

April 22, 2025

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

Re: 0010 Abby Road
Lot 18 Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “Belden Place; Lot 18 – 0010 Abby Road, Single Family, Minturn Colorado” “Design Review Board Revised” 3/12/2025, by TAB Associates The current DRB resubmittal for Lot 18 has been updated to include revised Civil Engineering drawings prepared by Timberline Engineering, Inc. dated April 17, 2025. These Plans constitute the April 17,2025 resubmittal.

Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

Development Restriction:

Pursuant to the Land Use Covenant dated August 16, 2024 (Reception No. 202409458); Lots 18, 19 and 20 of Belden Place PUD cannot be developed until all approvals for the US 24 Storm Sewer Crossing are granted by CDOT and the Town of Minturn.

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

Paragraphs a through e:

Sheet 3 of 5 of the “Final Plat: Belden Place PUD” has been included as the Boundary Survey. ~~The Plat and associated title commitment were reviewed by the Town and fulfill the requirements as the Boundary Survey for this application.~~

- a. ~~A note needs to be added to Sheet 3 of 5 incorporating the complete “Final Plat, Belden Place PUD” by reference as part of the Application.~~

3/24/2025: Sheet 3 of the “Final Plat: Belden Place PUD” has been included in the Plans. The Plat fulfils the requirement for a boundary survey.

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 Lot 18, Belden Place PUD
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Paragraphs f through i:

Sheets C.110 and C.111 of the ~~“Belden Place PUD – Final Plan Submittal”~~ prepared by Timberline Engineering have been included in the application. These plans are the basis of the design and fulfil the requirements of paragraph f through i.

- a. ~~A note needs to be added to Sheet C.111 incorporating the complete “Belden Place PUD – Final Plan Submittal” by reference.~~

~~3/24/2025: Sheets C110 and C111 of the “Belden Place PUD – Final Plan Submittal” have been included in the Plans. These plans are the basis of the design and fulfil the requirements of paragraph f through i~~

- b. ~~Both Sheets are titled “Belden Place – 12 Plex (Flats)”. The title should reflect the correct description of this application. 3/24/2025: Resolved.~~

Section (C) (3) Site Plan:

Sheet C1 of the Plans ~~“Belden Place – Unit 18 – Single Family Residence”~~ prepared by Timberline Engineering (dated February 4, 2025) presents the proposed site plan. The following elements from the MMC should be added:

- a. The Site Plan generally complies with MMC requirements.

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

Sheet C1 of the Plans ~~“Belden Place – Unit 18 – Single Family Residence”~~ prepared by Timberline Engineering (dated February 14, 2025) presents the proposed site grading. The following elements from the MMC should be added:

- a. ~~The Erosion Control Plan indicates a swale along the rear property line. A swale is not shown on the Grading Plan. Please revise the Grading Plan to include the swale.~~

~~3/24/25: The drainage swale is shown on the Grading Plan; however, the slope noted to be a 1% grade. Section 1804.4 of the IBC requires a minimum grade of 2% in drainage swales. 4/22/2025 Resolved.~~

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering are relying on the design professional’s work and 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, Arnold Martinez