



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: planner@minturn.org

Project Name:

Minturn Whisky Company

Project Location

Street Address: 161 Main St and 161 Neslon Ave

Zoning: 100 Block Commercial Zone

Parcel Number(s): 2103-263-11-002 & 2103-26

Application Request:

Approve the design for the Minturn Whisky Company Distillery and Tasting Room

Applicant:

Name: Stefanie and Spence Neubauer

Mailing Address: PO Box 1253, Minturn, CO 81645

Phone: 970-763-8660

Email: spence@minturnwhisky.com

Property Owner:

Name: Eagle River Holdings Ltd

Mailing Address: PO Box 1253, Minturn, CO 81645

Phone: 970-763-8660

Email: spence@minturnwhisky.com

Required Information:

Lot Size: 4,990 sqft	Type of Residence (Single Family, ADU, Duplex) N/A	# of Bedrooms N/A	# On-site Parking Spaces 0
# of Stories: 2	Snow storage sq ft: 269 (5.4%)	Building Footprint sq ft: 3,092	Total sq ft Impervious Surface: 4,401

Signature:

Fee Paid: _____ Date Received: _____ Planner: _____

EAGLE RIVER HOLDINGS LTD

Eagle River Holdings Ltd

Minturn Whisky Company

161 Main Street

PO Box 1253

Minturn, CO 81645

September 23, 2024

Town of Minturn

302 Pine Street

PO Box 302

Minturn, CO 81645

To Town of Minturn Planning Department,

Re: Letter of Intent for Design Review of 161 Main Street and 161 Nelson Ave**Relevant Background:**

The lot at 161 Main Street and 161 Nelson Ave once housed the well-known local bike shop, the Mountain Pedaler. The previous owner, MR Minturn, purchased the property in 2017, and the building was demolished in 2019, leaving the lot vacant. In late 2023, the owner of Minturn Whisky Company (formerly Eagle River Whisky) acquired the property with the intention of redeveloping it to better serve the community and visitors.

Current Status of the Site:

In spring 2024, a temporary shed structure was built on the lot and is currently operating as a whisky tasting room under a Limited Use Permit granted by the town. This permit allows the space to function as a tasting room, with occasional food trucks and farmers markets providing additional offerings.

Proposed Uses and Structures:

The proposed project includes the construction of one structure to house the tasting room on the Main Street frontage and the distillery in the rear. The front commercial space will serve as a whisky tasting room in the afternoon and evening hours. In the mornings, the space may be utilized as a coffee shop offering espresso drinks and breakfast snacks, allowing the business to serve the community throughout the day.

On the Nelson Ave frontage, there will be an entrance to a small (~150 ft²) area that could possibly be a co-working, meeting, or retail space. There will be a bookcase/hidden door that provides a “speakeasy” entrance into the tasting room.

The proposed use in the rear of the building will be Light Manufacturing for distilling, proofing, and bottling whisky. Minimal barrel storage will be utilized on site (less than 100 barrels/5300 gallons). This space will be open to the public for daily distillery tours and an occasional event space (e.g. fly-tying nights, bachelor/ette parties, corporate team-building, etc.). Additionally, the distillery will be an educational space for visitors and industry partners. The scalable, sustainability measures will be a model for other distilleries of all sizes.

How the Proposal Differs from Current Use:

While a whisky tasting room currently exists on the site under the terms of a Limited Use Permit, this permit is temporary and expires after one year, with the option for only one renewal. Our proposal would result in a permanent, thoughtfully designed structure that offers year-round service and additional tax revenue for the town, as well as another draw to bring visitors. The Town Council has already approved a variance request for rear setback relief, which is contingent upon this building design and the granting of a conditional use permit.

The two lots (161 Main Street and 161 Nelson Ave) have historically been used and sold as “one property” even though they are two separate plats. The owners are currently in the process of abandoning the shared property line and forming a single lot.

The new proposal will significantly upgrade the current operation, providing a more stable and long-term establishment that will contribute to the fabric Minturn.

Easements and Dedicated Tracts:

At this time, there are no easements or dedicated tracts associated with the property or the proposed development.

We are committed to contributing to the ongoing success of Minturn by creating a unique and valuable addition to Main Street. We believe this building and proposed use will not only enhance the town's charm but also provide meaningful economic and social benefits.

Please find the site plan attached for your review. We welcome any further discussions and look forward to your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stefanie Neubauer', with a stylized, flowing script.

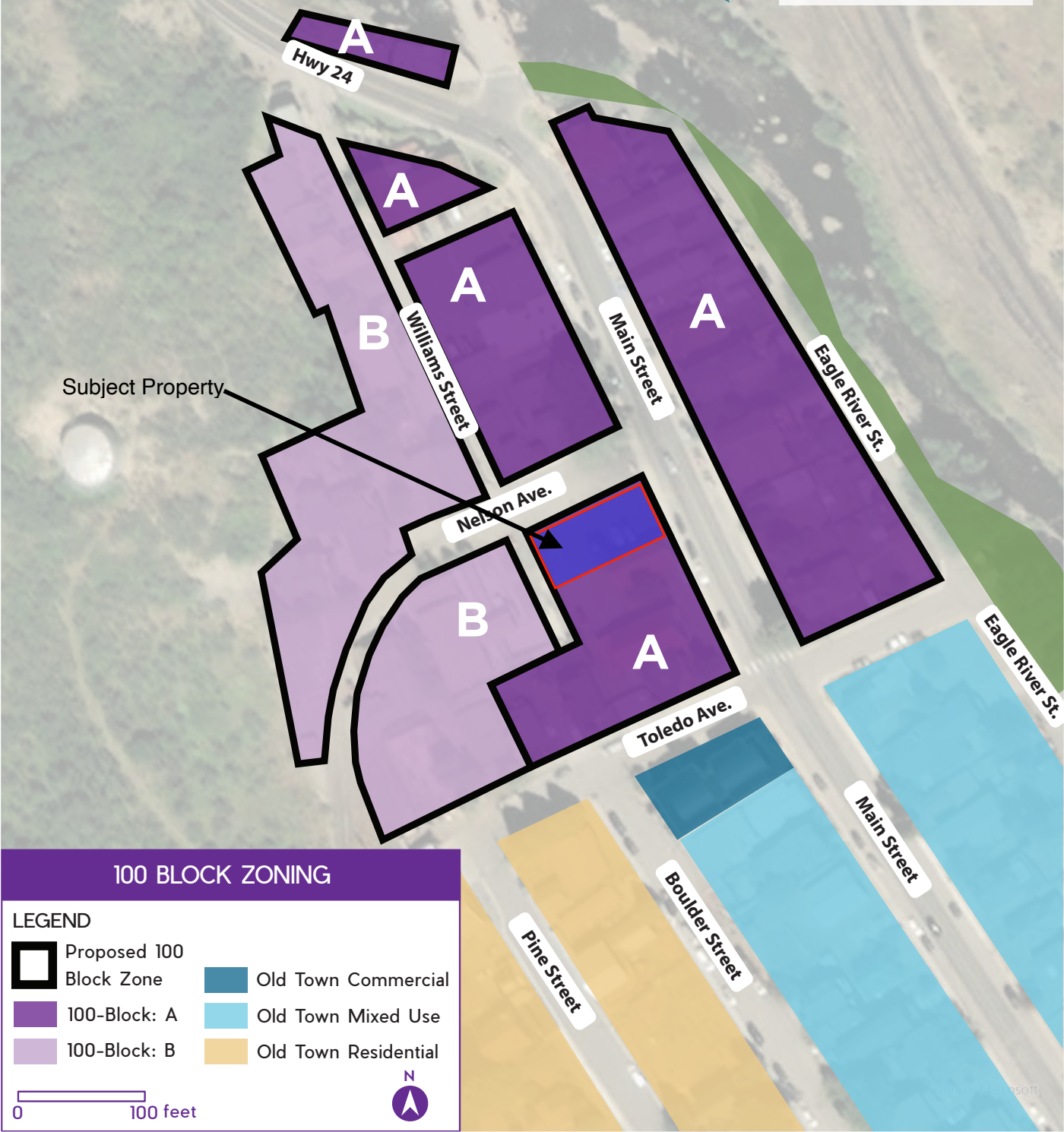
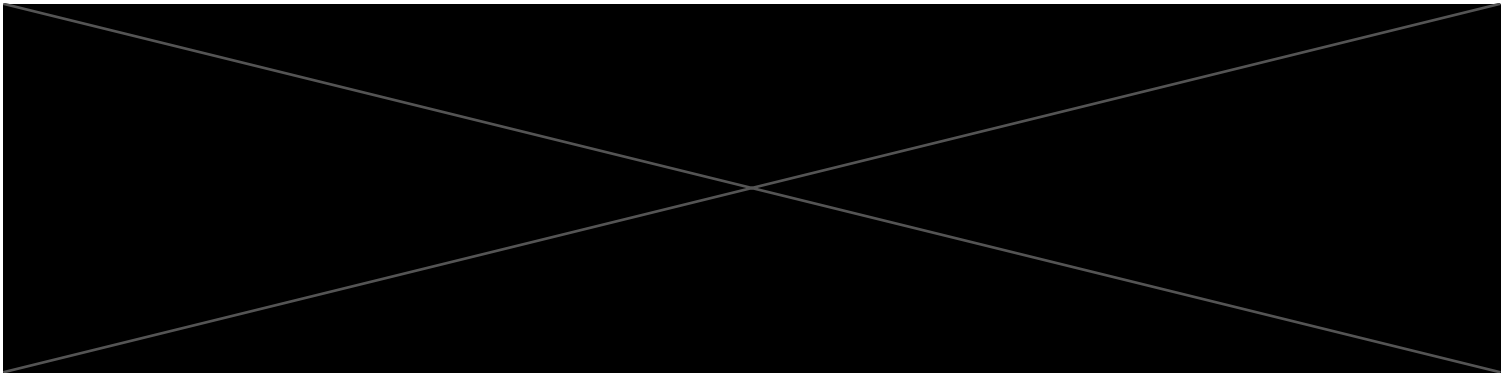
Stefanie Neubauer

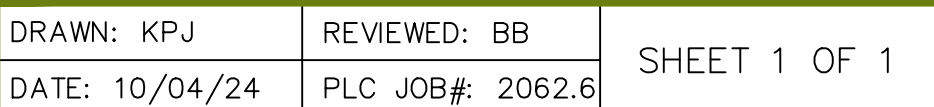
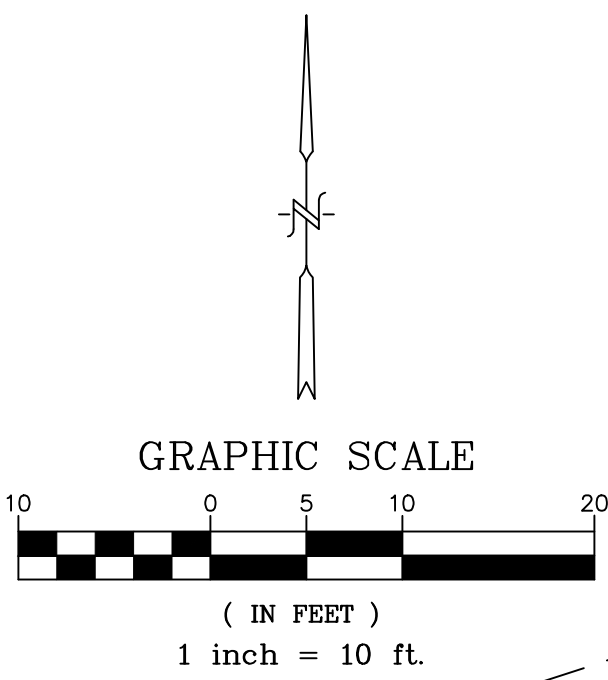
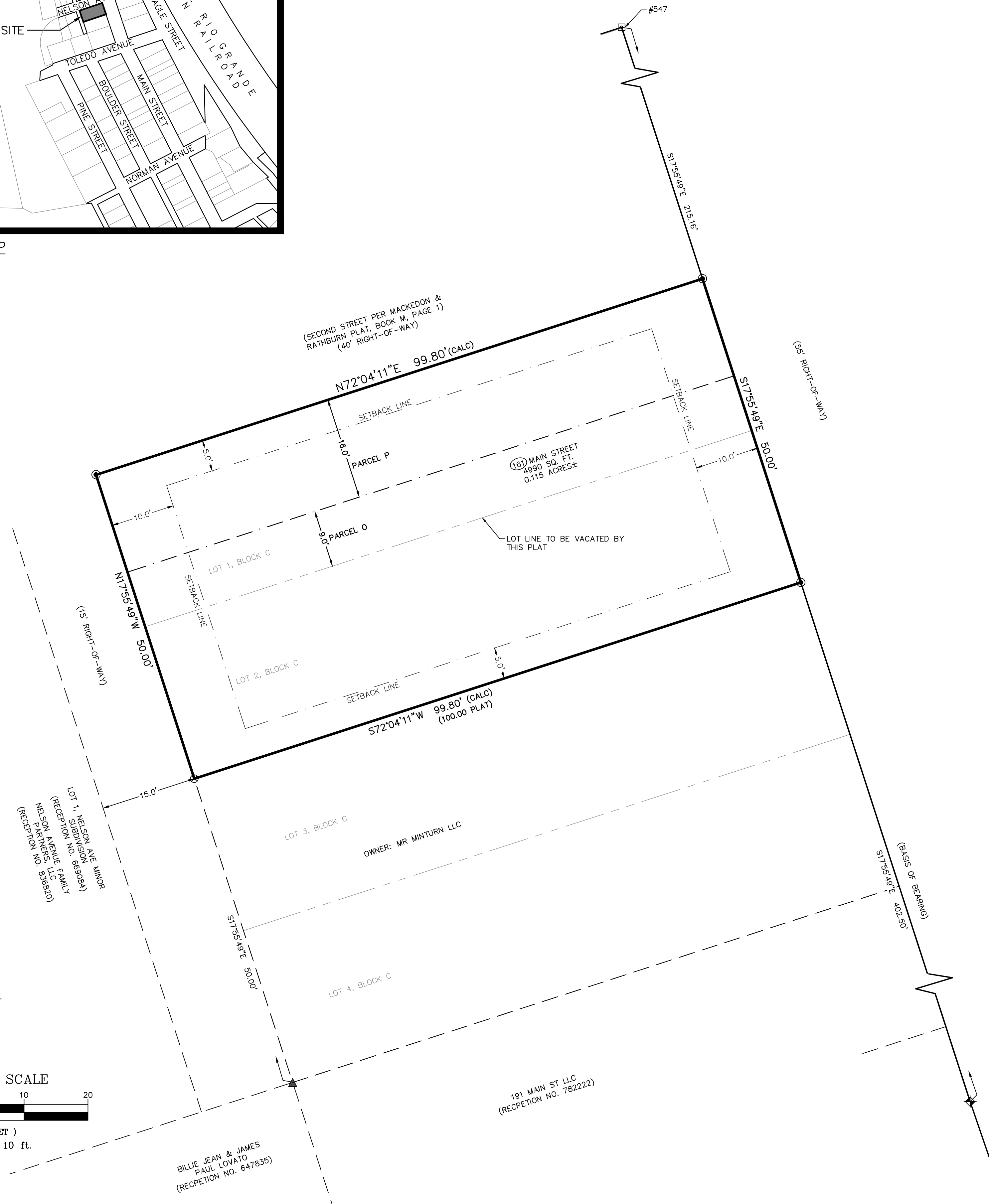
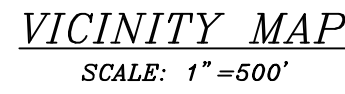
CEO

Eagle River Holdings Ltd

Minturn Whisky Company

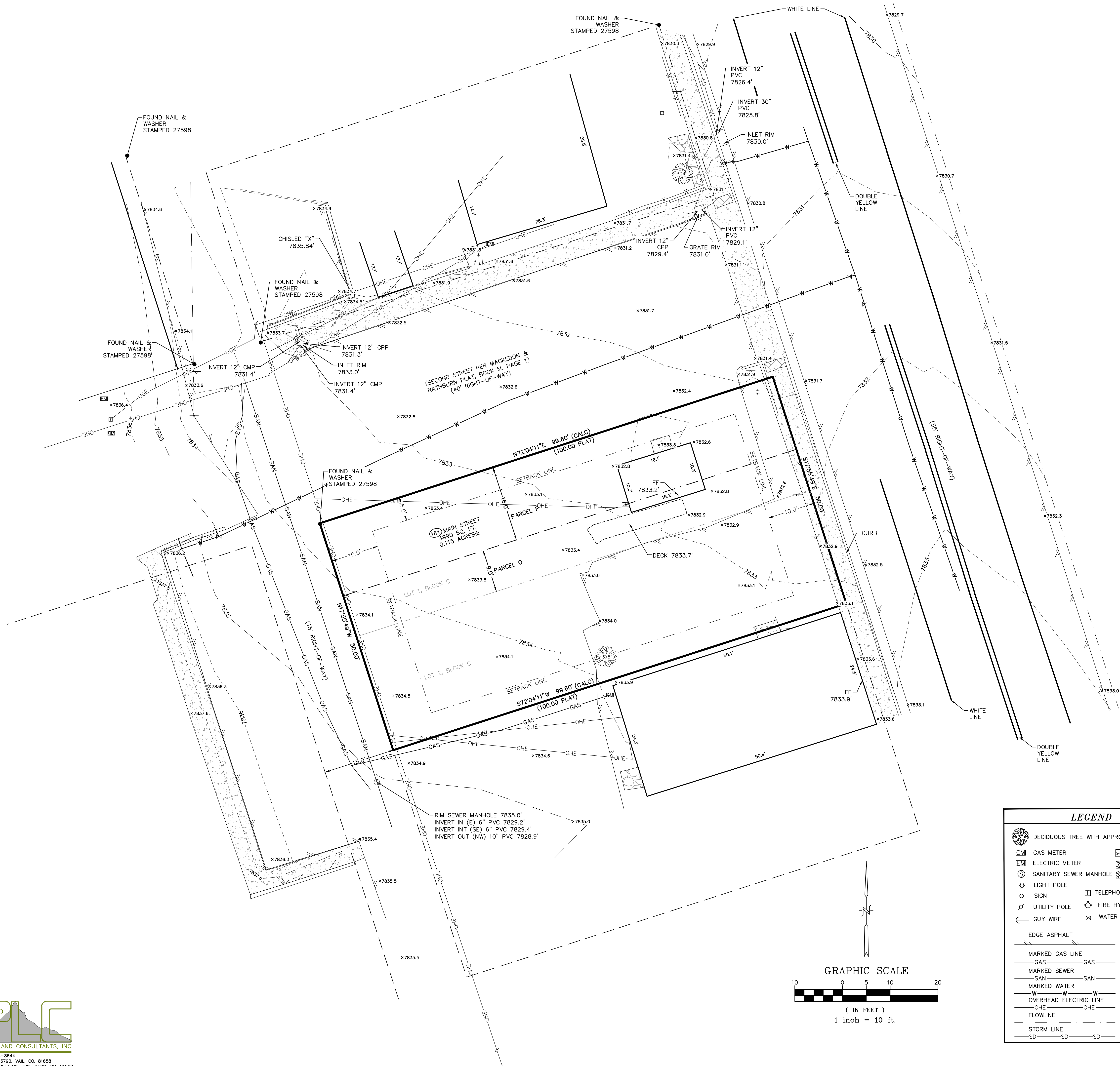
stef@erwhisky.com





<i>MONUMENT LEGEND</i>	
●	FOUND MAG NAIL WITH 1½" BRASS TAG STAMPED PEAK LAND CONSULTANTS LS 27598
⊗	FOUND MAG NAIL WITH 1½" BRASS TAG STAMPED PEAK LAND CONSULTANTS LS 27598
◆	FOUND No. 6 REBAR WITH 3¼" ALUMINUM CAP STAMPED CDOT PLS 29034
☐	FOUND BRASS TACK MARKED CDOT-#547 (SEE DRAWING)
▲	FOUND No. 5 REBAR WITH 1½" ALUMINUM CAP STAMPED LS 9337

LAND USE SUMMARY			
LOT	AREA	USAGE	ADDRESS
1	0.115 ACRES	SINGLE FAMILY	161 MAIN STREET



LEGEND	
	DECIDUOUS TREE WITH APPROX TRUNK DIAMETER
	GAS METER
	ELECTRIC METER
	SANITARY SEWER MANHOLE
	LIGHT POLE
	SIGN
	UTILITY POLE
	GUY WIRE
	EDGE ASPHALT
	MARKED GAS LINE
	MARKED SEWER
	MARKED WATER
	OVERHEAD ELECTRIC LINE
	FLOWLINE
	STORM LINE
	CONCRETE
	FLAGSTONE
	PAVERS
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	WATER VALVE

GENERAL NOTES

- DATE OF TOPOGRAPHY: OCTOBER 09, 2024
- PROJECT BENCHMARK: NGS BENCHMARK "T 280" ELEVATION=7894.20 (NAVD 88).
- LINEAL UNITS OF MEASUREMENT SHOWN ARE GIVEN IN US SURVEY FOOT.
- THIS TOPOGRAPHIC MAP IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT INTENDED TO RESOLVE ANY BOUNDARY ISSUES THAT MAY EXIST ON THIS LOT OR TO REESTABLISH ANY MISSING LOT MONUMENTS.
- THE EXISTING UTILITIES SHOWN HEREON ARE FROM MARKINGS FOUND ON THE GROUND. PEAK LAND CONSULTANTS, INC. AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN ON THIS MAP.
- PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS TOPOGRAPHIC MAP WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. V50072932 DATED SEPTEMBER 30 2024 AT 5:00 P.M.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

EXCEPTIONS:

PER SAID TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, THE FOLLOWING AFFECT THE SUBJECT PROPERTY:

- RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 09, 1901, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
- RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 09, 1901, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
- THE EFFECT OF ORDINANCE NO. 129, RECORDED DECEMBER 20, 1974, IN BOOK 238 AT PAGE 5. (NOT ABLE TO PLOT)
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 30, 2002, UNDER RECEPTION NO. 799500. (NOT ABLE TO PLOT)
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 31, 2009, UNDER RECEPTION NO. 200927997, SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED DECEMBER 3, 2013 UNDER RECEPTION NO. 201323922 AND RECORDED DECEMBER 18, 2014 UNDER RECEPTION NO. 201421767 IN REGARDS THEREOF. (NOT ABLE TO PLOT)
- ANY AND ALL RIGHTS OF ANY DITCH COMPANY DITCH COMPANY RELATING TO ANY DITCHES, WHICH TRAVERSES SUBJECT PROPERTY OR IS DESCRIBED AS A BOUNDARY OF SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS DISCLOSED BY MAP RECORDED FEBRUARY 27, 2017 UNDER RECEPTION NO. 201703240. (NOT ABLE TO PLOT)
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE UPPER EAGLE VALLEY SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED MARCH 28, 2017, UNDER RECEPTION NOS. 201705247 AND 201705251. (NOT ABLE TO PLOT)
- TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 09-SERIES 2017 VACATING A PORTION OF EAGLE STREET RECORDED NOVEMBER 02, 2017 UNDER RECEPTION NO. 201720945. (NOT ABLE TO PLOT)
- TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN CORRESPONDENCE FROM COLORADO DEPARTMENT OF TRANSPORTATION REGARDING 106 MAIN STREET DATED JUNE 20, 2017 AND STORED IN OUR SYSTEM AS IMAGE 6163847. (NOT ABLE TO PLOT)
- TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 5 - SERIES 2016 AMENDING TOWN OF MINTURN ZONING CODE AND STORED IN OUR SYSTEM AS IMAGE 6231738. (NOT ABLE TO PLOT)
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED JANUARY 25, 2017 PREPARED BY PEAK LAND CONSULTANTS, INC., JOB #2062 SAID DOCUMENT STORED AS OUR ESI 32392011
A. OVERHEAD UTILITY LINES CROSS PROPERTY WITHOUT BENEFIT OF EASEMENTS (AS SHOWN HEREON)
B. BUILDING ENCROACHES OVER NEIGHBOR'S PROPERTY (NO LONGER APPLIES)

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

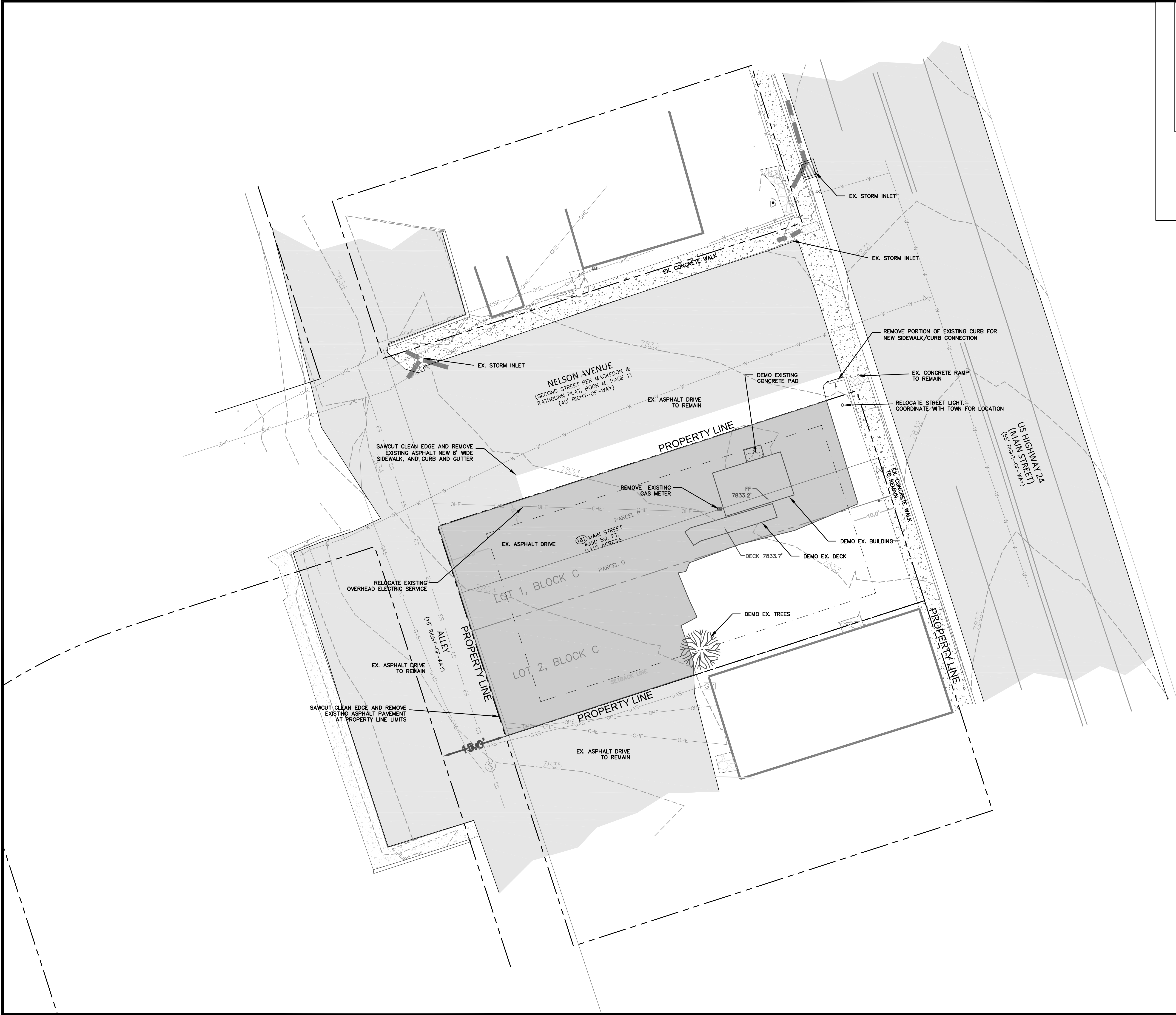
DATE: _____

BRENT BIGGS
COLORADO P.L.S. No. 27598
FOR & ON BEHALF OF PEAK
LAND CONSULTANTS, INC.

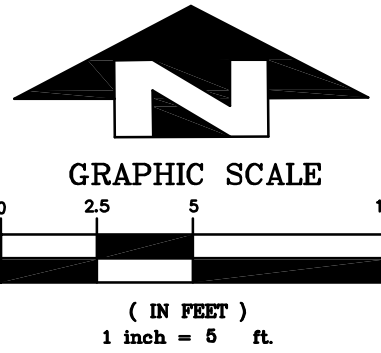
TOPOGRAPHIC MAP
LOTS 1 AND 2, BLOCK C
MAKEDON AND RATHBURN SUBDIVISION
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

DRAWN: KPJ	REVIEWED: BB	SHEET 1 OF 1
DATE: 10/30/24	PLC JOB#: 2062.6	

O:\Minturn\161 Main St-2024\dwg\Master\Demo-161 Main.dwg, 11/20/2024 9:38:04 AM, wednesday



- LEGEND
- PROPERTY LINE
 - EXISTING CONTOUR
 - EASEMENT
 - PROPOSED CONTOUR
 - PROPOSED GRADING, SLOPE/SPOT
 - EXISTING GRADING, SLOPE/SPOT
 - PROPOSED STORM SEWER
 - PROPOSED BOULDER RETAINING
 - PROPOSED CONCRETE/ASPHALT



TOPOGRAPHIC INFORMATION
PROVIDED BY PEAK LAND
CONSULTING, 2024

EAGLE RIVER WHISKY
161 MAIN ST, MINTURN
DEMOLITION PLAN

DESIGNED	NO.	DATE	REVISIONS	BY
XXX				
DRAWN				
XXX				
CHECKED				
XXX				
JOB NO.				
XXX				
DATE				
XX/XX/XXXX				

SHEET
C1.0



(SEAL)

GENERAL SITE NOTES:

- ALL STRUCTURES AND SITE IMPROVEMENTS ARE NEW, EXCEPT WATER METER.
- SITE PLAN SHOWS EXTENT OF ROOF INCLUDING EAVES, SEE SHEET A101 FOR ADDITIONAL STRUCTURE DIMENSIONS (OMITTED HERE FOR CLARITY).
- GROUND SURFACE TREATMENTS BEYOND PROPERTY LINES ARE A SUGGESTION OF WHAT COULD BE DONE IN STREET ROW TO HELP CREATE A WOONERF STREETSCAPE.

GRADING NOTES:

- REFER TO SITE DEMOLITION PLAN & GRADING AND DRAINAGE PLAN SHEETS C1.0 & C2.0
- ALL LEFT OVER GRADING MATERIAL NOT UTILIZED AS FILL OR LANDSCAPING MOUNDS APPROVED BY OWNER SHALL BE REMOVED FROM THE SITE. EROSION CONTROL MANAGED PER SITE DRAINAGE INDICATED ON SHEET C2.0.
- ALL TRENCHES TO BE COVERED WITH A WALKABLE SURFACE AT NIGHT.
- DO NOT PLACE ANY CONCRETE IN FREEZING WEATHER UNLESS FOLLOWING ALL ACI RECOMMENDATIONS AND REQUIREMENTS FOR COLD WEATHER CONCRETING - SSD & REFER TO A100 FOR ADDITIONAL NOTES.**

EXTERIOR LIGHTING NOTES:

- ALL NEW EXTERIOR LIGHTS SHALL BE A FULL CUT OFF FIXTURE AND HAVE A DARK SKY ORDINANCE COMPLIANT LOW CUTOFF ANGLE SO THAT LIGHT IS NOT CAST UP OR OVER PROPERTY LINES & UTILIZING THE MINIMUM LIGHTING INTENSITY NECESSARY.
- LIGHTS SHALL BE MAXIMUM 15' AFG.
- ALL LIGHTING SHALL BE HIGH EFFICIENCY LED AND RATED FOR WET LOCATIONS.
- REFER TO LIGHTING PLANS ON SHEETS AX.XX THRU AX.XX.

LANDSCAPE NOTES:

- LANDSCAPING IS LIMITED TO PLANTING BEDS (269 SF TOTAL). NOTED ON THE PLAN AS LP-A THRU LP-D WITH PLANTINGS AS DESIGNATED BELOW WHICH ARE ALL IDENTIFIED BY USDA AS APPROPRIATE FOR PLANT HARDINESS ZONE 4b:

LP-A: DROUGHT TOLERANT NATIVE FLOWERING HERBACEOUS PERENNIALS: COLUMBINE, LUPINE, PENSTEMON, AND FLAX- MIN (3) FLATS PER PLANTER IN (2) PLANTERS.
LP-B: DROUGHT TOLERANT HOLLYHOCKS, VARIOUS COLORS. ESTABLISHED FROM LIBERAL SEED SPREAD IN FALL.
LP-C: DROUGHT TOLERANT HOLLYHOCKS, VARIOUS COLORS. ESTABLISHED FROM LIBERAL SEED SPREAD IN FALL.
LP-D: DROUGHT TOLERANT NATIVE SHRUBS PER TOWN OF MINTURN PRE-APPROVED LIST- MIN (7) 5 GALLON SHRUBS.

(IF NATIVE DROUGHT TOLERANT TREES ARE INCLUDED THEY MUST BE A MINIMUM 1.5" CALIPER @ 4' ABOVE GROUND).

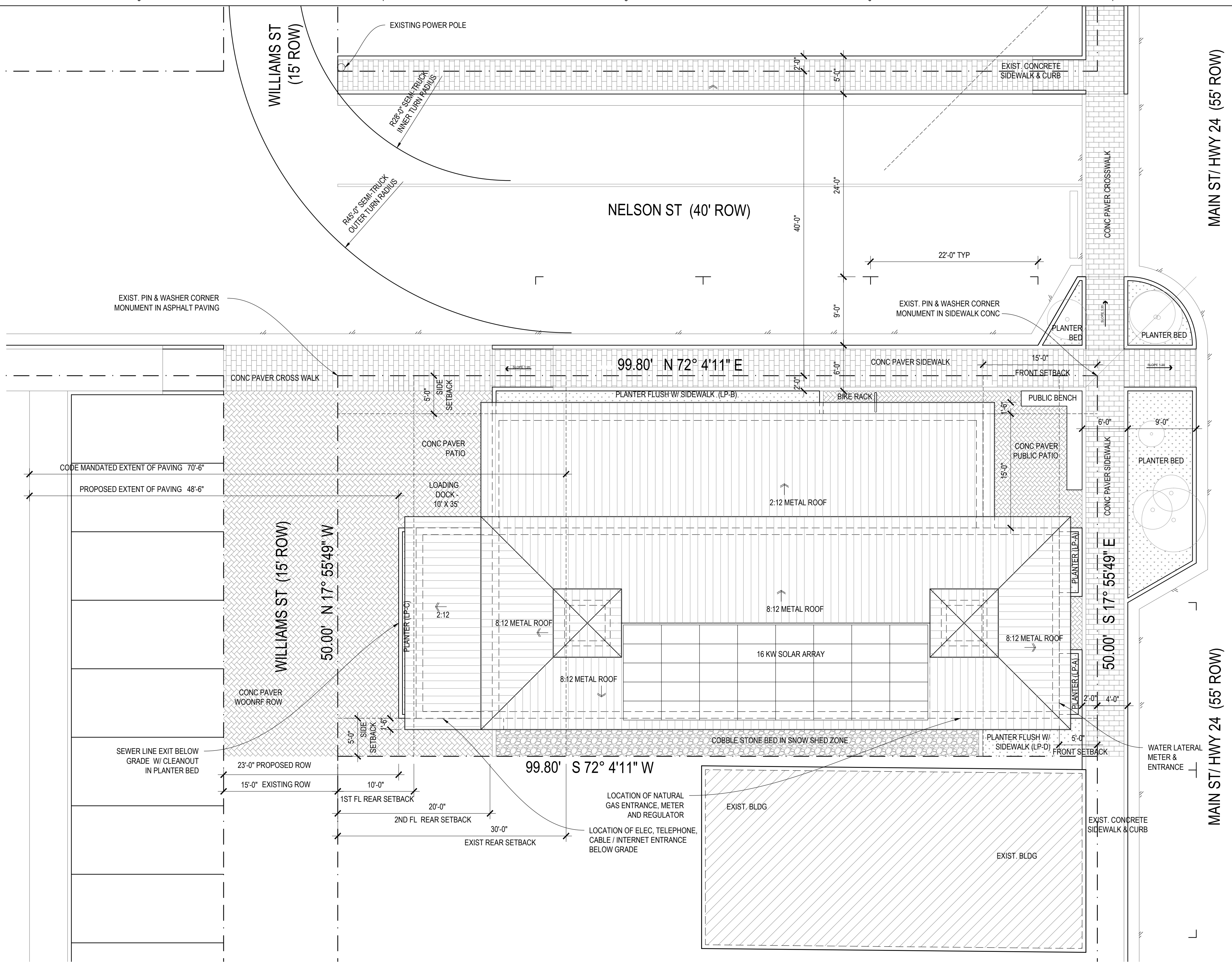
- PROVIDE DRIP IRRIGATION SYSTEM INCLUDING A MOISTURE SENSOR WITH SEPARATE ZONES FOR EACH PLANTING BED ON A TIMER MOUNTED INSIDE THE BUILDING. MAINTAIN ADEQUATE WATERING FOR MINIMUM 2 YEARS TO ESTABLISH PLANTINGS.
- NO TURF PLANTINGS PERMITTED.
- AMEND PLANTING BEDS WITH MINIMUM 6" DEPTH OF SANDY LOAM W/ MIN 5% ORGANIC MATTER BY VOLUME.
- AFTER PLANTING, PROVIDE 2" DEPTH OF MULCH WITH MODIFICATIONS AS APPROPRIATE FOR EACH PLANT MATERIAL. RENEW AS NEEDED.
- HARDSCAPE FROM BUILDING TO PROPERTY LINE SHALL BE 4" THICK 5000psi CONCRETE OR GRANITE PAVERS ON 1" SAND BED OVER MINIMUM 6" ROAD BASE IN 3" LIFTS COMPACTED TO 95% OVER NATIVE SOILS (OR REPLACED W/ ADDITIONAL ROAD BASE MATERIAL IN 4" LIFTS COMPACTED TO 95% WHERE OVER EXCAVATED).
- PROVIDE 6" MINUS COBBLES OVER GEOTEXTILE WEED BLOCK FABRIC ALONG SOUTHERN PROPERTY LINE IN SNOW SHED ZONE FROM SOLAR PANELS LAID OVER COMPACTED EARTH SLOPED TO STORM INLET NOTED ON GRADING AND DRAINAGE SHEET C2.0.

SNOW STORAGE:

PROVIDED IN PLANTING BEDS (269 SF TOTAL). SEE AREA NOTES ON SHEET A101. ADDITIONAL SNOW STORAGE AVAILABLE ALONG SOUTH SIDE OF BUILDING AND AT NORTH EAST PUBLIC PATIO IF NEEDED.

UTILITY NOTES:

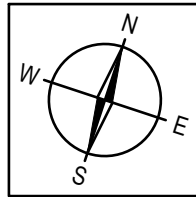
- NEW ELECTRIC, TELEPHONE & CABLE / INTERNET CONNECTIONS VIA SEPARATE UNDERGROUND 2" DIA SCH 80 DUCTS FROM A UTILITY POLE LOCATED ALONG WILLIAMS STREET - MIN 36" BELOW FINISH GRADE.
- NEW SEPTIC WASTE LINE SLOPING MIN 2% TO EXISTING SEWER IN WILLIAMS STREET ROW VIA 6" DIA ABS OR PVC LINE MIN 4" BELOW FINISH GRADE. PROVIDE CLEANOUTS AT MIN 50' INTERVALS.
- NEW NATURAL GAS LINE FROM MAIN IN WILLIAMS STREET VIA 1" HDPE PIPE W/ TRACER WIRE MIN 3" BELOW FINISH GRADE.
- WATER SUPPLY FROM EXISTING METER NEAR STREET WILL REMAIN UNLESS LATERAL OR MAIN WATER SHUT-OFF VALVE IS FOUND TO BE DEFICIENT OR IT NEEDS TO BE RELOCATED FOR CONSTRUCTION PURPOSES.
- ALL UTILITY LINES TO BE TERMINATED INSIDE BUILDING FOOTPRINT, EXCEPT GAS LINE WITH METER & PRESSURE REGULATOR LOCATED ON SOUTH SIDE OF BUILDING AT EASTERN CORNER.



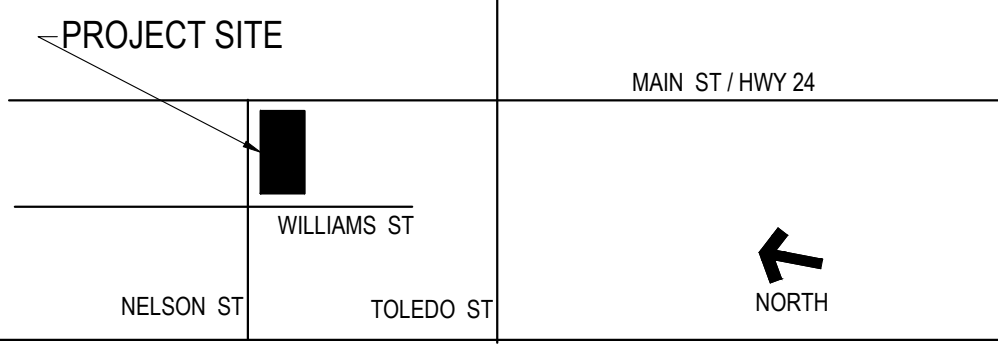
E3

SITE - PLOT- ROOF PLAN

L100



LOT SIZE: 4990 SF
BUILDING COVERAGE : 3092 SF (62%)
IMPERVIOUS SURFACE : 4401 SF (88.2%)
SNOW STORAGE : 269 SF (5.4%)
TOTAL FLOOR AREA : 3597 SF (505SF @ 2ND FL)



F5

VICINITY PLAN - MINTURN, CO

L100

NO SCALE

GROUND SURFACE TREATMENTS BEYOND PROPERTY LINES ARE A SUGGESTION OF WHAT COULD BE DONE TO HELP CREATE A WOONERF STREET SCAPE

SITE PLAN IS BASED ON PEAK LAND SURVEYING, INC. SURVEY DATED 10/30/2024 JOB # 2062.6

GENERAL NOTES:

- DO NOT SCALE FROM DRAWINGS. REFER TO WRITTEN DIMS AND BRING OMITTED DIMS TO ARCHITECT'S ATTN.
- REFER TO STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, NOTES, SPECIFICATIONS AND DETAILS.
- ALL DIMENSIONS ARE TO FO FRAMING, ROUGH OPENING, FO CONC WALL OR T.O. CONC SLAB OR SUB FL. UNO.
- REFER TO C100 FOR INSULATION SPECS, OTHER GENERAL NOTES, DRAWING INDEX, AND ABBREVIATIONS.
- REFER TO L100 FOR SITE, UTILITY & LANDSCAPE PLAN NOTES & SPECS.
- REFER TO ARCHITECTURAL PLAN SHEETS (A10X) FOR WALL & RO DIMS, HEAD & SILL HEIGHTS, AND FINISH SPECS INCLUDING WINDOW AND DOOR SCHEDULES, MECHANICAL PLUMBING AND ELEC. SPECS.
- REFER TO ROOF PLAN (A103) FOR ROOF MATERIALS, SPECIFICATIONS, AND NOTES.
- SILL DIMENSIONS ARE FROM T.O. SLAB OR T.O. SUBFLOOR TO SILL RO. HEAD RO DIMS ARE FROM SILL RO.**
- REFER TO ELEVATION SHEETS (A20X) FOR EXTERIOR FINISHES, NOTES AND SPECS.
- REFER TO SHEETS A301 FOR WALL & BUILDING SECTION DETAILS, MATERIALS, AND CONFIGURATION.

RDC ARCHITECTURE

ROBERT D CREASY ARCHITECTURE
PO BOX 819 - 105 WILLIAMS STREET
MINTURN, CO 81645-0819
MB: 760.937.2600 (Robert)
robert@rdcarch.com

STRUCTURAL ENGINEER

SURVEYOR
PEAK LAND SURVEYING, INC.
1000 Lion's Ridge Loop
Vail, CO 81657
970.476.8644

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
Not Applicable

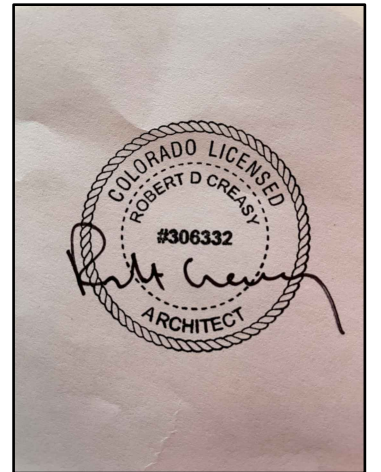
GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

PARCELS # 2103-263-002 & 003
161 MAIN ST / 161 NELSON
MINTURN, CO 81645

OWNER:
STEFANIE & SPENCE NEUBAUER

stef@erwhisky.com & spence@erwhisky.com
MB: 603.770.8756



DRB & CUP Submittal December 10, 2024
DATE: NOT FOR CONSTRUCTION
PROJECT #: 2410

SITE & ROOF PLAN
LANDSCAPE PLAN & NOTES
VICINITY PLAN
L101

WILLIAMS ST (15' ROW)

NELSON ST (40' ROW)

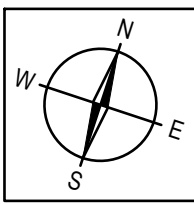
MAIN ST/ HWY 24 (55' ROW)

E3

FIRST FLOOR PLAN

A101

0' 1' 2' 4' 8'



EXIST. BLDG

EXIST. BLDG

EXIST. CONCRETE
SIDEWALK & CURB

FLOOR AREA:
1ST FLOOR (EXIST SETBACK) 2440 SF
1ST FLOOR (PROPOSED SETBACK) 3090 SF
DIFFERENCE 650 SF
(PERCENT DIFFERENCE: 27%)

GENERAL NOTES:

1. DO NOT SCALE FROM DRAWINGS. REFER TO WRITTEN DIMS AND BRING OMITTED DIMS TO ARCHITECT'S ATTN.
2. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, NOTES, SPECIFICATIONS AND DETAILS.
3. ALL DIMENSIONS ARE TO FO FRAMING, ROUGH OPENING, FO CONC WALL OR T.O. CONC SLAB OR SUB FL. UNO.
4. REFER TO C100 FOR INSULATION SPECS, OTHER GENERAL NOTES, DRAWING INDEX, AND ABBREVIATIONS.
5. REFER TO L100 FOR SITE, UTILITY & LANDSCAPE PLAN NOTES & SPECS.
6. REFER TO ARCHITECTURAL PLAN SHEETS (A10X) FOR WALL & RO DIMS, HEAD & SILL HEIGHTS, AND FINISH SPECS INCLUDING WINDOW AND DOOR SCHEDULES, MECHANICAL PLUMBING AND ELEC. SPECS.
7. REFER TO ROOF PLAN (A103) FOR ROOF MATERIALS, SPECIFICATIONS, AND NOTES.
8. SILL DIMENSIONS ARE FROM T.O. SLAB OR T.O. SUBFL OR TO SILL RO. HEAD RO DIMS ARE FROM SILL RO.
9. REFER TO ELEVATION SHEETS (A20X) FOR EXTERIOR FINISHES, NOTES AND SPECS.
10. REFER TO SHEETS A301 FOR WALL & BUILDING SECTION DETAILS, MATERIALS, AND CONFIGURATION.

RDC ARCHITECTURE

ROBERT D CREASY ARCHITECTURE
PO BOX 819 - 105 WILLIAMS STREET
MINTURN, CO 81645-0819
MB: 760.937.2600 (Robert)
robert@rdcarch.com

STRUCTURAL ENGINEER

SURVEYOR
PEAK LAND SURVEYING, INC.
1000 Lion's Ridge Loop
Vail, CO 81657
970.476.8644

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
Not Applicable

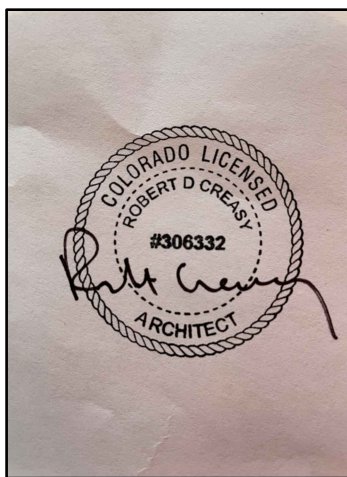
GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

PARCELS # 2103-263-002 & 003
161 MAIN ST / 161 NELSON
MINTURN, CO 81645

OWNER:
STEFANIE & SPENCE NEUBAUER

stef@erwhisky.com & spence@erwhisky.com
MB: 603.770.8756



DRB & CUP Submittal December 10, 2024

DATE: NOT FOR CONSTRUCTION

PROJECT #: 2410

FIRST FLOOR PLAN
NOTES & SPECIFICATIONS

A101

WILLIAMS ST (15' ROW)

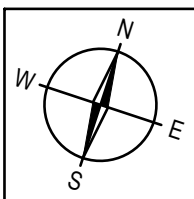
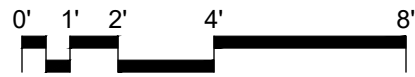
NELSON ST (40' ROW)

MAIN ST/ HWY 24 (55' ROW)

E3

SECOND FLOOR PLAN

A102



EXIST. BLDG

EXIST. BLDG

EXIST. CONCRETE
SIDEWALK & CURB

GENERAL NOTES:

1. DO NOT SCALE FROM DRAWINGS. REFER TO WRITTEN DIMS AND BRING OMITTED DIMS TO ARCHITECT'S ATTN.
2. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, NOTES, SPECIFICATIONS AND DETAILS.
3. ALL DIMENSIONS ARE TO FO FRAMING, ROUGH OPENING, FO CONC WALL OR T.O. CONC SLAB OR SUB FL. UNO.
4. REFER TO C100 FOR INSULATION SPECS, OTHER GENERAL NOTES, DRAWING INDEX, AND ABBREVIATIONS.
5. REFER TO L100 FOR SITE, UTILITY & LANDSCAPE PLAN NOTES & SPECS.
6. REFER TO ARCHITECTURAL PLAN SHEETS (A10X) FOR WALL & RO DIMS, HEAD & SILL HEIGHTS, AND FINISH SPECS INCLUDING WINDOW AND DOOR SCHEDULES, MECHANICAL PLUMBING AND ELEC. SPECS.
7. REFER TO ROOF PLAN (A103) FOR ROOF MATERIALS, SPECIFICATIONS, AND NOTES.
8. **SILL DIMENSIONS ARE FROM T.O. SLAB OR T.O. SUBFL OR TO SILL RO.** HEAD RO DIMS ARE FROM SILL RO.
9. REFER TO ELEVATION SHEETS (A20X) FOR EXTERIOR FINISHES, NOTES AND SPECS.
10. REFER TO SHEETS A301 FOR WALL & BUILDING SECTION DETAILS, MATERIALS, AND CONFIGURATION.

RDC ARCHITECTURE

ROBERT D CREASY ARCHITECTURE
PO BOX 819 - 105 WILLIAMS STREET
MINTURN, CO 81645-0819
MB: 760.937.2600 (Robert)
robert@rdcarch.com

STRUCTURAL ENGINEER

SURVEYOR
PEAK LAND SURVEYING, INC.
1000 Lion's Ridge Loop
Vail, CO 81657
970.476.8644

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
Not Applicable

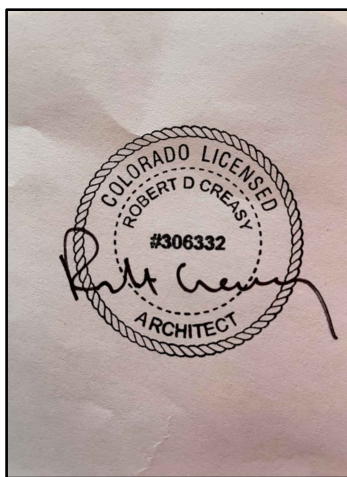
GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

PARCELS # 2103-263-002 & 003
161 MAIN ST / 161 NELSON
MINTURN, CO 81645

OWNER:
STEFANIE & SPENCE NEUBAUER

stef@erwhisky.com & spence@erwhisky.com
MB: 603.770.8756



DRB & CUP Submittal December 10, 2024

DATE: NOT FOR CONSTRUCTION

PROJECT #: 2410

SECOND FLOOR PLAN
NOTES & SPECIFICATIONS

A102

RDC ARCHITECTURE

ROBERT D CREASY ARCHITECTURE
PO BOX 819 - 105 WILLIAMS STREET
MINTURN, CO 81645-0819
MB: 760.937.2600 (Robert)
robert@rdcarch.com

STRUCTURAL ENGINEER

SURVEYOR
PEAK LAND SURVEYING, INC.
1000 Lion's Ridge Loop
Vail, CO 81657
970.476.8644

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
Not Applicable

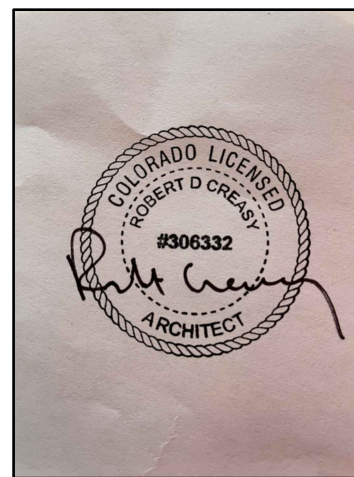
GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

PARCELS # 2103-263-002 & 003
161 MAIN ST / 161 NELSON
MINTURN, CO 81645

OWNER:
STEFANIE & SPENCE NEUBAUER

stef@erwhisky.com & spence@erwhisky.com
MB: 603.770.8756

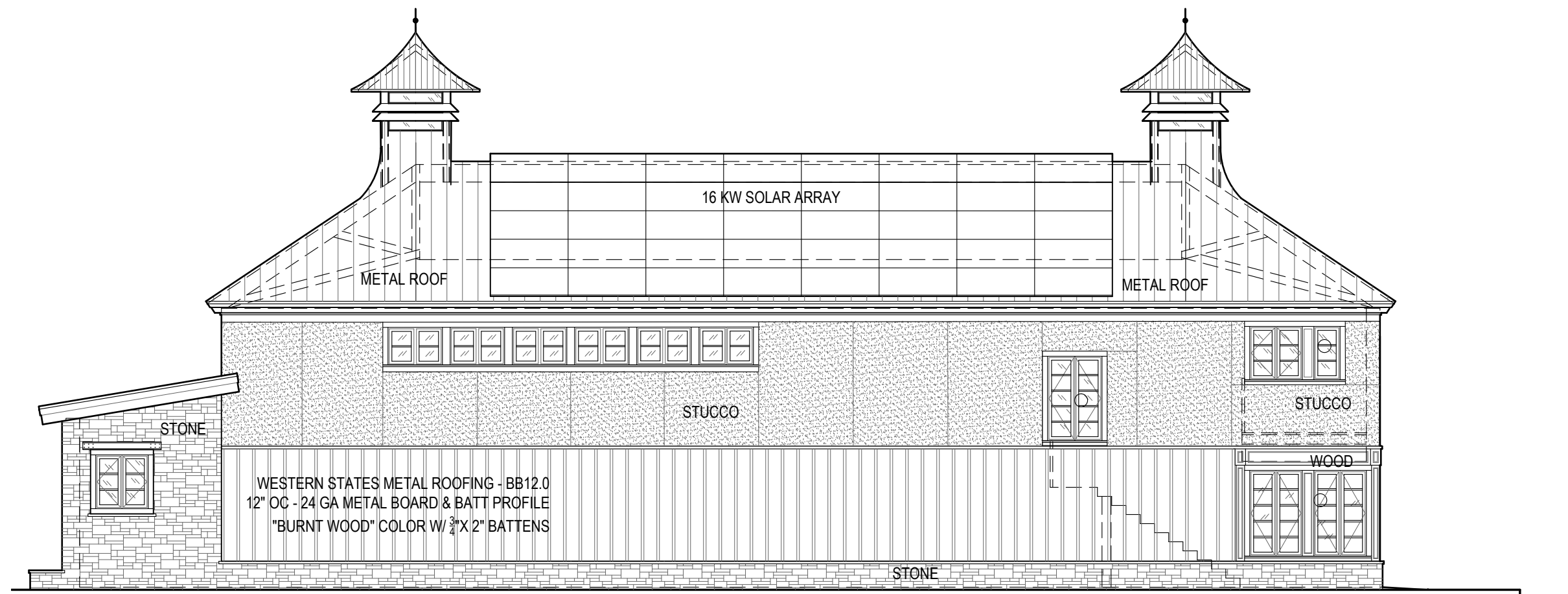


DRB & CUP Submittal December 10, 2024

DATE: NOT FOR CONSTRUCTION

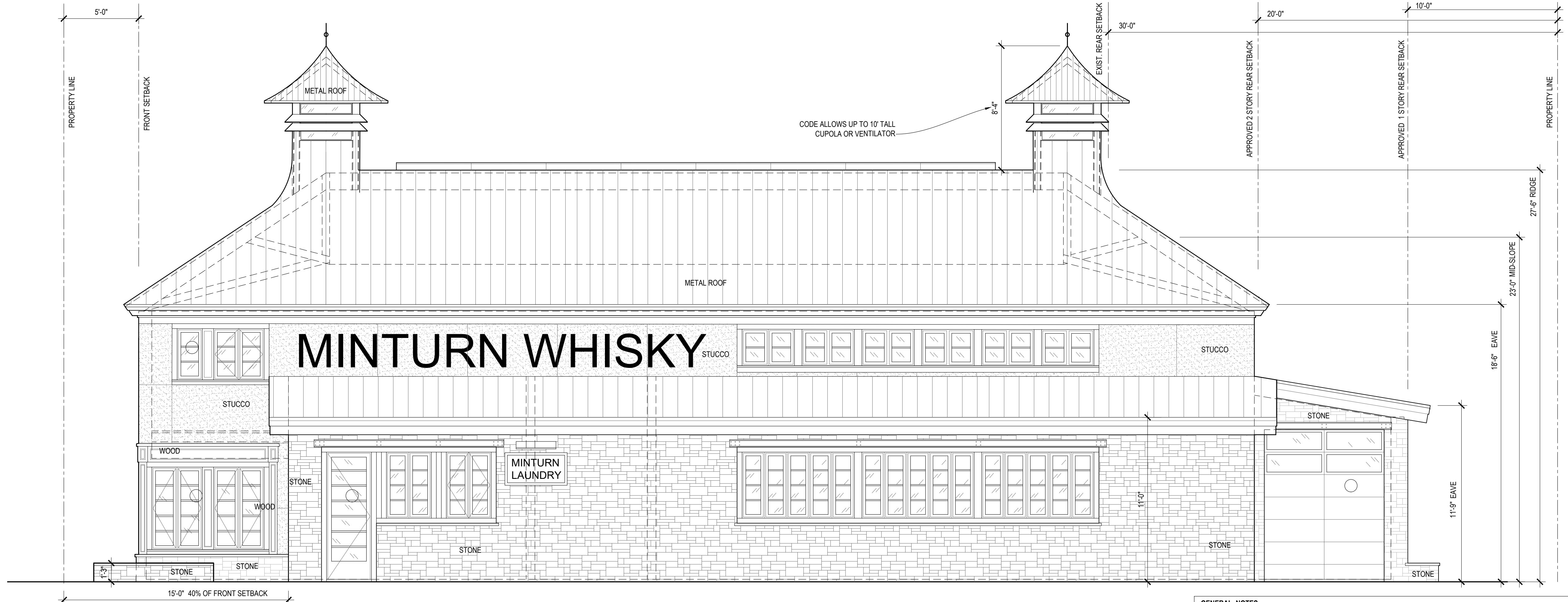
PROJECT #: 2410

SOUTH ELEVATION
NORTH ELEV - NELSON ST
NOTES & SPECIFICATONS
A201



B4 SOUTH ELEVATION

A201 0' 2' 4' 8' 16'



F2 NORTH ELEVATION

A201 0' 1' 2' 4' 8'

GENERAL NOTES:

1. DO NOT SCALE FROM DRAWINGS. REFER TO WRITTEN DIMS AND BRING OMITTED DIMS TO ARCHITECT'S ATTN.
2. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, NOTES, SPECIFICATIONS AND DETAILS.
3. ALL DIMENSIONS ARE TO FO FRAMING, ROUGH OPENING, FO CONC WALL OR T.O. CONC SLAB OR SUB FL. UNO.
4. REFER TO C100 FOR INSULATION SPECS, OTHER GENERAL NOTES, DRAWING INDEX, AND ABBREVIATIONS.
5. REFER TO L100 FOR SITE, UTILITY & LANDSCAPE PLAN NOTES & SPECS.
6. REFER TO ARCHITECTURAL PLAN SHEETS (A10X) FOR WALL & RO DIMS, HEAD & SILL HEIGHTS, AND FINISH SPECS INCLUDING WINDOW AND DOOR SCHEDULES, MECHANICAL PLUMBING AND ELEC. SPECS.
7. REFER TO ROOF PLAN (A103) FOR ROOF MATERIALS, SPECIFICATIONS, AND NOTES.
8. SILL DIMENSIONS ARE FROM T.O. SLAB OR T.O. SUBFL OR TO SILL RO. HEAD RO DIMS ARE FROM SILL RO.
9. REFER TO ELEVATION SHEETS (A20X) FOR EXTERIOR FINISHES, NOTES AND SPECS.
10. REFER TO SHEETS A301 FOR WALL & BUILDING SECTION DETAILS, MATERIALS, AND CONFIGURATION.

RDC ARCHITECTURE

ROBERT D CREASY ARCHITECTURE
PO BOX 819 - 105 WILLIAMS STREET
MINTURN, CO 81645-0819
MB: 760.937.2600 (Robert)
robert@rdcarch.com

STRUCTURAL ENGINEER

SURVEYOR
PEAK LAND SURVEYING, INC.
1000 Lion's Ridge Loop
Vail, CO 81657
970.476.8644

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
Not Applicable

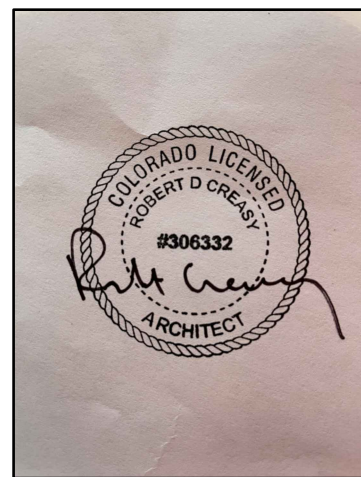
GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

PARCELS # 2103-263-002 & 003
161 MAIN ST / 161 NELSON
MINTURN, CO 81645

OWNER:
STEFANIE & SPENCE NEUBAUER

stef@erwhisky.com & spence@erwhisky.com
MB: 603.770.8756



DRB & CUP Submittal December 10, 2024

DATE: NOT FOR CONSTRUCTION

PROJECT #: 2410

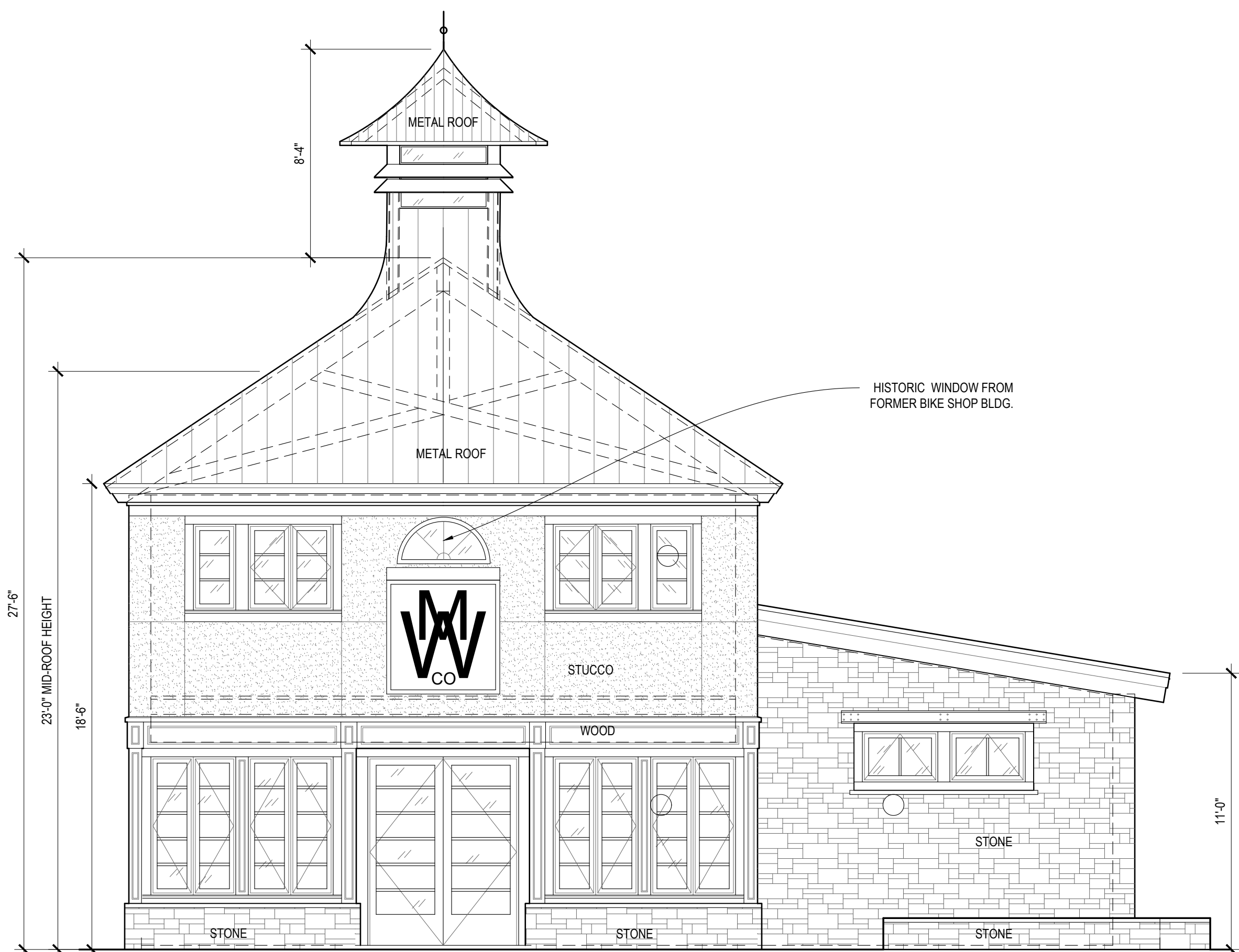
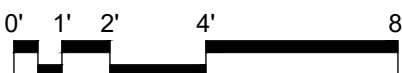
EAST ELEV - MAIN ST
WEST ELEV - WILLIAMS ST
NOTES & SPECIFICATONS
A202



F1

WEST ELEVATION - WILLIAMS STREET

A202



F5

EAST ELEVATION - MAIN STREET

A202

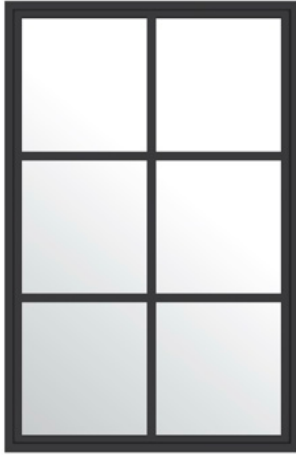


GENERAL NOTES:

- DO NOT SCALE FROM DRAWINGS. REFER TO WRITTEN DIMS AND BRING OMITTED DIMS TO ARCHITECT'S ATTN.
- REFER TO STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, NOTES, SPECIFICATIONS AND DETAILS.
- ALL DIMENSIONS ARE TO FO FRAMING, ROUGH OPENING, FO CONC WALL OR T.O. CONC SLAB OR SUB FL. UNO.
- REFER TO C100 FOR INSULATION SPECS, OTHER GENERAL NOTES, DRAWING INDEX, AND ABBREVIATIONS.
- REFER TO L100 FOR SITE, UTILITY & LANDSCAPE PLAN NOTES & SPECS.
- REFER TO ARCHITECTURAL PLAN SHEETS (A10X) FOR WALL & RO DIMS, HEAD & SILL HEIGHTS, AND FINISH SPECS INCLUDING WINDOW AND DOOR SCHEDULES, MECHANICAL PLUMBING AND ELEC. SPECS.
- REFER TO ROOF PLAN (A103) FOR ROOF MATERIALS, SPECIFICATIONS, AND NOTES.
- SILL DIMENSIONS ARE FROM T.O. SLAB OR T.O. SUBFL OR TO SILL RO. HEAD RO DIMS ARE FROM SILL RO.
- REFER TO ELEVATION SHEETS (A20X) FOR EXTERIOR FINISHES, NOTES AND SPECS.
- REFER TO SHEETS A301 FOR WALL & BUILDING SECTION DETAILS, MATERIALS, AND CONFIGURATION.

Architecture Detail

Windows: Black



Doors: Black



Roof: Black standing seam metal



Tasting Room Siding:
Black wood with gold trim.
Similar to The Wee Dram



Distillery siding: stone facade



Second story siding: white stucco



Architecture Detail Cont'd

South Elevation Siding, First Story:
Western States Metal Roofing - Metal
Board and Batten or similar:

