

June 18, 2024
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Goicoechea Residence
Lot 3 Minturn North – 0226 Miles End Lane, Minturn, CO 81645
Design Review Letter of Intent

Madison:

The attached submittal includes a single-family residence within the Minturn North neighborhood. The home is subject to the Minturn North PUD Guide, Town of Minturn Code and all pertinent documents approved by the Town Council.

Lot 3 is located at 0226 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 6' through the building envelope. The home has been oriented facing south, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a patio residence due to the sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the south facing patio elevation of the home.

The home exterior is a balanced mix of stone and wood with appropriate architectural detailing which enhances the mountain vernacular. The landscaping is intentionally minimal in-keeping with the intent of the approved Minturn North PUD.

Should you have any questions or need clarifications, please don't hesitate to contact me.

Sincerely,

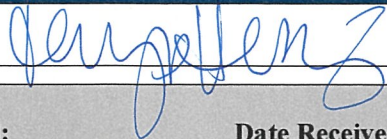


Taylor Hermes
512.468.3012



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: planner1@minturn.org

Project Name:			
Minturn North – Goicoechea Residence			
Project Location			
Street Address: 0226 Miles End Lane			
Zoning: Residential		Parcel Number(s): 2103-262-30-003	
Application Request:			
Design review of new single-family home			
Applicant:			
Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC			
Mailing Address: PO Box 2633 Edwards, CO 81632			
Phone: 970-926-1720		Email: THermes@ResortConceptsCO.com	
Property Owner:			
Name: Mikel Goicoechea & Stephanie Gulledge			
Mailing Address: PO Box 7382 Boulder, CO 80306			
Phone: 303-601-4618 (Mikel)		Email: MikelOnTheBeach@yahoo.com / StephGulledge@gmail.com	
Required Information:			
Lot Size: 0.193 ac	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedrooms 4	# On-site Parking Spaces 4
# of Stories: 2	Snow storage sq ft: 604 sf	Building Footprint sq ft: 2,718 sf	Total sq ft Impervious Surface: 3,470 sf
Signature:			
 6/18/24			
Fee Paid: _____ Date Received: _____ Planner: _____			

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS (TO BE INCLUDED WITH APPLICATION)

Applicant Staff

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Application Fee (Non-Refundable application fee shall be collected)

- Design Review Board - \$200.00

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Letter of Intent

-- What is the purpose of the project including;

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- Relevant Background

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- Current Status of the Site

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- All Proposed Uses and Structures

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- How the Proposal Differs from what already exists

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- Information regarding Easements or Dedicated Tracts, etc.

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Vicinity Map

-- Directional Map indicating how to get to the Property involved in the request.

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- Zoning of Property

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Site Plan showing Precise Nature of the Proposed Use –

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To Scale

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- Scaled Drawings of Proposed Design of Structure

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- Plan View and Sections

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- Building Heights – all 4 directions N/S/E/W

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- topography

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- Building Location and impervious coverage

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- Setbacks

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- Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant

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- Parking Plan

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- Traffic Circulation

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- Location and Width of Existing and Proposed Access Points

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- Location of Existing Driveways and Intersections

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- Landscaped Area – Plan including existing and proposed vegetation.

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- Approximate Location of Existing Wooded Areas and Rock Outcrops

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- Location and Type of Existing and Proposed Easements

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- Utility Easements

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- Drainage Features

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- Snow Storage areas expressed in square feet as a percentage of the overall site area

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Preliminary Building Plans and Elevations

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- Indicates Dimensions

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- General Appearance

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- Scale

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- Interior Plan for the Buildings

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Elements needed on the Site Plan

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

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Architecture Details – Materials Board

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

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Boundary Survey with a stamp and signature of a licensed surveyor

- Date of survey (survey date must be within 6 months of the project application date)
- Right-of-way and property lines; including bearings, distances and curve information.
- Labeled ties to existing USGS benchmark.
- Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.
- All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
- Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
- Topographic conditions at two-foot contour intervals.
- Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
- Rock outcroppings and other significant natural features.
- All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.
- Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
- Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.

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Grading and Drainage Plan

- Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area.
- Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.
- Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.
- Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.
- Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property. Drainage and erosion control features needed to prevent damage must be included.
- Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
- Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.

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