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To: Planning Department
Town of Minturn
302 Pine St
Minturn, Colorado 81645

RE: **Duplex @ 362 Taylor Ave (Project 24-001)**
Combined Conditional Use & Design Review Submittal

Dear Planning Department,

This letter is intended to respond to engineering comments dated February 5, 2024. I have not re-included all the cited sections of the Minturn Code or the formatting of the engineering letter but have responded to each comment. I have broken down the comments into two sections: 1.) comments on Boundary Survey and 2.) comments on Architectural Drawings

Boundary Survey- I have secured an updated title search completed by Land Title 2-7-24 that is attached. No new information is contained that I can see but I will defer to the surveyor's review. I have requested Eagle Valley Surveying address the following comments summarized from your engineer's letter.

- Update survey to show any changes from Alta title policy
- Address azimuth vs. bearing to Benchmark
- Provide elevations top of pavement at 5 ft interval at Taylor Av (the CADD had them but not stamped PDF)
- Show water main and gas main on survey- based on information I will request from T.O.M.
- Confirm if there are any recorded easements for electrical lines etc.
- Change Rebar dimensions to be in inches; "No.4 should be ½ etc."
- "The accepted monuments at the rear property corners need to have caps placed on them".
- "Please provide a closure report"
- Comment on depositing plat with county

My hope is that the surveyor can make all adjustments by the February 14th Planning Commission meeting but in any case, the Design Review and/or Conditional Use approval could be conditional on a final survey that meets the engineering review criteria.

Architectural Drawings- It does not appear to be required by the Minturn Code for an Architect to seal/date drawings for Conditional Use or DRC Review. Approval of either application by T.O.M could be conditional on a seal/date if it is required but, in my experience, this is reserved for actual building permit application, after preliminary approvals are secured.

- Property line locations and dimension have been more clearly shown on C1.1, C1.3, C1.4
- Building dimensions and dimensions from the building to property line have been shown on C1.1,
- More, and more accurate, Top of wall/ bottom of wall elevations have been shown on C1.1 for retaining walls. Elevation of grade at the four corners of the building have been shown on C1.1.
- Driveway pavement and retaining wall details have been shown as a detail on page C1.4 (Landscape Plan)
- Grade is sloped away from building in all instances and grade (soil) is a minimum of 6" below top of stepped foundation wall at all points (building permit including a foundation plan will show this more clearly)
- The average slope of property is 15% and the profile is shown on C1.3 but I have provided stepped fountain wall elevations on C1.1 even though not required
- Public and private utility services on and in near vicinity of 362 Taylor, to the best of my current knowledge, have been shown and noted on C1.3 (Existing/Demolition Site Plan) Further details of abandonment will be researched for Building permit application after approval of conditional use and DRC review.
- Architectural plans will be updated with any revisions to survey (survey revisions are not yet complete)

Sincerely,
Karl Krueger / Architect