

PO Box 288  
Gypsum, CO 81637  
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August 09, 2024  
Revised: September 06, 2024

Town of Minturn  
**Attention: Planning Department**  
302 Pine Street  
P.O. Box 309  
Minturn, CO 81645  
Tel: (970) 827-5645  
Fax: (970) 827-5545  
e-mail: [planner@minturn.org](mailto:planner@minturn.org)

Regarding: Young Residence

Location: 996 Main Street  
Minturn, CO 81645  
Parcel Number: 2103-351-02-060  
Lot 2, South Minturn Addition, A Re-subdivision

This application is for Design Review Board review and approval of revisions to the approved design. The design changes are as follows:

- There are no changes to the building footprint or building height.
- Exterior materials
  - The majority of the exterior walls are vertical wood siding with a gray stain color.
  - The walls at the Entry, Stair Tower and Chimney are horizontal wood siding, stained black.
  - The column piers at the entry are clad with sandstone tile, gray color.
  - The extents of the rusted corrugated siding at the base of the walls has been reduced in scope.
- Exterior doors & windows
  - At the east elevation, the layout and size of the windows and doors has been revised. The doors and windows are larger in size.
  - At all elevations, the header between upper and lower windows has been removed. The upper windows are larger in size.
- The patio on the east side is 32' wide north-to-south and 18' deep east-to-west.
  - The patio encroaches into and over the Eagle River Water and Sanitation District's sanitary Sewer Easement and sewer line. And Encroachment Agreement was entered into by the Owner and ERWSD. This agreement has been recorded, and provided to the Town of Minturn under separate cover as part of the Conditions of Approval.
- A hot tub on grade has been added on the east side.
- The driveway is shared by Lots 1 & 2. The final driveway will not be installed until at least until sometime in 2025, when the construction of the structure on Lot 1 is completed.
  - Until that time, a gravel parking area is provided in front of the garage.
  - The number of parking spaces remains the same at 4, with 2 in the garage and 2 surface.

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- The patio on-grade at the east side of the house is requested to be considered a permeable surface, and not counted towards the Impervious Surface Coverage allowance.
    - The patio constructed of 1" x 18" x 30" bluestone pavers set in a sand bed with sand joints. Bluestone is a natural stone that is quarried.
    - Existing grade has been built-up with compacted granular fill material, that is consistent with local building and landscaping practices.
    - Rain water is able to penetrate through the joint between the bluestone pavers and filter into the ground.
  - The driveway layout has been revised from that which was submitted on 08/09/2024.
    - The driveway layout can accommodate a fire truck turn-around.
    - Alpine Engineering has stated that the distance from the street to the fire truck staging area is less than 150', so the IFC does not require a turn-around.
    - A turning radius analysis has been done and is provided with this application.

Thank you for your consideration.

**SIGNED:** Michael Pukas

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