

March 24, 2025

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

Re: 0018 Abby Road  
Lot 1 Belden Place PUD  
DRB submittal Review  
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “Belden Place; Lot 1 – 0018 Abby Road, Single Family, Minturn Colorado” “Design Review Board Revised” 3/17/2025”, and the “Design Review Submittal Revision Memo” dated March 17, 2025, by TAB Associates (Plans) included in the DRB application for Lot 1, Belden Place PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

**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 Plat and associated title commitment were reviewed by the Town and fulfill the requirements as the Boundary Survey for this application.—

- a. A note needs to be added to Sheet 3 of 5 incorporating the complete “Final Plat, Belden Place PUD” by reference as part of the Application.

**3/24/2025: Sheet 3 of the “Final Plat: Belden Place PUD” has been included in the Plans. The Plat fulfils the requirement for a boundary survey.**

**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. These plans are the basis of the design and fulfill the requirements of paragraph f through i.

- a. A note needs to be added to Sheet C.111 incorporating the complete “Belden Place PUD—Final Plan Submittal” by reference.

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Madison Harris

Re: 0018 Abby Road  
Lot 1, Belden Place PUD  
DRB Resubmittal Review  
Project No. 24-0001

**3/24/2025: Sheets C110 and C111 of the “Belden Place PUD – Final Plan Submittal” have been included in the Plans. These plans are the basis of the design and fulfil the requirements of paragraph f through i**

- ~~b. Both Sheets are titled “Belden Place – 12 Plex (Flats)”. The title should reflect the correct description of this application.~~

**3/24/25 Resolved.**

**Section (C) (3) Site Plan:**

Sheet C1 of the Plans “Belden Place – Unit 1 – Single Family Residence” prepared by Timberline Engineering (dated February 4, 2025) presents the proposed site plan. The following elements from the MMC should be added:

- a. The Site Plan generally complies with MMC requirements.

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

Sheet C1 of the Plans “Belden Place – Unit 1 – Single Family Residence” prepared by Timberline Engineering (dated February 14, 2025) presents the proposed site grading. The following elements from the MMC should be added:

- ~~a. The Erosion Control Plan indicates a swale along the rear property line. A swale is not shown on the Grading Plan. Please revise the Grading Plan to include the swale.~~

**3/24/25 Resolved.**

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering are relying on the design professional’s work and 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