

January 19, 2025

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

Re: 0019 Belden Way
Lot 12, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “Belden Place; Lot 12 – 0019 Street, Single Family w/ADU, Minturn Colorado” prepared December 12, 2024, by TAB Associates (Plans) included in the Resubmittal of the DRB application for Lot 12, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

General:

- ~~1. The cover page title is incorrect—it refers to “0019 Street”. The address is 0019 Belden Way.~~ **The Title has been corrected.**
- ~~2. The Application form is incomplete and incorrect. It shows the street address as 14 Beldwn (sp) Way. The correct address is 0019 Belden Way and the applicant portion of the checklist has not been completed.~~ **The Application form has been corrected; however, the applicant portion of the checklist has not been completed.**

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

Paragraphs a through e:

Sheet 3 of 5 of the “Final Plat: Belden Place PUD” has been included as the Boundary Survey. A note was added to Sheet 3 of 5 incorporating the complete “Final Plat, Belden Place PUD” by reference as part of the Application. The Plat and associated title commitment were reviewed by the Town and fulfill the requirements as the Boundary Survey for this application.

Paragraphs f through i:

Sheets C.110 and C.111 of the “Belden Place PUD – Final Plan Submittal” prepared by Timberline Engineering have been included in the application. A note was added to Sheet

VAIL 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: 0019 Belden Way
Lot 12, Belden Plane PUD
DRB Resubmittal Review
Project No. 24-0001

C.111 incorporating the complete "Belden Place PUD – Final Plan Submittal" by reference. These plans are the basis of the design and fulfil the requirements of paragraph f through i.

Section (C) (3) Site Plan:

Sheet C.1 of the Plans "Belden Place – Unit 12 Single Family Residence W/ADU" prepared by Timberline Engineering dated 10/9/24 presents the proposed site plan. ~~The following elements from the MMC should be added:~~ **A revised plan dated December 30, 2024, has been included with the resubmittal.**

- a. ~~Paragraphs a, b, and c: The Site Plan should show dimensioned property lines, easements, setbacks and include dimensions locating the building. Please darken the property line dimensions and add building dimensions.~~ **Dimensions have been added to the Site Plan.**
- b. Sheet A3.1 provides Building height information for Planning Staff review.

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

Sheet C.1 of the Plans "Belden Place – Unit 12 Single Family Residence W/ADU" prepared by Timberline Engineering dated 10/9/24 presents the proposed site grading plan. ~~The following elements from the MMC should be added:~~ **A revised plan dated December 30, 2024, has been included with the resubmittal.**

- a. ~~Paragraph c. requires "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."~~ **Finish grades are provided at the building corners.**
- b. ~~Paragraph d. requires: "Top of foundation elevations. The top of foundation elevation must be shown on the plan and must be consistent with the foundation plan."~~ **Elevations at the top of the foundation have been added.**
- c. ~~The grading does not meet the requirements of Section 1804.4 of the IBC. The minimum recommended slope away from foundations is 5% and the minimum slope of a landscaped swale is 2%.~~ **Slopes have been revised to meet IBC requirements.**

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

January 19, 2025

Page **3** of **3**

Madison Harris

Re: 0019 Belden Way
Lot 12, Belden Plane PUD
DRB Resubmittal Review
Project No. 24-0001

CC: Scot Hunn, Arnold Martinez

