



## 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: planner1@minturn.org

**Project Name:**

1010 TWO ELK LANE

**Project Location**

Street Address: 1010 TWO ELK LANE, MINTURN, CO 81645

Zoning: **CROSS CREEK**

Parcel Number(s): **2103-363-10-003**

**Application Request:**

MAJOR CONSTRUCTION

**Applicant:**

Name: **FLETCHER GROFF**

Mailing Address: **1036 POLAR STAR DR., EAGLE, CO 81631**

Phone: **(303) 638 - 0956**

Email: **fletcher@thegroffcompany.com**

**Property Owner:**

Name: **ADAM MINNICK**

Mailing Address: **452 LEYDEN STREET, DENVER, CO 80220**

Phone: **(303) 319-6778**

Email: **aminnick@stonetowncapital.com**

**Required Information:**

Lot Size: **.11 ACRES**

Type of Residence (Single  
Family, ADU, Duplex)  
**SINGLE FAMILY**

# of Bedrooms **2**

# On-site Parking Spaces **4**

# of Stories: **1**

Snow storage sq ft: **253.3**

Building Footprint sq ft:  
**2,355**

Total sq ft Impervious Surface:  
**2,919**

**Signature:**

Fee Paid: \_\_\_\_\_ Date Received: \_\_\_\_\_ Planner: \_\_\_\_\_

**Fletcher Groff**

The Groff Company, LLC  
1036 Polar Star Dr.  
Eagle, CO, 81631  
14th December 2023

**Madison Harris**

Planner 1, Town of Minturn  
302 Pine St  
Minturn, CO 81645

To Whom it May Concern,

This letter serves as the Statement of Intent for the development of 1010 Two Elk Lane, in Minturn, Colorado, parcel number 2013-363-10-003.

I am acting as Agent to the Owners of the above referenced lot, who plan on developing the lot into a single family residence. The lot is currently undeveloped, and BOSS Architecture has been hired to design a one-story, single family residence for the Owner's family's personal use.

The design has been developed to minimize visual impact from the road, while maximizing views of the ridgeline to the east, and blending in with the adjacent condominium. The material palette has been carefully selected in accordance with Minturn guidelines to reflect the mining history and community character. The landscape will feature native grasses, and will artfully place any boulders found during excavation. Special attention has been paid to parking, with the design incorporating a four-car garage into the program.

On this lot there are three easements. The first is an access easement on the southwest corner for the adjacent condominium's front entry. The second is a sewer and drainage easement along the southeast lot boundary line. The third is a sewer easement located on the southeast corner of the lot. There is no work proposed within the access and drainage easements. An overheight variance has been secured from ERWSD for the roof to encroach over the sewer easement.

Sincerely,



**Fletcher Groff**

**Adam and Lainie Minnick**

452 Leyden St  
Denver, CO 80220  
15th November 2023

**Madison Harris**

Planner 1, Town of Minturn  
302 Pine St  
Minturn, CO 81645

To Whom it May Concern,

This letter serves as our Statement of Intent for the development of 1010 Two Elk Lane, in Minturn, Colorado, parcel number 2013-363-10-003.

I am the owner of the above referenced lot, and plan to develop the lot into a single family residence. The lot is currently undeveloped, and we have hired BOSS Architecture to design a one-story, single family residence for our family's personal use.

The design has been developed to minimize visual impact from the road, while maximizing views of the ridgeline to the east, and blending in with the adjacent condominium. The material palette has been carefully selected in accordance with Minturn guidelines to reflect the mining history and community character. The landscape will feature native grasses, and will artfully place any boulders found during excavation. Special attention has been paid to parking, with the design incorporating a four-car garage into the program.

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Sincerely,



**Adam Minnick**