



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 flourish at the end.

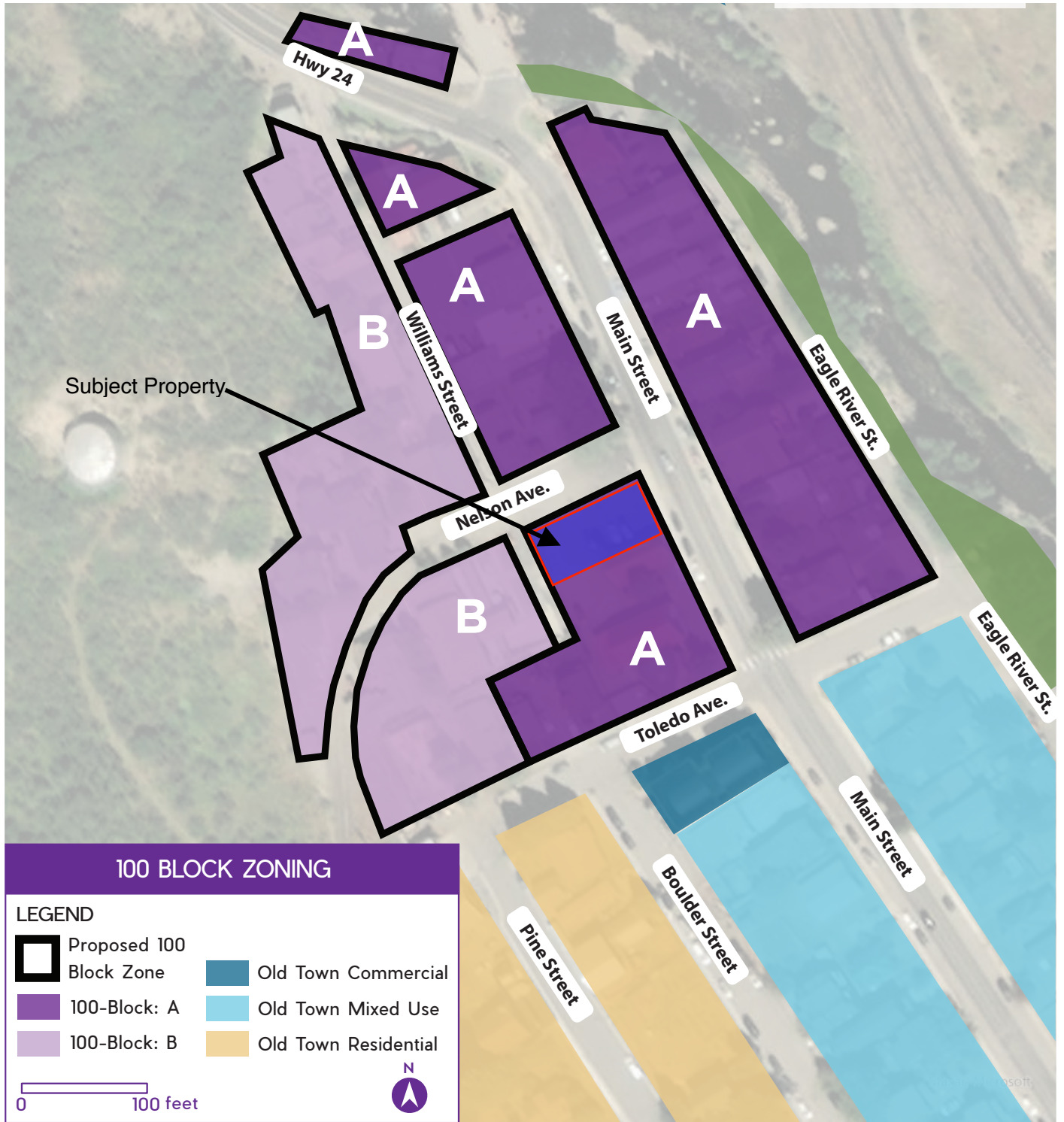
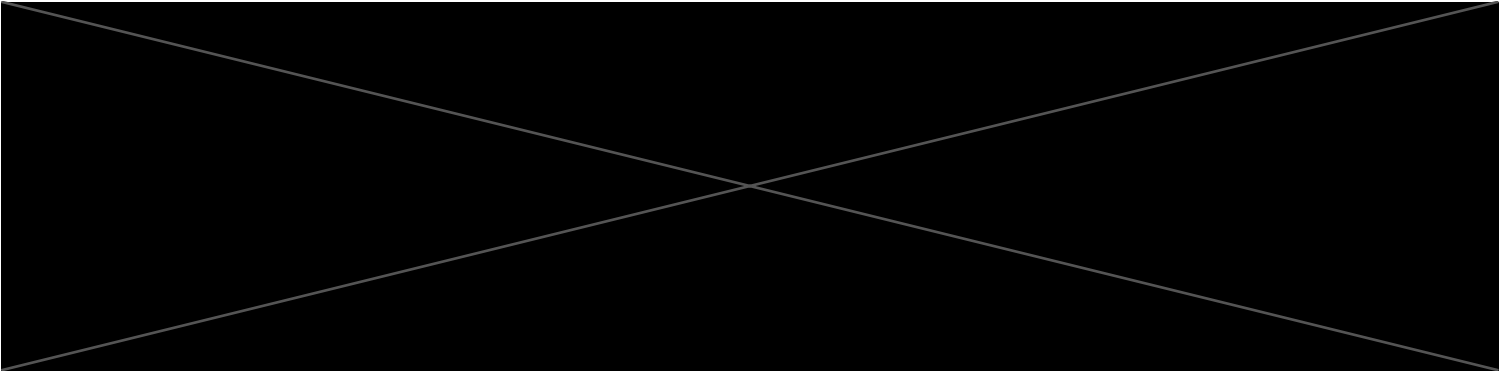
Stefanie Neubauer

CEO

Eagle River Holdings Ltd

Minturn Whisky Company

stef@erwhisky.com



AMENDED FINAL PLAT
 A RESUBDIVISION OF LOTS 1 & 2, BLOCK C,
 MACKEDON & RATHBURN SUBDIVISION,
 TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT EAGLE RIVER HOLDINGS LTD, A COLORADO CORPORATION BEING SOLE OWNER IN FEE SIMPLE ALL THAT REAL PROPERTY SITUATED IN THE TOWN OF MINTURN, EAGLE COUNTY, COLORADO DESCRIBED AS FOLLOWS:

PARCEL O:
 THE EAST NINE FEET, MORE OR LESS, OF LOT ONE, AND MORE SPECIFICALLY BEING A STRIP OF LAND NINE FEET, MORE OR LESS, IN WIDTH AND ONE HUNDRED FEET, MORE OR LESS, IN LENGTH, OF THE SOUTHWESTERLY SIDE OF SAID LOT, AND ALL OF LOT TWO, ALL IN BLOCK LETTERED "C" IN MACKEDON AND RATHBURN'S SUBDIVISION OF BOOCO'S ADDITION TO THE TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, RECORDED JANUARY 5, 1892 UNDER RECEPTION NO. 10580.

PARCEL P:
 ALL THAT PART OF LOT 1, BLOCK "C", MACKEDON AND RATHBURN'S SUBDIVISION OF BOOCO'S ADDITION, TOWN OF MINTURN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHEASTERLY CORNER OF SAID LOT 1, WHICH POINT IS THE INTERSECTION OF MAIN AND SECOND STREET; THENCE SOUTHWESTERLY ALONG THE EASTERLY SIDE LINE OF SECOND STREET, A DISTANCE OF 100 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH MAIN STREET, A DISTANCE OF 16 FEET; MORE OR LESS; THENCE NORTHEASTERLY AND PARALLEL WITH SECOND STREET, A DISTANCE OF 100 FEET TO THE SIDE LINE OF MAIN STREET; THENCE NORTHWESTERLY ALONG MAIN STREET, A DISTANCE OF 16 FEET; MORE OR LESS, TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.

CONTAINING 0.115 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS FINAL PLAT UNDER THE NAME AND STYLE OF:

AMENDED FINAL PLAT A RESUBDIVISION OF LOTS 1 AND 2, BLOCK C, MACKEDON & RATHBURN SUBDIVISION

A SUBDIVISION IN THE TOWN OF MINTURN, COUNTY OF EAGLE; AND DOES HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS; AND DO HEREBY DEDICATE AND SET ASIDE ALL OF THE PUBLIC ROADS AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER; AND DO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE CREATED AS EASEMENTS ON THE ACCOMPANYING PLAT TO THE PUBLIC FOREVER AS EASEMENTS FOR THE PURPOSES SHOWN HEREIN, UNLESS OTHERWISE EXPRESSLY PROVIDED THEREON; AND DO HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

EXECUTED THIS _____ DAY OF _____ A.D., 20_____

OWNER: EAGLE RIVER HOLDINGS LTD
 A COLORADO CORPORATION ADDRESS: _____

BY: _____

TITLE: _____

STATE OF COLORADO _____)
 COUNTY OF EAGLE _____) SS

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20_____ BY _____

AS _____ OF EAGLE RIVER HOLDINGS LTD, A COLORADO CORPORATION

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MINTURN TOWN CERTIFICATE

THIS PLAT IS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO THIS _____ DAY OF _____ A.D., 20_____, FOR FILING WITH THE CLERK AND RECORDER OF THE COUNTY OF EAGLE. THIS PLAT SHALL SUPERSEDE THE PRIOR PLAT, SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF MINTURN FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LANDS, STREETS OR EASEMENTS DEDICATED EXCEPT AS INDICATED. THIS CERTIFICATE FURTHER EVIDENCES THE VACATION OF ANY AND ALL ROADWAYS WHICH MAY HAVE BEEN PREVIOUSLY DESIGNATED ON SUCH PRIOR PLAT OR WHICH ROADWAY MAY HAVE BEEN OTHERWISE CONVEYED TO OR ACQUIRED BY THE TOWN OF MINTURN. ALL RIGHT, TITLE, OR INTEREST OF MINTURN TO ANY SUCH ROADWAY HAS BEEN DIVESTED AND THIS CERTIFICATE CONFIRMS THE VACATION OF SUCH ROADWAY. APPROVAL OF THIS PLAT BY THE TOWN IS A CONSENT ONLY AND IS NOT TO BE CONSTRUED AS AN APPROVAL OF THE TECHNICAL CORRECTNESS OF THIS PLAT OR ANY DOCUMENTATION RELATING THERETO.

WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN
 TOWN COUNCIL OF THE TOWN OF MINTURN

BY: _____ ATTEST: _____

MAYOR
 TOWN OF MINTURN, COLORADO

TOWN CLERK
 TOWN OF MINTURN, COLORADO

GENERAL NOTES:

- DATE OF SURVEY: OCTOBER 04, 2024
- BASIS OF BEARINGS: THE COLORADO STATE PLANE COORDINATE SYSTEM, COLORADO CENTRAL ZONE 0502, NORTH AMERICAN DATUM 1983 (NAD83). THE FOUND BRASS TACK STAMPED "CDOT #542" & THE FOUND 3/25" ALUMINUM CAP STAMPED "CDOT PLS 29034" ON THE NORTHERLY LINE OF US HWY 24 WERE HELD FOR ROTATION, HAVING A BEARING AND DISTANCE OF N60°10'02"W 99.34'. THE CONCRETE WALL ALONG THE EAGLE RIVER, A FOUND RED PLASTIC CAP STAMPED "26626" AND A FOUND 2" ALUMINUM CAP STAMPED "37935" WERE FOUND TO BE IN AGREEMENT WITH THIS ROTATIONAL SOLUTION. DISTANCES SHOWN HEREON ARE SURFACE VALUES DERIVED USING A SCALE FACTOR OF 1.0004037201.
- LINEAL UNITS OF MEASUREMENTS SHOWN ARE GIVEN IN US SURVEY FOOT.
- THE SOLE PURPOSE OF THIS AMENDED FINAL PLAT IS TO VACATE COMMON LOT LINE BETWEEN LOTS 1 AND 2 TO CREATE LOT 1R.
- THERE ARE NO PUBLIC ROADWAYS, PUBLIC IMPROVEMENTS, OR EASEMENTS BEING DEDICATED TO THE PUBLIC BY THIS PLAT.
- THE ADDRESS INDICATED IN OVAL IS FOR INFORMATION PURPOSES ONLY VERIFY THE FINAL ADDRESS WITH EAGLE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
- PEAK LAND CONSULTANTS, 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 AMENDED FINAL PLAT WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. 50072932 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.

TITLE CERTIFICATE

_____ DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH IS VESTED IN _____ FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: _____

DATED THIS _____ DAY OF _____ A.D., 20_____

AGENT _____

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF _____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____ A.D., 20_____

TREASURER OF EAGLE COUNTY

CLERK AND RECORDER'S CERTIFICATE

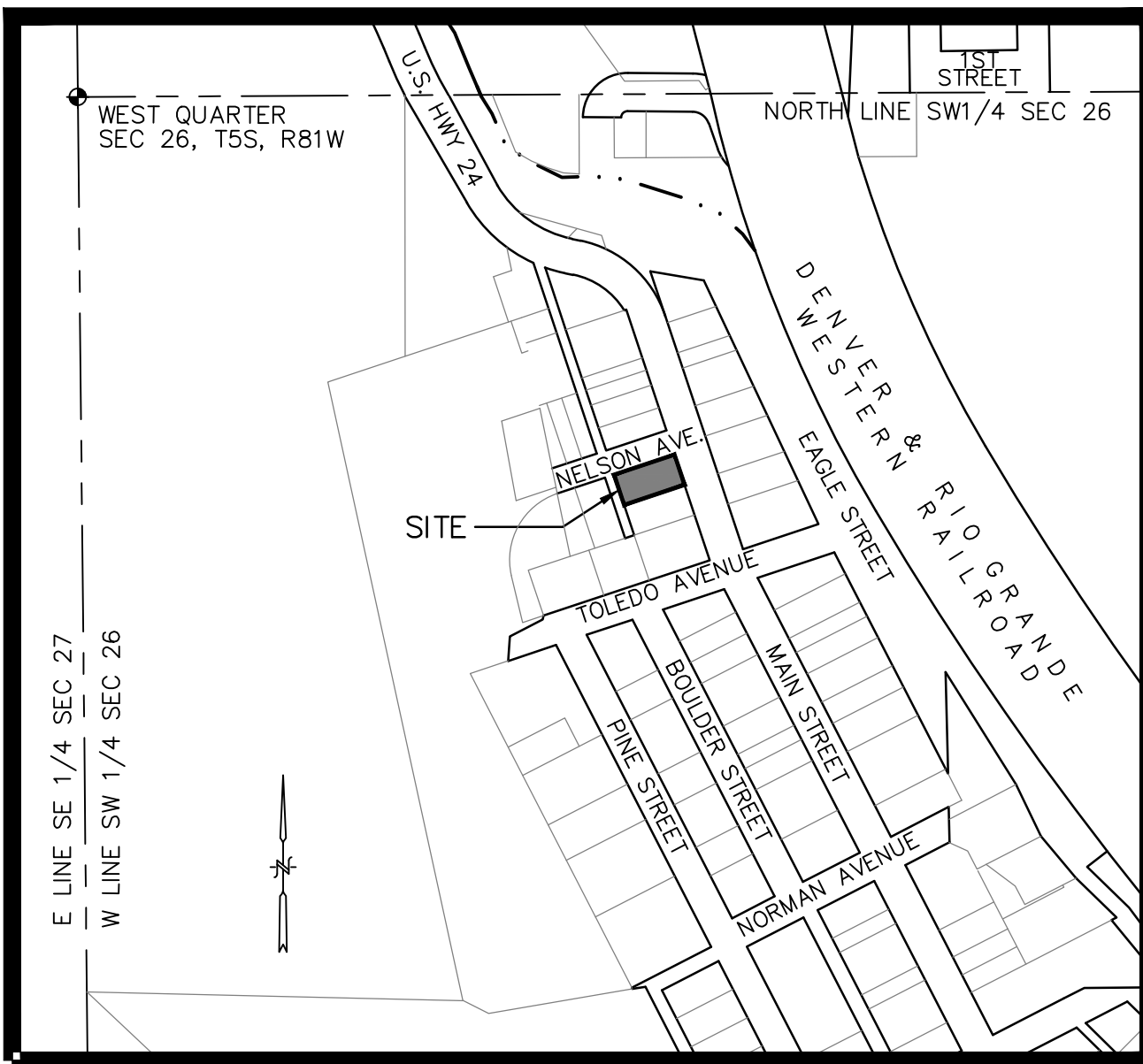
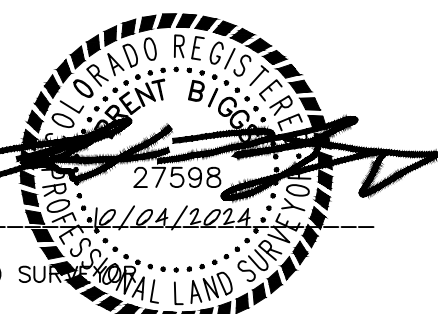
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____ ON THIS _____ DAY OF _____, 20_____ AND IS DULY RECORDED AT RECEPTION No. _____

CLERK AND RECORDER
 BY: _____ DEPUTY

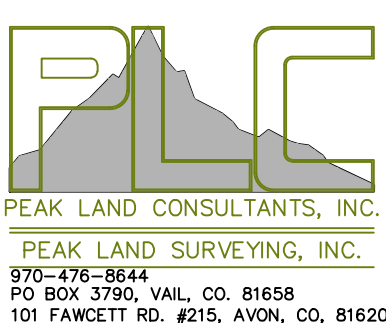
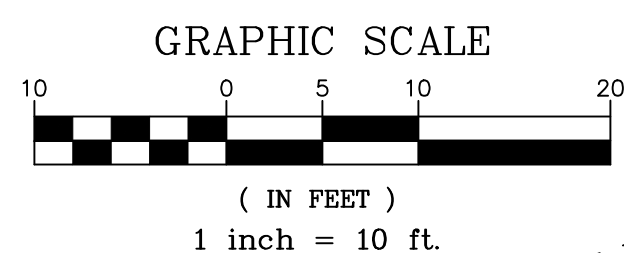
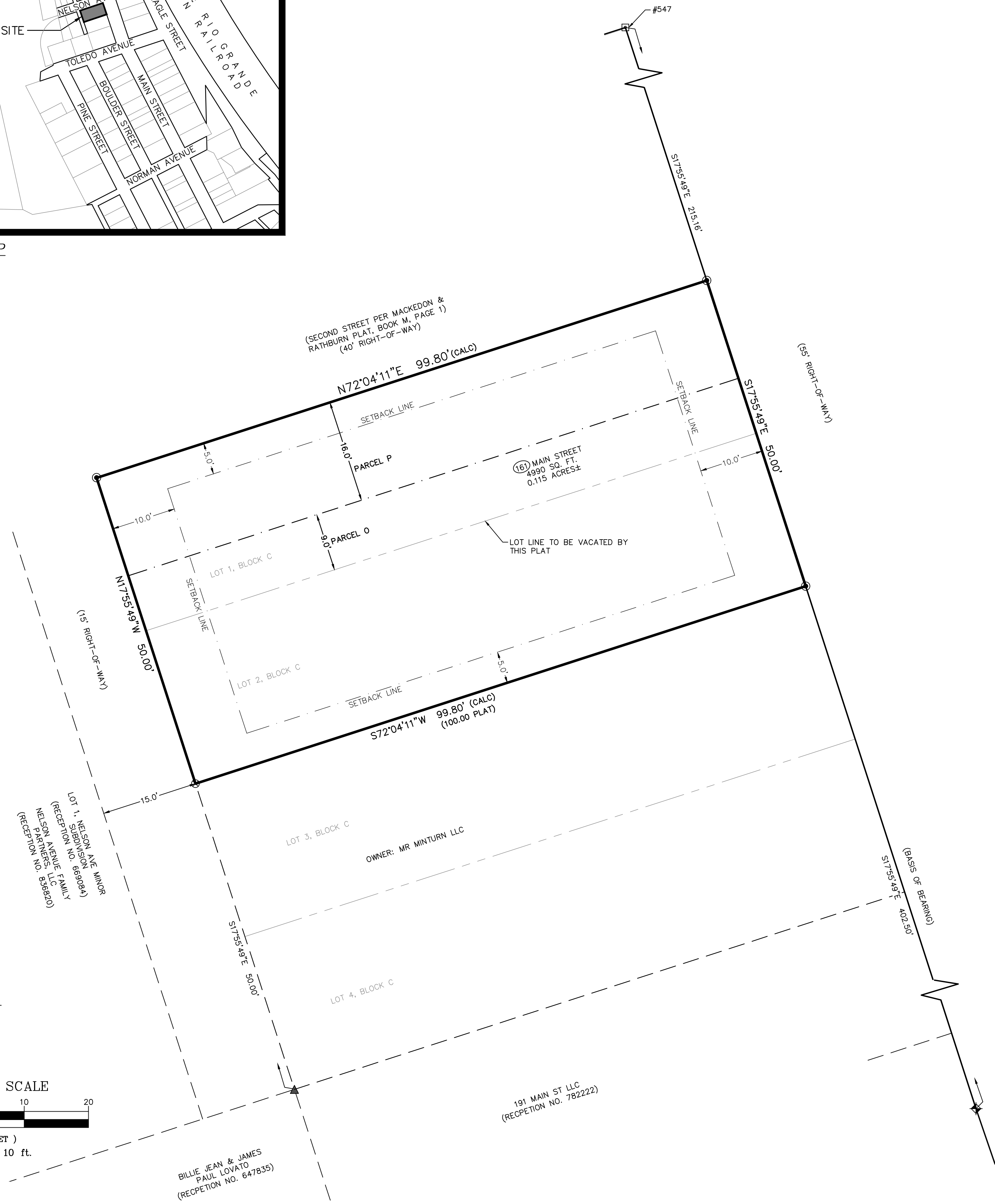
SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS AMENDED FINAL PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF AMENDED FINAL PLAT LOTS 1 AND 2, BLOCK C, MACKEDON AND RATHBURN SUBDIVISION AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND/OR UNDER MY SUPERVISION AND ACCURATELY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND RIGHTS-OF-WAY OF SAID PLAT AS THE SAME ARE MONUMENTED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATION GOVERNING THE SUBDIVISION OF LAND, THAT SUCH PLAT IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT SUCH PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BRENT BIGGS
 PROFESSIONAL LAND SURVEYOR
 P.L.S. No. 27598



VICINITY MAP
 SCALE: 1"=500'



BILLIE JEAN & JAMES
 PAUL LOVATO
 (RECEPTION NO. 647835)

191 MAIN ST LLC
 (RECEPTION NO. 782222)

MONUMENT LEGEND

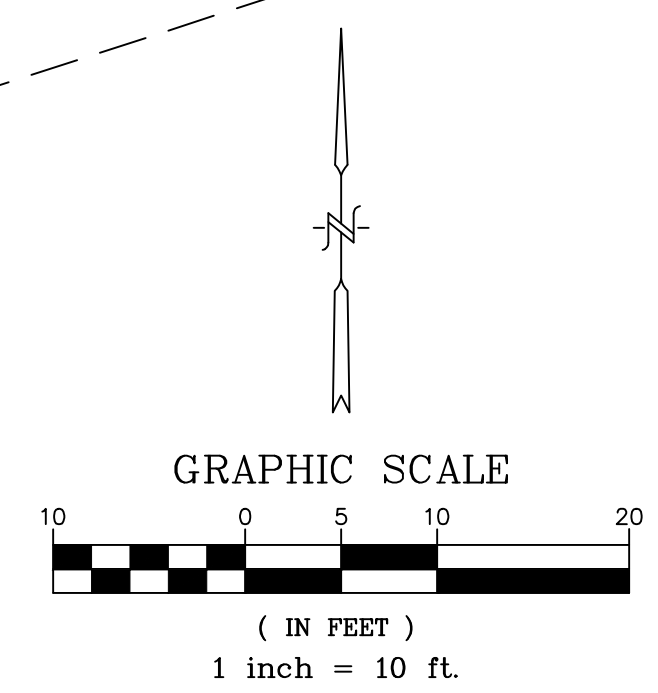
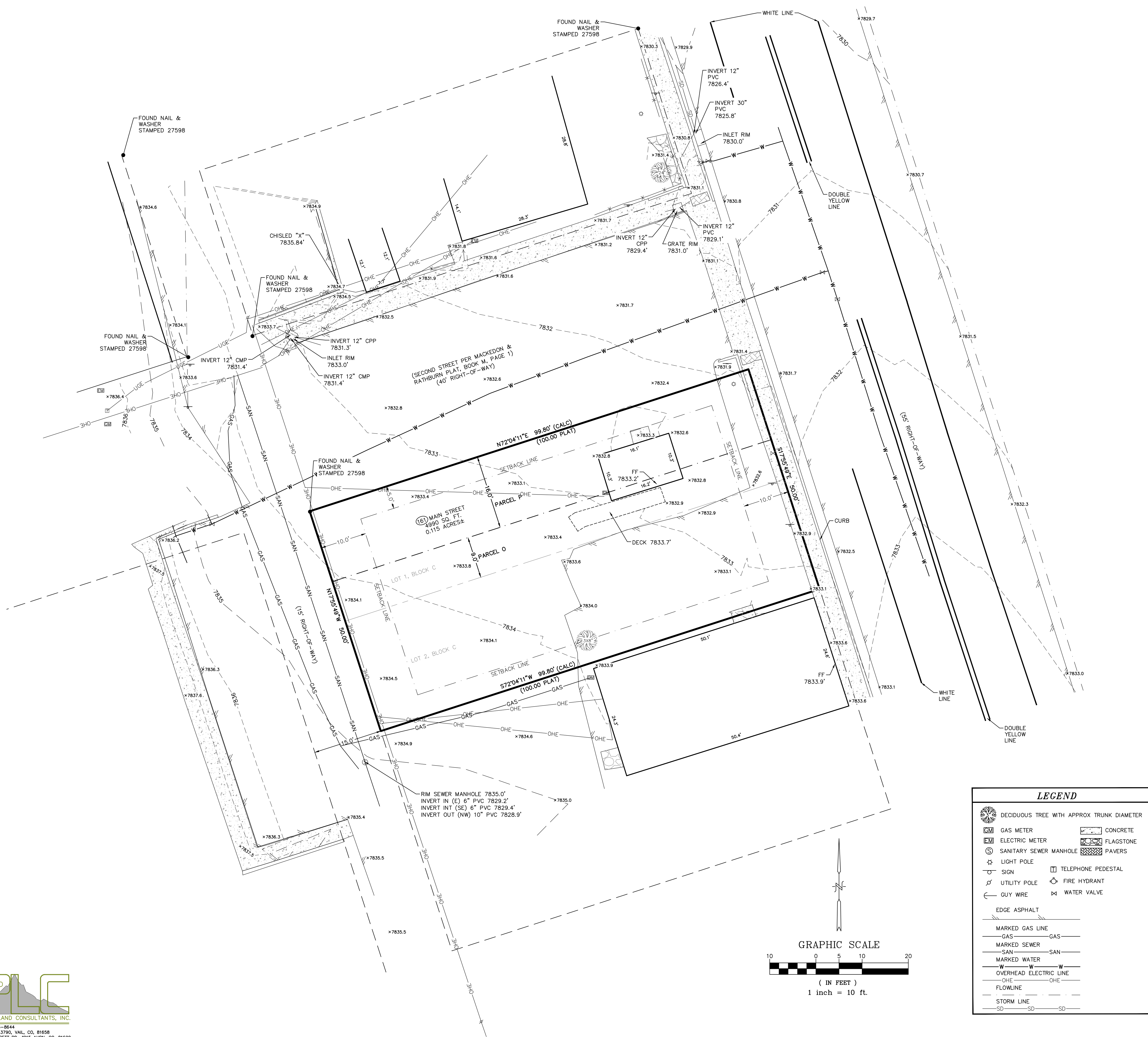
- FOUND MAG NAIL WITH 1 1/2" BRASS TAG STAMPED PEAK LAND CONSULTANTS LS 27598
- ⊗ FOUND MAG NAIL WITH 1 1/2" BRASS TAG STAMPED PEAK LAND CONSULTANTS LS 27598
- ◆ FOUND NO. 6 REBAR WITH 3/4" ALUMINUM CAP STAMPED CDOT PLS 29034
- ⊠ FOUND BRASS TACK MARKED CDOT-#547 (SEE DRAWING)
- ▲ FOUND NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED LS 9337

LAND USE SUMMARY

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



PEAK LAND CONSULTANTS, INC.
 970-476-8544
 PO BOX 3790, VAIL, CO, 81658
 101 FAWCETT RD. #215 AVON, CO, 81620



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-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
 - OVERHEAD UTILITY LINES CROSS PROPERTY WITHOUT BENEFIT OF EASEMENTS (AS SHOWN HEREON)
 - BUILDING ENCLOSES 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.



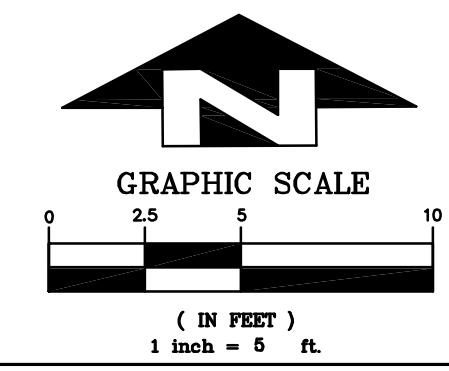
DATE: _____
 BRENT BIGGS
 COLORADO P.L.S. No. 27598
 FOR & ON BEHALF OF PEAK
 LAND CONSULTANTS, INC.

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	

LEGEND

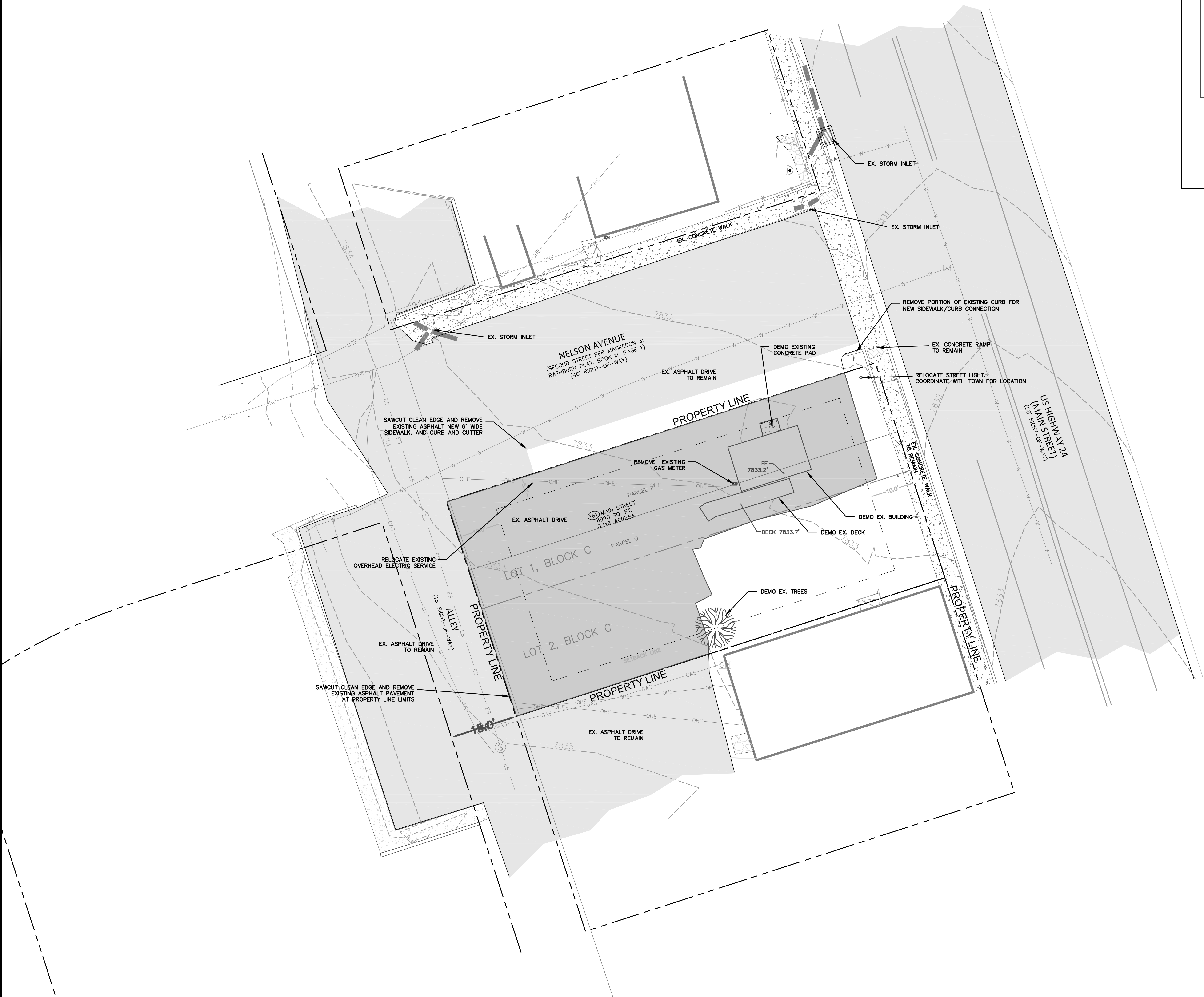
	PROPERTY LINE
	EXISTING CONTOUR
	EASEMENT
	PROPOSED CONTOUR
	PROPOSED GRADING, SLOPE/SPOT
	EXISTING GRADING, SLOPE/SPOT
	PROPOSED STORM SEWER
	PROPOSED BOULDER RETAINING
	PROPOSED CONCRETE/ASPHALT



TOPOGRAPHIC INFORMATION
PROVIDED BY PEAK LAND
CONSULTING, 2024

ALPINE ENGINEERING INC.
34510 HWY 6 UNIT A9, P.O. BOX 87
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

(SEAL)



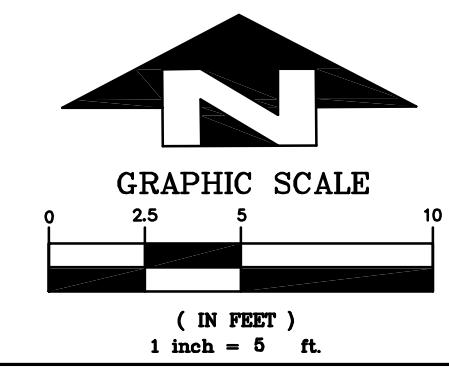
EAGLE RIVER WHISKY
161 MAIN ST, MINTURN
DEMOLITION PLAN

DESIGNED	DATE	NO.	DATE	REVISIONS	BY
XXX					
XXX					
XXX					
XXX					
XX/XX/XXXX					

SHEET
C1.0

LEGEND

- PROPERTY LINE
- - - - - 8110 EXISTING CONTOUR
- - - - - EASEMENT
- 8106 PROPOSED CONTOUR
- 1.5% / 06.6' PROPOSED GRADING, SLOPE/SPOT
- 1.5% / 06.6' EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT



TOPOGRAPHIC INFORMATION
 PROVIDED BY PEAK LAND
 CONSULTING, 2024

- GENERAL NOTES FOR SEDIMENT CONTROL**
1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE OR ENTERING THE RIVER.
 2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
 3. SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO INSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
 4. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
 5. THE TERM 'REVEGETATION' ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE 'STANDARDS AND SPECIFICATIONS'.
 6. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR
 7. TOPSOIL AND REVEGETATE ALL DISTURBED AREAS
 8. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL FACILITIES AFTER FINAL STABILIZATION.



EAGLE RIVER WHISKY
 161 MAIN ST, MINTURN
 GRADING AND DRAINAGE PLAN

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

SHEET
 C2.0

O:\Minturn\161 Main St - 2024\dwg\Master\Grading - 161 Main.dwg, 11/20/2024 8:41:44 AM, wsdwy

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:

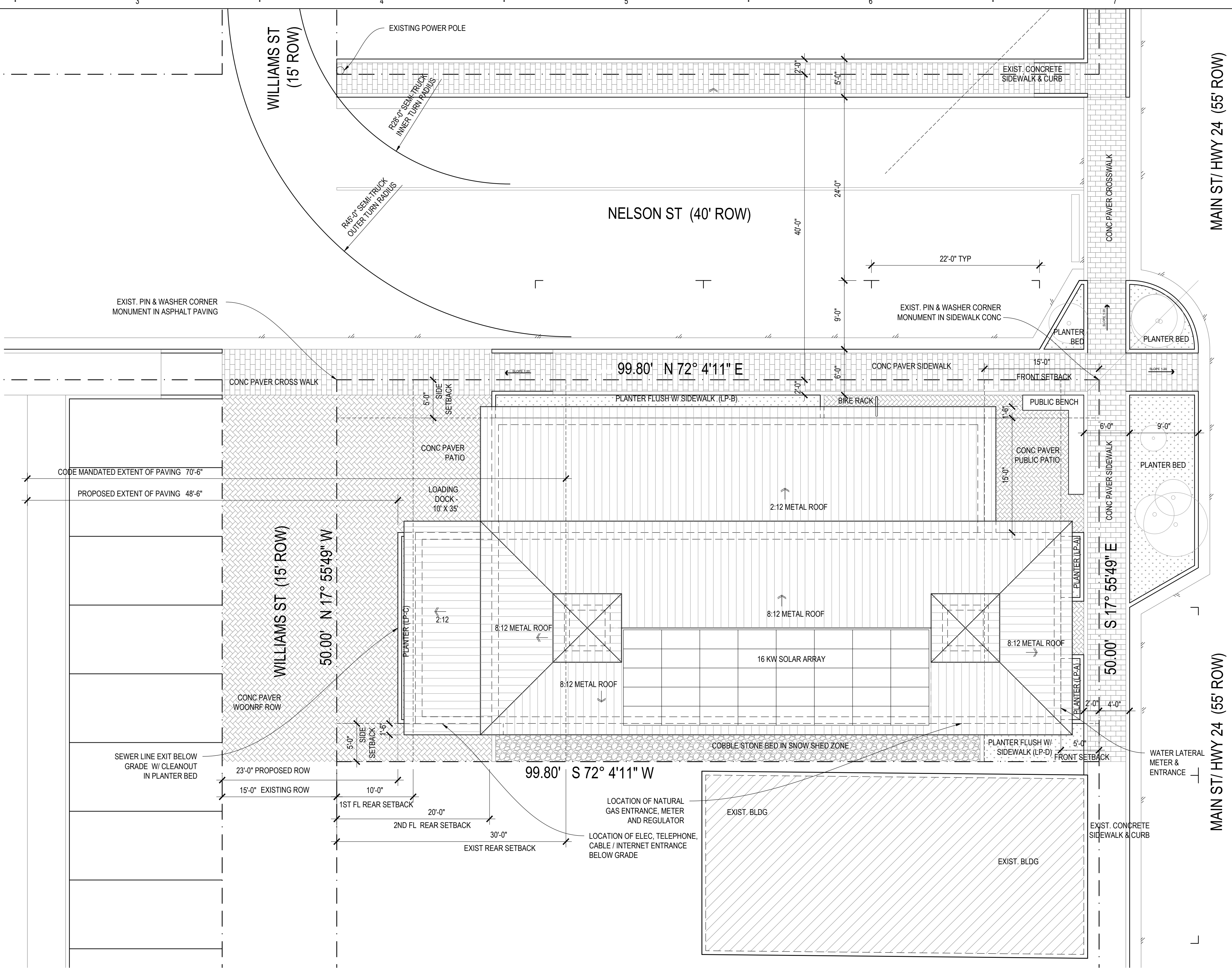
LP-A: DROUGHT TOLERANT NATIVE FLOWERING HERBACEOUS PERENNIALS: COLUMBINE, LUPINE, PENSTEMON, AND FLAX- MIN (3) FLATS PER PLANTER IN (2) PLANTERS.
 LP-B: DROUGHT TOLERANT HOLLYHOCKS, VARIOUS COLORS. ESTABLISHED FROM LIBERAL SEED SPREAD IN FALL.
 LP-C: DROUGHT TOLERANT HOLLYHOCKS, VARIOUS COLORS. ESTABLISHED 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.

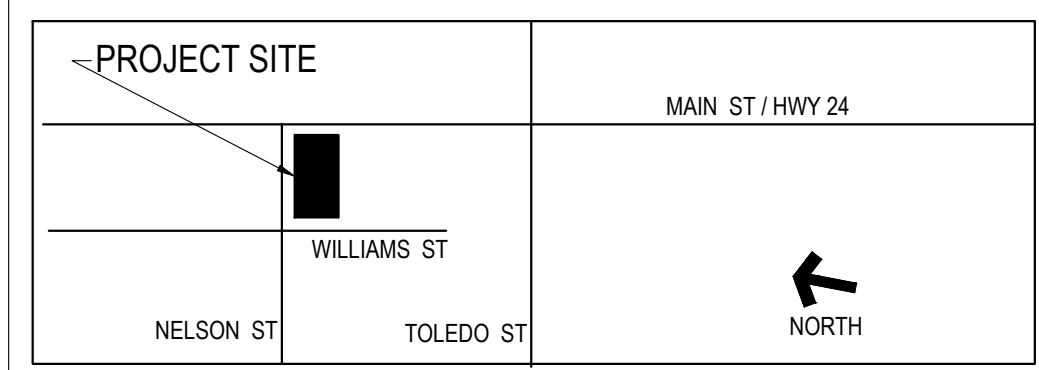
UTILITY NOTES:

- 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 STREETSCAPE

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.
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- REFER TO ROOF PLAN (A103) FOR ROOF MATERIALS, SPECIFICATIONS, AND NOTES.
- SILL DIMENSIONS ARE FROM T.O. SLAB OR T.O. SUBFL. DOOR 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.



ROBERT D CREASY ARCHITECTURE
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 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

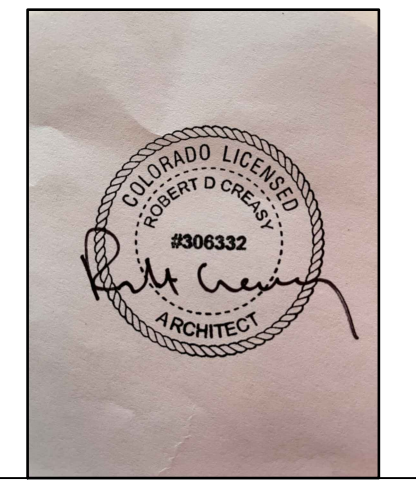
GENERAL CONTRACTOR



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**

ROBERT D CREASY ARCHITECTURE
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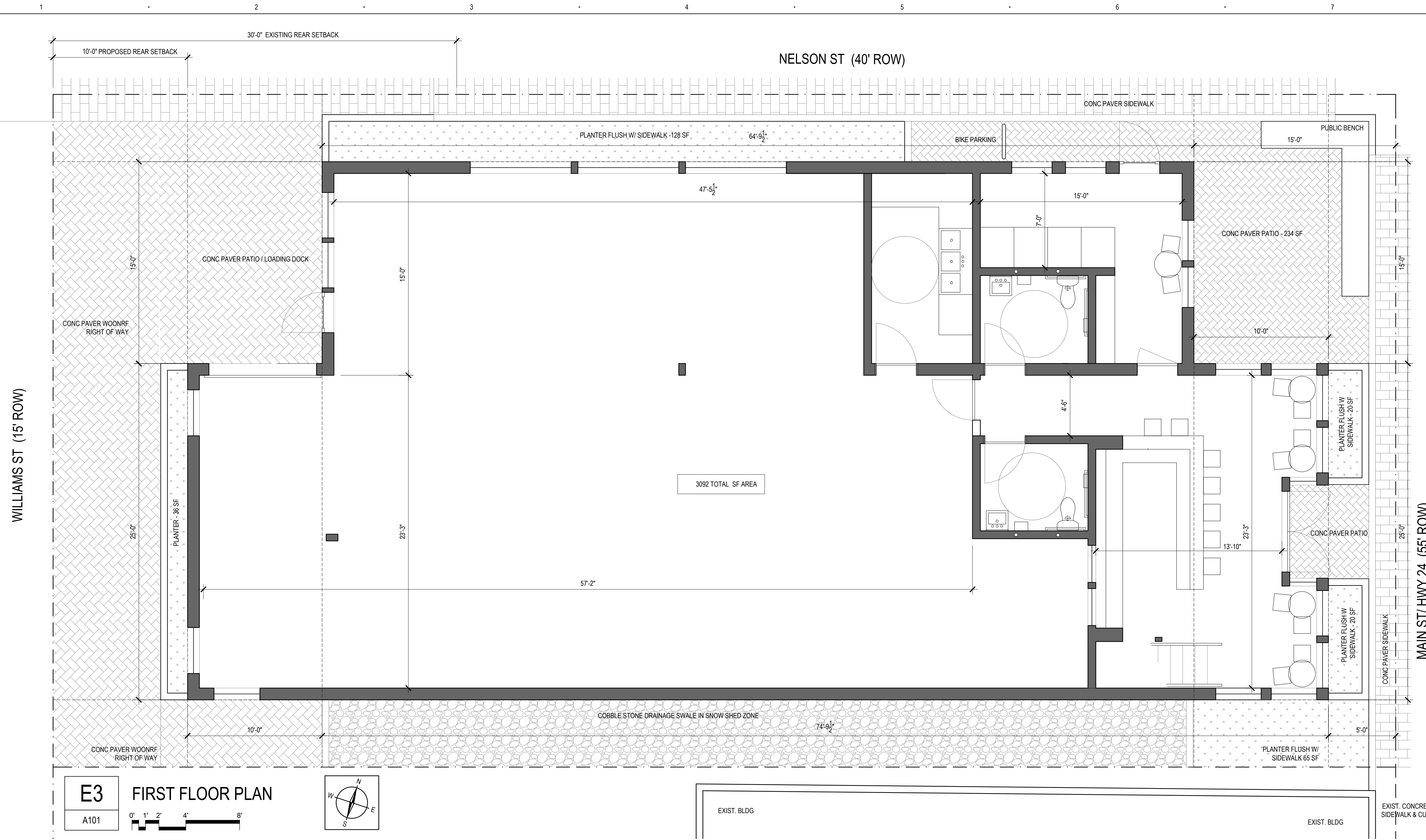
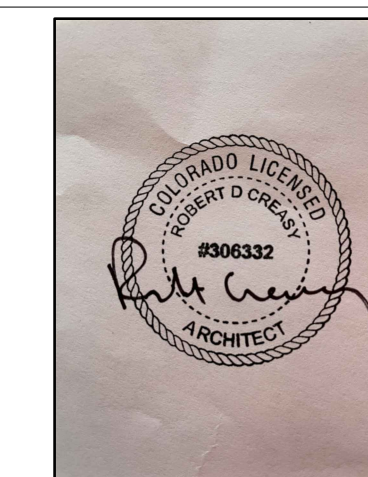
GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

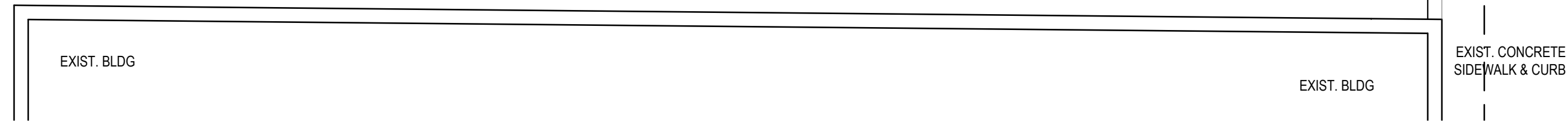
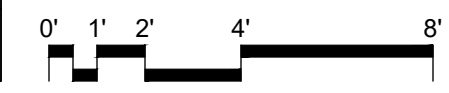
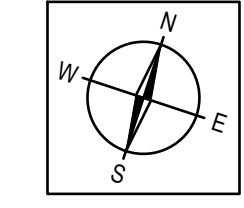
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 MINTURN, CO 81645

OWNER:
 STEFANIE & SPENCE NEUBAUER

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E3 FIRST FLOOR PLAN
 A101



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

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 - REFER TO SHEETS A301 FOR WALL & BUILDING SECTION DETAILS, MATERIALS, AND CONFIGURATION.

DRB & CUP Submittal December 10, 2024
 DATE: NOT FOR CONSTRUCTION
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FIRST FLOOR PLAN
 NOTES & SPECIFICATIONS
A101

RDC ARCHITECTURE

ROBERT D CREASY ARCHITECTURE
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PEAK LAND SURVEYING, INC.
1000 Lion's Ridge Loop
Vail, CO 81657
970.476.8644

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
Not Applicable

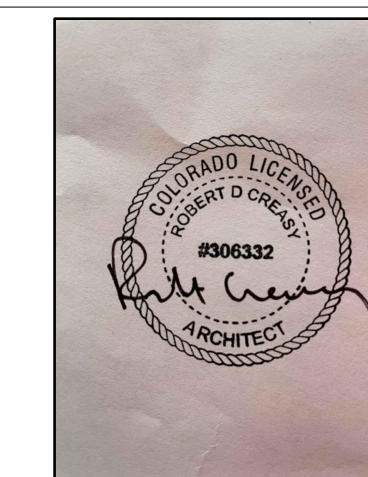
GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

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

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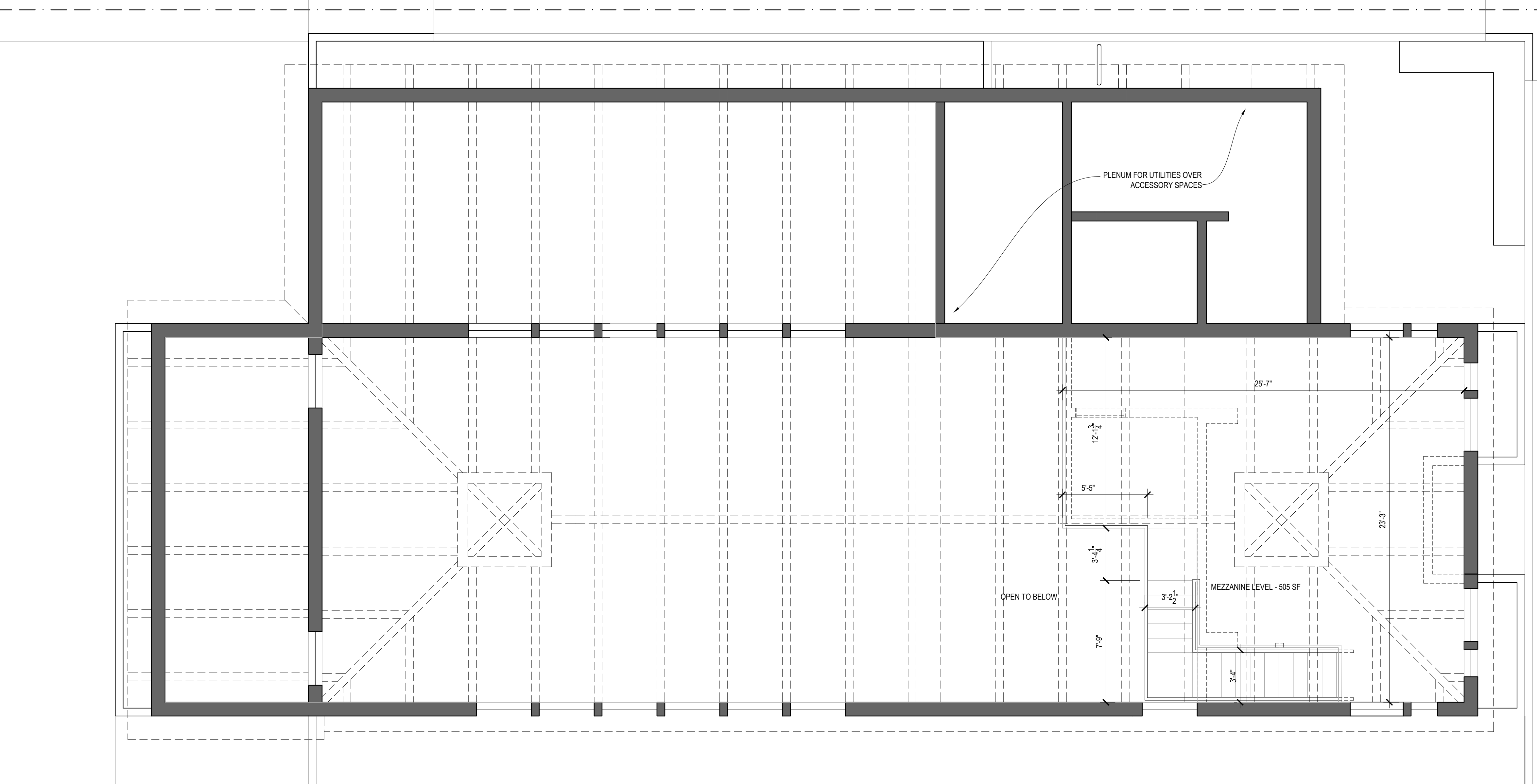
stef@erwhisky.com & spence@erwhisky.com
MB: 603.770.8756



WILLIAMS ST (15' ROW)

NELSON ST (40' ROW)

MAIN ST/ HWY 24 (55' ROW)



E3 SECOND FLOOR PLAN
A102

EXIST. BLDG

EXIST. CONCRETE SIDEWALK & CURB

- GENERAL NOTES:**
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DRB & CUP Submittal December 10, 2024
DATE: NOT FOR CONSTRUCTION

PROJECT #: 2410

SECOND FLOOR PLAN NOTES & SPECIFICATIONS

A102

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 970.476.8644

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
 Not Applicable

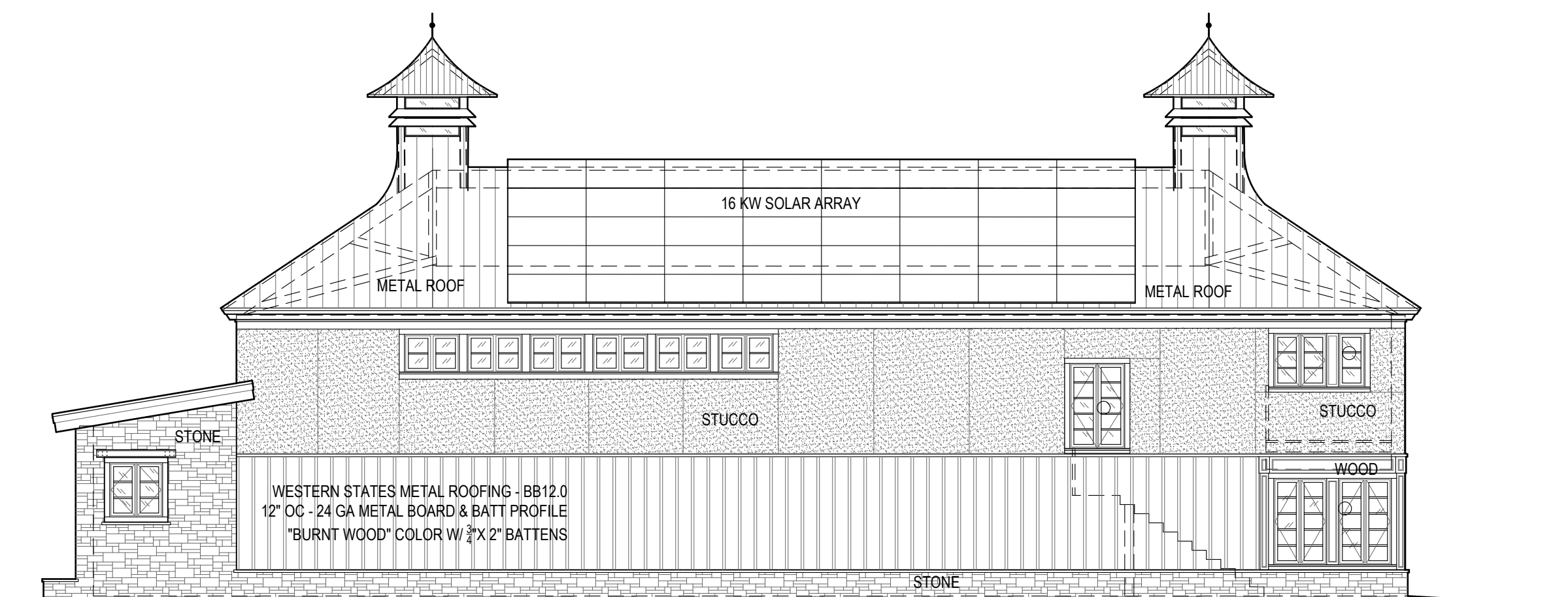
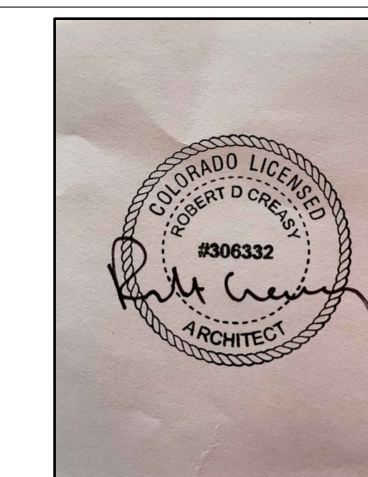
GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

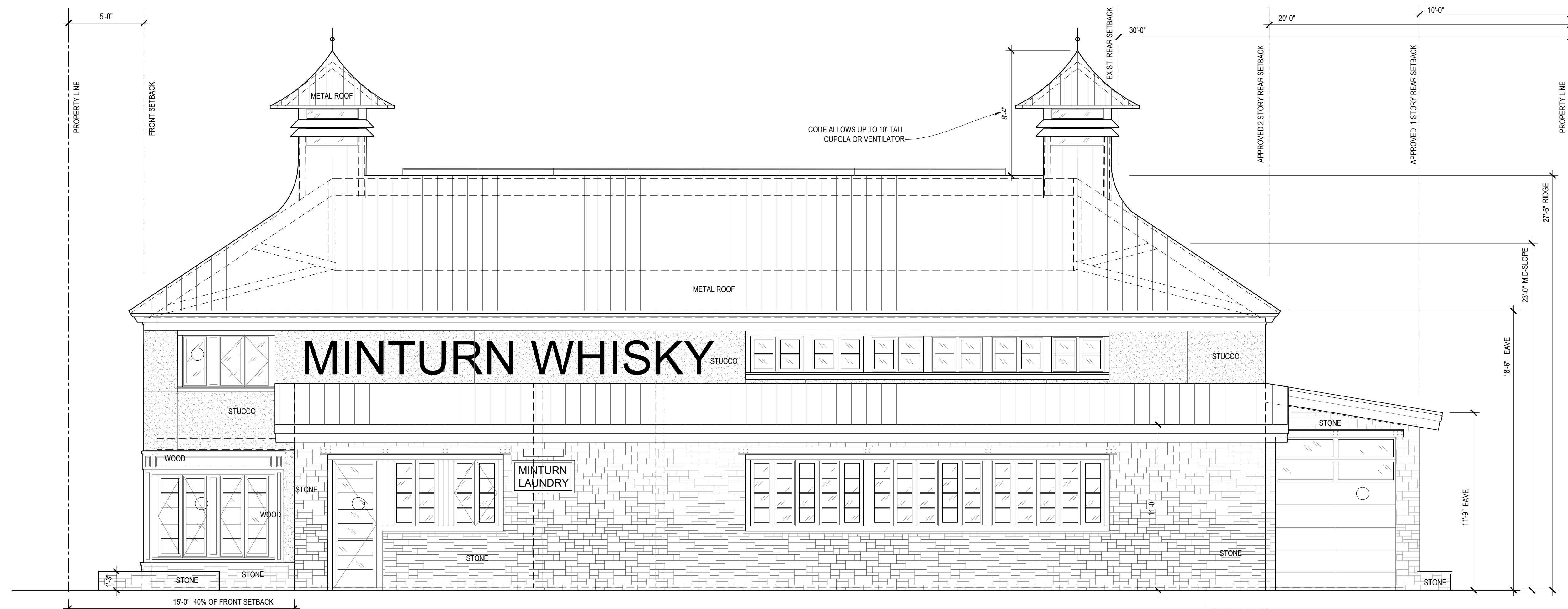
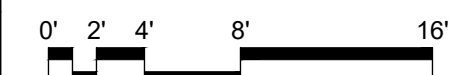
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OWNER:
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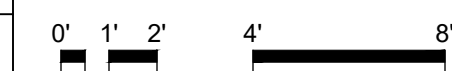
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B4 SOUTH ELEVATION
 A201



F2 NORTH ELEVATION
 A201



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DRB & CUP Submittal December 10, 2024

DATE: NOT FOR CONSTRUCTION

PROJECT #: 2410

**SOUTH ELEVATION
 NORTH ELEV - NELSON ST
 NOTES & SPECIFICATONS
 A201**

RDC ARCHITECTURE

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STRUCTURAL ENGINEER

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 1000 Lion's Ridge Loop
 Vail, CO 81657
 970.476.8644

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
 Not Applicable

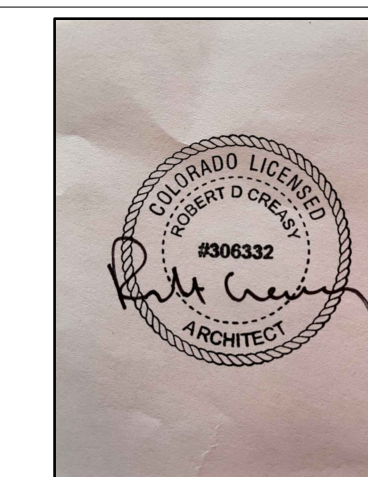
GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

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

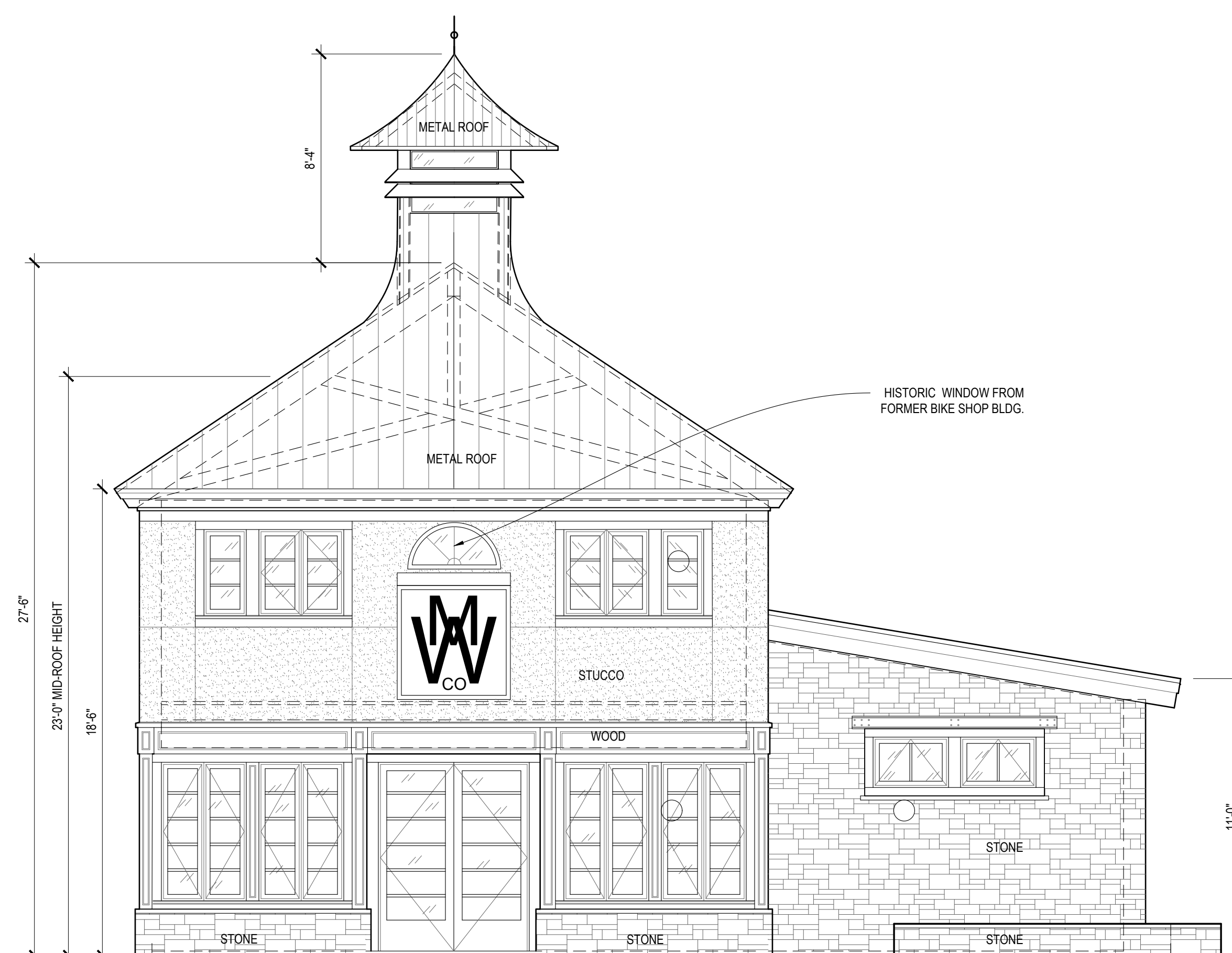
OWNER:
 STEFANIE & SPENCE NEUBAUER

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



F1 WEST ELEVATION - WILLIAMS STREET

A202



F5 EAST ELEVATION - MAIN STREET

A202

GENERAL NOTES:

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DATE: NOT FOR CONSTRUCTION

PROJECT #: 2410

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

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:

