



2012

Planning Commission Meeting

March 14, 2012

Regular Session:
(Town Hall)

6:30 p.m.

Council Goals

Top Council Priorities:

- **Street Repairs and Drainage Improvements**
- **Sidewalk Installations**
- **Improve Planning and Apply for Infrastructure Grants and Loans**
- **Implement Streetscape Plan**
- **Strengthen Marketing and Events**
- **Clean UP Parking Area on North Taylor Street**

Town of Minturn

Planning Commission Agenda March 14, 2012

Regular Session – 6:30 p.m.
Minturn Town Hall – 302 Pine Street

Call to Order/Roll Call

Approval of Agenda Items

- a. Items to be pulled from Action Items
- b. Emergency Items to be added
- c. Order of the Agenda Items
- d. Approval of the agenda

Approval of Minutes

Planning Commission meeting minutes from February 8, 2012

Public Comment

Members of the public may have 5 minutes to comment on any item they wish that is not on the agenda

Action Items

1. DRB 2012 -01; A Request for Design Review Board approval of a 2,837 square foot, single-family residence at 974 Main Street. Applicant: Clark
2. VAR 2012-01; A Variance request to construct a detached garage 5 feet into the 10 foot rear property setback at 273 Boulder Street. Applicant: Brodin
3. DRB 2012-02; A Request for Design Review Board approval for a detached garage at 273 Boulder Street. Applicant: Brodin

Discussion Items

1. Future Land Use Code Amendments

Planning Department Update

Commissioner Comments

Adjournment

Town of Minturn

Planning Commission Meeting February 8, 2012

**Regular Session – 6:30 p.m.
Minturn Town Hall – 302 Pine Street**

Call to Order/Roll Call

The February 8, 2012 meeting of the Minturn Planning Commission was called to order by Chairman Stuart Brummett at 6:32 p.m.

Members Present: Stuart Brummett, Chairman
Lynn Teach, Vice – Chair
Melissa Decker
Tim Osborne

Members Absent: Michael Gallagher – resigned on 1/23/12

Staff Present: Chris Cerimele, Town Planner

Approval of Agenda Items

Chairman Brummett asked if there were any changes to the agenda. None were noted.

A motion to approve the agenda as presented was made by Commissioner Osborne and seconded by Commissioner Teach. The motion passed 4-0.

Approval of Minutes

Chairman S. Brummett asked if there were any changes to the meeting minutes from January 25, 2012. None were noted.

A motion to approve the minutes from 1.25.12 was made by Commissioner Teach and seconded by Commissioner Decker. The motion passed 4-0

Public Comment

None

Action Items

- 1. Zoning Text Amendment 2012-03; A Zoning Text Amendment to create open space dedication requirements for subdivisions, Planned Unit Developments and multi-family developments that are subject to a Conditional Use Permit.**

Chris Cerimele introduced the agenda item and provided an overview of the proposed regulations. A discussion ensued regarding the fee in-lieu of dedication requirements in section D-5. Questions were raised regarding how this payment would be calculated. One option discussed was basing the payment on the County Assessor's valuation of the land. Another option was to value the land based on an independent appraisal. Staff agreed to research how other jurisdictions determine the payment in-lieu amount.

The provisions relating to public access was the next discussion topic. It was determined that open space should be restricted to the residents of the development that necessitates the open space dedication unless the project area is 10 acres or larger. In those instances, the provided open space shall have no restrictions on public access.

A motion was made by L. Teach to table this item pending further staff revisions. T. Osborne seconded the motion. The motion passed 4-0.

Discussion Items

- 1. Lot Coverage Definition Revision**

Staff presented a revised lot coverage definition. The new definition states that 50% of the area of second and third level decks would be included in the lot coverage calculation. Additionally, the Commission suggested revising the definition to state that the portion of the roof eave beyond the exempted 24 inches shall be counted towards the allowable lot coverage.

- 2. Design Review Board submittal requirements and public hearing procedures.**

Staff introduced the discussion topic and stated that the Town Council suggested a few minor changes to the proposed submittal requirements. The

Council requested that no exceptions be made and that all projects that are subject to DRB approval shall be required to submit a topo survey and foundation ILC.

Commissioner Comments

Commissioners Teach and Osborne summarized the Department of Local Affairs training that they attended with staff in Leadville.

Adjournment

Commissioner Osborne made a motion to adjourn the meeting at 7:56 pm. The motion was seconded by Commissioner Teach. The motion passed 4-0.



PLANNING COMMISSION STAFF REPORT

Planning Commission Hearing Date: March 14, 2012

FILE NUMBER: DRB 2012-01
PROJECT TYPE: Design Review – Single Family Residential
LOCATION: 974 Main Street
ZONING: Residential – South Town Character Area
APPLICANT: Barry Clark
STAFF RECOMMENDATION: Approval

SUMMARY

This item is a request for Design Review Board approval for a single family residence at 974 Main Street. The parcel is located in the residential zone of the South Town Character Area.





PROPOSAL

The applicant intends to demolish the existing single family home and construct a two-level, 2,780 square foot. The proposed residence will include 4 bedrooms.

ANALYSIS

The following table outlines the zoning standards as defined in section 16-17-190 of the Minturn Municipal Code for the Residential Zone of the South Town Character Area:

Minimum Lot Size	5,000 sq. ft.
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Maximum Lot Coverage	50%
Maximum Building Height*	Maximum Residential 28'
Required Parking	3 spaces
Minimum Residential Setbacks	20' (Front) 10' (Rear) 5' (Side)

* Building height means the vertical distance from natural grade to the top of the highest roof beams on a flat or shed roof, the deck line on a mansard roof and the average distance between the eaves and the ridge level for gable, hip and gambrel roofs.

Clark Residence – 974 Main Street	
Lot Size	10,537 sq. ft.
Lot Coverage	19.4%
Building Height	23' 4 1/16" 24' 7" 25' 2 1/2 "
Parking	3 spaces
Front Setback	85'
Rear Setback	58'
Side Setback	North side: 7' South side: 5' 6"

The proposal conforms to all of the dimensional standards of the underlying zone district and no variances are required with this proposal. All building heights are within the maximum allowable height limits. Additionally, all portions of the residence comply with the setback requirements of the Town and the structure covers 19.4% of the property. The allowable lot coverage for the South Town Character Area is 50%.

Water service is currently provided to the property via the Town's municipal water system. Therefore, the applicant will not be required to purchase a new water tap from the Town.

OUTSTANDING ISSUES

The landscaping plan shows two aspen trees in the 20' sewer easement. These trees will need to be relocated to another location that is not within the sewer easement.

Additionally, staff is recommending that the applicant submit a detailed drainage and grading plan prior to the issuance of a building permit to ensure that all of the runoff from this parcel is properly contained on the applicant's property. Direct discharge into the Eagle River shall not be permitted.

RECOMMENDATION:

Staff recommends approval of the application subject to the following condition:

- A revised landscaping plan shall be submitted and approved by staff prior to the issuance of a building permit.
- A detailed grading and drainage plan shall be submitted and approved by staff prior to the issuance of a building permit.
- No changes to an approved plan or design may be made without the written consent of the Town staff. Staff reserves the right to forward any change to the DRB for final approval;
- Design Review Board approval does not constitute a permit for building.
- DRB approval shall not become valid for 20 days following the date of approval, pursuant to the Minturn Municipal Code Chapter – Appeals
- Approval of this project shall lapse and become void one (1) year following the date of final approval, unless a building permit is issued and construction is commenced and is diligently pursued toward completion. A maximum of 1, one year extension may be granted at the request of the applicant.

DRAFT MOTION; DRB 2012-01:

I move to approve DRB 2012-01 with conditions based on the following findings of fact:

1. The proposal is a use-by-right and conforms to all applicable Town of Minturn zoning regulations.
2. The proposal complies with the Town of Minturn Design Standards.

The following conditions shall apply to this approval:

- A revised landscaping plan shall be submitted and approved by staff prior to the issuance of a building permit.
- A detailed grading and drainage plan shall be submitted and approved by staff prior to the issuance of a building permit.
- No changes to an approved plan or design may be made without the written consent of the Town staff. Staff reserves the right to forward any change to the DRB for final approval;
- Design Review Board approval does not constitute a permit for building.
- DRB approval shall not become valid for 20 days following the date of approval, pursuant to the Minturn Municipal Code Chapter - Appeals
- Approval of this project shall lapse and become void one (1) year following the date of final approval, unless a building permit is issued and construction is commenced and is diligently pursued toward completion. A maximum of 1, one year extension may be granted at the request of the applicant.

OR

Approve DRB 2012-01
Provide alternative direction to staff

Respectfully Submitted

Chris Cerimele, Town Planner

Attachments:

Letter of Intent
Property Survey
Site and Landscaping Plan
Floor plans
Building elevations

LETTER

mpp design shop

PO Box 288
095 Willowstone Place
Gypsum, CO 81637
c 970-390-4931
michael@mppdesignshop.com

February 29, 2012

Town of Minturn
Attention: Planning Department
302 Pine Street
P.O. Box 309
Minturn, CO 81645
Tel - (970) 827-5645
Fax - (970) 827-5545
e-mail - planner1@minturn.org

Regarding: Clark Residence

Location:
South Minturn Addition, Lot 48
Parcel No: 2103-351-02-055
974 Main Street
Minturn, CO 81645

This letter serves to state the intentions of the owner, Barry Clark, to construct a new residence at the above mentioned location. The character area is South Town.

The project is a single family house with a single car garage, 4 bedrooms and 3 ½ baths. The style is intended to be a small mountain town Victorian w/ a front porch and gable roofs that face the street. The primary materials are horizontal wood lap siding, 50-year asphalt shingles, and a corrugated rusted metal roof at the front porch.

The house is to be located as close to the river as possible. There is a sewer easement that runs through the property on the eastern side that restricts how far the house can be located to the east.

The east side of the house faces the river and has views of Lion's Head rock and surrounding cliffs. The east elevation of the house has large windows to capture the views and light and large door openings to connect inside and outside spaces.

The maximum height of the building from grade to the midpoint of the roof from peak to eave is 25'-2 ½". The allowable height limit is 28'.

Thank you for your consideration.

Respectfully,

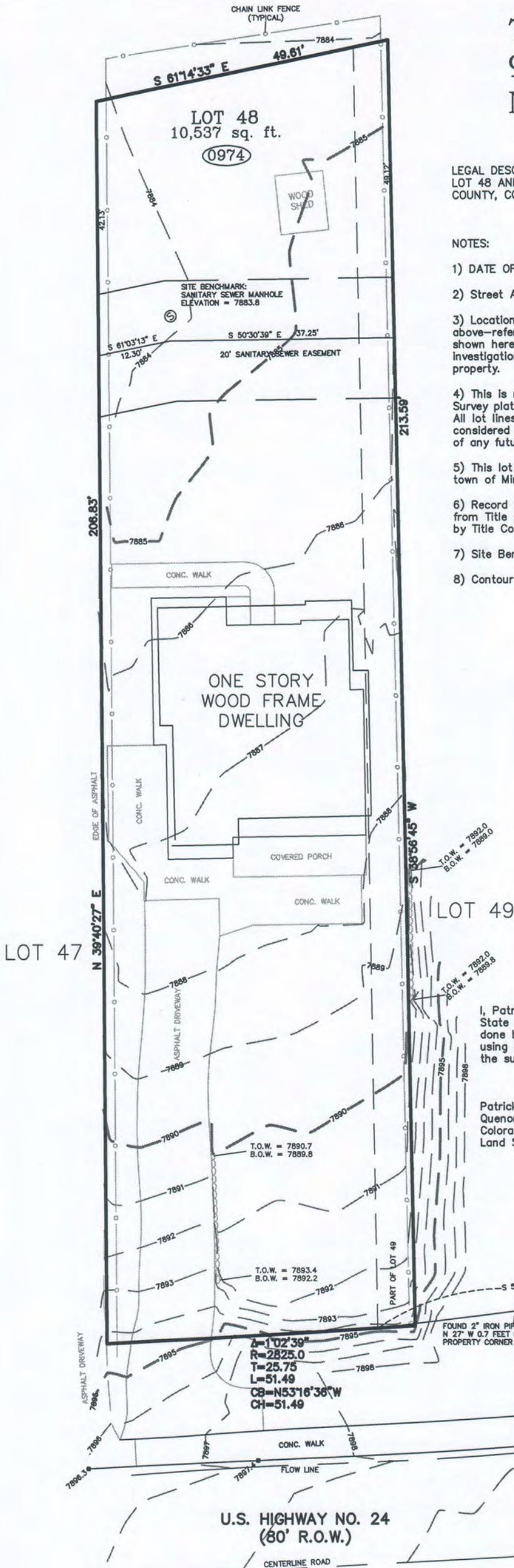
SIGNED: Michael P Pukas

Topographic Survey 974 Main Street Minturn, Colorado

LEGAL DESCRIPTION:
LOT 48 AND PART OF LOT 49, SOUTH MINTURN ADDITION, MINTURN, EAGLE COUNTY, COLORADO.

NOTES:

- 1) DATE OF SURVEY: August 18, 2011
- 2) Street Address: 974 Main Street (posted)
- 3) Location of improvements and lot lines are based upon the above-referenced Survey Monuments found at the time of this survey as shown hereon. This Survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property.
- 4) This is not a monumented survey, Land Survey Plat, or Improvement Survey plat. No boundary resolution was performed in making this survey. All lot lines, setback lines, and easement lines shown hereon should be considered approximate and should not be relied upon for the placement of any future improvements.
- 5) This lot may be subject to additional setback requirements per the town of Minturn.
- 6) Record easements and rights-of-way shown for this plat were derived from Title Commitment Order No. 01330-2008-Amended No. C2 provided by Title Company of the Rockies with an effective date of July 27, 2011.
- 7) Site Benchmark was the sewer manhole as shown
- 8) Contour interval: 1'



I, Patrick J. Quenon, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this TOPOGRAPHIC SURVEY was done by me or under my direct supervision, and that it was performed using the standard care and practice used in the area at the time of the survey. The Notes hereon are a part of this certification.

Patrick J. Quenon P.L.S. 37924
Quenon Engineering and Surveying, LLC
Colorado Professional
Land Surveyor



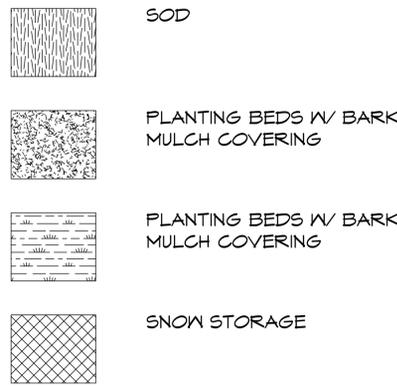
FOUND REBAR WITH 1-1/2" ALUM. CAP L# 30091 S.W. CORNER OF LOT 54

FOUND 2" IRON PIPE N 27° W 0.7 FEET FROM PROPERTY CORNER

1 inch = 20 ft.

U.S. HIGHWAY NO. 24
(80' R.O.W.)

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.



4 LANDSCAPE LEGEND

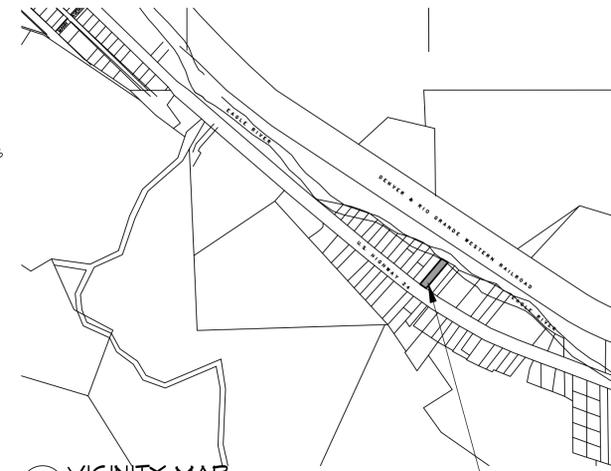
SYMBOL	COMMON NAME BOTANICAL NAME	SIZE	QUANTITY
BS	COLORADO BLUE SPRUCE PICEA PUNGENS	10' TALL	1
FC	FLOWERING CRABAPPLE MALUS (VARIES)	3" CALIPER	1
QA	QUAKING ASPEN POPULUS TREMULOIDES	2 1/2" CALIPER	8
CJ	CREeping JUNIPER JUNIPERUS HORIZONTALIS	5 GALLON	7
JP	JACKMAN POTENTILLA POTENTILLA FRUTICOSA	5 GALLON	3
SB	SERVICEBERRY AMELANCHIER	5 GALLON	3

SITE & BUILDING ANALYSIS
LOT SIZE - 0.242 ACRES / 10,531 SQ FT
SOUTH TOWN RESIDENTIAL 28'

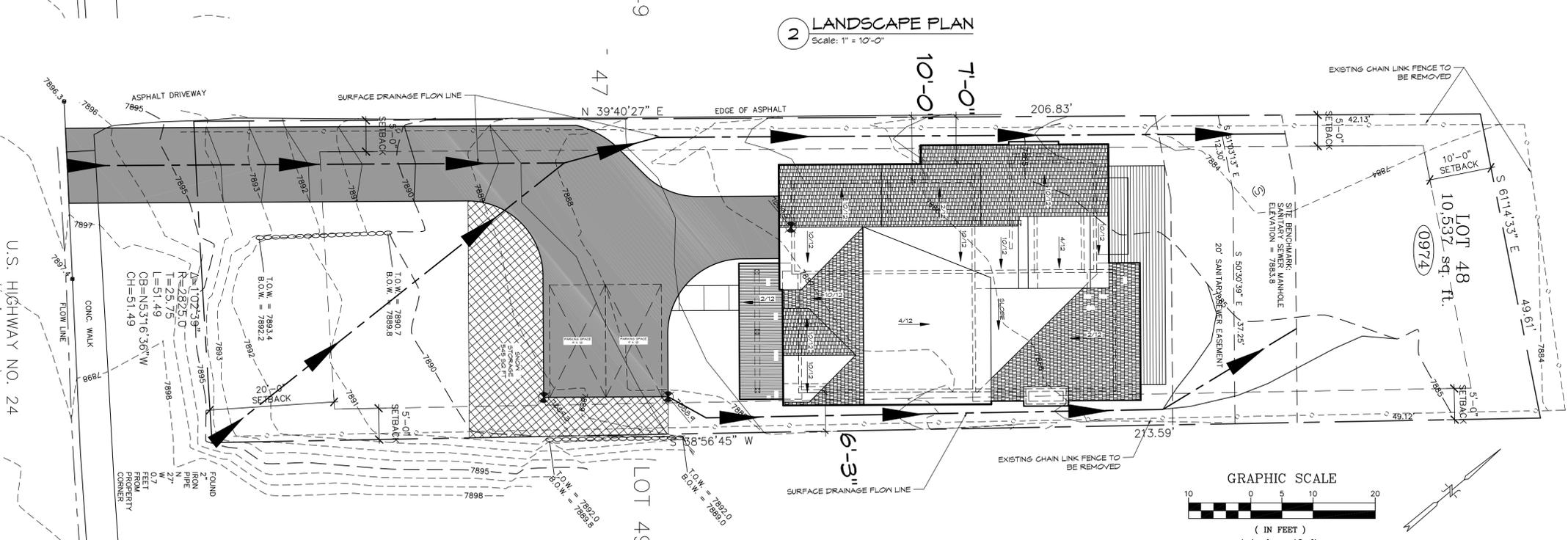
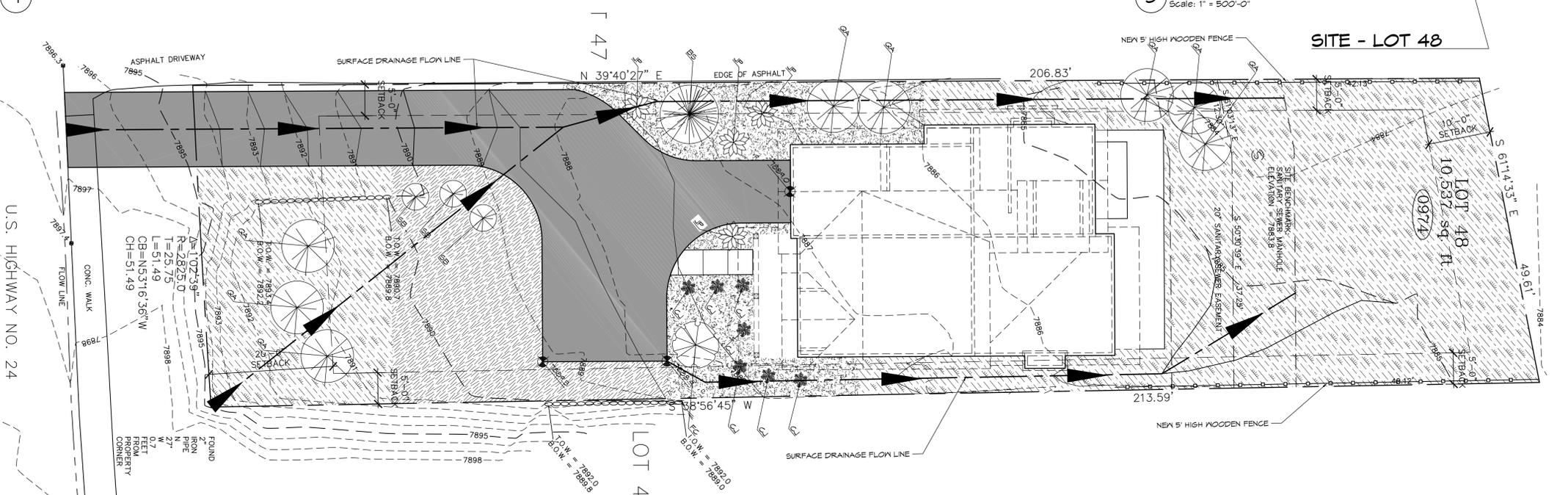
CHARACTER AREA - ZONING - HEIGHT LIMIT - ALLOWABLE LOT COVERAGE @ 40% OF SITE AREA - PROPOSED LOT COVERAGE - PARKING SPACES REQUIRED - PARKING SPACES PROVIDED -

DRIVEWAY AREA - SNOW STORAGE -

LOWER LEVEL: 1,479 SQ FT
UPPER LEVEL: 1,350 SQ FT
TOTAL RESIDENTIAL SQ FT: 3,237 SQ FT
GARAGE: 324 SQ FT

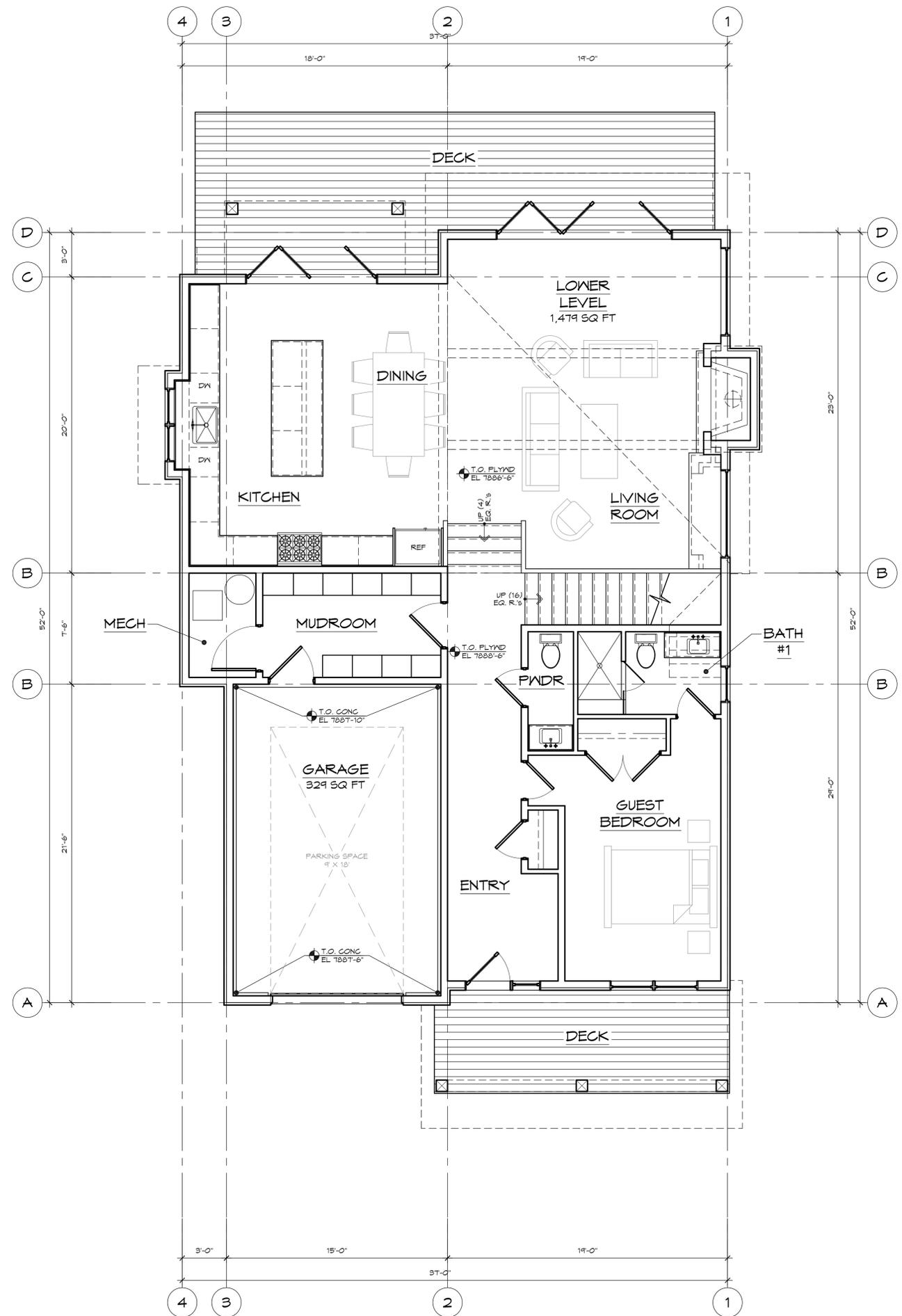
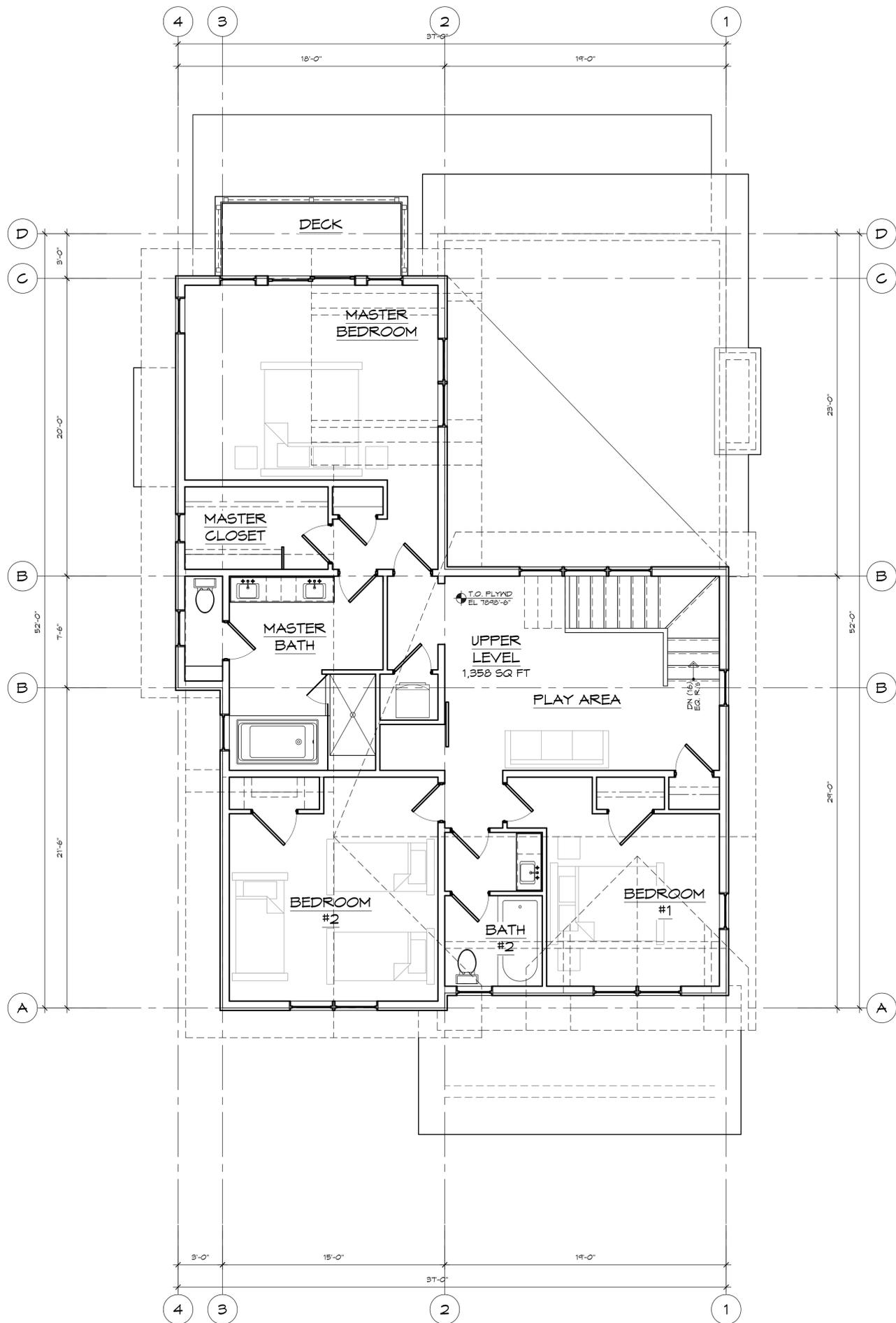


3 VICINITY MAP
Scale: 1" = 500'-0"



ABBREVIATIONS

APP	APPROXIMATE	APR	APRIL	AS	ASBESTOS
ACC	ACCESS	BL	BLOCK	BLK	BLOCK
ADD	ADDRESS	BO	BORDER	BND	BOUNDARY
ADJ	ADJACENT	BR	BROW	BRO	BROW
ADK	ADJUST	BS	BUSH	BUS	BUS
AL	ALUMINUM	BT	BUTTER	BUT	BUTTER
ALT	ALTERNATE	BY	BYE	BYE	BYE
AM	AMOUNT	CA	CAD	CAD	CAD
AN	ANNEX	CB	CAN	CAN	CAN
AP	APPROX	CC	CONC	CONC	CONCRETE
APR	APRIL	CD	CAD	CAD	CAD
AS	ASBESTOS	CE	CENT	CENT	CENT
ASB	ASBESTOS	CF	CONC	CONC	CONCRETE
ASD	ASBESTOS	CG	CONC	CONC	CONCRETE
ASG	ASBESTOS	CH	CH	CH	CH
ASL	ASBESTOS	CI	CONC	CONC	CONCRETE
ASM	ASBESTOS	CJ	CONC	CONC	CONCRETE
ASN	ASBESTOS	CK	CONC	CONC	CONCRETE
ASO	ASBESTOS	CL	CONC	CONC	CONCRETE
ASP	ASBESTOS	CM	CONC	CONC	CONCRETE
ASQ	ASBESTOS	CN	CONC	CONC	CONCRETE
ASR	ASBESTOS	CO	CONC	CONC	CONCRETE
ASU	ASBESTOS	CP	CONC	CONC	CONCRETE
ASV	ASBESTOS	CQ	CONC	CONC	CONCRETE
ASW	ASBESTOS	CR	CONC	CONC	CONCRETE
ASX	ASBESTOS	CS	CONC	CONC	CONCRETE
ASY	ASBESTOS	CT	CONC	CONC	CONCRETE
ASZ	ASBESTOS	CU	CONC	CONC	CONCRETE
ATA	ATLANTA	CV	CONC	CONC	CONCRETE
ATB	ATLANTA	CW	CONC	CONC	CONCRETE
ATC	ATLANTA	CX	CONC	CONC	CONCRETE
ATD	ATLANTA	CY	CONC	CONC	CONCRETE
ATE	ATLANTA	CZ	CONC	CONC	CONCRETE
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ATV	ATLANTA	DQ	CONC	CONC	CONCRETE
ATW	ATLANTA	DR	CONC	CONC	CONCRETE
ATX	ATLANTA	DS	CONC	CONC	CONCRETE
ATY	ATLANTA	DT	CONC	CONC	CONCRETE
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ATV	ATLANTA	EQ	CONC	CONC	CONCRETE
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ATS	ATLANTA	GN	CONC	CONC	CONCRETE
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ATA	ATLANTA	GV	CONC	CONC	CONCRETE
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ATC	ATLANTA	GX	CONC	CONC	CONCRETE
ATD	ATLANTA	GY	CONC	CONC	CONCRETE
ATE	ATLANTA	GZ	CONC	CONC	CONCRETE
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ATG	ATLANTA	HB	CONC	CONC	CONCRETE
ATH	ATLANTA	HC	CONC	CONC	CONCRETE
ATI	ATLANTA	HD	CONC	CONC	CONCRETE
ATJ	ATLANTA	HE	CONC	CONC	CONCRETE
ATK	ATLANTA	HF	CONC	CONC	CONCRETE
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ATQ	ATLANTA	HL	CONC	CONC	CONCRETE
ATR	ATLANTA	HM	CONC	CONC	CONCRETE
ATS	ATLANTA	HN	CONC	CONC	CONCRETE
ATT	ATLANTA	HO	CONC	CONC	CONCRETE
ATU	ATLANTA	HP	CONC	CONC	CONCRETE
ATV	ATLANTA	HQ	CONC	CONC	CONCRETE
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ATX	ATLANTA	HS	CONC	CONC	CONCRETE
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ATB	ATLANTA	HW	CONC	CONC	CONCRETE
ATC	ATLANTA	HX	CONC	CONC	CONCRETE
ATD	ATLANTA	HY	CONC	CONC	CONCRETE
ATE	ATLANTA	HZ	CONC	CONC	CONCRETE
ATF	ATLANTA	IA	CONC	CONC	CONCRETE
ATG	ATLANTA	IB	CONC	CONC	CONCRETE
ATH	ATLANTA	IC	CONC	CONC	CONCRETE
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ATK	ATLANTA	IF	CONC	CONC	CONCRETE
ATL	ATLANTA	IG	CONC	CONC	CONCRETE
ATM	ATLANTA	IH	CONC	CONC	CONCRETE
ATN	ATLANTA	II	CONC	CONC	CONCRETE
ATO	ATLANTA	IJ	CONC	CONC	CONCRETE
ATP	ATLANTA	IK	CONC	CONC	CONCRETE
ATQ	ATLANTA	IL	CONC	CONC	CONCRETE
ATR	ATLANTA	IM	CONC	CONC	CONCRETE
ATS	ATLANTA	IN	CONC	CONC	CONCRETE
ATT	ATLANTA	IO	CONC	CONC	CONCRETE
ATU	ATLANTA	IP	CONC	CONC	CONCRETE
ATV	ATLANTA	IQ	CONC	CONC	CONCRETE
ATW	ATLANTA	IR	CONC	CONC	CONCRETE
ATX	ATLANTA	IS	CONC	CONC	CONCRETE
ATY	ATLANTA	IT	CONC	CONC	CONCRETE
ATZ	ATLANTA	IU	CONC	CONC	CONCRETE
ATA	ATLANTA	IV	CONC	CONC	CONCRETE
ATB	ATLANTA	IV	CONC	CONC	CONCRETE
ATC	ATLANTA	IY	CONC	CONC	CONCRETE
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ATE	ATLANTA	JA	CONC	CONC	CONCRETE
ATF	ATLANTA	JB	CONC	CONC	CONCRETE
ATG	ATLANTA	JC	CONC	CONC	CONCRETE
ATH	ATLANTA	JD	CONC	CONC	CONCRETE
ATI	ATLANTA	JE	CONC	CONC	CONCRETE
ATJ	ATLANTA	JF	CONC	CONC	CONCRETE
ATK	ATLANTA	JG	CONC	CONC	CONCRETE
ATL	ATLANTA	JH	CONC	CONC	CONCRETE
ATM	ATLANTA	JI	CONC	CONC	CONCRETE
ATN	ATLANTA	JJ	CONC	CONC	CONCRETE
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ATV	ATLANTA	JR	CONC	CONC	CONCRETE
ATW	ATLANTA	JS	CONC	CONC	CONCRETE
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ATE	ATLANTA	KA	CONC	CONC	CONCRETE
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ATO	ATLANTA	KK	CONC	CONC	CONCRETE
ATP	ATLANTA	KL	CONC	CONC	CONCRETE
ATQ	ATLANTA	KM	CONC	CONC	CONCRETE
ATR	ATLANTA	KN	CONC	CONC	CONCRETE
ATS	ATLANTA	KO	CONC	CONC	CONCRETE
ATT	ATLANTA</				



mpp design shop, inc.
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95 Willowstone Place
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

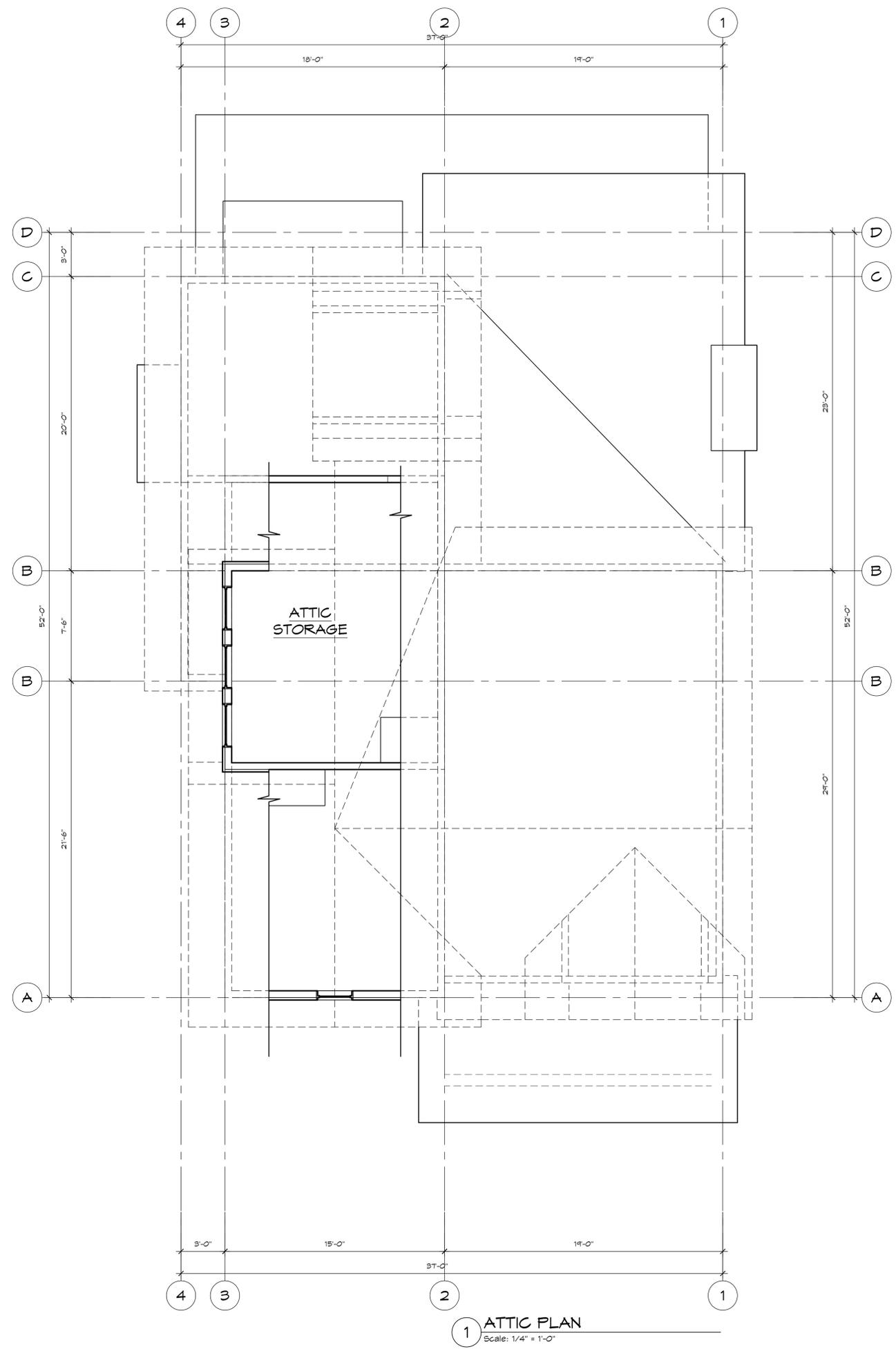
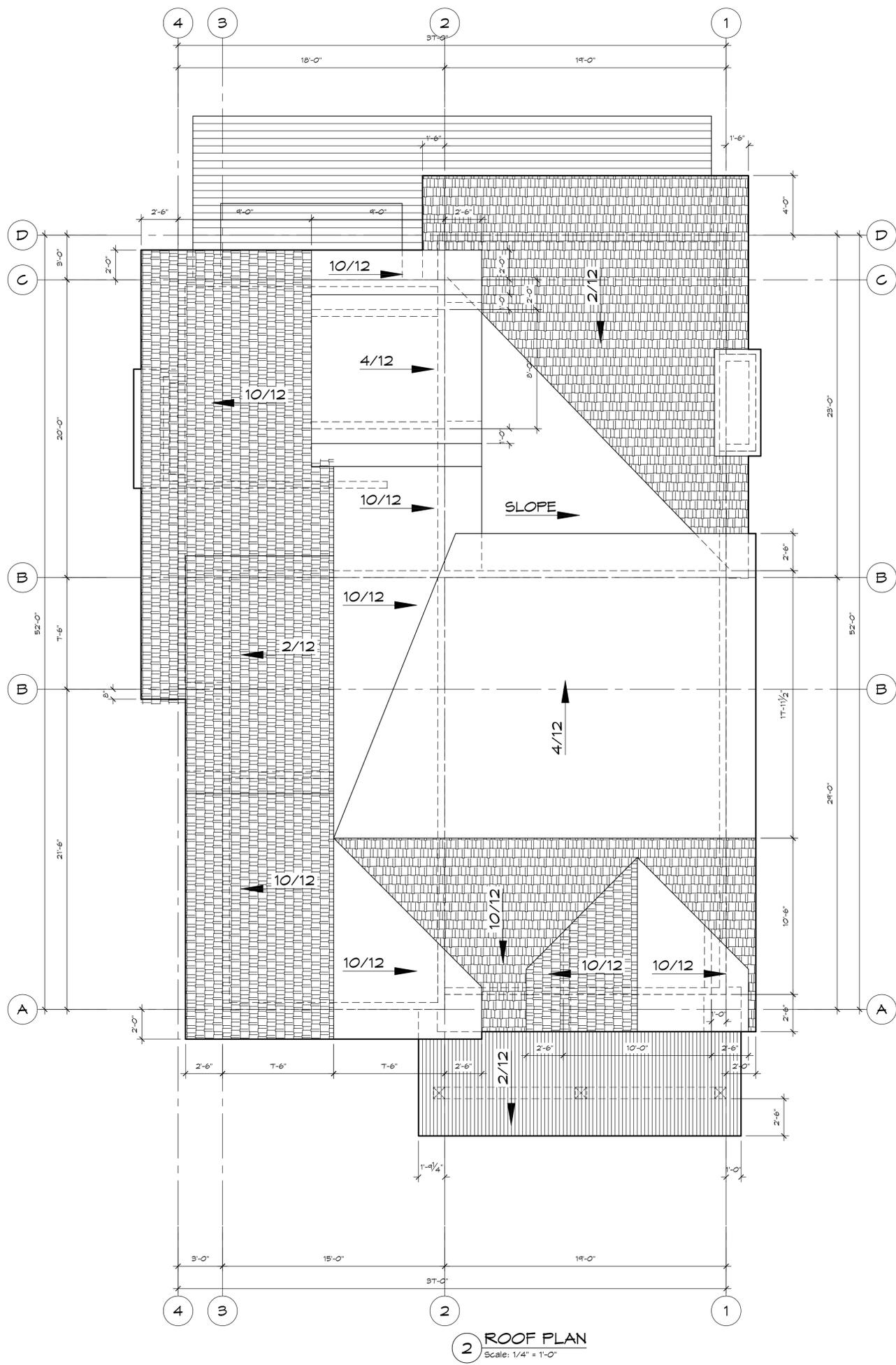
Clark Residence
South Minturn Addition, Lot 48
Parcel No: 2103-351-02-055
974 Main Street
Minturn, CO 81645

Issue	Date
PAZ Submission	02/24/12
Design Revisions	03/04/12

Job number: 1201
Drawn by: mpp
Checked by: mpp
Drawing Title: Floor Plans

Sheet Number:

A2.1



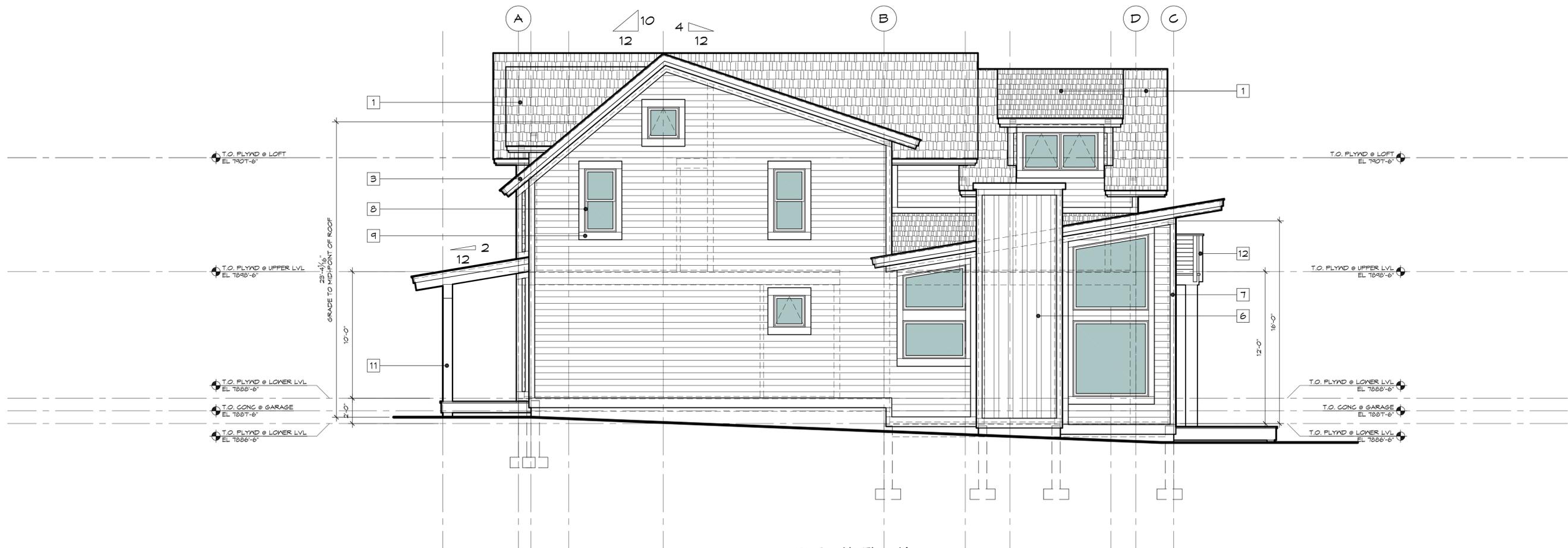
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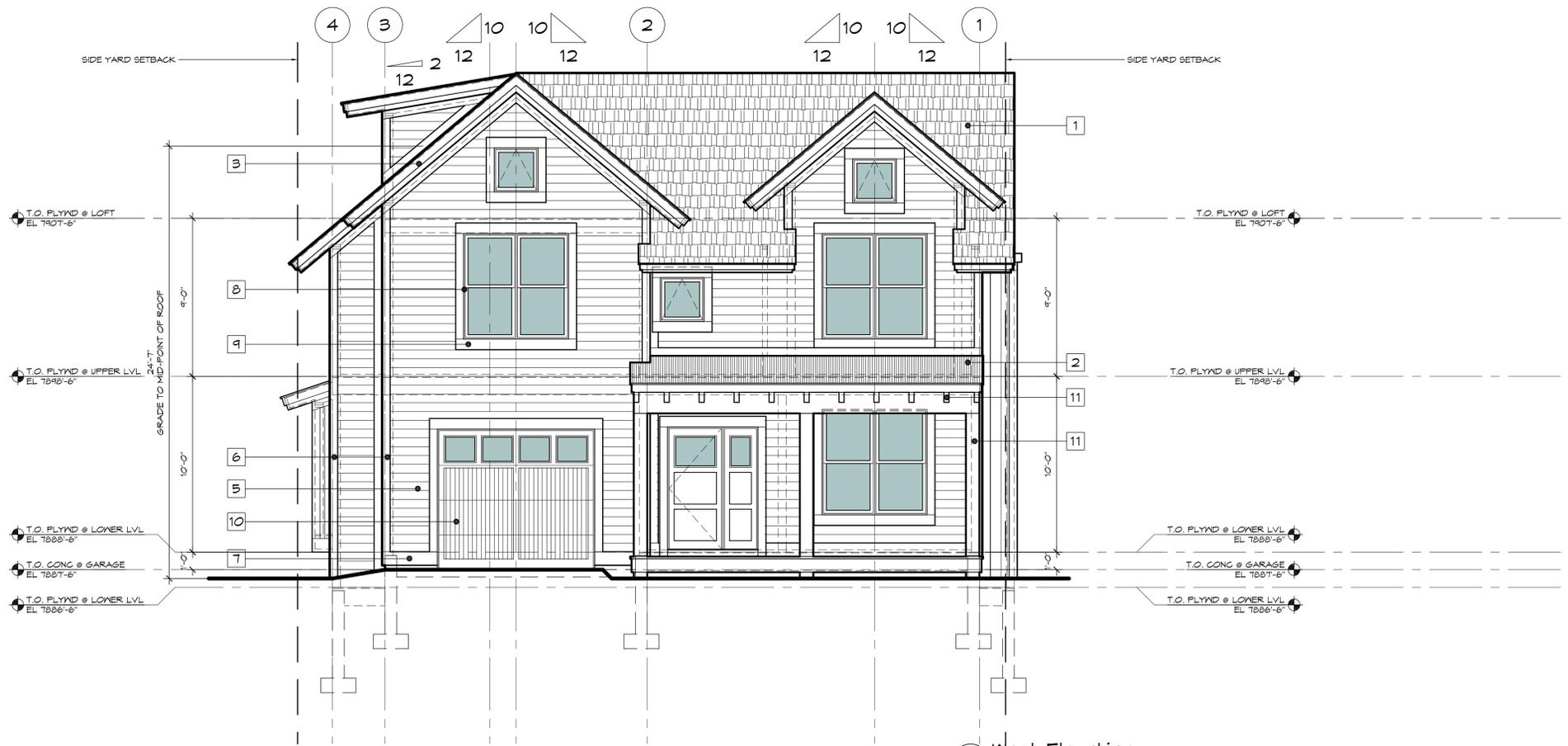
Issue	Date
PHZ Submission	02/24/12
Design Revisions	03/04/12

Job number: 1201
Drawn by: mpp
Checked by: mpp
Drawing Title:
Floor Plans

Sheet Number:
A2.2



2 South Elevation
Scale: 1/4" = 1'-0"



1 West Elevation
Scale: 1/4" = 1'-0"

- 1 ASPHALT SHINGLES
ELK PRESTIQUE HIGH DEFINITION 40 YR
COLOR:
 - 2 CORRUGATED METAL ROOF
NATURAL RUST
 - 3 FASCIA & RAKE BOARDS
2X CEDAR
SEMI-TRANSPARENT OIL BASED STAIN
COLOR: BENJAMIN MOORE STAINS
 - 4 SOFFIT BOARDS
1x6 T & G
SEMI-TRANSPARENT OIL BASED STAIN
COLOR: BENJAMIN MOORE STAINS
 - 5 HORIZONTAL SIDING
WOOD LAP SIDING
SEMI-TRANSPARENT OIL BASED STAIN
COLOR: BENJAMIN MOORE STAINS
 - 6 VERTICAL SIDING
BOARD & BATTEN
SEMI-TRANSPARENT OIL BASED STAIN
COLOR: BENJAMIN MOORE STAINS
 - 7 TRIM BOARDS
2X CEDAR
SEMI-TRANSPARENT OIL BASED STAIN
COLOR: BENJAMIN MOORE STAINS
 - 8 EXTERIOR WINDOW & DOORS WINDOWS
ANODIZED ALUMINUM GLAD WOOD
COLOR: BRONZE
 - 9 WOOD WINDOW TRIM
2X8 CEDAR HEAD & SILL TRIM
2X8 CEDAR SIDE TRIM
SEMI-TRANSPARENT OIL BASED STAIN
COLOR: BENJAMIN MOORE STAINS
 - 10 OVERHEAD GARAGE DOORS
METAL, INSULATED
FREE FINISHED PAINT
COLOR: BROWN
 - 11 COLUMNS & BEAMS
10X R5 DF HEAVY TIMBER BEAMS AND COLUMNS
4X12 R5 DF BATTERS
STEEL PLATE CONNECTIONS
 - 12 EXTERIOR DECKS & RAILING
3X3 METAL RAILING POSTS
METAL FRAME FASTENED TO RAILING POSTS
1/2" ROUND METAL HORIZONTAL POSTS
2X6 WOOD TOP RAIL
STONE DECKING
2X12 CEDAR FASCIA
- ALL WOOD FINISH AT DECK:
SEMI-TRANSPARENT OIL BASED STAIN
COLOR: BENJAMIN MOORE STAINS
- ALL METAL FINISH AT DECK:
PAINTED
COLOR: BLACK

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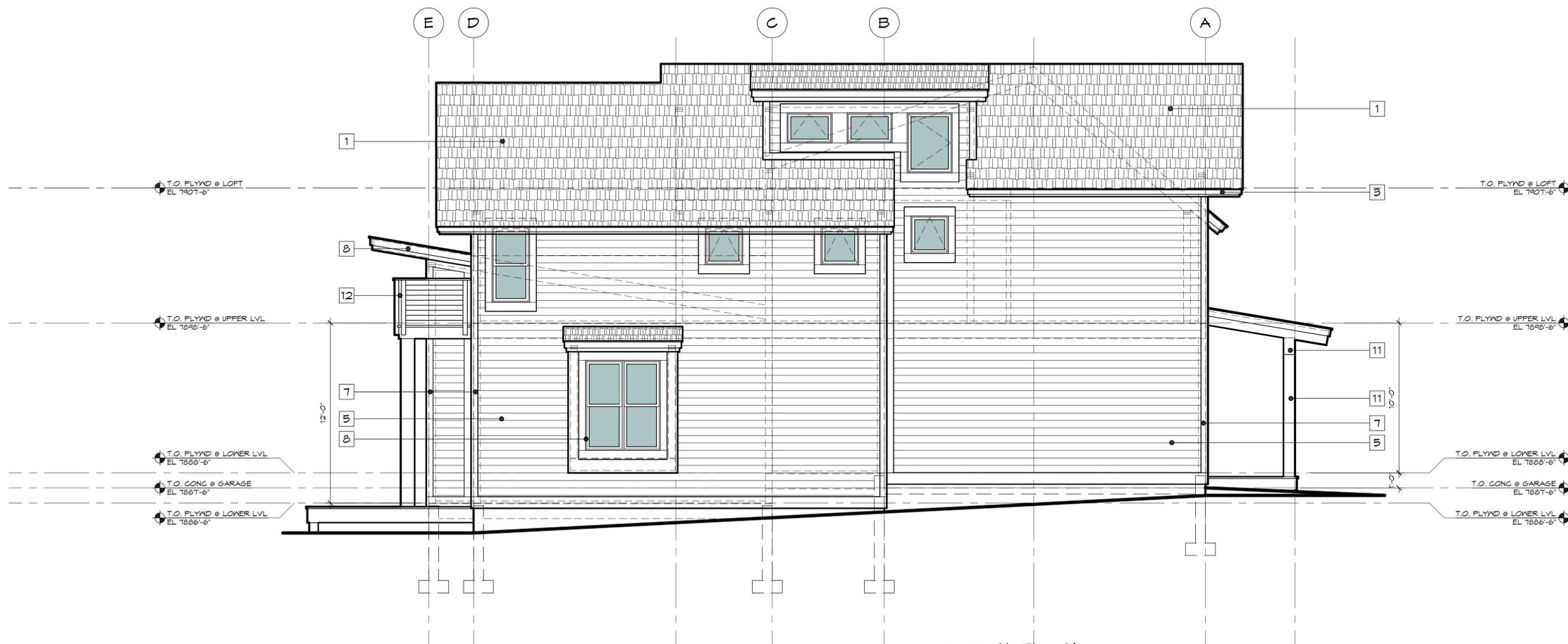
Clark Residence
South Minturn Addition, Lot 48
Parcel No: 2103-351-02-055
974 Main Street
Minturn, CO 81645

Issue	Date
PAZ Submission	02/24/12
Design Revisions	03/04/12

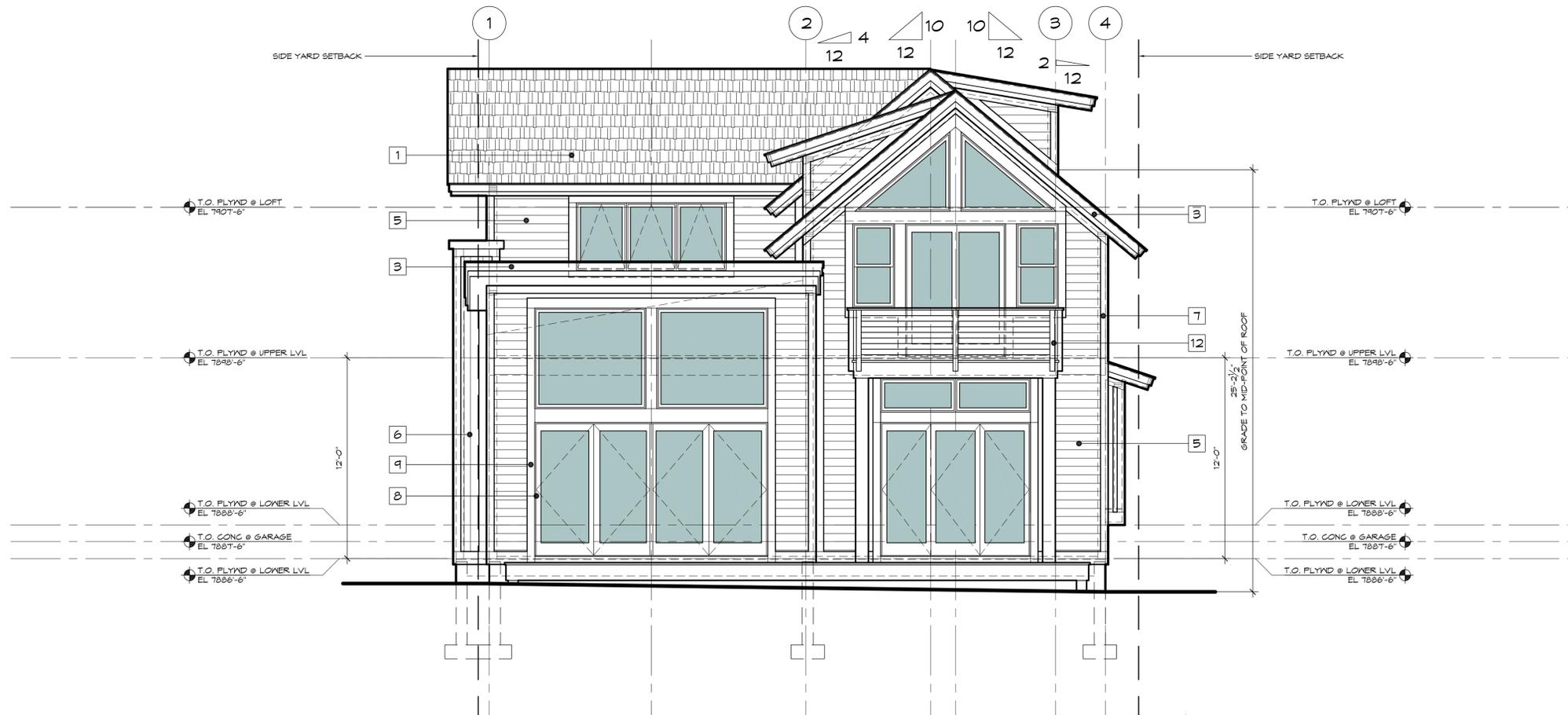
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Drawn by: mpp
Checked by: mpp
Drawing Title: Elevations

Sheet Number:

A3.1



2 North Elevation
Scale: 1/4" = 1'-0"



1 East Elevation
Scale: 1/4" = 1'-0"

- 1 ASPHALT SHINGLES
ELK PRESTIQUE HIGH DEFINITION 40 YR
COLOR:
 - 2 CORRUGATED METAL ROOF
NATURAL RUST
 - 3 FASCIA & RAKE BOARDS
2X CEDAR
SEMI-TRANSPARENT OIL BASED STAIN
COLOR: BENJAMIN MOORE STAINS
 - 4 SOFFIT BOARDS
1X6 T & G
SEMI-TRANSPARENT OIL BASED STAIN
COLOR: BENJAMIN MOORE STAINS
 - 5 HORIZONTAL SIDING
WOOD LAP SIDING
SEMI-TRANSPARENT OIL BASED STAIN
COLOR: BENJAMIN MOORE STAINS
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FIRE FINISHED PAINT
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2X12 CEDAR FASCIA
- ALL WOOD FINISH AT DECK:
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COLOR: BENJAMIN MOORE STAINS
- ALL METAL FINISH AT DECK:
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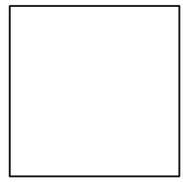
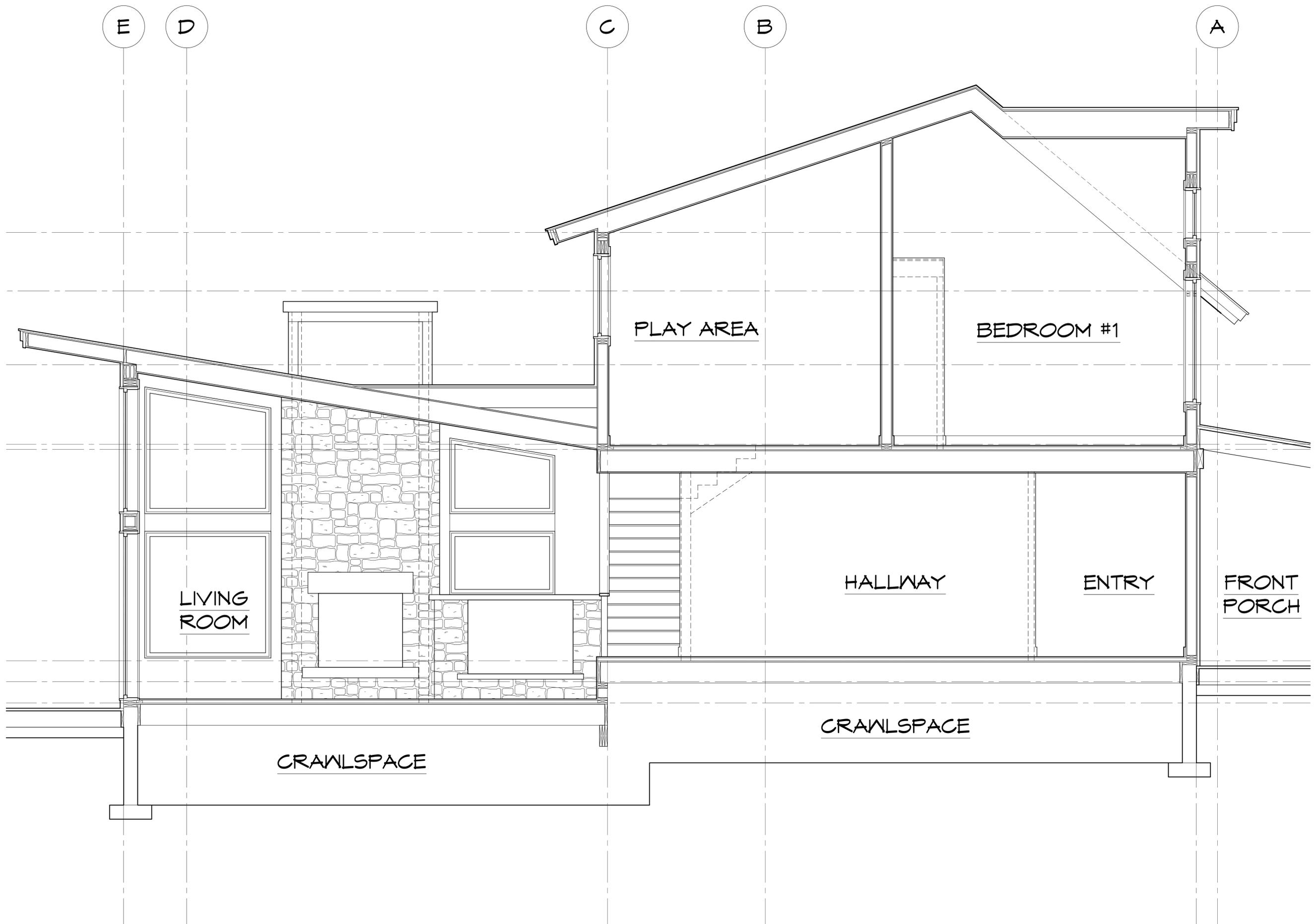
Clark Residence
South Minturn Addition, Lot 48
Parcel No: 2103-351-02-055
974 Main Street
Minturn, CO 81645

Issue	Date
PAZ Submission	02/24/12
Design Revisions	03/04/12

Job number:	1201
Drawn by:	mpp
Checked by:	mpp
Drawing Title:	Elevations

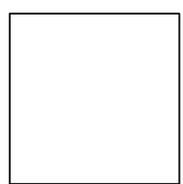
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A3.2



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Clark Residence
 South Minturn Addition, Lot 48
 Parcel No: 2103-351-02-055
 974 Main Street
 Minturn, CO 81645



Issue	Date
PHZ Submission	02/24/12
Design Revisions	03/04/12

Job number: 1201
 Drawn by: mpp
 Checked by: mpp
 Drawing Title:
 Section

Sheet Number:
A4.1

1 Building Section
 Scale: 1/2" = 1'-0"

PLANNING COMMISSION STAFF REPORT

Planning Commission Hearing Date: March 14, 2012

FILE NUMBER: VAR 2012-01
DRB 2012-02

PROJECT TYPE: Variance Request
Design Review

LOCATION: 273 Boulder Street

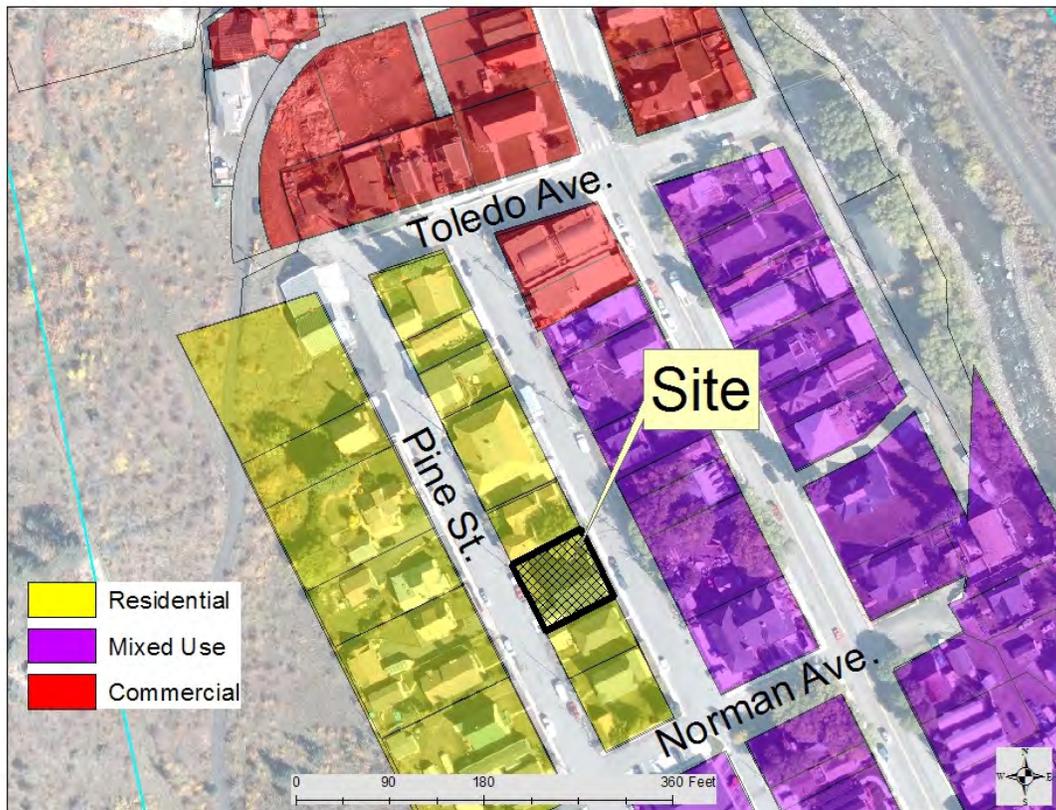
ZONING: Residential – Old Town Character Area

APPLICANT: George Brodin

STAFF RECOMMENDATION: Approval

SUMMARY

The applicant has submitted an application for a Variance to construct a detached garage in the 10 foot rear property setback. If the Variance requested is granted, the proposed garage will be constructed 5 feet from the rear property line.







PROPOSAL

The applicant intends to tear down the existing one car garage and construct a new garage on the northwest corner of the property. Demolition of the existing garage will eliminate a structure that encroaches into the 5 foot side yard setback and 10 foot rear yard setback.

The existing deck on the house will be reconfigured to allow proper access into the new garage. Additionally, the garage door will be oriented towards the southeast of the property. This will prevent any potential issues that could occur due to a vehicle backing directly onto Pine Street.

STAFF ANALYSIS:

The applicant has taken measures to reduce the number of encroachments that exist on the property. The proposed configuration and location of the garage is necessary due to a utility pole and pedestal that prevents the garage from being moved further back from the rear property line. If these obstructions were not present, a garage could be constructed between the two properties without a Variance.

Approval of this application will help to address the Town's goal of creating additional off-street parking. Additionally, the proposal is consistent with the Planning Commission's recommended text amendment that would allow garages to encroach half way into the required rear yard setback.

Section 16.21.690 of the Minturn Municipal Code outlines the criteria for granting a Variance.

Section 16.21.290 Variances

Purpose of provisions; limitations.

1. In order to prevent or to lessen such practical difficulties and unnecessary physical hardships inconsistent with the objectives of this Chapter as would result from strict or literal interpretation and enforcement, variances from certain regulations may be granted. Cost or inconvenience to the applicant of strict or literal compliance with a regulation shall not be a reason for granting a variance.
2. Variances may be granted only with respect to the development standards prescribed for each zone, including lot area and site dimensions, setbacks, distances between buildings, height, density, site coverage, useable open space, landscaping, site development, and parking and loading requirements.
3. The power to extend variances does not extend to the use regulations prescribed for each district because the flexibility necessary to avoid results inconsistent with the objectives of this title is provided by Section 16.21.620, Conditional Use Permits, and Division 3, Amendments to the Text of These Land Use Regulations or the Character Area and Zone District Map.

Approval criteria.

Before acting on a variance application, the Planning Commission and the Town Council shall consider the following factors with respect to the requested variance:

1. The relationship of the requested variance to other existing or potential uses and structures in the vicinity;
2. The degree to which relief from the strict or literal interpretation and enforcement of a specified regulation is

necessary to achieve compatibility and uniformity of treatment among sites in the vicinity, or to attain the objectives of this Chapter without grant of special privilege;

3. The effect of the requested variance on light and air, distribution of population, transportation and traffic facilities, public facilities and utilities and public safety; and
4. Such other factors and criteria as the Planning Commission and Town Council deems applicable to the proposed variance.

Findings required.

The Planning Commission and Town Council shall make the following findings before granting a variance:

1. There are exceptional or extraordinary circumstances or conditions applicable to the site of the variance that do not apply generally to other properties in the same zone;
2. The exceptional or extraordinary circumstances of the site create a situation in which the strict, literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this chapter;
3. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity and will not result in substantial impairment to the purposes of this Chapter.
4. There is no substantial impairment to the public that would result from the granting of the variance.

STAFF FINDINGS

Staff believes that the necessary findings have been met to grant this Variance request. The depth of the parcels along the 200 block of Boulder Street are only 75 feet deep. All of the other residential zoned lots in Minturn have a minimum depth of 100 feet. Furthermore, the location of the utility pole and pedestal creates a situation that requires that the new structure be sited in the northwest

corner of the property with the garage door oriented towards the southeast. This configuration is beneficial because vehicles will not be pulling directly into traffic on Pine Street.

STAFF RECOMMENDATION:

Staff recommends approval for Variance application VAR 2012-01 & Design Review application DRB 2012-02.

DRAFT MOTION VAR 2012-01:

In the application for a variance at 273 Boulder Street, we have read the staff report. We find ourselves in agreement with staff findings including all plans and attachments as set forth, and recommend **approval** of application VAR 2012-01 based on the following findings of fact:

1. There are exceptional or extraordinary circumstances or conditions applicable to the site of the variance that do not apply generally to other properties in the same zone;
2. The exceptional or extraordinary circumstances of the site create a situation in which the strict, literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this chapter;
3. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity and will not result in substantial impairment to the purposes of this Chapter.
4. There is no substantial impairment to the public that would result from the granting of the variance.

DRAFT MOTION DRB 2012-02:

In the application for Design Review Board approval at 273 Boulder Street, we have read the staff report. We find ourselves in agreement with staff findings including all plans and attachments as set forth, and recommend **approval** of application DRB 2012-02:

OR:

I move an alternate motion

ATTACHMENTS:

Letter of Intent

Improvement Survey Plat

Site Plan / Building Elevations

Brodin Garage
273 Boulder Street

Two Phase Project

Phase I

Build a two car garage accessed from Pine Street and eliminate existing one car garage.

- 1.) Create more off street parking
- 2.) Eliminate Side setback encroachment
- 3.) Reduce rear Setback encroachment
- 4.) Create safer Pine street access
- 5.) Eliminate one of the top 5 ugliest structures in town
- 6.) Boulder street Garage wall extend 5' into 10' rear setback

Phase II

Revisit the Boulder street Elevation, reposition Front Entry door and add windows for Greater light and design Enhancement

- 1.) Reposition Entry Door to Street Level
- 2.) Eliminate Existing Variance in front Setback
- 3.) Add Windows to create View and Spruce up House appearance

Existing lot $75 \times 74 = 5625$ sq ft $\times 40\% = 2250$

House 1619 sq ft

Proposed Garage 528 sq ft

$1619 + 528 = 2147$

IMPROVEMENT SURVEY PLAT

LOTS 25-27, EXCEPT THE NORTHWESTERLY 12 INCHES OF LOT 27, BLOCK F BOOCO'S ADDITION TO MINTURN

Town of Minturn, County of Eagle, State of Colorado

DESCRIPTION:

Lots 25-27, Except the Northwestery 12 inches of said Lot 27, Block F, BOOCO'S ADDITION TO MINTURN, recorded February 14, 1889, in the office of the Clerk and Recorder, County of Eagle, State of Colorado.

NOTES:

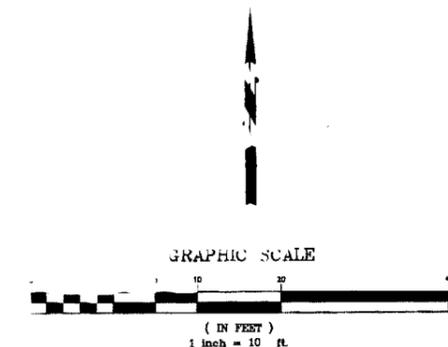
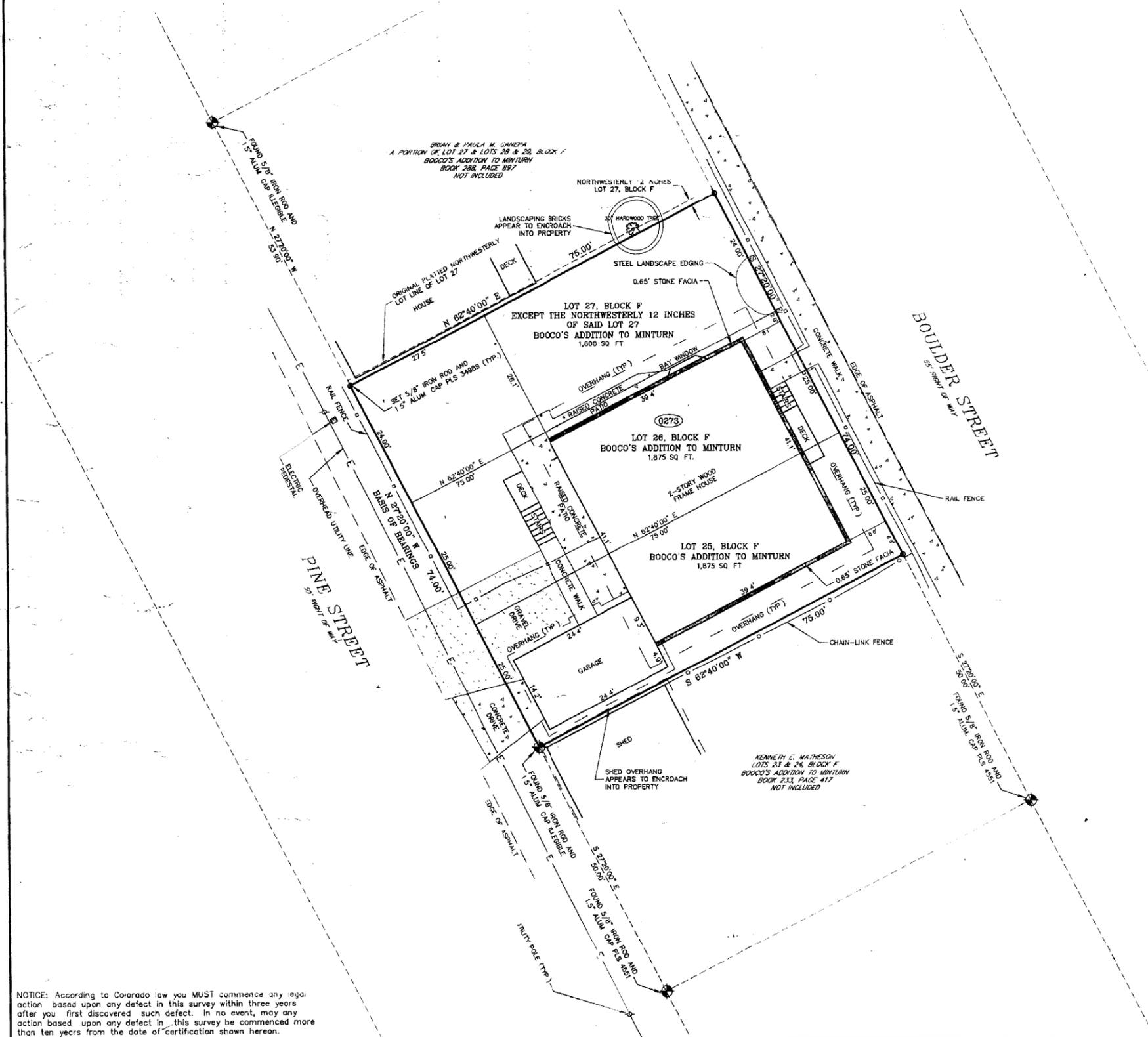
- 1) Survey Date: May 20, 2008.
- 2) Basis of bearings: The southwesterly line of aforesaid Block F, BOOCO'S ADDITION TO MINTURN, assumed to bear N 27°20'00" W and being monumented as shown hereon with all bearings hereon relative thereto.
- 3) Record easements, legal description, and rights-of-way shown for this plat were derived from Title Commitment Chicago Policy No. 72107-10008666 provided by Land Title Guarantee Company with a policy date of October 18, 2007, and the Final Plat of BOOCO'S ADDITION TO MINTURN, recorded February 14, 1889, in the office of the Clerk and Recorder, County of Eagle, State of Colorado.
- 4) This property may be subject to building setback restrictions enforced by the Town of Minturn.
- 5) Street Address: 273 Boulder Street (posted)

CERTIFICATION

I, William G. Yetzer, a Professional Land Surveyor in the State of Colorado, do hereby certify that this Land Survey Plat was prepared for George A. Bradin and is the result of a survey performed by me or under my direct supervision, responsibility and checking. I further certify that this Land Survey Plat is in conformance with 38-51 C.R.S. and standard survey methods practiced in the area at the time of this survey.



William G. Yetzer, PLS 34989
Colorado Registered Professional
Land Surveyor

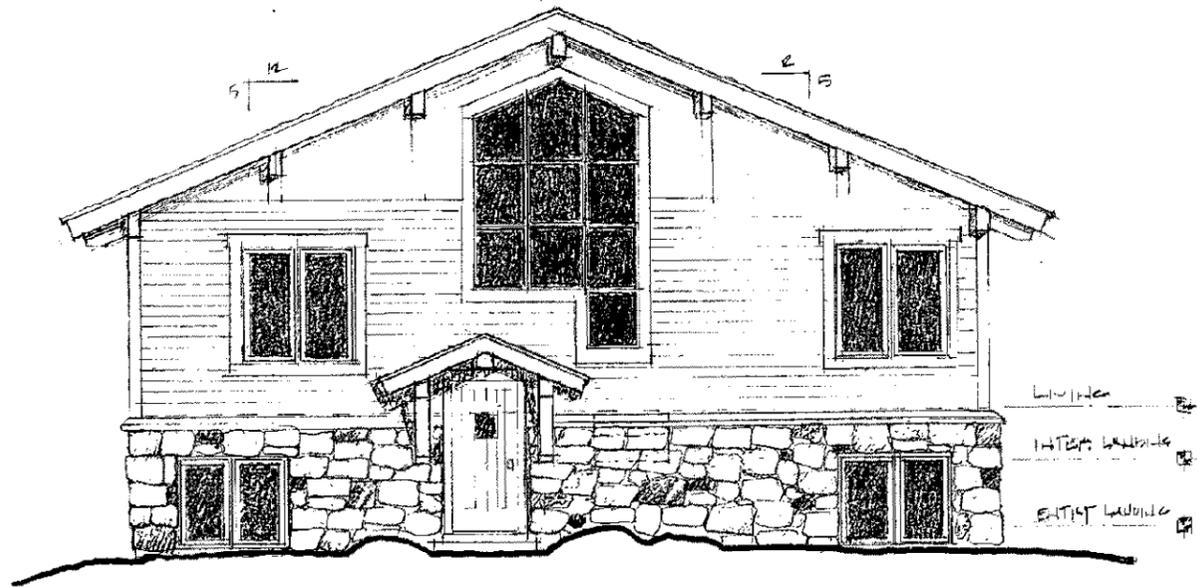


NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of Certification shown hereon.

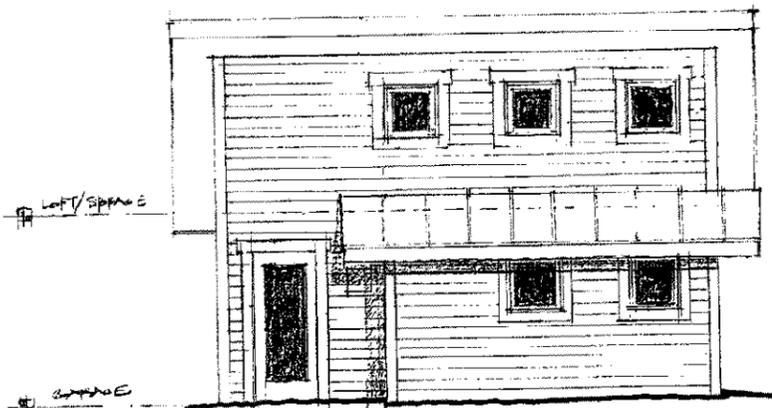
IMPROVEMENT SURVEY PLAT LOTS 25-27, EXCEPT THE NORTHWESTERLY 12 INCHES OF LOT 27, BLOCK F BOOCO'S ADDITION TO MINTURN Town of Minturn, County of Eagle, State of Colorado	
DRAWN BY: WGY	DATE: 06/05/08
CHECKED BY: WGY	DRAWING NO.: 080461SP
JOB NO.: 08046	SHEET 1 OF 1

MARCIN ENGINEERING LLC

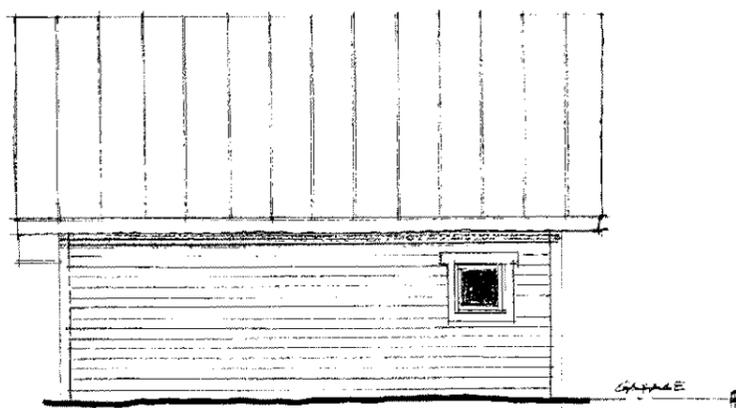
P.O. Box 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX



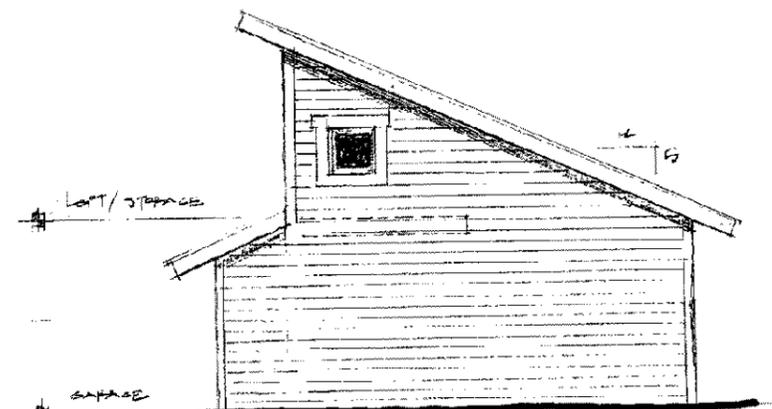
FRONT ENTRY NORTHEAST ELEVATION
1/4"=1'-0"



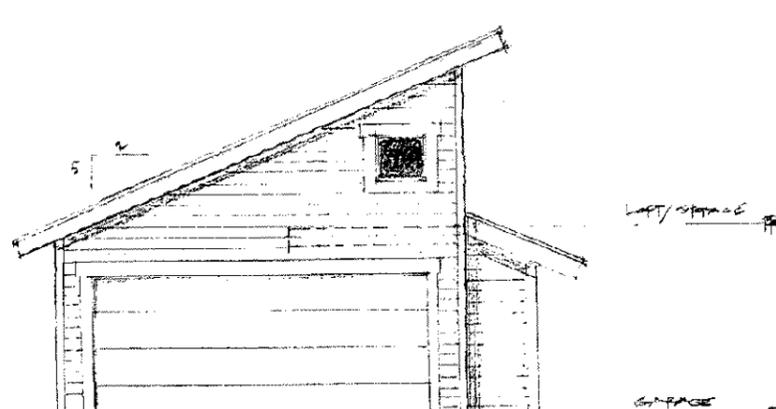
SOUTHEAST ELEVATION
1/4"=1'-0"



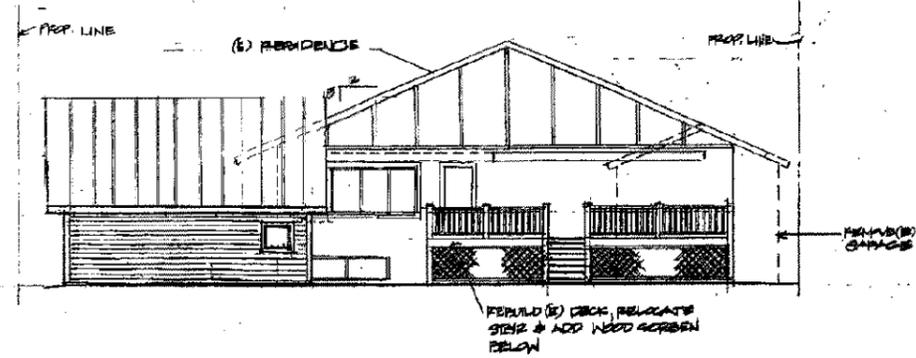
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1/4"=1'-0"



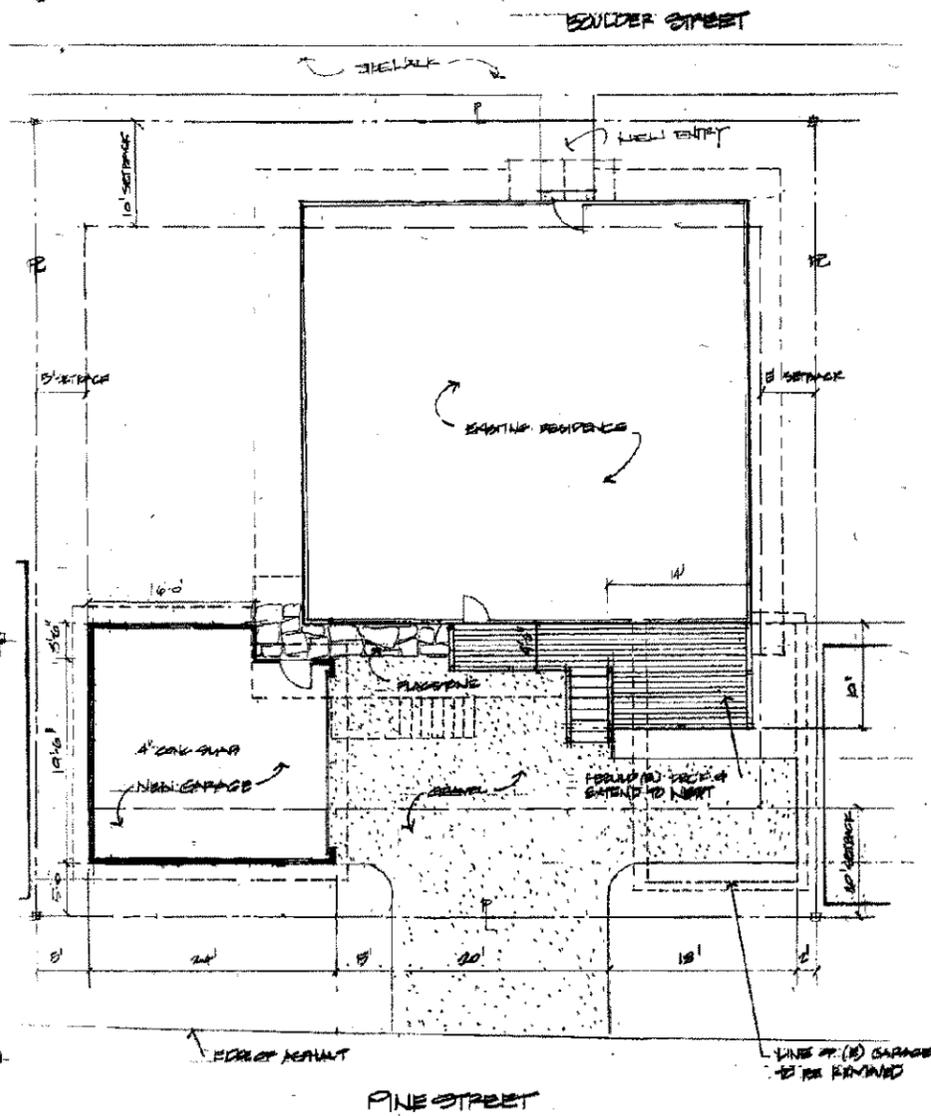
NORTHEAST ELEVATION
1/4"=1'-0"



SOUTHWEST ELEVATION
1/4"=1'-0"



NORTHWEST SITE ELEVATION



SITE PLAN
1/8"=1'-0"

Seegerberg Mayhew
& Associates Architects
P.C.-A.I.A.

ARCHITECTURE,
PLANNING, INTERIORS

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Denver, CO 80202
Tel: 303.623.2252
Fax: 303.623.2252
url@smayhew.com
www.smayhew.com

BRODIN GARAGE
MINTURN, COLORADO

Revisions:
2/19/12

Drawing Title:

Date: 7/2/08

Project No: 080808

Drawn by: JL

Checked by:

Sheet: