



June 28, 2024

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

Re: 226 Miles End Lane
Lot 3, Minturn North PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “Giocoechea Residence; Lot 03, Minturn North, Minturn Colorado” dated June 14, 2024, by Eggers Architecture Inc. (Plans) included in the revised DRB application for Lot 3, Minturn North PUD. Our review was 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:

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 for this application.

Paragraphs f through i:

Sheet C.7 of the “Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24” prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.7 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:

1. Sheet BH1 provides Building height information necessary for Planning Staff review.
2. The driveway for Lot 3 is approximately 8% and meets the requirements of MMC; Chapter 4 – Roadway Design & Technical Standards; Paragraph 1.03A. Maximum slope allowed for a driveway is 8% with 10% allowed on south facing slopes.

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3. The site plan shows a “High Water Mark.” The “Ordinary High Water Mark (OHWM)” as defined in section 17-2-10 of the MMC along with required setbacks should be shown on the site plan. The OHWM is shown on Sheet C.7 of “Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24” and the “Final Plat: Minturn North PUD” recorded March 4, 2024, referenced above. The OHWM should be labeled on the permit set of plans.

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

Sheet C1 of the Plans “Lot 3 Minturn North PUD; Site Grading and Drainage Plan” dated June 1, 2024, by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

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, Arnold Martinez