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Town of Minturn
Building Department
301 Boulder Street #309
Minturn, CO 81645
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October 4, 2023

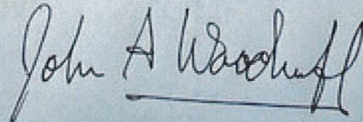
To Whom it may Concern, Letter of Intent
Re: Re-zoning of 998 Main Street, Minturn

The owners of this property, John A Woodruff and Lynn D Feiger TIC, propose to sub-divide the existing 14,403.1 sq.ft. lot, currently zoned commercial, into two separate lots. A 7,520.5 sq.ft. commercial lot on Main Street and a 6882.6 sq.ft residential lot facing the Eagle River.

The proposed commercial lot has an existing unoccupied building that has been used in the past as a Convenience Store, Video Rental shop, Liquor Store and Gas Station. The gas tanks have been removed and the site has been cleared by The Colorado Health Department. The owners propose to not change the existing Commercial zoning.

The owners are asking to re-zone the proposed lot on the river, to residential. Currently the lot holds an occupied rental unit. The proposed residential lot faces the Eagle River to the East and residential properties to the North and South; the proposed commercial lot is to the West. The owners will continue to rent the unit and currently have no plans to develop the proposed re-zoned lot.

The surrounding residential neighborhood is made up of a combination of full time residents and vacation homes.


John A Woodruff