in South Town, just Old Town Commercial. Perhaps South

- Town Commercial needs to be its own district again.
- Jeff A. agreed that they are very different.
 - Jena S. said that it might be an issue if we are creating a nonconforming use if we don't separate the zone districts.
 - Scot H. said that now is the right time to keep them separated rather than combine them before an ordinance is passed. South Town might become more Mixed Use/Residential over time rather than commercial.
 - Lynn T., Lauren D, Jeff A, and Jena S. agree that they should be separated.
- Lynn T. pointed out that within the R-3 zone district Accessory Buildings was under both Permitted Uses and Limited Uses. They should be within just one.
- Scot H. said that the intent for that was to make it a permitted use.
- Lynn T. pointed out that the introductory paragraphs of C-1 had Grouse Creek labeled as the western gateway. She sees it as the Northern gateway and so asked what everyone thought.
- Scot H. said that it might be a case of sloppy writing and everyone refers to it as the north side of Minturn
 - Everyone was ok with changing that.
- Lynn T. wanted to make sure that Professional Activities was qualified when we got to the definitions section. She also had questions about Senior Housing as a use. In her experience Senior Housing requires a larger building.
- Scot H. said that when he looked up the definition for Senior Housing it encompassed everything from Assisted Living to Nursing Homes. So just calling it Senior Housing and defining it in Article 2 to create more structure was the intent.
 - Jena S. stated that if someone was looking to do a Senior Living Complex they will find adequate space and land to do that. If they wanted to convert a home to care for a couple of people then they should be able to do that.
 - Jeff A. said that the bigger projects need 5 acres or more and they provide multiple levels of care, but there are small subsidized housing for seniors available. Should be dealt with on an individual basis.
- Lynn T. asked about the Building Height in the C-2 zone district. Currently it is being proposed 35 ft. in Old Town Commercial Zone District. Then within the 100 Block, there is an asterisk next to the building height which states that buildings may be permitted at 35 feet so long as 100 Block design standards including minimum bulk plane and stepback requirements are met at the discretion of the Planning Commission. The issue is when we get to the Design review update, which is not coming out at the same time as the zoning code update. We need a firm way of enforcing this so that there will not be a monolithic wall.

- Scot H. said that there are some things we can do in this process to bolster design standards mentioned and then work with someone to actually bolster the design standards in their entirety. This clause is more of a placeholder. Where hopefully by the time we adopt we will have a better understanding of what we are trying to accomplish.
- Jena S. said that there is an opportunity to show examples visually to demonstrate bulk plane and what qualifies.
- Lynn T. said that we need to check the width of the sidewalks when looking at the design standards.
 - Scot H. will check Appendix C – Engineering standards, and Appendix B should have its own section dealing with the pedestrian realm.

8. Planning Director Report & Minor DRB Approvals by Director

- Thom Conville, 1041 Main
 - Received a response with a callout saying that there would be access to the adjacent lot. Staff would like to actually see the revised site plan though. Staff would also like to be notified when he and his neighbor come to agreement.
- Belden Place Preliminary Plan Application Status
 - That will be moving toward referral fairly soon.
- Minturn North Preliminary Plan Application Status
 - In the referral period right now. It ends February 1st. Following that the applicant will work with anyone who has comments. Then we can move forward to producing a staff report and scheduling a hearing.
- NAIOP Kickoff Event
 - Rocky Mountain Real Estate Challenge for Dowd Junction.
- RFP/RFQ for update to Community Plan
- Looking into 3D modeling the 100 Block
- Sub-area Master Plan for Two Elk
 - Town has contracted with Zehren and Associates.

9. Future Meetings

- February 10, 2021
- February 24, 2021

10. Adjournment

Motion by Jeff A., second by Chris M., to adjourn the regular meeting of January 27, 2021 at 7:48 pm. Motion passed 5-0.

Note: Lauren D. is attending in her status as an alternate.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director



Community Development

Kris Valdez

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Eagle County

2021 Comprehensive Plan

~ Focused Stakeholder Group Outline ~

Items for Discussion:

- What is a Comprehensive Plan?
- Background of Comprehensive Planning
- 2021 Comprehensive Plan Process
- Role of Focused Stakeholder Groups
- Expectations of County Staff and the Focused Stakeholder Groups
- Outcomes of the Focused Stakeholder Groups

What is a Comprehensive Plan:

The Eagle County Comprehensive Plan (the “2021 Plan”) is an overarching planning document that provides a framework for appropriate land-use decisions for unincorporated Eagle County. The 2021 Plan should also support, be consistent with, and refine a long-term vision for the greater Eagle County community, in concert with local jurisdictions. The 2021 Plan provides a critical opportunity for the community, non-profits, local jurisdictions, and industry leaders to collaboratively create and clarify a holistic vision for Eagle County’s future. Element¹ specific goals, policies, actions, and performance measures influence development decisions and implement the Eagle County Land Use Regulations (the “ECLUR”). Performance measures are identified and tracked to qualify success. When adopted, the 2021 Plan will supersede the 2006 Eagle County Comprehensive Plan.

Background of Comprehensive Planning :

As a statutory County, Eagle County is required by Colorado to create Master Planning documents. Per Colorado Revised Statute (CRS), 30-28-106, comprehensive plans are required for counties and municipalities above 25,000 people in Colorado. The master planning of a local government constitutes an advisory document to guide land development decisions. The plan may be regulatory by including it in the local government’s adopted subdivision, zoning, platting, planned unit development (PUD), or other similar land development regulations after satisfying notice, due process, and hearing requirements for legislative or quasi-judicial processes as appropriate. The current ECLUR requires certain development permits to be in “substantial conformance” with the 2021 Plan, Area Community Plans, and other Eagle County departments adopted plans. The standard of “Conformance with the Comprehensive Plan” for specific development projects, demonstrates the importance of a well written, clear, and visionary document that reflects the desires of residents, professionals, and visitors to Eagle County.

The 2021 Plan:

- Provides a framework for evaluating individual land development and referral applications submitted to Eagle County on an ongoing basis.
- Serves as an overarching document that establishes priorities guiding the allocation of Eagle County capital and programmatic resources.

¹ An example of an element is a planning category, such as land-use, transportation, destination management, housing, etc.

- Provides a policy framework and action plan for revisions to ECLURs, the Official Zoning Map, and other Eagle County Departments overarching planning needs.
- Provides the framework for more detailed plans for specific areas of Eagle County, such as Area Community Plans and specific topics such as housing, natural resources, transportation, etc.

Plan Process:

For a detailed description of the process outlined for the 2021 Plan, please visit the [project website](#) and review the [Project Management Strategy](#). This initiative is led by the Project Coordinator Team which is composed of Eagle County staff instrumental in the research, data analysis, synthesizing information, record-keeping for documentation purposes, and writing portions of the 2021 Plan.

The Project Management Strategy serves as a roadmap for developing the 2021 Plan and lays out a three-phase approach for the creation and completion of the document. However, the process is a continuous, cyclical, and interactive process, and the phases will inform each other and may overlap. This cyclical process allows the 2021 Plan's goals, policies, actions, and performance measures to be detailed and responsive to both community desires and industry leaders' expertise.

Phase One - Pre-Plan Development:

- A *Visioning and Values Strategy* will be created with Community Builders (CB) and serve as this 2021 Plan's Vision and Values Strategy. However, the 2021 Plan's communication and community engagement frameworks, outlined below, will supplement the work completed through CB.
- Develop a *communication framework* that outlines how the Project Teams will provide process updates, opportunities for input, and documents ready for public comment.
- Develop a *community engagement framework* that uses a Focused Stakeholder Group process and mostly virtual community engagement tools that leverage and supplement community engagement conducted by CB. A particular focus will be paid to cultural sensitive engagement.
- Development and facilitation of a *Technical Advisory Committee* (the "TAC"). The TAC will consist of engaged community members, non-profits, and industry leaders selected and guided by the Project Coordinator Team to ensure the 2021 Plan reflects the community's goals and vision.
- Development and facilitation of *Project Teams* built around the elements of the 2021 Plan. This approach allows County staff to utilize the element area experts who will create an expedited process. The following elements are proposed for the 2021 Plan. Each has its own Team:

- Housing
- Natural Resources
- Transportation
- Public Infrastructure
- Placemaking
- Regional Planning

Phase Two - Plan Development:

- Draft 2021 Plan element components and descriptions by the Project Coordinator Team with heavy involvement and input from the Project Teams. It is expected that this phase two deliverable will overlap with phase one’s Visioning and Values Strategy and 2021 Plan refinement will occur as information from CB’s Visioning and Values work, and this project’s supplemental community engagement activities are provided.
- Deliver the Administrative Draft Plan for review by the Project Teams, Focused Stakeholder Groups, and the TAC. Continuous community engagement will occur in an online format during this phase to ensure the goals and policies reflect the community’s desires and vision.

Phase Three - Plan Adoption Process:

- Per CRS 30-28-106, comprehensive plans are formally adopted by the Planning Commissions (the “PCs”), with the Board of County Commissioners (the “BoCC”) acting as the recommending body to the PCs. The Zoning Board of Adjustment (the “ZBA”) will also have the opportunity to weigh in on the 2021 Plan but is not a recommending or approval body.
- The adoption process will include appropriate public notice and scheduled hearings with presentations and public comment periods.
- A Public Draft Plan will be provided for public review and public comment.
- Following feedback from the PCs, ZBA, the BoCC, and constituents, a Final 2021 Plan will be brought forward for consideration. The final version of the 2021 Plan is intended to be in an online format only. No paper copies of the 2021 Plan are proposed. An online version of the 2021 Plan supports Eagle County’s Strategic Plan goal of Protecting the Natural Environment by reducing dependence on paper, which allows us to protect forests. It also meets the Strategic Plan goal that Eagle County is financially sound through delivering County services most cost-effectively and efficiently manner possible by enhancing productivity and customer service through appropriate technology systems.

Role of Focused Stakeholder Groups:

Focused Stakeholder Groups are critical to the success of the 2021 Plan. The Focused Stakeholder Groups are a non-regulatory advisory group to the Project Coordinator Team and Plan Element teams for specific 2021 Plan elements. For example, the Housing Element has two Focused Stakeholder Groups, the Eagle County Housing Task Force and the Healthy Aging Steering

Committee. Each stakeholder group was selected because of their deep topical knowledge, and because they could be affected by and help implement the goals, policies, actions, and performance measures in the 2021 Plan. The intention is to have the mission of the Focused Stakeholder Groups positively impacted by each 2021 Plan element. As subject matter experts in your field, the Project Coordinator Team is looking to the Focused Stakeholders Groups for direction and feedback to identify critical data, inform goals, policies, and actions, help the Project Coordinator Team connect to community members most affected by policies, and to ensure any unintended consequences from new policies are mitigated to the best of our abilities.

Focused Stakeholder Group engagement will include facilitated meetings with the Project Coordinator Team and the appropriate Plan Element Project Team. Focused Stakeholders are also invited to participate at Planning Commission worksessions to ensure they have the opportunity to provide feedback and insight to appointed officials directly. Goals, policies, actions, and performance measures will be formulated and reviewed through this Focused Stakeholder Group engagement.

Table 1: Facilitated Meeting Milestones and Expectations

Milestone	Expectations (more information below chart)
Background and Analysis	<ul style="list-style-type: none"> ● Provide feedback on the accuracy and representations in the document ● Discuss what the analysis shows and provide ideas for Goals, Policies, and Actions
Existing Conditions Mapping	<ul style="list-style-type: none"> ● Review existing conditions mapping to determine if it represents the Plan Element ● Discuss what the mapping analysis shows and provide ideas for Goals, Policies, and Actions
Goals, Policies, Actions and Performance Measures	<ul style="list-style-type: none"> ● Provide feedback ensuring the Goals, Policies, Actions and Performance Measures reflect the desires of the community with the support of the background data provided by the subject matter experts

Expectations of the Focused Stakeholder Groups:

Part of a successful process is establishing clear expectations for all parties involved. Like most successful relationships, both parties must stay committed to each other. The County is committed to providing you with up to date information and technical support for the project’s duration. Outlined below are commitments the Project Coordinator Team will make to the Focused Stakeholder Groups and commitments we expect from the Focused Stakeholder Groups.

The County's commitment to YOU:

- **We will listen to and respect your point of view** – the Project Coordinator Team will not assume to know or see every aspect of our community. Each person's perspective is essential and will be considered.
- **We will engage in crucial conversations** – not all discussion topics are easy or comfortable. Staff will work to facilitate robust dialogue in a neutral environment.
- **We will do our best to set you up for success** – we will provide subject matter material for review ahead of crucial meetings to help bring everyone to the same base level of knowledge.
- **We will be respectful of your time by preparing for each meeting** - Agendas will be created and distributed ahead of each meeting. Meeting notes will be generated and distributed after each meeting with follow up items and action steps as applicable.

Your commitment to the group and the process:

- **Show up as a group, leave as a group** – engage in crucial conversations, ask questions, and challenge assumptions. Ultimately, this group functions as one body. Once a group's recommendation has been made, support the decision moving forward internally in the group and externally to community members, if appropriate.
- **Representation as a Focused Stakeholder Group member** – as an individual member of a group, you must not represent your own views or recommendation as those of the group unless most of the group feels the same way. Speak as a body, not as an individual. Public statements should not contain promises that may be construed to be binding on the Board, staff, and group. Remember that your actions and statements as a group member assume special significance.
- **Come prepared and participate** – review materials and notes and complete surveys or research as requested to ensure productive meetings and an efficient process. We expect all members to actively participate in the dialogue to ensure fairness in the process. Respectful participation demonstrates respect for your peers and the time they have also dedicated.
- **Listening and being respectful of other points of view** – consistent interruptions, negative body language, derogatory comments, or verbal discounts of group members' contributions are discouraged. Be open and honest and allow others adequate time to present their view thoroughly before making comments. Staff will facilitate meetings to ensure each member has an opportunity to contribute and will not permit monopolizing the dialogue by any group member.

- **Discuss concerns directly with staff** – Concerns about the process or group members should be brought to the attention of County staff first. Negative dialogue in the community about the process, group members, or Project Coordinator Team is discouraged. Negative dialogue jeopardizes the credibility of the group and the process and is a disservice to the community.

Communications

Information to and from the Focused Stakeholder Groups will be distributed via email. The Project Coordinator Team will print documents as necessary; however, most communication will occur electronically. All materials generated by the Focused Stakeholder Groups and the Project Coordinator Team are open records and subject to the Colorado Open Records Act (CORA) requests. When sending communications in written form, please consider what the communication sounds like if the correspondence is read aloud in the public realm.

Communications about Focused Stakeholder Groups' work progress and project details will be published on the project website and social media applications. Focused Stakeholder Group members can post progress related to the project on personal social media accounts and are encouraged to do so.

The Project Coordinator Team can be reached via email and phone. Please communicate directly with the Project Coordinator Team only. The group's questions or comments will be further disseminated through regular reports on progress to the Planning Commissions, Zoning Board of Adjustment, and the Board of County Commissioners by the Project Coordinator Team as necessary.

Outcomes of the Focused Stakeholder Groups:

As an advisory group, there will be recommendations that come from the Focused Stakeholder Group meetings. The Project Coordinator Team will work with the group to identify topic items and milestones when decision points are necessary. Not everyone will agree on the final recommendations. Recommendations will proceed out of the group when a majority of the group are in agreement.

The Focused Stakeholder Groups will serve through the adoption of the 2021 Plan. It is anticipated to be a one-year process, but the timeframe may extend depending on the project schedule.

Eagle County 2021 Comprehensive Plan

Town of Minturn Planning Commission

March 10, 2021

ISSUE STATEMENT

Why Now?

- The Comprehensive Plan was last updated in 2006
- To refine a long-term vision for Eagle County
- To set expectations for staff, elected and appointed officials and the public
- The Comp Plan update paused due to COVID-19 response
- All work is now being done inhouse with support from Community Builders on community engagement

Why is it Important?

- Counties over 10,000 are required by CRS 30-28-106 to develop Comprehensive Plans
- The Plan is an advisory document, however, substantial conformance is a standard for some planning files making it a regulatory document.

What Does it Do?

- Provides a general framework for evaluating land use files
- Creates a road map for the revisions of the ECLUR and the Official Zoning Map.

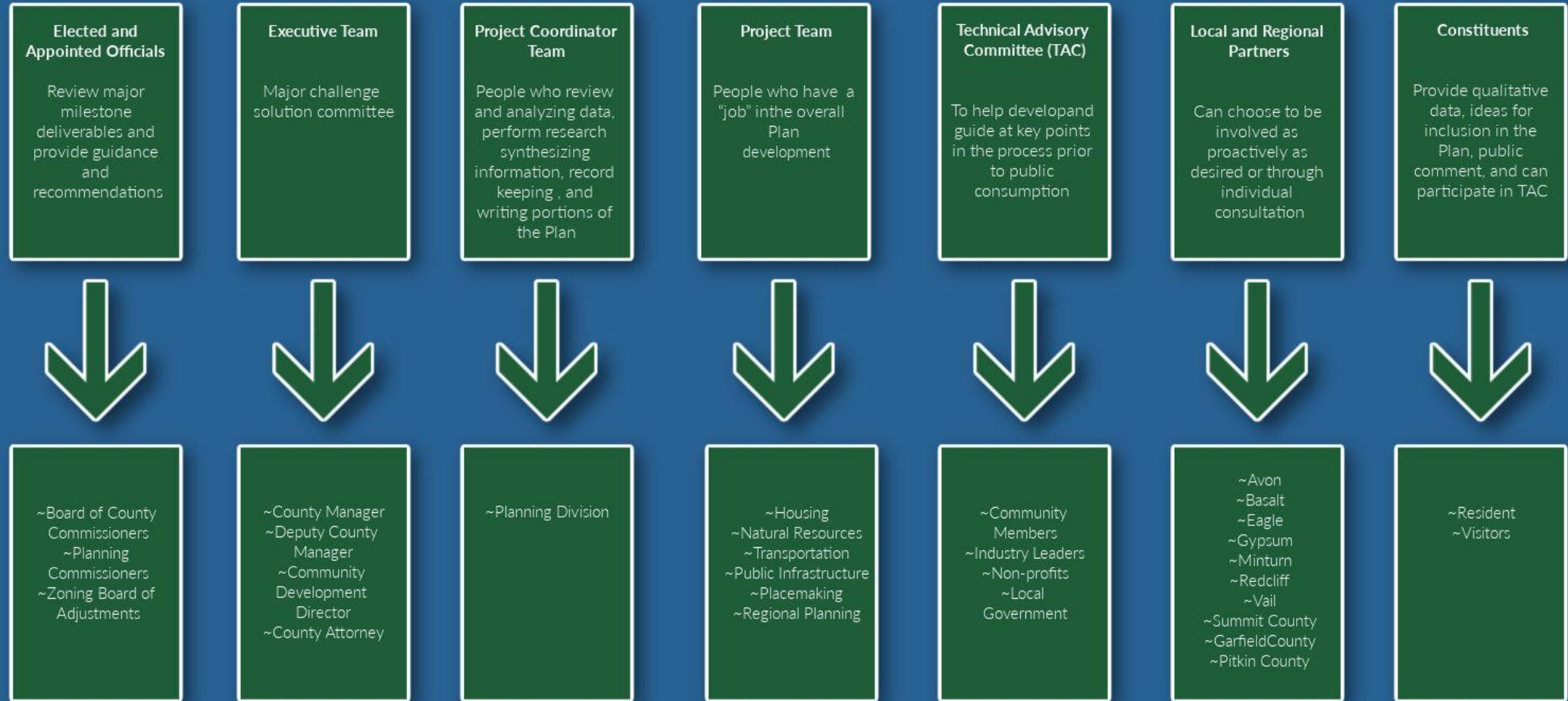


PROJECT MANAGEMENT STRATEGY OVERVIEW

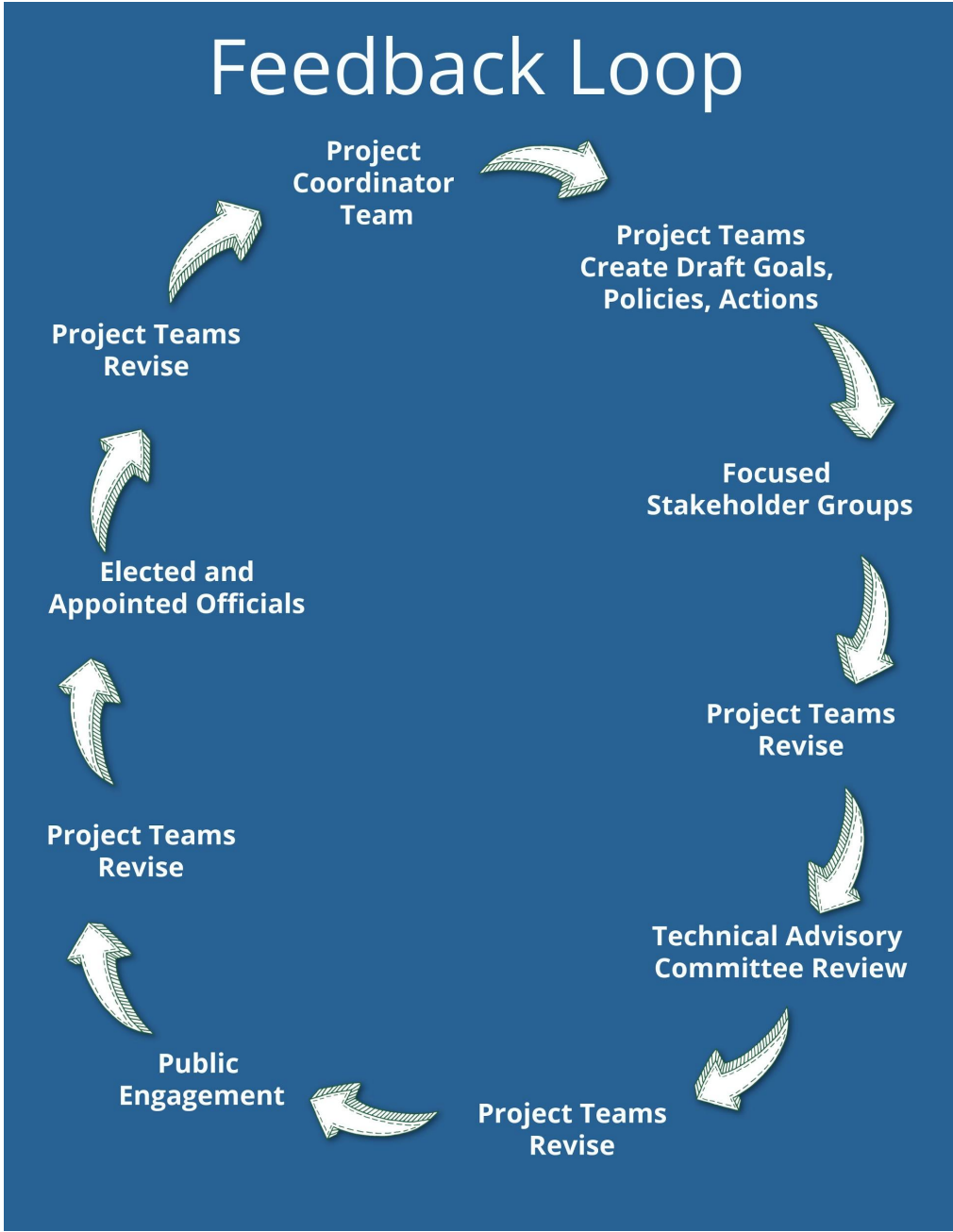
- **Phase 1** (September 2020 - August 2021)
 - Background Development
 - Analysis and Gap Identification
 - Communication Framework
 - Community Engagement Framework (Supplemental to CB work)
- **Phase 2** (August 2021 – February 2022)
 - Plan Development
 - Draft Plan Elements
 - Administrative Draft Plan
- **Phase 3** (February 2022 – April 2022)
 - Adoption Process
 - Public Draft Plan
 - Final Plan
 - Staff Report
 - Resolution



COLLABORATION STRUCTURE



FEEDBACK LOOP OVERVIEW



GUIDING PRINCIPLES FOR EACH ELEMENT

- Health
- Equity
- Resilience
- Economic Development
- Social and Environmental Justice
- Umbrella Plan



COORDINATION AND COMMUNITY ENGAGEMENT



- Colton Berck,
Associate Planner
 - Communication and Community Engagement Framework
 - Coordination between Comp Plan, ECLUR Rewrite, and Eagle County VISTA

Engagement Values

Inclusive

- Including as many people in as many ways possible

Engaging

- Going to where people are with genuinely interesting content

Focused

- Being always thoughtful with audience-specific, culturally relevant approaches



Eagle County VISTA

What is it?

- “Highly participatory community-driven process to identify a vision for the future of the region and the strategies and actions needed to make it a reality.”
 - an ongoing engagement system
 - to serve as umbrella for multiple efforts

Why are we doing it?

- Build community trust and civic capacity
- Create a shared vision for the future
- Raise the bar on community engagement





Eagle County VISTA

Roles

- VISTA Project Management Team
- VISTA Stewardship Team
- VISTA Action Team

Inclusivity

- Design & Implementation Guidance
 - Public Health
 - L'Anclé
- Engagement Categories
 - Equal
 - Equitable

TECHNICAL ADVISORY COMMITTEE

- Roaring Fork School District
- Eagle County School District
- Vail Valley Partnership
- Habitat for Humanity (Eagle River and Roaring Fork Valleys)
- Eagle Valley Land Trust
- Merv Lapin Development
- Commfluent Inc.
- Colorado Mountain College
- Basalt Chamber of Commerce
- Emma Collaborative/Hooks Spur Neighborhood Collaborative
- Vail Valley Mountain Trail Alliance
- Eagle River Watershed Council
- Mountain Youth

Break Down of Representation

3 Educational Organizations
5 Specialized Non-Profits
2 Chamber of Commerces
2 Private Land Use Experts
1 Community Group



COMPREHENSIVE PLAN ELEMENTS



- Housing
- Natural Resources
- Transportation
- Public Infrastructure
- Placemaking
- Regional Planning

COMPREHENSIVE PLAN ELEMENTS



- Housing Project Team
 - Housing Department
 - Public Health
 - Community Development
 - Sustainable Communities
 - Healthy Aging

HOUSING ELEMENT FOCUSED STAKEHOLDER GROUPS

- Eagle County Housing Task Force
- Healthy Aging Steering Committee

*Other Groups as Identified by
Project Team Members*



COMPREHENSIVE PLAN ELEMENTS

- Natural Resources



- Environmental Health
- Open Space
- Engineering
- Public Health
- Sustainable Communities
- Colorado Parks and Wildlife
- Northwest Council of Governments
- USFS
- BLM
- Trout Unlimited
- Eagle River Water and Sanitation

NATURAL RESOURCES ELEMENT FOCUSED STAKEHOLDER GROUP

- Open Space Advisory Committee
- Climate Action Collaborative
- Community Wildlife Roundtable

*Other Groups as Identified by
Project Team Members*



COMPREHENSIVE PLAN ELEMENTS

- Transportation

- Engineering
- EcoTransit
- Public Health
- Healthy Aging
- Community Development
- Sustainable Communities
- Roaring Fork Transportation Authority
- Climate Action Committee



TRANSPORTATION ELEMENT FOCUSED STAKEHOLDER GROUP

- Eagle County Regional Transportation Authority Advisory Board
- Roaring Fork Transportation Authority
- Intermountain Transportation Planning Region



*Other Groups as Identified by
Project Team Members*

COMPREHENSIVE PLAN ELEMENTS

• Public Infrastructure



- Environmental Health
- Public Health
- Road and Bridge
- Eagle River Water and Sanitation District
- Mid-Valley Metro District
- Roaring Fork Fire
- Eagle River Fire
- Sustainable Communities
- Vail Recreation District
- Black Hills Energy
- Holy Cross Energy

PUBLIC INFRASTRUCTURE ELEMENT STAKEHOLDER GROUP

- Public Safety Council
- Recreation District Collaborative
- Intermountain Transportation Planning Region

*Other Groups as Identified by
Project Team Members*



COMPREHENSIVE PLAN ELEMENTS

- Placemaking

- Housing Department
- Public Health
- Community Development
- Sustainable Communities
- Human Services
- Open Space
- Engineering
- Mountain Recreation
- Northwest Council of Governments
- Edwards Community Authority



PLACEMAKING ELEMENT FOCUSED STAKEHOLDER GROUP

- Open Space Advisory Council
- Town Planning Commissions
- Healthy Aging Steering Committee
- Eagle Valley Outdoor Stewardship Coalition



*Other Groups as Identified by
Project Team Members*

COMPREHENSIVE PLAN ELEMENTS

- Regional Planning

- Town of Avon
- Town of Basalt
- Town of Eagle
- Town of Gypsum
- Town of Minturn
- Town of Red Cliff
- Town of Vail
- Summit County
- Pitkin County



REGIONAL PLANNING FOCUSED STAKEHOLDER GROUP

- Mayor and Managers Group
- Northwest Council of Governments (a sub-group of regional stakeholders from among the membership)

*Other Groups as Identified by
Project Team Members*



QUESTIONS?



Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Lauren Dickie
Burke Harrington
Christopher Manning
Jena Skinner

Design Review Board Hearing

Hutton Residence – Final Plan Review for New Home

482 Eagle River Street

Hearing Date:	March 10, 2021
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Emily and Steve Hutton
Representative:	Michael Pukas, MPP Design Shop, Inc.
Legal Description:	Lot 14, Block 2, Booco's 2 nd Addition to Minturn
Address:	482 Eagle River Street
Zoning:	Old Town Character Area – Mixed Use Zone District
Staff Member:	Scot Hunn, Planning Director Madison Harris, Planner I
Recommendation:	Approval, with Conditions

Staff Report

I. Summary of Request:

The Applicants, Emily and Steve Hutton, request Final Plan review of a new, three-bedroom, 2,689 square foot single-family residence located at 482 Eagle River Street in the Old Town Mixed Use Zone District. Although the DRB has not reviewed any conceptual plans, the Applicants 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 allowing staff to conduct a final plan level review of the project.

Proposed Plans

The plans show a two-story, three-bedroom structure with a maximum building height - measured to the midpoint of the roof - of 26 feet above proposed grade, well within the maximum allowable 28-foot limit within the Mixed Use 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. Per the Applicant’s letter of intent,

“The design concept for the structure is based on the concept of a farm-house style building that has been added onto with additions that reflect an industrial mining aesthetic. The front mass of the building will be a 2-story volume with a gable roof with asphalt shingles, painted cement-board panel board-and-batten siding, rusted corrugated metal wainscot base siding, rusted corrugated metal roofing at the front entry, and aluminum clad windows.”

Parking is adequate, with two off-street spaces provided within a road base driveway for three bedrooms. However, the plans show an “unfinished basement” with a window well that appears to meet requirements for egress (i.e., the space could be used for a fourth bedroom if finished). Should the unfinished basement be completed and utilized as a bedroom, a third parking spot will be required.

This project is split up into two phases – a single-family home followed by the future development of a single car garage and space above the garage that will be architecturally integrated with the home. This staff report is only reporting on Phase 1. Phase 2 will need to be reviewed in accordance with the requirements of the Minturn Municipal Code in effect at the time the property owner decides to apply for review and approval.

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

However, staff has identified the following minor issues needing to be addressed prior to or concurrent with building permit application or during the construction process:

- **Exterior Light Fixtures** – the floor plans and elevations should be updated prior to building permit to show all exterior lighting locations as well as cut sheet/specifications.

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

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

Staff is **recommending approval**, with conditions.

II. **Summary of Process and Code Requirements:**

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

As noted above, 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. 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 482 Eagle River Street meet or can be revised to meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

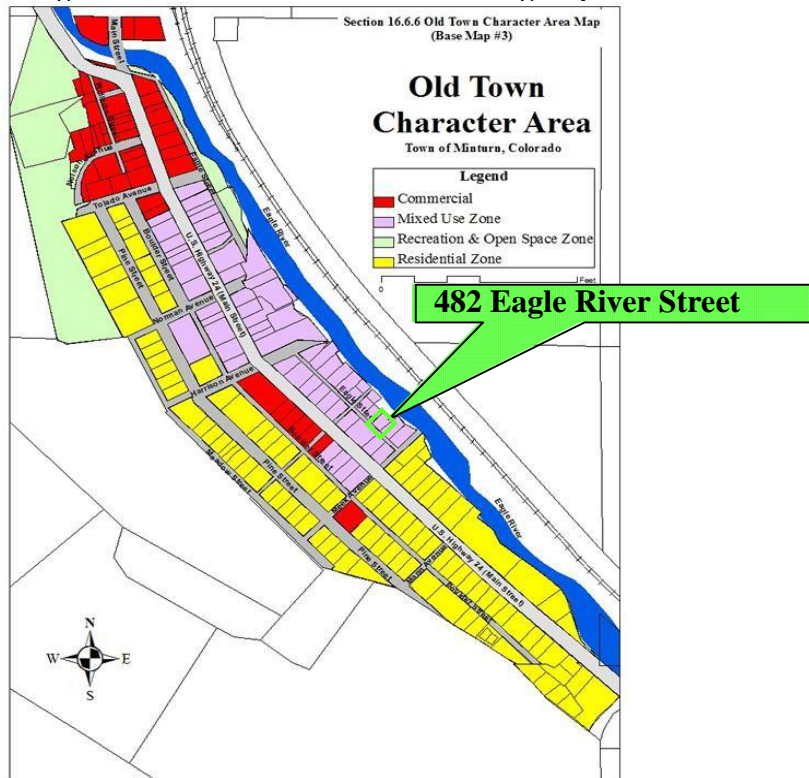
Zoning

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

- (a) *This area allows a compatible mix of **residential uses**, low-impact commercial uses and institutional uses that serve residents and visitors. The Old Town Mixed-Use Zone can accommodate various types of development if found not to significantly impact nearby properties.*
- (b) *The Old Town Mixed-Use Zone is intended to **provide sites for combined residential and low-impact commercial and service uses** which maintain a predominantly residential appearance. **This area can accommodate reasonable growth where land and services are available and when services and amenities are needed for residents and visitors.***

- Town of Minturn Town Code Section 16-6-40

Figure 1: Old Town Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	5,000 sq. ft.	5,270 sq. ft. (.155 ac.)
Maximum Building Height:	28 feet	26 feet
Minimum Front Setback:	10 feet	10 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10+ feet
Maximum Lot Coverage:	40% (2,108 sq. ft.)	1,361 sq. ft. (25.83%) Proposed
Maximum Impervious Coverage:	50% (2,635 sq. ft.)	2,107 sq. ft. (39.98%) Proposed
Minimum Snow Storage Area:	5% of Driveway (351 sq. ft. x .05 = 17.55 sq. ft.)	112.5 sq. ft.
Parking:	2 spaces	2 spaces

Note: the above calculations are based on the following:

Lot 14 = .155 acres x 43,560 sq. ft./acre = 6,751.8 sq. ft.
(Note: a portion of Lot 14 is encumbered by the Eagle River and thus is not counted in the calculation for lot area)
Effective Lot Area is 5,270 sq. ft.

351 sq. ft. parking area x .05% = 17.55 sq. ft. (Required Snow Storage)

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 structure and roof forms within required setbacks, with only minor encroachments of roof overhangs of less than 18” into the northern side yard setback. Generally, setbacks are maintained thus allowing for full use of side yard areas for snow shed and drainage. Likewise, the site plan and final grading and drainage

details generally demonstrate that proper (positive) grading and drainage will be directed in swales away from the structure; that drainage is handled on the subject property.

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 complimentary to adjacent single-family 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 complimentary to the surrounding built and natural environments.

V. Issues and Areas of Non-Conformance:

Issues or Required Plan Revisions

The following issues or areas of refinement have been identified by staff that must be addressed prior to any building permit submittal:

Encroachments into Easements

The back deck is cantilevered over and into an existing sewer easement. The applicant has indicated that this has been approved by Eagle River Water and Sanitation District.

Staff referred this final plan to the Town Engineer (Intermountain Engineering) and the Town Public Works Department for comments. Attached are comments from Jim Kunkel regarding the Improvement Survey Plat, Topographic Survey, and Site Plan.

Water Service

During his review of the plans, the Town Public Works Director, Arnold Martinez, requested the following be added to the plans:

- Location of water meter
- Size of water line
- Curbstop location should be in front along the border of the property

Exterior Light Fixtures

The plans should be updated to show exterior light locations. Light fixtures and lighting solutions are to be dark sky compliant.

VI. Staff Recommendation and Suggested Conditions:

Staff suggests that the Final Plans for 482 Eagle River Street generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the Final Plans, with the following recommended condition(s):

1. The Applicant shall revise the site and/or floor plans to show all proposed exterior light locations and provide final cut sheets/specifications for proposed exterior light fixtures prior to or concurrent with building permit applications to ensure compliance with the Town's lighting standards as well as consistency with fixtures found on the existing residential structure on the subject property.
2. The Applicant shall provide the Town with an encroachment agreement between ERWSD and the owner of the property.
3. The Applicant shall address Intermountain Engineering's concerns prior to, or concurrent with, the Building Permit application process.

March 5, 2021

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

Re: 210019 Hutton Residence Lot 14, Block 2, Booco's 2nd Addition, Minturn CO.

Improvement Survey Plat comments:

1. The boundary was prepared 4 -1/2 years ago. Please provide updated title commitment and boundary survey.
2. Please submit closure calculations for the boundary.
3. Label point of beginning for the Lot 14 Extension.
4. Please provide a Legend showing line types, and symbols.
5. Witness monuments are required for the northerly and easterly corners of the property.
6. Show the acreage of the parcel to three decimal places. The legal description should provide the source for the lot 14 extension portion of the description.

Topographic Survey

1. The description of the most westerly boundary monument is different than the description on the ISP.
2. The survey needs to be updated to 2021 with an updated title commitment.

Site Plan

1. Please label contour elevations, at least for index contours.
2. The proposed deck encroaches onto the sewer easement. Please provide encroachment agreement with ERWSD.jk0722
3. Show existing utilities and proposed services.

Sincerely



Jim Kunkel



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:

Hutton Residence

Project Location

Street Address: 482 Eagle River Street, Minturn, CO 81645

Zoning: **Old Town, Mixed Use**

Parcel Number(s): **2103-263-02-025**

Application Request:

A new single family residence consisting of 3 bedrooms, 2 1/2 baths, a great room with the kitchen/living/dining areas, a laundry/mudroom, an unfinished basement under part of the structure and a crawl space under part of the structure. An addition is designed to be constructed at a future date that will consist of a 1-car garage at grade, and a family room and bathroom on the second level.

Applicant:

Name: Michael Pukas, mpp design shop, inc.

Mailing Address: PO Box 288, Gypsum, CO 81637

Phone: (970) 390-4931

Email: michael@mppdesignshop.com

Property Owner:

Name: **Emily & Steve Hutton**

Mailing Address: 2632 Woodgreen Drive, Belden, MS 38826-9529

Phone: (901) 490-8476

Email: shutton@huttonis.com

Required Information:

Lot Size: 0.155 acres 6,751 sf	Type of Residence (Single Family, ADU, Duplex) Single Family	# of Bedrooms 3	# On-site Parking Spaces 2
# of Stories: 2	Snow storage sq ft: 108	Building Footprint sq ft: 1,328	Total sq ft Impervious Surface: 2,107

Signature:

Fee Paid: 200 Date Received: 3/3/21 Planner: Michael Pukas

PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

March 01, 2021

Town of Minturn
Attention: Planning Department
302 Pine Street
P.O. Box 309
Minturn, CO 81645
Tel: (970) 827-5645
Fax: (970) 827-5545
e-mail: planner@minturn.org

Regarding: Hutton Residence

Location: 482 Eagle River Street
Lot 14, Block 2, Booco's 2nd Addition to Minturn
Parcel Number: 2103-263-02-025
Minturn, CO 81645

This application is for Design Review approval of a single family residence located at the above mentioned property. The structure is proposed to be constructed in two phases. For this submission and review, the applicant is seeking approval of only Phase 1. It is undetermined at this time as to when Phase 2 will be started. A separate application will be made for Phase 2. The applicant is showing Phase 2 in this application to show the final intent of the Project.

Phase 1 of the structure will consist of 3 bedrooms (the master bedroom suite on the lower level, and 2 secondary bedrooms and bathroom on the upper level), 2 ½ baths, and a great room with the Kitchen, Living, and Dining areas.

Phase 2 of the structure will be an addition to the Phase 1 structure which will consist of a 1-car garage at grade level, and a family room and full bathroom on the upper level.

The residence has been designed such that when the Phase 2 addition is built, all zoning code requirements shall be met including height limits, set backs, building lot coverage, and impervious surface coverage.

The design concept for the structure is based on the concept of a farm-house tyle building that has been added onto with additions that reflect an industrial mining aesthetic. The front mass of the building will be a 2-story volume with a gable roof with asphalt shingles, painted cement-board panel board-and-batten siding, rusted corrugated metal wainscot base siding, rusted corrugated metal roofing at the front entry, and aluminum clad windows. The back mass will step down 3-feet from the front mass as it corresponds to the slope of the site. This mass will have a low sloping shed roof with asphalt shingles, corrugated metal siding at the lower portion of the walls, composite siding at the upper portion of the walls, and aluminum clad windows and doors. The deck will consist of either natural wood or composite decking and the railing will be a wood structure with 4"x4" black metal wire mesh.

The Phase 2 garage addition will consist of the same material and color palette as the back mass to maintain the additive concept.

PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

There is a unique condition on the property that is in the process of being resolved. There is a sewer easement on the property that was originally created when Eagle River Water and Sanitation District was designing the new sewer line which runs across the lots along Eagle River Street. When the sewer line was installed, it was in a different location from the location of the easement as platted. This original easement was never vacated and a new easement relating to the actual location of the sewer line was never created. We are in the Process will ERWSD for vacating the original easement and created the new easement.

Once this new easement has been created, we then need to apply for an Encroachment Agreement with ERWSD for the deck to cantilever approximately 5' into the easement. The foundation piers for the deck will not encroach into the easement. The deck will be several feet above ground, and several feet away from the location of the sewer line and pose no threat to the integrity of the line. ERWSD has an application process for this, and it is common for them to approve these types of encroachments.

The applicant is requesting the Planning Commission grant approval of the proposed Phase 1 design, with the condition that the Building Permit shall not be released until ERWSD has revised the easement to the current location of the sewer line and has also approved the Encroachment Agreement.

Thank you for your consideration.

SIGNED: Michael Pukas



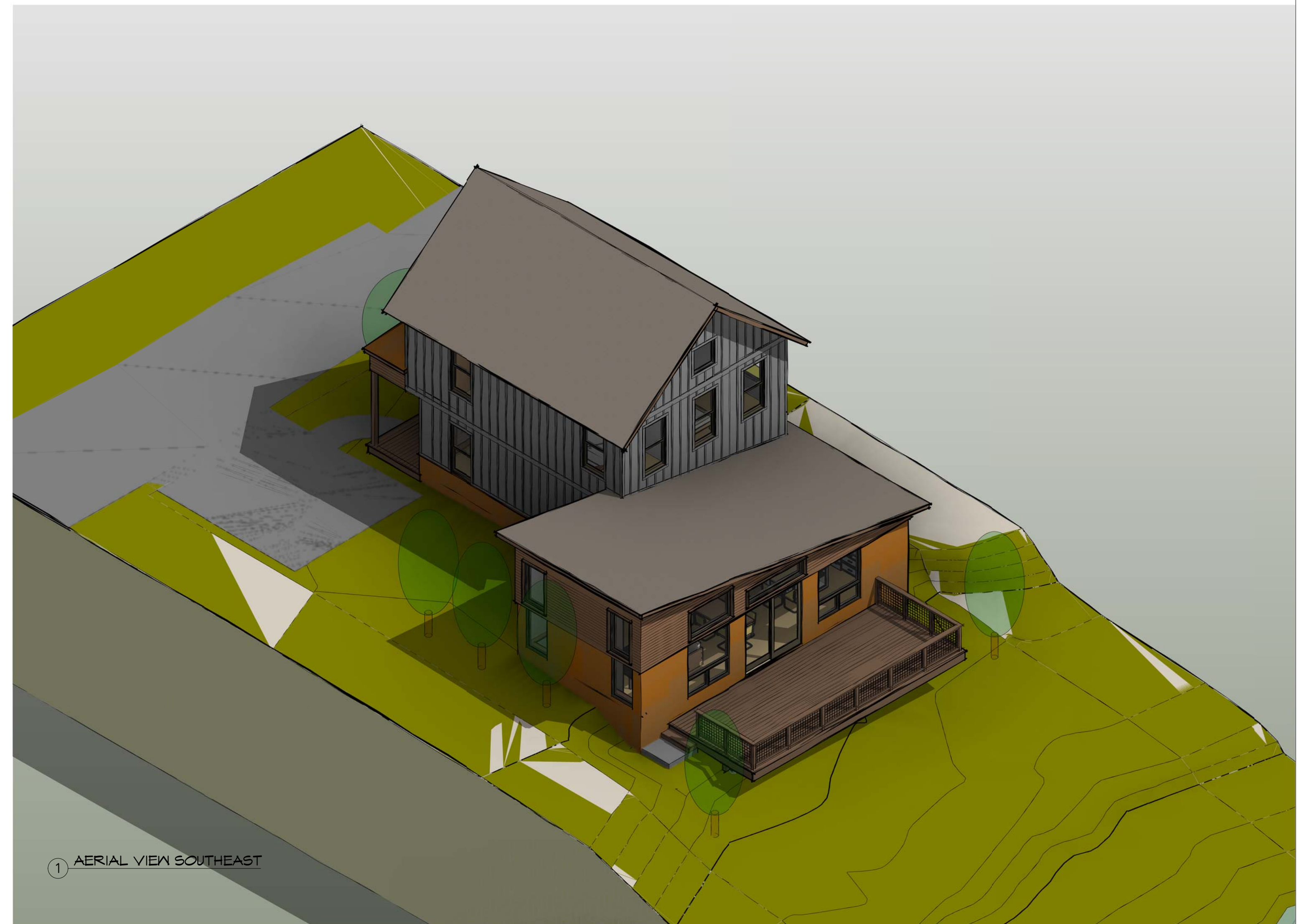
4 AERIAL VIEW NORTHWEST



2 AERIAL VIEW NORTHEAST



3 AERIAL VIEW SOUTHWEST



1 AERIAL VIEW SOUTHEAST

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Hutton Residence
Lot 14, Block 2, Booco's 2nd Addition to Minturn
Parcel Number: 2103-263-02-025
482 Eagle River Street
Minturn, CO 81645

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#	Description	Date
1	DRB Submission	09/01/21

Project Number: 1908
Designed by: mpp
Drawn by: mpp
Checked by: mpp

AERIAL VIEWS



④ GROUND VIEW NORTHWEST



② GROUND VIEW NORTHEAST



③ GROUND VIEW SOUTHWEST



① GROUND VIEW SOUTHEAST

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Hutton Residence

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482 Eagle River Street
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GROUND VIEWS

02

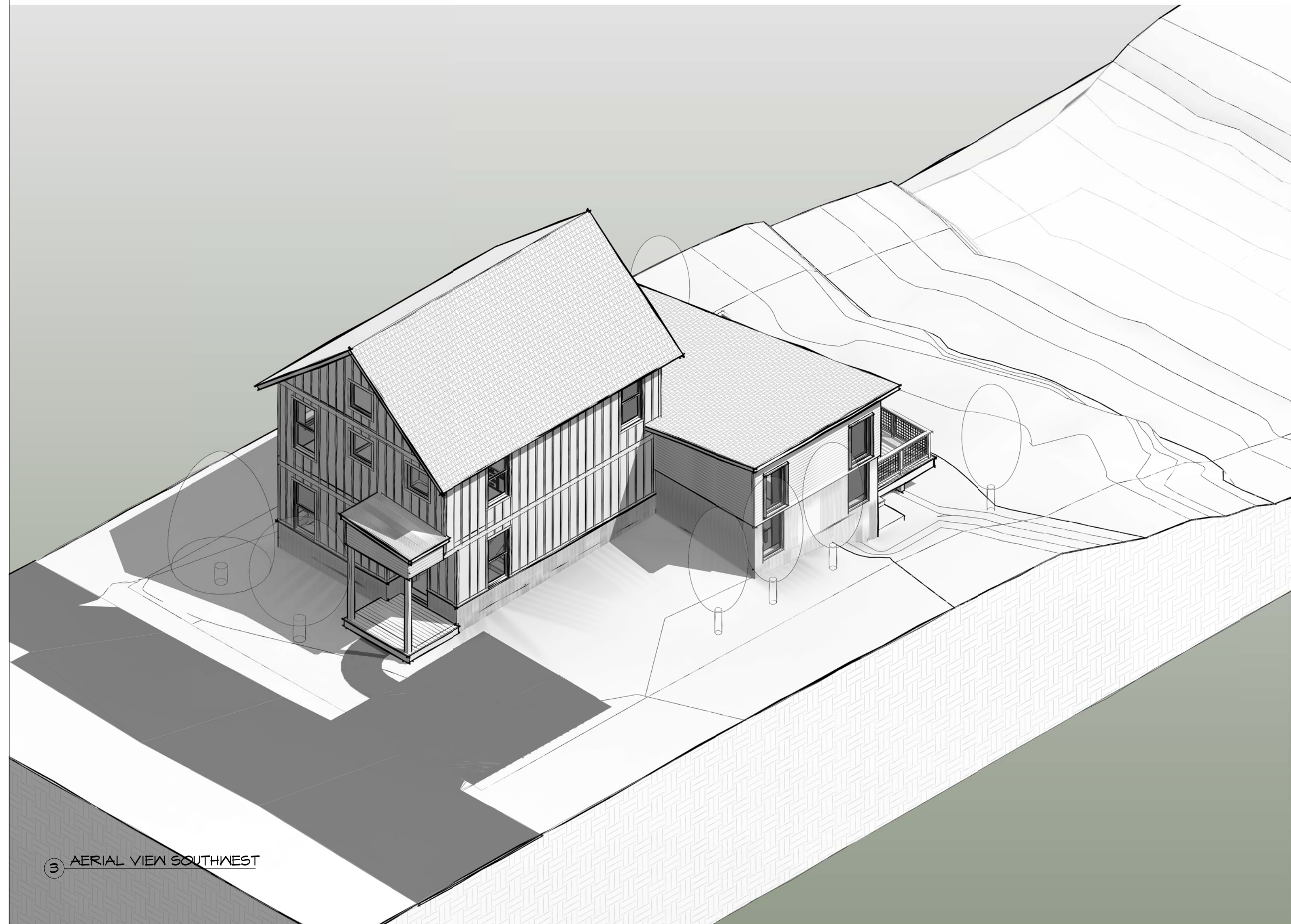
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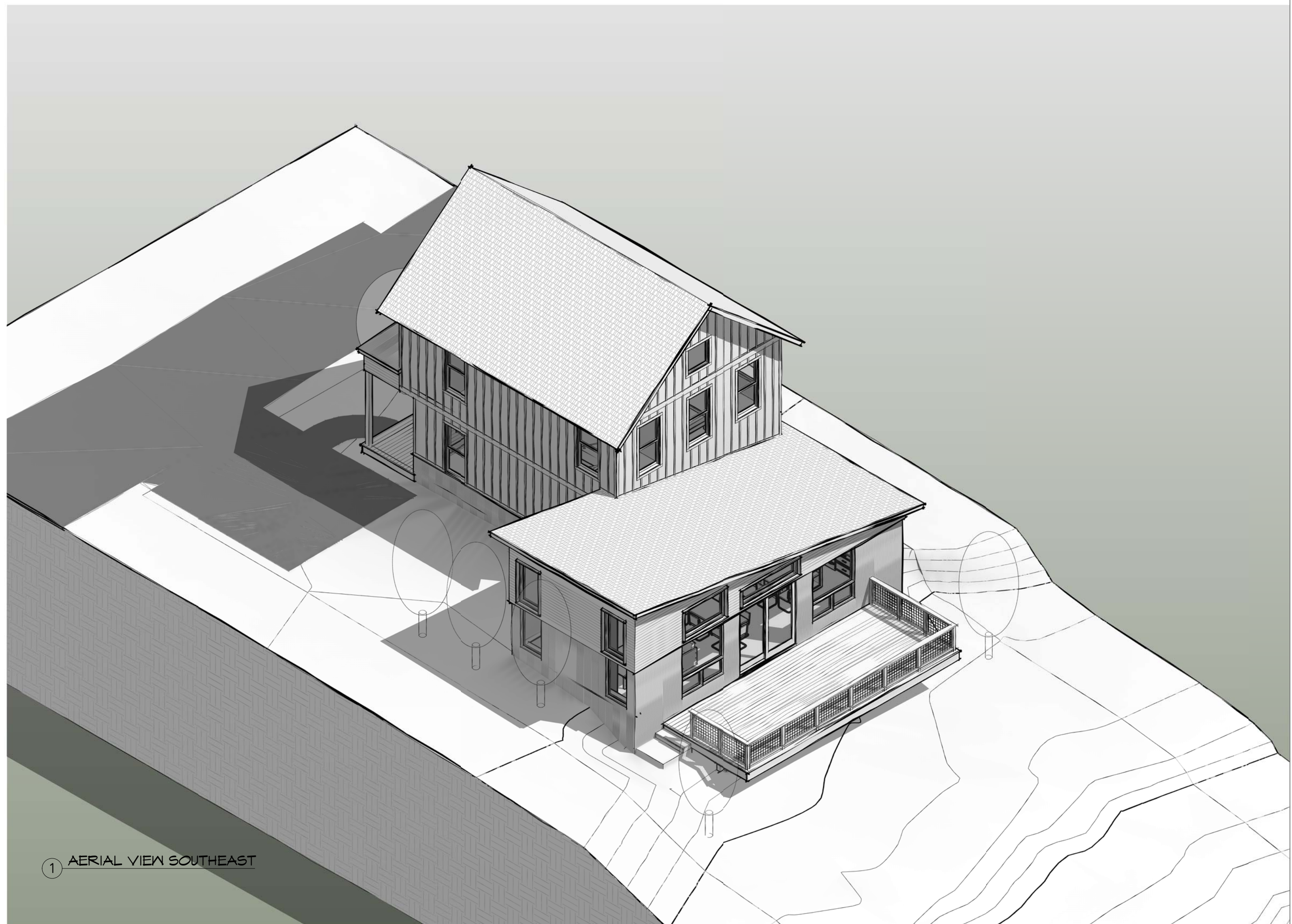
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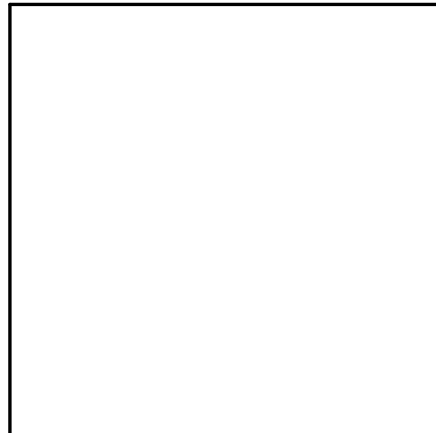
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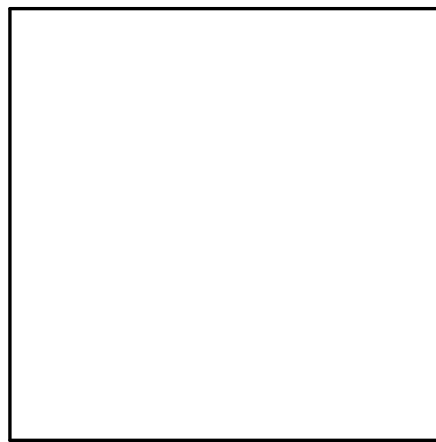
3 AERIAL VIEW SOUTHWEST



1 AERIAL VIEW SOUTHEAST



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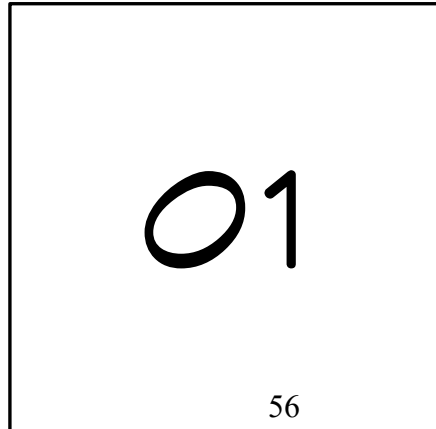
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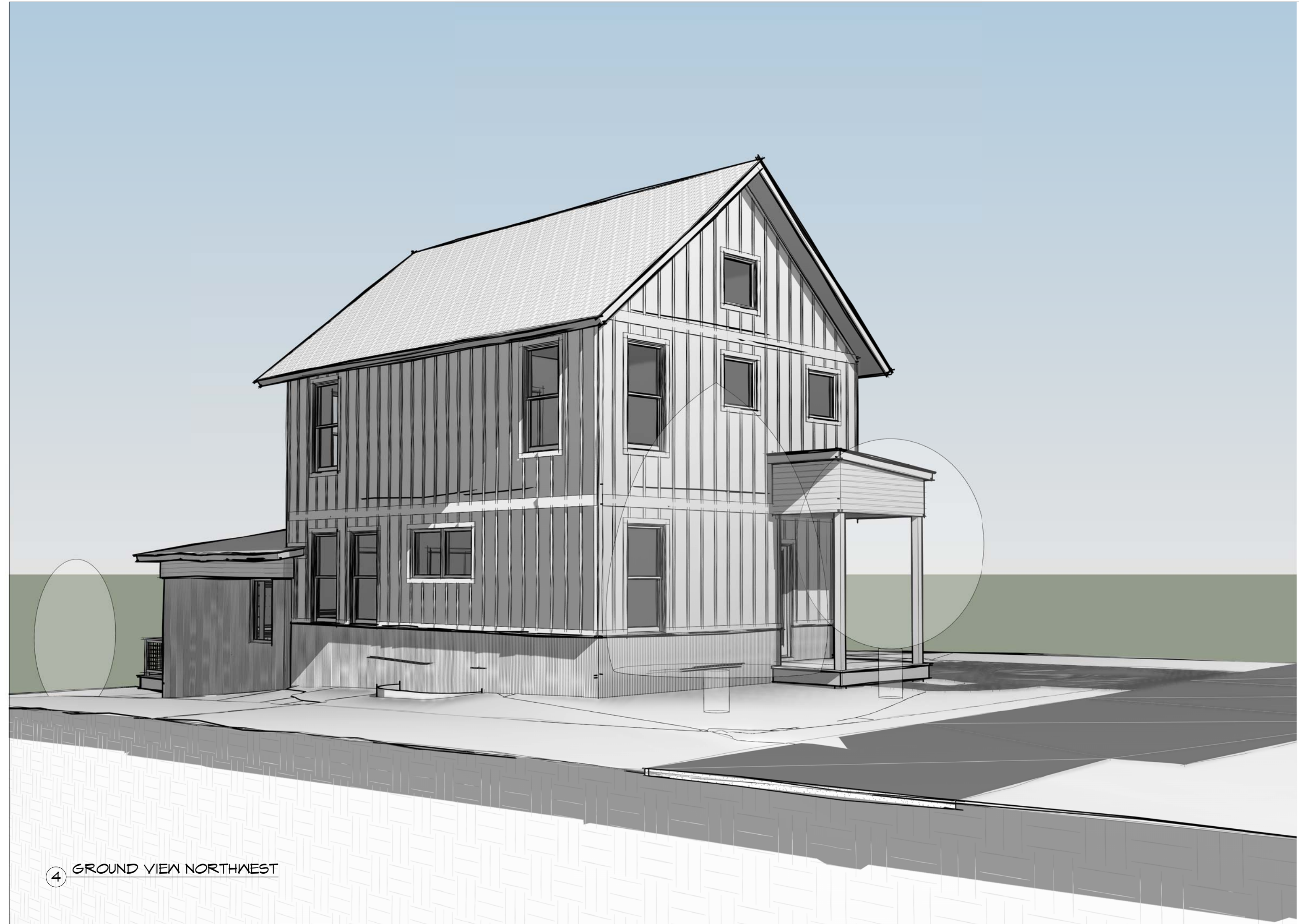
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AERIAL VIEWS





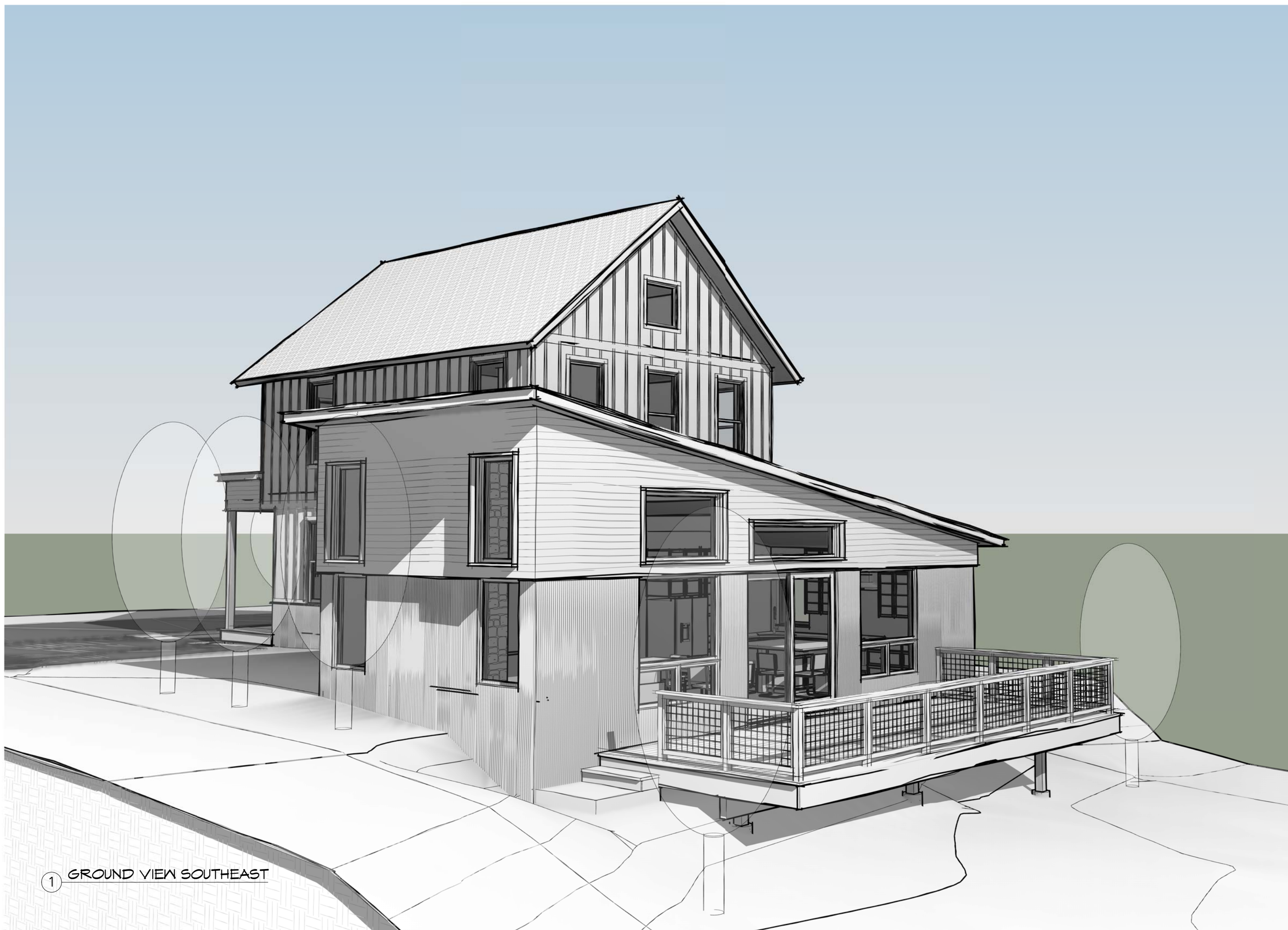
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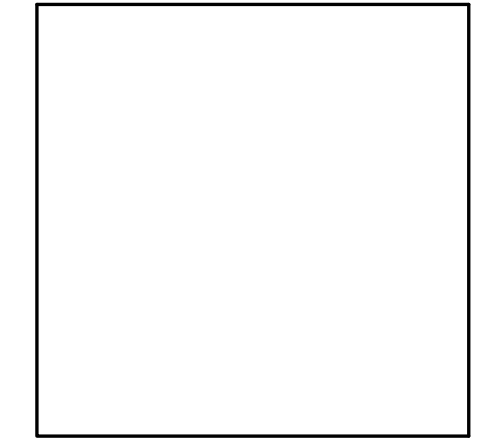
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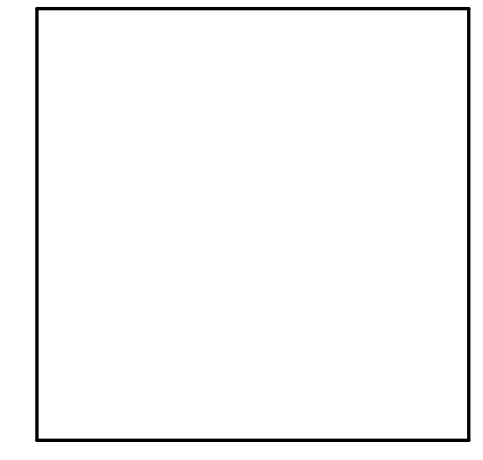
3 GROUND VIEW SOUTHWEST



1 GROUND VIEW SOUTHEAST



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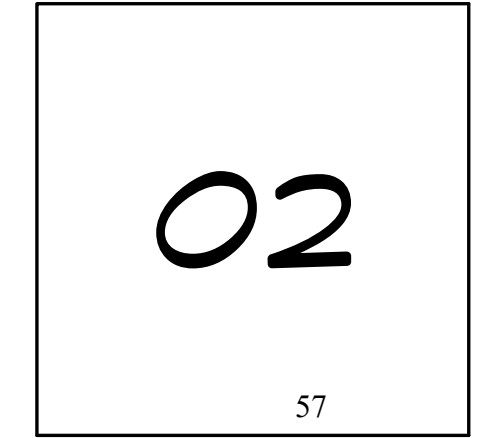
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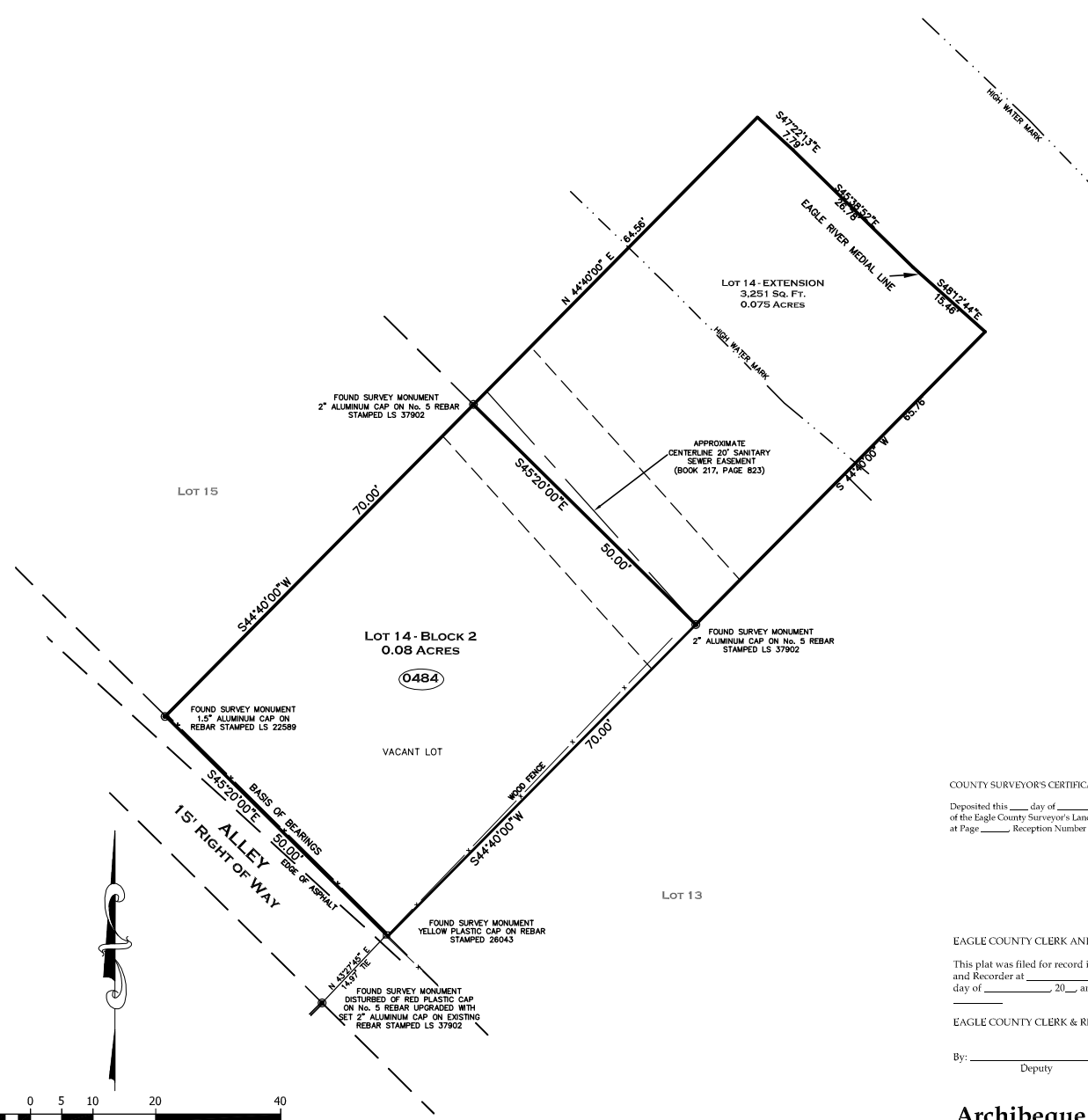
GROUND VIEWS



IMPROVEMENT SURVEY PLAT

LOT 14, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN

TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



SURVEYED LEGAL DESCRIPTION
 Lot 14, Block 2, Booco's 2nd Addition to Minturn, according to the Plat thereof as recorded in the Office of the Eagle county Clerk and Recorder, County of Eagle, State of Colorado.

Together with Lot 14 Extension:

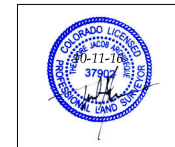
A Parcel of land situate in Section 26, Township 5 South, Range 81 West, of the Sixth principal Meridian, Town of Minturn, being the extension of Lot 14, Block 2, Booco's 2nd Addition to Minturn, according to the Plat thereof as recorded in the Office of the Eagle county Clerk and Recorder, County of Eagle, State of Colorado, and lying south and West of the medial line of the Eagle River, being more particularly described as follows:
 Beginning at northerly corner of said Lot 14; thence N44°40'00"E, 64.56 feet to the medial line of said Eagle River; thence upon said medial line the following 3 courses: 1) S47°22'13"E, 7.79 feet; thence S43°38'52"E, 26.78 feet; thence S48°12'34"E, 15.46 feet; thence departing said medial line S44°40'00"W, 65.76 feet to the easterly corner of said Lot 14; thence upon the northeasterly line of said Lot 14 N45°20'00"W, 50.00 feet to the point of beginning.
 Containing 3,251 sq. ft. more or less.

NOTES:

- 1) Survey Date: October 6, 2016.
- 2) Location of Improvements, Lot lines, and Easements are based upon the Booco's Addition to the Town of Minturn, and Survey Monuments found at the time of this survey as shown herein.
- 3) STREET ADDRESS: 0484 Main Street (Not Posted).
- 4) Basis of Bearing: S45°20'00"E between found survey monuments marking the south west line for lot 14, as shown and described herein.
- 5) This Plat was prepared for the exclusive use of STEVE HUTTON and is valid only if print has original seal and signature of surveyor.
- 6) Lineal Units of the U.S. Survey Foot were used herein.

SURVEYOR'S CERTIFICATE

I, Theodore J. Archibeque a Licensed Professional Land Surveyor in the State of Colorado, hereby certify that this Improvement Survey Plat was done by me or under my responsible charge, and that it was performed using the standard care and practice used in the area at the time of the survey, and is based upon the my knowledge, information and belief. This certification is not a guarantee or warranty, either expressed or implied. The Notes herein are a part of this certification.



Theodore J. Archibeque, PL5 37902
 Professional Land Surveyor
 State of Colorado

COUNTY SURVEYOR'S CERTIFICATE

Deposited this ___ day of _____, 20___, at ___ M in Book ___ of the Eagle County Surveyor's Land Survey Plats/ Rights-of-Way Surveys at Page ___ Reception Number _____

 County Surveyor

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

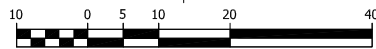
This plat was filed for record in the office of the Eagle County Clerk and Recorder at _____ o'clock ___ M, on the _____ day of _____, 20___, and is duly recorded in Reception No. _____

EAGLE COUNTY CLERK & RECORDER

By: _____
 Deputy

Archibeque Land Consulting, Ltd
 ~ Professional Land Surveying & Mapping ~
 105 Capitol Street, Suite 5 - P.O. Box 3893
 Eagle, Colorado 81631
 970.328.6020 Office 970.328.6021 Fax

IMPROVEMENT SURVEY PLAT		
LOT 14, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN		
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO		
DRAWN BY:	CAP	JOB NUMBER: 05152
SHEET 1 of 1	DATE: 10-11-16	DRAWING NAME: 05152_ISP2.DWG
		CHECKED BY: TJA

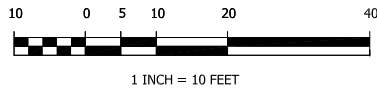
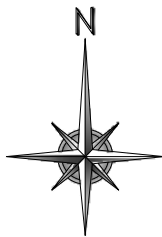
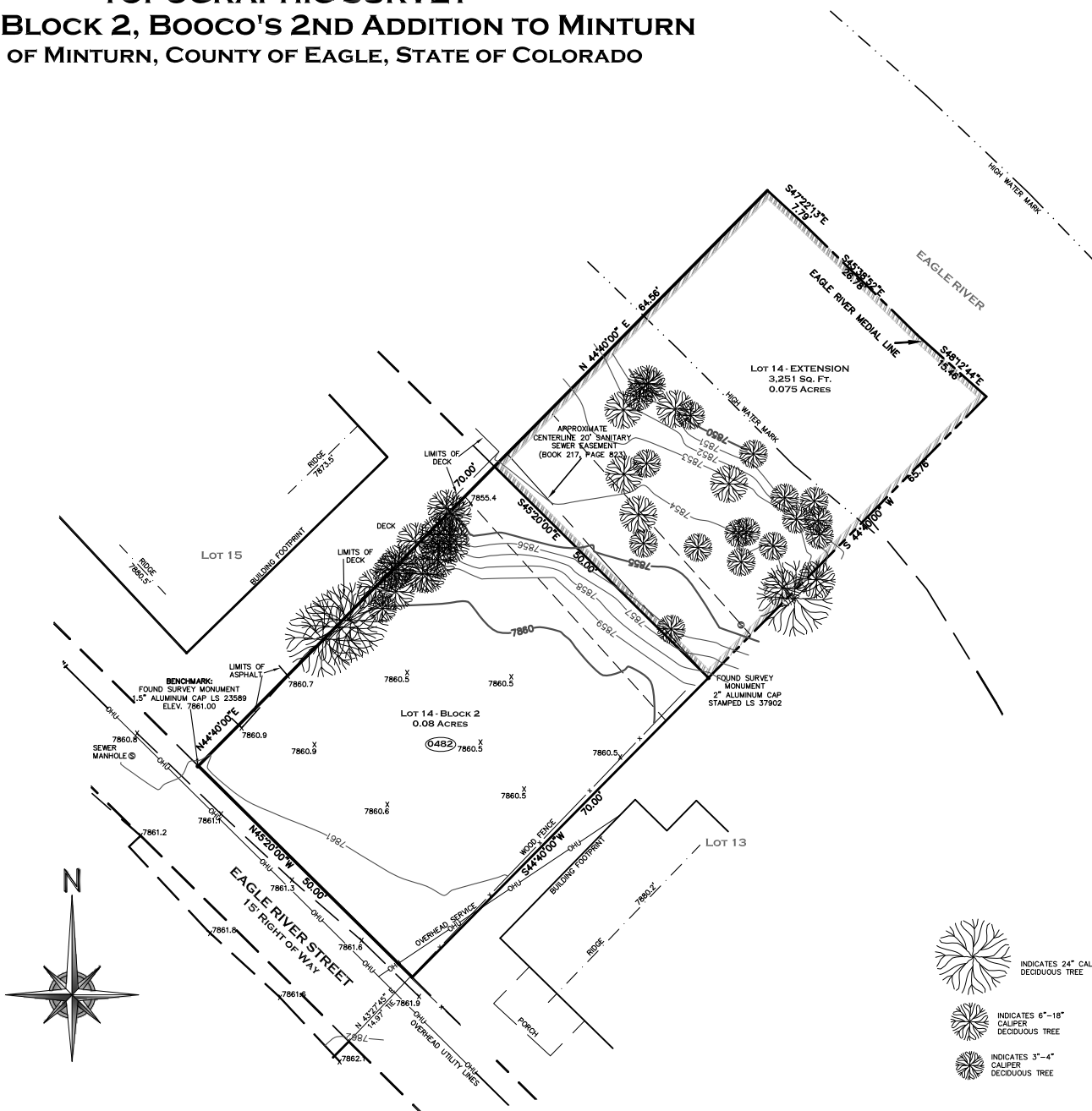


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect, or no events may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon. Additionally, this document is prepared for the sole purpose of use by the parties stated herein. The improvements are generally illustrated as shown and only appear (unless at the time of fieldwork) improvements and encroachments are noted. Archibeque Land Consulting, Ltd, its owner(s) and employee(s) will not be liable for more than the cost of this document, and then only to the parties specifically shown hereon. Acceptance and/or use of this document for any purpose constitutes acknowledgment and agreement to all terms stated herein.

TOPOGRAPHIC SURVEY

LOT 14, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN

TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



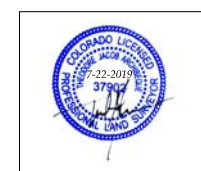
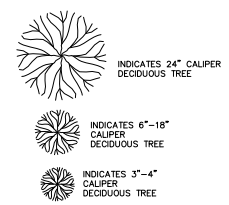
LEGAL DESCRIPTION

Lot 14, Block 2, Booco's Addition to the Town of Minturn, according to the recorded Plat thereof, County of Eagle, State of Colorado.

NOTES:

- 1) Survey Date: April 18, 2014.
- 2) Location of Improvements, Lot lines, and Easements are based upon the Plat of Booco's Addition to the Town of Minturn & Title Commitment No V50034033 provided by Land Title, and Survey Monuments found, as shown hereon.
- Pertaining to said title commitment, Schedule B-2, Item 14 is a right of way easement for Sanitary Sewer granted in document recorded at Book 217, Page 823 and pertains to subject property. The mathematical location was not definable for the document and is shown approximate hereon.
- 3) Street Address: 0484 Main Street. (Not Posted)
- 4) Elevation Datum: 7861.00' on the southwest property corner, this NAVD 88 Elevation was interpolated from public data sets.
- 5) Contour Interval: 1 foot.
- 6) Utilities are shown approximately and should be field verified prior to excavation.
- 7) Surveyor does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.
- 8) This Topographic Survey was prepared for the exclusive use of Nancy Hassett, and is valid only if print has original seal and signature of surveyor.
- 9) Lineal Units of the U.S. Survey Foot were used herein.

I, Theodore J. Archibeque, a Professional Land Surveyor in the State of Colorado, hereby certify that this Topographic Map was based upon my knowledge, information and belief, and was prepared by me or under my responsible charge, and that it was performed in accordance with standard care and practice used in the area at the time of the survey. This certification is not a guaranty or warranty, either expressed or implied and the Notes hereon are a part of this certification.



Theodore J. Archibeque PLS 37902
Colorado Professional Land Surveyor

07-22-2019 TJA REVISED STREET NAME

Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
105 Capitol Street, Suite 5 - P.O. Box 3893
Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax

TOPOGRAPHIC SURVEY		
LOT 14, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN		
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO		
DRAWN BY:	KMD	JOB NUMBER: 05152
DRAWING NAME:	05152_TOPO.dwg	
SHEET 1 of 1	DATE: 05-09-2014	CHECKED BY: TJA

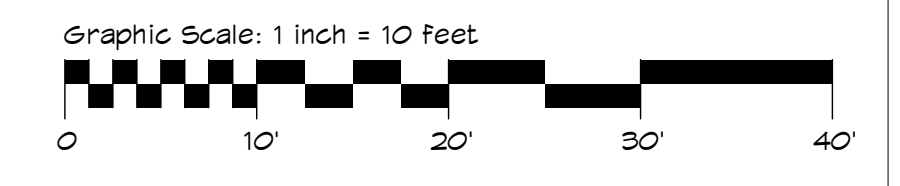
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect, or no events may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon. Additionally, this document is prepared for the sole purpose of use by the parties stated hereon. The improvements are generally situated as shown and only appear (within the time fieldwork) improvements and encroachments are noted. Archibeque Land Consulting, Ltd, its owner(s) and employee(s) will not be liable for more than the cost of this document, and then only to the parties specifically shown hereon. Acceptance and/or use of this document for any purpose constitutes acknowledgment and agreement to all terms stated herein.



Planting Schedule		
Type Mark	Count	Type
1	1	Chokecherry/ <i>Prunus virginiana</i>
2	1	Colorado blue spruce/ <i>Picea pungens 'glauca'</i>
3	5	Quaking aspen/ <i>Populus tremuloides</i>
Grand total: 7		

2 LANDSCAPE PLAN
1" = 10'-0"

1 SITE PLAN
1" = 10'-0"



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michael@mppdesignshop.com

Hutton Residence
Lot 14, Block 2, Booco's 2nd Addition to Minturn
Parcel Number: 2103-263-02-025
482 Eagle River Street
Minturn, CO 81645

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#	Description	Date
1	DRB Submission	09/01/21

Project Number: 1908
Designed by: mpp
Drawn by: mpp
Checked by: mpp

SITE & LANDSCAPE PLANS

AS1
60

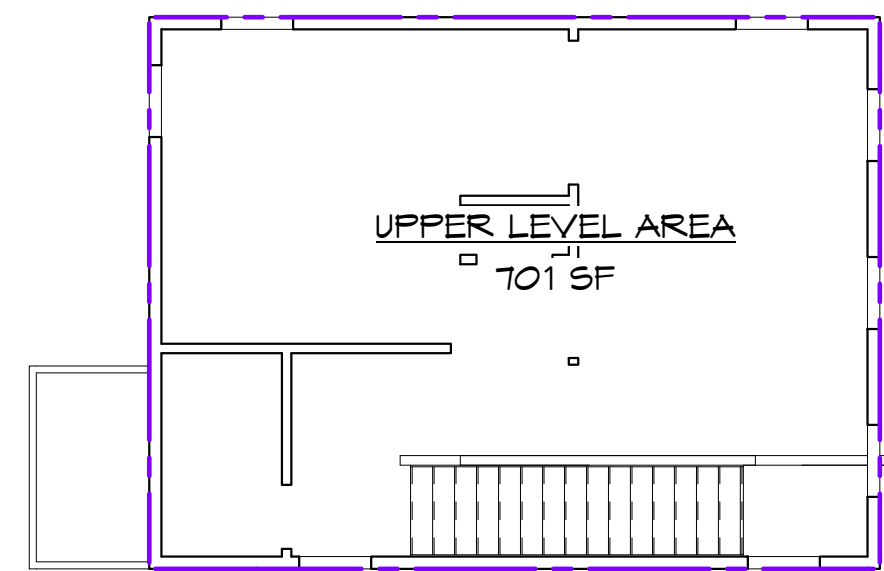
EFFECTIVE LOT AREA & ALLOWABLE COVERAGES		
EFFECTIVE LOT AREA	BUILDING LOT COVERAGE	IMPERVIOUS SURFACE AREA - 50%
5,270 SF	2,108 SF	2,635 SF

BUILDING LOT COVERAGE PHASE 1	
BUILDING FOOTPRINT COVERAGE	1,328 SF
SHED ROOF COVERAGE	34 SF
	1,361 SF

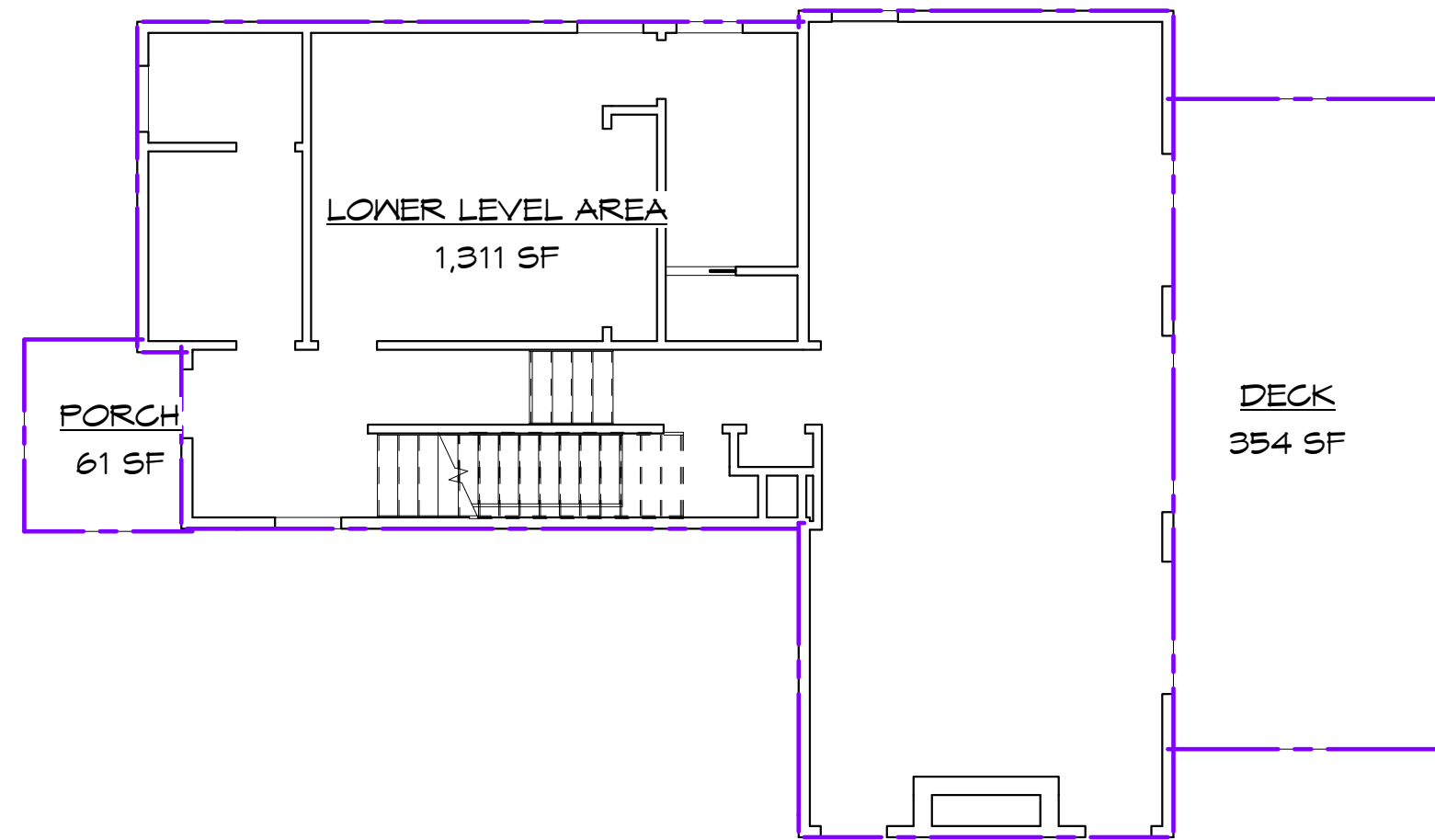
IMPERVIOUS SURFACE AREA PHASE 1	
BUILDING FOOTPRINT COVERAGE	1,328 SF
DECK COVERAGE	354 SF
SHED ROOF COVERAGE	34 SF
DRIVENWAY COVERAGE	351 SF
WALKWAY COVERAGE	40 SF
	2,107 SF

LIVEABLE FLOOR AREA PHASE 1	
LOWER LEVEL AREA	1,311 SF
UPPER LEVEL AREA	701 SF
	2,012 SF

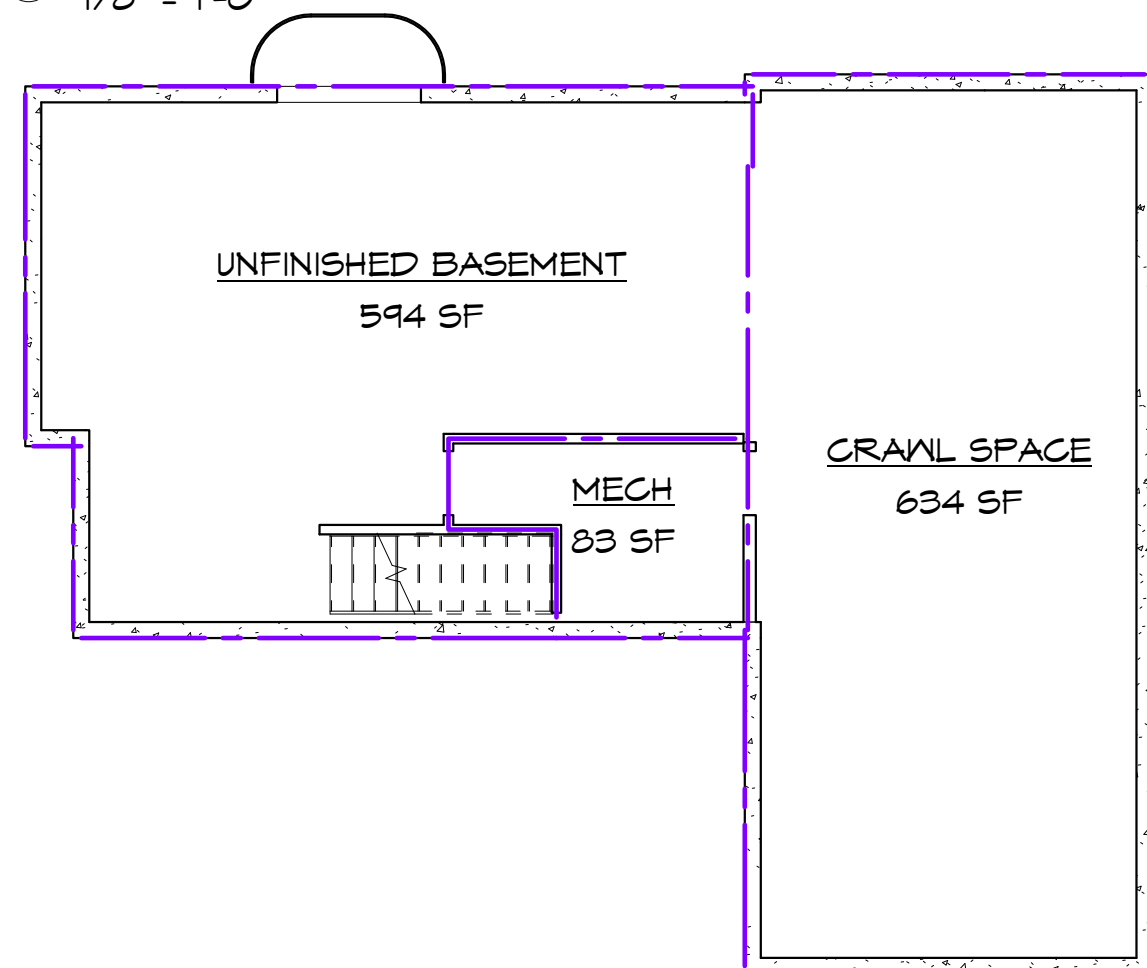
TOTAL BUILDING AREA PHASE 1	
UNFINISHED BASEMENT	594 SF
MECH	83 SF
LOWER LEVEL AREA	1,311 SF
UPPER LEVEL AREA	701 SF
	2,689 SF



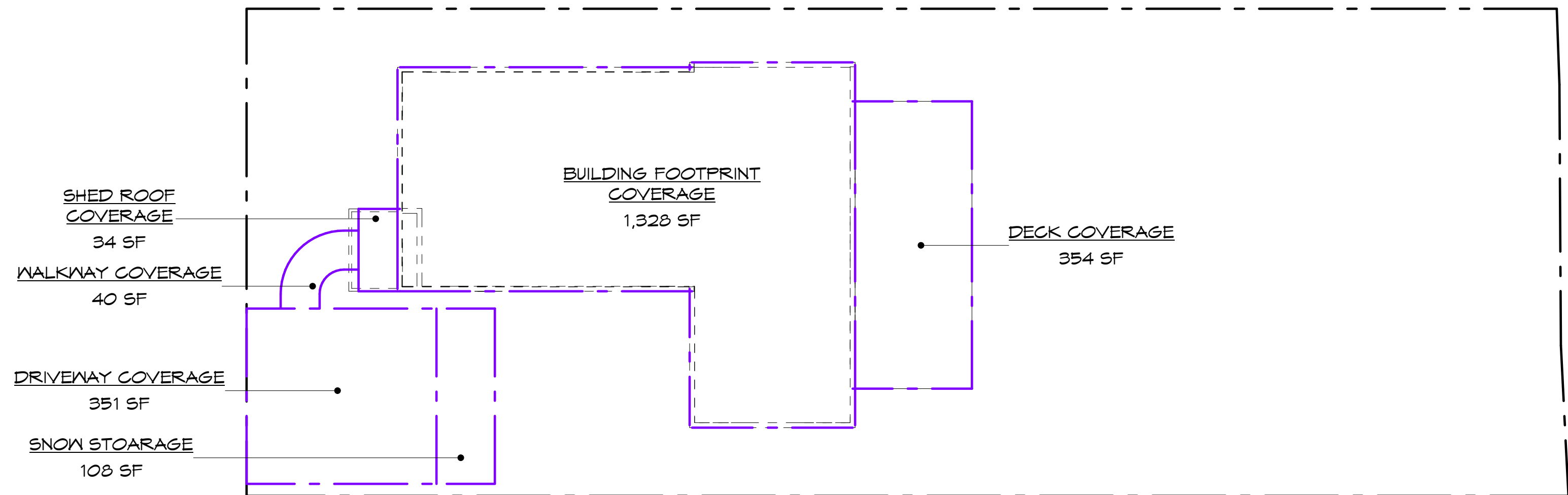
① UPPER LEVEL AREA PHASE 1
1/8" = 1'-0"



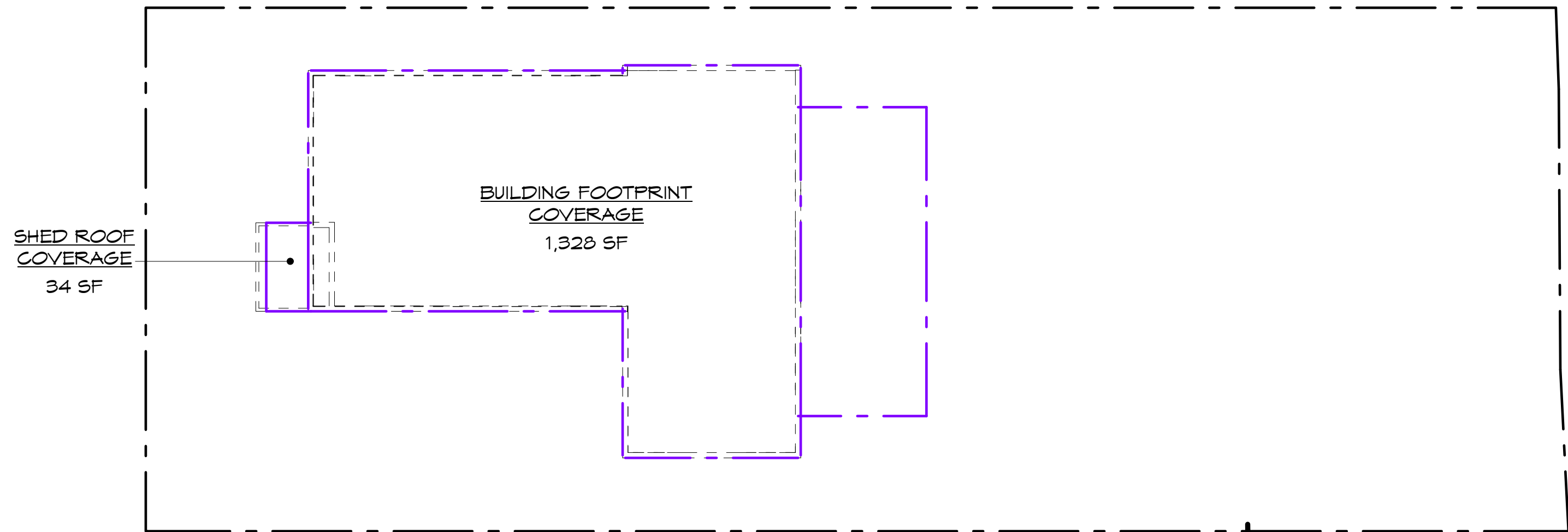
② LOWER LEVEL AREA PHASE 1
1/8" = 1'-0"



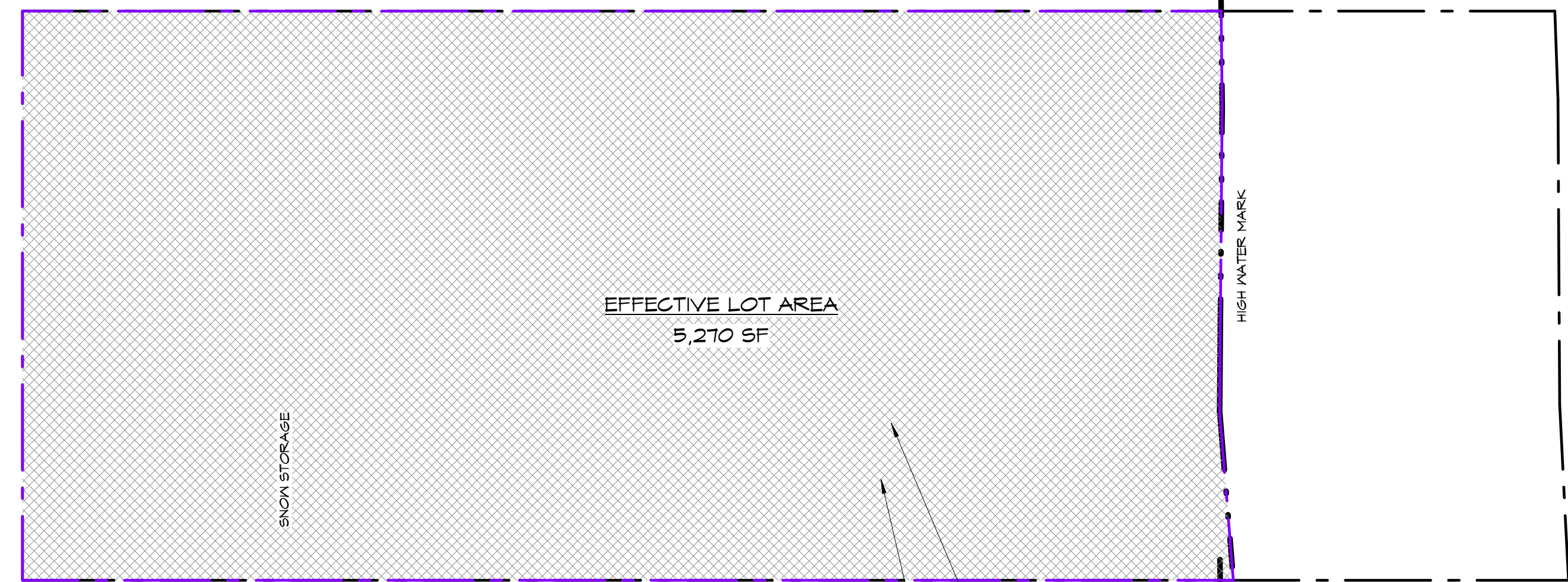
③ BASEMENT AREA
1/8" = 1'-0"



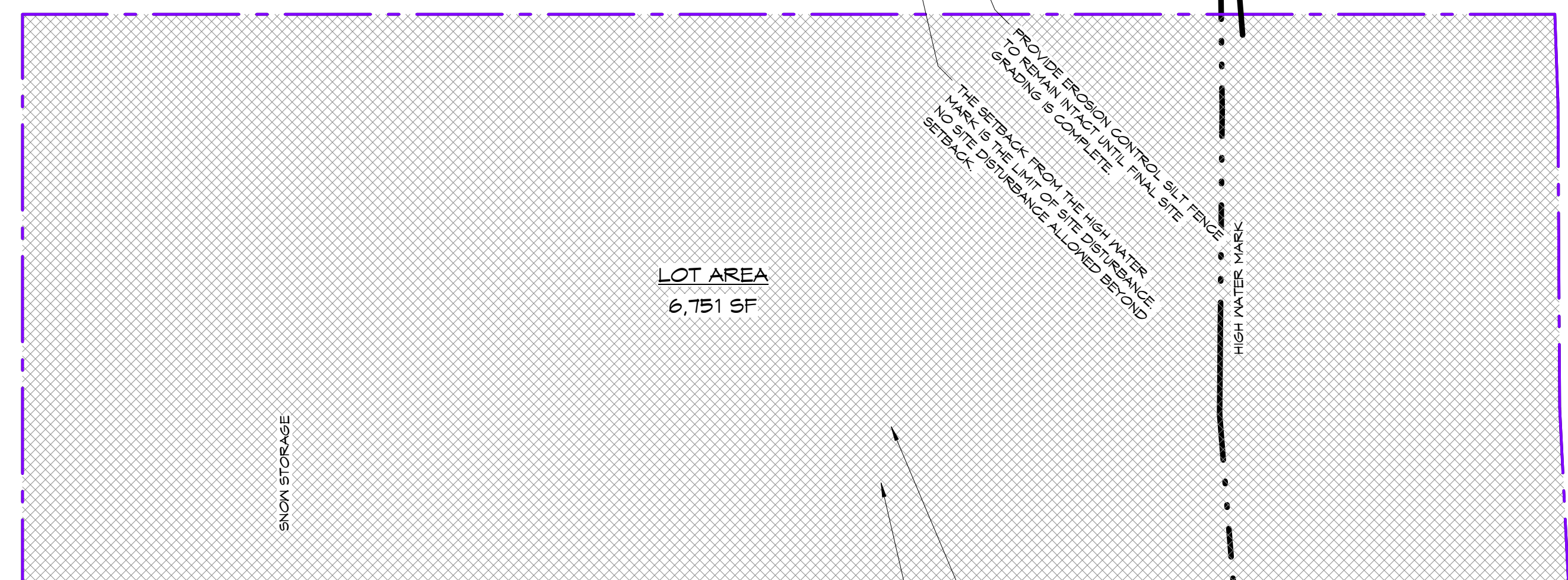
④ IMPERVIOUS SURFACE AREA PHASE 1
1" = 10'-0"



⑤ BUILDING LOT COVERAGE PHASE 1
1" = 10'-0"



⑥ EFFECTIVE LOT AREA
1" = 10'-0"



⑦ LOT AREA
1" = 10'-0"

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(970) 390-4931
michael@mppdesignshop.com

Hutton Residence
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Parcel Number: 2103-263-02-025
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Minturn, CO 81645

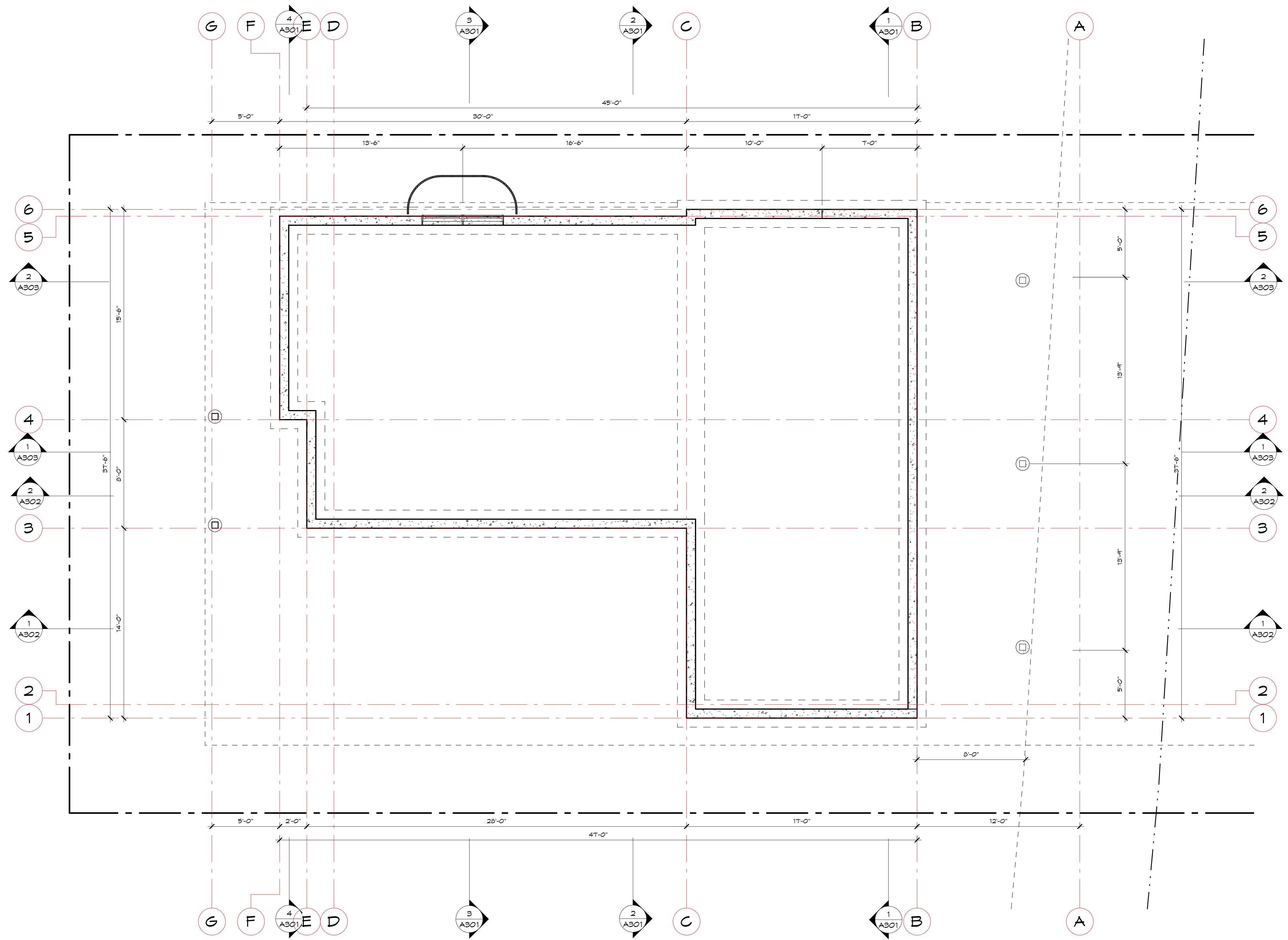
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#	Description	Date
1	DRB Submission	09/01/21

Project Number: 1908
Designed by: mpp
Drawn by: mpp
Checked by: mpp

LOT & BUILDING ANALYSIS

A001
61



① FOUNDATION PLAN
 1/4" = 1'-0"

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Hutton Residence

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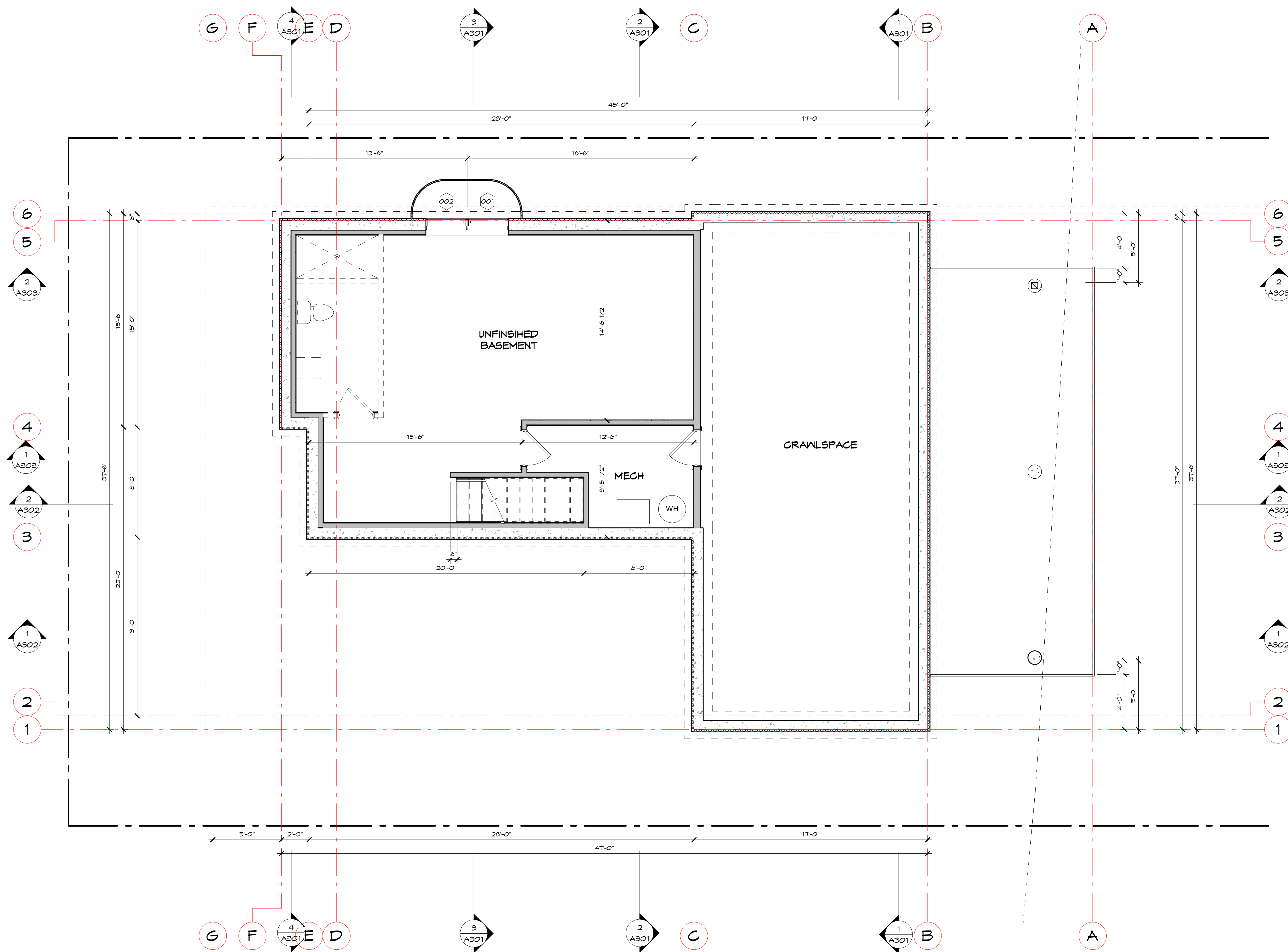
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Description	Date

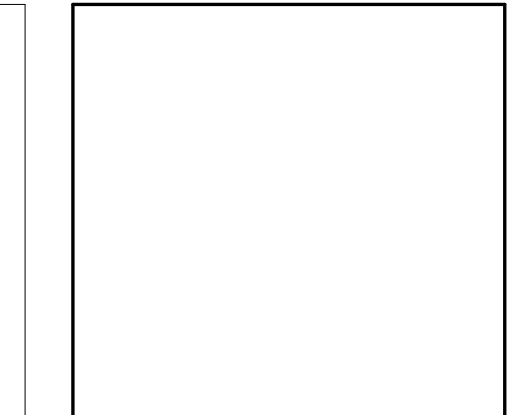
Project Number: 1908
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

FOUNDATION PLAN

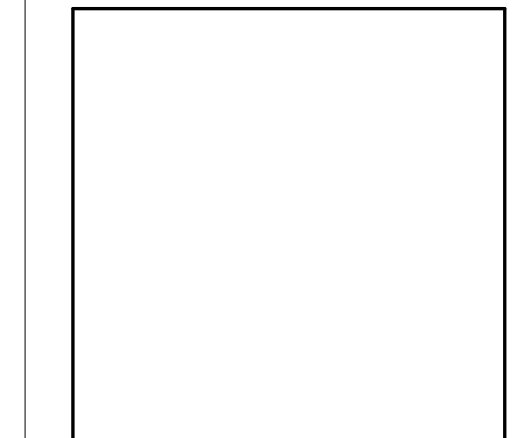
A101
 62



① BASEMENT FLOOR PLAN
1/4" = 1'-0"



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(970) 390-4931
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Hutton Residence
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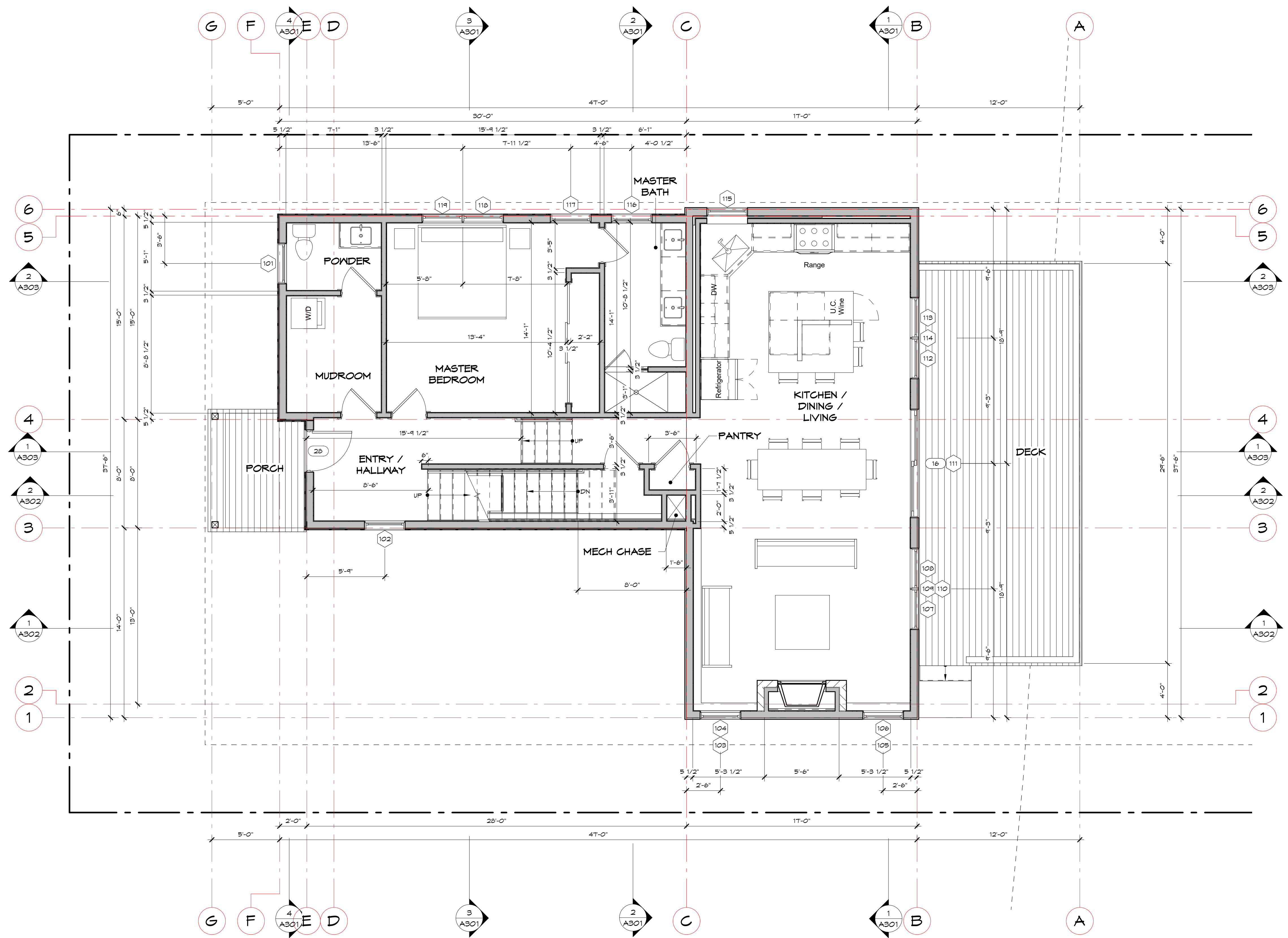
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#	Description	Date
1	DRB Submission	03/01/21

Project Number: 1908
Designed by: mpp
Drawn by: mpp
Checked by: mpp

BASEMENT FLOOR PLAN

A102
63



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

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Hutton Residence

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Parcel Number: 2103-263-02-025
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Minturn, CO 81645

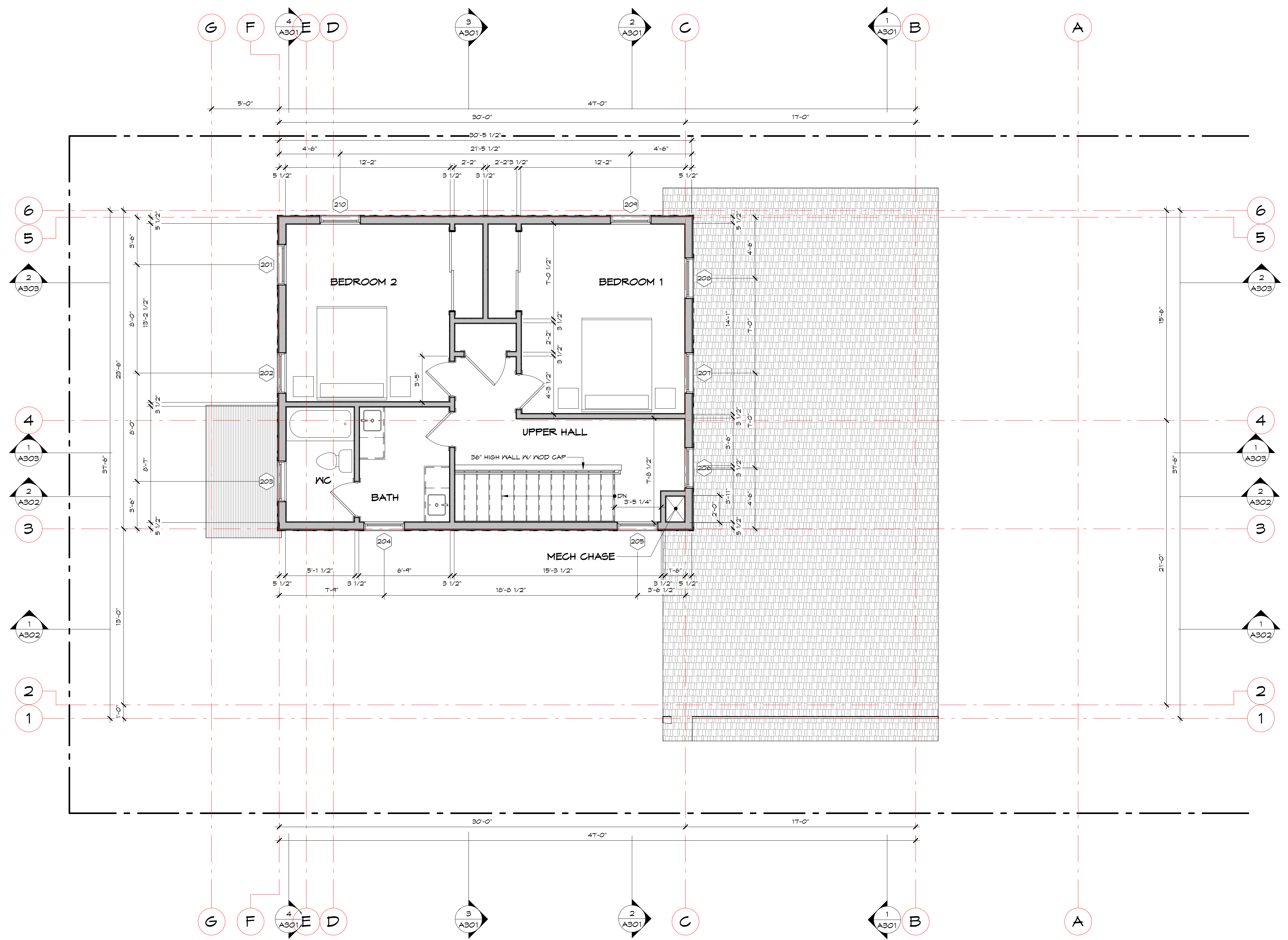
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Rev	Description	Date
1	DRB Submission	03/01/21

Project Number: 1908
Designed by: mpp
Drawn by: mpp
Checked by: mpp

LOWER LEVEL FLOOR PLAN

A103



① UPPER LEVEL FLOOR PLAN
 1/4" = 1'-0"

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 michael@mppdesignshop.com

Hutton Residence

Lot 14, Block 2, Booco's 2nd Addition to Minturn
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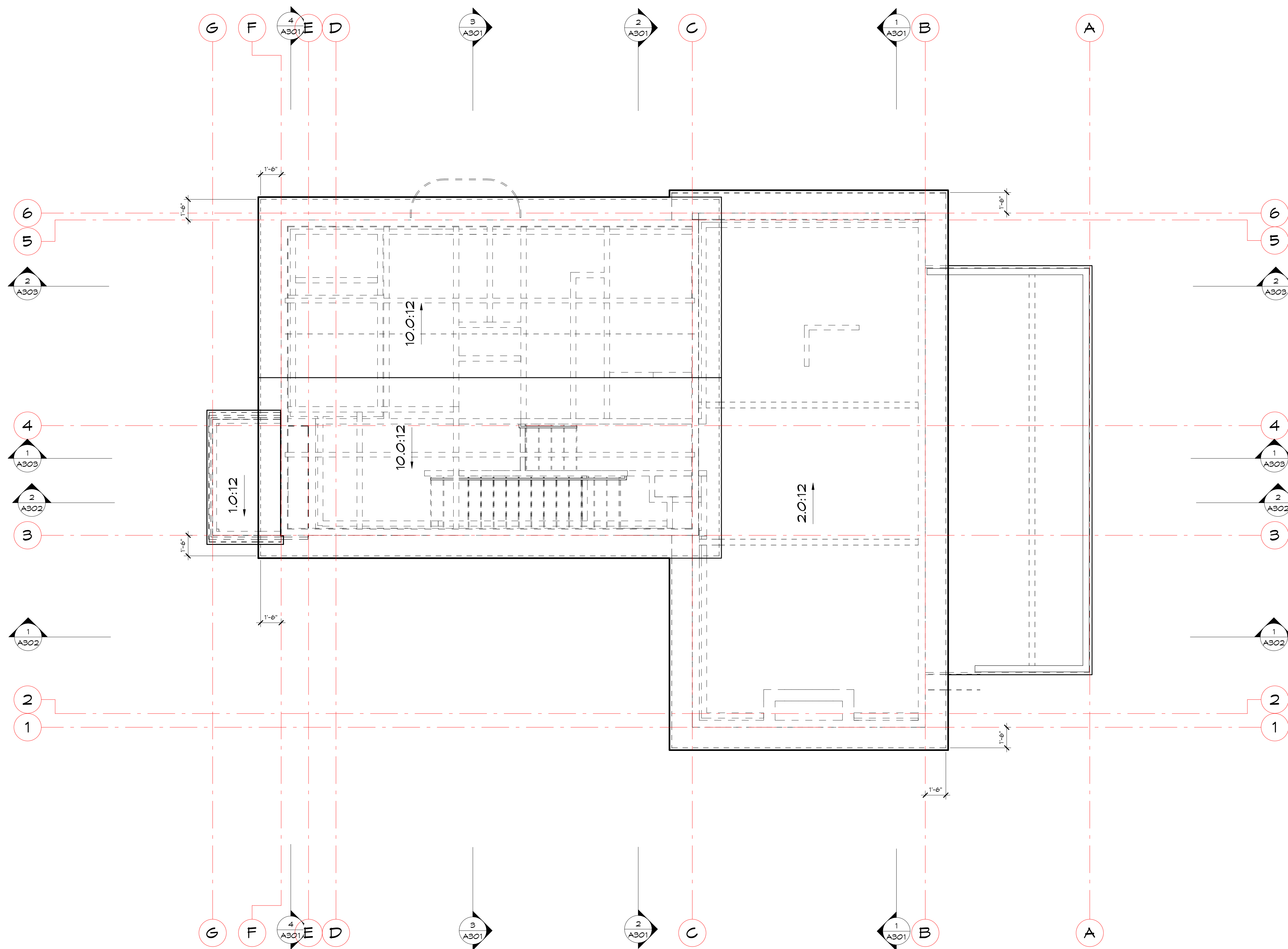
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#	Description	Date
1	DRB Submission	03/01/21

Project Number: 1908
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

UPPER LEVEL FLOOR PLAN

A104



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

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(970) 390-4931
michael@mppdesignshop.com

Hutton Residence

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Minturn, CO 81645

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#	Description	Date
1	DRB Submission	05/01/21

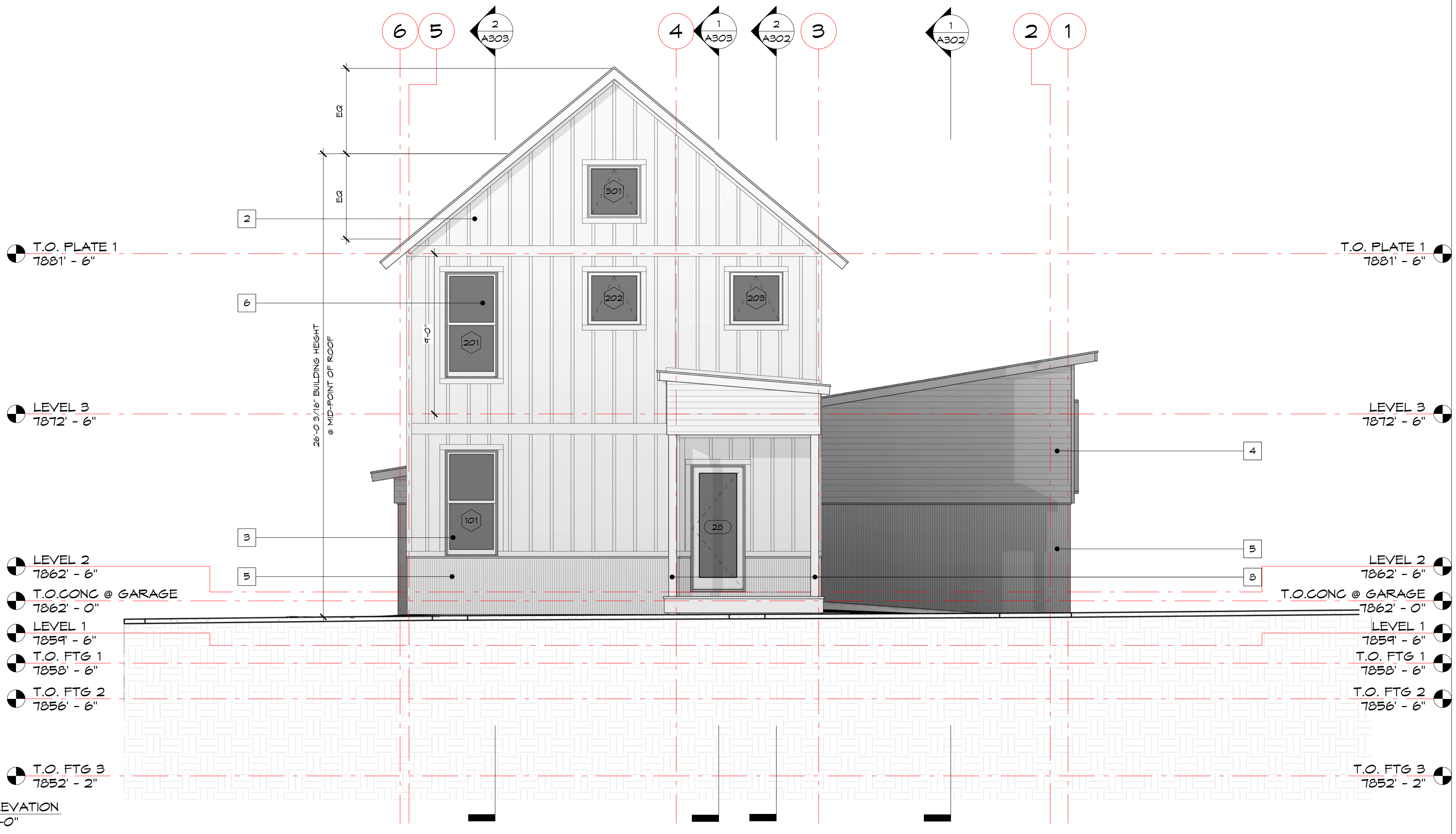
Project Number: 1908
Designed by: mpp
Drawn by: mpp
Checked by: mpp

ROOF PLAN

A105

WINDOW SCHEDULE							
Mark	Type #	Window Type	Width	Height	Head Height	Type Comments	Window Comments
101		Double Hung	3' - 0"	6' - 0"	8' - 0"		
102		Double Hung	3' - 0"	6' - 0"	8' - 0"		
116		Double Hung	3' - 0"	6' - 0"	8' - 0"		
117		Double Hung	3' - 0"	6' - 0"	8' - 0"		Egress
201		Double Hung	3' - 0"	6' - 0"	8' - 0"		Egress
204		Double Hung	3' - 0"	6' - 0"	8' - 0"		Egress
205		Double Hung	3' - 0"	6' - 0"	8' - 0"		Egress
206		Double Hung	3' - 0"	6' - 0"	8' - 0"		
207		Double Hung	3' - 0"	6' - 0"	8' - 0"		
208		Double Hung	3' - 0"	6' - 0"	8' - 0"		
209		Double Hung	3' - 0"	6' - 0"	8' - 0"		Egress
210		Double Hung	3' - 0"	6' - 0"	8' - 0"		Egress
12							
001	2	Casement	3' - 0"	5' - 0"	8' - 0"		
002	2	Casement	3' - 0"	5' - 0"	8' - 0"		
103	2	Casement	3' - 0"	5' - 0"	8' - 0"		
105	2	Casement	3' - 0"	5' - 0"	8' - 0"		
4							
115	3	Casement	3' - 0"	4' - 6"	8' - 0"		
1							
107	4	Awning	3' - 0"	2' - 0"	3' - 6"		
108	4	Awning	3' - 0"	2' - 0"	3' - 6"		
112	4	Awning	3' - 0"	2' - 0"	3' - 6"		
113	4	Awning	3' - 0"	2' - 0"	3' - 6"		
4							
118	6	Awning	3' - 0"	3' - 0"	8' - 0"		
119	6	Awning	3' - 0"	3' - 0"	8' - 0"		
202	6	Awning	3' - 0"	3' - 0"	8' - 0"		Egress
203	6	Awning	3' - 0"	3' - 0"	8' - 0"		
301	6	Awning	3' - 0"	3' - 0"	5' - 0"		
302	6	Awning	3' - 0"	3' - 0"	5' - 0"		
6							
104	7	Fixed Picture	3' - 0"	5' - 0"	13' - 8"		
106	7	Fixed Picture	3' - 0"	5' - 0"	13' - 8"		
2							
109	8	Fixed Picture	6' - 0"	4' - 6"	8' - 0"		
114	8	Fixed Picture	6' - 0"	4' - 6"	8' - 0"		
2							
110	9	Fixed Picture	6' - 0"	3' - 6"	12' - 2"		
1							
111	10	Fixed Picture	8' - 0"	2' - 0"	7' - 8"		
1							
Grand total: 33							

EXTERIOR MATERIAL LEGEND						
Key	Material	Manufacturer	Model	Color	Finish	Notes
1	ASPHALT SHINGLES	GAF		WEATHERED WOOD		LIFE TIME WARRANTY; APPROVED FOR LOW SLOPE ROOF APPLICATIONS
2	2x6 FASCIA, WOOD			CHARCOAL GRAY	OPAQUE STAIN	
3	BOARD & BATTEN SIDING		CEMENT BOARD	CHARCOAL GRAY	PAINT, PRE-FINISHED	
4	HORIZONTAL COMPOSITE SIDING			MIXED BROWN		
5	CORRUGATED METAL SIDING	CORE-TEN		NATURAL RUST		
6	WOOD FRAME ALUMINIUM CLAD WINDOWS			BROWN	PAINT	
7	WOOD & METAL RAILING			BROWN	OPAQUE STAIN	4"x4" WIRE MESH IV/ 6X6 POSTS, 2X6 TOP RAIL
8	6x6 WOOD COLUMN			BROWN	OPAQUE STAIN	
9	2x12 RS DECK FASCIA			BROWN	OPAQUE STAIN	



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Hutton Residence
 Lot 14, Block 2, Booco's 2nd Addition to Minturn
 Parcel Number: 2103-263-02-025
 482 Eagle River Street
 Minturn, CO 81645

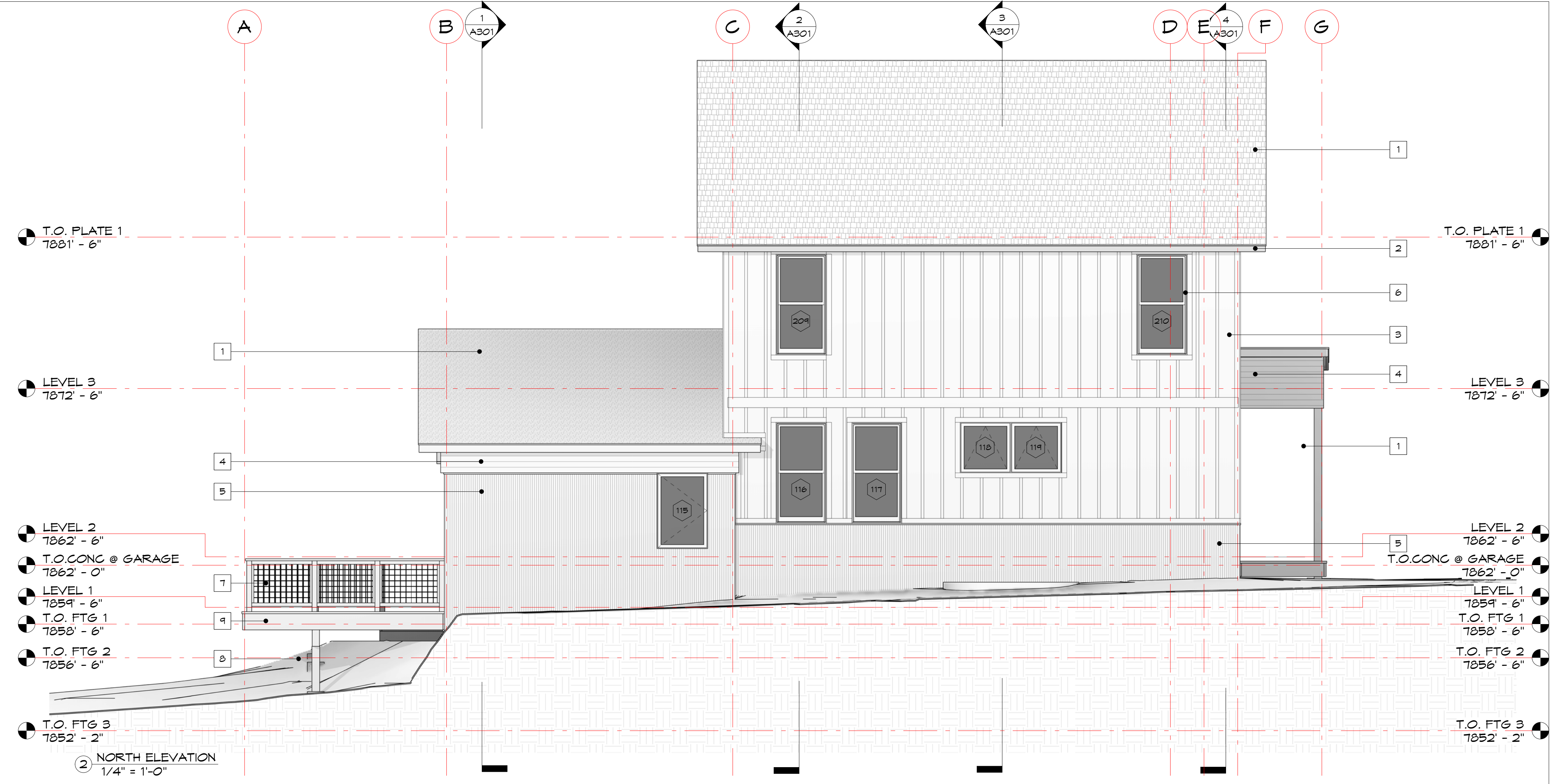
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#	Description	Date
1	DRB Submission	09/01/21

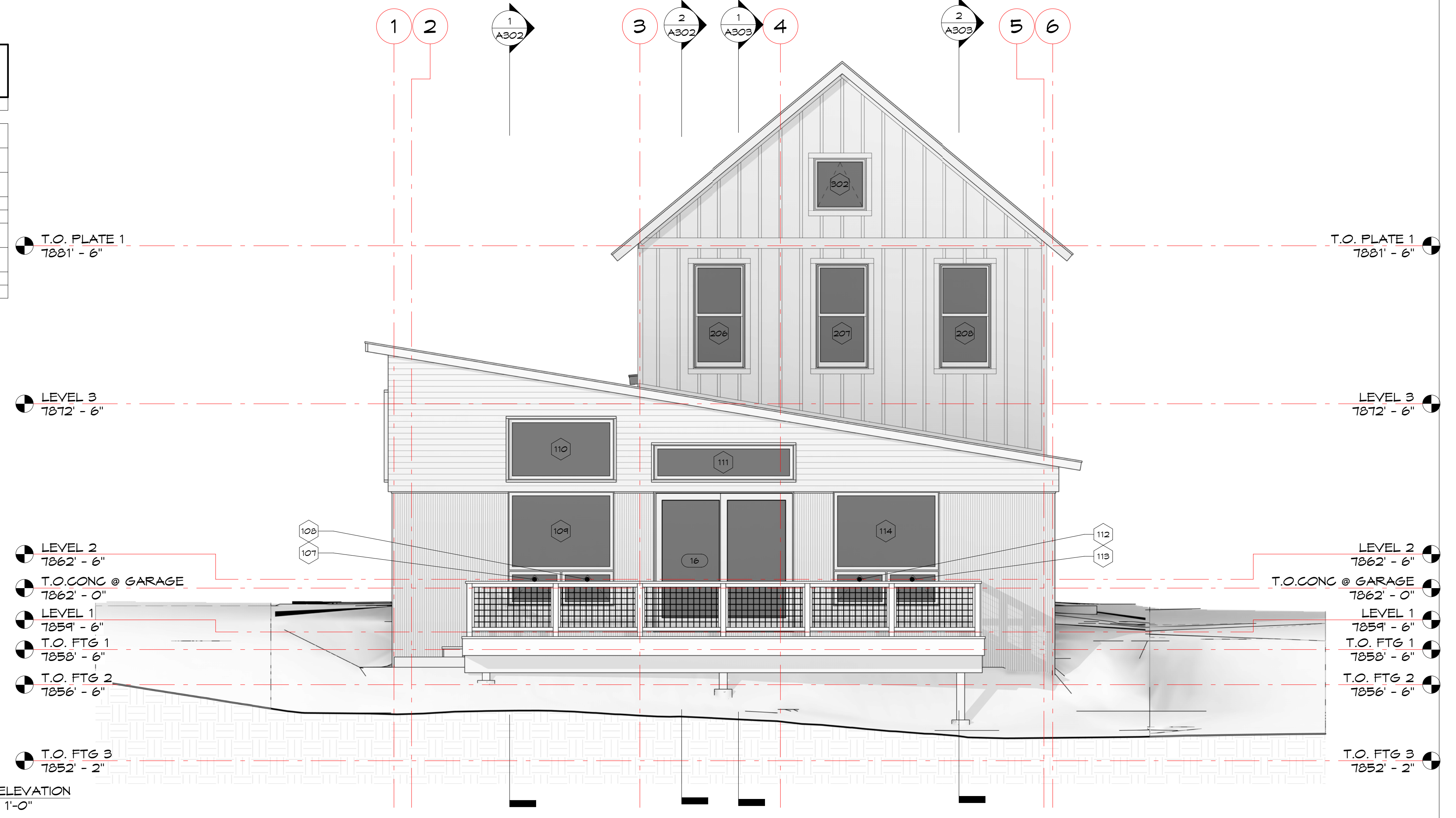
Project Number: 1908
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

ELEVATIONS

A201
 67



EXTERIOR MATERIAL LEGEND						
Key	Material	Manufacturer	Model	Color	Finish	Notes
1	APHALT SHINGLES	GAF		WEATHERED WOOD		LIFE TIME WARRANTY, APPROVED FOR LOW SLOPE ROOF APPLICATIONS
2	2x6 FASCIA, WOOD			CHARCOAL GRAY	OPAQUE STAIN	
3	BOARD & BATTEN SIDING		CEMENT BOARD	CHARCOAL GRAY	PAINT, PRE-FINISHED	
4	HORIZONTAL COMPOSITE SIDING			MIXED BROWN		
5	CORRUGATED METAL SIDING		CORE-TEN	NATURAL RUST		
6	WOOD FRAME ALUMINIUM GLAD WINDOWS			BROWN	PAINT	
7	WOOD & METAL RAILING			BROWN	OPAQUE STAIN	4"x4" WIRE MESH IV/ 6X6 POSTS, 2X6 TOP RAIL
8	6x6 WOOD COLUMN			BROWN	OPAQUE STAIN	
9	2x12 RS DECK FASCIA			BROWN	OPAQUE STAIN	



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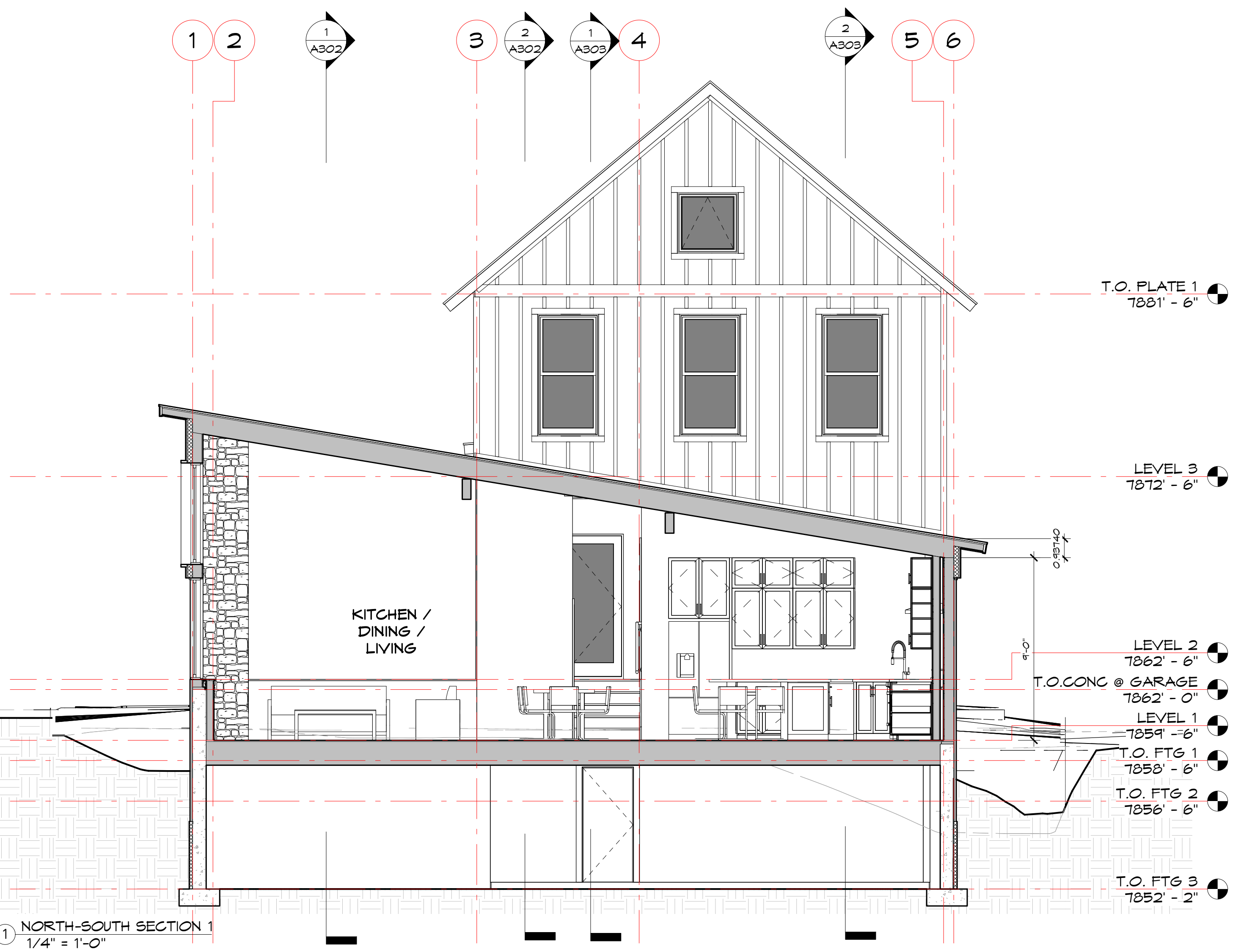
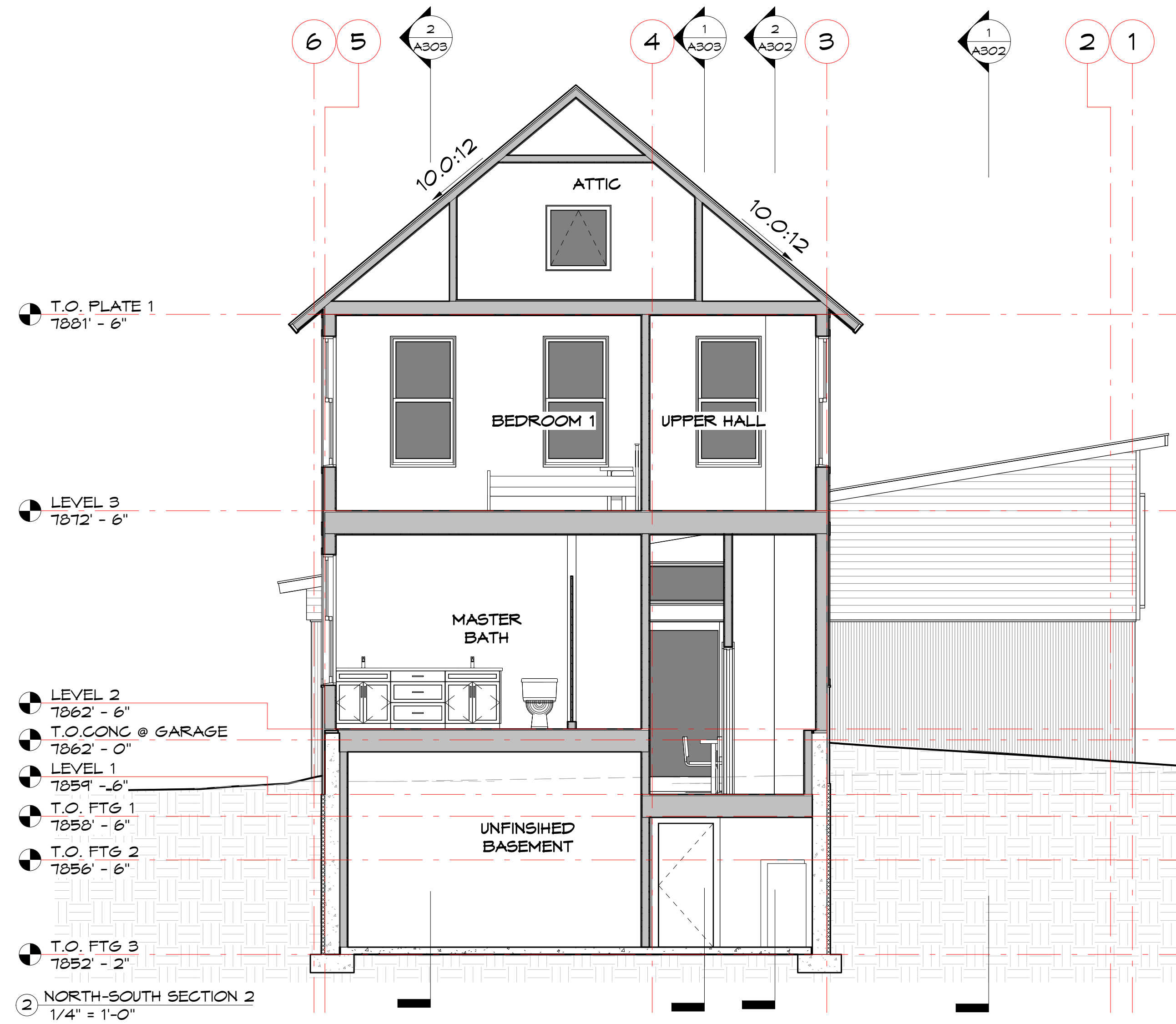
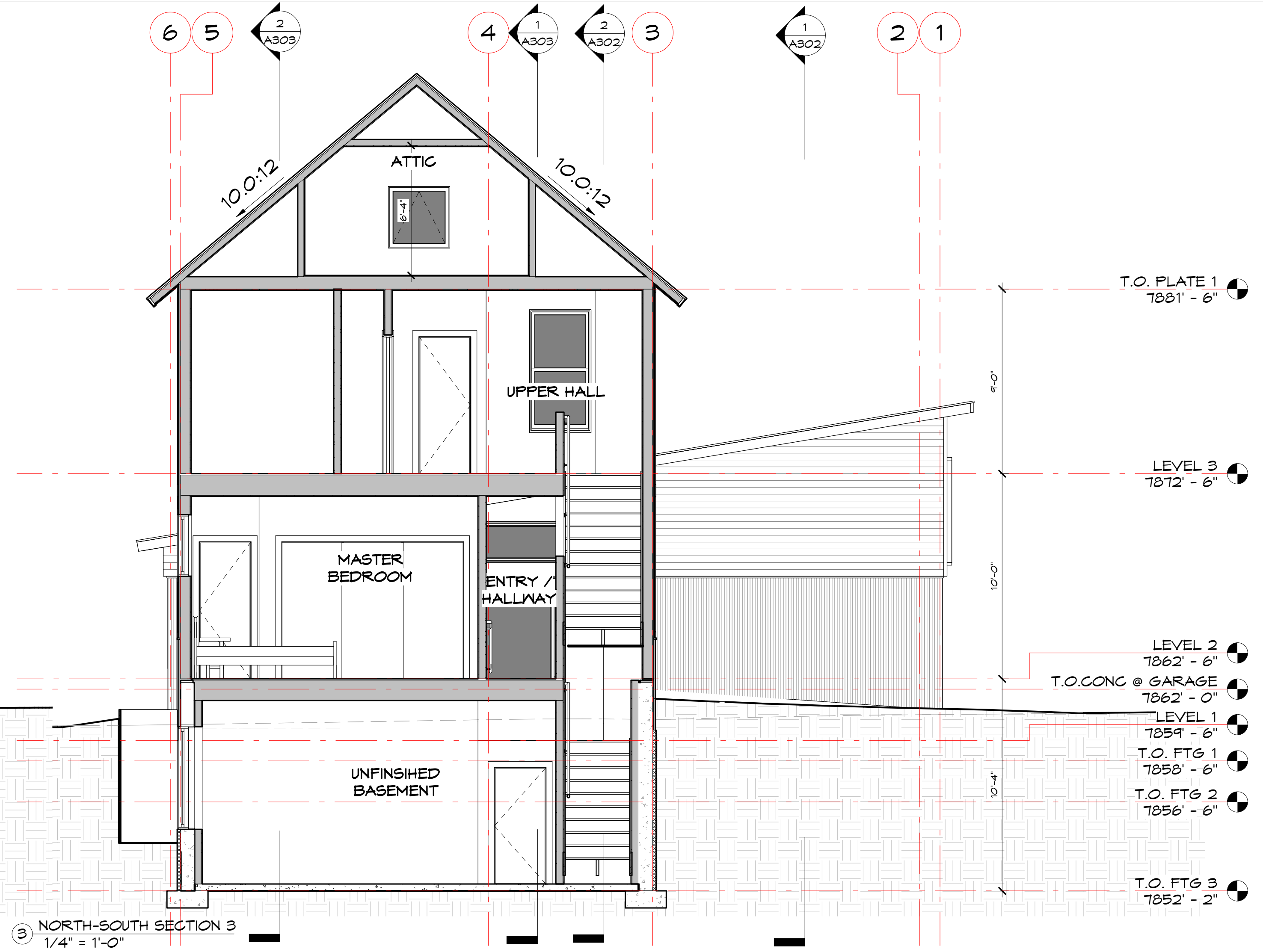
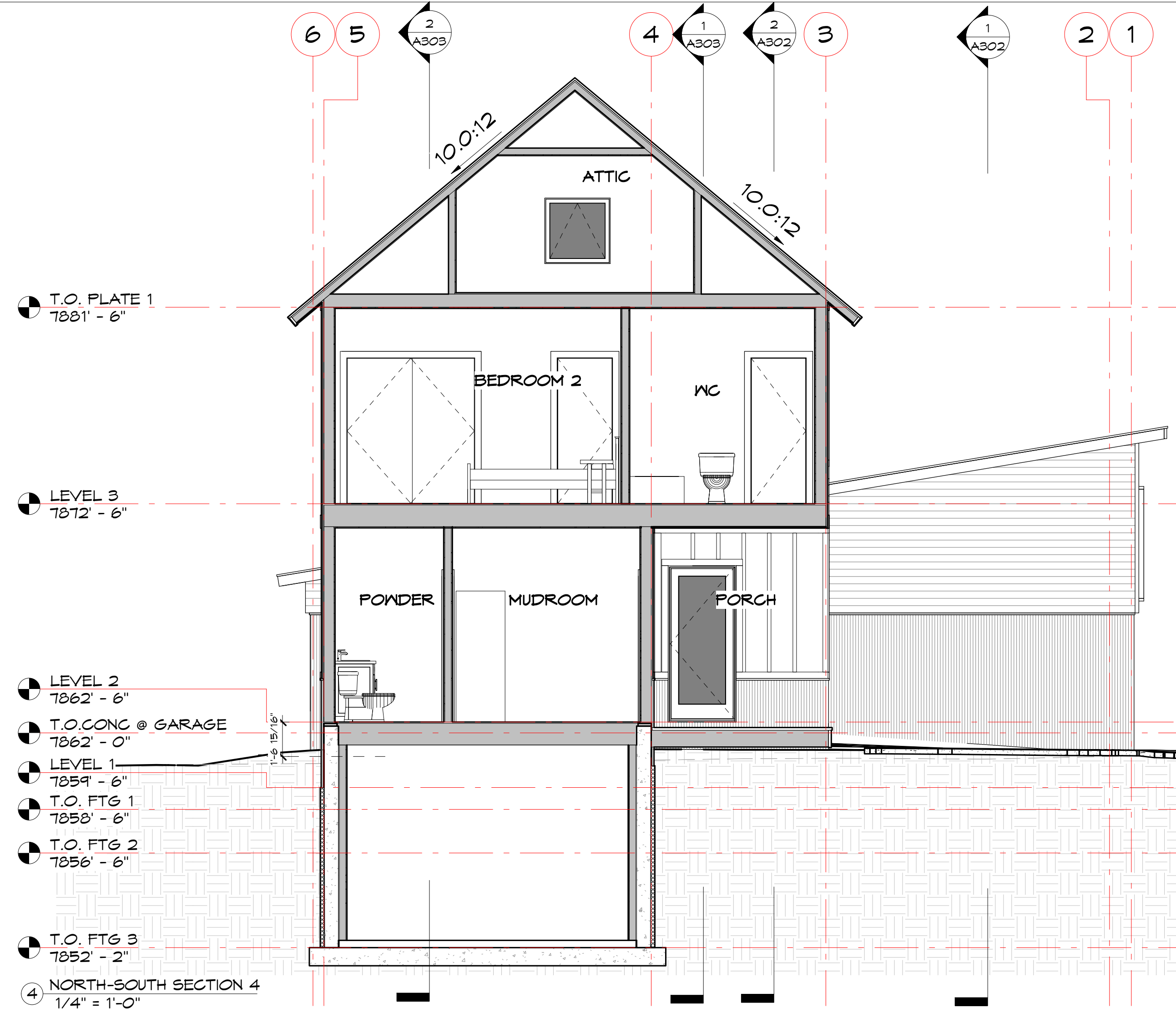
#	Description	Date
1	DRB Submission	09/01/21

Project Number: 1908
Designed by: mpp
Drawn by: mpp
Checked by: mpp

ELEVATIONS

A202
68

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Hutton Residence
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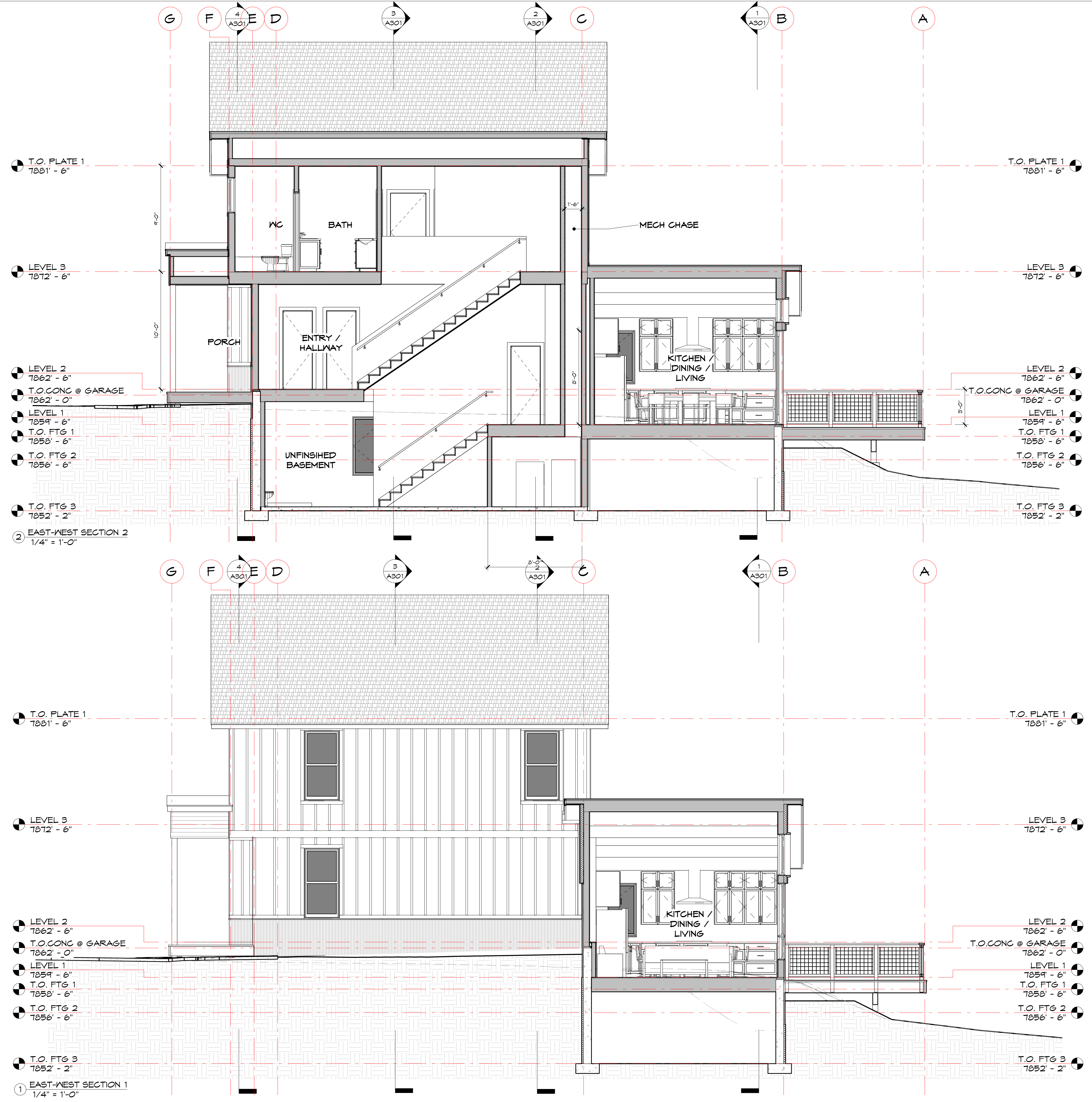
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#	Description	Date
1	DRB Submission	03/01/21

Project Number: 1908
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

BUILDING SECTIONS

A301



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Hutton Residence

Lot 14, Block 2, Booco's 2nd Addition to Minturn
Parcel Number: 2103-263-02-025
482 Eagle River Street
Minturn, CO 81645

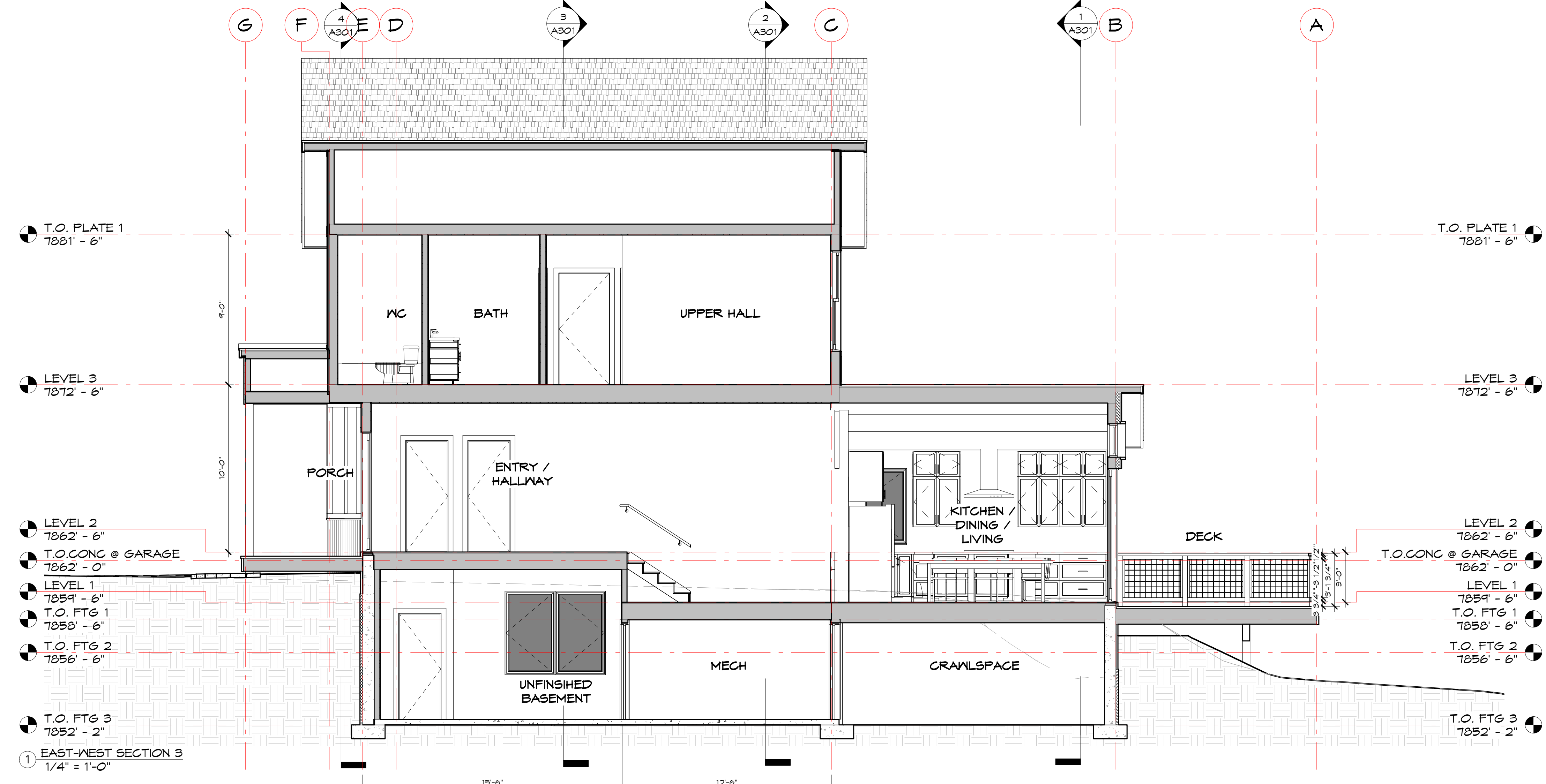
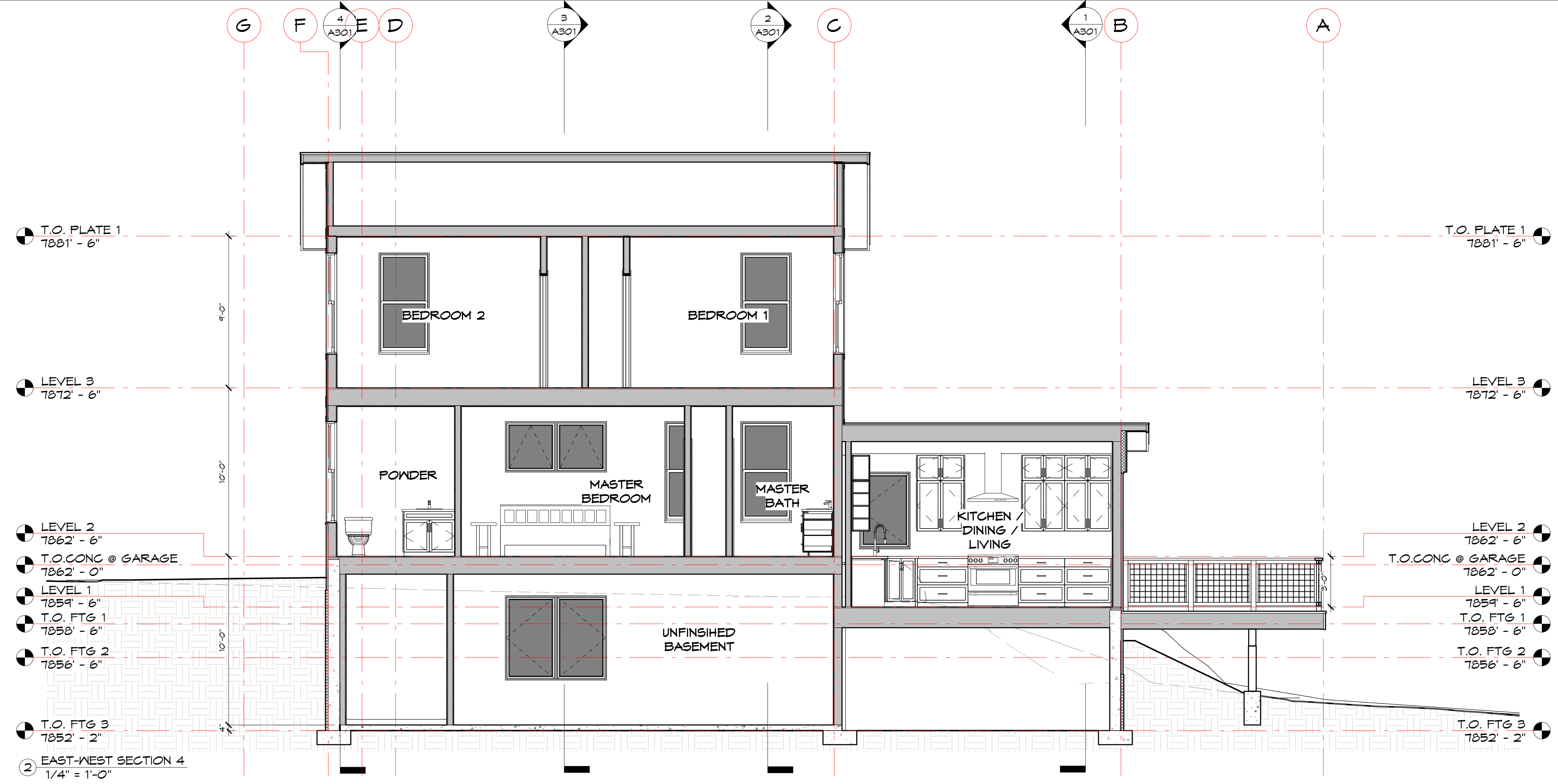
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#	Description	Date
1	DRB Submission	09/01/21

Project Number: 1908
Designed by: mpp
Drawn by: mpp
Checked by: mpp

BUILDING SECTIONS

A302



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№	Description	Date
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Project Number: 1908
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BUILDING SECTIONS

A303

Phase 2 Site Plans and Drawings



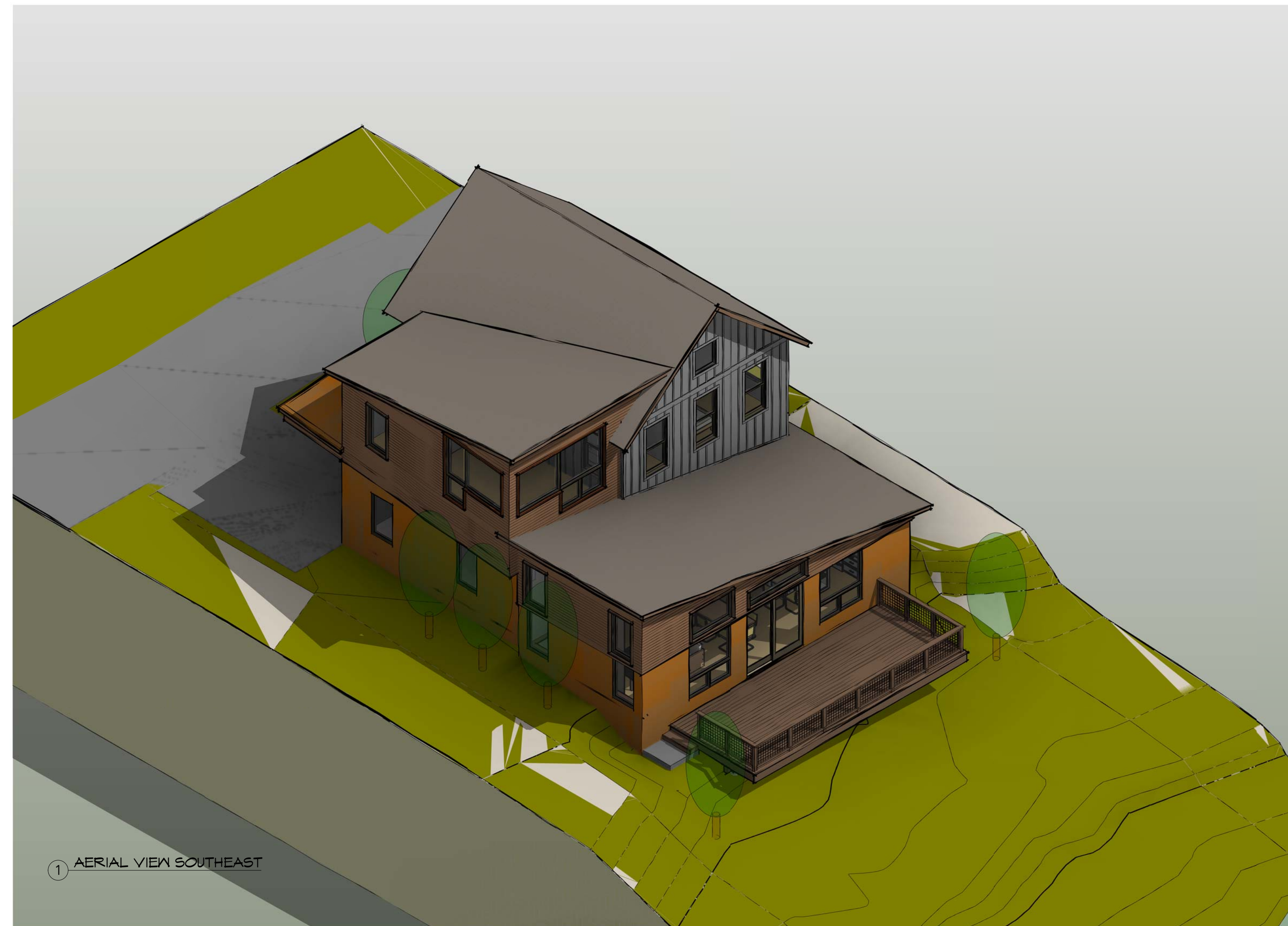
4 AERIAL VIEW NORTHWEST



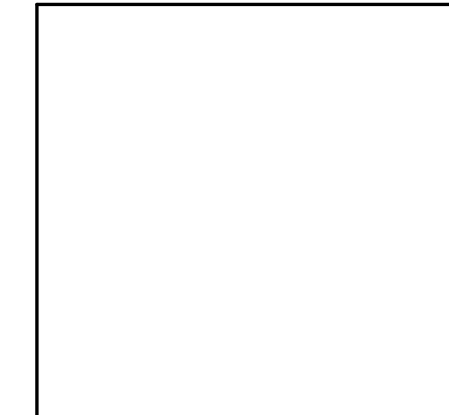
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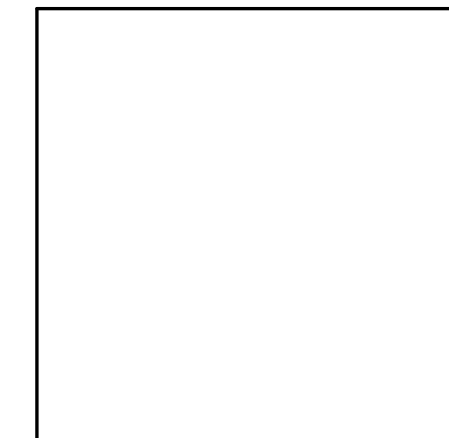
3 AERIAL VIEW SOUTHWEST



1 AERIAL VIEW SOUTHEAST



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#	Description	Date
1	DRB Submission	09/01/21

Project Number: 1908
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AERIAL VIEWS



4 GROUND VIEW NORTHWEST



2 GROUND VIEW NORTHEAST



3 GROUND VIEW SOUTHWEST



1 GROUND VIEW SOUTHEAST

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GROUND VIEWS



4 AERIAL VIEW NORTHWEST



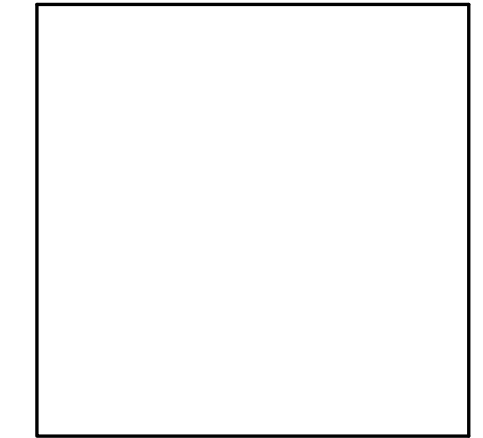
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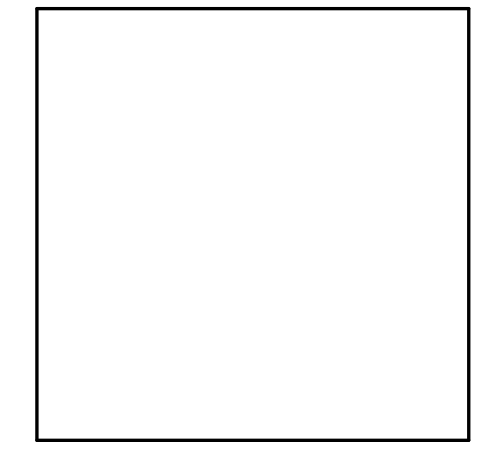
3 AERIAL VIEW SOUTHWEST



1 AERIAL VIEW SOUTHEAST



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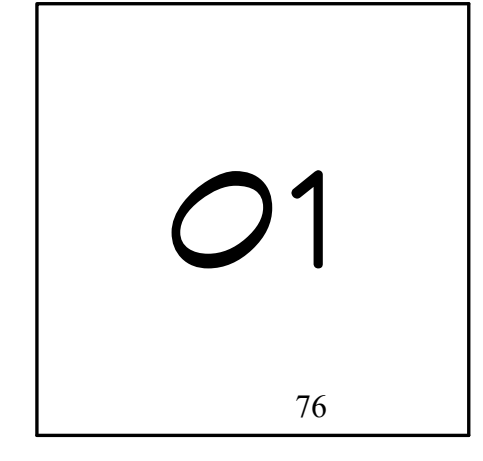
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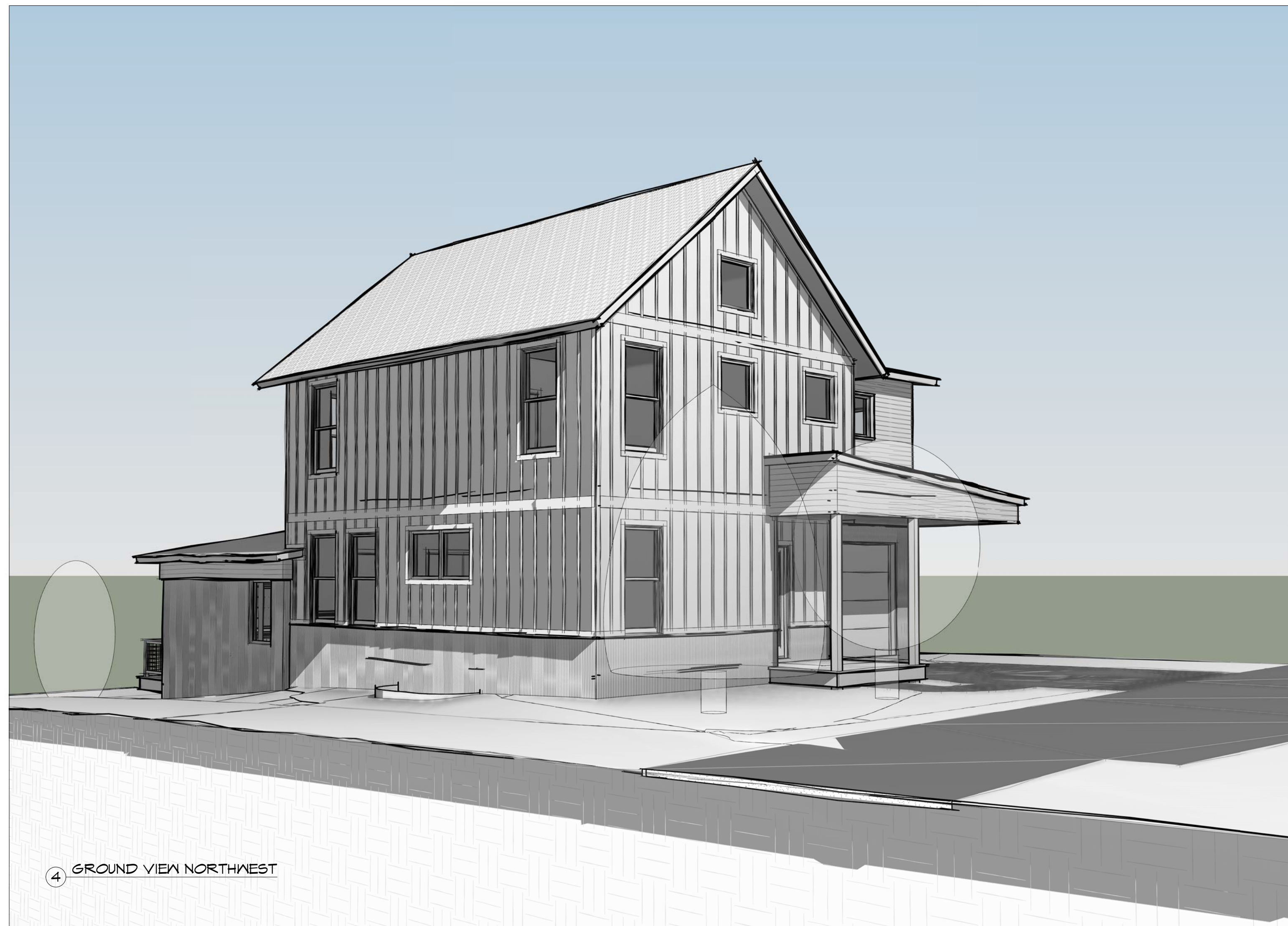
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AERIAL VIEWS





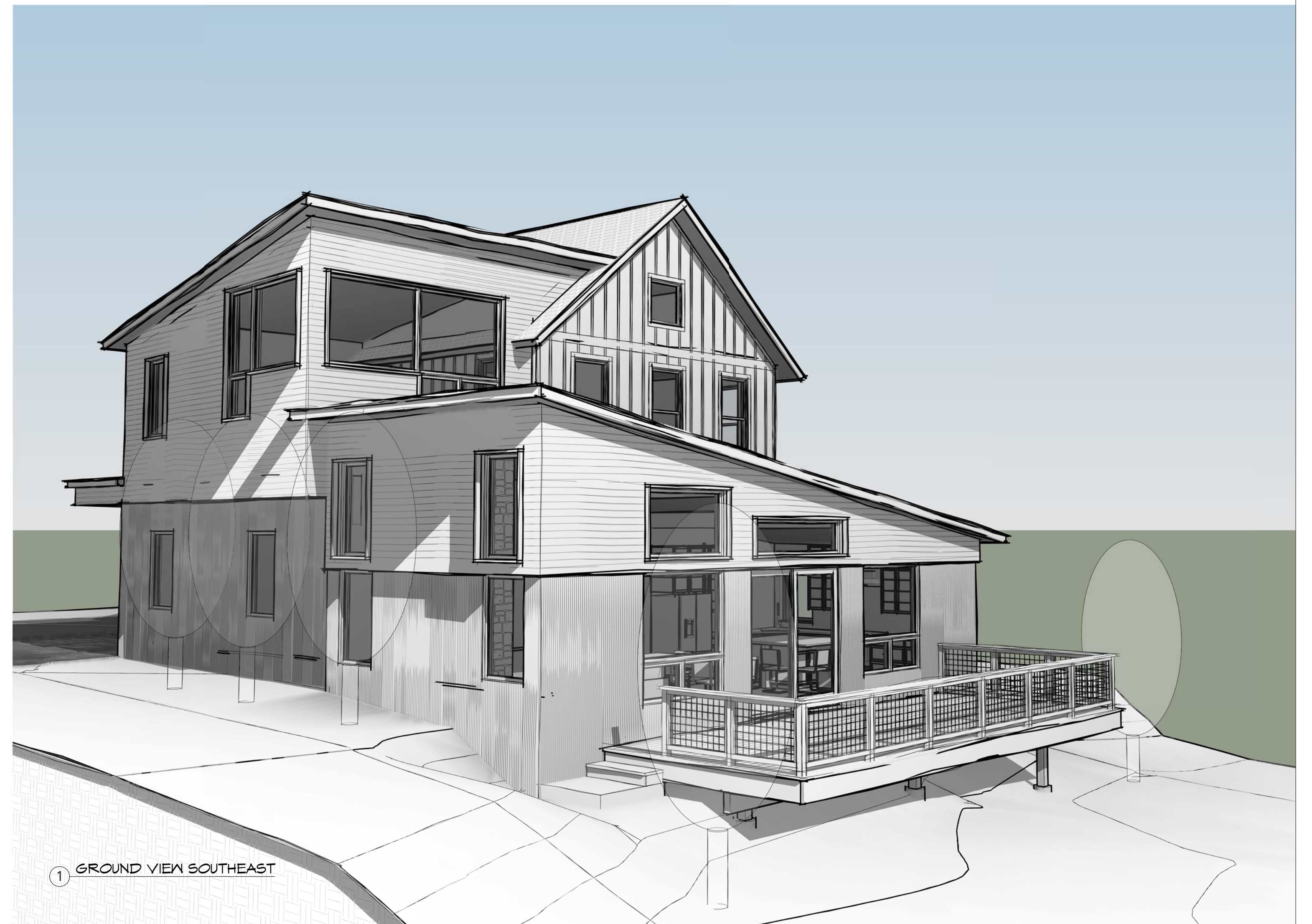
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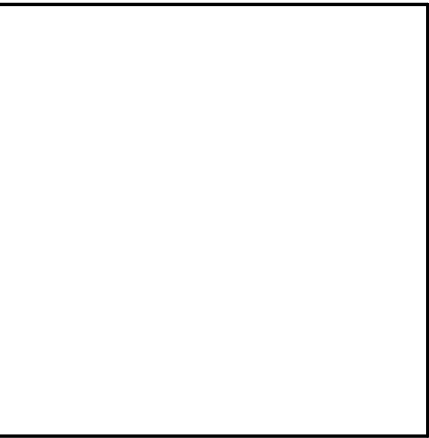
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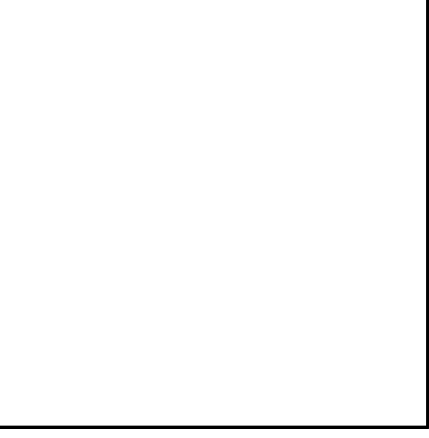
3 GROUND VIEW SOUTHWEST



1 GROUND VIEW SOUTHEAST



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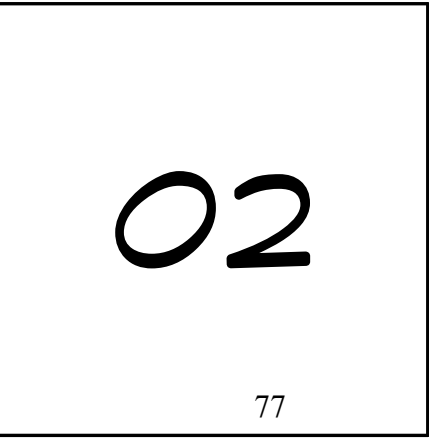
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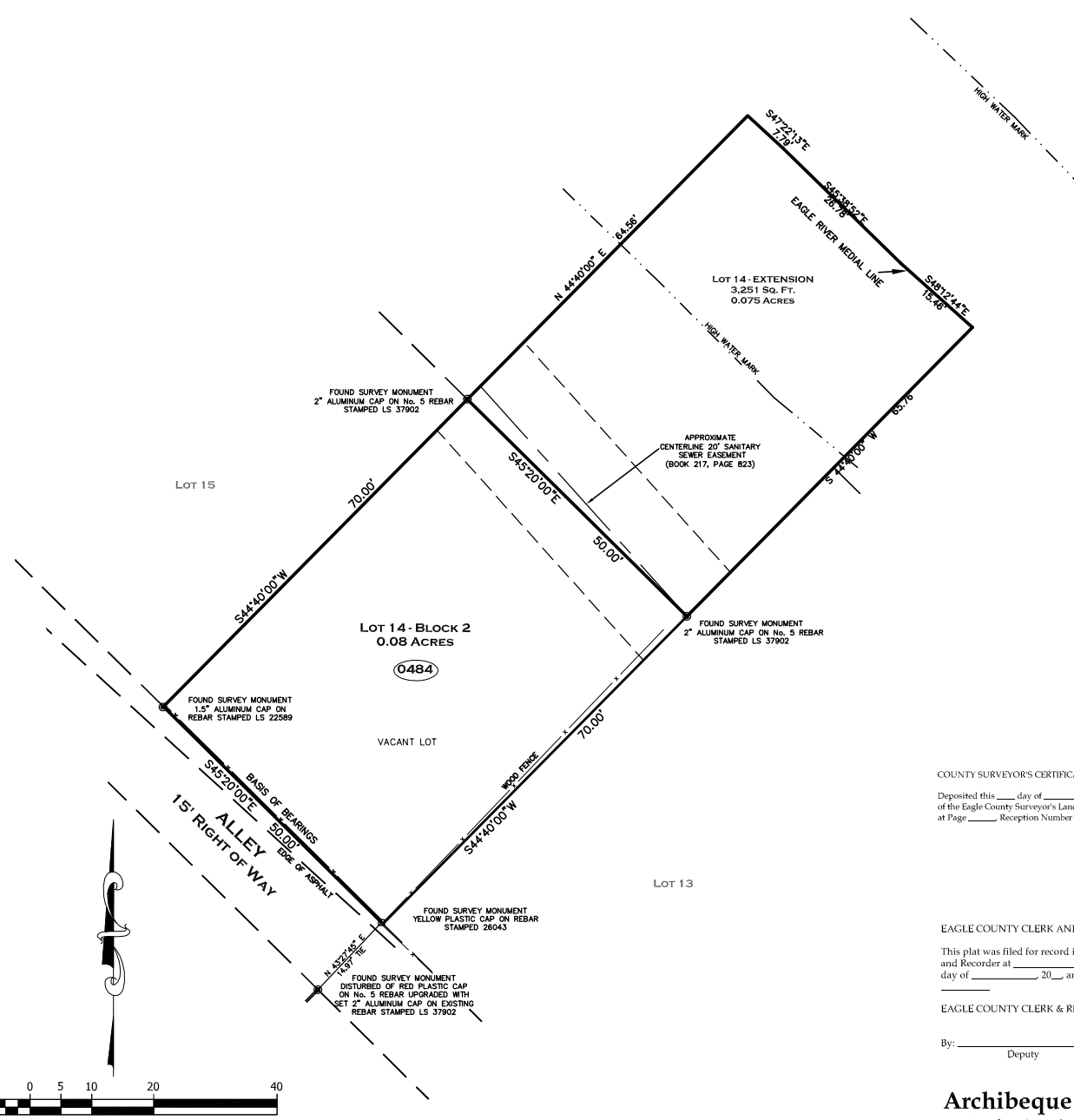
GROUND VIEWS



IMPROVEMENT SURVEY PLAT

LOT 14, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN

TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



SURVEYED LEGAL DESCRIPTION
 Lot 14, Block 2, Booco's 2nd Addition to Minturn, according to the Plat thereof as recorded in the Office of the Eagle county Clerk and Recorder, County of Eagle, State of Colorado.

Together with Lot 14 Extension:

A Parcel of land situate in Section 26, Township 5 South, Range 81 West, of the Sixth principal Meridian, Town of Minturn, being the extension of Lot 14, Block 2, Booco's 2nd Addition to Minturn, according to the Plat thereof as recorded in the Office of the Eagle county Clerk and Recorder, County of Eagle, State of Colorado, and lying south and West of the medial line of the Eagle River, being more particularly described as follows:
 Beginning at northerly corner of said Lot 14; thence N44°40'00\"/>

NOTES:

- 1) Survey Date: October 6, 2016.
- 2) Location of Improvements, Lot lines, and Easements are based upon the Booco's Addition to the Town of Minturn, and Survey Monuments found at the time of this survey as shown herein.
- 3) STREET ADDRESS: 0484 Main Street (Not Posted).
- 4) Basis of Bearing: S45°20'00\"/>

SURVEYOR'S CERTIFICATE

I, Theodore J. Archibeque a Licensed Professional Land Surveyor in the State of Colorado, hereby certify that this Improvement Survey Plat was done by me or under my responsible charge, and that it was performed using the standard care and practice used in the area at the time of the survey, and is based upon the my knowledge, information and belief. This certification is not a guarantee or warranty, either expressed or implied. The Notes herein are a part of this certification.



Theodore J. Archibeque, PL5 37902
 Professional Land Surveyor
 State of Colorado

COUNTY SURVEYOR'S CERTIFICATE

Deposited this ___ day of _____, 20___, at ___ M in Book ___ of the Eagle County Surveyor's Land Survey Plats/ Rights-of-Way Surveys at Page ___ Reception Number ____

 County Surveyor

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder at _____ o'clock ___ M, on the _____ day of _____, 20___, and is duly recorded in Reception No. _____

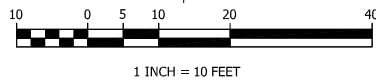
EAGLE COUNTY CLERK & RECORDER

By: _____
 Deputy

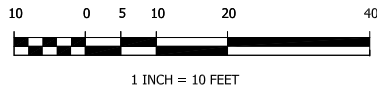
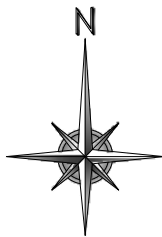
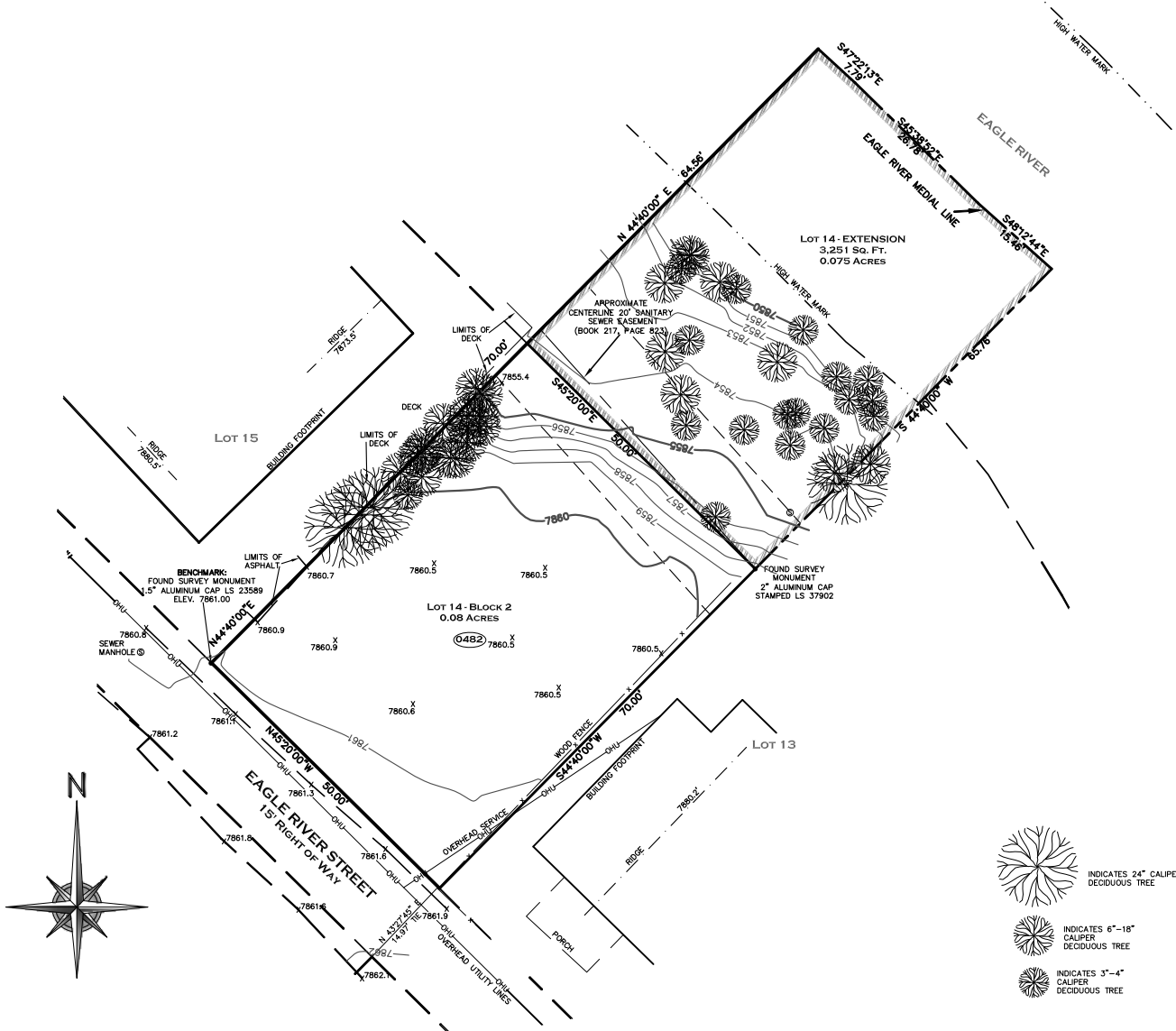
Archibeque Land Consulting, Ltd
 ~ Professional Land Surveying & Mapping ~
 105 Capitol Street, Suite 5 - P.O. Box 3893
 Eagle, Colorado 81631
 970.328.6020 Office 970.328.6021 Fax




IMPROVEMENT SURVEY PLAT			
LOT 14, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN			
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO			
DRAWN BY:	CAP	JOB NUMBER:	05152
SHEET	1 of 1	DATE:	10-11-16
DRAWING NAME:	05152_ISP2.DWG		78
CHECKED BY:	TJA		

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, or no events may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon. Additionally, this document is prepared for the sole purpose of use by the parties stated herein. The improvements are generally illustrated as shown and only appear (unless at the time of fieldwork) improvements and encroachments are noted. Archibeque Land Consulting, Ltd, its owner(s) and employee(s) will not be liable for more than the cost of this document, and then only to the parties specifically shown hereon. Acceptance and/or use of this document for any purpose constitutes acknowledgment and agreement to all terms stated herein.



TOPOGRAPHIC SURVEY
LOT 14, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



-  INDICATES 24" CALIPER DECIDUOUS TREE
-  INDICATES 6"-18" CALIPER DECIDUOUS TREE
-  INDICATES 3"-4" CALIPER DECIDUOUS TREE



Theodore J. Archibeque PLS 37902
 Colorado Professional Land Surveyor

LEGAL DESCRIPTION

Lot 14, Block 2, Booco's Addition to the Town of Minturn, according to the recorded Plat thereof, County of Eagle, State of Colorado.

NOTES:

- 1) Survey Date: April 18, 2014.
- 2) Location of Improvements, Lot lines, and Easements are based upon the Plat of Booco's Addition to the Town of Minturn & Title Commitment No V50034033 provided by Land Title, and Survey Monuments found, as shown hereon.
- Pertaining to said title commitment, Schedule B-2, Item 14 is a right of way easement for Sanitary Sewer granted in document recorded at Book 217, Page 823 and pertains to subject property. The mathematical location was not definable for the document and is shown approximate hereon.
- 3) Street Address: 0484 Main Street. (Not Posted)
- 4) Elevation Datum: 7861.00' on the southwest property corner, this NAVD 88 Elevation was interpolated from public data sets.
- 5) Contour Interval: 1 foot.
- 6) Utilities are shown approximately and should be field verified prior to excavation.
- 7) Surveyor does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.
- 8) This Topographic Survey was prepared for the exclusive use of Nancy Hassett, and is valid only if print has original seal and signature of surveyor.
- 9) Lineal Units of the U.S. Survey Foot were used herein.

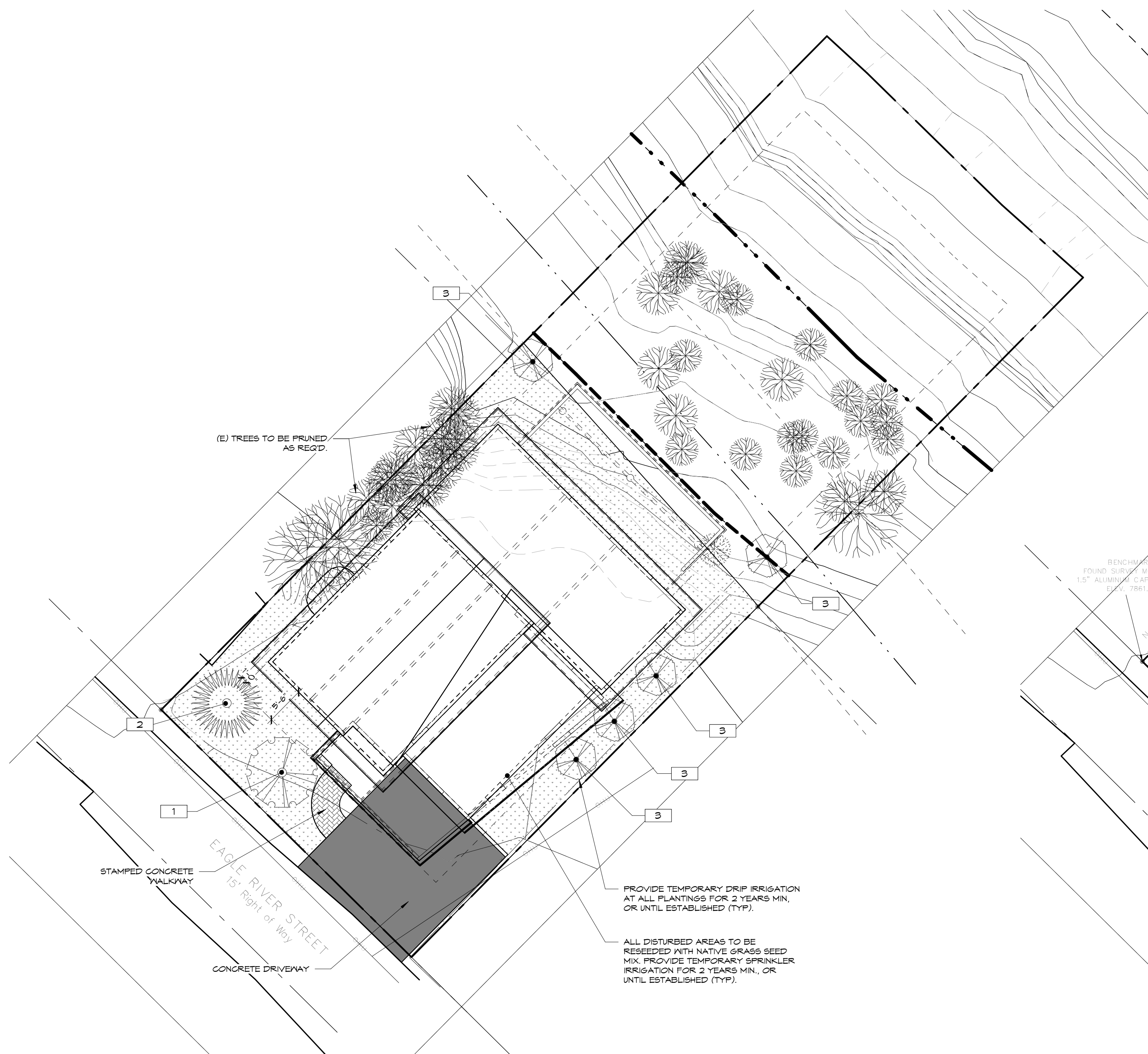
I, Theodore J. Archibeque, a Professional Land Surveyor in the State of Colorado, hereby certify that this Topographic Map was based upon my knowledge, information and belief, and was prepared by me or under my responsible charge, and that it was performed in accordance with standard care and practice used in the area at the time of the survey. This certification is not a guaranty or warranty, either expressed or implied and the Notes hereon are a part of this certification.

07-22-2019 TJA REVISED STREET NAME

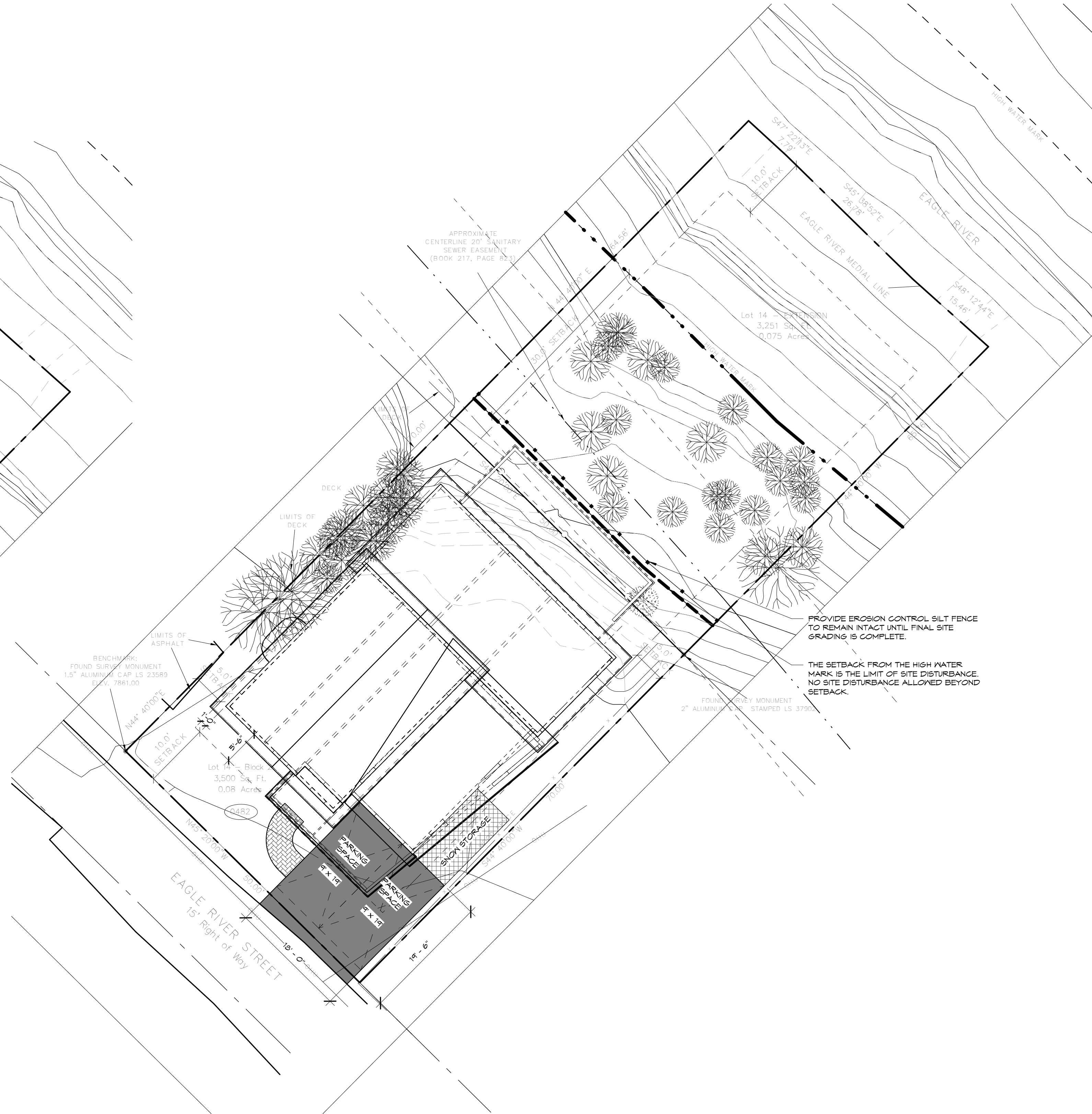
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 Eagle, Colorado 81631
 970.328.6020 Office 970.328.6021 Fax

TOPOGRAPHIC SURVEY		
LOT 14, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN		
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO		
DRAWN BY:	KMD	JOB NUMBER: 05152
		DRAWING NAME: 05152_TOPO.dwg
SHEET 1 of 1	DATE: 05-09-2014	CHECKED BY: TJA

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2 LANDSCAPE PLAN PHASE 2
1" = 10'-0"



1 SITE PLAN PHASE 2
1" = 10'-0"

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Hutton Residence
Lot 14, Block 2, Booco's 2nd Addition to Minturn
Parcel Number: 2103-263-02-025
482 Eagle River Street
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#	Description	Date
1	DRB Submission	09/01/21

Project Number:	1908
Designed by:	Author
Drawn by:	Author
Checked by:	Checker

SITE & LANDSCAPE
PLANS PHASE 2

EFFECTIVE LOT AREA & ALLOWABLE COVERAGES

EFFECTIVE LOT AREA	BUILDING LOT COVERAGE	IMPERVIOUS SURFACE AREA - 40%
5,270 SF	2,108 SF	2,635 SF

BUILDING LOT COVERAGE PHASE 2

BUILDING FOOTPRINT COVERAGE	1,682 SF
SHED ROOF COVERAGE	163 SF
	1,845 SF

IMPERVIOUS SURFACE AREA PHASE 2

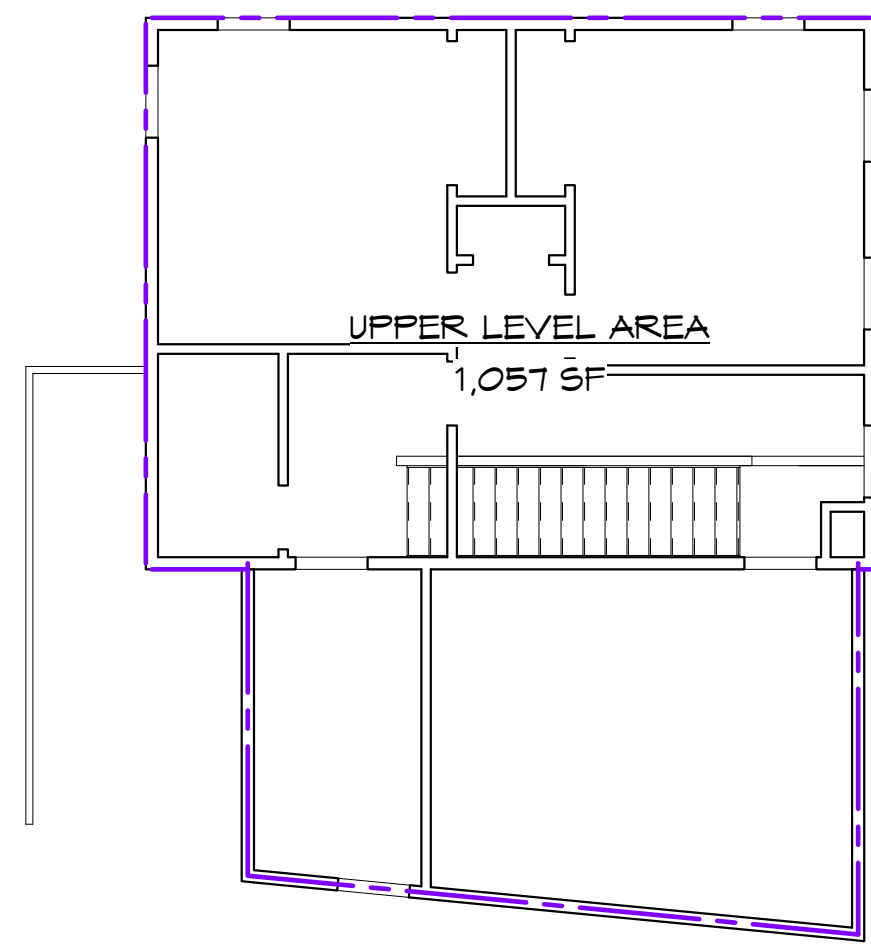
BUILDING FOOTPRINT COVERAGE	1,682 SF
DECK COVERAGE	354 SF
SHED ROOF COVERAGE	163 SF
DRIVEWAY COVERAGE	256 SF
WALKWAY COVERAGE	36 SF
	2,491 SF

LIVEABLE FLOOR AREA PHASE 2

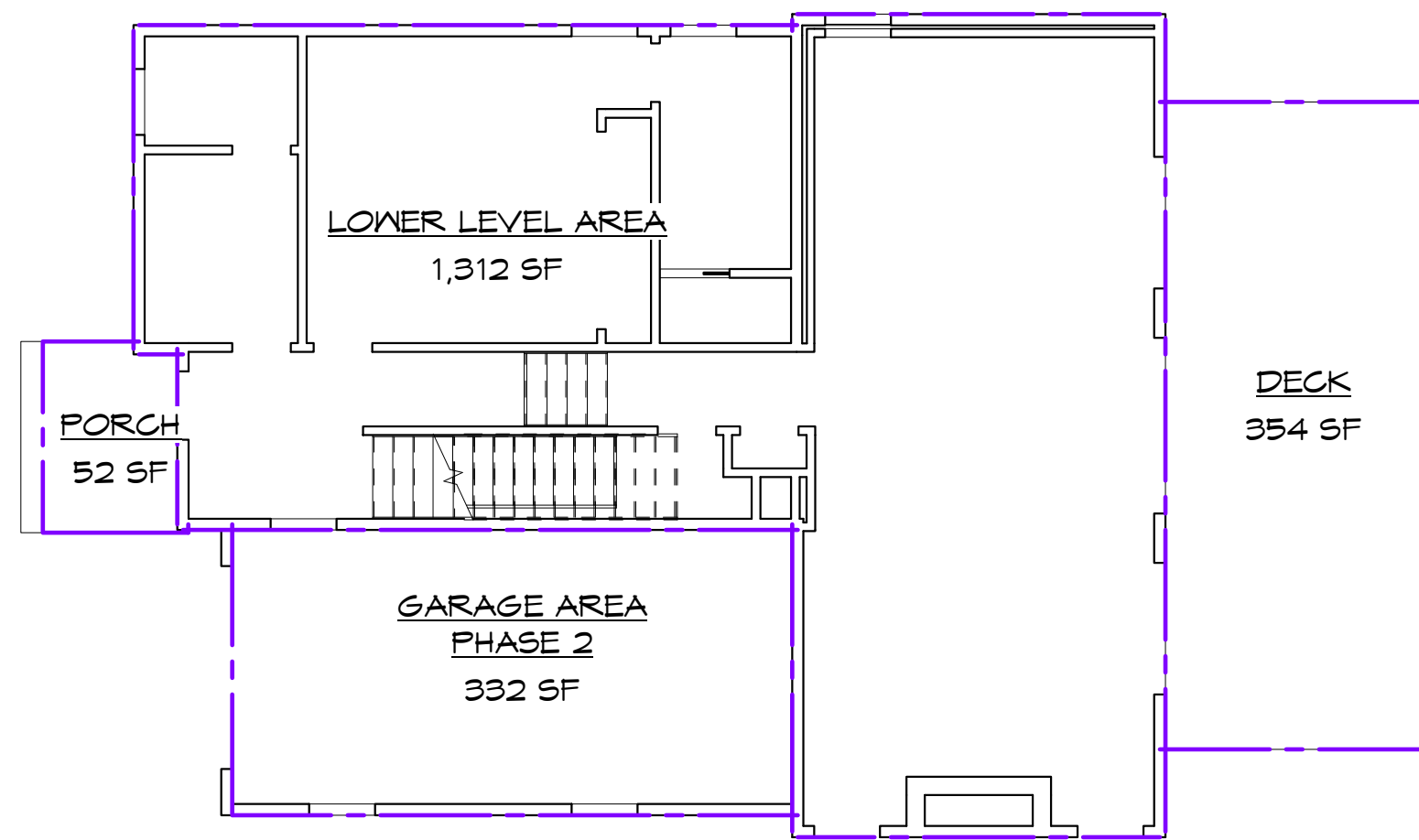
LOWER LEVEL AREA	1,312 SF
UPPER LEVEL AREA	1,057 SF
	2,369 SF

TOTAL BUILDING AREA PHASE 2

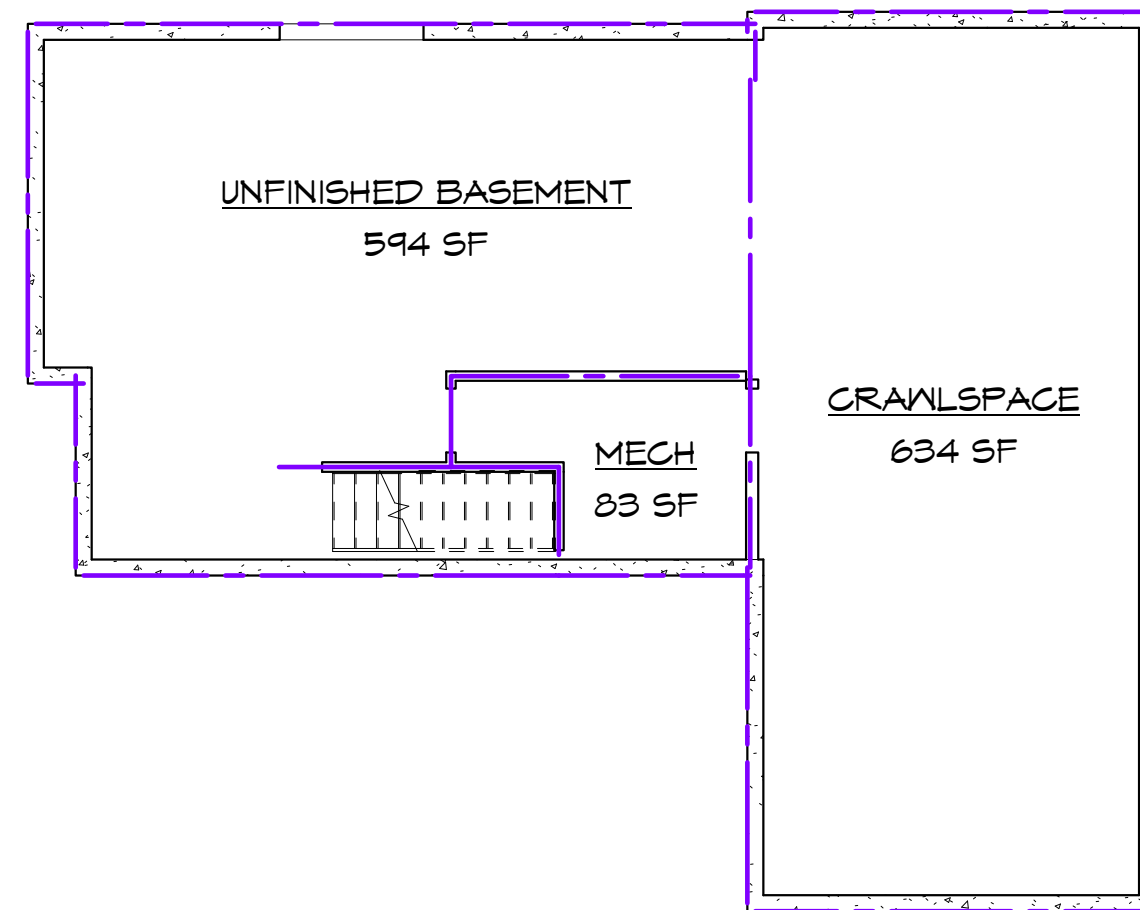
UNFINISHED BASEMENT	594 SF
MECH	83 SF
CRAWLSPACE	634 SF
GARAGE AREA PHASE 2	332 SF
LOWER LEVEL AREA	1,312 SF
UPPER LEVEL AREA	1,057 SF
	4,011 SF



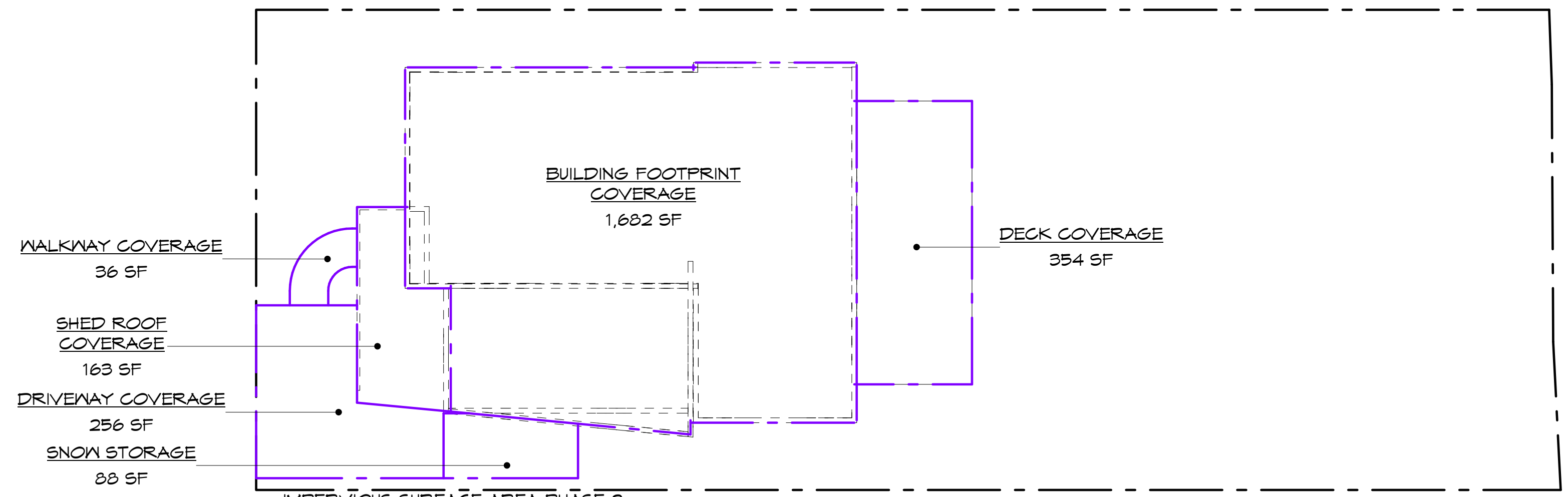
① UPPER LEVEL AREA PHASE 2
1/8" = 1'-0"



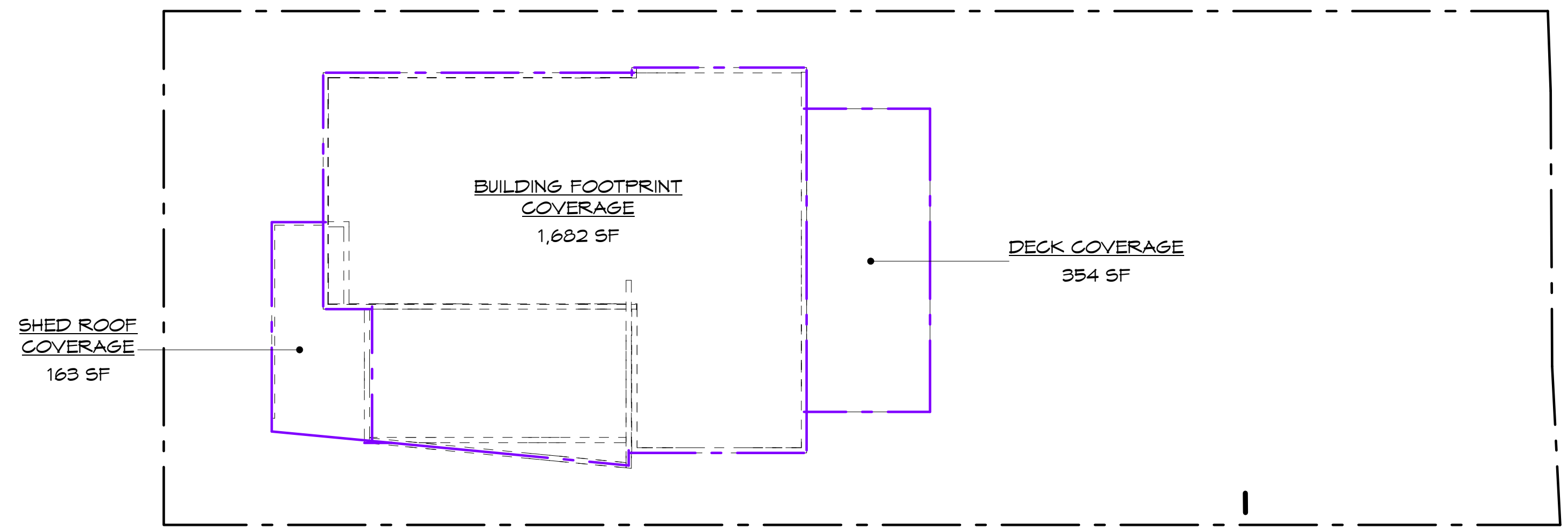
② LOWER LEVEL AREA PHASE 2
1/8" = 1'-0"



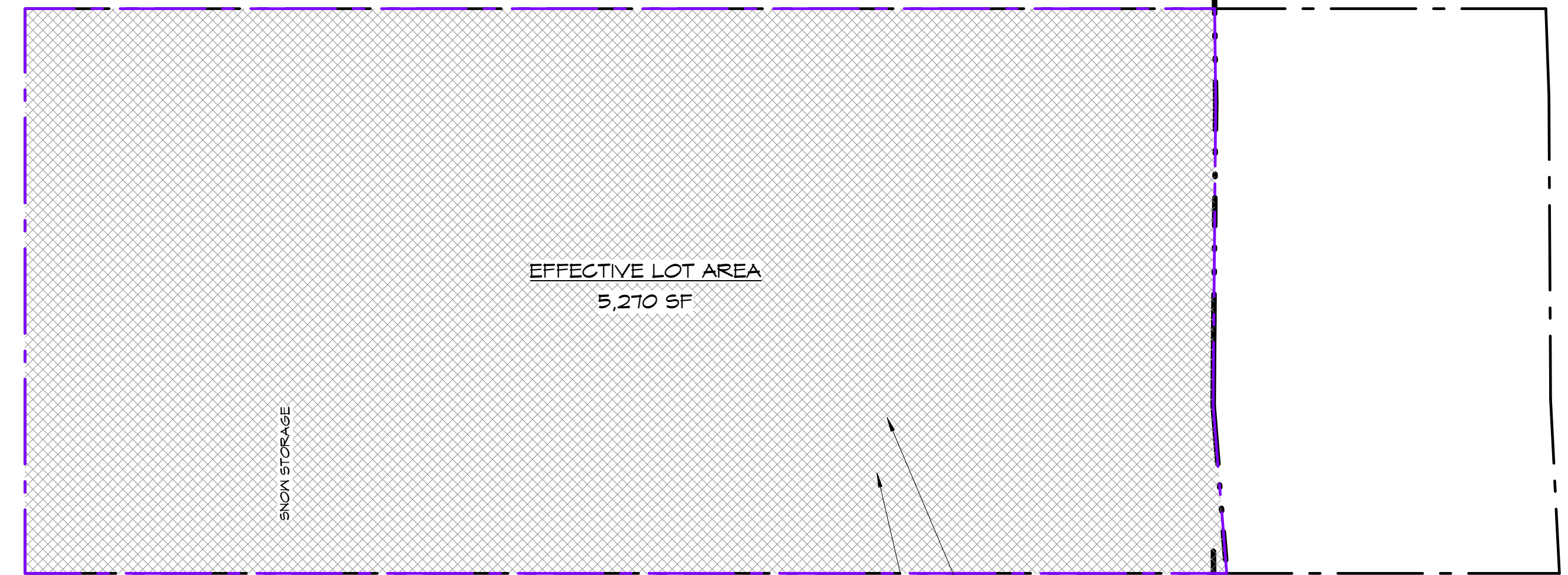
③ BASEMENT AREA PHASE 2
1/8" = 1'-0"



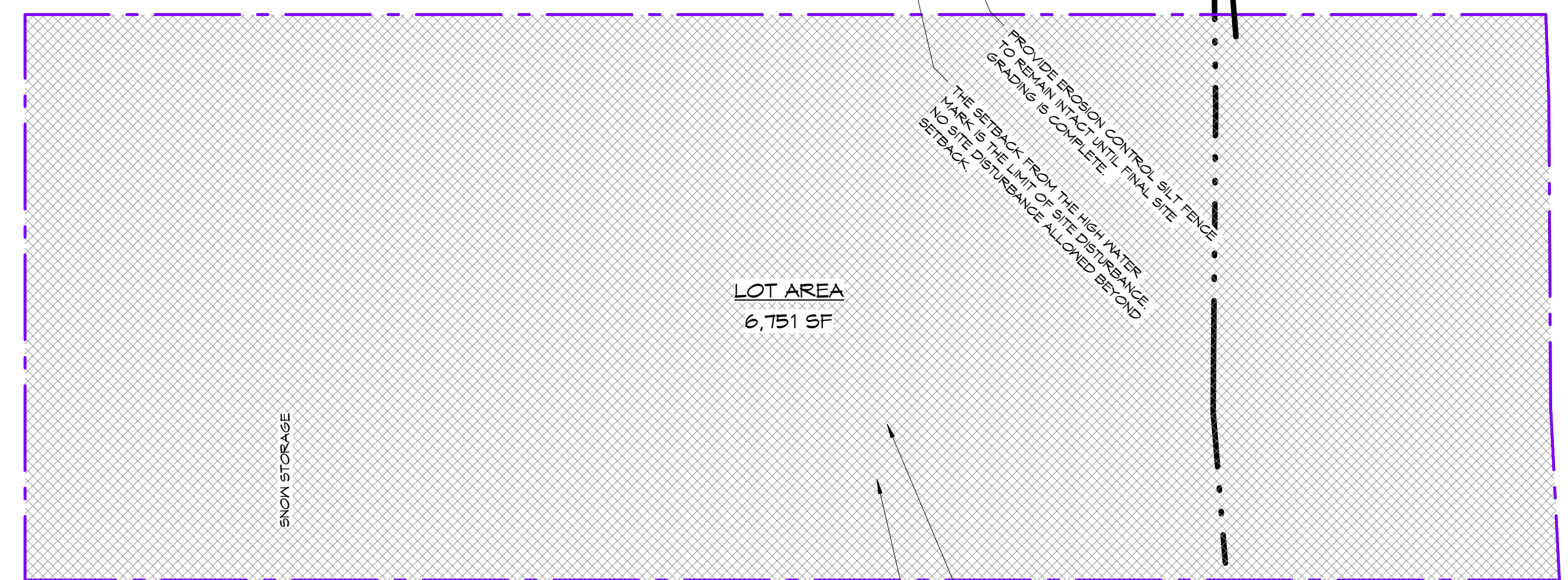
④ IMPERVIOUS SURFACE AREA PHASE 2
1" = 10'-0"



⑤ BUILDING LOT COVERAGE PHASE 2
1" = 10'-0"



⑥ EFFECTIVE LOT AREA
1" = 10'-0"



⑦ LOT AREA
1" = 10'-0"

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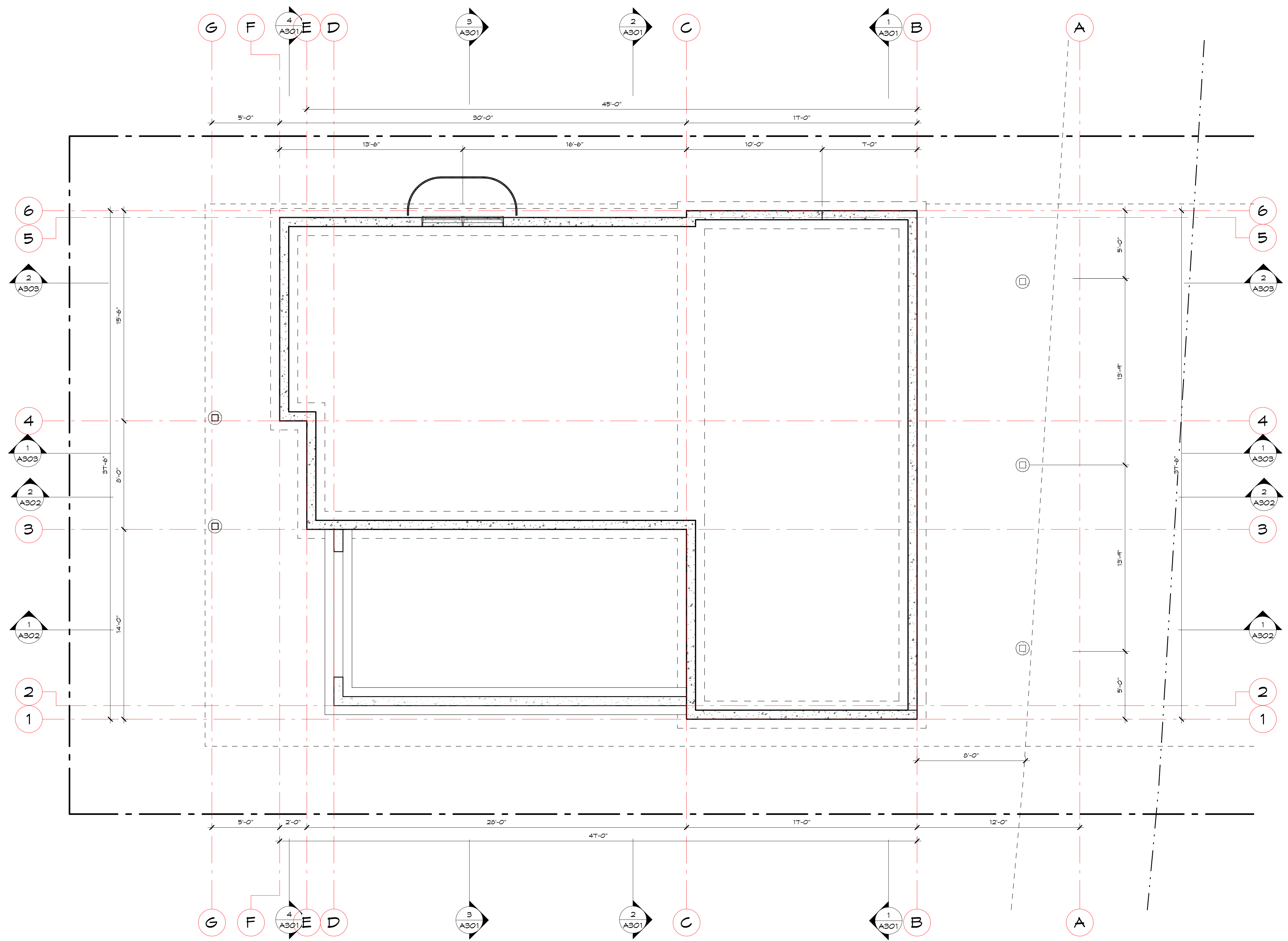
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Description	Date

Project Number: 1908
Designed by: Author
Drawn by: Author
Checked by: Checker

LOT & BUILDING ANALYSIS PHASE 2

A002



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

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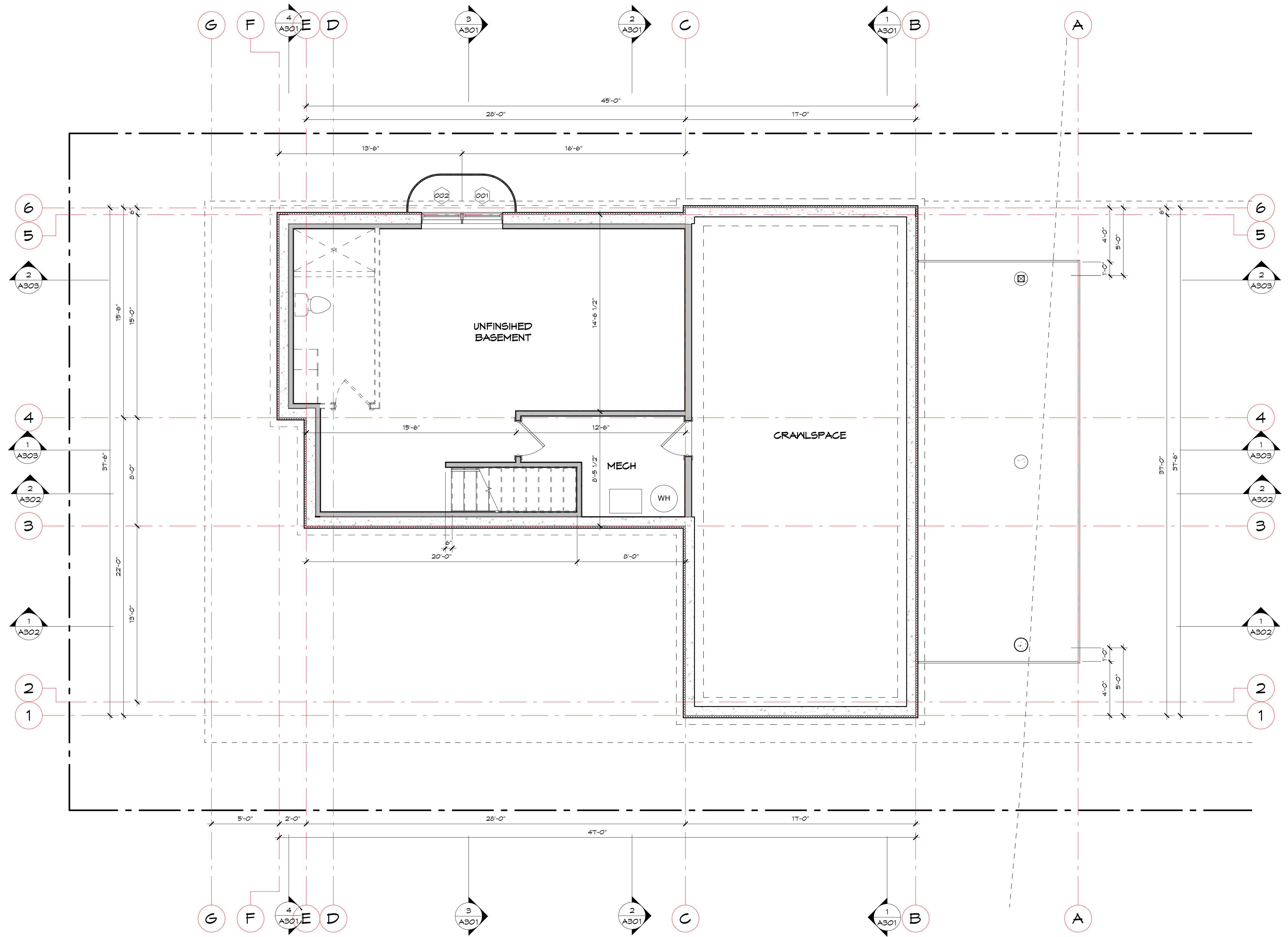
Description	Date

Project Number: 1908
Designed by: mpp
Drawn by: mpp
Checked by: mpp

FOUNDATION PLAN

A101

82



1 BASEMENT FLOOR PLAN
 1/4" = 1'-0"

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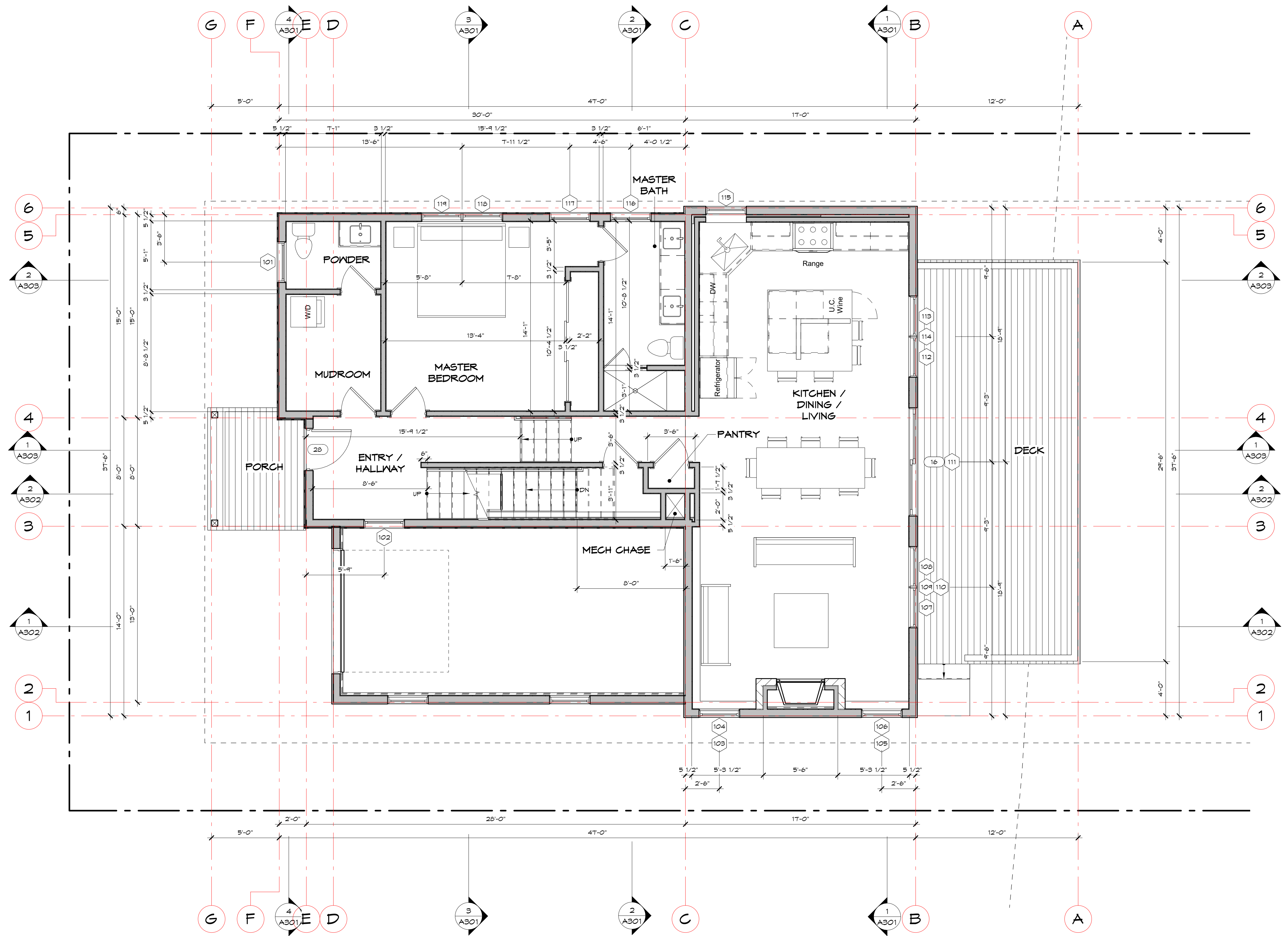
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#	Description	Date
1	DRB Submission	03/01/21

Project Number: 1908
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

BASEMENT FLOOR PLAN

A102



① LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

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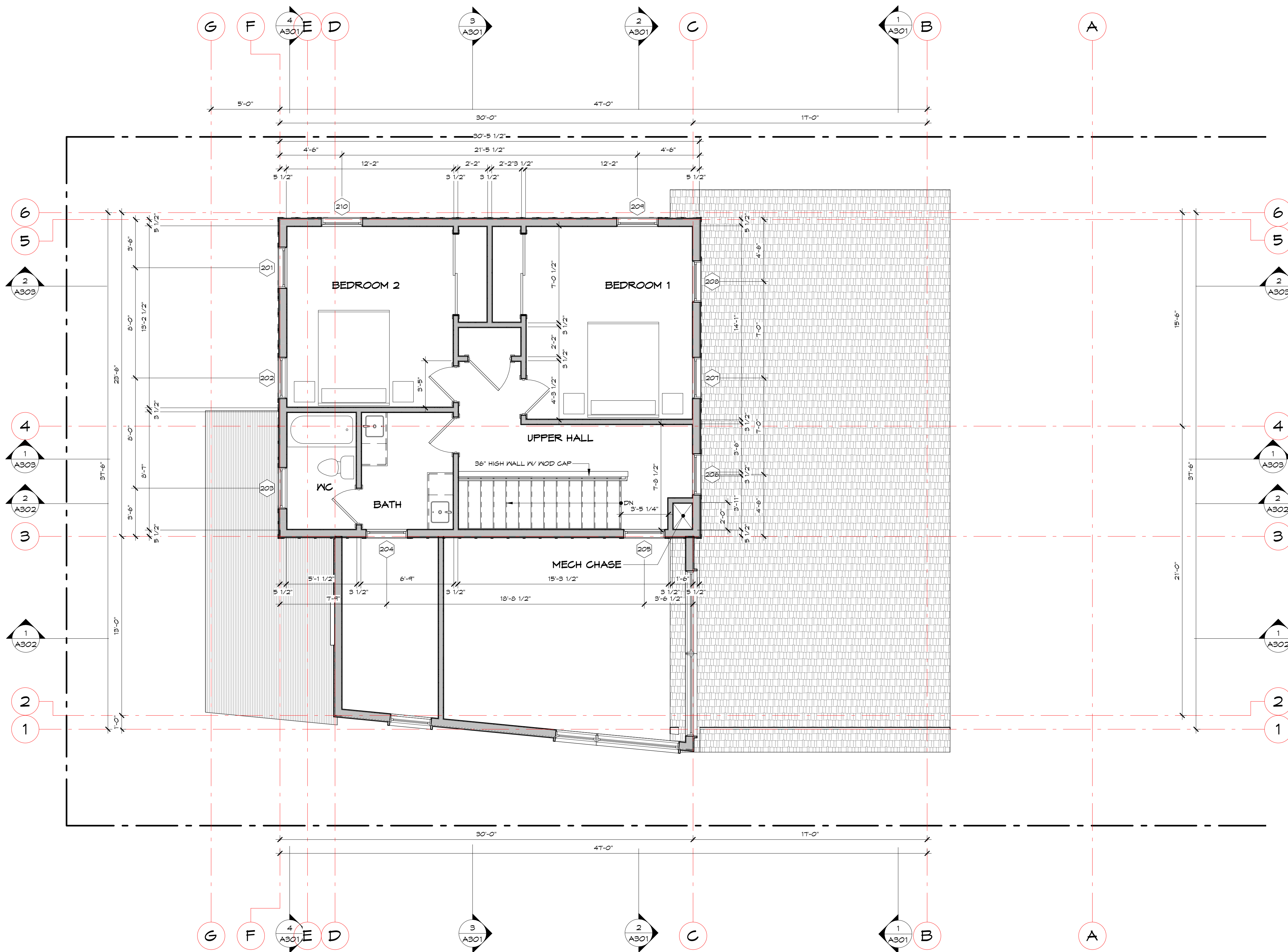
№	Description	Date
1	DRB Submission	03/01/21

Project Number: 1908
Designed by: mpp
Drawn by: mpp
Checked by: mpp

LOWER LEVEL FLOOR PLAN

A103

84



① UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

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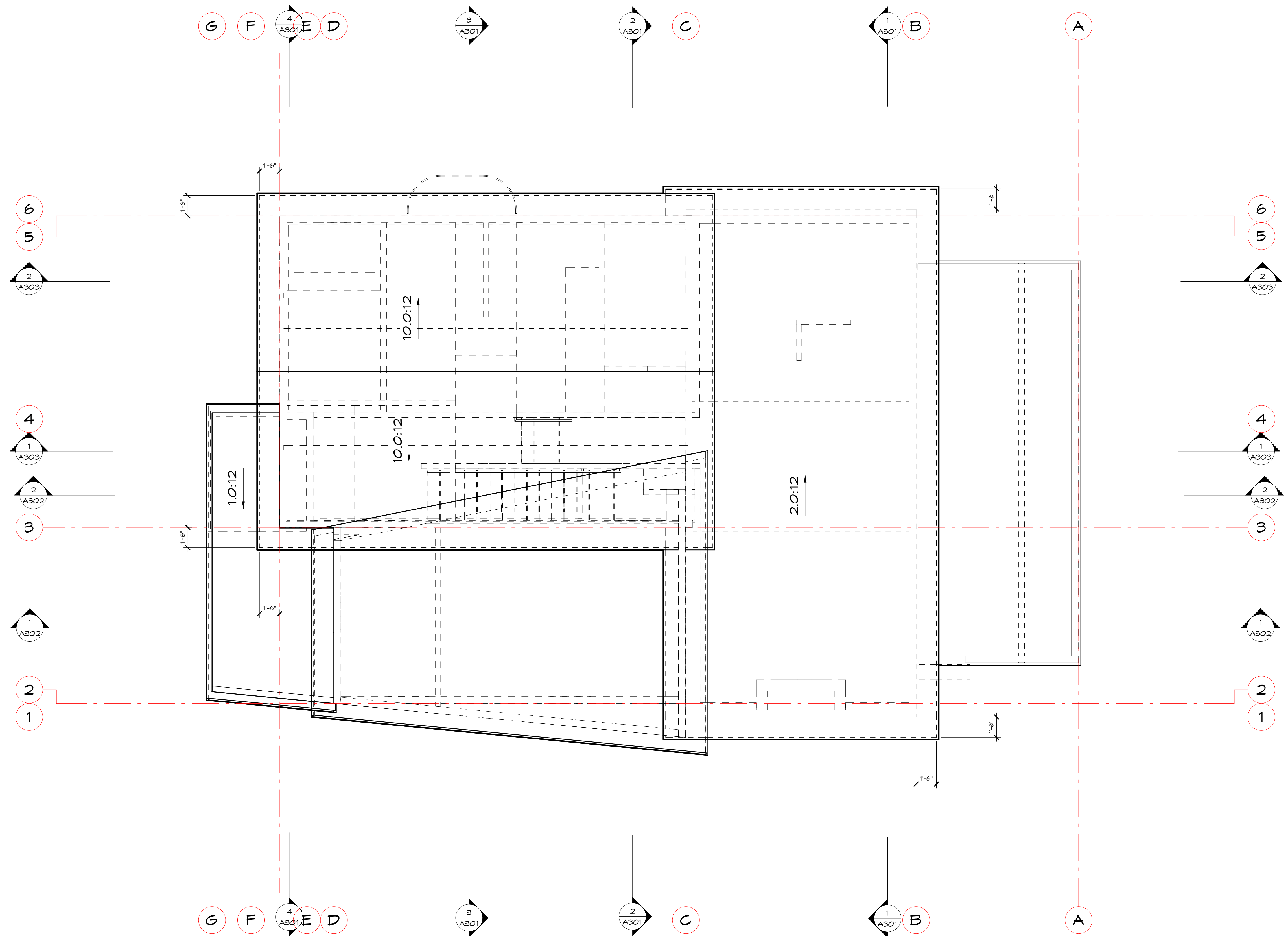
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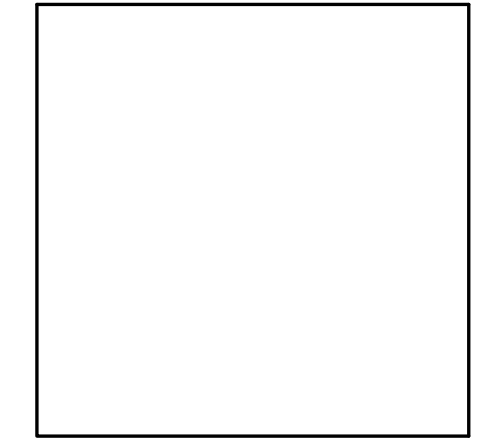
Project Number: 1908
Designed by: mpp
Drawn by: mpp
Checked by: mpp

UPPER LEVEL
FLOOR PLAN

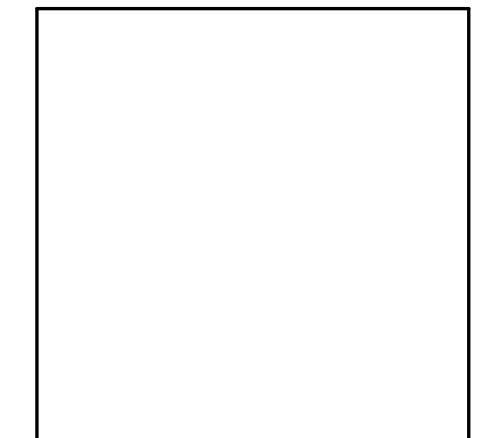
A104



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



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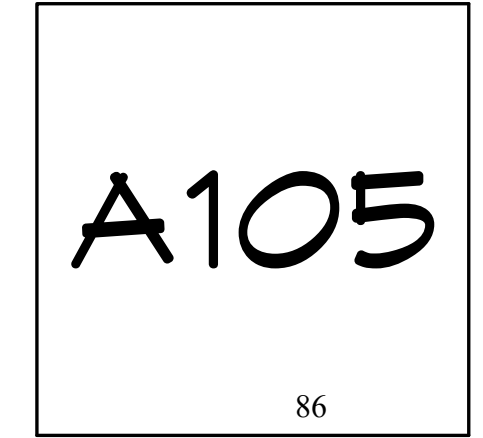
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#	Description	Date
1	DRB Submission	03/01/21

Project Number: 1908
Designed by: mpp
Drawn by: mpp
Checked by: mpp

ROOF PLAN



WINDOW SCHEDULE							
Mark	Type #	Window Type	Width	Height	Head Height	Type Comments	Window Comments
47		Clad Ultimate Casement Picture Unit	6'-0"	5'-0"	11'-0"		
71		Clad Ultimate Casement Picture Unit	6'-0"	5'-0"	11'-0"		
72		Clad Ultimate Casement Picture Unit	6'-0"	5'-0"	11'-0"		
101		Double Hung	3'-0"	6'-0"	8'-0"		
102		Double Hung	3'-0"	6'-0"	8'-0"		
116		Double Hung	3'-0"	6'-0"	8'-0"		
117		Double Hung	3'-0"	6'-0"	8'-0"		Egress
201		Double Hung	3'-0"	6'-0"	8'-0"		Egress
204		Double Hung	3'-0"	6'-0"	8'-0"		Egress
205		Double Hung	3'-0"	6'-0"	8'-0"		Egress
206		Double Hung	3'-0"	6'-0"	8'-0"		
207		Double Hung	3'-0"	6'-0"	8'-0"		
208		Double Hung	3'-0"	6'-0"	8'-0"		
209		Double Hung	3'-0"	6'-0"	8'-0"		Egress
210		Double Hung	3'-0"	6'-0"	8'-0"		Egress

15							
001	2	Casement	3'-0"	5'-0"	8'-0"		
002	2	Casement	3'-0"	5'-0"	8'-0"		
44	2	Casement	3'-0"	5'-0"	8'-0"		
48	2	Casement	3'-0"	5'-0"	7'-0"		
49	2	Casement	3'-0"	5'-0"	7'-0"		
103	2	Casement	3'-0"	5'-0"	8'-0"		
105	2	Casement	3'-0"	5'-0"	8'-0"		

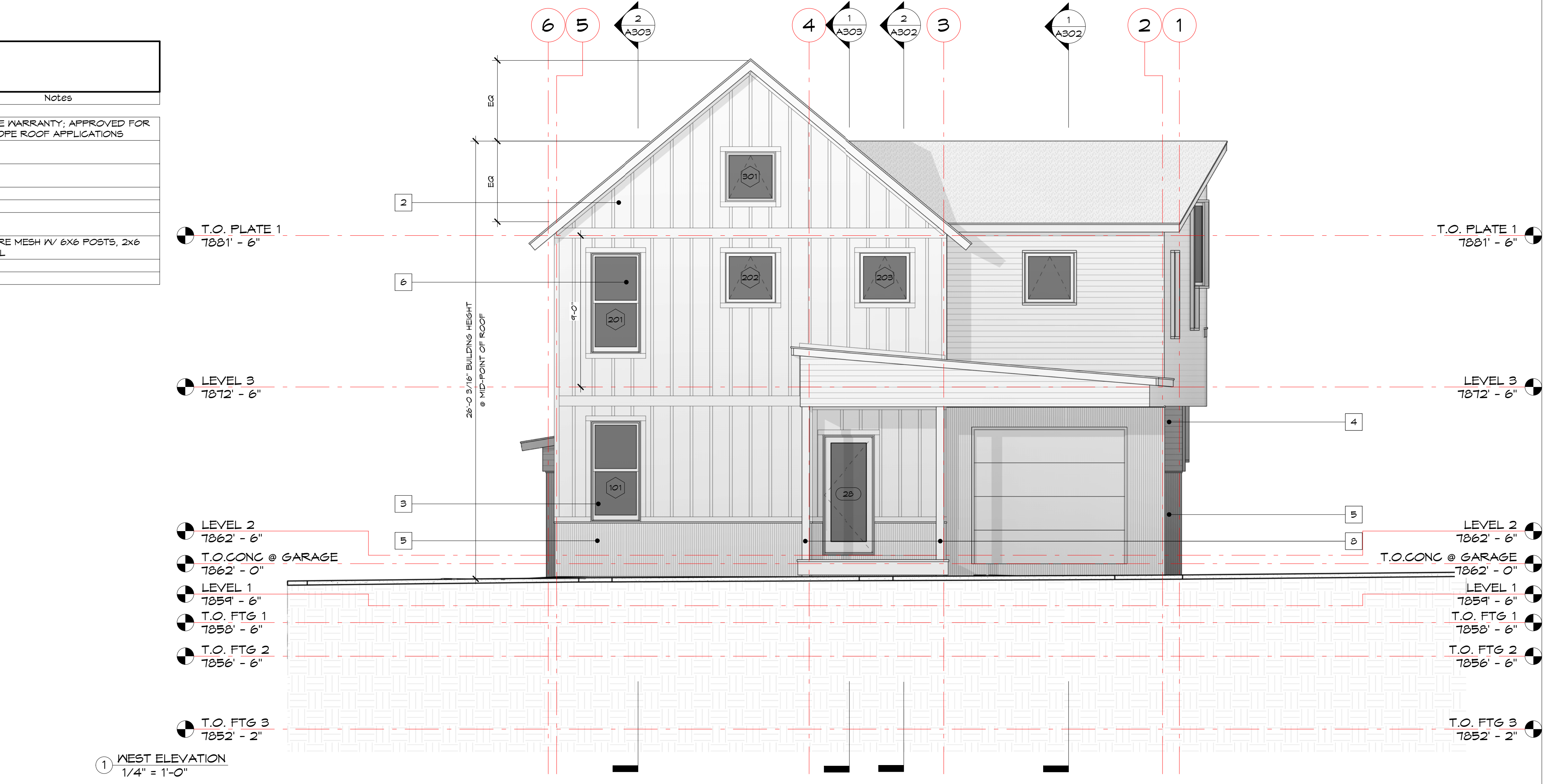
7							
115	3	Casement	3'-0"	4'-6"	8'-0"		
1							
107	4	Awning	3'-0"	2'-0"	3'-6"		
108	4	Awning	3'-0"	2'-0"	3'-6"		
112	4	Awning	3'-0"	2'-0"	3'-6"		
113	4	Awning	3'-0"	2'-0"	3'-6"		

4							
69	5	Awning	3'-0"	2'-6"	6'-0"		
70	5	Awning	3'-0"	2'-6"	6'-0"		
75	5	Awning	3'-0"	2'-6"	6'-0"		
3							
43	6	Awning	3'-0"	3'-0"	8'-0"		
118	6	Awning	3'-0"	3'-0"	8'-0"		
119	6	Awning	3'-0"	3'-0"	8'-0"		
202	6	Awning	3'-0"	3'-0"	8'-0"		Egress
203	6	Awning	3'-0"	3'-0"	8'-0"		
301	6	Awning	3'-0"	3'-0"	5'-0"		

EXTERIOR MATERIAL LEGEND							
Mark	Description	Manufacturer	Model	Color	Finish	Notes	
73	7	Fixed Picture	3'-0"	5'-0"	11'-0"		
104	7	Fixed Picture	3'-0"	5'-0"	11'-0"		
106	7	Fixed Picture	3'-0"	5'-0"	13'-8"		
8	APHALT SHINGLES						
109	8	Fixed Picture	6'-0"	4'-6"	8'-0"		
114	8	Fixed Picture	6'-0"	4'-6"	8'-0"		
2	BOARD & BATTEN SIDING						
110	2	Fixed Picture	6'-0"	3'-6"	12'-2"		
111	2	Fixed Picture	8'-0"	2'-0"	7'-8"		
7	WOOD & METAL RAILING						
5	6x6 WOOD COLUMN						
9	2x12 RS DECK FASCIA						

Mark	Description	Manufacturer	Model	Color	Finish	Notes	
3	WEATHERED WOOD						LIFE TIME WARRANTY; APPROVED FOR LOW SLOPE ROOF APPLICATIONS
109	3	Fixed Picture	6'-0"	4'-6"	8'-0"		
114	3	Fixed Picture	6'-0"	4'-6"	8'-0"		
2	CEMENT BOARD						
110	2	Fixed Picture	6'-0"	3'-6"	12'-2"		
111	2	Fixed Picture	8'-0"	2'-0"	7'-8"		
7	CORE-TEN						
5	MIXED BROWN						
9	NATURAL RUST						
7	BROWN						
5	OPAQUE STAIN						4"x4" WIRE MESH 1/4" 6x6 POSTS, 2x6 TOP RAIL
9	BROWN						
9	OPAQUE STAIN						
9	BROWN						
9	OPAQUE STAIN						

Grand total: 44							
5	6x6 WOOD COLUMN						
9	2x12 RS DECK FASCIA						



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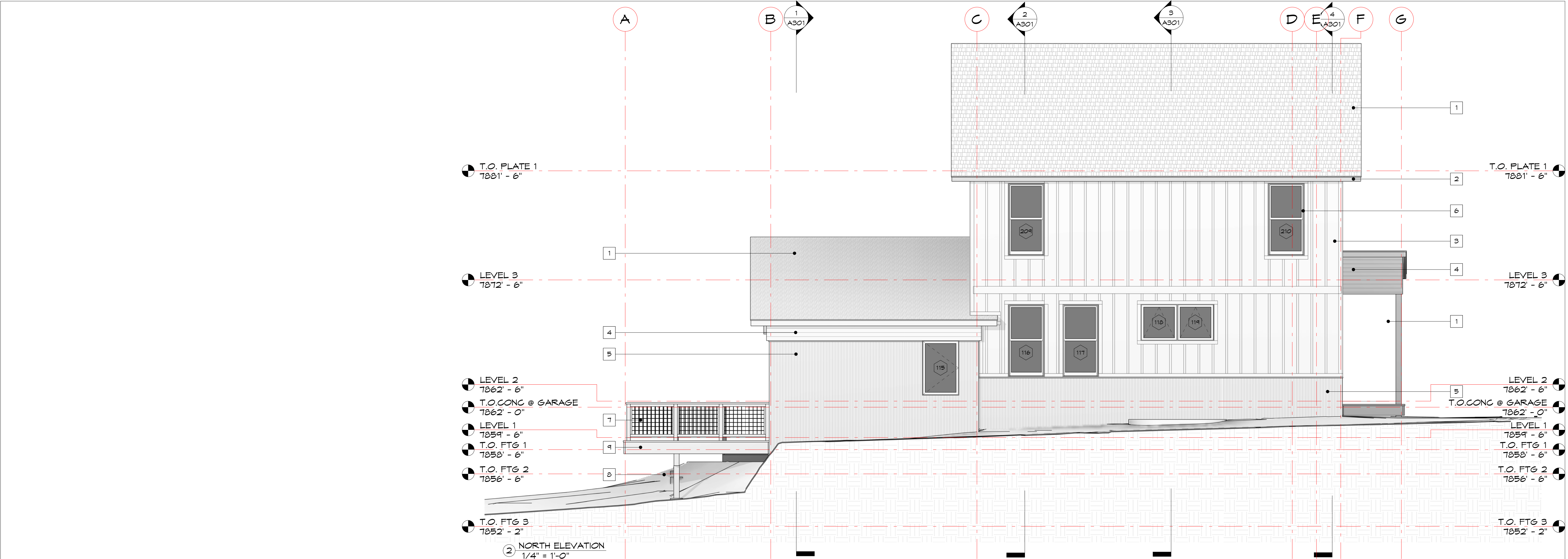
#	Description	Date
1	DRB Submission	09/01/21

Project Number: 1908
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

ELEVATIONS

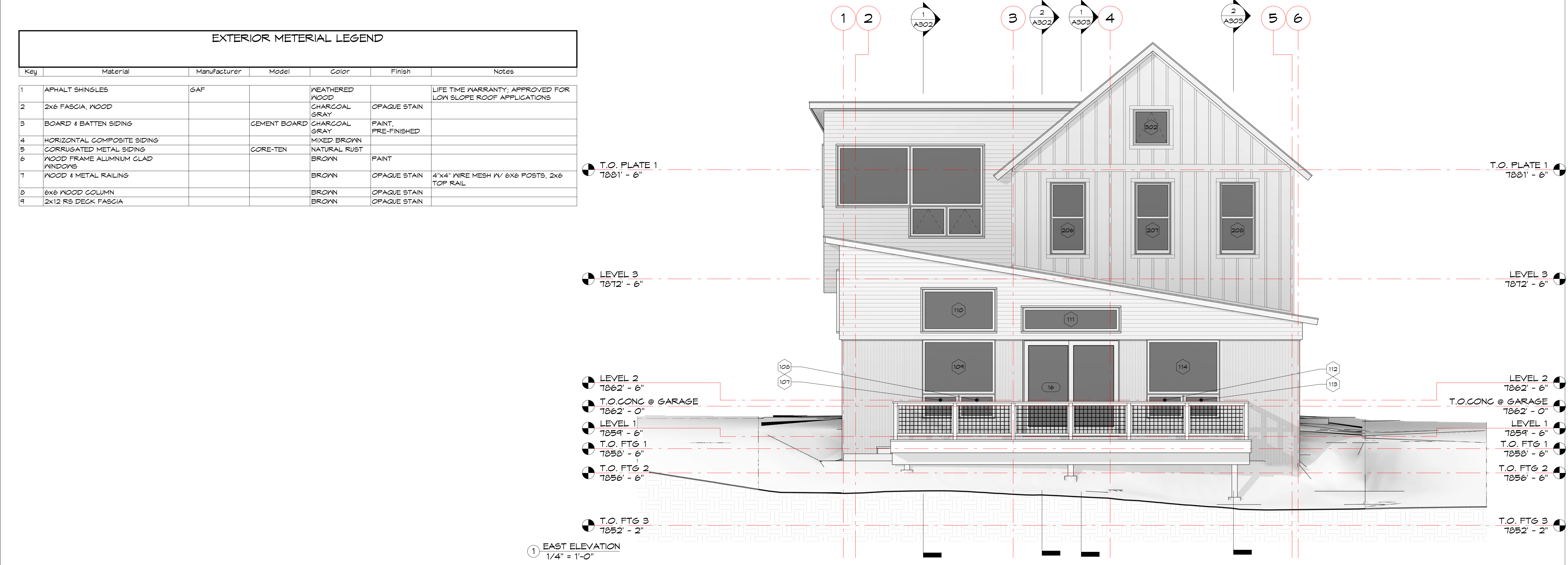
A201

87



EXTERIOR MATERIAL LEGEND

Key	Material	Manufacturer	Model	Color	Finish	Notes
1	APHALT SHINGLES	GAF		WEATHERED WOOD		LIFE TIME WARRANTY; APPROVED FOR LOW SLOPE ROOF APPLICATIONS
2	2x6 FASCIA, WOOD			CHARCOAL GRAY	OPAQUE STAIN	
3	BOARD & BATTEN SIDING		CEMENT BOARD	CHARCOAL GRAY	PAINT, PRE-FINISHED	
4	HORIZONTAL COMPOSITE SIDING			MIXED BROWN		
5	CORRUGATED METAL SIDING		CORE-TEN	NATURAL RUST		
6	WOOD FRAME ALUMINIUM GLAD WINDOWS			BROWN	PAINT	
7	WOOD & METAL RAILING			BROWN	OPAQUE STAIN	4"x4" WIRE MESH IV 6X6 POSTS, 2x6 TOP RAIL
8	6x6 WOOD COLUMN			BROWN	OPAQUE STAIN	
9	2x12 RS DECK FASCIA			BROWN	OPAQUE STAIN	



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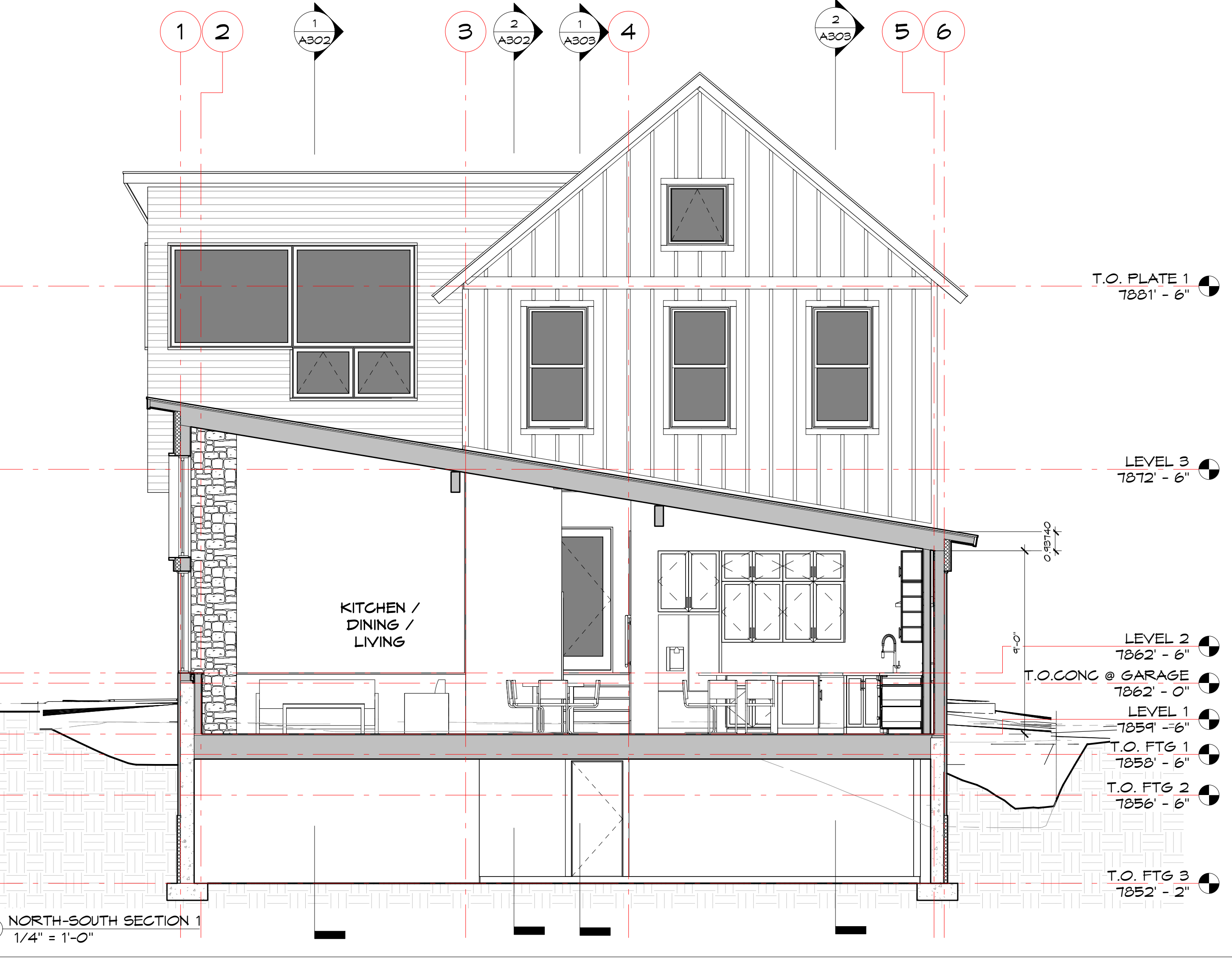
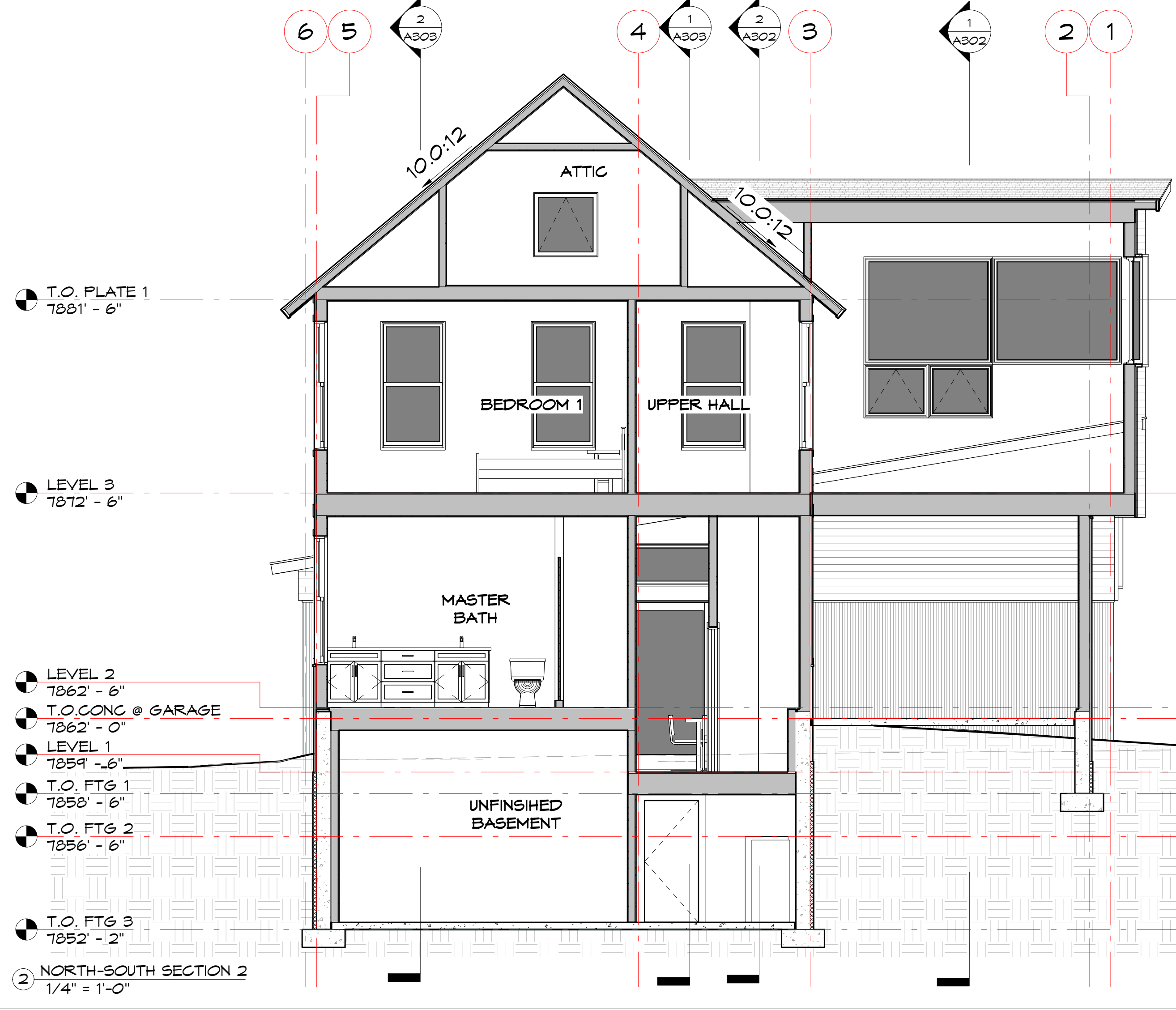
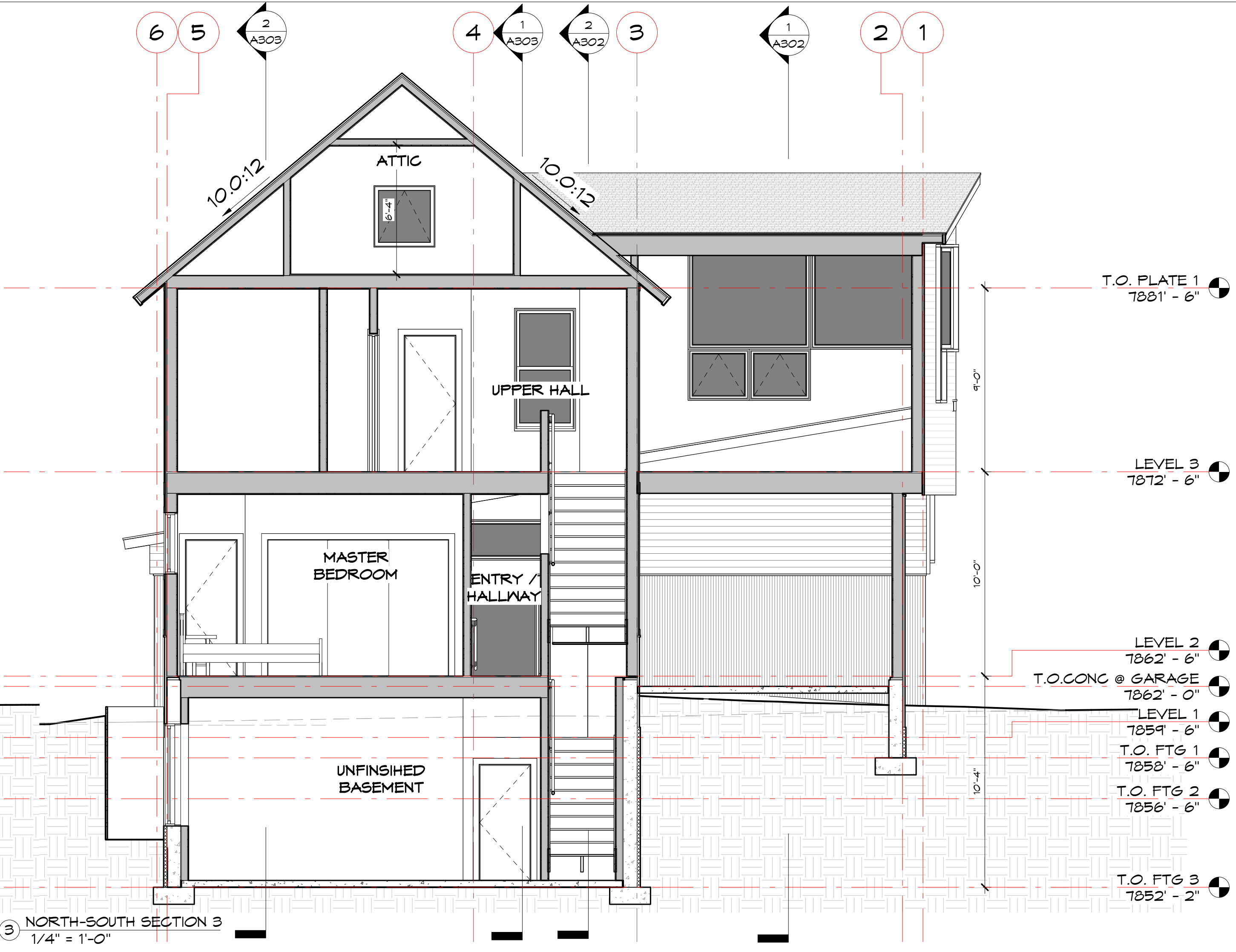
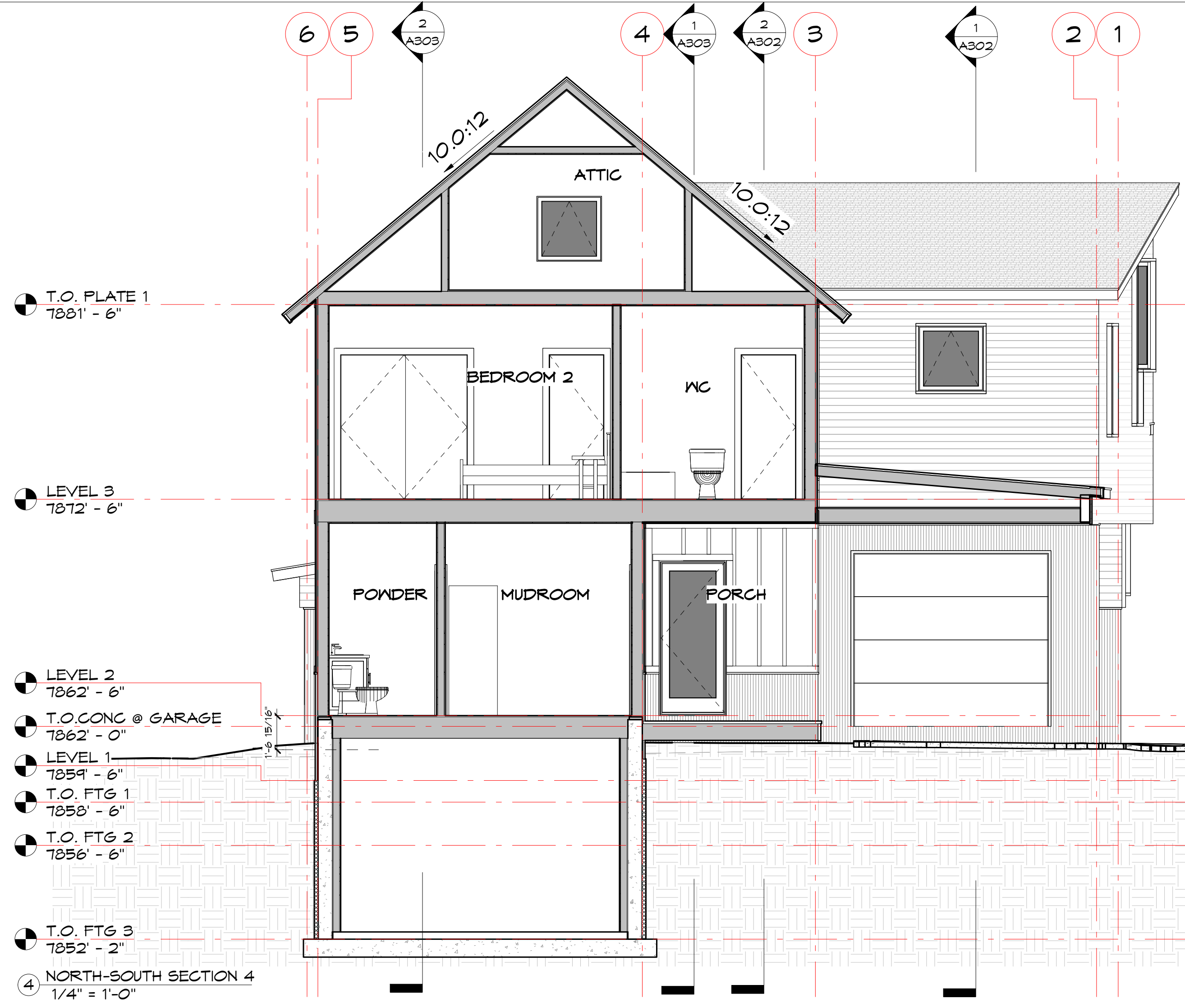
Description	Date
1 DRB Submission	09/01/21

Project Number: 1908
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

ELEVATIONS

A202

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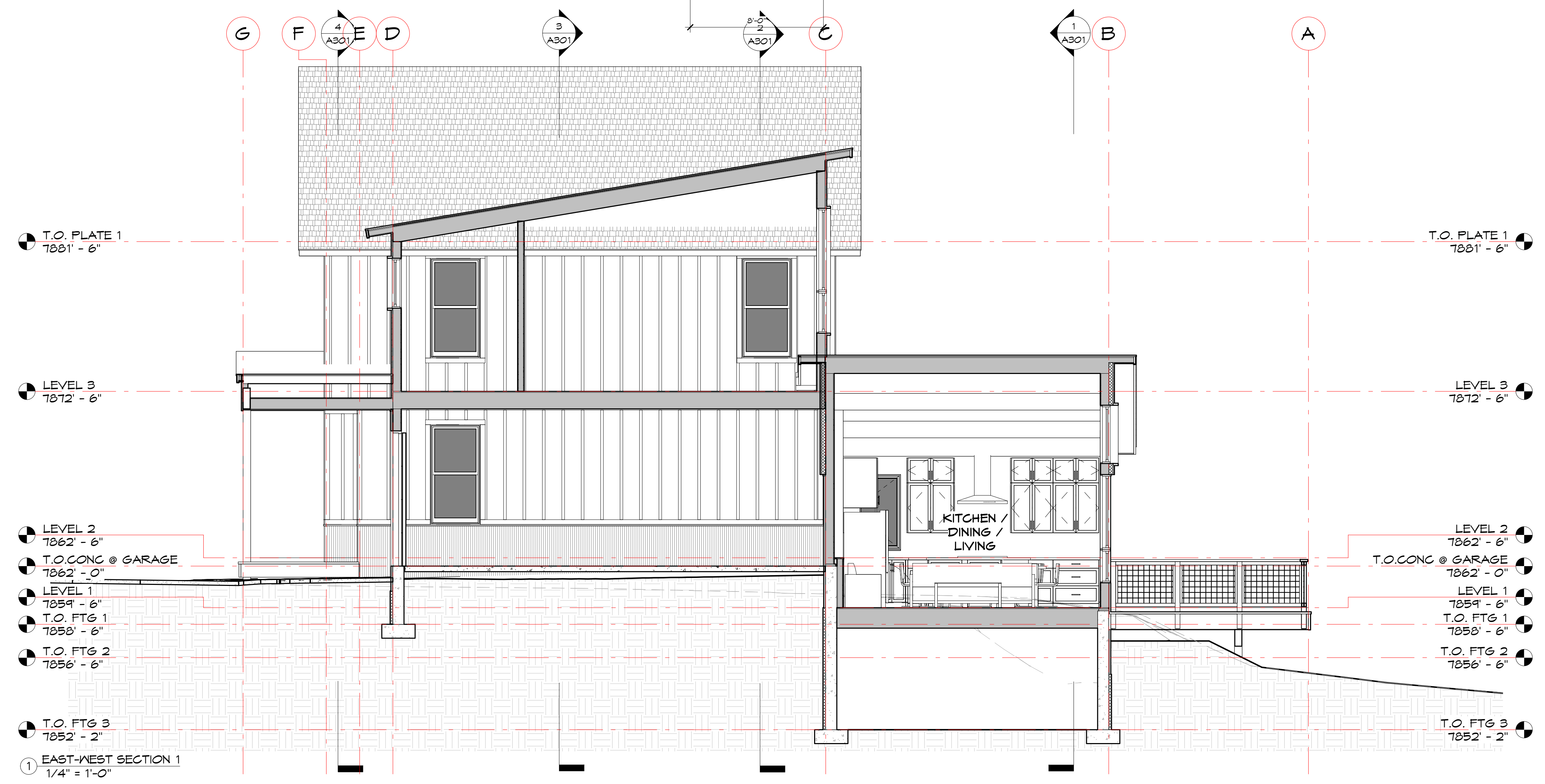
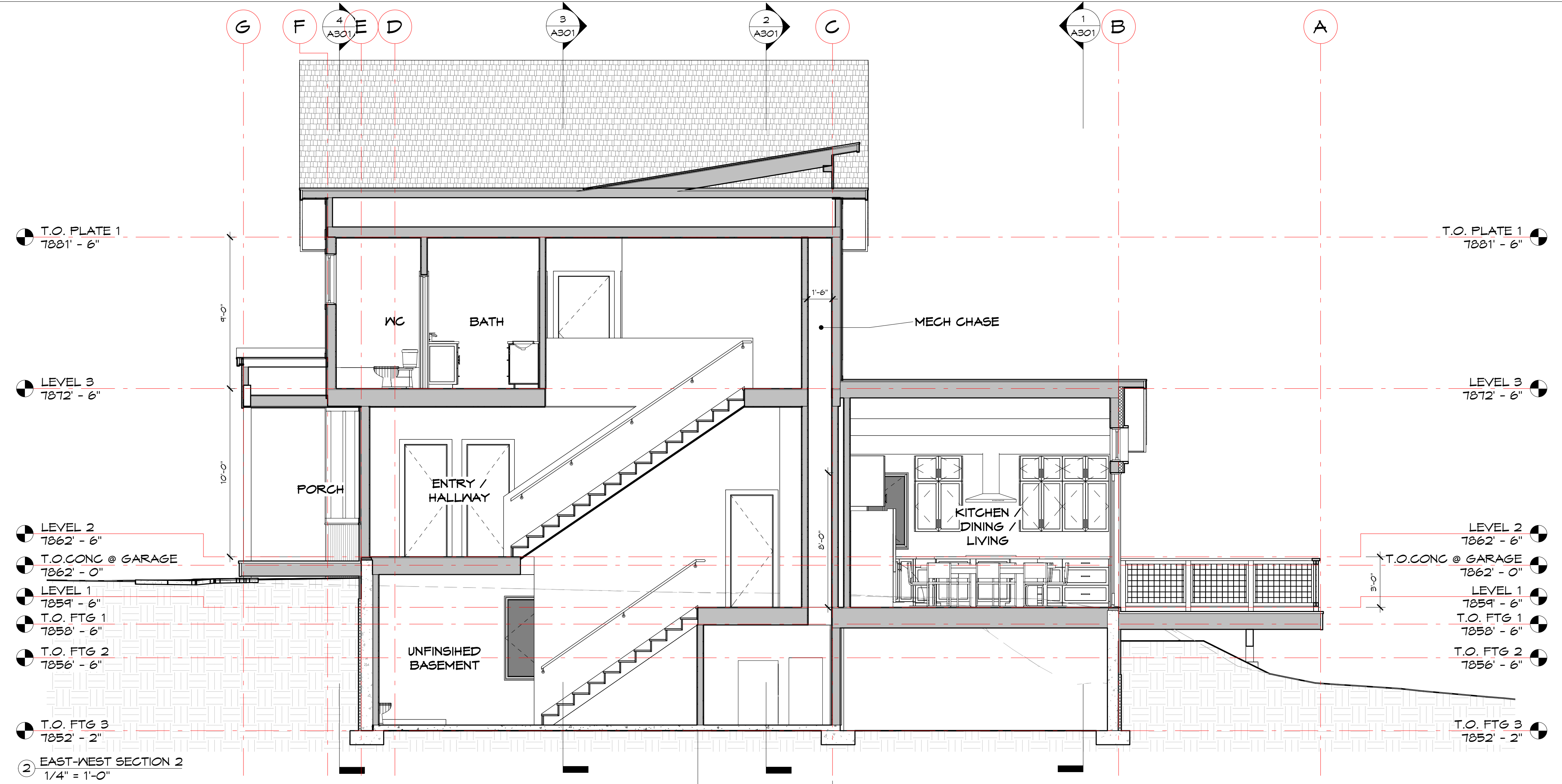
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 Checked by: mpp

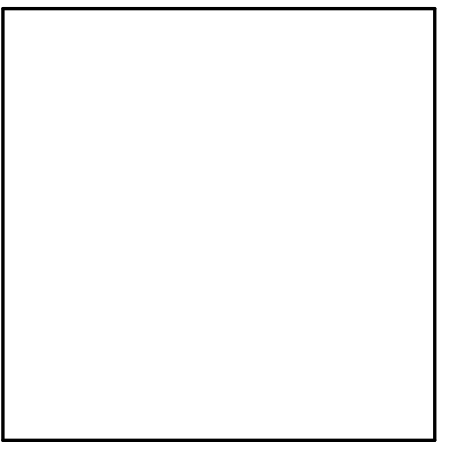
BUILDING SECTIONS

A301

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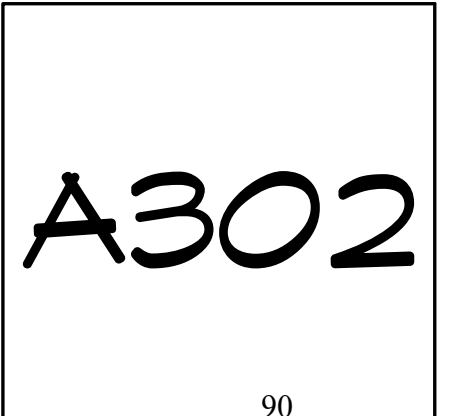
Hutton Residence
Lot 14, Block 2, Booco's 2nd Addition to Minturn
Parcel Number: 2103-263-02-025
482 Eagle River Street
Minturn, CO 81645

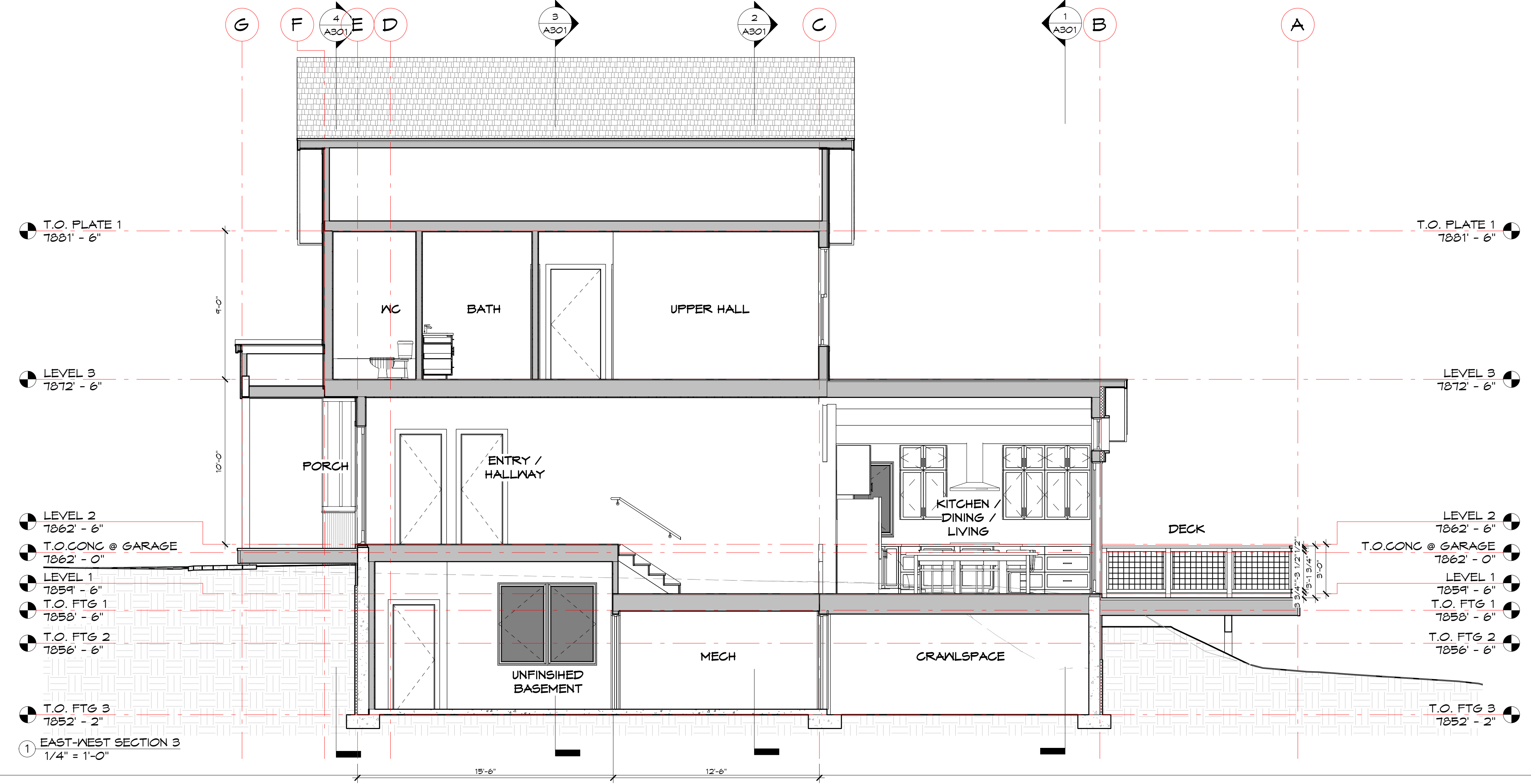
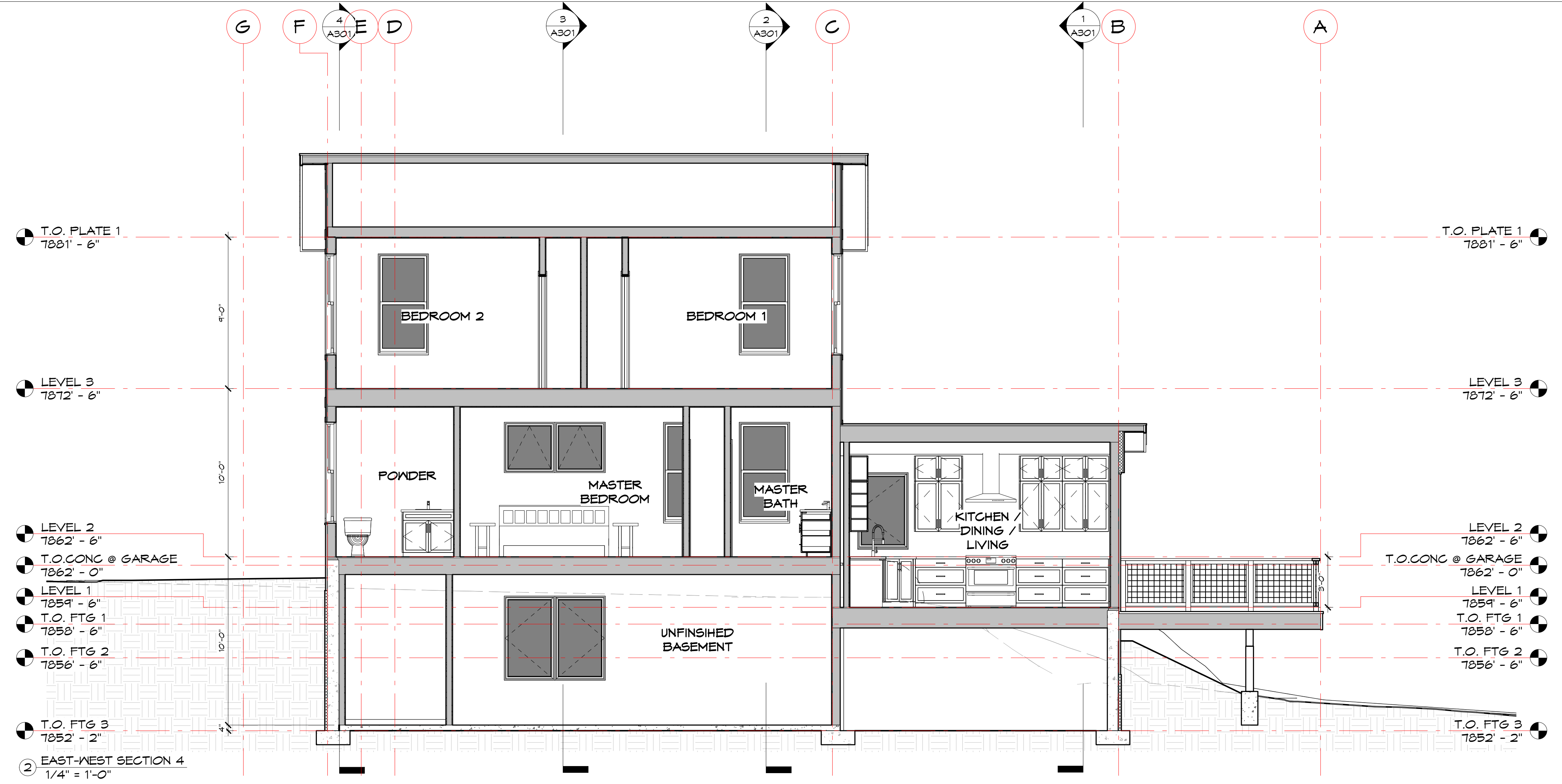
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№	Description	Date
1	DRB Submission	09/01/21

Project Number: 1908
Designed by: mpp
Drawn by: mpp
Checked by: mpp

BUILDING SECTIONS





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Description	Date
1 DRB Submission	03/01/21

Project Number: 1908
Designed by: mpp
Drawn by: mpp
Checked by: mpp

BUILDING SECTIONS

A303