

January 19, 2025

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

Re: 532 Main
Lot 3, Block 3, Booco's 2nd Addition to Minturn
DRB resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled "Eagle River Residence; 532 Main Street, Minturn Colorado" prepared December 16, 2024, by Tobin Smith Architect (Plans). Sheet A101 "Site Plans" dated January 16, 2025, was submitted to supplement the DRB application for 532 Main. Our review compares the Plans 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 i:

"Improvement Survey Plat with Topography; Lot 3, Block 3 Booco's 2nd Addition to Minturn & a Parcel of Land Situated in Section 26, Township 5 South, Range 81 West, 6th PM; Town of Minturn, County of Eagle, State of Colorado, prepared October 3, 2024 by Kipp Land Surveying has been included as the Boundary and Topographical survey.

We offer the following comments:

- a. Survey Note 7 references Land Title Guarantee Company Order No. V50071530-3 dated September 19, 2024. We recommend a copy of the Commitment be provided and made a part of the Town's file.
- b. On October 17, 2024, we reviewed an Amended Final Plat combining thing the two parcels shown on the survey. We understand from Randy Kipp PLS "Final Plat of Booco's 2nd Addition to the Town of Minturn, Lot 3, Block 3" was never recorded.

Please note these are not required elements and the plat meets MMC requirements for the Boundary Survey.

Section (C) (3) Site Plan:

Sheet A101 "Site Plans" revised January 16, 2025, was submitted to supplement the application. ~~does not meet the requirements of Subsection (C)(3) Site Plan:~~

VALLEY OFFICE

30 Benchmark Road, Suite 216 | PO Box 978 | Avon, CO 81620

DENVER OFFICE

9618 Brook Hill Lane | Lone Tree, CO 80124

970.949.5072 | info@inter-mtn.net

Madison Harris

Re: 532 Main
Lot 3, Block 3, Booco's 2nd Addition to Minturn
DRB resubmittal Review
Project No. 24-0001

- a. ~~The Site Plan should show dimensioned property lines, easements, setbacks, dimensioned building location, etc.~~ Dimensions locating the residence on the lot have been added. The revised plan meets the requirements of MMC Subsection (C)(3) Site Plan.

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

Sheets C1.0, C2.0, C4.0, and C4.1 "532 Main Street, Minturn CO" prepared by Alpine Engineering Inc. November 19, 2024 presents the Grading and Drainage Plans for the project.

- a. The Plans meet MMC Grading and Drainage Plan requirements.
- b. The details include water service line information. Please note Minturn requires copper water service line.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. 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, Tobin Smith