



Design Review Planner Report

7/11/2016

J Hawkinson, Planning Director

Town of Minturn
302 Pine Street
Minturn, Colorado
81654
970-827-5645

APPLICANT: Adam Ostmeyer
CONTRACTOR: South Fork Builders - Eagle, CO 970-443-9427

REQUEST: New residential construction of a duplex

PLANNER RECOMMENDATION: Approve Application

LOCATION: 1131 & 1133 Main Street, Minturn, CO

DATE SUBMITTED: July 1, 2016

ZONING: Residential - South Minturn Character Area

PUBLIC NOTICE: Agenda posted at Town Hall and on website

SITE & BUILDING ANALYSIS:

BUILDING HEIGHT: Maximum Allowed: 28' at mid-roof line Actual: 27'6" at mid-roof line as per natural grade

LOT AREA: 1131 Main - 4170 sq ft 1133 Main - 4206 sq ft

50% MAXIMUM BUILDING LOT COVERAGE: 2,000 SQ FT
 Site Coverage: 1131 Main - 2,085 sq ft 1133 Main - 2,103 sq ft
 Total Site Coverage: 33% - 1,372sq ft -31% 1,293 sq ft

50% MAXIMUM IMPERVIOUS SURFACE COVERAGE:
 1131 Main - 2,085 SQ FT - Actual: 47% 1,942 sq ft
 1133 Main - 2103 sq ft - Actual: 50% 2,103 sq ft

SETBACKS: Meets required setbacks: 20' front 5' side yards 10' rear yards

TOTAL BEDROOMS: 1131 Main - 4 bedrooms 1133 Main - 3 bedrooms

PARKING SPACES: 1131 Main - Required: 4 spaces Actual: 4 spaces
 1133 Main - Required:

SNOW STORAGE: Required: 29 & 42 sq ft Actual: 29 & 42 sq ft

LANDSCAPING REQUIREMENTS: meets 5 trees required

ROOF: "cold-roof" design so snow clips not needed - does not shed



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: 970-827-5545

Email: planner@minturn.org

APPLICANT:		ADDRESS:		SIGNATURE: <i>Adam Ostmeier</i>	
1131 MAIN STREET, LLC		PO BOX 5755			
		EAGLE, CO 81631		NAME: ADAM OSTMEYER	
		PHONE: 970-443-9427	FAX:		
		EMAIL: ADAM@SOUTHFORKBUILDERS.NET		TITLE: MANAGER OF MANAGER	
OWNER(S) OF RECORD:		ADDRESS:		SIGNATURE: <i>Adam Ostmeier</i>	
1131 MAIN STREET, LLC		PO BOX 5755			
		EAGLE, CO 81631		NAME: ADAM OSTMEYER	
		PHONE: 970-443-9427	FAX:		
		EMAIL: ADAM@SOUTHFORKBUILDERS.NET		TITLE: MANAGER OF MANAGER	
DEVELOPER:		ADDRESS:		CONTACT PERSON:	
1131 MAIN STREET, LLC		PO BOX 5755			
		EAGLE, CO 81631		ADAM OSTMEYER	
		PHONE: 970-443-9427	FAX:		
		EMAIL: ADAM@SOUTHFORKBUILDERS.NET			
ENGINEERING FIRM:		ADDRESS:		CONTACT PERSON:	
KL&A, INC.		215 N 12TH STREET, UNIT E		DAN DOHERTY	
		CARBONDALE, CO 81623			
		PHONE: 970-927-5174	FAX:		
		EMAIL: DDOHERTY@KLAA.COM			
Presubmittal Date		6/10/16	Presubmittal Planner: JANET HAWKINSON		
Parcel ID Number		(Example: 210326325001) from your full card printout			
Address or Intersection		1131 MAIN STREET			
Brief Legal Description		LOT 23-B			
Subdivision Name & Filing #		SOUTH MINTURN ADDITION			
Project Description		DUPLEX			
	Existing		Proposed:		
Zoning:	RESIDENTIAL		RESIDENTIAL		
Land Use:					
Total Acres:	0.1913		0.1913		
F.A.R./Density:					
Project Name:			MINTURN DUPLEX		
Related Case #'s:					
CASE TYPE					
PUD CDP: Concept Dev. Plan	PP: Prelim. Subdivision Plat	DRB – P: Des. Rev. Bd. Prelim	A-FP: Fence Permit		
PUD PDP: Prelim. Dev. Plan	FP: Final Subdivision Plat	DRB – F: Des. Rev. Bd. Final	A-MOD: Modification/Add		
PUD FDP: Final Dev. Plan	MS: Minor Subdivision	ADM: Admin. Des. Review	A-MIN: Minor Ext. Mod.		
PUD ASP: Admin. Site Plan	ASR: Admin. Subdivision Replat	A-SIGN: Admin. Sign Review	ANNEX: Annexation		
PUD FDP A: Amendment	V: Vacation of Easement	A-DIG: Admin. Dig Permit	TU: Temporary Use		
LU-V: Land Use – Variance	R.O.W. Vacation	A-DEMO: Admin. Demo Per.	CU: Conditional Use		
NU –V: Non Use – Variance	REZ -Rezoning –Straight Zoned	A-LTD: Admin. Limited Use	APPLS: Appeals		
This section for OFFICE USE ONLY					
Case No:	Case Mgr.	Case Eng.			
Fees Paid	Y	N	\$	Dates Referred Out	
Dates to be Returned		Planning Comm Date:			
<p>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</p>					

**Town of Minturn
Planning & Zoning Department**

July 1, 2016

This letter shall serve as my letter of intent to construct a new duplex residence at 1131 Main Street in Minturn, Colorado. Attached to this letter, you will find the following:

- Land Development Application Form
- Application Fee
- Building Plans and Elevations
- ILC
- Site Plan



Relevant Background

The property was purchased from Gore Creek Enterprises in May, 2016. The background of the property is not apparent to me at this time. It is apparent, however that the previous owner had approved plans for a similar duplex residence and at one time, the site served as the home for a small structure that has since been demolished.

Current Status of the Site

The site is currently an open lot bordered by Highway 24 on the North side, single family residences on the East and West and by USFS property on the South. There are no known easements or dedicated tracts that I am aware of.

Proposed Use

I am proposing to subdivide the existing lot and construct a duplex residence consisting of (2) single family homes. Each home will be approximately 2600 square feet with 3 bedrooms and 3-1/2 bathrooms. One of the units will contain an Accessory Dwelling Unit that is approximately 470 square feet. The site is a part of the Residential Zone in the South Town Character Area. Current zoning dictates that a Duplex is a use by right and an Accessory Dwelling Unit is a limited use.

The new duplex massing is that of a simple gable form with additive features. The overall aesthetic of the structure is meant to complement the character of the Town of Minturn. The overall style is a nod to the ranching and mining history of the Western Slope. Gable and shed roof forms are prevalent throughout this neighborhood. Simple, clean materials will be used which will include primarily reclaimed wood siding in various patterns and a limited use of steel panels and stucco.

The site will utilize the existing North to South down slope. The homes will be taller at the rear, or South elevation. Adequate parking will be provided and the landscaping will be designed to be of a drought tolerant, native nature.

I look forward to working with the Town of Minturn.

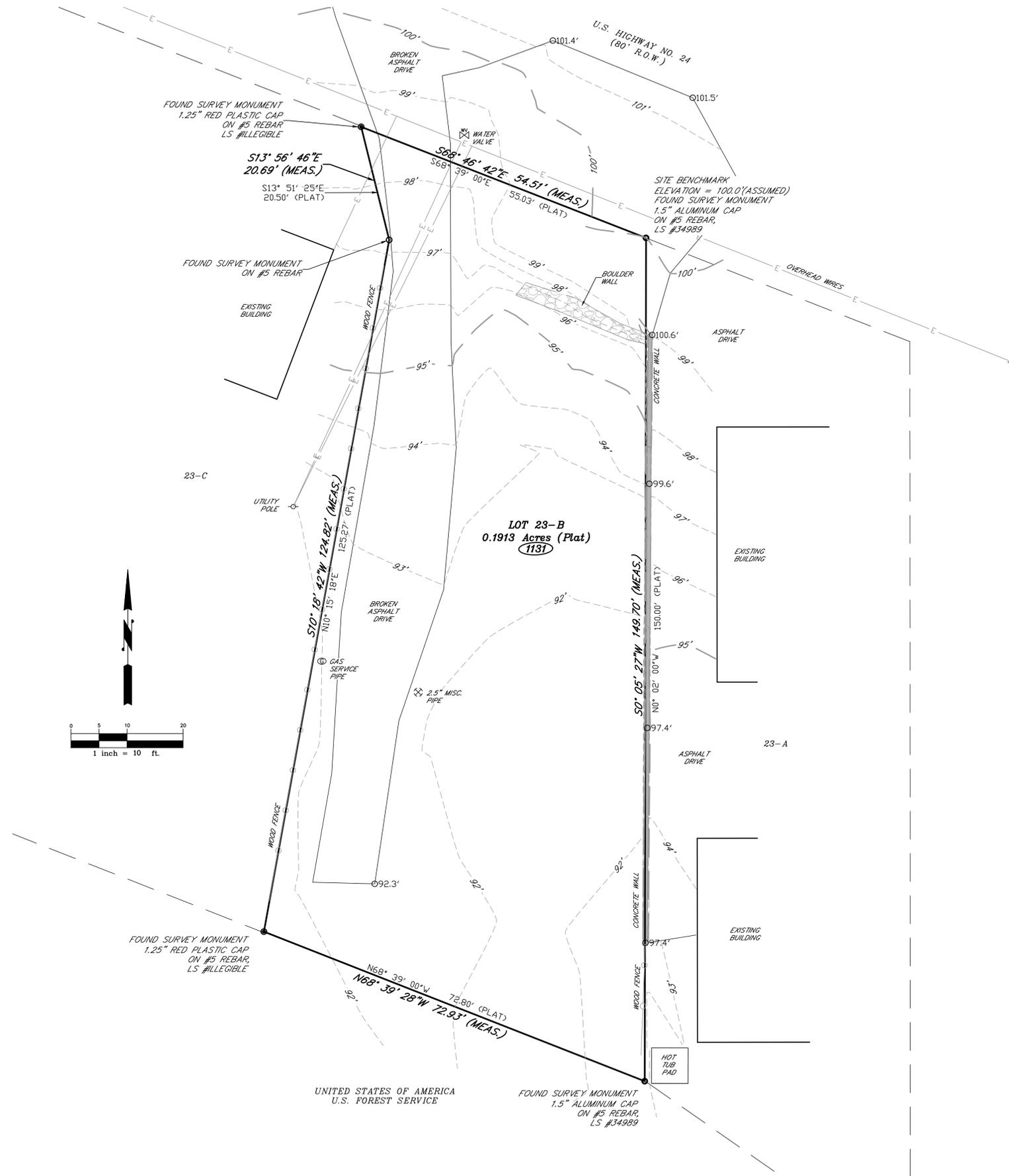
Sincerely,

A handwritten signature in black ink that reads "Adam Ostmeier". The signature is written in a cursive, slightly slanted style.

Adam Ostmeier

TOPOGRAPHIC SURVEY

Lot 23-B, a Resubdivision of Lot 23 South Minturn Addition Town of Minturn County of Eagle, State of Colorado



DESCRIPTION:

LOT 23-B, A RESUBDIVISION OF LOT 23, SOUTH MINTURN ADDITION, according to the plat recorded on May 13, 1993, in Book 608, Page 833, as Reception No. 504914, at the Office of the Clerk and Recorder, County of Eagle, State of Colorado.

NOTES:

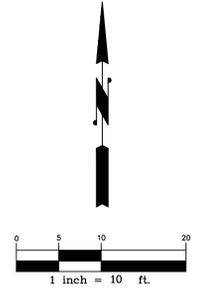
- 1) DATE OF SURVEY: May 9, 2016
- 2) STREET ADDRESS: 1131 Main Street (Not Posted)
- 3) BENCHMARK: top of 1.5" Aluminum Cap found (Assumed Elevation) = 100.0' as shown hereon.
- 4) 1' Contours shown hereon.
- 5) Location of improvements and lot lines are based upon the above-referenced Final Plat and Survey Monuments found at the time of this survey as shown hereon as well as Title Commitment File No. 01330-77507, provided by Stewart Title Guaranty Company, effective date of March 29, 2016. This Survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property.
- 6) The Platted boundary does not close.
- 7) This Lot may be subject to additional setback requirements.
- 8) This is not a monumented survey, Land Survey Plat, Condominium Map 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.
- 9) Notice: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover 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.

CERTIFICATION

I, Randall P. Kipp, 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.



Randall P. Kipp P.L.S. No. 38079
Colorado Professional
Land Surveyor



Topographic Survey LOT 23-B, a Resubdivision Lot 23, South Minturn Addition Town of Minturn, County of Eagle, Colorado		KIPP LAND SURVEYING RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com
JOB NO.: 16125	DATE: 05-13-2016	
SHEET 1 OF 1	DWG NAME: 16125-Lot23B-SMA	

