

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 renovation of 1014 Two Elk Lane, in Minturn, Colorado, parcel number 2103-363-10-005.

I am acting as Agent to the Owners of the above referenced duplex, who plan on enclosing a portion of the existing second-floor deck to interior space. There is no proposed work on the basement or ground-level floors, or any work proposed to the site.

The design has been developed to gain space for the second-floor dining room and a small office on the south east side of the unit. The renovation will capture approximately 98 square feet of the existing deck by moving the existing double-door wall 9' south.

The design has been developed to match and/or directly tie into existing conditions wherever possible, such as modifying the existing flat roof to tie into the existing shed roof, and matching sill and head heights of existing windows. All new exterior finishes will match existing materials on the building.

Sincerely,

Fletcher Groff