



September 18, 2024

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

Re: 0015 Belden Way
Lot 15, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “Belden Place; Lot 15 – 0015 Belden (sp) Way, Minturn Colorado” prepared September 13, 2024, by TAB Associates (Plans) included in the DRB application for Lot 33, 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).

General:

1. The plans should be spell checked – Belden should be Belden
2. Several plan sheets are titled Unit 16 – they should be revised to reference Unit 15.

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 entire recorded Plat for Belden Place (5 sheets) should be included in the submittal. This plat and associated title commitment were reviewed by the Town and if included, suitable as the Boundary Survey for this application.~~ **Resolved. A note was added to Sheet 3 of 5 incorporating the complete “Final Plat, Beden Place PUD” by reference as part of the Application. The Plat and associated title commitment were reviewed by the Town and fulfill the requirements as the Boundary Survey for this application.**

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. Sheets C.200 (Overall Utility Plan) and Sheet C.300 (Grading and Drainage Plan) should also be included to reflect the~~

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basis for design and fulfill the requirements of Paragraphs f through i. **Resolved.** A note was added to Sheet C.111 incorporating the complete "Belden Place PUD – Final Plan Submittal" by reference a part of the Application. These plans are the basis of the design and fulfil the requirements of paragraph f through i.

Section (C) (3) Site Plan:

Sheet C.1 of the Plans "Belden Place – Unit 15 Single Family Residence" prepared by Timberline Engineering (not dated) presents the proposed site plan. The following elements from the MMC should be added:

- a. ~~The Site Plan should show dimensioned property lines, easements, setbacks and include dimensions locating the building.~~ **Resolved.** Sheet C1 of the Plans "Belden Place – Unit 16 Single Family Residence" prepared by Timberline Engineering (dated September 17, 2024) has been revised to provide the required information
- b. ~~The building appears to encroach into the side setback.~~ **Resolved.** The PUD Guide allows stairs to encroach into the setback.
- c. Sheet A3.1 provides Building height information for Planning Staff review.

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

Sheet C.1 of the Plans "Belden Place – Unit 15 Single Family Residence" prepared by Timberline Engineering (not dated) presents the proposed site grading. The following elements from the MMC should be added:

- a. ~~Existing and proposed contour lines.~~
- e. ~~Temporary and permanent erosion controls specific to Lot 15.~~

Resolved. Sheets C1 and C2 of the Plans "Belden Place – Unit 15 Single Family Residence" prepared by Timberline Engineering (dated September 17, 2024) have been revised to provide the required information.

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, Arnold Martinez