

Design Review Application

2/10/2025 3:39:21 PM

Project Information

Please ensure you are familiar with the [Design Review Process Guide & Appendix B.II.A](#) prior to filling out an application.

Project Information

Is this a Minor or Major DRB Project?: Major

Project Name: 222 Main Street Renovation

Street Address

Address Line 1: 222 Main Street

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Zoning: Old Town Mixed Use

Application Request: Add 2nd Story to front 1/2 of existing home

Applicant Information

Name: Jeff Armistead

Mailing Address

Address Line 1: PO Box 955

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Phone: (970) 471-0618

Email: jafamilyman@gmail.com

Is the Property Owner different than the Applicant?: Yes

Property Owner Information

Name: Joe and Jenn Bianchi

Mailing Address

Address Line 1: PO Box 955

Address Line 2:

City: Minturn

State: Colorado

Zip: 81645

Phone: (970) 390-4420

Email: jprave@comcast.net

Additional Information

Submittal Requirements (as applicable)

Lot Size: 6487

of Stories: 2

Type of Residence: Single Family

Snow Storage (sq ft): 227

of Bedrooms: 3

Building Footprint (sq ft): 2710

of On-site Parking Spaces: 4

Total Impervious Surfaces (sq ft): 938

Uploads

Submittal Checklist Requirements (as applicable)

Letter of Intent

What is the purpose of the project including;

- Relevant Background
- Current Status of the Site
- All Proposed Uses and Structures
- How the Proposal Differs from what already exists
- Information regarding Easements or Dedicated Tracts, etc.

Letter of Intent: [222 Letter of Intent.pdf](#)

Vicinity Map

Directional Map indicating how to get to the Property involved in the request.

- Zoning of Property

Vicinity Map: [222 Vicinity Map Letter.pdf](#)

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.

Boundary Survey with a stamp and signature of a licensed surveyor: [Stamped 24045 - 222 Main Street Minturn-ILC.pdf](#)

Site Plan showing Precise Nature of the Proposed Use – To Scale

- Scaled Drawings of Proposed Design of Structure - Plan View and Sections
- Building Heights – all 4 directions N/S/E/W
- Topography
- Building Location and impervious coverage
- Setbacks
- Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant
- Parking Plan
- Traffic Circulation - Location and Width of Existing and Proposed Access Points & Location of Existing Driveways and Intersections
- Landscaped Area – Plan including existing and proposed vegetation
- Approximate Location of Existing Wooded Areas and Rock Outcrops
- Location and Type of Existing and Proposed Easements
- Utility Easements
- Drainage Features
- Snow Storage areas expressed in square feet as a percentage of the overall site area

Site Plan:

Preliminary Building Plans and Elevations

- Indicates Dimensions
- General Appearance
- Scale
- Interior Plan for the Buildings

Preliminary Building Plans and Elevations: [21-124 Bianchi Renovation FINAL SET 12-19-24.pdf](#)

Elements needed on the Site Plan

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

Elements needed on the Site Plan:

Architecture Details – Materials Board

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

Architecture Details – Materials Board:

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.

Grading and Drainage Plan:

Approval Page

Comments:

Applicant Signature

☒ I declare under penalty of perjury in the second degree that the statements made in the above application are true and complete to the best of my knowledge.

Signature: Jeff Armistead

Date: 02-10-2025