

Karl Krueger / Architect

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December 8, 2023

To: **Planning and Zoning Department**
Town of Minturn
301 Boulder St #309, Minturn Colorado 81645

RE: **Conditional Use & Design Review Application**
Proposed project: **Duplex at 362 Taylor Ave**

Dear Town of Minturn,

As Owners of 362 Taylor Ave, please find attached our completed forms and presentation materials for a Conditional Use and Design Review application.

My spouse, Pavan Krueger, and I have previously submitted our initial Conditional Use application and our \$800 fee on December 29, 2022.

I subsequently had a meeting with Scott Hunn and Madisson Harris on 2-1-23 where I reviewed the general design of the duplex, vehicle access, heights, materials etc. and I learned of their recommended next steps:

- We would need to apply for Conditional Use and Design Review at same time
- We needed an updated, boundary survey with topography (now complete)

History: After working in the valley as architects since 1998 and starting a family, we purchased 362 Taylor in 2004 and intended to build a duplex or primary home /ADU on the property. I was born and raised in the valley and was familiar with Minturn as the home of my Cub Scout gatherings, church and Middle School. Our sons are now 19 & 17 year old sons and have been renting our Taylor property to workers in the valley for 18 years. The existing home is older with three small bedrooms (952 sq ft) but was an ideal place for tenants who wanted a small fenced yard and wanted to have pets and enjoy great sun. The home, a trailer mounted upon a CMU foundation, is reaching the end of its useful life.

Our lot we believe, meets all the criterion of Duplex Use and our preliminary design shown meets all the criterion of complying with the maximum height, impervious material, and footprint, while complying with setbacks, parking and snow storage requirements. As architects, the project has been designed to our needs and tastes so it is always an option for us to relocate to Minturn. In addition to the characteristics of our lot and site design, the preliminary building design integrates massing and stepping that mimics an identifiable mining aesthetic yet with a modern treatment.

A duplex use of our lot is in our opinion, the highest and best use of the lot- not only for us but for the community and valley. The panic of a lack of housing in the valley seems to be just a manifestation of what's really been going on in the valley since the 1960s- urbanization. Single-family homes are less affordable and don't allow people to live where they work when land prices and land scarcity reach the point they have.

We look forward to your consideration.

Sincerely,

Karl krueger / Architect



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:

" Duplex @ 362 N. Taylor Ave "

Project Location**Street Address:**

362 N. Taylor Ave Minturn, CO

Zoning:

Game Creek Residential

Parcel Number(s):

2103-262-03-010

Application Request:

Design Review and Conditionl Use Approval:
Duplex design, Landscape design

Applicant:**Name:**

Karl and Pavan Krueger

Mailing Address:

P.O. Box 8332 Aron Co 81620

Phone:

970.390.9756

Email:

Kruegerarchitect@comcast.net

Property Owner:**Name:**

Karl and Pavan Krueger

Mailing Address:

P.O. Box 8332 Aron Co 81620

Phone:

970.390.9756

Email:**Required Information:**

Lot Size: 0.163 Acre 7,100 #	Type of Residence (Single Family, ADU, Duplex) Duplex	# of Bedrooms Unit A = 4 Unit B = 3	# On-site Parking Spaces Unit A = 4 Unit B = 3
# of Stories: 3 (+ basement)	Snow storage sq ft: Unit A = 100 Unit B = 107	Building Footprint sq ft: 2,152 #	Total sq ft Impervious Surface: 3,126 #

Signature:

[Handwritten Signature] (owner/architect)

Fee Paid: _____

Date Received: _____

Planner: _____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS

(TO BE INCLUDED WITH APPLICATION)

Applicant	Staff	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application Fee (Non-Refundable application fee shall be collected) <ul style="list-style-type: none">• Design Review Board - \$200.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Letter of Intent -- What is the purpose of the project including;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Relevant Background
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Current Status of the Site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• All Proposed Uses and Structures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• How the Proposal Differs from what already exists
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Information regarding Easements or Dedicated Tracts, etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vicinity Map -- Directional Map indicating how to get to the Property involved in the request.
<input type="checkbox"/>	<input type="checkbox"/>	• Zoning of Property
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan showing Precise Nature of the Proposed Use –
<input checked="" type="checkbox"/>	<input type="checkbox"/>	To Scale
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Scaled Drawings of Proposed Design of Structure <ul style="list-style-type: none">○ Plan View and Sections
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Building Heights – all 4 directions N/S/E/W
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• topography
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Building Location and impervious coverage
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Setbacks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Parking Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Traffic Circulation <ul style="list-style-type: none">○ Location and Width of Existing and Proposed Access Points○ Location of Existing Driveways and Intersections
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Landscaped Area – Plan including existing and proposed vegetation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Approximate Location of Existing Wooded Areas and Rock Outcrops
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Location and Type of Existing and Proposed Easements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Utility Easements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Drainage Features
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Snow Storage areas expressed in square feet as a percentage of the overall site area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Preliminary Building Plans and Elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Indicates Dimensions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• General Appearance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Scale
<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Interior Plan for the Buildings

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Elements needed on the Site Plan

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

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Architecture Details – Materials Board

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

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Boundary Survey with a stamp and signature of a licensed surveyor

- Date of survey (survey date must be within 6 months of the project application date)
- Right-of-way and property lines; including bearings, distances and curve information.
- Labeled ties to existing USGS benchmark.
- Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.
- All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
- Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
- Topographic conditions at two-foot contour intervals.
- Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
- Rock outcroppings and other significant natural features.
- All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.
- Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
- Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.

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Grading and Drainage Plan

- Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area.
- Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.
- Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.
- Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.
- Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property. Drainage and erosion control features needed to prevent damage must be included.
- Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
- Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.

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