



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/85851416631>

Phone:

+1 651 372 8299 US

+1 301 715 8592 US

Meeting ID: 858 5141 6631

Wednesday, March 24, 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**
 - March 10, 2021
4. **Public comments on items, which are NOT on the agenda (5min time limit per person)**
5. **Planning Commission Comments**

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

6. **832 Main Street – New Single Family Residence Conceptual Plan Review**
Review and conceptual approval of plans for a new single family residence at 832 Main Street.

Recommendation: Conceptual Approval with Conditions
7. **947-987 Main Street – Midtown Mixed Use Development Conceptual Review**
Review and provide feedback on a proposed mixed use development at 947-987 Main Street.
8. **806 Cemetery Road – Minturn Cemetery District – New Maintenance Shed and Service Yard Improvements Project**
Review and provide feedback for a new additional maintenance shed to store burial and operations equipment that is currently in storage space exposed to the elements.

PROJECTS AND UPDATES

9. **Project Updates**
 - Chapter 16 Zoning Code Amendment
10. **Planning Director Report & Minor DRB Approvals by Director**
 - Belden Place Preliminary Plan Application Status
 - Minturn North Preliminary Plan Application Status
11. **Future Meetings**
 - April 14, 2021
 - April 28, 2021
12. **Adjournment**



OFFICIAL MINUTES

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

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

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

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

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

- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

Motion by Jena S., second by Chris M., 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 27, 2021

Motion by Jeff A., second by Jena S., to approve the minutes of January 27, 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

Jena S. stated that the Minturn Community fund will be supporting the VSSA, and helping out the seniors by dropping off food. They will sponsor 4 different months. Doug at Sunrise is helping.

Jeff A. had a report on the River Access Trail Project: They had a meeting yesterday with Town Manager Michelle Metteer about kicking off the project again. There has been interest expressed from the Vail Valley Land Trust and the Eagle River Watershed Council, so there might be some help coming from those directions. As soon as the snow melts, the first ADA access will be finishing up at the Boneyard. They hope to be finished with whole project before July 4th.

- Jena S. offered to help with the sign designs.
- Scot H. asked for a tour.

Lauren D. stated that she will not be rejoining the Planning Commission after her term is up due to personal reasons.

6. Eagle County 2021 Comprehensive Plan Update Presentation

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

Kris Valdez, Senior Long Range Planner at Eagle County.

Eagle County is updating their Comprehensive Plan. This helps plan long term and gives staff and elected officials something aspire to. A guiding document. Provides a general framework for evaluating land use files. There are six plan elements: Housing, Natural Resources, Transportation, Public Infrastructure, Placemaking, and Regional Planning. There is a need to know where we are missing information. Currently putting

performance measures into the plan to gauge how effectively they are accomplishing goals. The overall guiding principles are: health, equity, resilience, economic development, social and environmental justice, and an umbrella plan. We need to be inclusive, engaging, and focused, and we want to create a shared vision for the future. Inclusivity is a big part of this. The Housing Project Team will be encompassing the Housing Department, Public Health, Community Development, Sustainable Communities, and Healthy Aging, and will involve focused stakeholder groups consisting of the Eagle County Housing Task Force and the Healthy Aging Steering Committee. Natural Resources will encompass Environmental Health, Open Space, Engineering, Public Health, Sustainable Communities, Colorado Parks and Wildlife, Northwest Council of Governments, USFS, BLM, Trout Unlimited, and Eagle River Water and Sanitation District, and will involve focused stakeholder groups consisting of the Open Space Advisory Committee, the Climate Action Collaborative, and Community Wildlife Roundtable. Transportation will encompass Engineering, EcoTransit, Public Health, Healthy Aging, Community Development, Sustainable Communities, Climate Action Committee, and the Roaring Fork Transportation Authority, and will involve focused stakeholder groups consisting of the Eagle County Regional Transportation Authority Advisory Board, the Roaring Fork Transportation Authority, and the Intermountain Transportation Planning Region. Public Infrastructure will encompass Environmental Health, Public Health, road and Bridge, ERWSD, Mid-Valley Metro District, Eagle River Fire, Roaring Fork Fire, Sustainable Communities, Vail Recreation District, Black Hills Energy, and Holy Cross Energy, and will involve focused stakeholder groups consisting of the Public Safety Council, the Recreation District Collaborative, and the Intermountain Transportation Planning Region. Placemaking will encompass the Housing Department, Public Health, Community Development, Sustainable Communities, Human Services, Open Space, Engineering, Mountain Recreation, the Northwest Council of Governments, and the Edwards Community Authority, and will involve focused stakeholder groups consisting of the Open Space Advisory Council, Town Planning Commissions, the Healthy Aging Steering Committee, and the Eagle Valley Outdoor Stewardship Coalition. Regional Planning encompasses Avon, Basalt, Eagle, Gypsum, Minturn, Red Cliff, Vail, Summit County, and Pitkin County, and will involve focused stakeholder groups consisting of the Mayor and Managers Group, and the Northwest Council of Governments.

The Planning Commission was in favor of having Ms. Valdez come back with the Regional Planning draft document

Lynn T. asked for clarification on L'Ancle.

- Ms. Valdez stated that L'Ancle helped include the Latinx communities through translations and outreach.

Jena S. stated that Xcel energy should be included in public infrastructure.

Scot H. stated that Minturn and Eagle handle their own water rather than through the district.

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

Scot H. introduced the project at 482 Eagle River Street. It is a single family house on a challenging lot. There is a twenty foot sewer easement that runs through the back of the property and the Eagle River covers a portion of the lot. There is a deck that is proposed to encroach in the ERWSD sewer easement. The applicant has been working to get an encroachment agreement.

Jena S. asked if the basement was finished and not used as a bedroom then would it trigger additional parking. She also pointed out that if the square footage is changed then that could increase their tap and the fees associated.

- Scot H. clarified that because it could turn into a bedroom, that we would most likely require additional parking.

Michael Pukas, PO Box 288 Gypsum, CO 81637.

Originally this lot was half the size as shown due to title mistakes. Eagle County has now recorded the whole lot. The sewer line runs through all of the lots along the river. There was a design easement, but the sewer line was laid in a different place. ERWSD couldn't vacate the easement due to the extension not technically being part of the lot at the time. ERWSD is going through the process now of vacating the easement. This is an encumbered lot with the sewer easement and 30 foot river setback. They are proposing a deck be cantilevered 4-5 feet above ground that would encroach into the sewer easement. The applicant's goal is to build a home that fits within their budget with the hope of adding onto it in the future. At the front of the house is more barn like, the back of the house is more mining style. Concerning the unfinished basement, and the possibility of it becoming a bedroom, there is space for another parking spot while conforming to building and impervious coverage. They would like to heat the driveway. The trees are located as such so that hopefully they will be undisturbed.

Jena S. asked if the rusted corrugated metal will be coated on the river side

- Mr. Pukas said that there are plans in the future to clear coat, just need to decide how to pre-rust it.

Jena S. stated that if ERWSD agrees to the encroachment, that the applicant should get it in writing to protect themselves and so that there is understanding in the future.

Burke H. said that his experience with Corten is that it rusts naturally.

Chris M. likes how the garage in phase 2 ties everything together. This is an interesting design. Questions if the snow storage is enough.

- Mr. Pukas said that he is providing far more than the code requires and that you can also push snow forward. The driveway will be regraded in phase 2 and will be heated. The driveway now will be compacted road grade, not concrete.

Jeff A. said that if or when they do the addition, the valley that is created in the roofline could create a bad ice dam, so would need to prepare with a lot of heat tape. Really likes the farmhouse marriage to the modern industrial look, and thinks it will look cool back there. Will the trees back there be removed?

- Mr. Pukas said that they would like to clean it up back there.
- Scot H. said that the riparian area is supposed to be claimed by nature, so if there is debris that needs to be removed, as long as the Hutton's work with the Town to ensure that they aren't taking out live trees and are replacing it with irrigated sod down to the river the Town will be supportive.

Lauren D. appreciates the design.

Lynn T. agrees with the Planning Commission members who have already spoken and thinks the design fits in well with the surrounding buildings.

Lynn T. opened Public Comment.

Kelly MacCafferty, 472 Main Street: read into the record by Madison H.

- Adequate snow storage and where is it?
 - Madison H. stated that the applicant has provided far more snow storage than the code requires, plus there is room on the lot to extend the snow storage further back.
- If they finish the basement, to where a 3rd spot is required, where will that be? Will that effect the snow storage?
 - Madison H. stated that if they do finish the basement, there is room on the lot for a third space which will be in front of the two existing spots shown on the plans. Snow storage still remains compliant with the code.
- Is there adequate parking with a ten ft. easement and if a garage is built will that take away existing legal parking spots?
 - Madison H. clarified that there is not a ten foot easement, but a ten foot front setback which parking and driveways are allowed to occur within. If a garage is built, it will not take away existing parking, but add a space.
- Where will the construction parking be? (Since Eagle street is a one way ally road, there is no on street parking)
 - Mr. Pukas stated that soil will need to be trucked away from the site until framing is completed and then trucked back in. There will be a couple of parking spots on the lot, but he isn't sure where they will be parking as he isn't the General Contractor.
 - Burke H. said that this is something that is more taken care of at building permit process.
 - Scot H. said that there really isn't anything in our code that requires a construction management plan within the DRB or Building Permit process. However, we want to get ahead of the issues and so will be

proactive with working with the owners and the contractors come up with a plan.

Lynn T. closed public comment

Motion by Jeff A., second by Chris M., to approve the new single family residence final plan for 482 Eagle River Street 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 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.
4. The Applicant shall address Public Works Director Arnold Martinez's concerns regarding curbstops and water meter location and the size of the water line, prior to, or concurrent with, the Building Permit application process.
5. The Applicant shall insure there is no leaching from the corrugated rusted metal used as siding

PROJECTS AND UPDATES

8. Project Updates

- Chapter 16 Zoning Code Amendment
 - Scot H. stated that it is on hold for the moment. A lot of that has to do with the bandwidth of staff. Also we are in the process of applying for a DOLA grant which would help cover this.
- Community Plan Update Status
 - Scot H. stated that this is being applied for through a DOLA grant, and being done through consultants. We would focus on public engagement, and will hopefully help growth management.

9. Planning Director Report & Minor DRB Approvals by Director

- Belden Place Preliminary Plan Application Status
 - They are in the post-referral process, and we expect to see response from the development team soon. Then staff needs to go through their comments and make sure that what needs to be addressed has been.
- Minturn North Preliminary Plan Application Status
 - They are in the post-referral process. It has taken them a little more time to get the information that staff has asked for in order to facilitate our determinations and recommendations when they get to a hearing. There have been some significant issues that are needing to be dealt with.

10. Future Meetings

- March 24, 2021
- April 14, 2021

11. Adjournment

Motion by Jeff A., second by Jena S., to adjourn the regular meeting of March 10, 2021 at 8:02 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

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

Jones Residence – Conceptual Plan Review for New Home

832 Main Street

Hearing Date:	March 24, 2021
File Name and Process:	Single-Family Residence Conceptual Plan Review
Owner/Applicant:	Pamela and Craig Jones
Representative:	Michael Pukas, MPP Design Shop, Inc.
Legal Description:	South Minturn Addition, Lot 35
Address:	832 Main Street
Zoning:	South Town Character Area – Residential Zone District
Staff Member:	Scot Hunn, Planning Director Madison Harris, Planner I
Recommendation:	Approval, with Conditions

Staff Report

I. Summary of Request:

The Applicants, Pamela and Craig Jones, request Final Plan review of a new, three-bedroom, 4,205 square foot single-family residence located at 832 Main Street in the South Town Residential Zone District. 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. Due to issues that

might require a variance, staff is recommending that Planning Commission conduct a conceptual 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 27 feet above proposed grade, within the maximum allowable 28-foot limit within the Residential Zone District.

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

Parking is adequate, with four off-street spaces provided (two in the garage and two surface spaces in front of the garage). 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 fifth bedroom if finished). Should the unfinished basement be completed and utilized as a bedroom, the parking requirements will still be met. However, staff has concerns about the lack of maneuverability on the site. The cars parked in the garage may be able to make the turn in reverse to use the hammerhead part of the driveway, then exit the property in a forward gear. However, it appears the cars parked in front of the garage will be forced to back out into Highway 24 traffic.

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 final plan application:

- **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.
- **Grading and Drainage Plan** – the site plan may need to be updated to more clearly demonstrate that positive drainage will be provided around the structure, and that the drainage is maintained on the Jones’ property.
- **Site and Landscape Plan** – the site and landscape plans should more clearly label the 30-foot live stream/creek setback line.
- **Setback Encroachments** – the plans show minor encroachments of roof overhangs into setbacks that are no greater than 18 inches. However, three corners of roof overhang on the rear of the residence encroach into the 30-foot live stream/creek setback which is prohibited by Sec. 16-2-50 (I) of the Minturn Municipal Code:

A maximum of eighteen (18) inches of roof eave may encroach into the

required front, rear, and side yard setbacks. No encroachment of structures or roof eaves is permitted within the thirty-foot live stream setback area.

The site survey provided with this submittal shows an existing deck structure in the rear yard that is located within the 30' stream setback. The plans show removal of the majority of that pre-existing, non-conforming structure while the Applicant proposes to maintain a small portion of the existing deck. The remaining portions of the deck will continue to encroach 7.5 feet into the 30-foot setback. This is permissible in accordance with Article 22 of the Minturn Municipal Code.

There is an existing railing along the edge of the existing non-conforming deck that is in disrepair. The applicant is proposing to remove the deck and the railing in that area of the property but is also proposing to install a new safety fence at the edge of a steep embankment leading to Eagle River. The new safety fence would be 3.5 feet tall, constructed with 4x4" wood posts and 4x4" black welded wire mesh in order to protect the Applicant's dogs from falling down the steep riverbank.

Section 16-2-50 – Specific Lot Requirements and Dimensional Standards, of the MMC is applicable with regard to improvements within the stream setback:

- (a) Portions of a lot contained in a river or creek as defined by the ordinary high-water mark, shall not be included in the lot's square footage for purposes of calculating the maximum building lot coverage or the maximum impervious surface area.*
- (b) Setback from river/creeks. A strip of land measured horizontally from the ordinary highwater mark on each side of any live creek shall be protected in its natural state. If necessary to protect the river or creek, additional river/creek setback may be required. **Underground utilities may be located in the river/creek setback; provided that there is no practical alternative location for such utilities, that plans are approved by the Town Council as a conditional use and that all construction scars are revegetated. Otherwise, river and creek setbacks are to remain natural vegetation.***
- (c) The river or creek setback shall remain, or be re-vegetated to, natural riparian vegetation. **No manmade structures may be placed in the river or creek setback except as permitted by this [Chapter 16](#).***

As reference in subparagraph (b) above, the only apparent improvements permitted within the live stream setback area are underground utilities which would be approved via Conditional Use Permit. Staff does not believe Section 16-2-50 of the MMC contemplates situations such as the one presented at the Jones residence where there may be a valid need for fence or other enclosure for safety reasons.

At this time, staff can only suggest that a variance application may be required for the rear yard safety fence.

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

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

This is a conceptual plan-level of review for a new single-family residential structure on a legally created lot within the Town of Minturn. This is not a formal hearing, but is an 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.

A variance may be required or requested at this time pertaining to encroachments of roof eaves as well as the proposed safety fence encroaching into the 30-foot live stream/creek setback.

Design Review Process

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

(d) Administrative procedure.

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

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

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

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

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

Staff suggests that the final plans for 832 Main Street meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

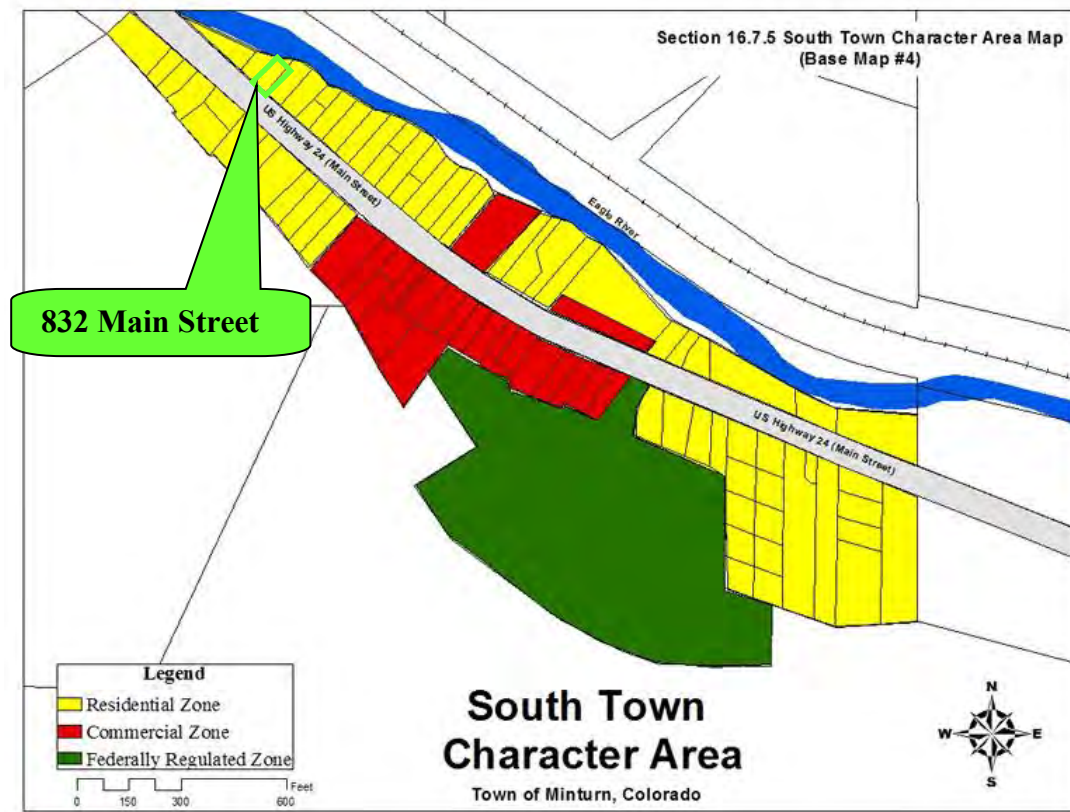
Zoning

The subject property is located within the “South Town Character Area” Residential Zone District, described as follows:

- (a) *The neighborhood is bisected by Highway 24 and is **characterized by single-family residences and accessory buildings. The residences are typically one (1) and two (2) stories, with outbuildings on larger lots than found in Old Town. Low-density residential and public recreational and open space use along the Eagle River is encouraged. Higher density residential development can be accommodated on the south side of Main Street if it remains in character and all impacts are adequately addressed.***
- (b) *The purpose of this area is to provide for continued residential use that benefits from proximity along the Eagle River. New development and redevelopment should preserve the unique character and scale of the **neighborhood.** An objective is to retain the residential areas as quiet and safe neighborhoods while allowing for compatible and appropriate nearby commercial. This area can accommodate reasonable growth where land and services are available.*

- Town of Minturn Town Code Section 16-7-20

Figure 1: South 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.	5,508 sq. ft. (.13 ac.)
Maximum Building Height:	28 feet	27 feet ¾ inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10+ feet
Maximum Lot Coverage:	40% (2,203.2 sq. ft.)	1,952 sq. ft. (35.44%) Proposed
Maximum Impervious Coverage:	50% (2,754 sq. ft.)	2,747 sq. ft. (49.87%) Proposed
Minimum Snow Storage Area:	5% of Driveway (619.69 sq. ft. x .05 = 30.98 sq. ft.)	225 sq. ft.
Parking:	3 spaces	4 spaces

Note: the above calculations are based on the following:

Lot 35 = .13 acres x 43,560 sq. ft./acre = 5,695 sq. ft.
(Note: a portion of Lot 35 is encumbered by the Eagle River and thus is not counted in the calculation for lot area)
Effective Lot Area is 5,508 sq. ft.

619.69 sq. ft. parking area x .05% = 30.98 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 northwestern side yard setback, southwestern front yard setback, and northeastern rear yard/live-stream

setback. Generally, setbacks are maintained thus allowing for full use of side yard areas for snow shed and drainage. However, the site plan and final grading and drainage details are not present to 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 final plan submittal:

Encroachments into Setbacks

The plans show minor encroachments of roof overhangs into setbacks that are no larger than 18 inches. However, roof overhangs at the rear of the structure encroach into the 30-foot live stream/creek setback which is prohibited by the Minturn Municipal Code.

There is an existing safety fence along the edge of the existing, non-conforming deck in disrepair. After the pre-existing deck is removed from this area of the property, the Applicant is proposing a new safety fence be installed at the top of a steep embankment along the Eagle River. The fence would consist of 3.5 feet tall

4x4” wood posts and 4x4” black welded wire mesh in order to protect the Applicant’s dogs from falling down the steep riverbank – approximately a 10 foot drop-off to the river.

The roof overhangs and the safety fence will require a variance due to encroachment into the 30-foot live stream/creek setback. The variance requests should be submitted with any final plans.

Grading and Drainage Plan

The drainage plan needs to be updated to more clearly demonstrate that positive drainage will be provided around the structure, and that the drainage is maintained on the Jones’ property.

Site and Landscape Plan

The site and landscape plans should more clearly label the 30-foot live stream/creek setback line.

Staff referred this final plan to the Town Engineer (Intermountain Engineering) and the Town Public Works Department for comments. Staff has not yet received the comments from the Town Engineer to incorporate into this staff report. Public Works Department did not have any comments.

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 Conceptual Plans for 832 Main Street generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix ‘B’) of the Minturn Town Code, with the exception of the proposed encroachments into the 30 foot stream setback.

Staff is **recommending conceptual approval** of the 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 final plan application 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 updated Grading and Drainage Plan to more clearly demonstrate that positive drainage will be provided around the structure, and that the drainage is maintained on the Jones’ property.
3. The Applicant shall provide the Town with an updated Site and Landscape Plan that more clearly labels the 30-foot live stream/creek setback line.

4. The Applicant shall address Intermountain Engineering's concerns prior to, or concurrent with, the Final Plan application process.
5. The Applicant is required to apply for a variance for relief from Section 16-2-50 – Specific Lot Requirements and Dimensional Standards, Minturn Municipal Code for roof overhang encroachments into the live stream setback area as well as for any proposed safety fence improvement within the live stream setback area.



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:

Jones Residence

Project Location

Street Address: 832 Main Street, Minturn, CO 81645

Zoning: South Town, Residential

Parcel Number(s): 2103-351-02-003

Application Request:

A new single family residence consisting of a 2-car garage where the mechanical room will be accessed from, 4 bedrooms, 4 1/2 baths, a great room with the kitchen/living/dining areas, a mudroom, a laundry room, an unfinished basement under part of the structure and a crawl space under part of the structure.

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: Pamela & Craig Jones

Mailing Address: 265 Willow Glen Court
Boulder, CO 80302

Phone: (650) 384-5811

Email: craig@TPEBoulder.com

Required Information:

Lot Size: 0.13acres 5,695 sf	Type of Residence (Single Family, ADU, Duplex) Single Family	# of Bedrooms 4	# On-site Parking Spaces 4
# of Stories: 2	Snow storage sq ft: 225	Building Footprint sq ft: 1,952	Total sq ft Impervious Surface: 2,747

Signature:

Fee Paid: \$200-

Date Received: 3/17/21

Planner: Madison Turner

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

March 16, 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: Jones Residence

Location: 832 Main Street
Minturn, CO 81645
Parcel Number: 2103-351-02-003
South Minturn Addition, Lot 35

This application is for Design Review approval of a new single family residence located at the above mentioned property. The proposed house will consist of a 2-car garage, four bedrooms, four and one-half bathrooms, and a great room containing of the kitchen/living/dining areas. The structure will be 2-stories with a partial unfinished basement and partial crawl space. The garage will be slab-on-grade. The mechanical room will be located in the basement.

There are four parking spaces shown in the drawings, 2 covered spaces in the garage and 2 surface spaces in front of the garage. The driveway will be poured-in-place concrete and heated.

There is an existing dwelling, shed and on-grade deck on the property. The existing dwelling and shed will be removed. The property is located on the river, and there is a 30' setback from the high water mark, as shown on the architectural site plan. The existing deck is in this setback. It is proposed to keep a portion of the existing deck that is within this setback and repair as necessary to make it safe and useable. A large portion of the deck will have to be removed, as it puts the project over the allowable Impervious Surface Coverage allowance.

The Eastern boundary of the property along the river has a mad-made rock wall as the river edge that is quite steep, and approximately 10' tall above the average river height. There is an existing fence along the edge of the deck that is in a state of disrepair. It is proposed that a new safety fence be constructed along the edge of the property that would be approximately 3'-6" tall and consist of 4x4 wood posts and a 4"x4" black welded wire mesh.

A 6' tall wood privacy fence is proposed along the north and south property lines of the property. The fence would extend from the front corners of the building to the back of the property to connect to the safety fence at the river edge. The Owner's have small dogs and want to create a fenced area where they are safe from the edge of the steep river bank.

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

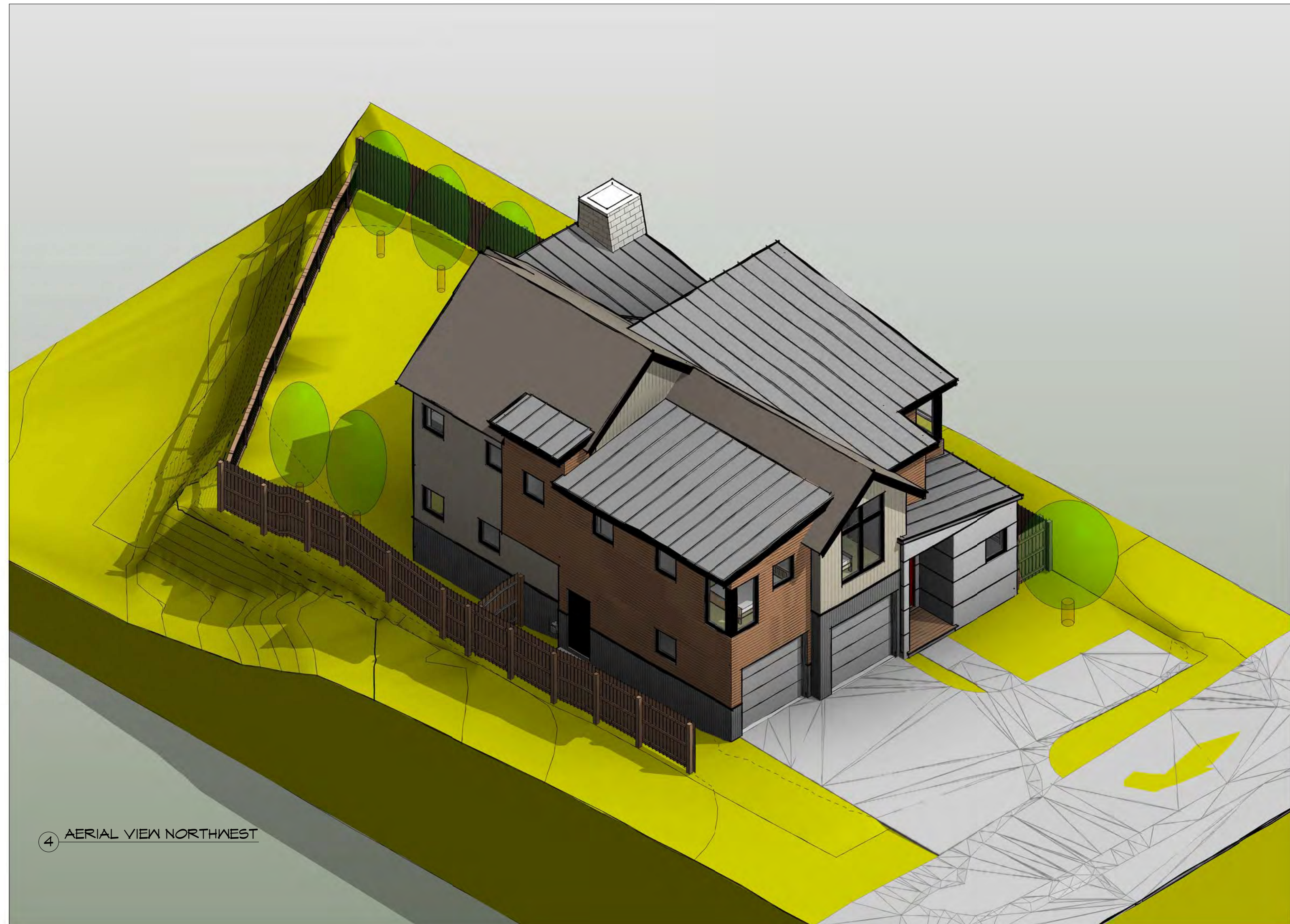
Of note for discussion of the Town Code is Section 16-2-50 Specific Lot Requirements and Dimensional Standards, (L):

A maximum of eighteen (18) inches of roof eave may encroach into the required front, rear, and side yard setbacks. No encroachment of structures or roof eaves is permitted within the thirty-foot live stream setback area.

It is proposed that on the East elevation of the building, roof overhangs at the great room on the main level and the master bedroom suite on the second level be allowed to encroach a maximum distance of 18" into the 30' High Water Mark setback. No encroachment of the building structure's foundation or walls is proposed. The roof overhangs would not pose any threat to maintaining or recreating the natural state of the land within the setback. 18" is proposed as the allowable encroachment amount as it is inline with the allowable roof overhang encroachment into other setbacks.

Thank you for your consideration.

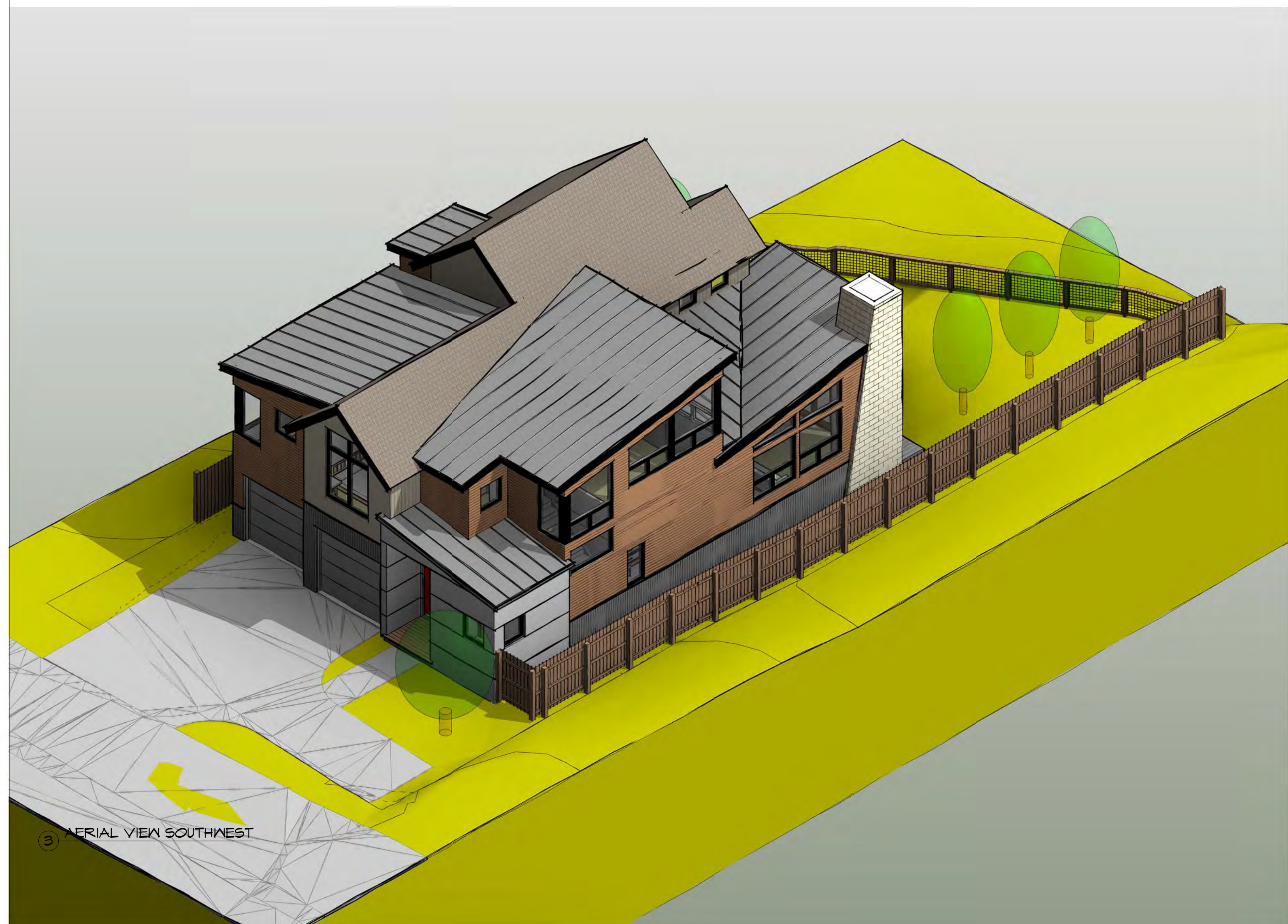
SIGNED: Michael Pukas



4 AERIAL VIEW NORTHWEST



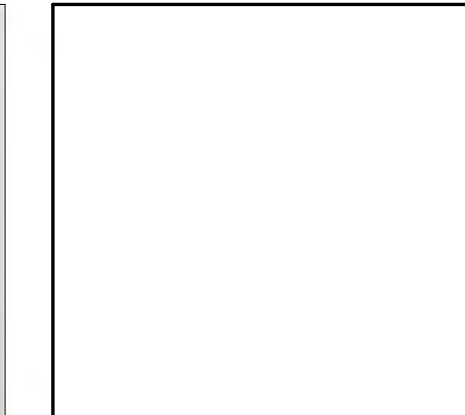
2 AERIAL VIEW NORTHEAST



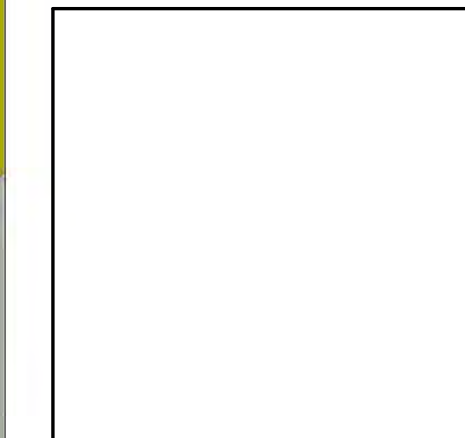
3 AERIAL VIEW SOUTHWEST



1 AERIAL VIEW SOUTHEAST



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



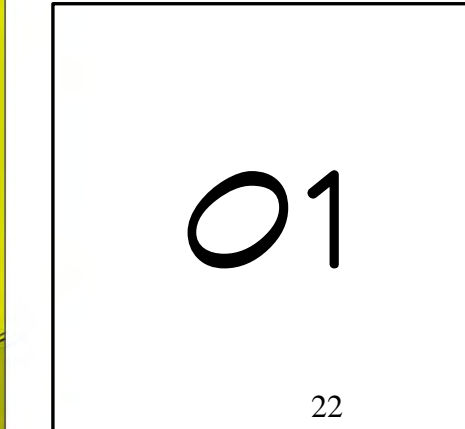
Jones Residence
 1832 Main Street
 Minturn, CO 81645
 Parcel Number: 2103-351-02-003
 South Minturn Addition, Lot 35

© 2021 MPP Design Shop, Inc. MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	DRB Submission	03/18/21

Project Number: 2005
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

AERIAL VIEWS





④ PERSPECTIVE NORTHWEST



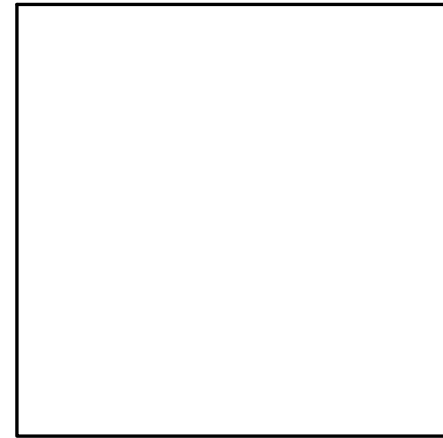
② PERSPECTIVE NORTHEAST



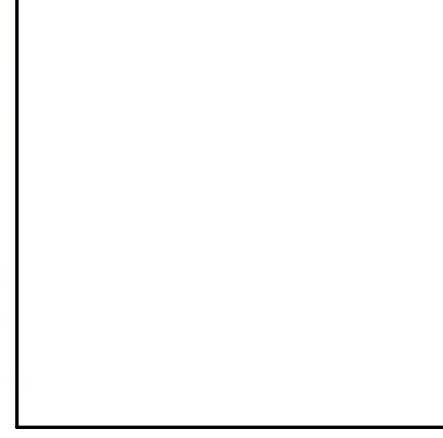
③ PERSPECTIVE SOUTHWEST



① PERSPECTIVE SOUTHEAST



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



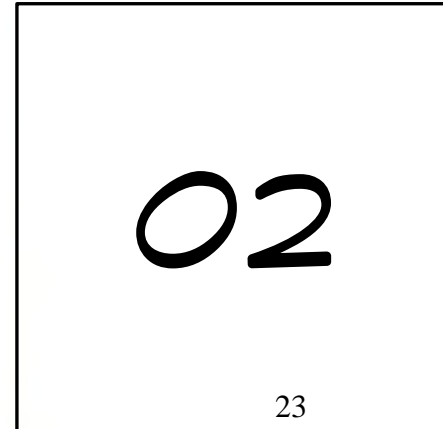
Jones Residence
 1832 Main Street
 Minturn, CO 81645
 Parcel Number: 2103-351-02-003
 South Minturn Addition, Lot 35

© 2021 mpp design shop, inc.
 MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	DRB Submission	03/18/21

Project Number: 2005
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

PERSPECTIVE VIEWS



GENERAL NOTES

- 1. ALL WORK SHALL BE AS SPECIFIED AND IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES, LAWS, PERMITS AND ORDINANCES...

SITE NOTES

- 1. THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL IN CONFORMANCE WITH TOWN/COUNTY GUIDELINES...

ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes items like AND, AT, ANCHOR BOLT, AIR CONDITIONING, ACCESSIBLE, etc.

Table with 2 columns: Abbreviation and Description. Includes items like CHANNEL, GABINET, CATEGORY, CAT, etc.

Table with 2 columns: Abbreviation and Description. Includes items like DEMOLISH OR DEMOLITION, DEEP, DEPTH, DOUBLE, etc.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes items like EXPANSION JOINT, ELEVATION, ELECTRICAL, ELEVATOR, etc.

Table with 2 columns: Abbreviation and Description. Includes items like SAUSAGE, GALVANIZED, GRAB BAR, GENERAL CONTRACTOR, etc.

Table with 2 columns: Abbreviation and Description. Includes items like HIGH/HEIGHT, HOSE BIBB, HANDICAPPED, HARDWOOD, etc.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes items like JOINT, KITCHEN, KITCHEN, KNOCK-OUT, LAMINATE, etc.

Table with 2 columns: Abbreviation and Description. Includes items like NEW, NORTH, NOT APPLICABLE, NOISE CRITERIA, etc.

Table with 2 columns: Abbreviation and Description. Includes items like PAINT, PAINT, PARTICLE BOARD, PRECAST, etc.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes items like REMOVABLE, RECOMMENDED, REQUIRE/REQUIRED, RESILIENT, etc.

Table with 2 columns: Abbreviation and Description. Includes items like SOUTH, SUPPLY AIR, SELF-ADHERED FLASHING, SOLID CORE, etc.

Table with 2 columns: Abbreviation and Description. Includes items like VENTILATION AND AIR CONDITIONING, VARIES, VINYL COMPOSITION TILE, etc.

PROJECT DIRECTORY

Project Address: 832 Main Street, Minturn, CO 81645. Owner: Pamela & Craig Jones. Architect: mpp design shop, inc. General Contractor: K2 Mountain Consultants, LLC.



SHEET INDEX

Table with 2 columns: Symbol and Description. Lists symbols for COVER, AERIAL VIEWS, PERSPECTIVE VIEWS, TOPOGRAPHIC SURVEY, etc.



Project information box containing contact details for mpp design shop, inc., including PO Box 288, Gypsium, CO 81637, and phone numbers.

Project information box containing contact details for mpp design shop, inc., including PO Box 288, Gypsium, CO 81637, and phone numbers.

Project information box containing contact details for Jones Residence, including 832 Main Street, Minturn, CO 81645, and parcel number.

Revisions table with columns: Description, Date, and a revision number column.

Project Number: 2005

Designed by: mpp

Drawn by: mpp

Checked by: mpp

COVER





4 PERSPECTIVE NORTHWEST



2 PERSPECTIVE NORTHEAST



3 PERSPECTIVE SOUTHWEST



1 PERSPECTIVE SOUTHEAST

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

Jones Residence
 832 Main Street
 Minturn, CO 81645
 Parcel Number: 2103-351-02-003
 South Minturn Addition, Lot 35

© 2021 MPP Design Shop, Inc.
 MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND
 AUTHOR OF THE INTELLECTUAL AND PHYSICAL
 PROPERTY OF THE DESIGN OF THE PROJECT AND
 INSTRUMENTS OF SERVICE, CONSISTING OF THE
 DRAWINGS AND DOCUMENTS CONTAINED HEREIN.
 MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF
 THE PROJECT PERMISSION TO USE THE INSTRUMENTS
 OF SERVICE SOLELY FOR CONSTRUCTING AND
 MAINTAINING THE PROJECT AT THE LOCATION
 INDICATED HEREIN. REUSE, REPRODUCTION OR
 PUBLICATION, IN WHOLE OR IN PART, OF THE
 INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY
 AND/OR AT ANY OTHER LOCATION IS PROHIBITED
 AND IS A VIOLATION OF FEDERAL AND STATE
 COPYRIGHT LAWS.

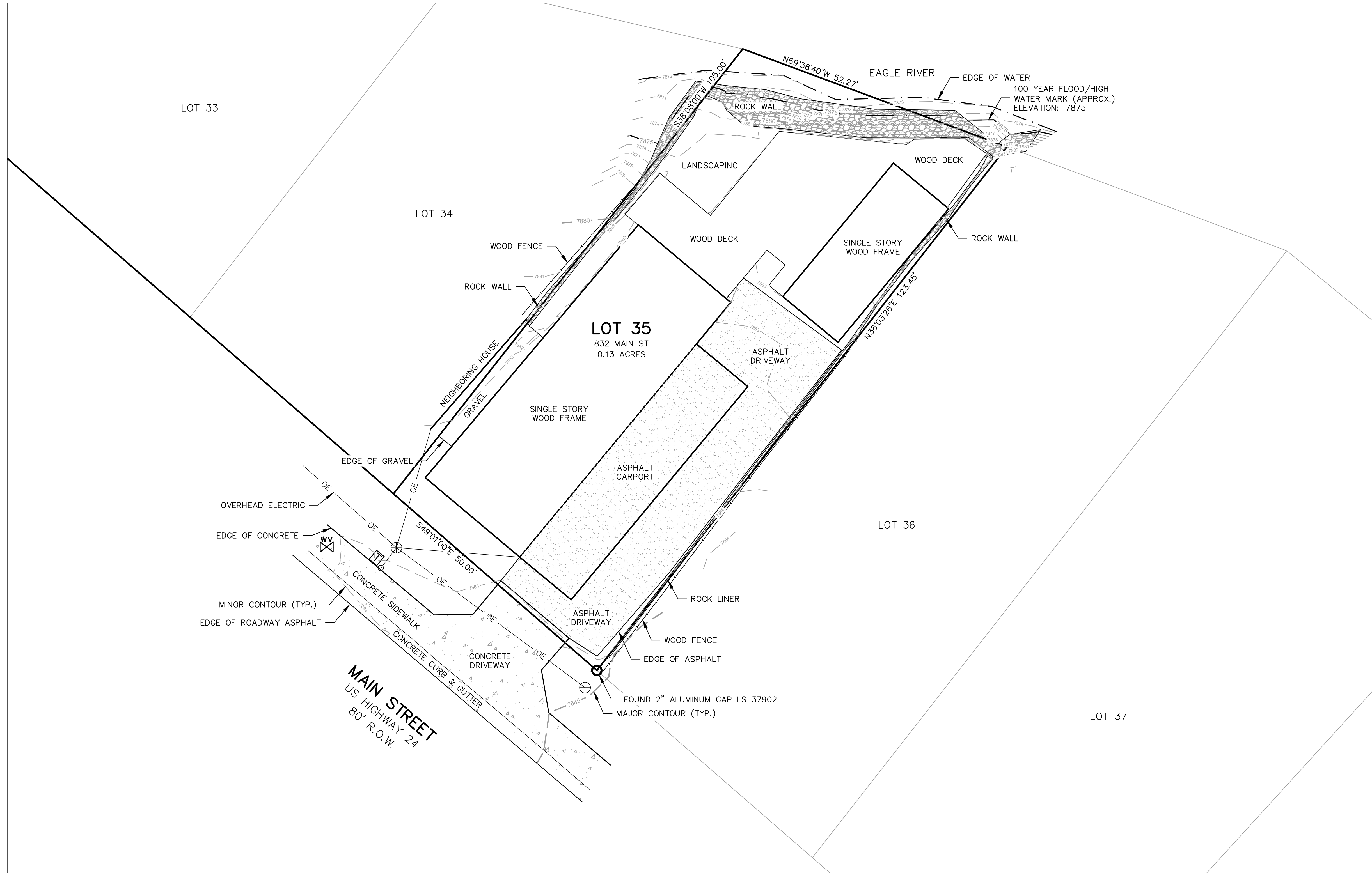
#	Description	Date
1	DRB Submission	03/18/21

Project Number: 2005
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

PERSPECTIVE VIEWS

EXISTING CONDITIONS SITE MAP LOT 35, SOUTH MINTURN ADDITION

Section 35, Township 5S , Range 81W of the 6th Principal Meridian
County of Eagle, State of Colorado



LEGAL DESCRIPTION

Lot 35, South Minturn Addition to the Town of Minturn, recorded on March 1, 1978 at Reception No. 163774 at the Office of the Clerk and Recorder, County of Eagle, State of Colorado.

NOTES

- 1) Survey Date: September 22, 2020.
- 2) Contour interval: 1-foot.
- 3) Elevation datum: Marcin Engineering control point #58, CDOT Minturn Resurfacing Project. Elevation = 7894.52.
- 4) This Survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property. No Title Commitment was supplied to the Surveyor.
- 5) Utilities are shown approximately and should be field verified prior to excavation.
- 6) Marcin Engineering LLC does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.
- 7) STREET ADDRESS: 832 Main Street, Minturn, CO 81645.
- 8) Parcel Boundary was based on the found 2" aluminum cap at the southern property corner of Lot 35.
- 9) This is not a monumented survey, Land Survey Plat, or Improvement Survey plat. No boundary resolution was performed in making this survey. All lot lines, setback lines, and easement lines shown hereon should be considered approximate and should not be relied upon for the placement of any future improvements.
- 10) No Title Commitment was performed for this survey.
- 11) High water mark: No high water mark was visible. Assume 100-year flood elevation is equal to high water mark. High water flood elevation of 7875 feet was obtained from Eagle County FEMA information collaboration on Eagle County GIS website.

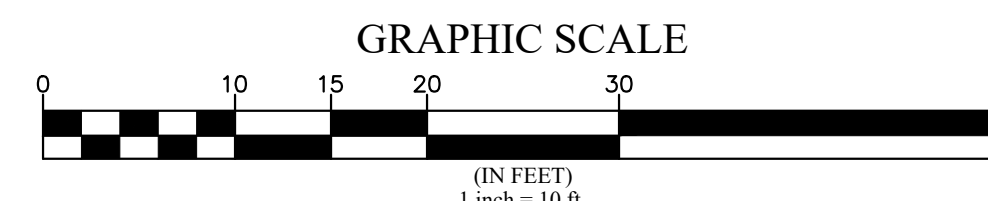
SURVEYOR'S CERTIFICATION

I, Raymond M. Elko, a Professional Land Surveyor in the State of Colorado, hereby certify that this Existing Conditions Site Map of 832 MAIN STREET was done by me or under my direct supervision and that both are accurate to the best of my knowledge.

Raymond M. Elko, PLS 38444
Colorado Professional
Land Surveyor



LEGEND	
	CONCRETE
	ASPHALT
	ROCK
	FOUND ALUMINUM CAP
	UTILITY POLE
	WATER VALVE
	TELEPHONE PEDESTAL

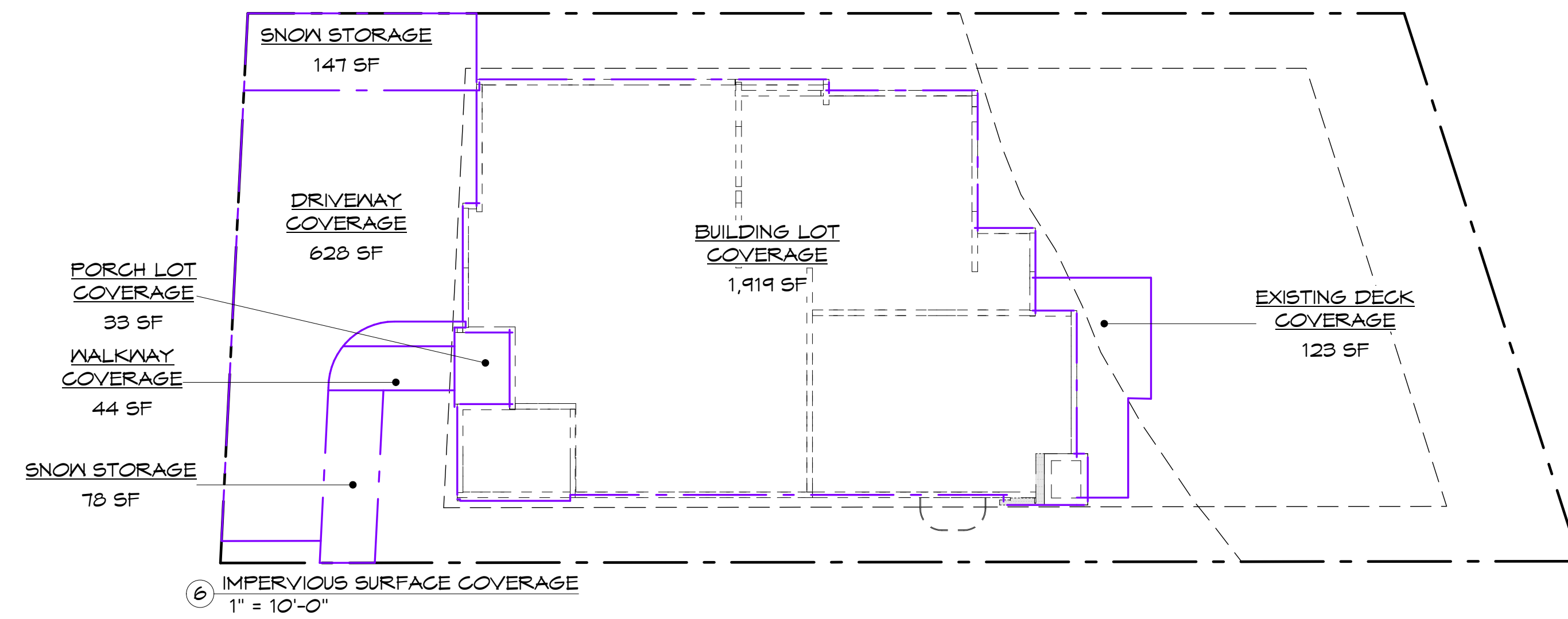


TOPOGRAPHIC MAP LOT 35, SOUTH MINTURN ADDITION Town of Minturn, County of Eagle, State of Colorado	
DRAWN BY: TLV	DATE: 9/23/2020
CHECKED BY: RME	DRAWING NO.: TOPO
JOB NO: 20074	SHEET: 1 OF 1

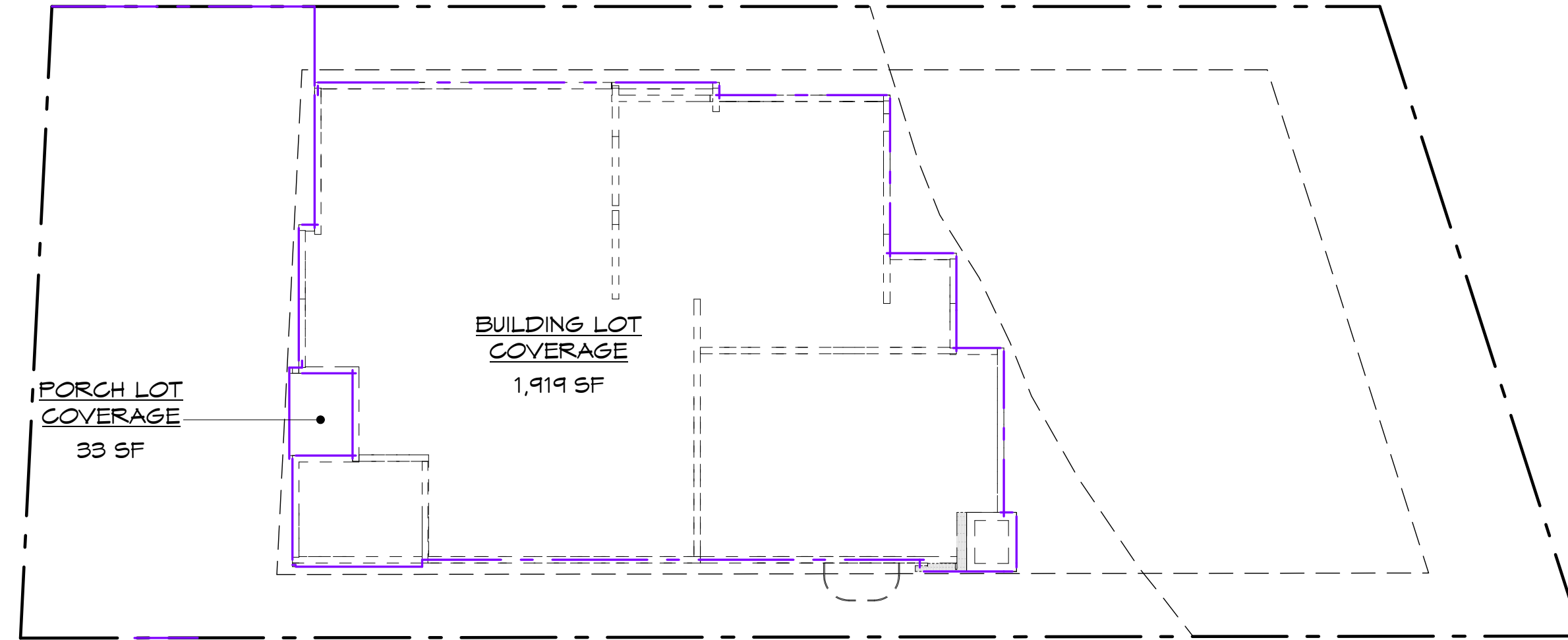
MARCIN ENGINEERING LLC

101 EAGLE RD, #5
P.O. BOX 1062
AVON, CO 81620
(970) 748-0274

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



6 IMPERVIOUS SURFACE COVERAGE
1" = 10'-0"



7 BUILDING LOT COVERAGE
1" = 10'-0"



5 EFFECTIVE LOT AREA
1" = 10'-0"



4 LOT AREA
1" = 10'-0"

LOT AREA & ALLOWABLE COVERAGE		
EFFECTIVE LOT AREA	BUILDING LOT COVERAGE - 40%	IMPERVIOUS SURFACE COVERAGE - 50%
5,508 SF	2,203 SF	2,754 SF

LOT AREA	
Name	Area
LOT AREA	5,695 SF
EFFECTIVE LOT AREA	5,508 SF

BUILDING LOT COVERAGE	
PORCH LOT COVERAGE	33 SF
BUILDING LOT COVERAGE	1,919 SF
	1,952 SF

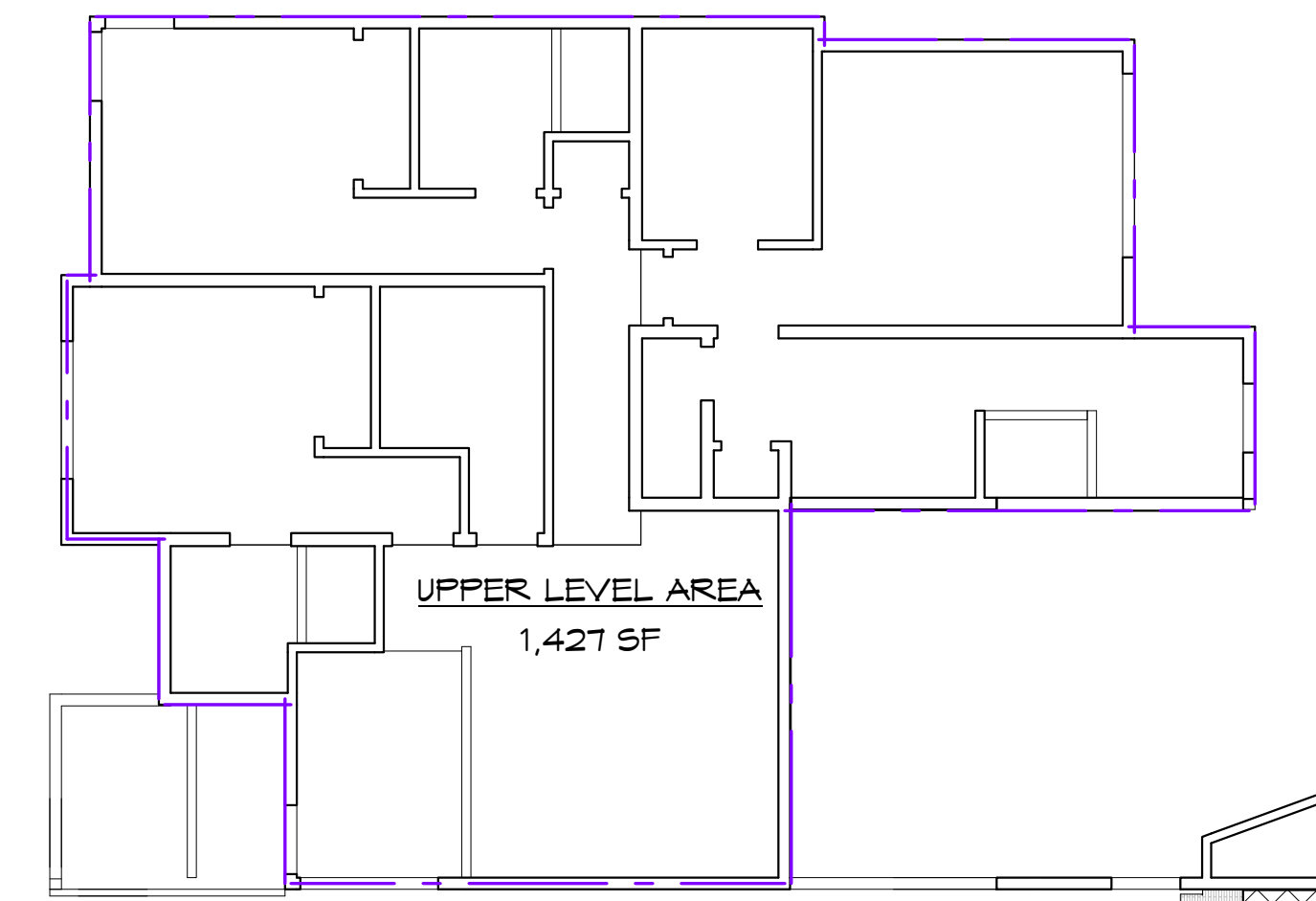
IMPERVIOUS SURFACE COVERAGE	
PORCH LOT COVERAGE	33 SF
BUILDING LOT COVERAGE	1,919 SF
EXISTING DECK COVERAGE	123 SF
DRIVEWAY COVERAGE	628 SF
WALKWAY COVERAGE	44 SF
	2,747 SF

SNOW STORAGE AREA	
SNOW STORAGE	147 SF
SNOW STORAGE	78 SF
TOTAL BUILDING AREA	225 SF

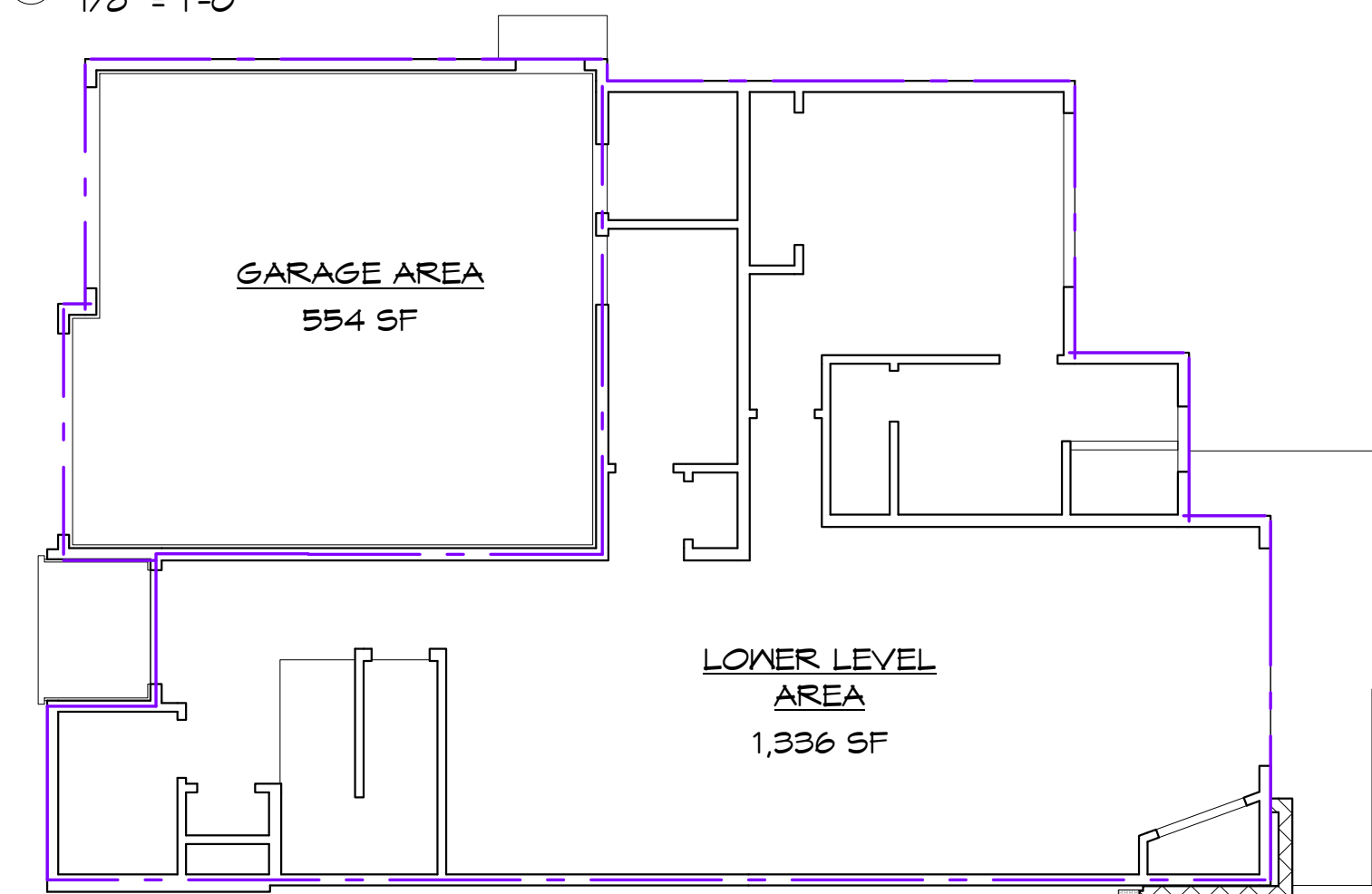
LIVEABLE FLOOR AREA	
UNFINISHED BASEMENT LEVEL AREA	888 SF
LOWER LEVEL AREA	1,336 SF
UPPER LEVEL AREA	1,427 SF
	3,651 SF

GARAGE AREA	
GARAGE AREA	554 SF
	554 SF

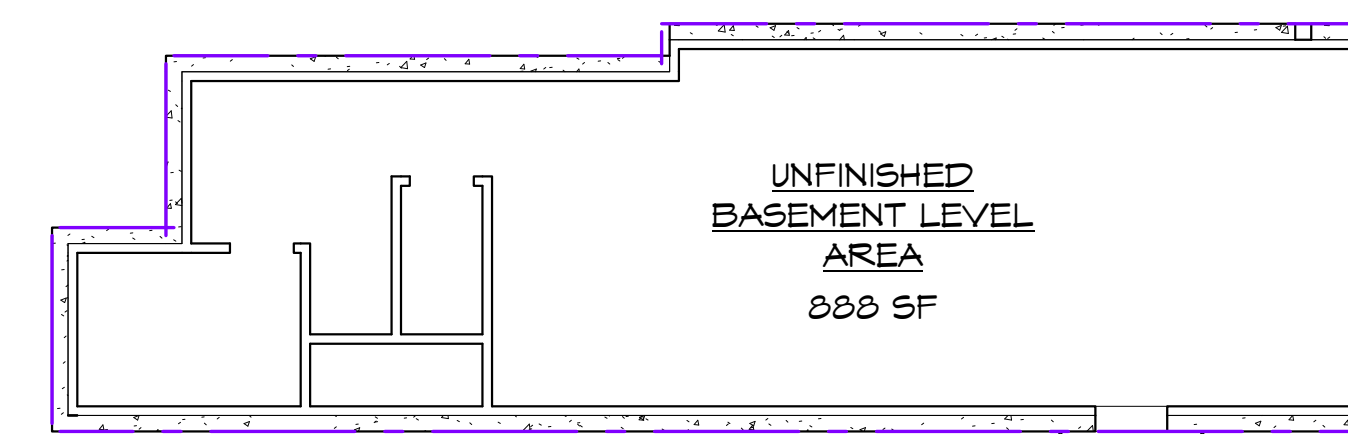
TOTAL BUILDING AREA	
UNFINISHED BASEMENT LEVEL AREA	888 SF
GARAGE AREA	554 SF
LOWER LEVEL AREA	1,336 SF
UPPER LEVEL AREA	1,427 SF
TOTAL BUILDING AREA	4,205 SF



3 UPPER LEVEL AREA PLAN
1/8" = 1'-0"



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



1 BASEMENT LEVEL AREA PLAN
1/8" = 1'-0"

mpp design shop, inc.

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

Jones Residence

832 Main Street
Minturn, CO 81645
Parcel Number: 2103-351-02-003
South Minturn Addition, Lot 35

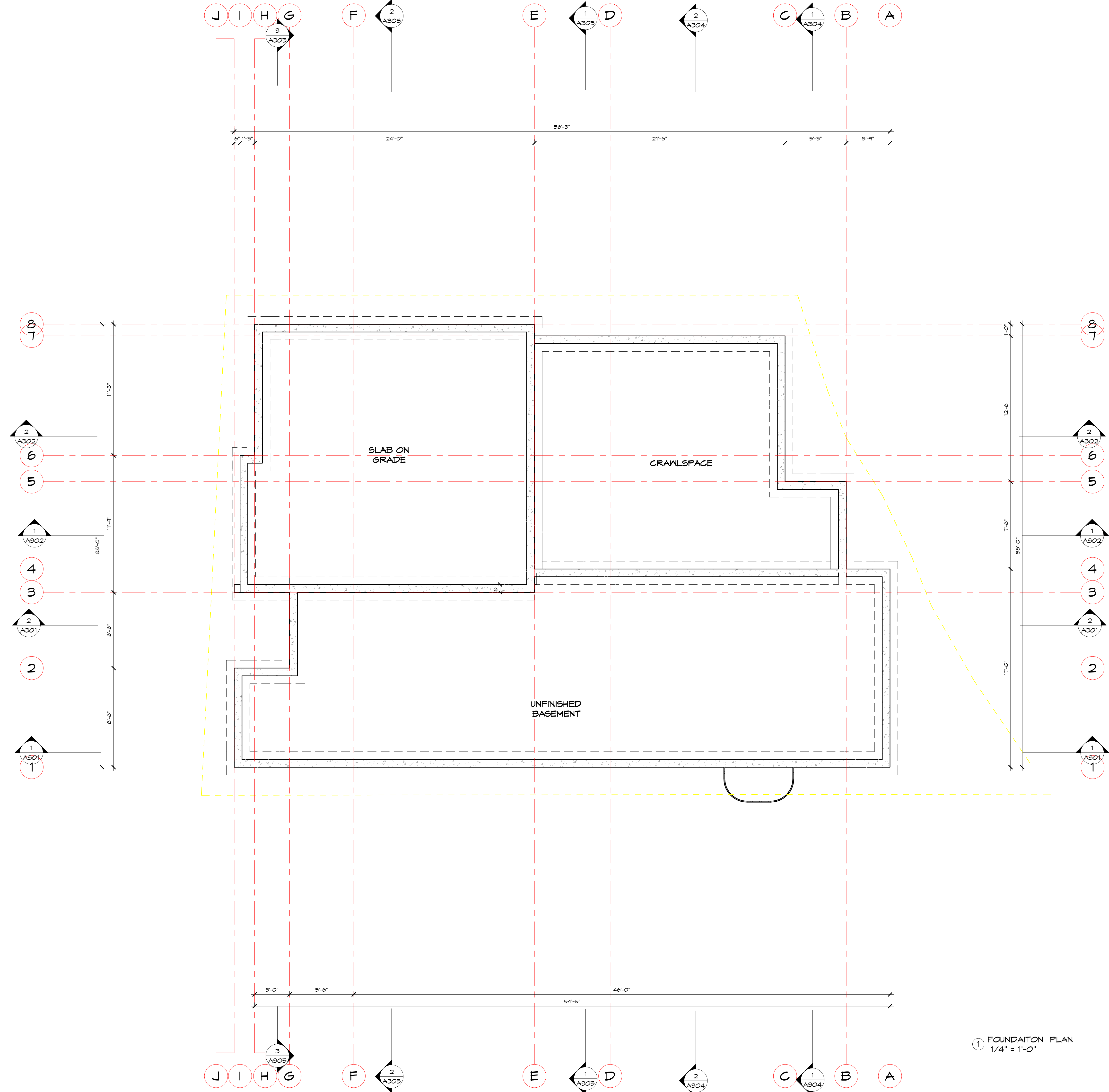
© 2021 mpp design shop, inc. MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	DRB Submission	03/18/21

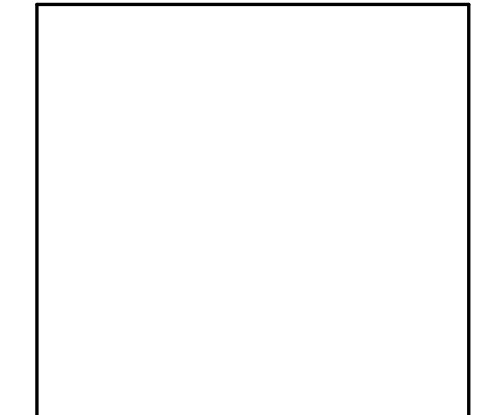
Project Number: 2005
Designed by: mpp
Drawn by: mpp
Checked by: mpp

AREAS, SCHEDULES

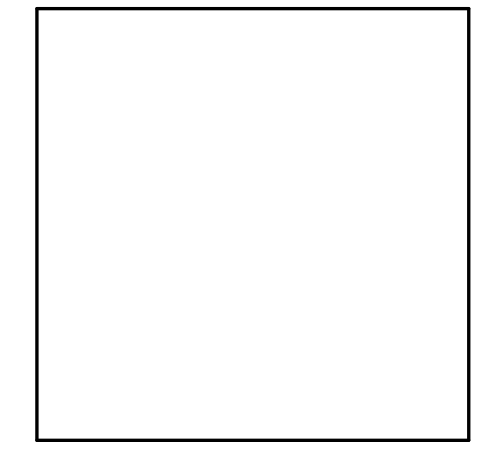
A100



① FOUNDATION PLAN
1/4" = 1'-0"



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



Jones Residence
 1832 Main Street
 Minturn, CO 81645
 Parcel Number: 2103-351-02-003
 South Minturn Addition, Lot 35

© 2021 mpp design shop, inc. MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

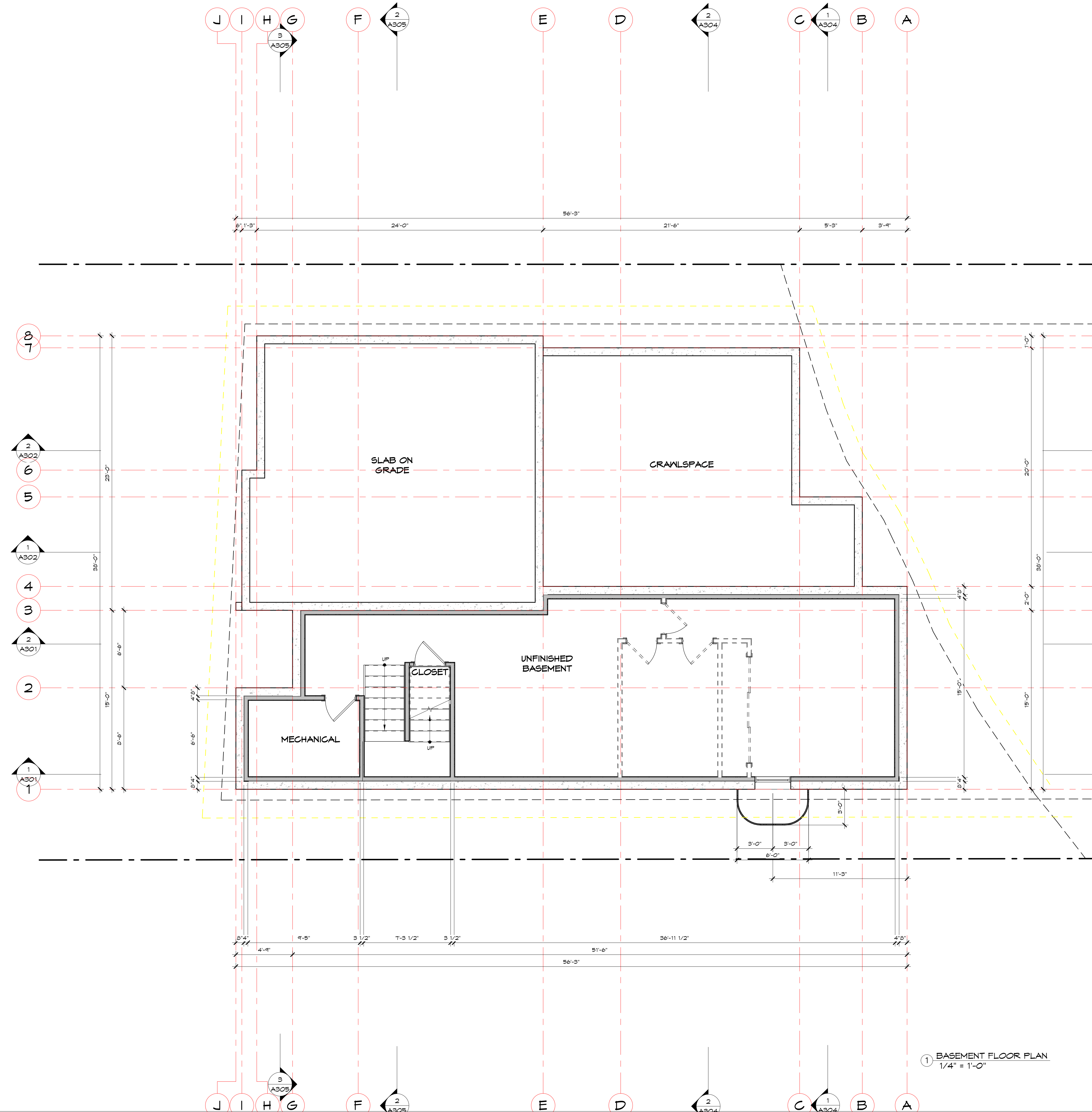
#	Description	Date
1	DRB Submission	03/18/21

Project Number: 2005
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

FOUNDATION PLAN

A101

30



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

Joel's Residence
 832 Main Street
 Minturn, CO 81645
 Parcel Number: 2103-351-02-003
 South Minturn Addition, Lot 35

© 2005 mpp design shop, inc.
 MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

Description	Date
ASO DRB Submission	03/18/21

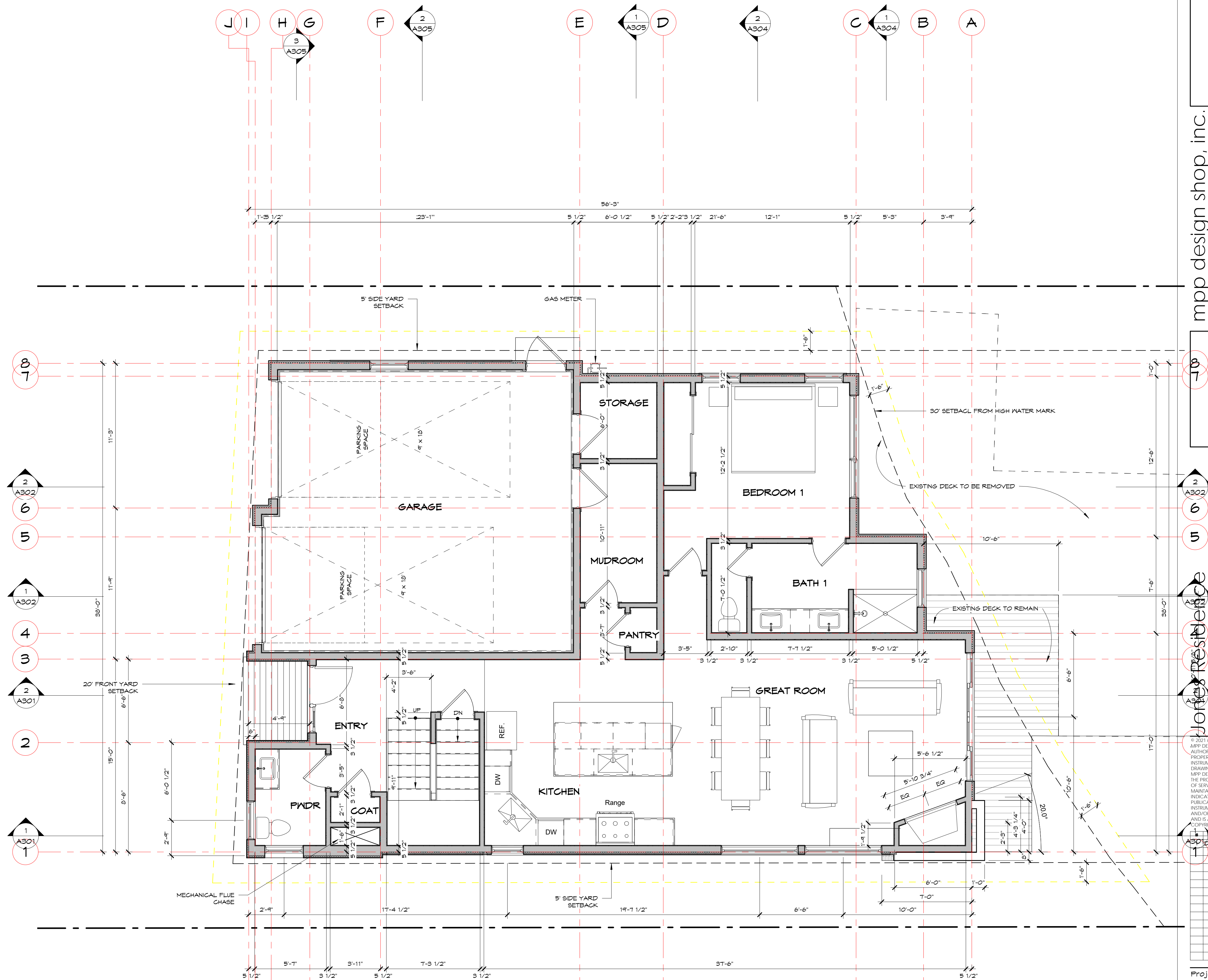
Project Number: 2005
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

BASEMENT FLOOR PLAN

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

A102

31



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

JOHN'S RESIDENCE
 832 Main Street
 Minturn, CO 81645
 Parcel Number: 2103-351-02-003
 South Minturn Addition, Lot 35

© 2021 Fresh Design Group, Inc.
 MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

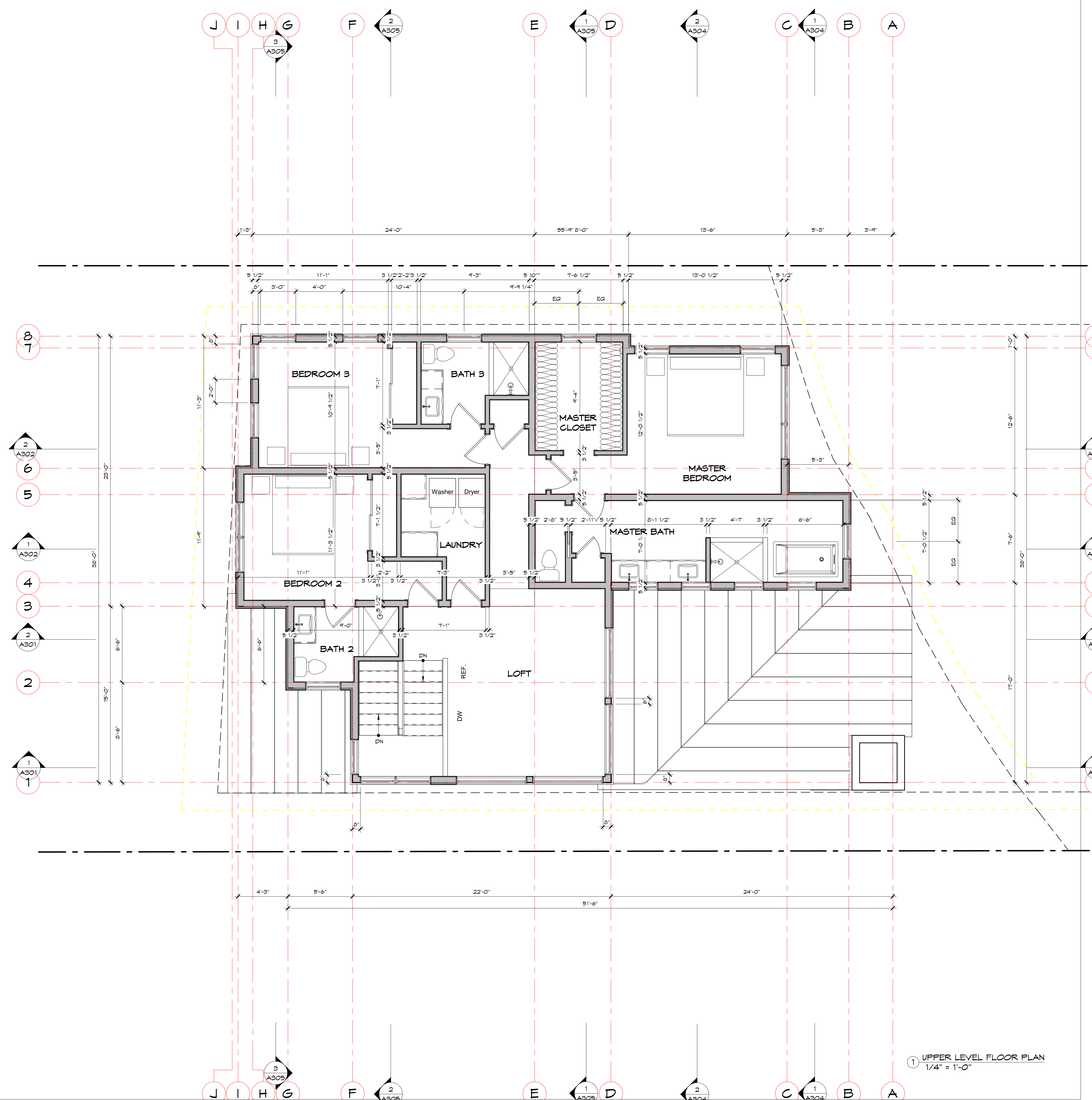
NO.	Description	Date
1	DRB Submission	03/18/21

Project Number: 2005
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

LOWER LEVEL FLOOR PLAN

A103
 32

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



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

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

78

832 Main Street
Minturn, CO 81645
Parcel Number: 2103-351-02-003
South Minturn Addition, Lot 35

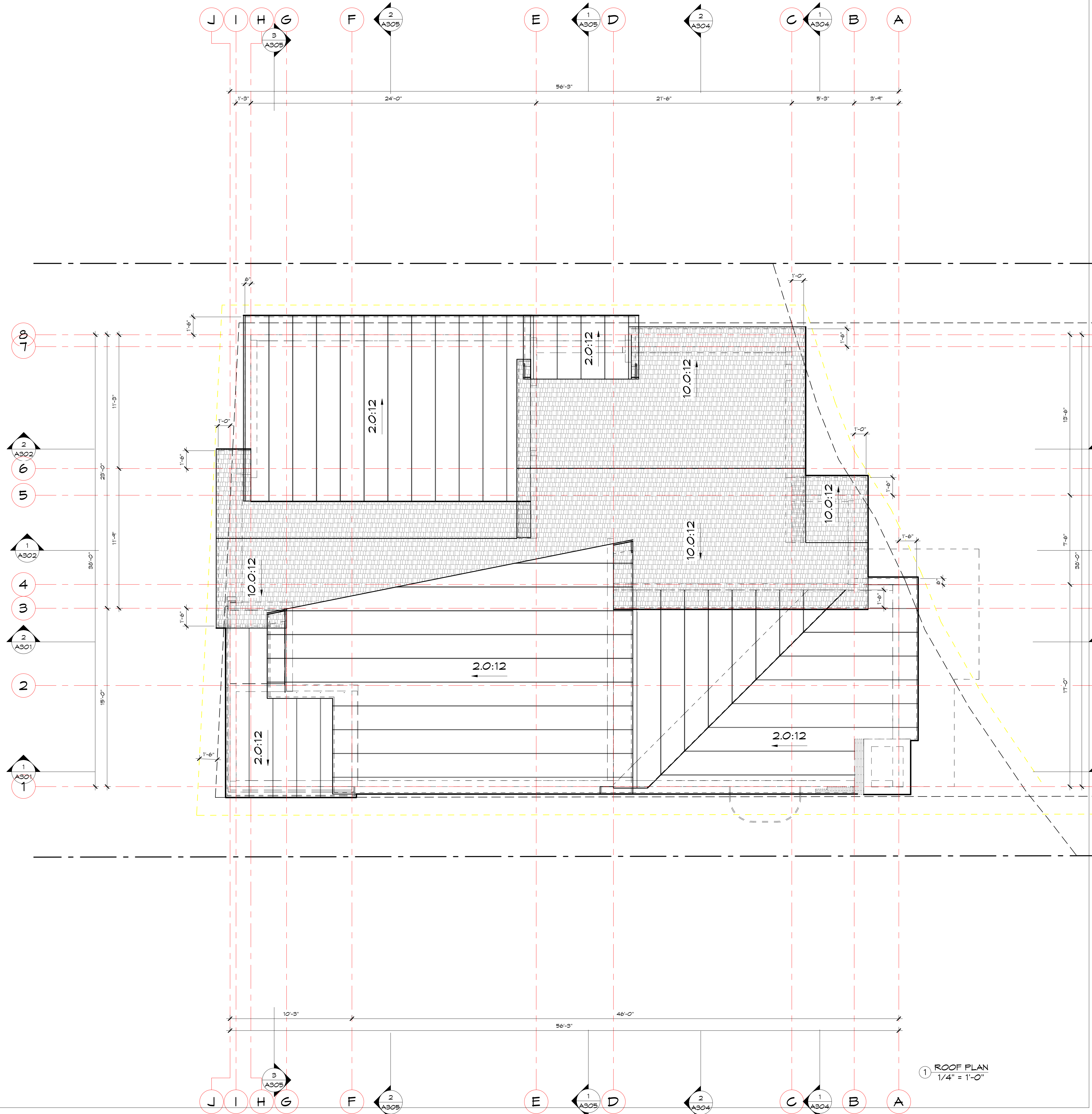
© 2021 MPP Design Shop, Inc.
MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

No.	Description	Date
1	DRB Submission	03/18/21

Project Number: 2005
Designed by: mpp
Drawn by: mpp
Checked by: mpp

UPPER LEVEL FLOOR PLAN

A104



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

832 Main Street
 Minturn, CO 81645
 Parcel Number: 2103-351-02-003
 South Minturn Addition, Lot 35

© 2021 mpp design shop, inc.
 MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

No.	Description	Date
1	ARB Submission	03/18/21

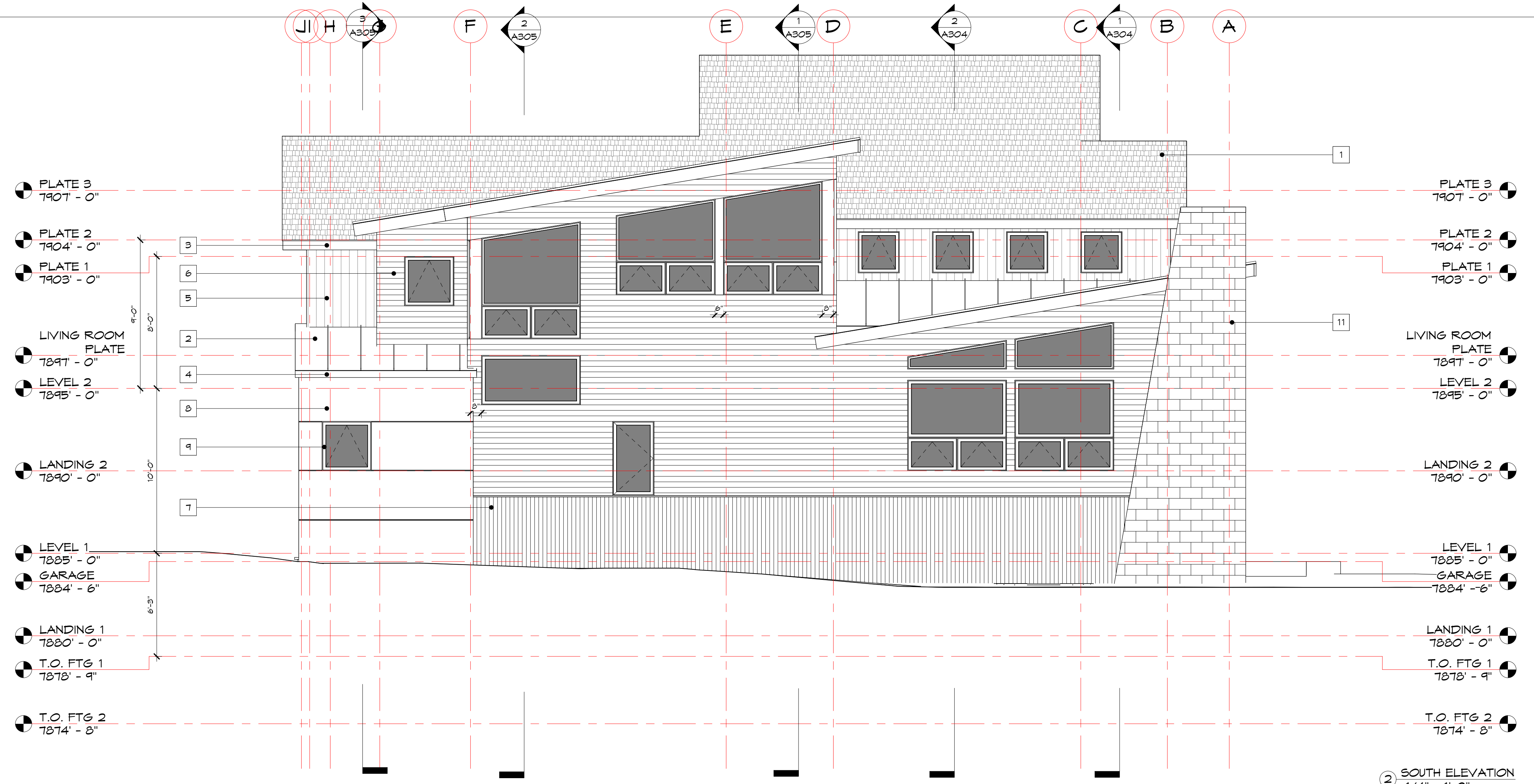
Project Number: 2005
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

ROOF PLAN

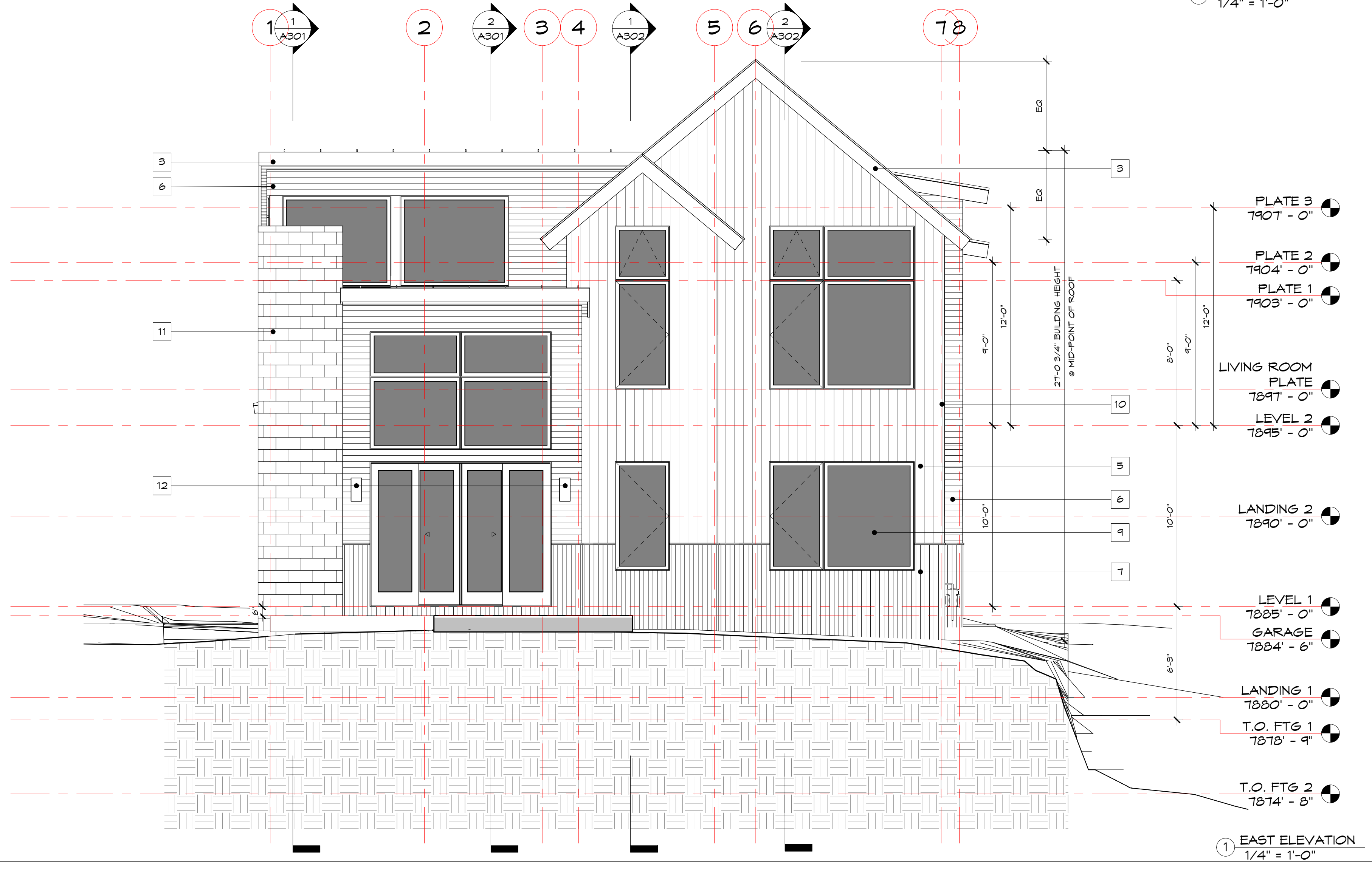
1 ROOF PLAN
 1/4" = 1'-0"

A105

34



EXTERIOR MATERIAL LEGEND						
Key	Material	Manufacturer	Model	Color	Finish	Notes
1	APHALT SHINGLES	SAF		WEATHERED WOOD		
2	STANDING SEAM METAL ROOF			DARK GRAY	PRE-FINISHED PAINT	
3	2X10 FASCIA, WOOD			CHARCOAL GRAY	OPAQUE STAIN	
4	METAL FASCIA			CHARCOAL GRAY	PRE-FINISHED PAINT	
5	VERTICAL BARN WOOD SIDING			NATURAL WEATHERED		
6	HORIZONTAL SIDING			MIXED BROWN		
7	CORRUGATED METAL SIDING				PRE-FINISHED PAINT	
8	METAL PANEL SIDING			PLATINUM	PRE-FINISHED PAINT	
9	WOOD FRAME ALUMINUM CLAD WINDOWS			BLACK	PRE-FINISHED PAINT	
10	METAL RAILING			BLACK	POWDER COATED	
11	MASONRY BLOCK			BUFF		
12	EXTERIOR LIGHTING			BLACK	PAINT	EXTERIOR FULL CUT OFF, DARK SKY COMPLIANT MALL SCENCE



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

Jones Residence
 1832 Main Street
 Minturn, CO 81645
 Parcel Number: 2103-351-02-003
 South Minturn Addition, Lot 35

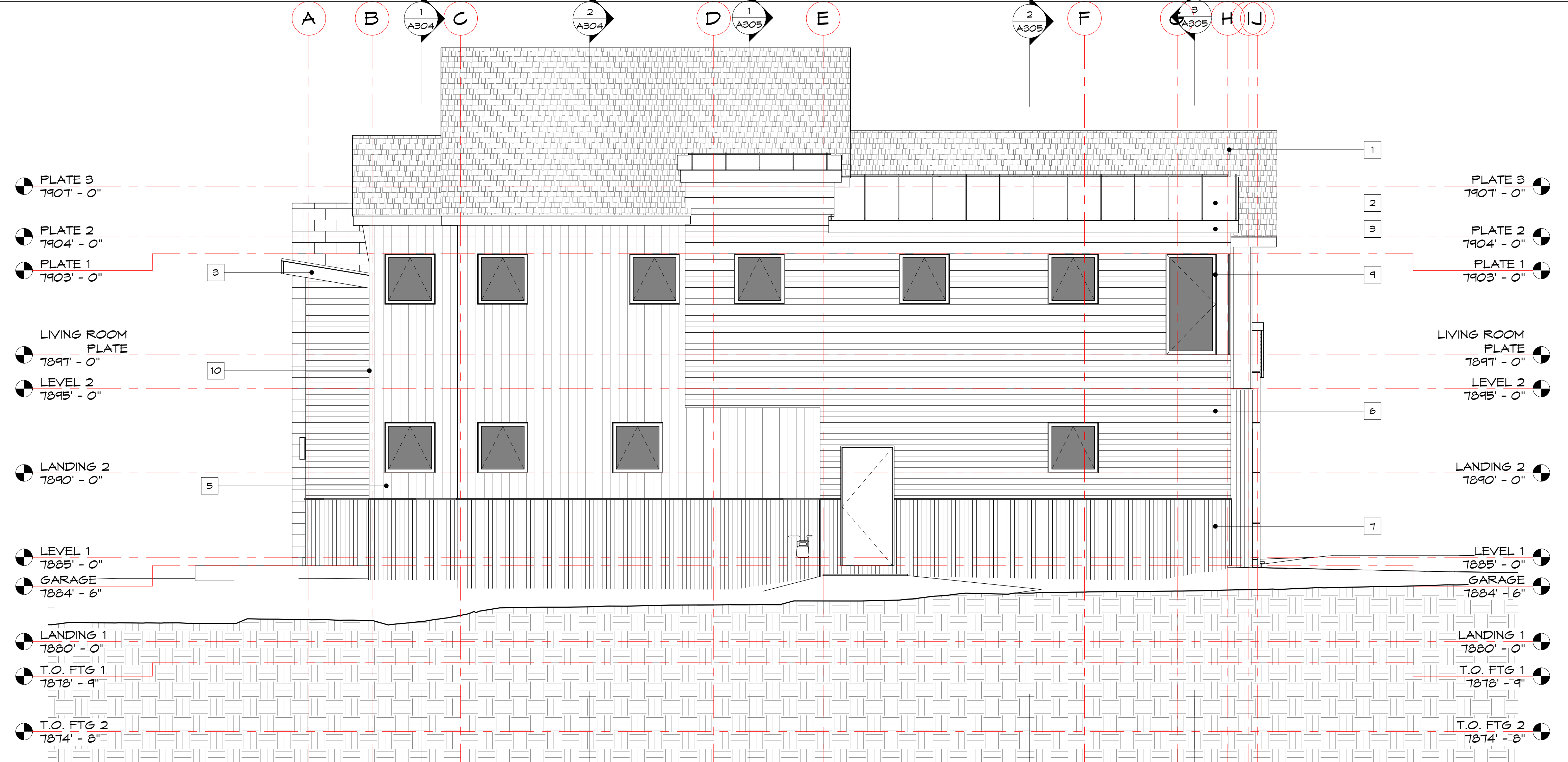
© 2021 MPP Design Shop, Inc. MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE. CONSIDERING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN, MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	DRB Submission	03/18/21

Project Number: 2005
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

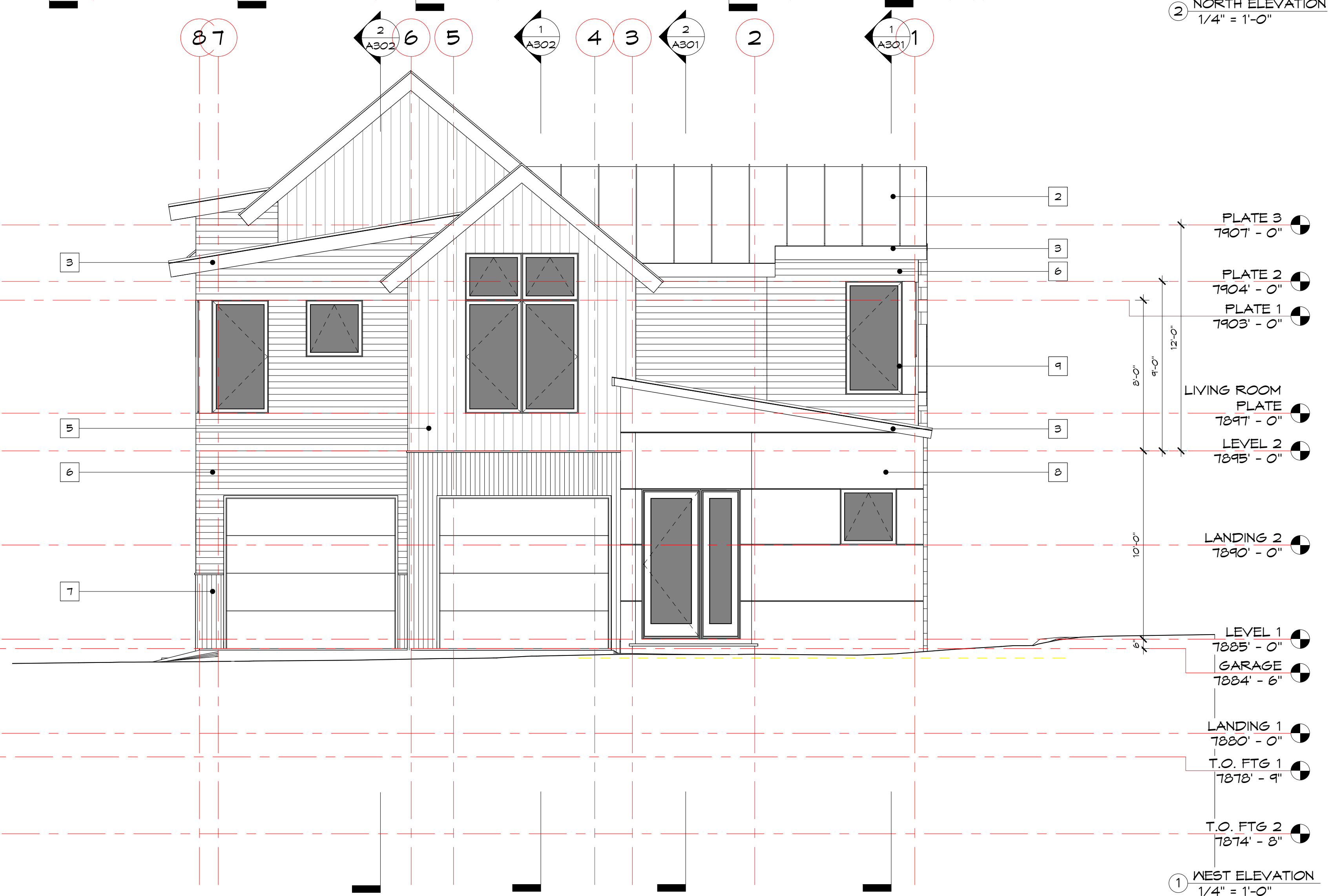
EAST & SOUTH ELEVATIONS

A201

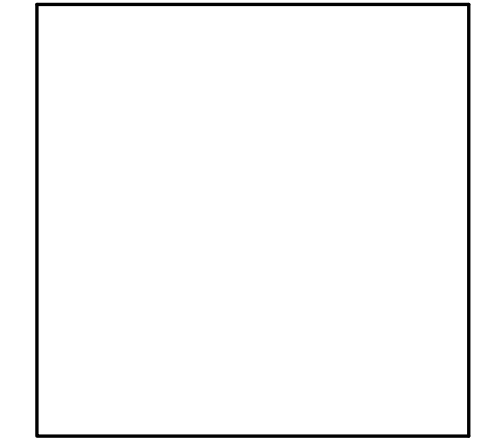


② NORTH ELEVATION
1/4" = 1'-0"

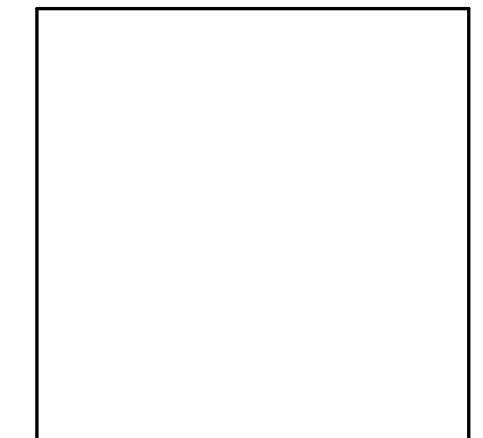
EXTERIOR MATERIAL LEGEND						
Key	Material	Manufacturer	Model	Color	Finish	Notes
1	APHALT SHINGLES	GAF		WEATHERED WOOD		
2	STANDING SEAM METAL ROOF			DARK GRAY	PRE-FINISHED PAINT	
3	2X10 FASCIA, WOOD			CHARCOAL GRAY	OPAQUE STAIN	
4	METAL FASCIA			CHARCOAL GRAY	PRE-FINISHED PAINT	
5	VERTICAL BARN WOOD SIDING			NATURAL WHEATHERED		
6	HORIZONTAL SIDING			MIXED BROWN		
7	CORRUGATED METAL SIDING				PRE-FINISHED PAINT	
8	METAL PANEL SIDING			PLATINUM	PRE-FINISHED PAINT	
9	WOOD FRAME ALUMINUM GLAD WINDOWS			BLACK	PRE-FINISHED PAINT	
10	METAL RAILING			BLACK	POWDER COATED	
11	MASONRY BLOCK			BUFF		
12	EXTERIOR LIGHTING			BLACK	PAINT	EXTERIOR FULL CUT OFF, DARK SKY COMPLIANT WALL SCONCE



① WEST ELEVATION
1/4" = 1'-0"



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



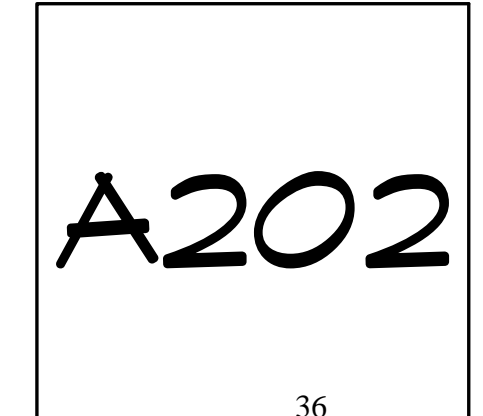
Jones Residence
1832 Main Street
Minturn, CO 81645
Parcel Number: 2103-351-02-003
South Minturn Addition, Lot 35

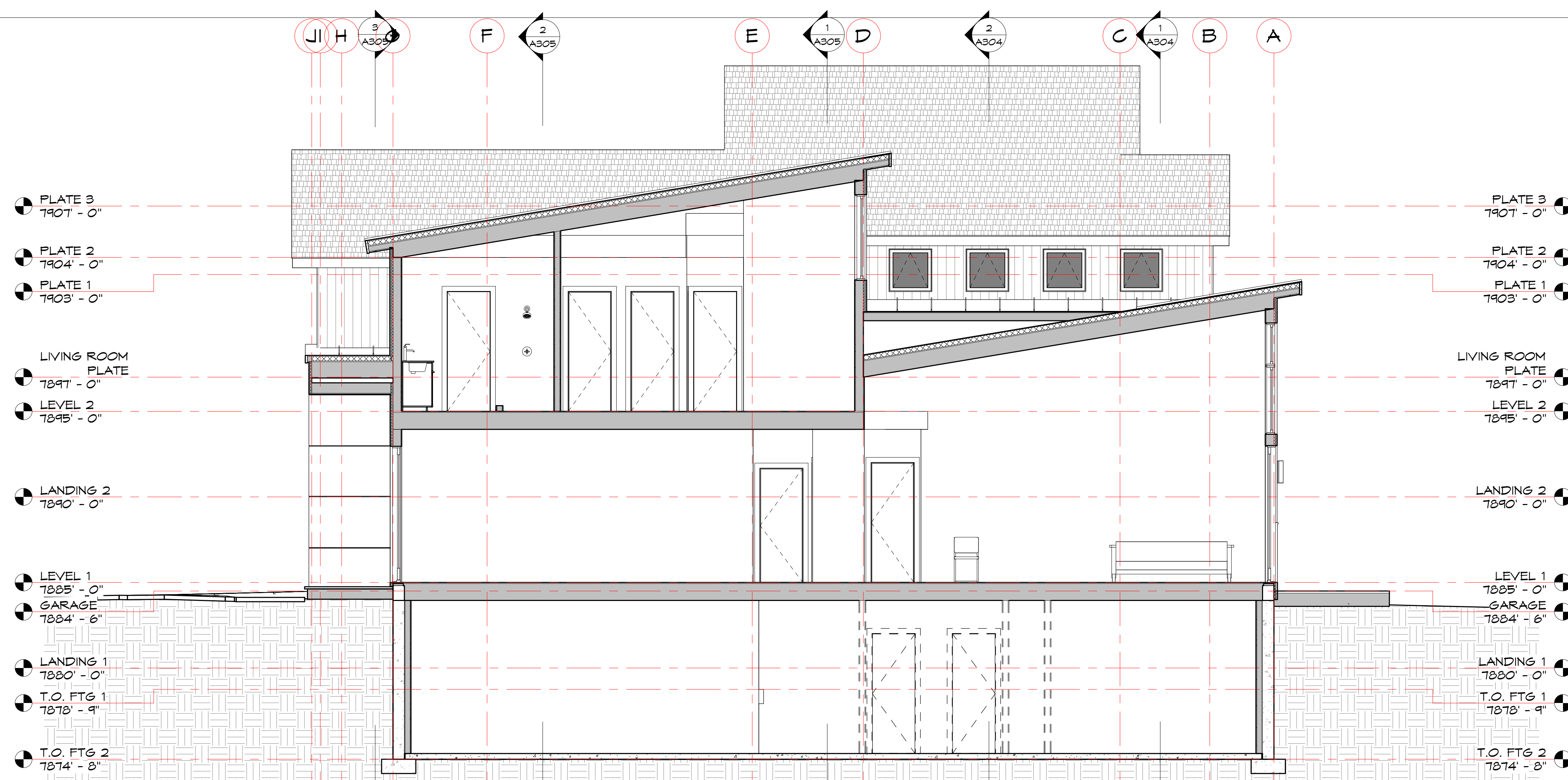
© 2021 mpp design shop, inc. MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	DRB Submission	03/18/21

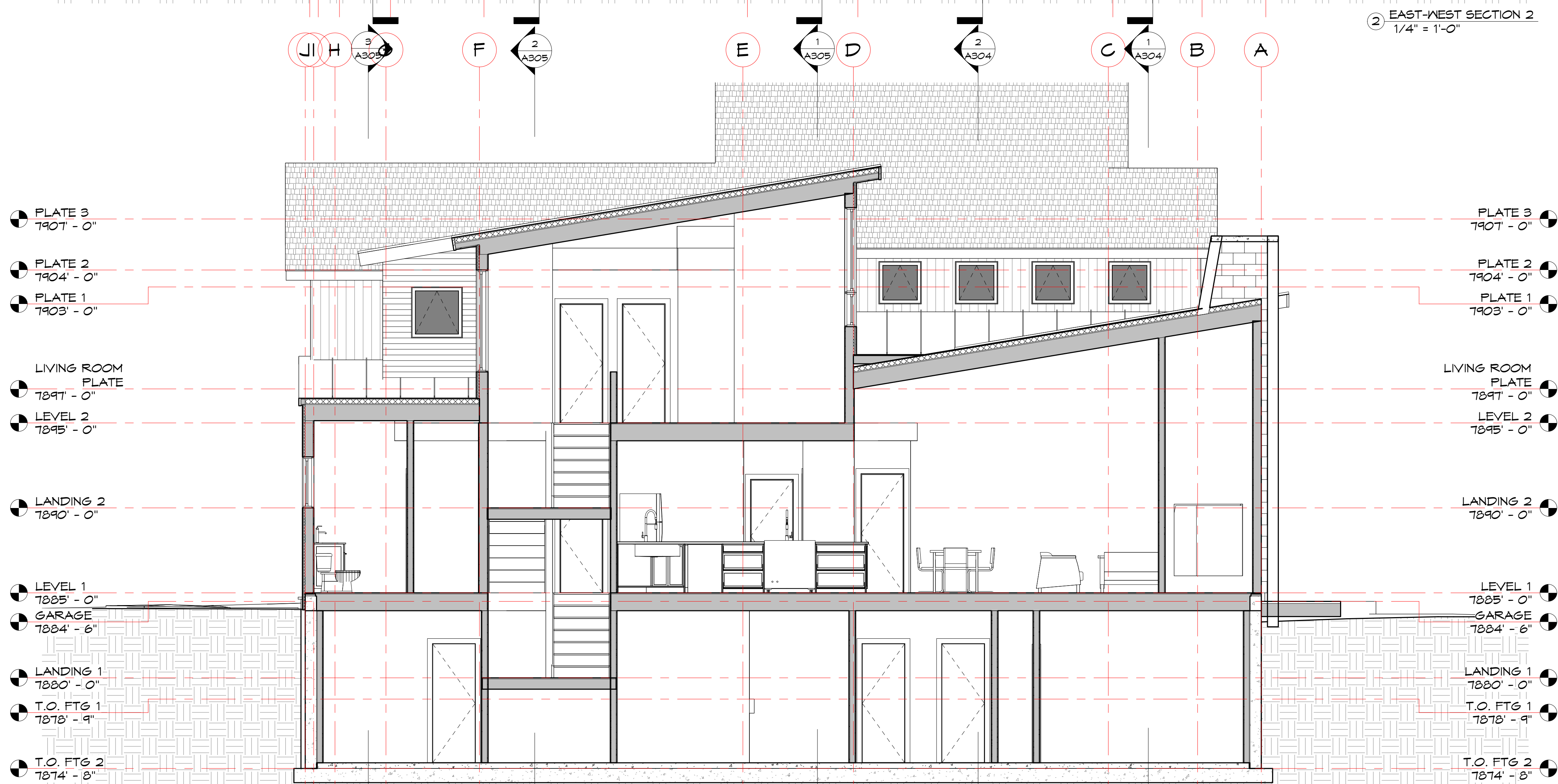
Project Number: 2005
Designed by: mpp
Drawn by: mpp
Checked by: mpp

WEST & NORTH ELEVATIONS





② EAST-WEST SECTION 2
1/4" = 1'-0"



① EAST-WEST SECTION 1
1/4" = 1'-0"

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

Jones Residence
1832 Main Street
Minturn, CO 81645
Parcel Number: 2103-351-02-003
South Minturn Addition, Lot 35

© 2011 mpp design shop, inc.
MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE. REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

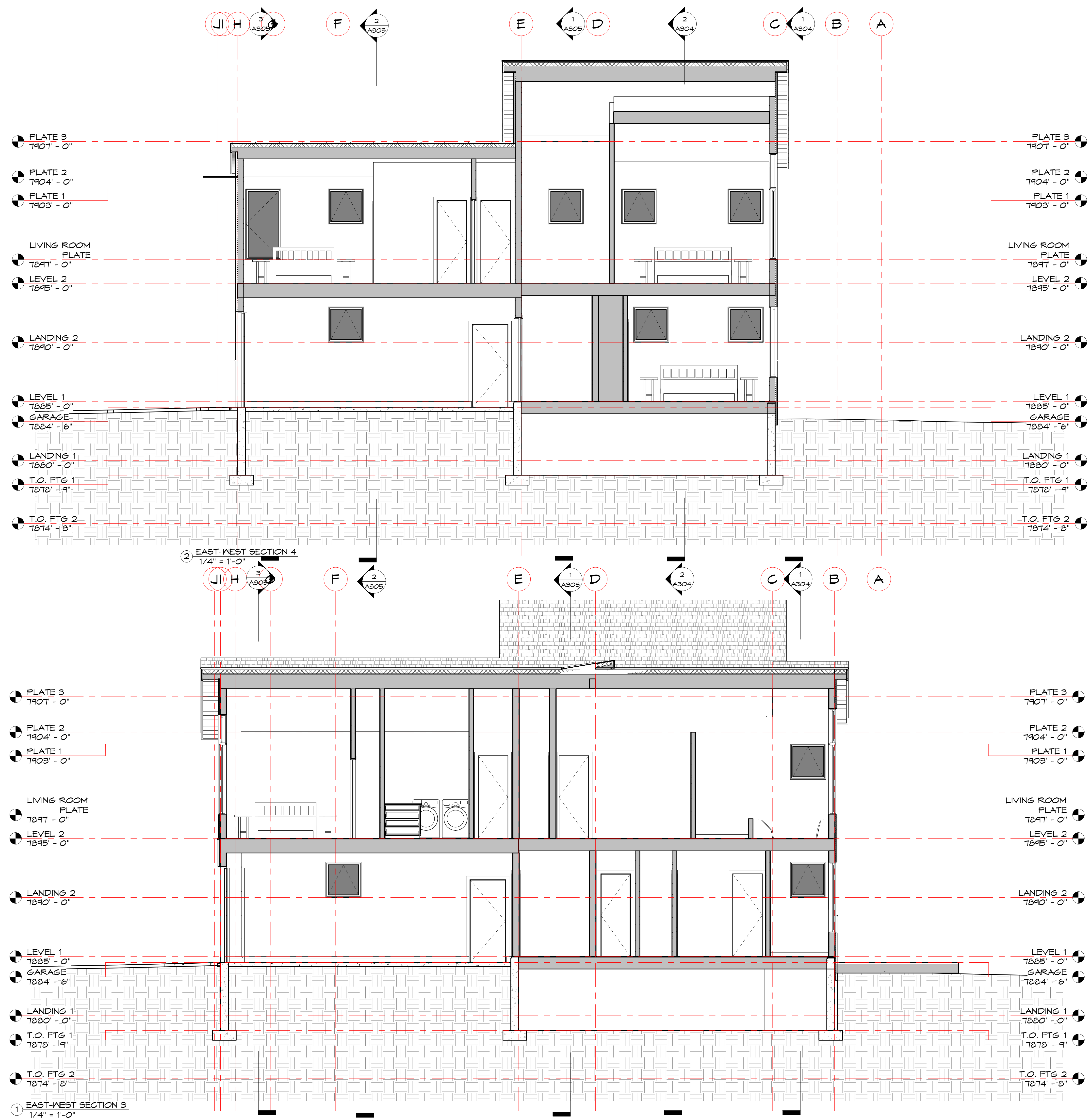
■	Description	Date
1	DRB Submission	03/18/21

Project Number: 2005
Designed by: mpp
Drawn by: mpp
Checked by: mpp

BUILDING SECTIONS

A301

37



● PLATE 3
7907' - 0"
 ● PLATE 2
7904' - 0"
 ● PLATE 1
7903' - 0"
 ● LIVING ROOM
PLATE
7897' - 0"
 ● LEVEL 2
7895' - 0"
 ● LANDING 2
7890' - 0"
 ● LEVEL 1
7885' - 0"
 ● GARAGE
7884' - 6"
 ● LANDING 1
7880' - 0"
 ● T.O. FTG 1
7878' - 9"
 ● T.O. FTG 2
7874' - 8"

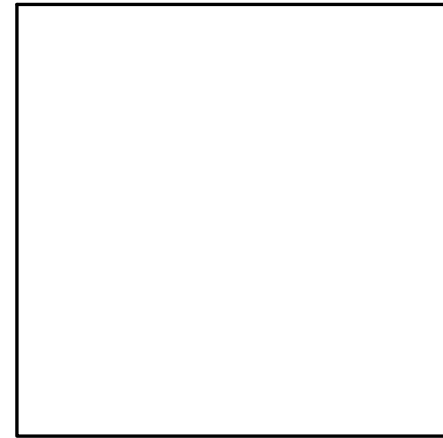
● PLATE 3
7907' - 0"
 ● PLATE 2
7904' - 0"
 ● PLATE 1
7903' - 0"
 ● LIVING ROOM
PLATE
7897' - 0"
 ● LEVEL 2
7895' - 0"
 ● LANDING 2
7890' - 0"
 ● LEVEL 1
7885' - 0"
 ● GARAGE
7884' - 6"
 ● LANDING 1
7880' - 0"
 ● T.O. FTG 1
7878' - 9"
 ● T.O. FTG 2
7874' - 8"

● PLATE 3
7907' - 0"
 ● PLATE 2
7904' - 0"
 ● PLATE 1
7903' - 0"
 ● LIVING ROOM
PLATE
7897' - 0"
 ● LEVEL 2
7895' - 0"
 ● LANDING 2
7890' - 0"
 ● LEVEL 1
7885' - 0"
 ● GARAGE
7884' - 6"
 ● LANDING 1
7880' - 0"
 ● T.O. FTG 1
7878' - 9"
 ● T.O. FTG 2
7874' - 8"

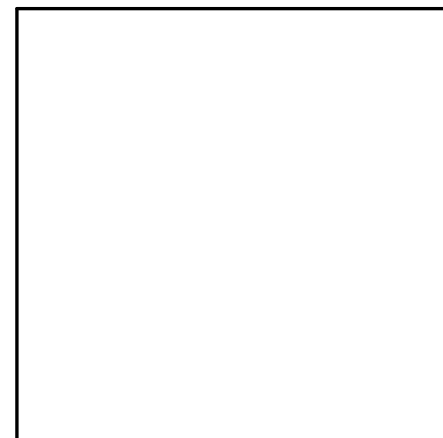
● PLATE 3
7907' - 0"
 ● PLATE 2
7904' - 0"
 ● PLATE 1
7903' - 0"
 ● LIVING ROOM
PLATE
7897' - 0"
 ● LEVEL 2
7895' - 0"
 ● LANDING 2
7890' - 0"
 ● LEVEL 1
7885' - 0"
 ● GARAGE
7884' - 6"
 ● LANDING 1
7880' - 0"
 ● T.O. FTG 1
7878' - 9"
 ● T.O. FTG 2
7874' - 8"

② EAST-WEST SECTION 4
1/4" = 1'-0"

① EAST-WEST SECTION 3
1/4" = 1'-0"



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



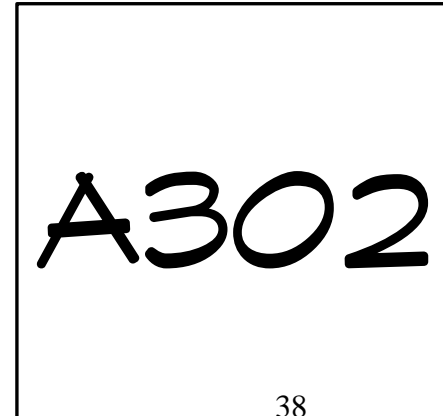
Jones Residence
 1832 Main Street
 Minturn, CO 81645
 Parcel Number: 2103-351-02-003
 South Minturn Addition, Lot 35

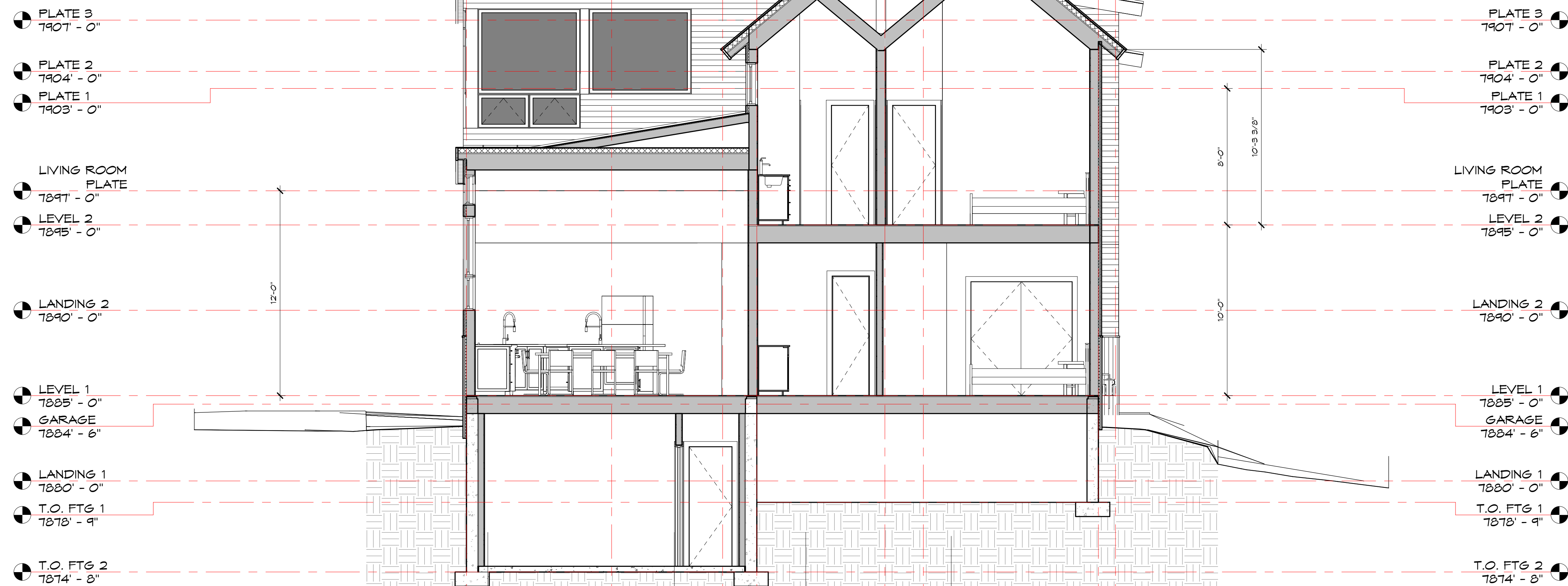
© 2021 mpp design shop, inc.
 MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND
 AUTHOR OF THE INTELLECTUAL AND PHYSICAL
 PROPERTY OF THE DESIGN OF THE PROJECT AND
 INSTRUMENTS OF SERVICE. CONSISTING OF THE
 DRAWINGS AND DOCUMENTS CONTAINED HEREIN.
 MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF
 THE PROJECT PERMISSION TO USE THE INSTRUMENTS
 OF SERVICE SOLELY FOR CONSTRUCTING AND
 MAINTAINING THE PROJECT AT THE LOCATION
 INDICATED HEREIN. REUSE, REPRODUCTION OR
 PUBLICATION, IN WHOLE OR IN PART, OF THE
 INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY
 AND/OR AT ANY OTHER LOCATION IS PROHIBITED
 AND IS A VIOLATION OF FEDERAL AND STATE
 COPYRIGHT LAWS.

#	Description	Date
1	DRB Submission	03/18/21

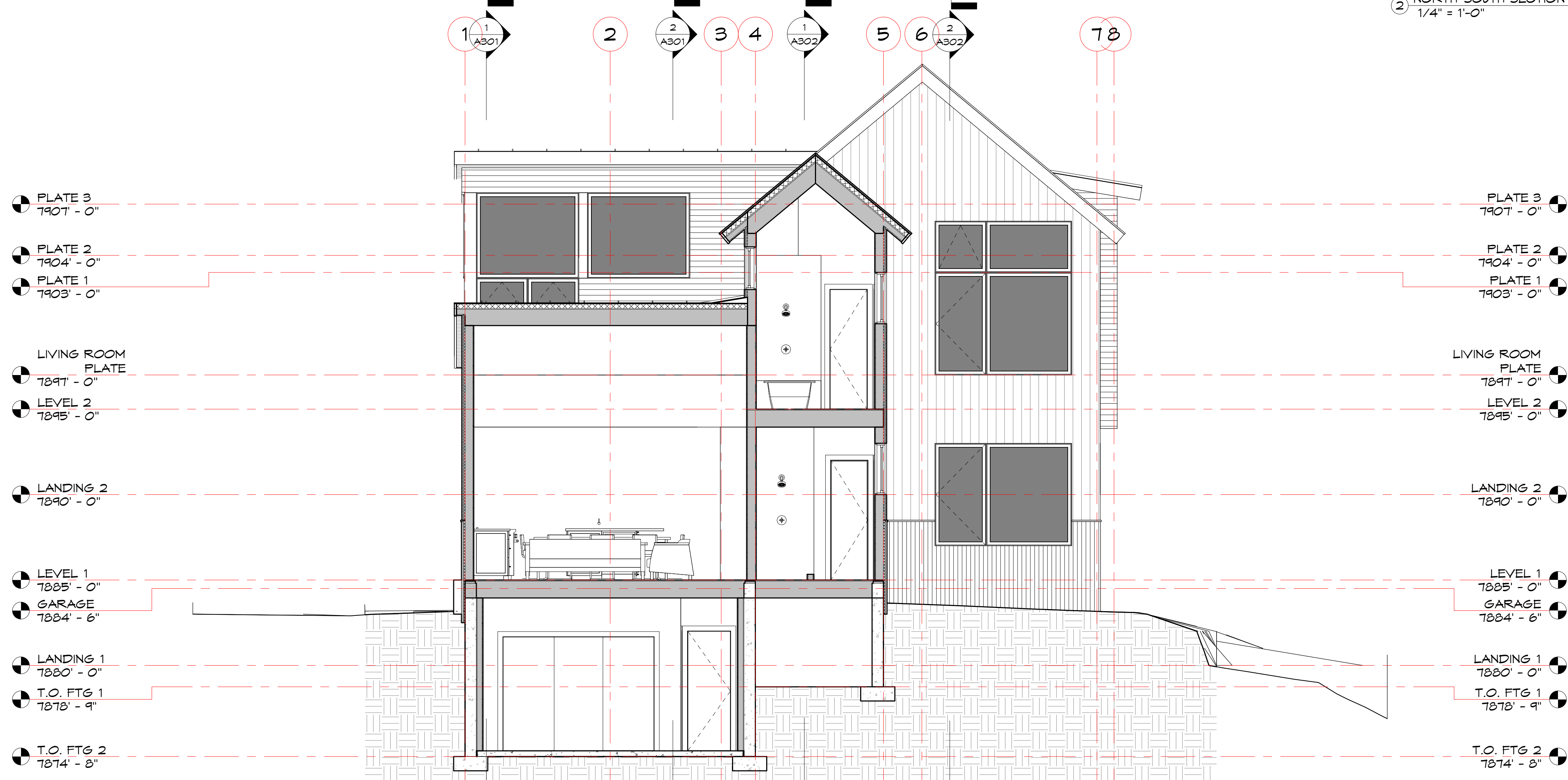
Project Number: 2005
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

BUILDING SECTIONS

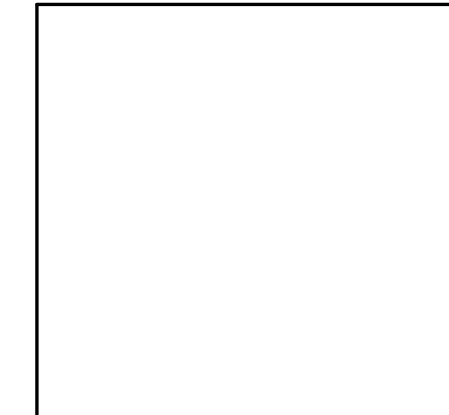




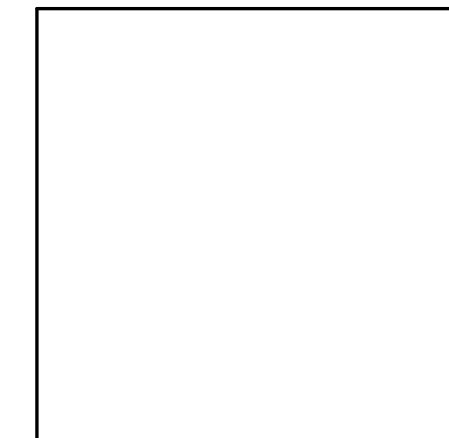
② NORTH-SOUTH SECTION 2
1/4" = 1'-0"



① NORTH-SOUTH SECTION 1
1/4" = 1'-0"



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



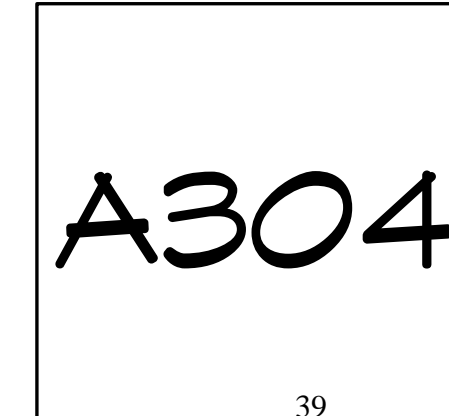
Jones Residence
1832 Main Street
Minturn, CO 81645
Parcel Number: 2103-351-02-003
South Minturn Addition, Lot 35

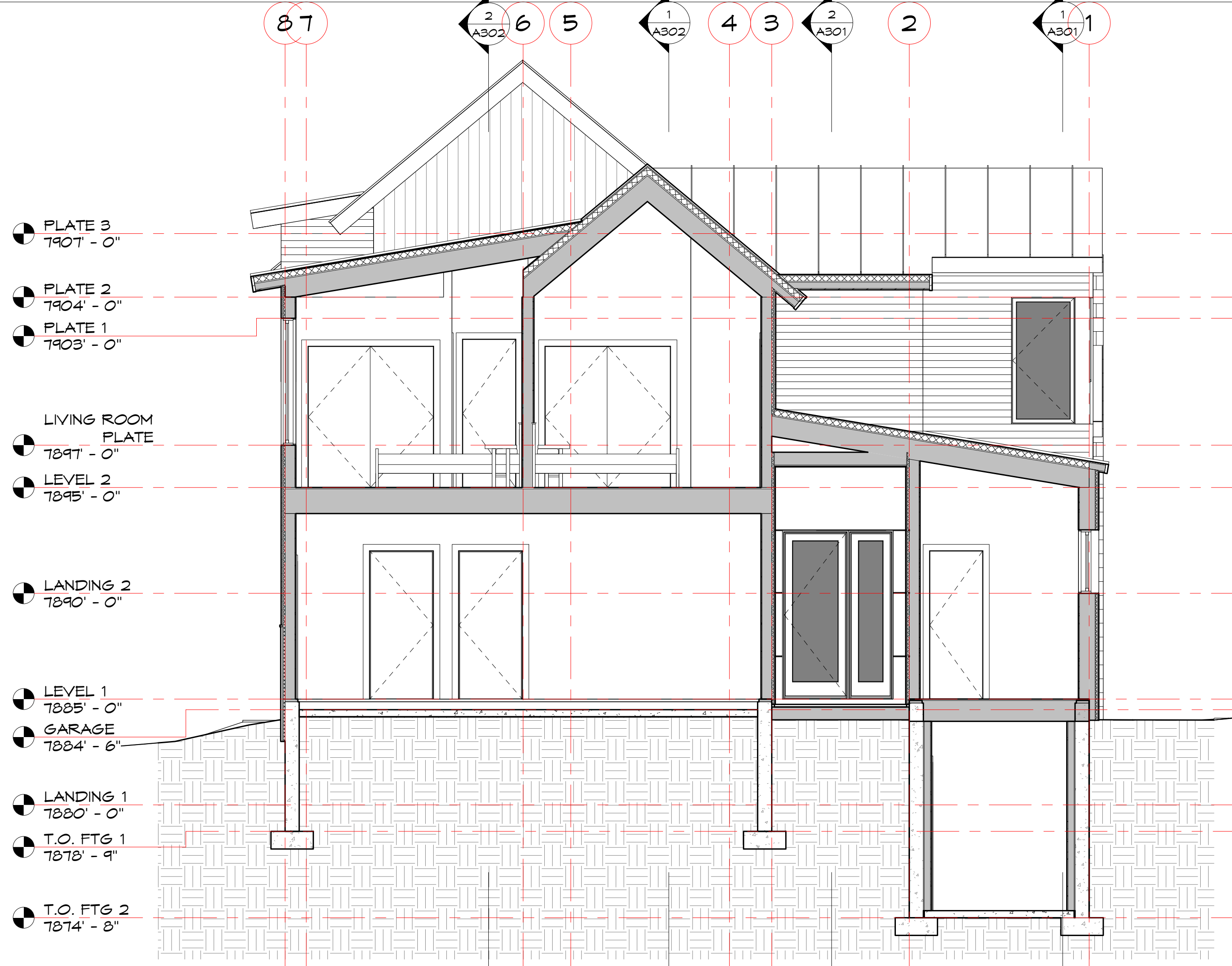
© 2017 mpp design shop, inc. MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	DRB Submission	03/18/21

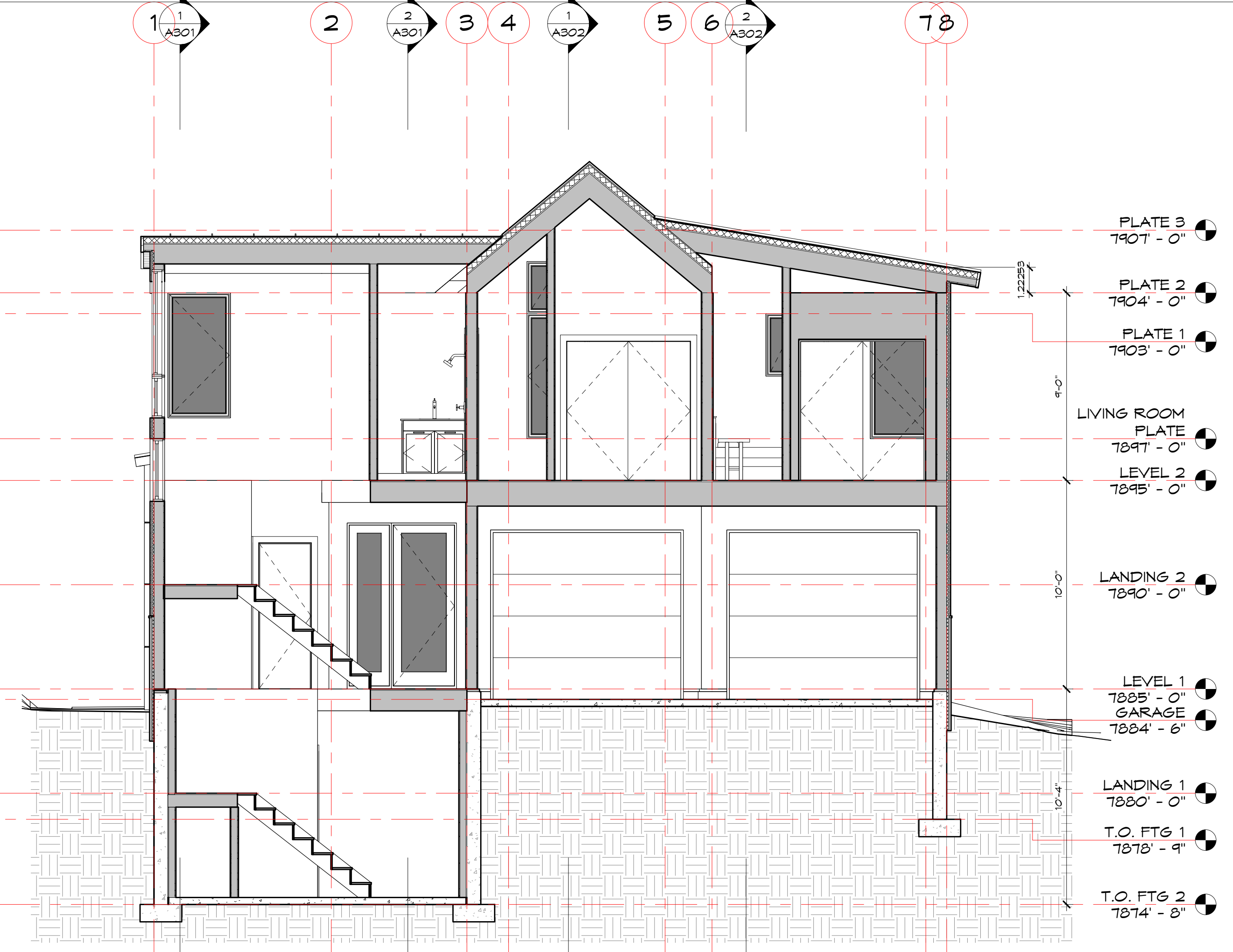
Project Number: 2005
Designed by: mpp
Drawn by: mpp
Checked by: mpp

BUILDING SECTIONS

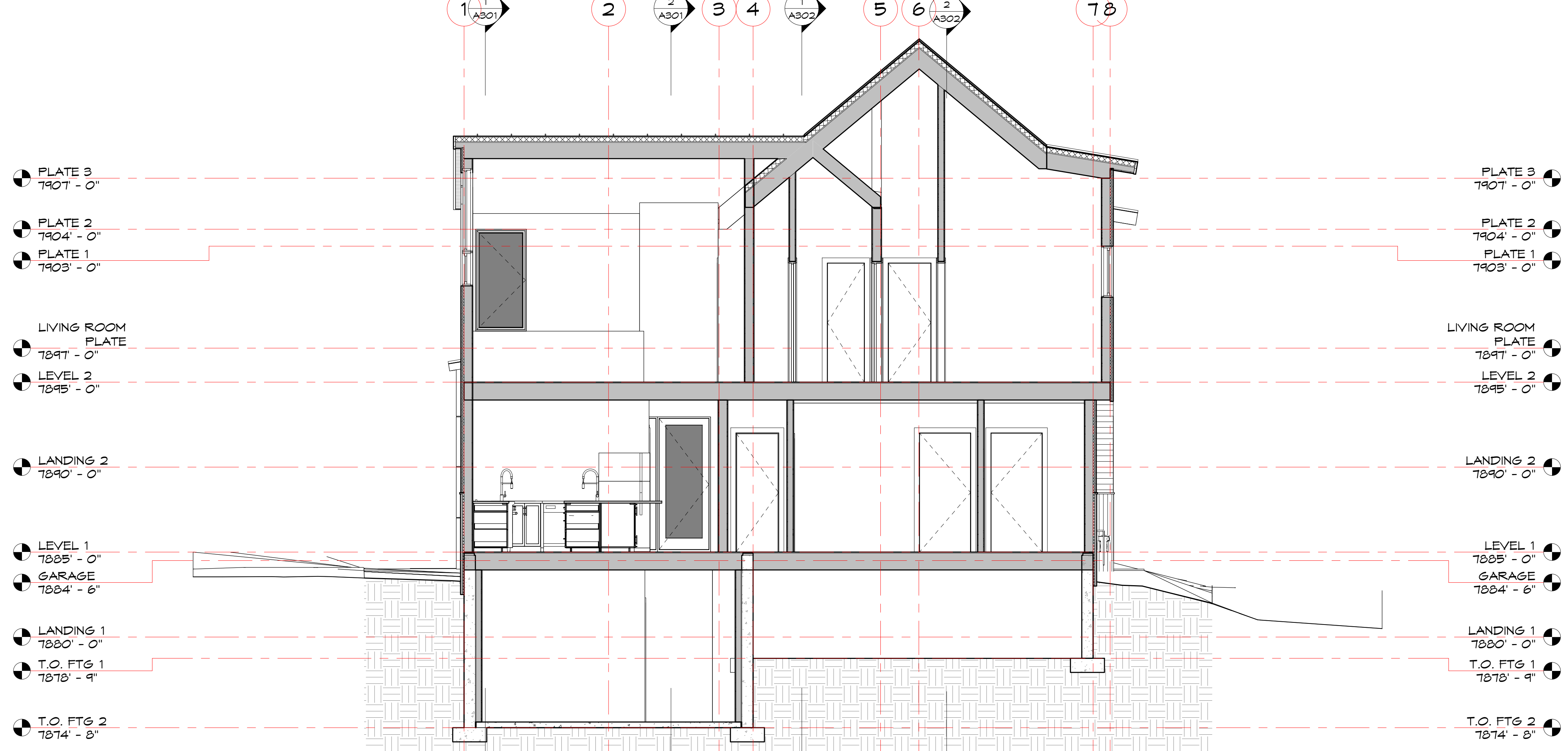




③ NORTH-SOUTH SECTION 5
1/4" = 1'-0"



② NORTH-SOUTH SECTION 4
1/4" = 1'-0"



① NORTH-SOUTH SECTION 3
1/4" = 1'-0"

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

Jones Residence
 1832 Main Street
 Minturn, CO 81645
 Parcel Number: 2103-351-02-003
 South Minturn Addition, Lot 35

© 2017 mpp design shop, inc.
 MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND
 AUTHOR OF THE INTELLECTUAL AND PHYSICAL
 PROPERTY OF THE DESIGN OF THE PROJECT AND
 INSTRUMENTS OF SERVICE, CONSISTING OF THE
 DRAWINGS AND DOCUMENTS CONTAINED HEREIN.
 MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF
 THE PROJECT PERMISSION TO USE THE INSTRUMENTS
 OF SERVICE SOLELY FOR CONSTRUCTING AND
 MAINTAINING THE PROJECT AT THE LOCATION
 INDICATED HEREIN. REUSE, REPRODUCTION OR
 PUBLICATION, IN WHOLE OR IN PART, OF THE
 INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY
 AND/OR AT ANY OTHER LOCATION IS PROHIBITED
 AND IS A VIOLATION OF FEDERAL AND STATE
 COPYRIGHT LAWS.

#	Description	Date
1	DRB Submission	03/18/21

Project Number: 2005
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

BUILDING SECTIONS

A305



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:			
MIDTOWN - MIXED USE REDEVELOPMENT			
Project Location			
Street Address: 947, 961, 981, 985, 987 MAIN STREET			
Zoning: South Minturn Character Area Commercial Zone		Parcel Number(s): 2103-351-01-096 +	
Application Request:			
Combine multiple lots into a Mixed Use Micro Community specifically targeted to serve local workforce with a range of affordable products. Also, to provide an addition to the commercial components of this zone district. - See Attached Letter			
Applicant:			
Name: MIDTOWN LOFTS LLC			
Mailing Address: PO BOX 955 MINTURN, CO 81645-0955			
Phone: 970-471-0618		Email: jafamilyman@gmail.com	
Property Owner:			
Name: MIDTOWN LOFTS LLC / SBR INVESTMENTS			
Mailing Address: PO BOX 955 MINTURN, CO 81645-0955			
Phone: 810-599-2982		Email: ddunbar65@comcast.net	
Required Information:			
Lot Size: 2.53 Acres 110,157 SF	Type of Residence (Single Family, ADU, Duplex) see attached letter	# of Bedrooms	# On-site Parking Spaces 101 Proposed / 99 Required
# of Stories: Ranges from 1 to 3 story structures	Snow storage sq ft: The majority of the impervious surfaces are proposed to be snowmelted	Building Footprint sq ft: 37,721 SF = 34%	Total sq ft Impervious Surface: 31,863 SF = 29%
Signature:			
Jeffrey D. Armistead			
Fee Paid: \$200-	Date Received: 3/18/21	Planner: Madison Harris	

Blue Starlite Mini
Urban Drive-in Theater

Minturn
Cemetery District

24

Eagle River

Ed6

Ed6

Ed6

LUCERO'S Gas Station

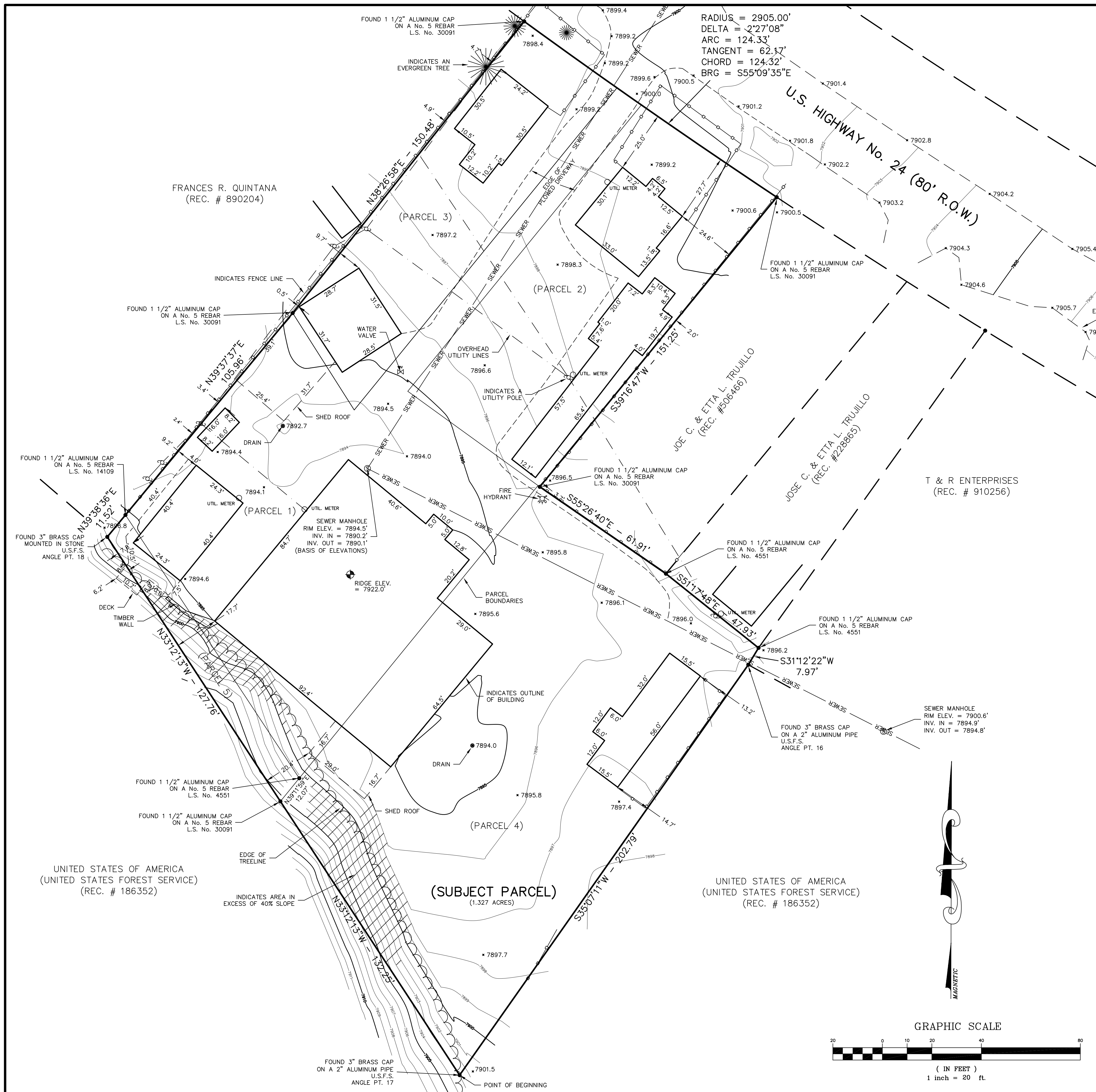
24

MIDTOWN MIXED USE CONCEPT

Colorado Crawl Space

SIBLEY PLUMBING
HoltHammer Cycl
Motorcycle shop

Battle Mt Trading Post



NOTES:

1) PROPERTY DESCRIPTION:
 A PARCEL OF LAND SITUATED IN A PART OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" BRASS CAP MONUMENT ON A 2" PIPE FOUND IN PLACE MARKING ANGLE POINT No. 17 OF THE "FOREST PROPERTY BOUNDARY SURVEY" RECORDED IN BOOK 469 AT PAGE 371 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER, FROM WHENCE A 3" BRASS CAP MONUMENT FOUND IN PLACE MARKING ANGLE POINT No. 18 OF SAID "FOREST PROPERTY BOUNDARY SURVEY" BEARS N33°12'13"W 260.01 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THE FOLLOWING DESCRIPTION; THENCE ALONG SAID LINE BETWEEN SAID ANGLE POINT No. 17 AND ANGLE POINT No. 18 N33°12'13"W 132.25 FEET TO A 1 1/2" ALUMINUM CAP SET ON A No. 5 REBAR, L.S. No. 30091; THENCE N33°12'13"W 127.76 FEET TO SAID 3" BRASS CAP MONUMENT FOUND MARKING ANGLE POINT No. 18; THENCE N39°38'36"E 11.52 FEET TO A 1 1/2" ALUMINUM CAP SET ON A No. 5 REBAR, L.S. No. 14109; THENCE N39°37'37"E 105.96 FEET TO A 1 1/2" ALUMINUM CAP SET ON A No. 5 REBAR, L.S. No. 30091; THENCE N38°26'58"E 150.48 FEET TO A 1 1/2" ALUMINUM CAP SET ON A No. 5 REBAR, L.S. No. 30091, SAID POINT BEING ON THE RIGHT OF WAY OF U.S. HIGHWAY No. 24; THENCE 124.33 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2905.00 FEET, AN INTERIOR ANGLE OF 02°27'08" AND A CHORD WHICH BEARS S55°09'35"E 124.32 FEET ALONG SAID RIGHT OF WAY TO A 1 1/2" ALUMINUM CAP SET ON A No. 5 REBAR, L.S. No. 30091; THENCE DEPARTING SAID RIGHT OF WAY S39°16'47"W 151.25 FEET TO A 1 1/2" ALUMINUM CAP SET ON A No. 5 REBAR, L.S. No. 30091; THENCE S55°26'40"E 61.91 FEET TO A 1 1/2" ALUMINUM CAP SET ON A No. 5 REBAR, L.S. No. 4551; THENCE S51°17'48"E 47.93 FEET TO A 1 1/2" ALUMINUM CAP SET ON A No. 5 REBAR, L.S. No. 4551; THENCE S31°12'22"W 7.97 FEET TO A 3" BRASS CAP MONUMENT ON A 2" PIPE FOUND MARKING ANGLE POINT No. 16 OF SAID "FOREST PROPERTY BOUNDARY SURVEY"; THENCE S35°07'11"W 202.79 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 1.327 ACRES, MORE OR LESS.

2) DATE OF FIELD LOCATIONS & TOPOGRAPHY: 1/7/2008

3) BEARINGS BASED UPON THE LINE CONNECTING THE MONUMENTS FOUND MARKING UNITED STATES FOREST SERVICE PARCEL ANGLE POINTS 17 AND 18, BEING N33°12'13"W (SEE DRAWING).

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

5) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER FIELD SURVEY PERFORMED BY GORE RANGE SURVEYING, LLC AND TITLE SEARCH PERFORMED BY STEWART TITLE OF EAGLE COUNTY ORDER No. 6038250, DATED DECEMBER 12, 2006 AT 8:00 AM.

6) PARCELS 1 THROUGH 5 INDICATED HEREON ARE PER THE LEGAL DESCRIPTIONS PROVIDED BY STEWART TITLE OF EAGLE COUNTY, ORDER No. 6038250, DATED DECEMBER 12, 2006

7) VERIFY CURRENT BUILDING SETBACKS AND RESTRICTIONS WITH THE PROPER GOVERNING AUTHORITY.

8) BUILDABLE AREA:

TOTAL AREA OF SUBJECT PARCEL = 57,804 SQ. FT.
 AREA IN EXCESS OF 40% SLOPE = 2,176 SQ. FT.

TOTAL BUILDABLE AREA = 55,628 SQ. FT. (TOTAL PARCEL AREA - AREA IN EXCESS OF 40% SLOPE)

SURVEYOR'S CERTIFICATE

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

SAMUEL H. ECKER
 COLORADO P.L.S. No. 30091
 FOR AND ON BEHALF OF
 GORE RANGE SURVEYING LLC

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MINTURN ONE, I.C. THAT IT IS NOT A LAND SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 1/07/2008, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

SAMUEL H. ECKER
 COLORADO P.L.S. No. 30091

Gore Range Surveying, LLC
 P.O. Box 15
 Avon, CO 81620
 (970) 479-8698 • fax (970) 479-0055

TOPOGRAPHIC MAP & IMPROVEMENT LOCATION CERTIFICATE
A PART OF SECTION 35, TOWNSHIP 5 SOUTH
RANGE 81 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

DRAWN BY:	SE	DATE:	1/20/2008
CHECKED BY:	SE	DRAWING NO.:	06-360
JOB NO.:		SHEET:	1 OF 2

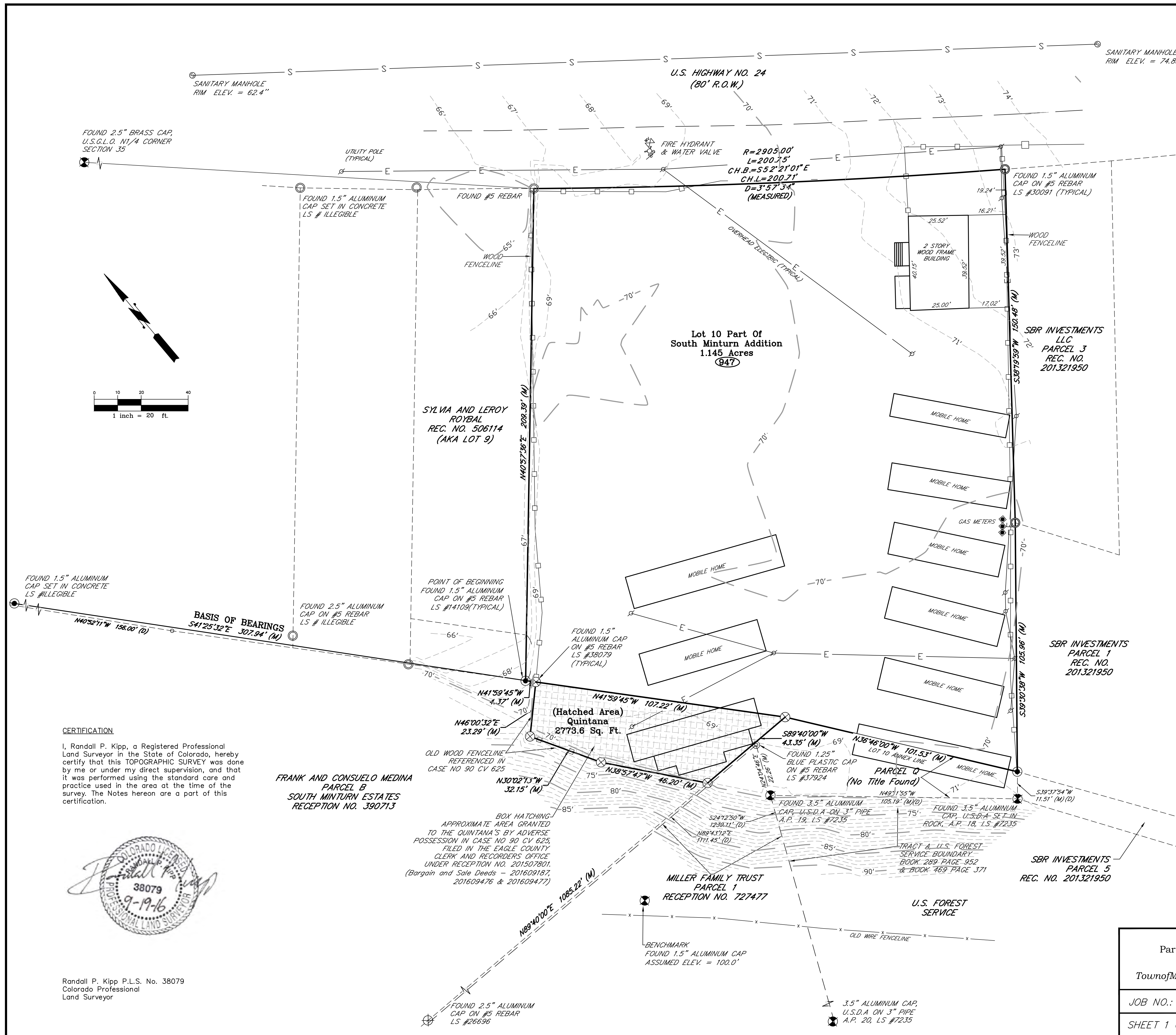
TOPOGRAPHIC SURVEY
PART OF THE NE 1/4 OF SECTION 35, T5S, R81W
6TH P.M., AKA: LOT 10 (PART OF)
SOUTH MINTURN ADDITION
Town of Minturn, County of Eagle, Colorado

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 10, SOUTH MINTURN ADDITION, RECORDED MARCH 1, 1978, AT RECEPTION NO. 163774 AND A PORTION OF PARCEL B, SOUTH MINTURN ESTATES, RECORDED NOVEMBER 07, 1988, AT RECEPTION NO. 390713 SITUATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 1.5" ALUMINUM CAP LS #14109, MARKING A WESTERLY CORNER OF SAID LOT 10, FROM WHENCE A 1.5" ALUMINUM CAP SET IN CONCRETE MARKING AN ANGLE POINT OF SAID PARCEL B, BEARS N41°25'32"W 307.94 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THE FOLLOWING DESCRIPTION: LEAVING SAID WESTERLY CORNER ALONG A WESTERLY LINE OF SAID LOT 10, N40°57'36"E 19.39 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED MAY 27, 1993 AT RECEPTION NO. 506114, ALSO KNOWN AS LOT 9; THENCE CONTINUING ALONG A LINE COMMON TO SAID LOT 9 AND LOT 10, N40°57'36"E 190.00 FEET TO A FOUND #5 REBAR LOCATED ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 24, MARKING A COMMON CORNER OF SAID LOT 9 AND LOT 10; THENCE ALONG SAID RIGHT OF WAY 200.75 FEET ALONG AN ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2905 FEET, INTERIOR ANGLE OF 03°57'34" AND A CHORD WHICH BEARS S52°21'01"E 200.71 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #30091 MARKING THE NORTHWESTERLY CORNER OF PARCEL 3 AS BEING DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950; THENCE LEAVING SAID RIGHT OF WAY ALONG THE WESTERLY LINE OF SAID PARCEL 3, S38°19'59"W 150.48 FEET TO A FOUND 1.5" ALUMINUM CAP LS #30091 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 3; THENCE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL 1 AS BEING DESCRIBED IN INSTRUMENT RECORDED AT RECEPTION NO. 201321950, S39°30'38"W 105.96 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #14109 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 1, AND ALSO THE NORTHWESTERLY CORNER OF PARCEL 5, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950; THENCE LEAVING SAID LINE COMMON TO SAID LOT 10 AND PARCEL 1, ALONG A LINE KNOWN AS THE SOUTHERLY BOUNDARY OF SAID LOT 10, N36°46'00"W 101.53' TO AN ANGLE POINT COMMON TO SAID LOT 10 AND PARCEL B; THENCE ALONG A LINE COMMON TO SAID PARCEL B, S89°40'00"W 43.35 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N38°57'47"W 46.20 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR STAMPED LS #38079, FOUND ALONG AN OLD FENCE LINE NOTED IN ADVERSE POSSESSION CASE NO. 90 CV 625, DESCRIBED IN INSTRUMENT RECORDED MAY 4, 2015 AT RECEPTION NO. 201507801; THENCE N30°02'13"W 32.15 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N46°00'32"E 23.29 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079, MARKING A COMMON CORNER OF SAID LOT 10 AND PARCEL B; THENCE N41°59'45"W 4.37 FEET LEAVING SAID FENCE LINE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL B TO THE POINT OF BEGINNING. SAID PARCEL BEING 1.145 ACRES MORE OR LESS.

NOTES:

- 1) DATE OF SURVEY: May 2015 – September 2016
- 2) STREET ADDRESS: 947 South Main Street (U.S. Highway 24) Not Posted
- 3) Location of improvements and lot lines are based upon: the a Title Commitment provided by Land Title Guarantee Company Order No. ABJ50042592-5, with an effective date of 02-19-2016, and Survey Monuments found at the time of this survey as shown hereon.
- 4) BENCHMARK: Found 1.5" Aluminum Cap Assumed Elevation = 100.0' as shown hereon.
- 5) 1 Foot Contours Shown hereon.
- 6) U.S Survey Feet was used for this Survey.
- 7) Notice: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect, in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.



CERTIFICATION

I, Randall P. Kipp, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this TOPOGRAPHIC SURVEY was done by me or under my direct supervision, and that it was performed using the standard care and practice used in the area at the time of the survey. The Notes hereon are a part of this certification.



Randall P. Kipp P.L.S. No. 38079
 Colorado Professional
 Land Surveyor

FRANK AND CONSUELO MEDINA
PARCEL B
SOUTH MINTURN ESTATES
RECEPTION NO. 390713

BOX HATCHING
 APPROXIMATE AREA GRANTED
 TO THE QUINTANA'S BY ADVERSE
 POSSESSION IN CASE NO 90 CV 625,
 FILED IN THE EAGLE COUNTY
 CLERK AND RECORDERS OFFICE
 UNDER RECEPTION NO. 201507801.
 (Bargain and Sale Deeds - 201609187,
 201609476 & 201609477)

MILLER FAMILY TRUST
PARCEL 1
RECEPTION NO. 727477

Topographic Survey Part Of The NE 1/4 Of Section 35 T5S, R81W, 6TH P.M. Town of Minturn, County of Eagle, Colorado	
JOB NO.: 15025	DATE: 9-19-16
SHEET 1 OF 1	DWG NAME: Lot 10-SM-Topo

KIPP LAND SURVEYING	
RANDY KIPP L.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com	



**STEAM MASTER BUILDING
987 MAIN STREET**



**OLD QUINTANA LOT
947 MAIN STREET**



**OLD QUINTANA LOT
947 MAIN STREET
LOOKING SOUTH TOWARD
STEAM MASTER BUILDING**



**OLD QUINTANA LOT
947 MAIN STREET
LOOKING SOUTH**

MIDTOWN - MIXED USE REDEVELOPMENT

Owner/Applicant: Midtown Lofts LLC

Representative: Jeff Armistead -10th Mountain Builders – General Contractor

Legal Description: 947, 961, 981, 985 & 987 Main Street (*Aka. previously Quintana Lot and old Alpine Glass Building properties*)

Lot(s) Description: (110,157 Square Feet) (2.53 Acres) when combined

Existing Zoning: South Town Character Area

Existing Use: Mixed Use with 1 Commercial Building and (5) Residential Units

Proposed Use: Continued Mixed Use through the Conditional Use Permit (CUP) process versus PUD process. Re-face the existing Commercial Building and connect it to a (16) unit Apartment Building, adding a 2nd Commercial Building with ground floor commercial use and 2nd floor residential units, (2) 5 Unit Townhome buildings, (8) single family home units that range from 500sf – 1340sf

Background:

The Subject properties are located south of town near the Battle Mountain Trading Post, Sibley Plumbing commercial strip and this part of town was historically an extension of the commercial core of town with more of an emphasis on light industrial uses mixed in with residential. It was home to the Lucero's Gas Station, Alpine Glass headquarters, Johnnies Gardens, Sibley Plumbing, Battle Mountain Trading Post. It was a vibrant, thriving part of town many years ago.

The 947 property is a large, square, flat lot that was used by the Quintana family for generations. In recent years, it had multiple code violations with the Town due to substandard mobile homes and transient tenants. The applicant purchased this lot in 2019 and removed all of the trailers, trash etc. and cleaned up the entire site to its current condition. There is still one single family residence that is a long term rental on the property. The 961, 981 and 985 properties consist of 1 large 3000 Sq Ft Commercial Building, 1 Single Family Home, 2 Mobile Home Trailers and 2 Storage Buildings. All of these structures are in need of repair and restoration work. The Single Family Home at 987 Main Street is vacant and needs to be demolished ASAP due to unsafe conditions. Except for the commercial building, all structures on these properties would be demolished to allow for this development.

There are (2) existing access points into the properties from US HWY 24 and they are drawn on the attached Conceptual Plan in relatively the same locations as the existing use. There are about 15 existing tenants that access the property everyday plus the daily SteamMaster technicians that are in and out of the commercial building/warehouse.

Although the site has (2) existing ingress / egress access points, the proposed change of use and increase of traffic flow will trigger a CDOT Access Permit Review Process. The developer has contracted with McDowell and Associates to conduct the necessary traffic engineering study required and will assist in the procurement of the CDOT approvals.

Proposed Housing range from the following Unit Types Listed from lower AMI to Higher AMI for Rental and Sales prices:

- (16) 1 & 2 Bedroom Apartments (RENTAL)
- (2) Apartments above existing Commercial Building B (RENTAL)
- (4) Lofts above proposed Commercial Building A (RENTAL)
- (4) Micro Homes (Slab on Grade, Single Story, 500 sf) (FOR SALE)
- (4) 1.5 - 2 Story Micro Homes (Same Slab on Grade footprint, 800 sf) (FOR SALE)
- (3) Cottages (2 Story, 2 Car Garage, 1340 sf) (FOR SALE)
- (2) 5 Unit Townhouse Buildings (2.5 Story, 2 Car Garage, 1500-1800 sf) (FOR SALE)

43 RESIDENTIAL UNITS PROPOSED

2 COMMERCIAL BUILDINGS PROPOSED

EXISTING ZONING –

SOUTH TOWN CHARACTER AREA

*The South Town Character Area Zone District allows for Single-Family and Duplex uses ‘by right’ with no further zoning review or approval required prior to a property owner applying for a building permit. The District also allows for Multi-Family (defined as a residential development with three or more units) via the **Conditional Use Permit process**. This is to ensure that the density, intensity of uses, as well as the bulk and mass of structures are appropriate for the area and that site improvement standards such as lot coverage, setbacks, building height and required parking are met.*

- **Sec. 16-7-10. - Character Area characteristics.**

South Town is characterized by larger and deeper lots than other urban areas found in the Town. South Town is primarily residential with a few pockets of preexisting commercial. South Town also includes federally regulated areas of the Holy Cross Ranger District. South Town U.S.F.S. property is in close proximity to town services, has good access and all utilities are available. **The intent of the Community Plan is that the South Town Character Area maintain the existing pocket of commercial use along Main Street; however, high impact commercial uses are discouraged. The commercial areas should provide for low-impact commercial services and limited retail businesses that complement each other as to character, mass and scale, while minimizing impacts on nearby residential uses.**

(Prior code 16-7-1)

- **Sec. 16-7-20. - South Town Residential Zone.**

(a)

The neighborhood is bisected by Highway 24 and is characterized by single-family residences and accessory buildings. The residences are typically one (1) and two (2) stories, with outbuildings on larger lots than found in Old Town. Low-density residential and public recreational and open space use along the Eagle River is encouraged. Higher density residential development can be accommodated on the south side of Main Street if it remains in character and all impacts are adequately addressed.

(b)

The purpose of this area is to provide for continued residential use that benefits from proximity along the Eagle River. New development and redevelopment should preserve the unique character and scale of the neighborhood. An objective is to retain the residential areas as quiet and safe neighborhoods while allowing for compatible and appropriate nearby commercial. This area can accommodate reasonable growth where land and services are available.

(Prior code 16-7-2)

- **Sec. 16-7-30. - South Town Commercial Zone.**

(a)

The South Town Commercial Zone is bisected by Main Street or Highway 24 and is characterized by a mix of retail, service businesses and residential areas. The South Town Commercial Zone provides services to both residents and the passing motorist. The commercial development can grow but should not significantly impact the residential areas.

(b)

The purpose of this area is to provide convenient commercial services to residents and motorists while minimizing the impact on nearby residential uses. South Town provides an area for commercial activities that are not easily accommodated in Old Town while maintaining the visual character and scale. An objective is to facilitate small business development and economic vitality with land uses that are compatible and supportive, such as retail, office, services and institutional uses.

(Prior code 16-7-3)

Sec. 16-7-70. - South Town Character Area limited use standards.

(a)

The Planning Director shall approve the limited use based upon the submittal and review of the following material. The use shall be approved upon finding that the limited use:

(1)

Is not in conflict with applicable health, sanitation, safety or access regulations;

Is allowed by limited review in the subject zone district; and

(2)

Can be operated so that it is compatible with adjacent uses and negative impact to adjacent properties has been minimized.

(3)

QUICK FACTS RECAP

43 RESIDENTIAL UNITS

2 COMMERCIAL BUILDINGS

LOT SIZE: 110,157 SF (2.53 AC)

LOT COVERAGE (STRUCTURES) - 37,721 SF / 34%
ALLOWABLE - RESIDENTIAL 40% / COMMERCIAL 70%

IMPERVIOUS SURFACES - 31,863 SF / 29%
ALLOWABLE - RESIDENTIAL 50% / COMMERCIAL (NA)

OPEN SPACE PROPOSED - 40,573 SF / 37%
(With POCKET PARK)

REQUIRED - (NA)

PARKING SPACES PROPOSED – 101

PARKING SPACES REQUIRED - 99

SNOW STORAGE

The majority of the impervious surfaces are proposed to be snow melted to allow for more of the open space to be useable for recreation and community uses. This also promotes a more "clean" looking site which translates to a higher level of maintenance overall.

MEMORANDUM

TO: Jeff Armistead
FROM: Kate Bond, Senior Project Manager
RE: Minturn Workforce Housing Development – CUP vs PUD
DATE: 10/26/2020
MC Project No.: 20067A

According to the South Town Character Area Use Table the uses proposed appear to be allowed. As shown in the table on the following page, single family, multi-family, office, and retail, which are planned in the proposed development could be pursued. Furthermore, the description of the South Town Character Area appears to encourage all of the proposed uses.

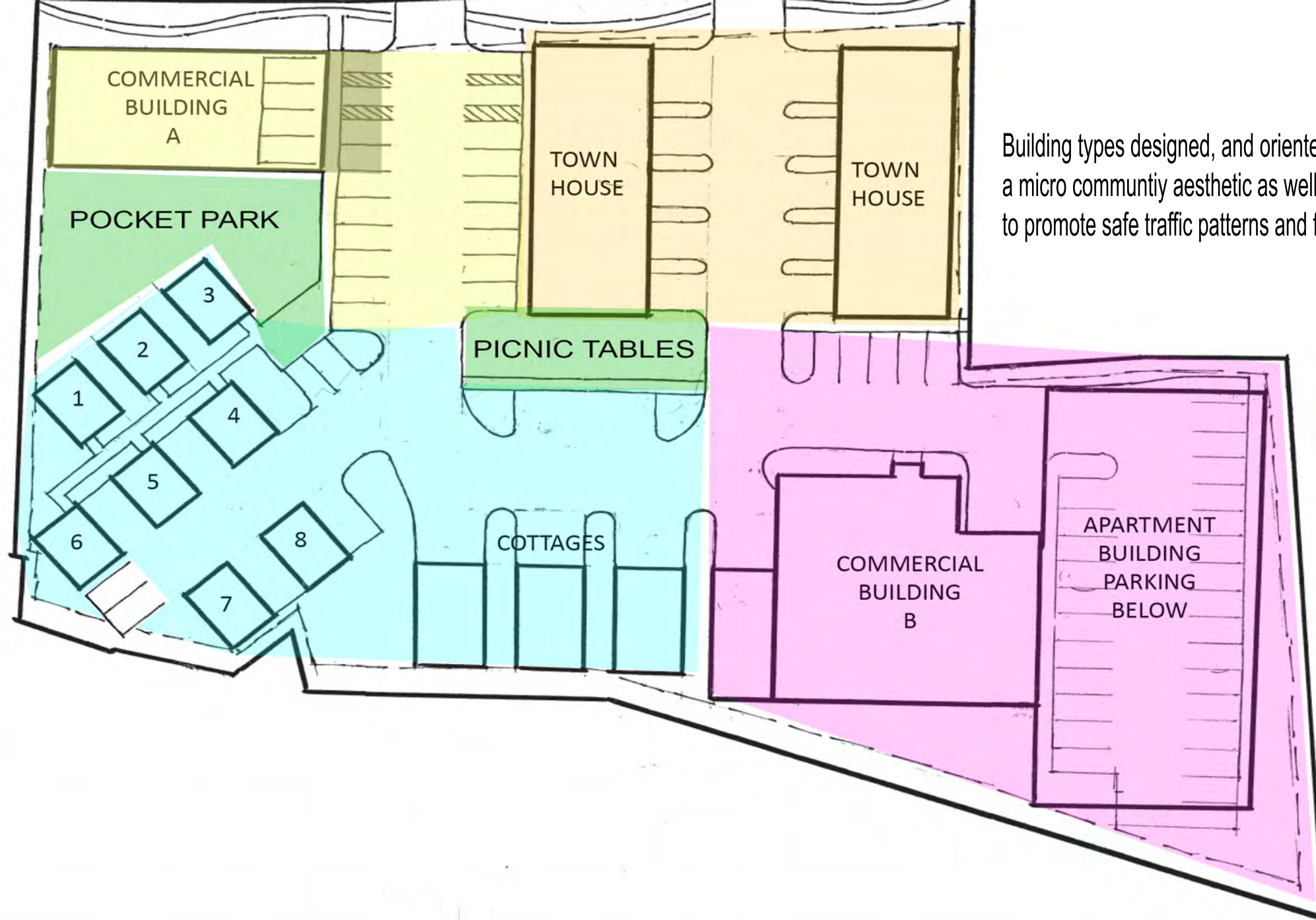
The pursuit of a *conditional use permit* to allow the proposed uses that are not *by right* implies that such uses in the specified locations will comply with the conditions and standards for the zone and location in which they are proposed. In other words, no flexibility would be necessary in order to pursue the proposed development beyond that which would be necessary to secure the use. Therefore, a *conditional use permit* is appropriate for this development.

A *Planned Unit Development* on the other hand, is traditionally utilized when a proposed development requires flexibility in use and flexibility in design. In this instance, it is not anticipated that the proposed development will require design flexibility as mentioned above. Furthermore, the process required to resolve the use issue in this situation would be exacerbated through the lengthy undertaking of the PUD process. It would seem that the *conditional use* is the better planning tool with which to resolve the issue of use due to its' more simplified and specific procedure.

Memorandum

TABLE 16-3
South Town Character Area Use Table

Use	All Residential Zones	All Commercial Zones	All Mixed-Use Zones	All Recreation & Open Space Zones	All Federally Regulated Zones	Light Industry and Public Facilities Zone	PUD Holding Zone	Railroad Right-of-Way/ Transportation Zone
R - Use by right C - Conditional use L - Limited use N - Not allowed								
Accessory apartments	L	L	—	—	N	—	—	—
Accessory dwellings	L	L	—	—	N	—	—	—
Multi-family dwellings	C	C	—	—	N	—	—	—
Single-family residential dwellings	R	R	—	—	N	—	—	—
Duplexes	R	R	—	—	N	—	—	—
Retail stores including: apparel stores; art supply stores and galleries; bookstores; camera stores and photographic studios; candy stores; chinaware and glassware stores; florists; gift stores; hobby stores; household appliance stores; jewelry stores; leather goods stores; luggage stores; music and record stores; newsstands and tobacco stores; sporting goods stores; stationery stores; toy stores; variety stores; yardage and dry goods stores.	N	R	—	N	—	—	—	—
Professional offices, business offices and studios	N	R	—	—	N	—	—	—
Business and office services	N	R	—	—	N	—	—	—



Building types designed, and oriented to promote a micro community aesthetic as well as the use of "Nodes" to promote safe traffic patterns and flow.

Highway 24



DESIGN CONCEPTS

- VEHICULAR THROUGHWAY
- SEPARATION OF USES THROUGH USE OF NODES
- PAVEMENT SELECTION FOR TRAFFIC CONTROL
ASPHALT – COMMERCIAL
CONCRETE - RESIDENTIAL
- BUILDING ORIENTATION TO FORM 'NEIGHBORHOODS'

- POCKET PARK
- ★ OUTDOOR SEATING



POCKET PARK INFILL AREAS FOR;

- GREEN SPACE REQUIREMENT
- RECREATION
- SNOW COLLECTION AND MELT AREAS
- SENSE OF COMMUNITY
- STORM WATER COLLECTION SURFACE AND BELOW
- COMMUNITY GARDENS



MIDTOWN PARKING ANALYSIS

	# OF UNITS	REQUIRED PARKING	PROVIDED PARKING	NOTES
<i>Proposed Housing range from the following Unit Types:</i>				
<i>(16) 1 & 2 Bedroom Apartments (RENTAL)</i>	16	26	26	1 Space per (1) Bedroom Unit + 2 Spaces for 2 Bedrrom Units + 1 extra space /5 units
<i>(2) Apartments above existing Commercial Building B (RENTAL)</i>	2	8	8	2 Spaces per Unit
<i>(4) Lofts above Commercial Building A (RENTAL)</i>	4	8	8	2 Spaces per Unit
<i>(4) Micro Homes (Slab on Grade, Single Story, 500 sf) (FOR SALE)</i>	4	4	4	1 Spaces per Unit
<i>(4) 2 Story Micro Homes (Slab on Grade, 2 Story, 800 sf) (FOR SALE)</i>	4	4	4	1 Spaces per Unit
<i>(3) Cottages (2 Story, 2 Car Garage, 1340 sf)</i>	3	6	6	2 Spaces per Unit
<i>(2) 5 Unit Townhouse (2.5 Story, 2 Car Garage, 1500-1800 sf)</i>	10	22	22	2 Spaces per Unit + 1 extra space /5 units
<i>(2) Commercial Buildings (6,240 sf)</i>		21	23	1 Space /300 sf 6240/300=22
	43	99	101	2 Extra Spaces Provided for overflow

Current Code Parking Requirements

§ General Commercial Use

§ Minturn Code requires 1 space/300 GSF

§ ITE Parking Generation is 5 spaces/300 GSF

§ Similar difference for dining uses

§ Residential Use § Minturn Code requires 2 spaces/DU (Dwelling Unit) + 1 space/5 DUs for Multi-family

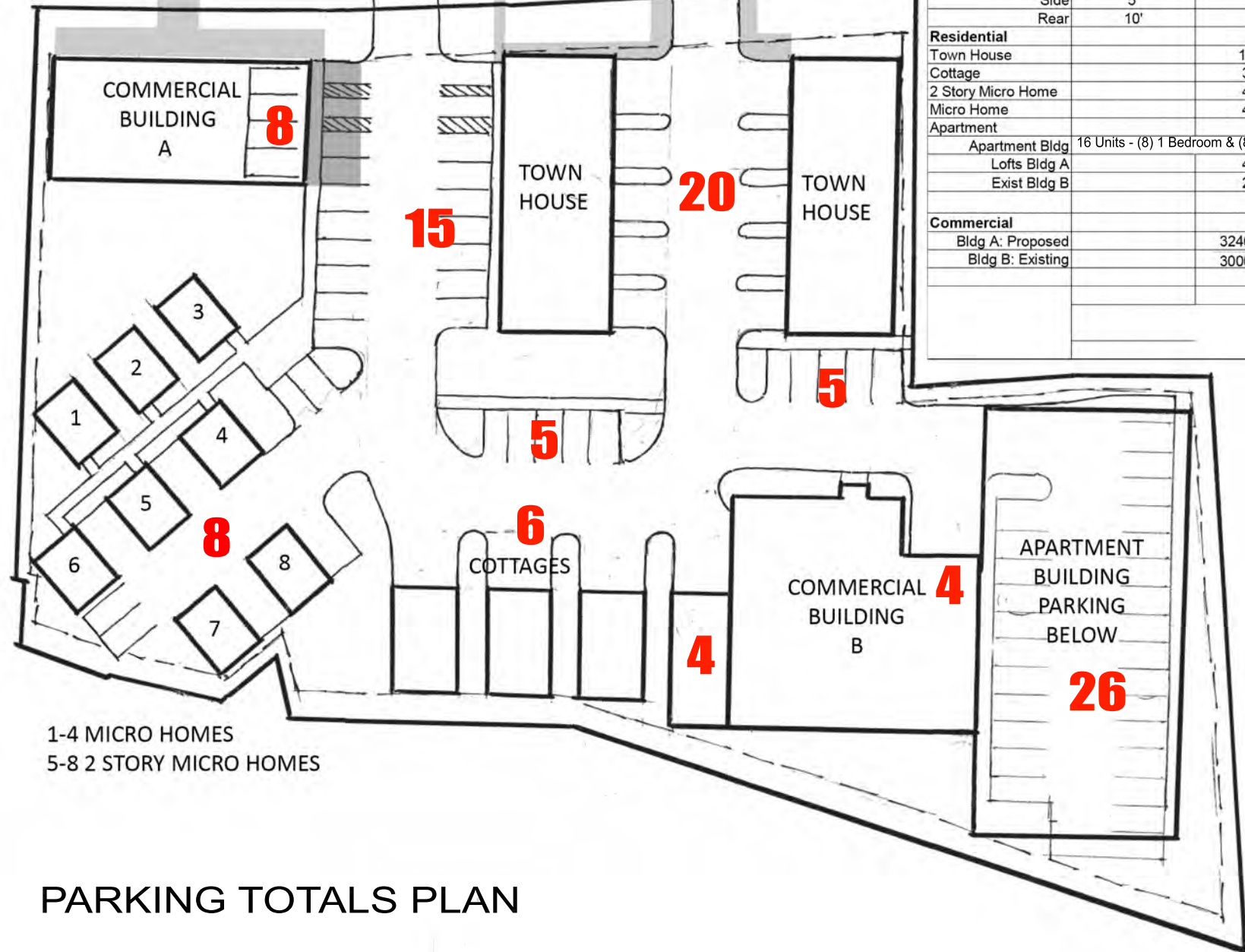
§ Accessory Apartment is required to have 1 space/DU

§ ITE Parking Generation is 1.5 spaces/DU

US HWY 24

EXISTING NEW SIDEWALK, CURB & GUTTER

END OF SIDE WALK PROJECT



		Parking Requirement	Parking Provided	Notes
Setbacks				
Front	20'	20'		
Side	5'	5'		
Rear	10'	10'		
Residential				
Town House	10 Units	2/Unit + 1 extra/5 Units	22	2 car tandem garages in each unit + surface
Cottage	3 Units	2/unit: 2x3=6	6	2 car side by side driveway at each unit
2 Story Micro Home	4 Units	1/unit: 1x4=4	4	1 car driveway at each unit
Micro Home	4 Units	1/unit: 1x4=4	4	4 spaces in surface lot
Apartment				
Apartment Bldg	16 Units - (8) 1 Bedroom & (8) 2 Bedroom	1/Unit for 1 Bed=8 + 2/Unit for 2 Bed + 1/8 Units=26	26	spaces in lot below apartment bldg
Lofts Bldg A	4 Units	2/unit=8	8	8 spaces in surface lot adjacent to Bldg A
Exist Bldg B	2 Units	2/unit=4	6	8 interior spaces at Bldg B
Commercial				
Bldg A: Proposed	3240 sf	1/300sf: 3240/300=11	15	
Bldg B: Existing	3000 sf	1/300sf: 3000/300=10	10	
		99 Required	101 Proposed	

PARKING TOTALS PLAN

MICRO HOME CONCEPT

These 5 Homes were constructed in 1965-1968 to house teachers at Minturn Middle School
The A-Frames have a footprint of 518 sf and the 2 larger homes are 634 sf. and sit on .53 Ac







DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
 P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
 Phone: 970-827-5645 Fax: 970-827-5545 Email: planner@minturn.org

Project Name:

Minturn Cemetery District - New Maintenance Shed and Service Yard Improvements Project

Project Location

Street Address: 806 Cemetery Road P.O. Box 297. Minturn, CO 81645.

Zoning: **n/a - no designation on map**

Parcel Number(s): A part of the northeast 1/4 of Section 35, Township 5 South, Range 81 West of the 6th

Application Request:

Expand the Cemetery to the west by 3150 square feet, contiguous with the existing Cemetery, for the purposes of building a new additional maintenance shed to store burial and operations equipment that is currently in storage space exposed to the elements.

Applicant:

Name: Pedro Campos, Zehren and Associates, Inc

Mailing Address: Post Office Box 1976, Avon, Colorado 81620

Phone: **970 949 0257**

Email: **pedroc@zehren.com**

Property Owner:

Name: **Minturn Cemetery Administration**

Mailing Address: 806 Cemetery Road, P.O. Box 297, Minturn, Colorado, 81645

Phone: **970-827-4160**

Email: **office@minturncemetery.org**

Required Information:

Lot Size: 3150 sf	Type of Residence (Single Family, ADU, Duplex) na	# of Bedrooms na	# On-site Parking Spaces na
# of Stories: 1	Snow storage sq ft:	Building Footprint sq ft: 750sf	Total sq ft Impervious Surface: 750sf

Signature:

Pedro Campos

Fee Paid: _____ Date Received: _____ Planner: _____

Madison Harris

From: Pedro Campos <pedroc@zehren.com>
Sent: Friday, February 26, 2021 4:52 PM
To: Madison Harris
Cc: Scot Hunn; Minturn Cemetery
Subject: Minturn Cemetery District - preliminary application for additional maintenance building / service yard expansion
Attachments: 210226 Minturn Cemetery District Preliminary Application for Additional Maintenance Building.pdf

Hi Madison,

I hope you are well.

I'm attaching a PDF packet of materials that are intended as a preliminary application for additional maintenance building and service yard expansion. I anticipate there will be additional items to follow up and provide but wanted to get this to you to get the ball rolling. I have included pictures of the field staking and a series of plans and aerial photo overlays to convey what is being proposed.

Part of the intent of the effort is to clean up, screen and better organize the various pieces of equipment and vehicles that reside in the corner of the Cemetery. As you are aware in winter this equipment is placed under canvas structures that deteriorate quickly and look shoddy. Especially now with the Mini Mile trail above, this seems necessary and appropriate.

I understand from prior correspondence with Scot last year that ultimately an amended plat will be necessary to expand the corner of the project and possibly some form of property acquisition or land transfer. I wanted to check if it would be possible to have a short work session with the Planning Commission, to review and discuss the project and address any concerns before taking any major steps and investment of time and money.

The District wants to get things right in making this proposal and to continue to be a good neighbor to the Town and its residents.

Would you please review the materials and let me know what else may be necessary, and if a work session with the Planning Commission is possible? If we need to make a more formal application, please let me know. I am around all of next week and do a call or meet you on-site to discuss further.

Thanks for your time, I look forward to hearing from you.

Sincerely, Pedro



Pedro Campos, PLA

Principal, Landscape Architect & Land Planner

O: (970) 949-0257 | F: (970) 949-1080

MINTURN CEMETERY DISTRICT

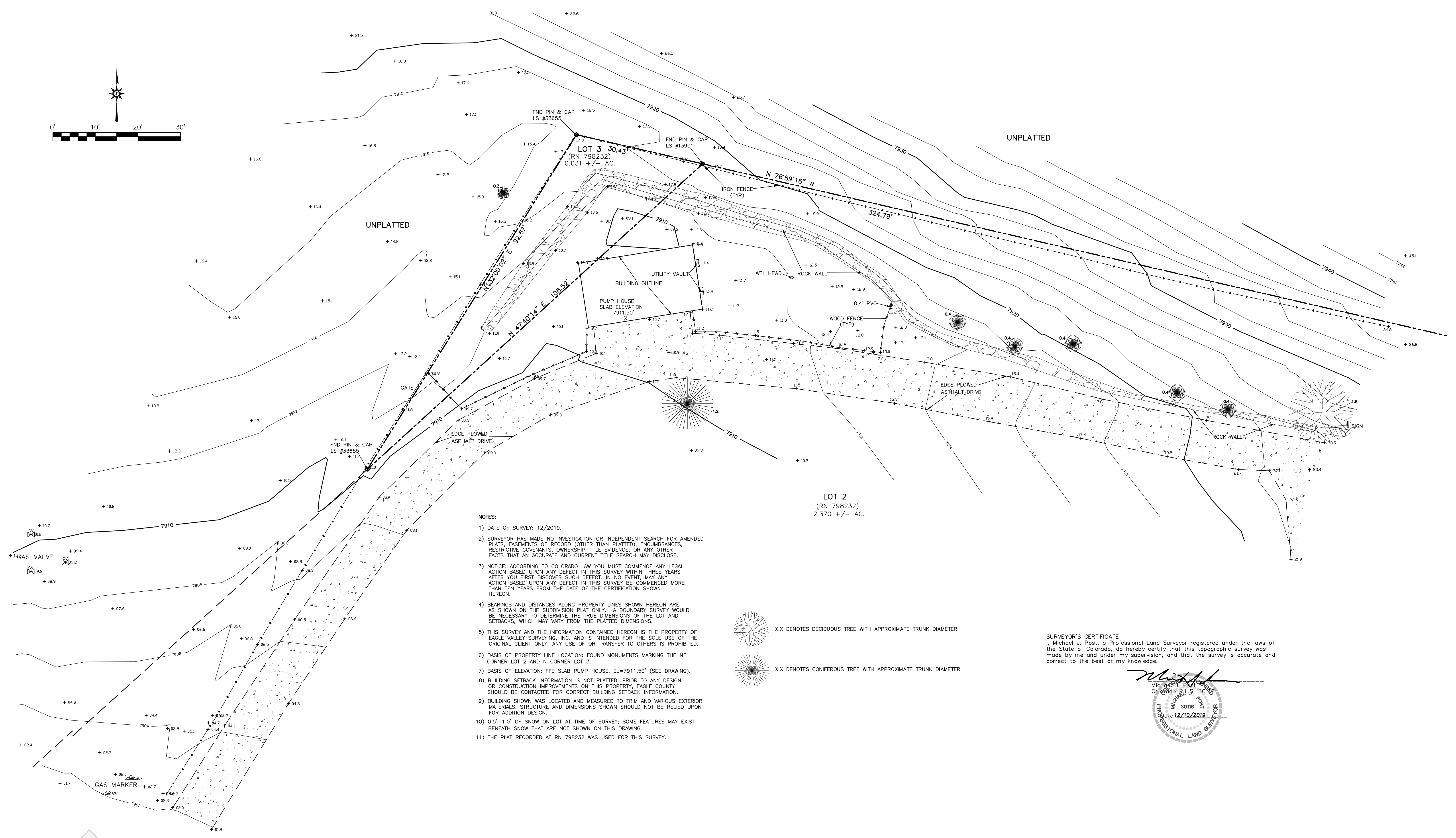
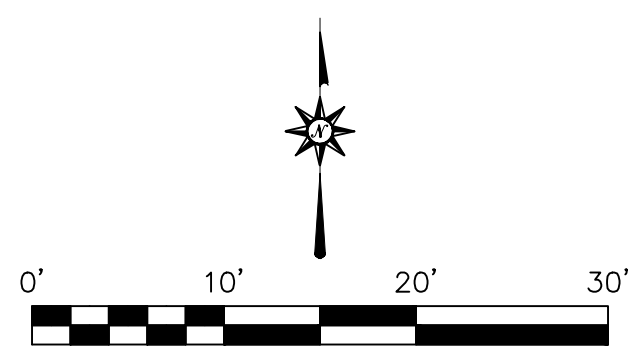
New Maintenance Shed and Service Yard Improvements Project

Application to the Town of Minturn
Planning and Zoning Commission

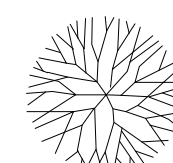
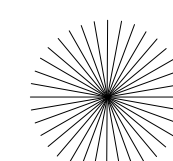
February 26, 2021



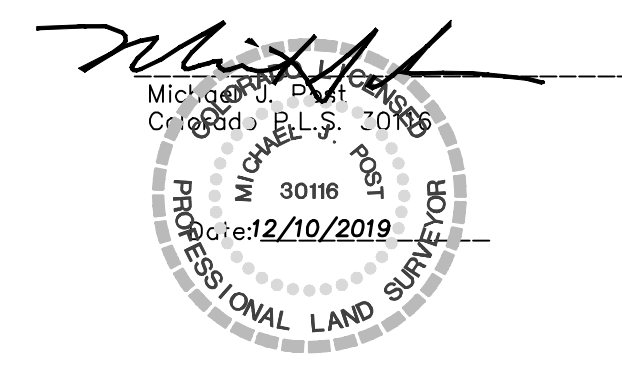


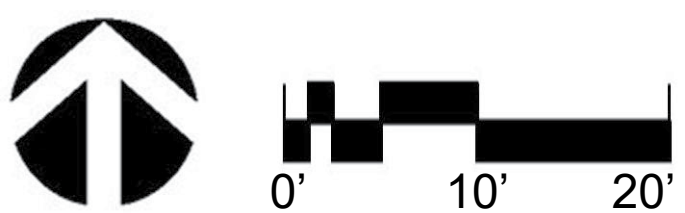
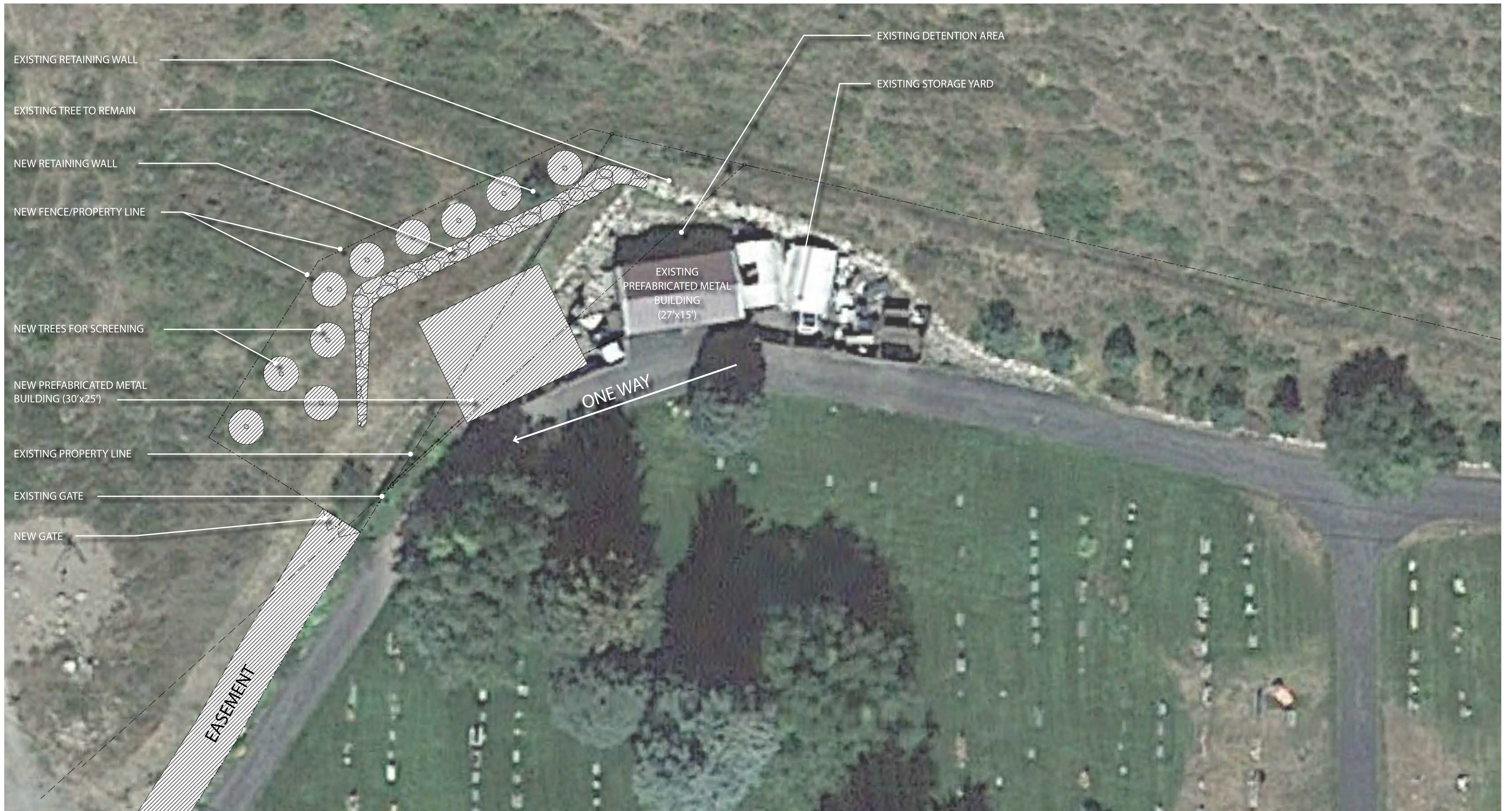


- NOTES:**
- 1) DATE OF SURVEY: 12/2019.
 - 2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR AMENDED PLATS, EASEMENTS OF RECORD (OTHER THAN PLATTED), ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - 4) BEARINGS AND DISTANCES ALONG PROPERTY LINES SHOWN HEREON ARE AS SHOWN ON THE SUBDIVISION PLAT ONLY. A BOUNDARY SURVEY WOULD BE NECESSARY TO DETERMINE THE TRUE DIMENSIONS OF THE LOT AND SETBACKS, WHICH MAY VARY FROM THE PLATTED DIMENSIONS.
 - 5) THIS SURVEY AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF EAGLE VALLEY SURVEYING, INC. AND IS INTENDED FOR THE SOLE USE OF THE ORIGINAL CLIENT ONLY. ANY USE OF OR TRANSFER TO OTHERS IS PROHIBITED.
 - 6) BASIS OF PROPERTY LINE LOCATION: FOUND MONUMENTS MARKING THE NE CORNER LOT 2 AND N CORNER LOT 3.
 - 7) BASIS OF ELEVATION: FFE SLAB PUMP HOUSE. EL=7911.50' (SEE DRAWING).
 - 8) BUILDING SETBACK INFORMATION IS NOT PLATTED. PRIOR TO ANY DESIGN OR CONSTRUCTION IMPROVEMENTS ON THIS PROPERTY, EAGLE COUNTY SHOULD BE CONTACTED FOR CORRECT BUILDING SETBACK INFORMATION.
 - 9) BUILDING SHOWN WAS LOCATED AND MEASURED TO TRIM AND VARIOUS EXTERIOR MATERIALS. STRUCTURE AND DIMENSIONS SHOWN SHOULD NOT BE RELIED UPON FOR ADDITION DESIGN.
 - 10) 0.5"-1.0" OF SNOW ON LOT AT TIME OF SURVEY; SOME FEATURES MAY EXIST BENEATH SNOW THAT ARE NOT SHOWN ON THIS DRAWING.
 - 11) THE PLAT RECORDED AT RN 798232 WAS USED FOR THIS SURVEY.

-  X.X DENOTES DECIDUOUS TREE WITH APPROXIMATE TRUNK DIAMETER
-  X.X DENOTES CONIFEROUS TREE WITH APPROXIMATE TRUNK DIAMETER

SURVEYOR'S CERTIFICATE
 I, Michael J. Post, a Professional Land Surveyor registered under the laws of the State of Colorado, do hereby certify that this topographic survey was made by me and under my supervision, and that the survey is accurate and correct to the best of my knowledge.

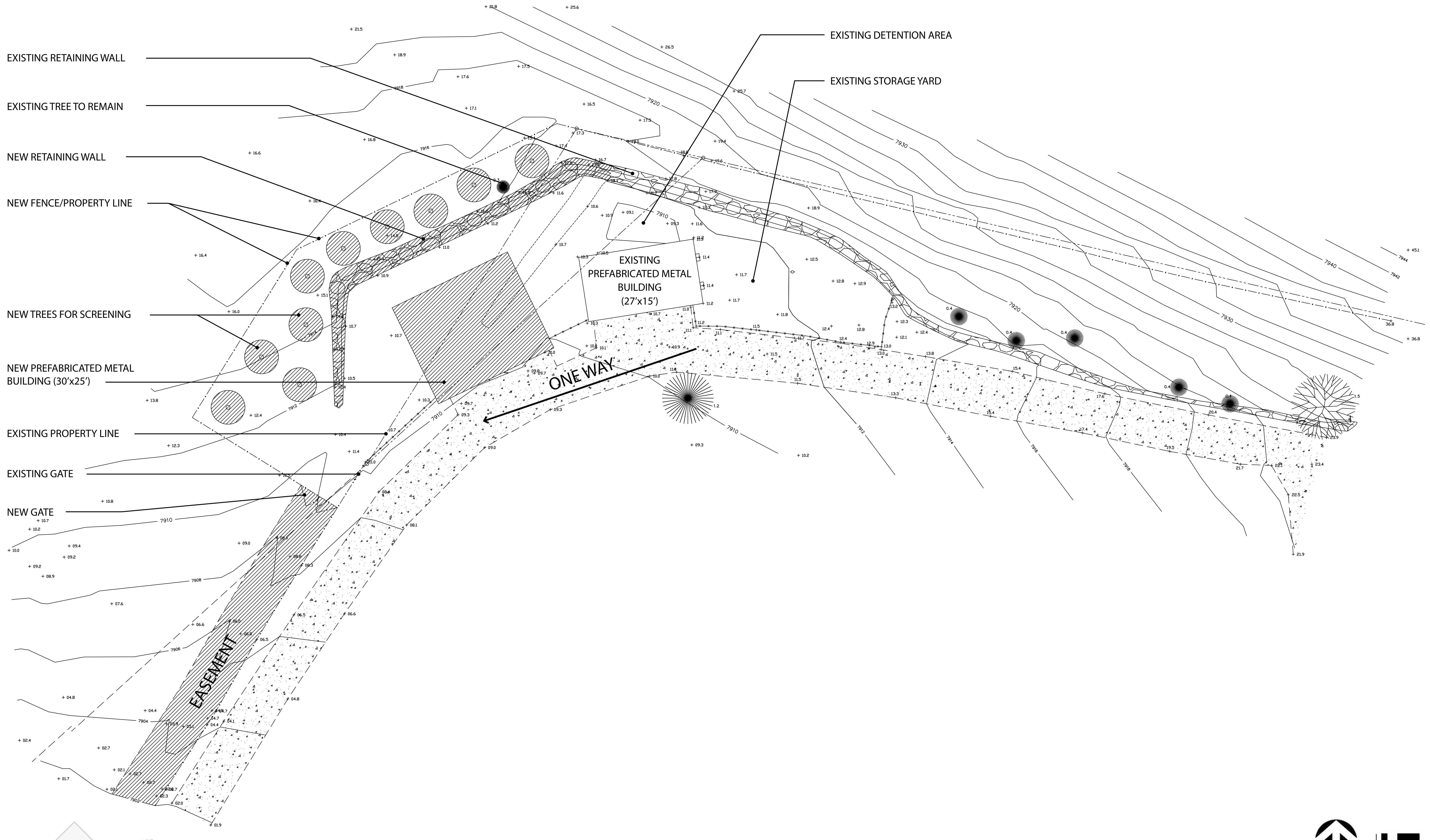




© 2021 Zehren and Associates, Inc.

SITE PLAN - PROPOSED ADDITIONAL MAINTENANCE BUILDING & PROPERTY EXPANSION

Minturn Cemetery District 02.26.2021



EXISTING RETAINING WALL

EXISTING TREE TO REMAIN

NEW RETAINING WALL

NEW FENCE/PROPERTY LINE

NEW TREES FOR SCREENING

NEW PREFABRICATED METAL BUILDING (30'x25')

EXISTING PROPERTY LINE

EXISTING GATE

NEW GATE

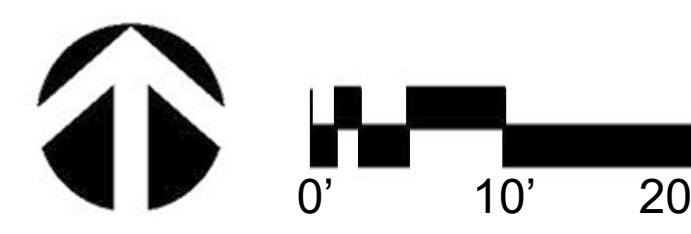
EXISTING DETENTION AREA

EXISTING STORAGE YARD

EXISTING PREFABRICATED METAL BUILDING (27'x15')

ONE WAY

EASEMENT



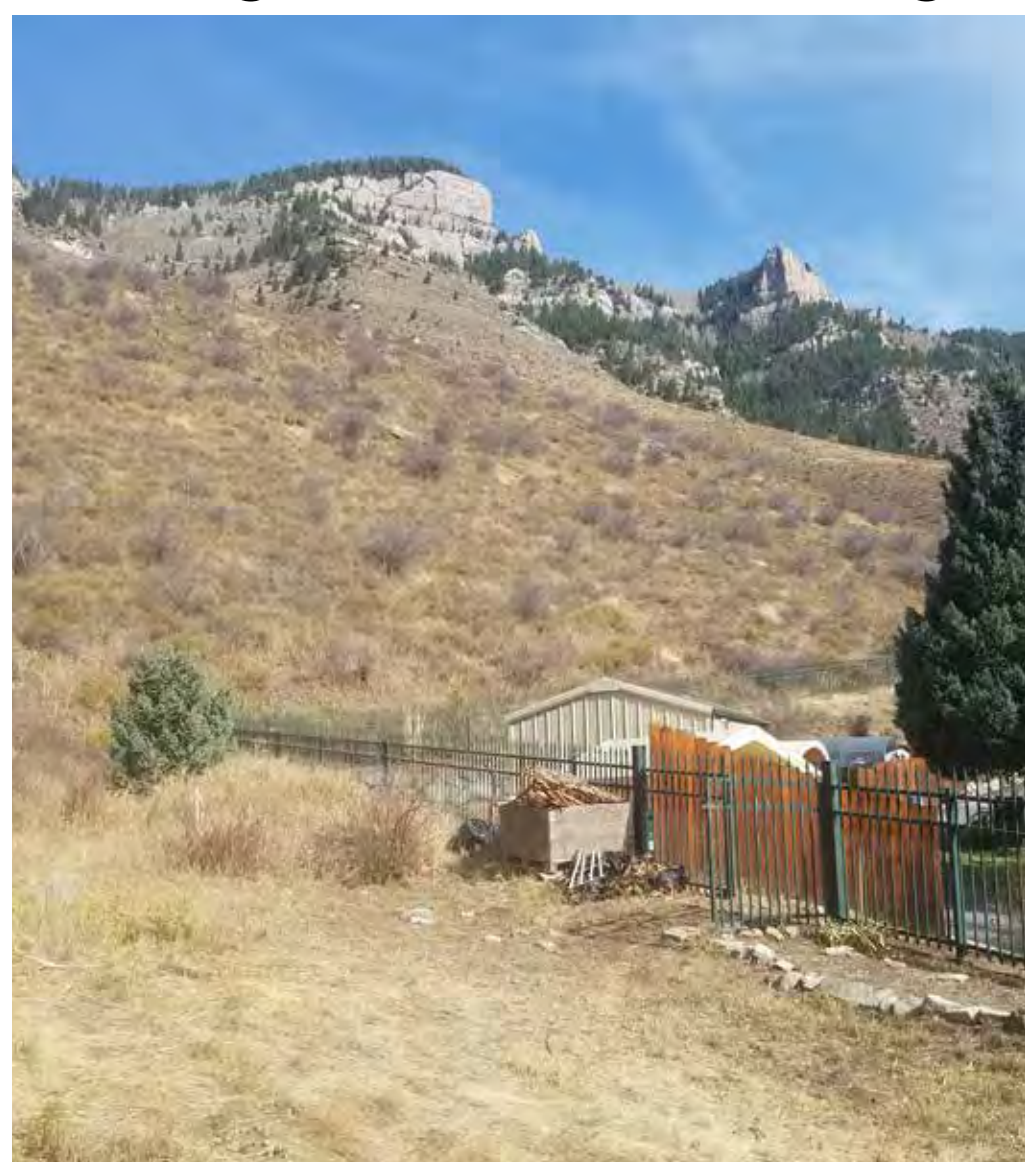
© 2021 Zehren and Associates, Inc.

Field Staking of Proposed Expansion and New Building



STAKE 2

Existing Service Road (along eastern edge of Cemetery)



Mini Mile Trailhead and Public Utility Shed / Gas Valve



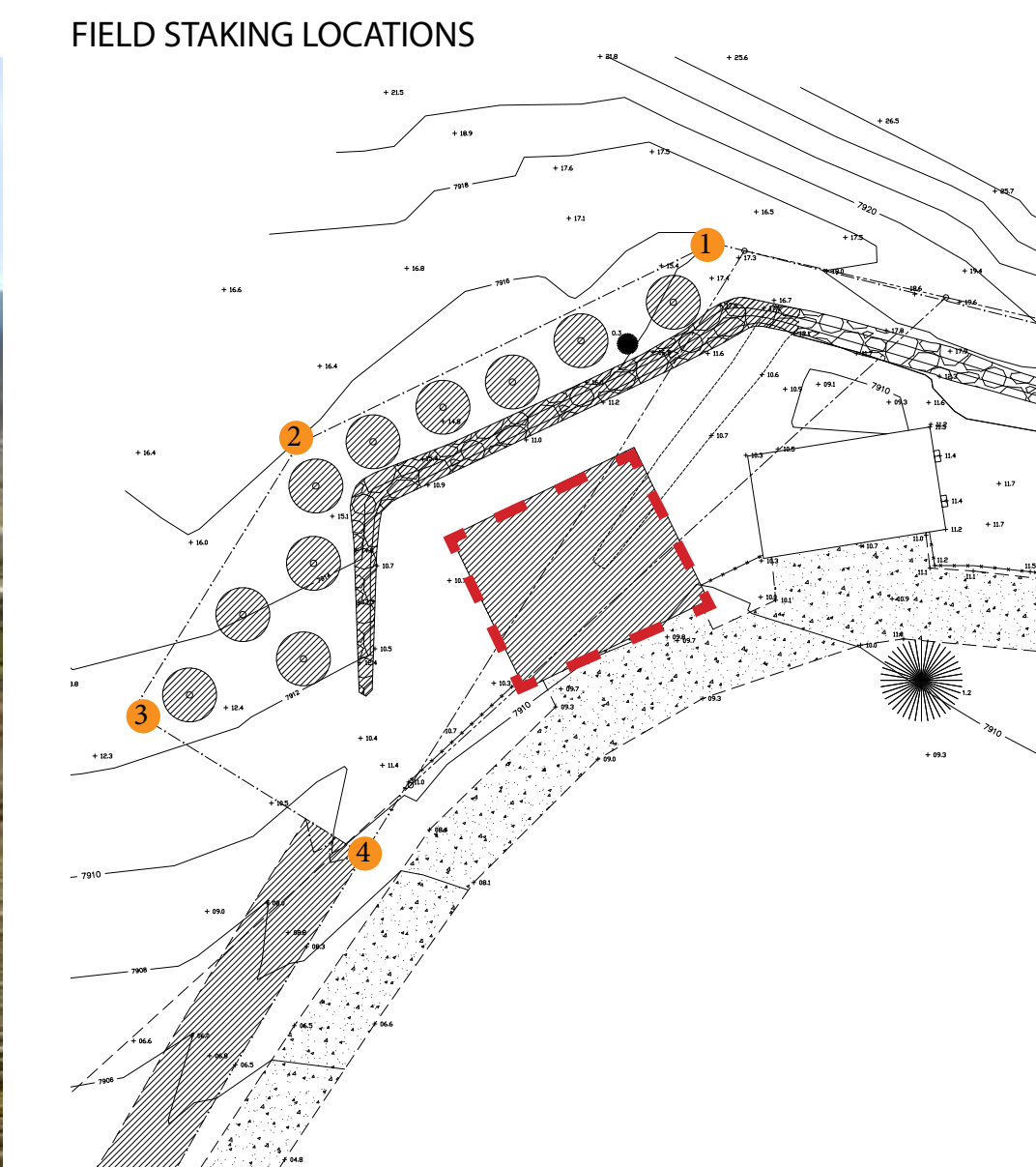
APPROX LOCATION OF NEW PREFABRICATED METAL BUILDING (30'x25')

STAKE 3

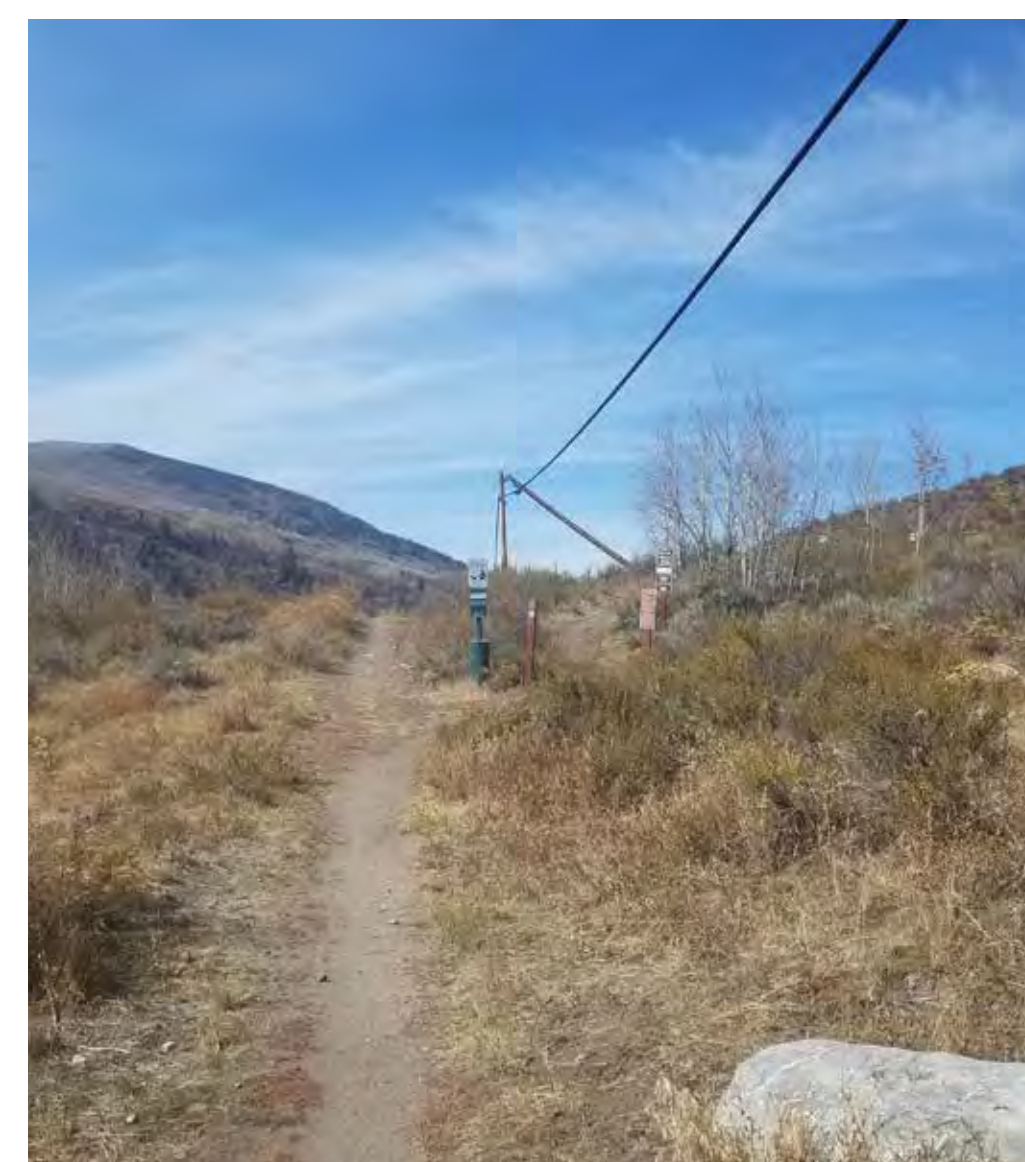


STAKE 4

STAKE 3



FIELD STAKING LOCATIONS







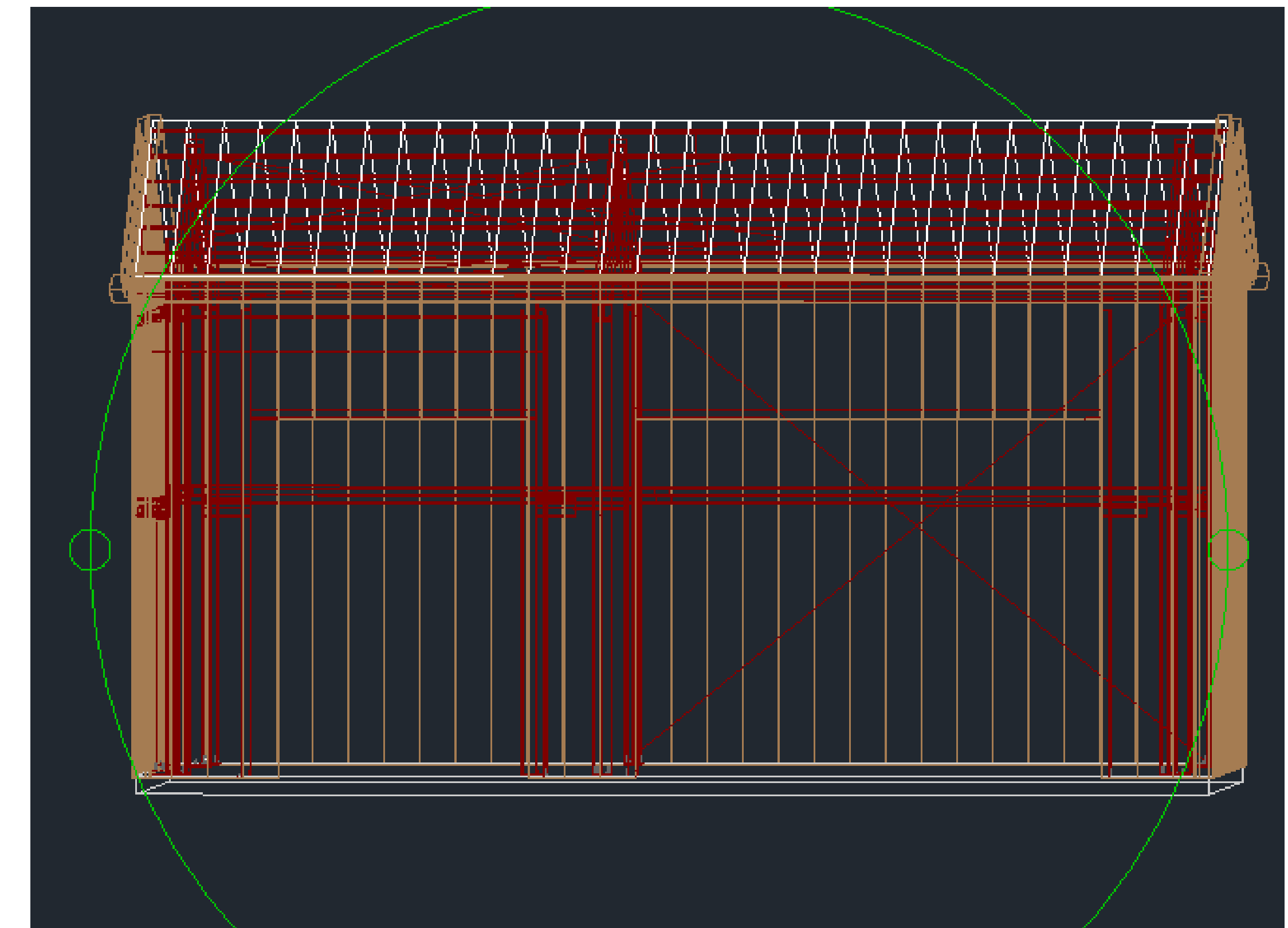
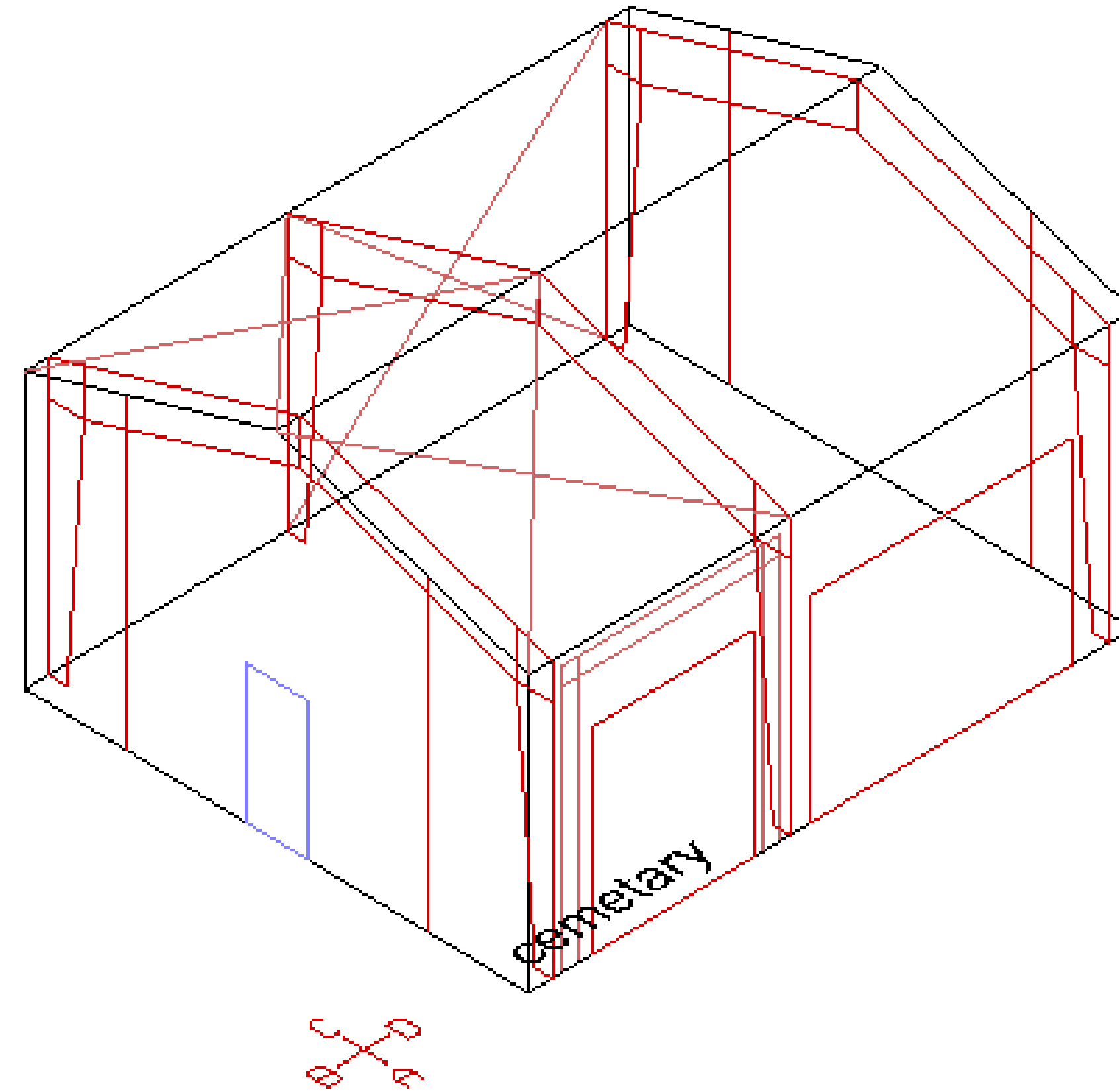
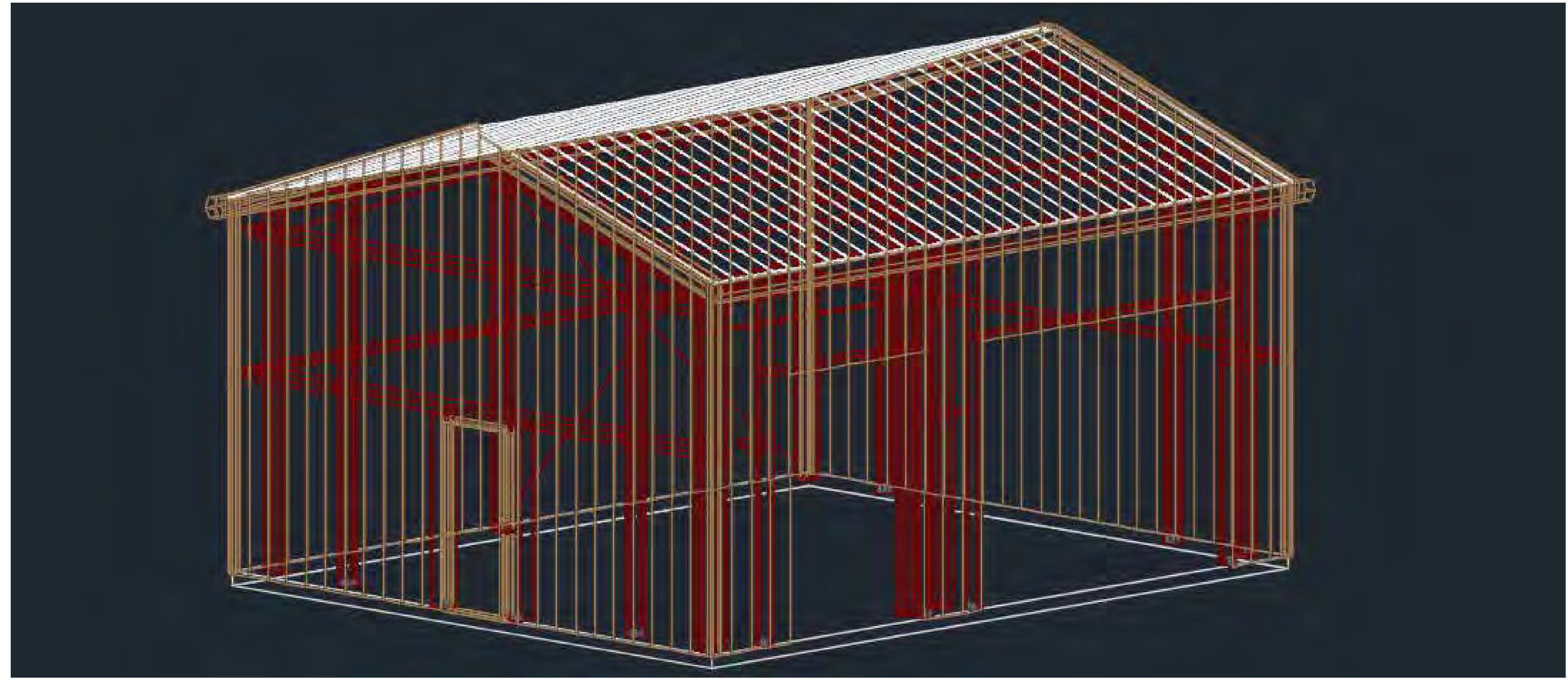


Contact: Pedro Campos
Location: Mintun, co United States
Date: 08/13/2020

WE PROVIDE STEEL STRUCTURE SOLUTIONS, BUT WHAT WE REALLY DELIVER IS PEACE OF MIND.



DESIGN | ENGINEERING | PROCUREMENT | MANAGEMENT | LOGISTICS | SUPPORT



PROPOSED NEW MAINTENANCE SHED - (PRE-FABRICATED STEEL BUTLER BUILDING BY 'ALLIED BUILDINGS')

Minturn Cemetery District 02.26.2021

© 2021 Zehren and Associates, Inc.