

March 2, 2025

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

Re: 83 Miles End Lane  
Lot 27, Minturn North PUD  
DRB submittal Review  
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *“A. Wilhelmsen Residence; 83 Miles End Lane Lot 27, Minturn North, Minturn Colorado”* dated February 18, 2025, by Eggers Architecture Inc. (Plans) included in the DRB application for 83 Miles End Lane. Our review was for compliance 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 e:**

*“Final Plat: Minturn North PUD”* recorded March 4, 2024 (Reception No. 202402234) has been included as the Boundary Survey. This plat and associated title commitment were reviewed by the Town and the Plat is suitable as the Boundary Survey in this application.

**Paragraphs f through i:**

Sheet C.5 of the *“Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24”* prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.5 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

**Section (C) (3) Site Plan:**

- a. Sheet C1 of the Plans *“Lot 27 Minturn North PUD; Site Grading and Drainage Plan”* dated February 10, 2025, by Boundaries Unlimited presents the proposed site plan and fulfills Site Plan requirements.
- b. Sheet BH1 provides Building height information necessary for Planning Staff review.

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

Sheet C1 of the Plans "*Lot 27 Minturn North PUD; Site Grading and Drainage Plan*" dated February 10, 2025, by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan 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

CC: Michelle Metteer, Scot Hunn

