

May 23, 2024

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

Re: 95 Miles End Lane  
Lot 26, Minturn North PUD  
DRB 5.23.24 Resubmittal Review  
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “Burton Residence; Lot 26, Minturn North, Minturn Colorado” prepared April 19, 2024 (Revised 5.22.24) by Eggers Architecture Inc. (Plans) included in the DRB application for 95 Miles End Lane. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC). Our comments are in **Red**.

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

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

**Paragraphs a through e:**

“Final Plat: Minturn North PUD” recorded March 4, 2024 (Reception No. 202402234) has been included as the Boundary Survey. This plat and associated title commitment were reviewed by the Town and the Plat is suitable as the Boundary Survey in this application.

**Resolved.**

**Paragraphs f through i:**

The plans reference the basis of elevation as the “Original Topographic Map of Minturn North” prepared by Gore Range Surveying LLC, Job No.19-1203 prepared April, 1, 2021.

Sheet C1 of the Plans “Lot 26, Minturn North PUD; Site Grading and Drainage Plan” prepared April 19, 2024 by Boundaries Unlimited presents the proposed site grading and drainage. The basis of this map appears to be Sheet C.5 of the “Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24” prepared by Boundaries Unlimited Inc. (Sheet C.5)

The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.5 shows the grading and utilities underway at Minturn North. This plan more accurately reflects the basis for design, and we recommend Sheet C.5 be included in the DRB plan set to fulfill the requirements of Paragraphs f through i.

**Resolved.**

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

~~We offer the following regarding Site Plan requirements:~~

- ~~e. Sheet C.5 shows the ground surface at the east building envelope line will be raised 2 to 3 feet.~~

~~Raising the ground elevation will not change the maximum roof height. Minturn Municipal Code (MMC) Section 16-2-20 defines building height: "Building height or height of building means the maximum vertical (plumb) distance measured at any point along the perimeter of the structure from the finished, natural, or established grade (whichever is more restrictive) and a point on the roof depending on the roof type. No portion of any structure included in building height measurements where height is measured to a mean or mid-point shall exceed the applicable building height limitation contained in this Code." Section 4.9 of the "Final PUD Development Plan Application" for Minturn North binds the development to this MMC requirement.~~

~~The ridge elevation shown on Sheet A1.4 is measured relative to the finished floor elevation. Calculations of roof height meeting MMC requirements should be added to the plan.~~

The revisions to Sheet BH1 measures Building Height from existing grade to provide Building height information for Planning Staff review. In this case, the existing ground elevation should be the most restrictive; however, for clarity we recommend both existing and proposed grade be shown.

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

~~The Plans included in the DRB submittal fulfill Grading and Drainage Plan requirements and we take no exception to the design as presented.~~

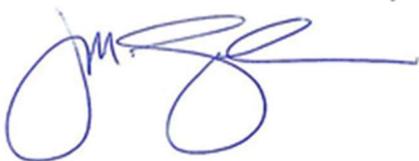
Resolved

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: Michelle Metteer, Scot Hunn