

Public Notice: a variance application has been submitted for 175 Williams Street, Minturn, CO.

A parking variance is being requested in order to rent additional parking from the Town of Minturn at the Town parking lot.

Date of Review: Planning Commission October 14, 2015 at 6:30 pm

Town Council: October 21, 2015 at 6:30 pm

At Minturn Town Council Chambers, 302 Pine Street, Minturn, CO 81645



LAND DEVELOPMENT APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 302 Pine Street
Minturn, Colorado 81645-0309

Phone: 970-827-5645 Fax: 970-827-4262 Email: planner@minturn.org

APPLICANT: NANCY RICHARDS RYAN RICHARDS	ADDRESS: 911 West Beaver Creele Blvd #C-7 P.O. Box 1496 Avon, CO 81620 PHONE: 970-393-5103 FAX: EMAIL: nancyrichards730@gmail.com	SIGNATURE: Nancy Richards Ryan Richards NAME: THE BUNKHOUSE TITLE: Owners/operator
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OWNER(S) OF RECORD:	ADDRESS:	SIGNATURE:
	PHONE:	NAME:
	FAX:	
	EMAIL:	TITLE:

DEVELOPER:	ADDRESS:	CONTACT PERSON:
	PHONE:	
	FAX:	
	EMAIL:	

ENGINEERING FIRM:	ADDRESS:	CONTACT PERSON:
	PHONE:	
	FAX:	
	EMAIL:	

Presubmittal Date	9-22-2015	Presubmittal Planner:	HAWKINSON
Parcel ID Number	210326323001	<small>(Example: 210326325001) from your full card printout</small>	
Address or Intersection	175 Williams St. Minturn, CO 81645		
Brief Legal Description	Short term Lodging		
Subdivision Name & Filing #	N/A		
Project Description	Boutique Hostel		

	Existing	Proposed:
Zoning:	OLD TOWN MIXED USE	↓ SAME
Land Use:	-	
Total Acres:	~115 ACRES	
F.A.R./Density:	NA	
Project Name:	THE BUNKHOUSE	
Related Case #'s:	N/A	

CASE TYPE			
<input type="checkbox"/> PUD CDP: Concept Dev. Plan	<input type="checkbox"/> PP: Prelim. Subdivision Plat	<input type="checkbox"/> DRB - P: Des. Rev. Bd. Prelim	<input type="checkbox"/> A-FP: Fence Permit
<input type="checkbox"/> PUD PDP: Prelim. Dev. Plan	<input type="checkbox"/> FP: Final Subdivision Plat	<input type="checkbox"/> DRB - F: Des. Rev. Bd. Final	<input type="checkbox"/> A-MOD: Modification/Add
<input type="checkbox"/> PUD FDP: Final Dev. Plan	<input checked="" type="checkbox"/> MS: Minor Subdivision	<input type="checkbox"/> ADM: Admin. Des. Review	<input type="checkbox"/> A-MIN: Minor Ext. Mod.
<input type="checkbox"/> PUD ASP: Admin. Site Plan	<input type="checkbox"/> ASR: Admin. Subdivision Replat	<input type="checkbox"/> A-SIGN: Admin. Sign Review	<input type="checkbox"/> ANNEX: Annexation
<input type="checkbox"/> PUD FDP A: Amendment	<input type="checkbox"/> V: Vacation of Easement	<input type="checkbox"/> A-DIG: Admin. Dig Permit	<input type="checkbox"/> TU: Temporary Use
<input type="checkbox"/> LU-V: Land Use - Variance	<input type="checkbox"/> R.O.W. Vacation	<input type="checkbox"/> A-DEMO: Admin. Demo Per.	<input type="checkbox"/> CU: Conditional Use
<input type="checkbox"/> NU-V: Non Use - Variance	<input type="checkbox"/> REZ-Rezoning - Straight Zoned	<input type="checkbox"/> A-LTD: Admin. Limited Use	<input type="checkbox"/> APPLS: Appeals

This section for OFFICE USE ONLY			
Case No:	Case Mgr.	Case Eng.	
Fees Paid: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N \$ 250.00	Dates Referred Out:		
Dates to be Returned:	Planning Comm Date:		

This development application shall be accompanied with the applicable fee and shall not be considered valid until the total application fee is received. Submittal of this application does not mean you will receive automatic approval, nor does it establish a vested property right in accordance with C.R.S. 24-68-105(1). Further processing and review of this application may require additional information, and/or meetings, as outlined in the Town of Minturn Zoning and Development Code



VARIANCE APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

302 Pine Street – PO Box 309

Minturn, CO 81645

(p) 970-827-5645

(f) 970-827-5545

Applicant: Nancy + Ryan Richard	Address of: 175 Williams St.
Signature: [Handwritten Signature]	Requested Variance: Additional Parking at town
Property Owner (if different from applicant): (an affidavit of authorization must be included)	(name) Nelson Avenue Family Partners parking LLC
	(signature) See Affidavit

Please respond to the following questions regarding the variance request (attach additional sheets if necessary)

Please describe the nature of the requested variance:

- Addition Parking @ Town Lot (MISS MARKET TRAFFIC)
 *MINTURN MARKET: CHECK OUT IS AT 10:00 - CHECK-IN IS AT 3:00
 2 OUTSIDE - EXISTING - CHECK-IN PARKING - 1 ADA PARKING
 2 UNDERGROUND - FOR STAFF PARKING

Are there 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? (if yes, please elaborate)

- Property lacks adequate parking for the needs of our overnight guests. Our business requires access to 17 spaces 24 hours a day.

Do the exceptional or extraordinary circumstances of the site create a situation in which the strict, literal interpretation and enforcement of the specified regulation result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the zoning code? (if yes, please elaborate)

We do not wish to occupy the already limited on-street parking of old town Minturn.

The Planning Commission and Town Council are required to 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 the zoning code;
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 the zoning code;
4. There is no substantial impairment to the public that would result from the granting of the variance

Town Use Only

Date received 9-22-2015	Planner [Handwritten Signature]
Fee Paid \$700.00	Signature [Handwritten Signature]

PROPERTY OWNER AUTHORIZATION AFFIDAVIT

OWNER OF RECORD INFORMATION:

BUSINESS NAME:
Nelson Avenue Family Partners, LLC

CONTACT NAME:
Tom Pribil

MAILING ADDRESS:
8990 West Dodge Road, Suite 225

CITY: STATE: ZIP:
Omaha, NE 68114

PHONE: 402-393-5550

EMAIL: lakinent@hotmail.com

APPLICANT INFORMATION:

BUSINESS NAME: The Bunkhouse

CONTACT NAME: Nancy and Ryan Richards

MAILING ADDRESS: PO Box 1496

CITY: STATE: ZIP: Avon, CO 81620

PHONE: 970-393-9003

EMAIL: nancyrichards73@gmail.com

PROPERTY/SITE INFORMATION:

PROJECT NAME: The Molly G. Building

SITE ADDRESS: 175 Williams Street, Minturn, CO 81645

COUNTY PROPERTY APPRAISER TAX PARCEL ID NUMBER(S): #210326323001

NOTARIZATION:

STATE OF Nebraska
COUNTY OF Douglas

I, Charles E. Lakin BEING DULY SWORN DECLARE I AM THE OWNER OF THE
PROPERTY (see note below)

(PRINT OWNER NAME)

IDENTIFIED ABOVE AND HEREBY AUTHORIZE THE ABOVE STATED APPLICANT TO APPLY TO THE
TOWN OF MINTURN FOR A PARKING VARIANCE FOR THE MOLLY G. BUILDING.

PROPERTY OWNER'S SIGNATURE

Charles E. Lakin

SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME THIS 11 DAY OF Sept, 2015,
BY Charles E. Lakin, WHO DID NOT TAKE AN OATH.

PERSONALLY KNOWN OR; PRODUCED IDENTIFICATION / TYPE OF ID
PRODUCED NE Drivers License

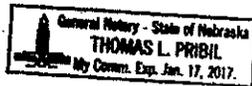
MY COMMISSION EXPIRES: January 17, 2017

NOTARY PUBLIC SIGNATURE:

Thomas L. Pribil

PRINT NAME: Thomas L. Pribil

Notary Seal



NOTE: Charles E. Lakin is the sole member/owner of
Nelson Avenue Family Partners LLC, the title
holder of the subject property.

11 September 2015

Attention: To whom it may concern

Dear Sir/ Madam

RE: Parking Variance for the Molly G Building – Letter of Intent

It is our intention to request permission to sublease 17 parking spaces from the Town of Minturn in the dirt parking lot across from the Turntable. The Town is currently leasing this lot from Union Pacific Railroad. We would use these spaces year round to provide ample parking for the staff and overnight guests of The Bunkhouse hostel located in The Molly G Building, 175 Williams St. Minturn CO, 81645. This lot is currently used as a parking lot so no changes would need to be made to the land, with the exception of the addition of customized parking signs.

Handwritten signatures of Ryan Richards and Nancy Richards. The signature of Ryan Richards is on top, and the signature of Nancy Richards is below it.

Nancy and Ryan Richards

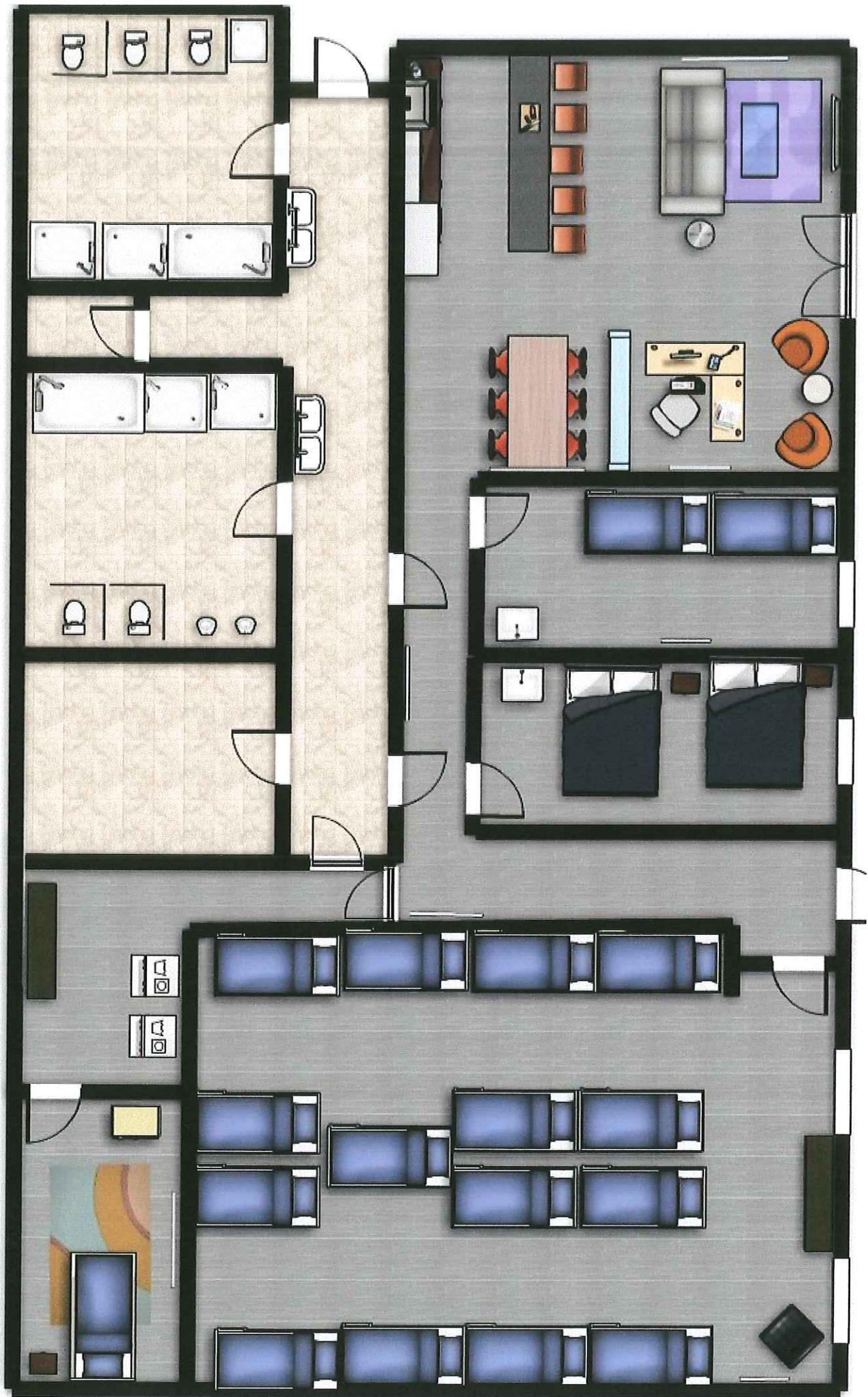
Owners/Operators of The Bunkhouse



Shelf w/ outlets

Racks for
Ski or Snowboard

Add Lockers



The Bunkhouse Parking Information, Policy, and Procedures

1. The Bunkhouse will provide two short term parking spaces in the front of the building for guest check-in and check-out process.
2. All guests shall provide license plate numbers upon check-in and receive a Bunkhouse parking permit to be displayed on rear view mirror. This permit shall indicate dates of lodging.
3. All guests shall be instructed to park in the dirt lot on the edge of town, and that on street parking is not permitted. This information will be clearly indicated on our website and reiterated upon check-in.
4. Check-in and check-out spaces in the front of the building will be unavailable for use during the 13 Saturdays of the Minturn Market, and any Winter Markets as they occur. These dates will be clearly indicated on The Bunkhouse website, and discussed during guest check-in and check-out procedure.
5. During the Summer months we expect to run about a 50% occupancy resulting in 6 to 7 cars in designated lot. If The Bunkhouse were to be at full occupancy during winter months, we expected approximately 12 to 13 cars in shared lot.
6. These numbers and occupancy estimates were taken from a 2013 tourism study done by Longwoods International for the Colorado Tourism Office. Their findings conclude the average overnight leisure party to consist of 3.2 people, and the average overnight ski party is 3.7 people.
7. The Bunkhouse staff will park in the two designated spaces in the Molly G. garage.
8. All of these facts, policies, and procedures have been reviewed and approved by Michelle Metteer, organizer of the Minturn Market to insure no conflicts of interests.

Noise Policy and Disruption Procedure

The Bunkhouse, boutique hostel and suites is committed to providing a safe, non-disruptive, and sustainable model for our guests, local community, and neighbors. It is our priority to emulate a professional business model that promotes a healthy image in the community; noise compliance is a primary concern for our stewardship within our community. The following model details our commitment to noise protection.

1. The Bunkhouse employs a year round staff who lives on property. Included in this model is 24 hour staffing to ensure the following policy is strictly enforced.
2. We maintain that a reasonable level of noise compliance should be maintained.
 - a. The common areas including but not limited to; the kitchen, living space, lounge area, restrooms, and check-in area will maintain quiet hours after 11pm, 7 days per week. The bunkrooms and private suites will maintain quiet hours after 10pm, 7 days per week. Guest use of the deck area closes at 9pm.
 - b. 7am will commence an increase in traffic through the Bunkhouse as guests prepare for activities that mountain travelers enjoy; a reasonable increase in noise will be expected.
3. Loud, disruptive behavior is strictly prohibited regardless of the time of day. Any patron who actively disrupts the community based on noise will be given a friendly warning to cease activity; if the disruption continues, the guest will be asked to leave the Bunkhouse without a refund.
4. Disorderly conduct shall be addressed by no less than two staff. The Eagle County Sherriff Officers shall be called to assist with the removal of any guest who is unable to comply with The Bunkhouse Noise Policy.