



March 2, 2025

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

Re: Two Elk  
1010 Two Elk Lane  
Lot 2 Cross Creek Place  
DRB Resubmittal Review  
Project No. 25-0001

Dear Madison:

We reviewed the DRB **resubmittal** for “Two Elk” located at 1010 Two Elk Lane for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

**MMC Section 16-21-615 Section C:**

**Section (C) (2) Boundary Survey:**

A combined *“Topographic Survey and Improvement Survey Plat”* prepared by Eagle Valley Surveying Inc. dated January 15, 2025, was included with the application.

*e. All existing easements recorded with the County Clerk and Recorder.*

- Survey Note 2 states *“Land Title Guarantee Co. Policy No. OX50060962.4420922 Dated 4/5/2021 was relied upon for all title and easement information.”* ~~While not a specific requirement, we recommend a copy of the title report be included with the application.~~

The survey meets the survey requirements of the MMC.

- **Resolved - The title policy was provided and aligns with the survey.**

**Section (C) (3) Site Plan:**

Plans entitled *“Two Elk”* prepared December 17, 2022, by Boss Architecture are included in the application package. The Drawing Index identifies sheet A1.0 as the site plan; however, the site plan is shown on sheet A2.

- a. The site plan shows property lines and building dimensions and setbacks; ~~however, there are no dimensions locating the building on the property.~~  
**Resolved – dimensions locating outside of the setbacks have been added.**
- b. ~~Utility connections are not shown.~~  
**Resolved. – Sewer and water connection points are provided. Service lines and details will be provided on the Permit Plans.**

Madison Harris

Re: Lot 2 Cross Creek Place  
DRB Resubmittal Review  
Project No. 25-0001

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

“Two Elk Grading & Erosion Control Plans” prepared by Raptor Civil Engineering are included in the application package. The plans show the current structure; however, ~~they are not dated and note “2023 Design Review”.~~

**Resolved - Plans are dated 2/14/2025.**

- a. ~~The slope at the northeast corner of the driveway exceeds the 8% maximum allowed by Chapter 4, paragraph 1.03.~~

**Resolved – Plans were revised to limit the driveway slope to a maximum of 7%.**

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project.

Please feel free to contact us if you have additional questions.

Respectfully,  
Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Scot Hunn

