



Agenda

MEETING OF THE MINTURN PLANNING COMMISSION

Minturn Town Center, 302 Pine Street
Minturn, CO 81645 • (970) 827-5645

Wednesday, August 10, 2016

Regular Session – 6:30 pm

PLANNING COMMISSION:

Lynn Teach – Chair

Jeff Armistead

Bobby Head

Brad Bickerton

Greg Gastineau

Planning Director – Janet Hawkinson

When addressing the Planning Commission, please state your name and your address for the record prior to providing your comments. Please address the Planning Commission as a whole. All supporting documents are available for public review in the Town Offices – located at 302 Pine Street, Minturn CO 81645 – during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

Regular Session – 6:30pm

1. Call to Order

- Roll Call
- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

3. Approval of Minutes

- July 27, 2016

4. Public Comments

items which are not on the agenda - 5 minute time per person)

PLAN REVIEW

5. Minturn Recreation:

- Epic Promise Day September 17, 2016 at 9:00 am – construction of the 'Mini Mile Trail' in Minturn
- Adopt a Trail Program Update

DESIGN REVIEW

6. 947 Main Street – PUD Concept Review

PLANNING PROJECTS

Zoning: 100 Block Character Area Zoning Code Addition: includes new character area, design character and zoning code development



Official Minutes

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Minturn, CO 81645 • (970) 827-5645

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These minutes are formally submitted to the Town of Minturn Planning Commission for approval as the official written record of the proceedings at the identified Planning Commission Meeting. Additionally, all Commission meetings are tape-recorded and are available to the public for listening at the Town Center Offices from 8:30am – 2:00 pm, Monday through Friday, by contacting the Town Clerk at 970/827-5645 302 Pine St. Minturn, CO 81645

Regular Session – 6:30pm

1. Call to Order

The meeting was called to order by Lynn T. at 6.42pm.

- Roll Call

Those present included: Chair Lynn Teach, Commission members Bobby Head, Jeff Armistead and Greg Gastineau. Staff: Janet Hawkinson, Planner and Jenny Lowe Court Clerk. Note: Brad Bickerton was excused absent.

- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

Motion by Greg G., second by Jeff A. to approve the agenda as presented. Motion passed (4-0). Note: Brad Bickerton was excused absent.

3. Approval of Minutes

- July 13, 2016

Motion by Greg G., second by Bobby H. to approve the minutes with corrections specified. Motion passed (3-0). Note: Brad Bickerton was excused absent, Jeff Armistead was not present for July 13 meeting.

DESIGN REVIEW

5. Conditional Use Permit: 107 Williams Street, Minturn, CO 81645

Note: Lynn T. excused herself, due to possible conflicts of interest with the permit.

Janet H. presented a map of the street lots, explaining the project of turning the property at 107 Williams St. into a Vacation rental by owner (VRBO). Which arises to a parking issue (picture of patio displayed) since the parking spaces are owned by Minturn Realty. Janet H. presented 3 options for the parking of the VRBO. The owner wants to rent 4 spots from the Minturn municipal lot. The Town owns 96 spaces in order to support and encourage local businesses.

Mrs. Morgan McLaughlin, daughter of owners, 585 Via Corona CA., is a member of the board of directors of the Minturn Realty and also a shareholder. She indicated that they agree with Option 1 as the best solution, paying for the 4 parking spots. She described the actual occupancy status of the house. Stated her parents don't live full time in town anymore, therefore in order to maintain the property they will rent as VRBO.

Greg G. inquired where do current tenants park now and how many bedrooms are there in the house.

Mrs. McLaughlin clarified there is only 1 room upstairs and previous guests parked where the wine barrels are presently or next to it and on Minturn Realty property. The Code requires one parking space per bedroom, so according to their footage they would need 3 spaces for the downstairs and 1 for the upper level.

Planning commission asked if there can be a specific spot designated to the Vrbo that would need to be renewed every year. The property needs 4 parking spaces regardless.

Bobby H. questioned what would happened if the business license changes from a general retail shop to a restaurant or hotel.

Janet H. clarified they would just need to change the type of license to operate and parking would need to be reviewed in terms of tables and use.

Motion to approve the Conditional use permit to change the property at 107 Williams St. from a private residence to a VRBO, with the stipulation that the owners get a lease agreement for 4 parking spaces with the Municipal lot. In addition that a parking sign is hanged on a visible place by the building entryway, stating users of the unit can park at the Municipal lot and all guests and employees must park in the Municipal parking lot.

First by Greg G., second by Jeff A. to approve the Conditional Use permit. Motion passed (3-0).

Note: Brad Bickerton was excused absent. Lynn T. excused herself from this permit approval.

PROJECTS

6. Zoning: Work session- 100 Block Character Area Zoning code. Addition: includes new character area, design character and zoning code development.

100 block steel wall: Janet H. presented Façades for the Main entrance, to protect the corner of Magustos deck.

Planning commission agreed that movement on steel art looks too contemporary and flashy for the character of Minturn. That seeks a much rustic and rural appearance. Although they liked the idea of movement on a steel wall, adding some element to it, they believe it is too striking and will be a distraction for drivers coming around the corner.

Commission opted for contacting recycling artists and welders, who can provide railroad tracks cut in half or mining carts, while keeping the “country” look of Town.

Planning commission directed staff to move forward with design guidelines and a text amendment and have a resolution for the 28’ height building proposed, width and front setbacks for the 100 Main St. To make appropriate changes to the Zone Code, by the next Planning Commission meeting on August 10.

7. Next Meeting – August 10, 2016

8. Adjournment

Motion by Greg G., second by Jeff A. to adjourn the meeting at 8.40pm. Motion passed (4-0).
Note: Brad Bickerton was excused absent.

Lynn Teach, Chairperson

Janet Hawkinson, Town Planner



Design Review
Planner Report
8/10/2016

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

J Hawkinson, Planning Director

APPLICANT: Gregory Sparhawk
ARCHITECT: GPS Designs Architecture
REQUEST: PUD Concept Review

LOCATION: 947 Highway 24, Minturn, CO

DATE SUBMITTED: July 1, 2016

ZONING: Commercial - South Minturn Character Area
PUBLIC NOTICE: Agenda posted at Town Hall and on website - certified letters

This application was submitted as a PUD: Planning Director comments in blue

Sec. 16-15-60. - Procedure.

Overview of development review. An applicant proposing to establish a PUD shall obtain approval for a concept plan, preliminary plan and final plan for the PUD pursuant to the procedures and standards of this Article;

Sec. 16-15-100. - Preapplication conference
the applicant and planning director had a preapplication conference

Sec. 16-15-110. - Concept plan submission
submitted on July 1,2016 - staff review, see attachment - schedule PUD upon final completion of application and staff review and proper notification per code.

ARTICLE 15 - Planned Unit Development Overlay Zone District

Sec. 16-15-10. - Purpose and general provisions.

(a) The purpose of the Planned Unit Development (PUD) Overlay Zone District is to allow flexibility for land-owners to creatively plan for the overall development of their land and to achieve the purpose and objectives of this Code and the Community Plan. An applicant for a PUD must demonstrate that departure from existing ordinances is warranted and that the proposed PUD significantly contributes to the following:

(b) The proposed PUD is consistent with the Community Plan and the character of the Town and:

- (1) Provides for new technology and promotes innovative and efficient land use patterns;
utilizes efficient land use patterns with shared road and parking areas - new technology of grass pavers for snow storage area, more green space over asphalt or concrete
- (2) Permits the integration of land uses and contributes to trails and pedestrian circulation;
trails on plan contributes to acces to national forest behind lot - this can be a safety hazard for home owners if trails within 15' of window.

- (3) Preserves valued environments and natural resources and achieves a more desirable environment;
development on an existing commercial site - compact in town, not urban sprawl
- (4) Maintains or improves air and water quality;
will be buying water taps, contributing to Minturns water system - air?
- (5) Provides for a wide range of housing opportunities;
meets the community plan goal for creating housing opportunities for middle class - local workers
- (6) Improves the overall design character and quality of new development;
the design character would be enhanced if the structures could vary in style, instead of the same repetitive home, more of a suburban design - it would match Minturns eclectic style with varying architectural features on the different homes
- (7) Permits the integration rather than separation of uses, so that necessary facilities are conveniently located in relation to each other;
not enough snow storage designated on site as designed, public works will request water lines and taps together. The parking spaces are aligned - allowing more open space in back of homes and between neighboring lots.
- (8) Establishes land use patterns that promote and expand opportunities for public transportation and trails and for safe, efficient, compact street and utility networks that lower development and maintenance costs and conserve energy;
all residents will be able to access public transportation on hwy 24 - trail exist from hwy 24 to forest service land behind property, the main street is narrower than traditional 24' wide street
- (9) Preserves valued environmental, historic or mineral resource lands and avoids development in natural hazard areas;
developing a commercial, storage site, no new disruption to open space or lands
- (10) Maintains and enhances surface and ground water quality and quantity;
the use of pervious pavers assists in ground water quality and filtration
- (11) Provides applicants the opportunity to contribute to the Town's multi-use trail system; to provide and maintain access to public lands and rivers;
yes, however, the shown trails might need to move or re-designed for safety.
- (12) Establishes incentives for applicants to encourage the provision of long-term affordable housing; and
the suggested price point for these homes does encourage long-term affordable housing - can the price be lower? can 1-2 units be deed restricted with Eagle County assistants?
- (13) Is consistent with the purposes and goals of the Community Plan and these Land Use Regulations.
The concept plan is meeting the community plan goal of creating affordable housing for professional employees in the area - working to keep Minturn a working, living town versus being gentrified into a second recreational housing community. The project is higher density than the standard in the land use regulations. However, this is to create local housing and meet land costs. The PUD Concept plan needs to address guest parking, more snow storage for individual lots, show where the trails lead and connect off site of the property, is it possible to add additional styles of housing instead of the one pattern. Create more of a unique, eclectic street instead of suburbia one design house.

Sec. 16-15-120. - Concept Development Plan, Planning Commission review.

(a) The Planning Commission shall conduct a regular Planning Commission meeting on a concept plan application for a PUD. At a regular Planning Commission meeting, the Planning Commission shall consider the application, the relevant support materials and the findings of the Town staff and other agencies. The Planning Commission may confer with the applicant on changes deemed advisable and the kind and extent of such changes, and request staff input. In reviewing the plan, the Planning Commission shall make findings on the following evaluation criteria before making a recommendation to the Planning Director on whether the applicant should proceed to the preliminary plan application.

(b) Concept development plan evaluation criteria:

- (1) There are objectives of the Community Plan or special physical conditions or objectives of development which the proposal will satisfy to warrant a departure from the standard regulation requirements.
- (2) The resulting development will be consistent with the Community Plan and the proposed PUD reflects the character of the Town.
- (3) The area around the development can be planned to be in substantial harmony with the proposed PUD.
- (4) The adjacent and nearby neighborhoods will not be detrimentally affected by the proposed PUD.
- (5) The mass and scale of individual buildings and the overall density of the PUD shall be consistent in scale and character to avoid abrupt and/or severe differences with the surrounding area.
- (6) The PUD can be completed within a reasonable period of time, which shall be determined prior to final approval of the PUD.
- (7) The PUD provides for the appropriate treatment of the Eagle River corridor as a community recreational amenity and focal point.
- (8) The PUD has easy access to recreational amenities.
- (9) Any increase in density proposed above what is permitted in the underlying zone or Character Area shall be mitigated by increasing the land dedications to open space, recreational amenities or other public facilities or services.
- (10) Any proposed commercial or industrial development can be justified.
- (11) Residential density and intensity of other uses shall be limited as required by the Town Council, upon consideration of the Community Plan, the Official Zone District Map and the specific characteristics of the subject land.
- (12) A finding on the preliminary environmental assessment and a recommendation on the requirement to submit an environmental impact report with the preliminary plan.
- (13) A finding on the extent to which the proposed PUD addresses a demonstrated community need.



Town of Minturn
302 Pine Street
PO Box 309
Minturn, CO 81645
Office: 970-827-5645

PROJECT TRACKING FORM

NAME OF PROJECT & ADDRESS:

CONCEPT PLAN - 947 MAIN STREET

APPLICATION SUBMITTED ON: July 11, 2016

PROJECT: PUD residential development

ZONING: presently commercial change to residential

TOWN MANAGER: INITIAL DATE RECEIVED 8/1/2016

COMMENTS: *is there adequate snow storage provided
*is this truly a Forest Service trail head? Has Forest Service approved?
*are flat roofs over garages a good architectural style – is it to preserve views from second story windows?

TOWN PUBLIC WORKS: INITIAL DATE RECEIVED 8/1/2016

COMMENTS: town hydrant off hwy 24 – has to be moved or designed around - *water line needs shut off gate valve going into property
*each home needs their own curb stop *each side of duplex needs curb stop and all in line with each other *all curb stops must Have extensions up to the surface *all snow must be kept on property – including private road, can't be pushed onto hwy 24 right of way
*research to see if need a hydrant at the end of the subdivision road

TOWN TREASURER: INITIAL DATE RECEIVED 8/1/2016

The property currently has 11 taps - additional taps need purchased for each unit

ERWSD: INITIAL DATE RECEIVED 8/5/2016

COMMENTS: Please contact during design phase:

Cindy Marquez
Customer Service
Eagle River Water & Sanitation District
Customer Service: 970-477-5451
846 Forest Road, Vail, CO 81657
<http://www.erwsd.org>
Clean Water. Quality Life.™



Developer
GPS Designs llc
301 Boulder St, #333
Minturn, CO 81645
888 486 2001
Gregory Sparhawk, aia

Cover Sheet

- A.01 Project Overview
- A.02 Current Alta Survey
- A.03 Topographic Site
- A.04 Vicinity Map
- A.05 Site Photos
- A.06 Site Plan
- A.07 Adjacent Properties
- A.08 Development Plan & Phasing
- A.09 Utility & Emergency Services Plan
- A.10 Impervious Area
- A.11 Economic & Fiscal Analysis
- A.12 Architectural Plan
- A.13 Architectural Elevations
- A.14 Color Schemes
- A.15 Perspectives

Minturn Turn PUD Concept Submittal Package

947 Main Street . Minturn . Colorado . 81645

The Development Overview

The proposed project is located at 947 Main Street, also known as the Quintana property. The site currently contains a single family home, nine trailer homes and a large amount of debris and various vehicles and company supplies. The parcel is 1.15 Acres in size, but this PUD includes a small out parcel (2,476sf) which is moving toward inclusion through a quiet title claim. The site currently has 11 water taps. The existing site is roughly 90% impervious with either asphalt or structures taking the space. The parcel is neighbored on the northwest with a single owner with an old cabin along Main Street and an occupied residence deeper on the property. To the southeast there is a residence along Main street, two additional homes along the property line toward the southwest and a commercial building. There are three currently undeveloped properties to the southwest, including US Forest Service public land. The site is very flat with a rockery and hill to the rear of the parcel. The land currently falls just within the border of the commercial zone within the South Town Design District.

Given the direction of the housing market in this region and the expressed need for more moderately priced homes we are proposing a development of small duplexes. While this use is allowed by-right, the code limits development to a minimum of 5,000sf per residential lot. The overall site area of this PUD equals approximately 52,359sf. With the existing site geometry and without relief from lot sizes the property would allow for a road and 8 duplexes, all pretty large in size. We are proposing 11 smaller duplexes and are seeking relief from impervious area, lot size and setback restrictions. The lot sizes will vary, but the smallest will be approximately 3,650sf and the largest approximately 5,051sf. The higher density proposed provides a total impervious area of 46.0%, not including the use of a permeable surfaces for the parking pads and the emergency vehicle turnaround. The emergency vehicle hammerhead will be done with a grasspave system that allows for sufficient access and loading, but creates green space and pervious area. The existing site impervious area is about 90%. Residents will be responsible for clearing snow on their parking area, but the main road and emergency areas will be maintained and cleared through the HOA. The grasspave area is typically plowed with the use of skids leaving it clear with the exception of a couple of inches of snow.

Vehicular access will be via a single spur road, as directed by CDOT. The units will front on a perimeter trail and green space that has two pedestrian access points off of Main Street. We are not seeking any relief from the parking requirements or the building height. The units will be for sale housing and will be initially marketed solely locally. Units range between 1,200sf and 1,300sf. We are projecting sales prices between \$440,000 and \$480,000. Each unit will have a small back patio fronting on the trail to encourage community interaction. The Trail and green space will be on a public access easement and will be maintained by a small HOA.

We are planning on developing the project in two phases. The first will begin construction in the Spring of 2017 and include five duplex buildings. The second phase will begin in the Spring of 2018 and include six duplex buildings. We will begin site clean up early in the Spring of 2017. In our PUD pre-application meeting with the town we outlined the challenges and have been given positive encouragement with our proposal.

This PUD is consistent with both the community plan and the keeps within the eclectic character of Minturn. We will be utilizing a site plan that allows for public use green space and encourages neighbor interaction, thereby strengthening the sense of community. This project reclaims a site that has been paved over and returns much of it to green space. Removing the existing impermeable surface will greatly reduce runoff from this property and will create a natural filtration stage at the sites perimeter. Housing that is being proposed for this PUD meets a much needed target in the neighborhood. These homes will be newly constructed, small two and three bedroom units.

Permit Integration of Uses:

This PUD replaces an aging residential site with a new, higher density development. It's close proximity to commercial uses and a bus stop will place more residents within walking distance to the south town commercial zone.

Efficient Land Use Patterns:

The development of this PUD provides for a public use trail that will connect to public land at the rear of the site.

Preserve Lands:

By providing slightly higher density on this infill site it effectively draws development away from greenfield development that takes forest land and open space.

Maintain Water Quality and Quantity:

The existing site is almost completely impervious, reducing this to our target greatly improves ground water quality. Using permeable surfaces will help with groundwater recharge as well as site retention.

Contribute to Trails System:

As mentioned above, the public use trail can allow for pedestrians to access the public lands at the rear of the site, while also providing for a small loop on the property itself.

Incentives for Affordable Housing:

We are proposing this project because we were told that the community needs more moderately priced housing. We will be initially marketing pre-sales exclusively to the local market.

Community Plan:

Residential duplexes are allowed by right on this site. The higher density adjacent to the commercial zone is appropriate and will help foot traffic at neighboring shops and stores.

The PUD Process

Because of the unique shape of this parcel, our option for by-right development was the creation of eight 5,000sf parcels with an access road. To make the development of the land feasible at the by-right density, the project would need to be made up of larger, much more expensive homes. We investigated the possibility of by-right, smaller homes to meet housing demand, but this does not work financially with the required site development costs, high land cost and public fees. This being a single parcel further complicates the process because CDOT is only allowing one access point onto the highway. In order to achieve the density required for smaller units, we need relief from the lot size requirements, setback restrictions and the impervious area requirements.

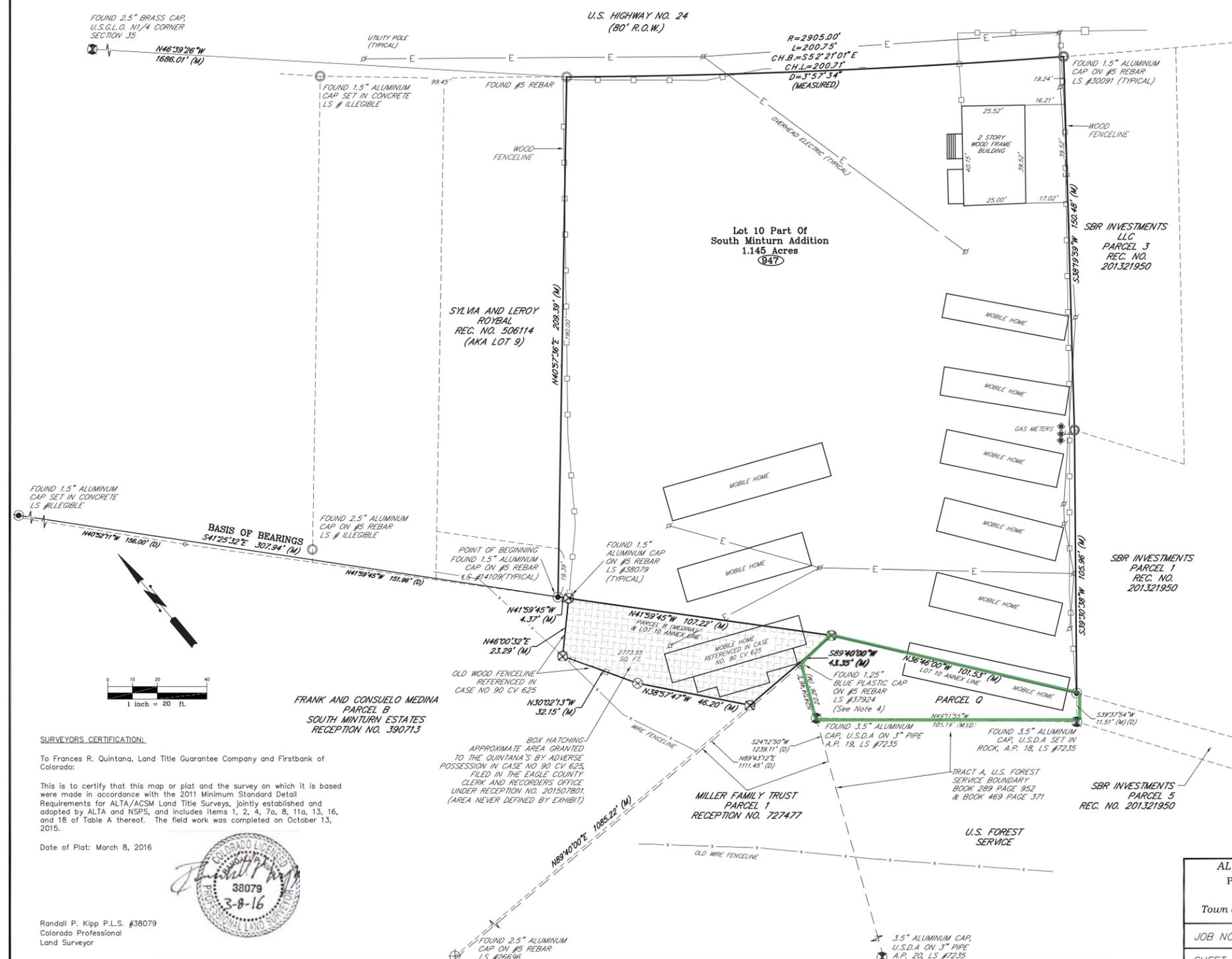
Project Overview

947 Main Street . Minturn . Colorado . 81645

ALTA/ACSM LAND TITLE SURVEY
PART OF THE NE1/4 OF SECTION 35, T5S, R81W, 6TH P.M.
AKA: LOT 10 (PART OF), SOUTH MINTURN ADDITION
Town of Minturn, County of Eagle, State of Colorado

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 10, SOUTH MINTURN ADDITION, RECORDED MARCH 1, 1978, AT RECEPTION NO. 163774 AND A PORTION OF PARCEL B, SOUTH MINTURN ESTATES, RECORDED NOVEMBER 07, 1988, AT RECEPTION NO. 390713 SITUATED IN THE NE1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 1.5" ALUMINUM CAP LS #14109, MARKING A WESTERLY CORNER OF SAID LOT 10, FROM WHENCE A 1.5" ALUMINUM CAP SET IN CONCRETE MARKING AN ANGLE POINT OF SAID PARCEL B, BEARS N41°25'32"W 307.94 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THE FOLLOWING DESCRIPTION: LEAVING SAID WESTERLY CORNER ALONG A WESTERLY LINE OF SAID LOT 10, N40°57'36"E 19.39 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED MAY 27, 1993 AT RECEPTION NO. 506114, ALSO KNOWN AS LOT 9; THENCE CONTINUING ALONG A LINE COMMON TO SAID LOT 9 AND LOT 10, N40°57'36"E 190.00 FEET TO A FOUND #5 REBAR LOCATED ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 24, MARKING A COMMON CORNER OF SAID LOT 9 AND 10; THENCE ALONG SAID RIGHT OF WAY 200.75 FEET ALONG AN ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2905 FEET, INTERIOR ANGLE OF 03°57'34" AND A CHORD WHICH BEARS S52°21'01"E 200.71 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #30091 MARKING THE NORTHWESTERLY CORNER OF PARCEL 3 AS BEING DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950; THENCE LEAVING SAID RIGHT OF WAY ALONG THE WESTERLY LINE OF SAID PARCEL 3, S38°19'59"W 150.48 FEET TO A FOUND 1.5" ALUMINUM CAP LS #30091 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 3; THENCE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL 1 AS BEING DESCRIBED IN INSTRUMENT RECORDED AT RECEPTION NO. 201321950, S39°30'38"W 105.96 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #14109 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 1, AND ALSO THE NORTHWESTERLY CORNER OF PARCEL 5, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950; THENCE LEAVING SAID LINE COMMON TO SAID LOT 10 AND PARCEL 1, ALONG A LINE KNOWN AS THE SOUTHERLY BOUNDARY OF SAID LOT 10, N36°46'00"W 101.53' TO AN ANGLE POINT COMMON TO SAID LOT 10 AND PARCEL B; THENCE ALONG A LINE COMMON TO SAID PARCEL B, S89°40'00"W 43.35 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N38°57'47"W 46.20 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR STAMPED LS #38079, FOUND ALONG AN OLD FENCE LINE NOTED IN ADVERSE POSSESSION CASE NO. 90 CV 625, DESCRIBED IN INSTRUMENT RECORDED MAY 4, 2015 AT RECEPTION NO. 201507801; THENCE N30°02'13"W 32.15 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N46°00'32"E 23.29 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079, MARKING A COMMON CORNER OF SAID LOT 10 AND PARCEL B; THENCE N41°59'45"W 4.37 FEET LEAVING SAID FENCE LINE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL B TO THE POINT OF BEGINNING. SAID PARCEL BEING 1.145 ACRES MORE OR LESS.



NOTES:

- DATE OF SURVEY: May - October 2015
- STREET ADDRESS: 947 South Main Street (U.S. Highway 24)
- Location of Improvements and lot lines are based upon: the a Title Commitment provided by Land Title Guarantee Company Order No. ABJ50042592-5, with an effective date of 02-19-2016, and Survey Monuments found at the time of this survey as shown hereon.
- Found 1.25" Blue Plastic Cap on #5 Rebar, stamped LS # 37924 set in preliminary survey. Determined that survey by LS #37924 not completed or recorded.
- BASIS OF BEARINGS: Between a 1.5" Aluminum Cap set in concrete marking an angle point of Parcel B, South Minturn Estates, and a 1.5" Aluminum Cap LS #14109 marking a westerly corner of the Subject Property (AKA LOT 10, Part Of) bearing S41°25'32"E as shown hereon.
- U.S. Survey Feet was used for this Survey.
- 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.

COUNTY SURVEYOR CERTIFICATION

Deposited this _____ Day of _____, 2016, at _____ in Book 1 of the Eagle County Surveyor's Land Survey Plats/ Rights-of-Way Surveys at Page _____. This Land Survey Plat complies with Section 38-51-102, of the Colorado Revised Statutes.

SURVEYORS CERTIFICATION:

To Frances R. Quintana, Land Title Guarantee Company and Firstbank of Colorado:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7a, 8, 11a, 13, 16, and 18 of Table A thereof. The field work was completed on October 13, 2015.

Date of Plat: March 8, 2016

Randall P. Kipp P.L.S. #38079
 Colorado Professional
 Land Surveyor



ALTA/ACSM LAND TITLE SURVEY Part Of The NE1/4 Of Section 35 T5S, R81W, 6TH P.M. Town of Minturn, County of Eagle, Colorado		KIPP LAND SURVEYING	
JOB NO.: 15025		DATE: 3-08-16	
SHEET 1 OF 2		DWG NAME: Lot 10-SM-ALTA	
		RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com	

Alta Survey PUD includes unclaimed parcel Q outlined in green

947 Main Street . Minturn . Colorado . 81645

TOPOGRAPHIC SURVEY
PART OF THE NE1/4 OF SECTION 35, T5S, R81W, 6TH P.M.
AKA: LOT 10 (PART OF), SOUTH MINTURN ADDITION
Town of Minturn, County of Eagle, State of Colorado



PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 10, SOUTH MINTURN ADDITION, RECORDED MARCH 1, 1978, AT RECEPTION NO. 163774 AND A PORTION OF PARCEL B, SOUTH MINTURN ESTATES, RECORDED NOVEMBER 07, 1988, AT RECEPTION NO. 390713 SITUATED IN THE NE1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 1.5" ALUMINUM CAP LS #14109, MARKING A WESTERLY CORNER OF SAID LOT 10, FROM WHENCE A 1.5" ALUMINUM CAP SET IN CONCRETE MARKING AN ANGLE POINT OF SAID PARCEL B, BEARS N41°25'32"W 307.94 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THE FOLLOWING DESCRIPTION: LEAVING SAID WESTERLY CORNER ALONG A WESTERLY LINE OF SAID LOT 10, N40°57'36"E 19.39 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED MAY 27, 1993 AT RECEPTION NO. 506114, ALSO KNOWN AS LOT 9; THENCE CONTINUING ALONG A LINE COMMON TO SAID LOT 9 AND LOT 10, N40°57'36"E 190.00 FEET TO A FOUND #5 REBAR LOCATED ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 24, MARKING A COMMON CORNER OF SAID LOT 9 AND 10; THENCE ALONG SAID RIGHT OF WAY 200.75 FEET ALONG AN ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2905 FEET, INTERIOR ANGLE OF 03°57'34" AND A CHORD WHICH BEARS S52°21'01"E 200.71 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #30091 MARKING THE NORTHWESTERLY CORNER OF PARCEL 3 AS BEING DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950; THENCE LEAVING SAID RIGHT OF WAY ALONG THE WESTERLY LINE OF SAID PARCEL 3, S38°19'59"W 150.48 FEET TO A FOUND 1.5" ALUMINUM CAP LS #30091 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 3; THENCE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL 1 AS BEING DESCRIBED IN INSTRUMENT RECORDED AT RECEPTION NO. 201321950, S39°30'38"W 105.96 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #14109 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 1, AND ALSO THE NORTHWESTERLY CORNER OF PARCEL 5, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950; THENCE LEAVING SAID LINE COMMON TO SAID LOT 10 AND PARCEL 1, ALONG A LINE KNOWN AS THE SOUTHERLY BOUNDARY OF SAID LOT 10, N36°46'00"W 101.53' TO AN ANGLE POINT COMMON TO SAID LOT 10 AND PARCEL B; THENCE ALONG A LINE COMMON TO SAID PARCEL B, S89°40'00"W 43.35 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N38°57'47"W 46.20 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR STAMPED LS #38079, FOUND ALONG AN OLD FENCE LINE NOTED IN ADVERSE POSSESSION CASE NO. 90 CV 625, DESCRIBED IN INSTRUMENT RECORDED MAY 4, 2015 AT RECEPTION NO. 201507801; THENCE N30°02'13"W 32.15 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N46°00'32"E 23.29 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079, MARKING A COMMON CORNER OF SAID LOT 10 AND PARCEL B; THENCE N41°59'45"W 4.37 FEET LEAVING SAID FENCE LINE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL B TO THE POINT OF BEGINNING. SAID PARCEL BEING 1.145 ACRES MORE OR LESS.

- NOTES:**
- 1) DATE OF SURVEY: May - October 2015
 - 2) STREET ADDRESS: 947 South Main Street (U.S. Highway 24)
 - 3) Location of improvements and lot lines are based upon: the a Title Commitment provided by Land Title Guarantee Company Order No. ABJ50042592-5, with an effective date of 02-19-2016, and Survey Monuments found at the time of this survey as shown hereon.
 - 4) The topographic information shown hereon is based on the Eagle County G.I.S. Lidar Information provided by the client.
 - 5) 2' Contours shown hereon.
 - 6) 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 except as noted above. The Notes hereon are a part of this certification.

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

TOPOGRAPHIC SURVEY Part of The NE1/4 Of Section 35 T5S, R81W, 6TH P.M. 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.: 15025	DATE: 7-08-16	
SHEET 1 OF 1	DWG NAME: Lot 10-SM-GIS-TOPO	

Topo survey 947 Main Street . Minturn . Colorado . 81645



Overview of Minturn

Enlarged area showing the South Town area and the site highlighted.



Site Vicinity Map

947 Main Street . Minturn . Colorado . 81645

Looking toward Main Street



Parcel Q area.



Rear corner of property



Looking north from center of property



Looking toward Main Street toward the northwest corner



looking down into the property from an adjacent parcel



looking to the rear of the property



Site Photos

947 Main Street . Minturn . Colorado . 81645



Site Plan
 22 Units
 44 parking

Site area :	52,359sf
Building footprint	-16,623sf
Building lot coverage	- 31.7%
Road, Drive, Sidewalk	- 7,470sf
Total Impervious	- 46.0%
grasspave turnaround	- 2,012sf
permeable parking	- 4,892sf
snow storage	- 1,318sf (5.6%)

Site Plan

947 Main Street . Minturn . Colorado . 81645

947 Main Street

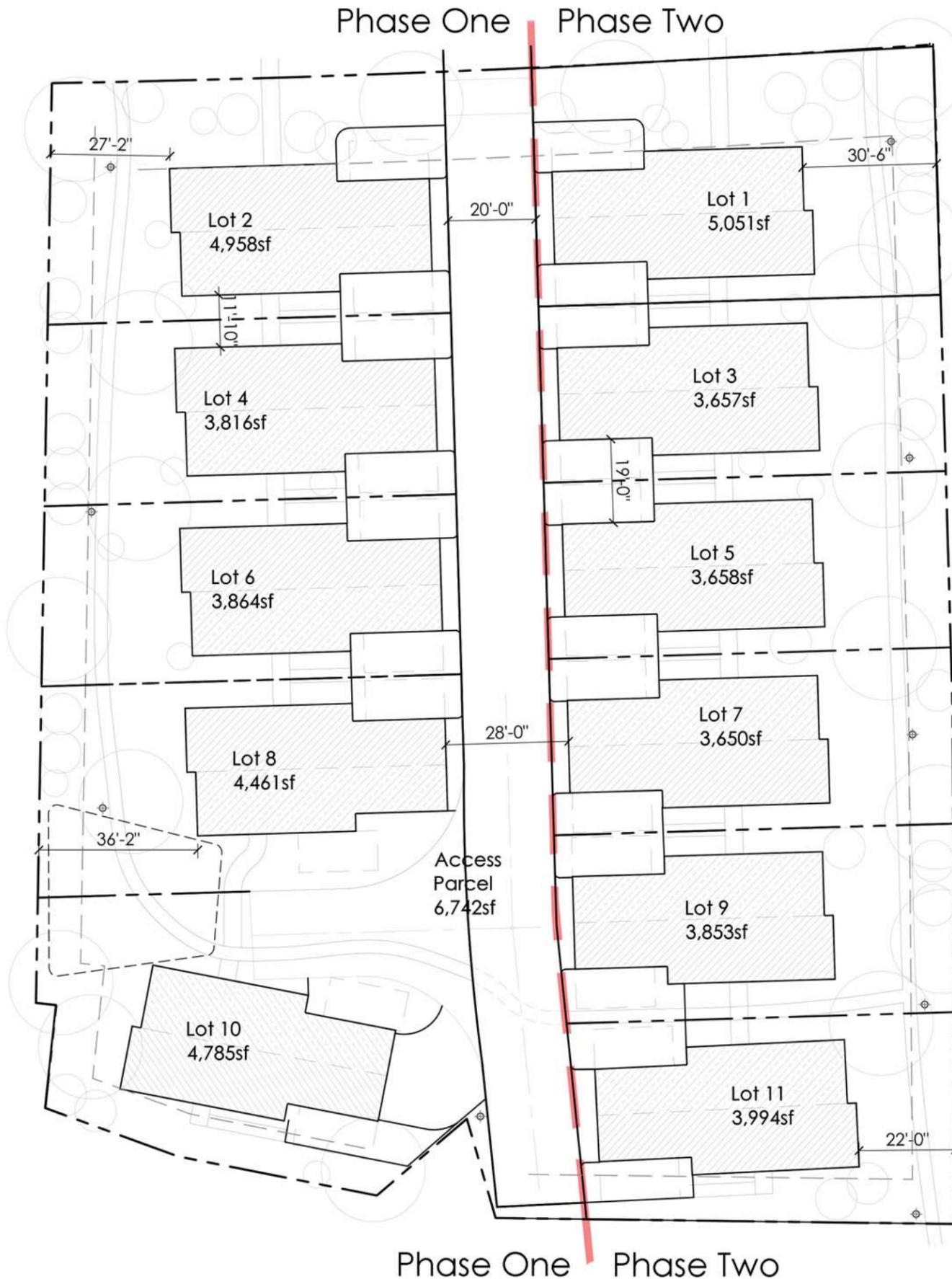
one and two story single family homes

mixed use, mostly commercial



Adjacent Properties

947 Main Street . Minturn . Colorado . 81645



Site Area 52,359sf (1.202AC)

Type 1 772sf (11) 8,492sf
Type 2 740sf (11) 8,140sf

total footprint 16,632sf

Lot Coverage 31.7%

Road, Drive, Sidewalk,
and Curb Area 7,470sf

Total Impervious 24,102sf

Site Impervious 46.0%

grass pave 2,012sf
paver parking 4,892sf

Snow Storage 1,318sf (5.6%)

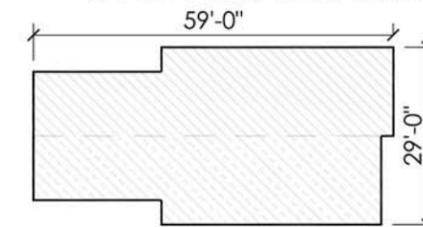
Parking 2 spaces per unit

NOTE:

- fire turn is grass pave
- permeable parking
- site impervious over 40%

Type 1 - 11 units

1,296sf : 2bd+den / 2.5ba



Type 2 - 11 units

1,266sf : 3bd / 2.5ba

Lot Sizes

Lot 1	5,051sf
Lot 2	4,958sf
Lot 3	3,657sf
Lot 4	3,816sf
Lot 5	3,658sf
Lot 6	3,864sf
Lot 7	3,650sf
Lot 8	4,461sf
Lot 9	3,853sf
Lot 10	4,785sf
Lot 11	3,994sf
Access Lot	6,742sf

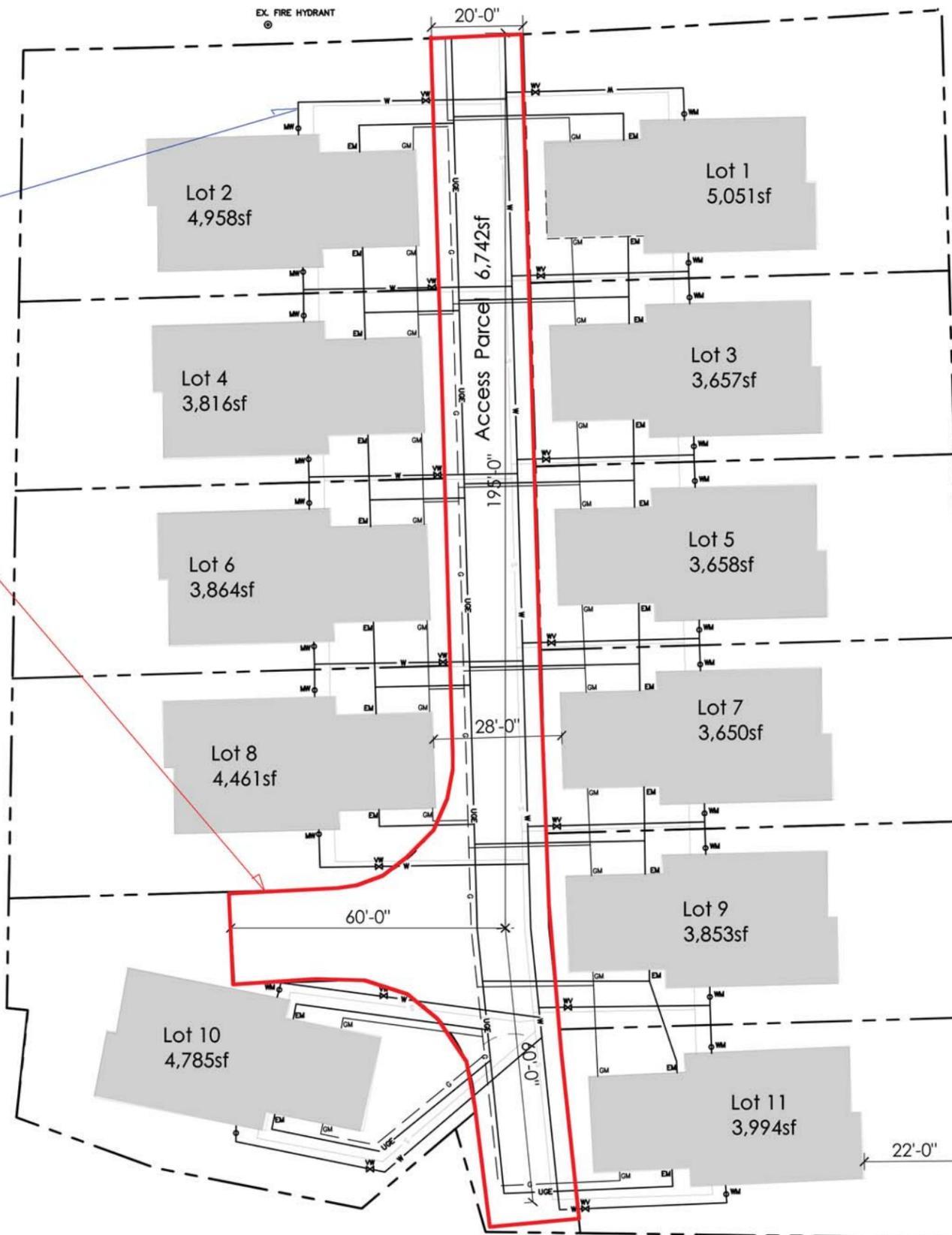
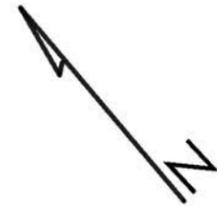
4' Apron at garage
minimum 11' separation
zero lot line at grasspave
hammerhead

Utility and Emergency Access Plan

1:30

water, sewer, gas, and electric underground to individual units

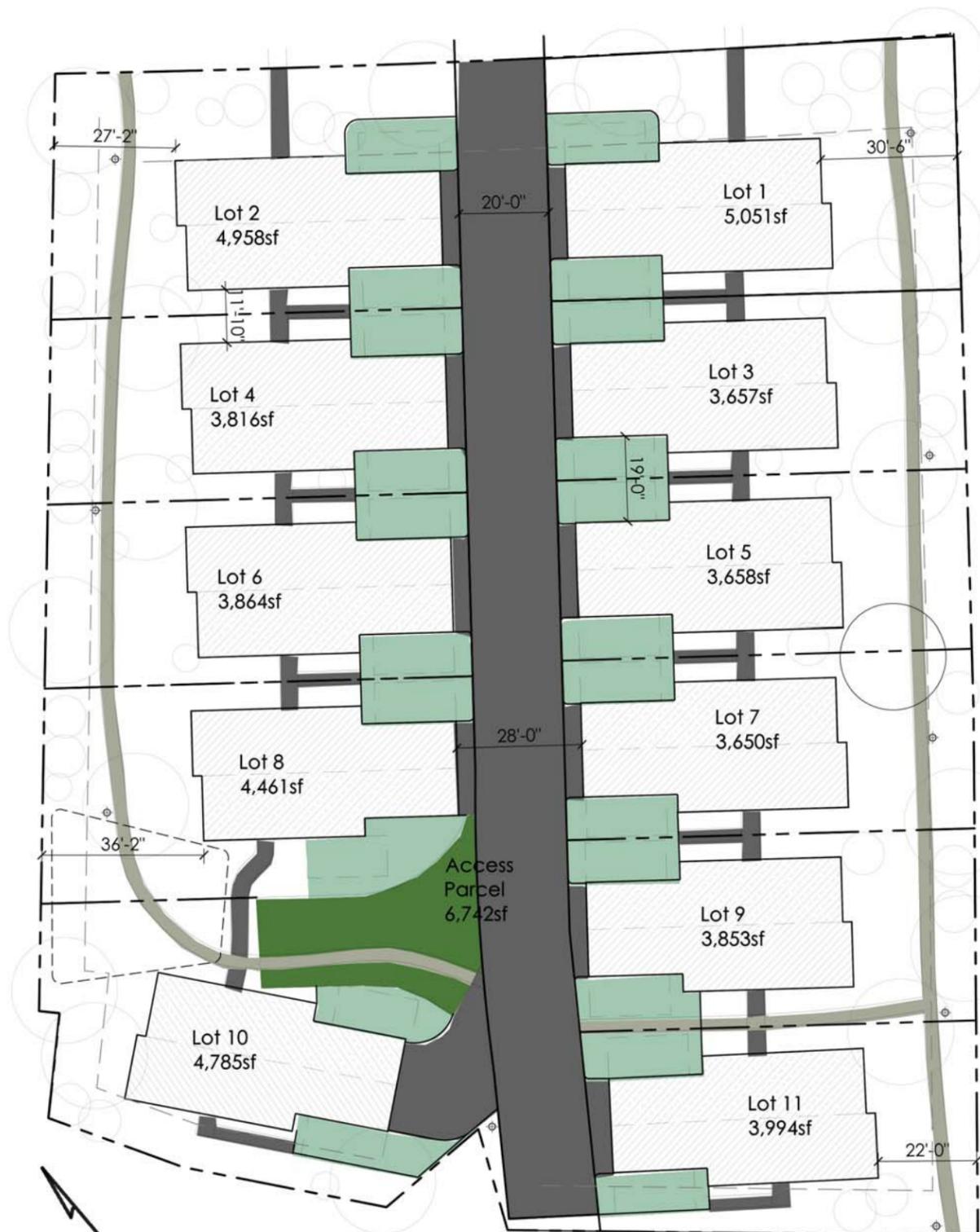
fire access road with hammerhead



Lot Sizes

Lot 1	5,051sf
Lot 2	4,958sf
Lot 3	3,657sf
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Lot 5	3,658sf
Lot 6	3,864sf
Lot 7	3,650sf
Lot 8	4,461sf
Lot 9	3,853sf
Lot 10	4,785sf
Lot 11	3,994sf
Access Lot	6,742sf

Impervious Area



Site Area 52,359sf (1.202AC)

total footprint 16,632sf

Road, Drive, Sidewalk, and Curb Area 7,470sf

Total Impervious 24,102sf

Site Impervious 46.0%

grass pave 2,012sf
paver parking 4,892sf

crushed stone path



asphalt drive
concrete aprons
and walkways



grass cell pavers at parking



grasspave hammerhead



Impervious Area and Permeable Surfaces

947 Main Street . Minturn . Colorado . 81645

Fiscal Impact Analysis

The existing 10 homes will be replaced with 22 units. These units will all require connection into the Town's water and sewer system. Emergency services will also need to be provided for this site. The new construction and maintained circulation within the site is arguably a safer situation than the current trailer construction and site use occupancy and therefore would potentially create less risk to all emergency services. We are hopeful that most of the units will be full time residents and expect that some will have children. We are going to focus our marketing in the local area and expect that the impact to the school will be negligible as these will be kids that already live within the valley that are relocating.

The town will benefit from a larger number of full time residents who support local businesses. This will also increase the tax base within the town.

The real estate transfer tax income will be roughly \$120,000 to the town through the purchase of the land and the sale of the homes. Property taxes on the new 22 units will also contribute to the revenue approximately \$60,000 per year.

Income from 11 additional tap fees will be \$104,500; plus an additional base charge of \$1,600 per month for service fees.

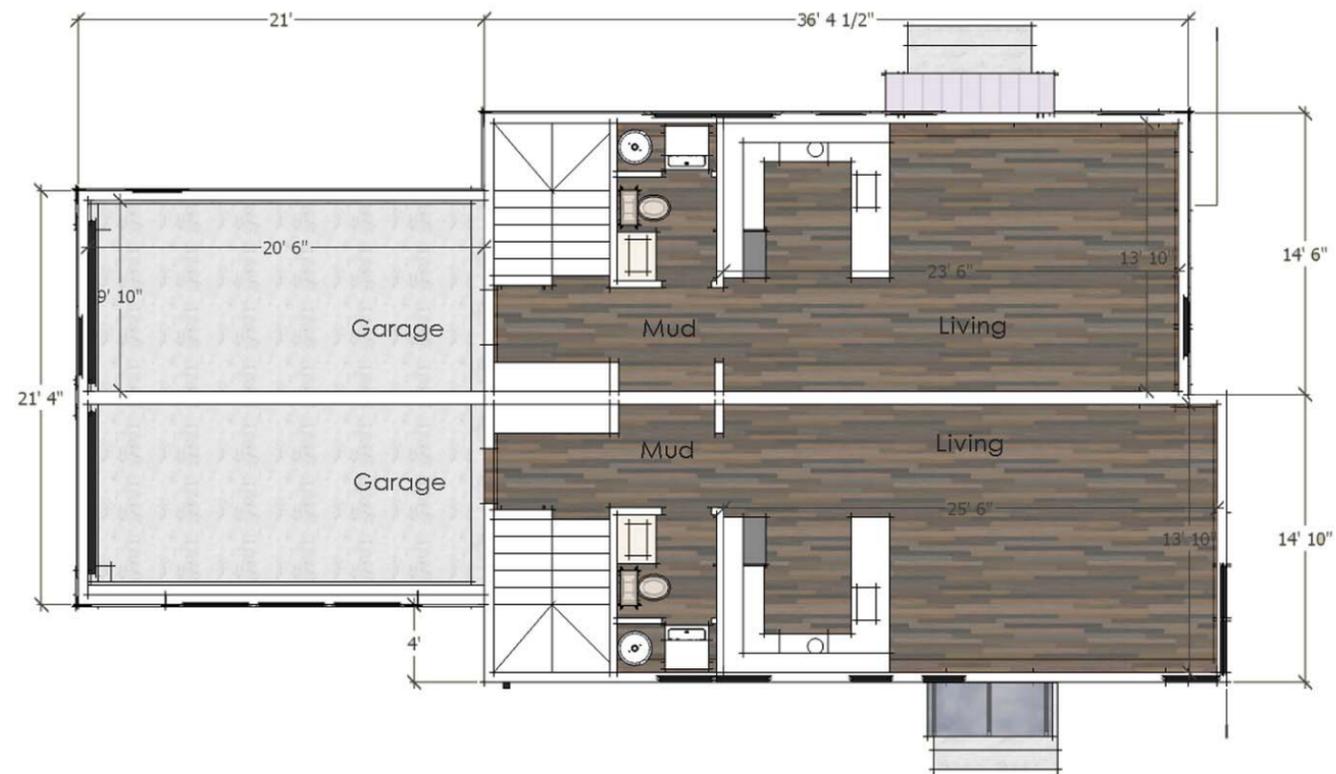
Fire and Emergency services impact fee will be \$18,382.

Road impact fee will be \$53,560.

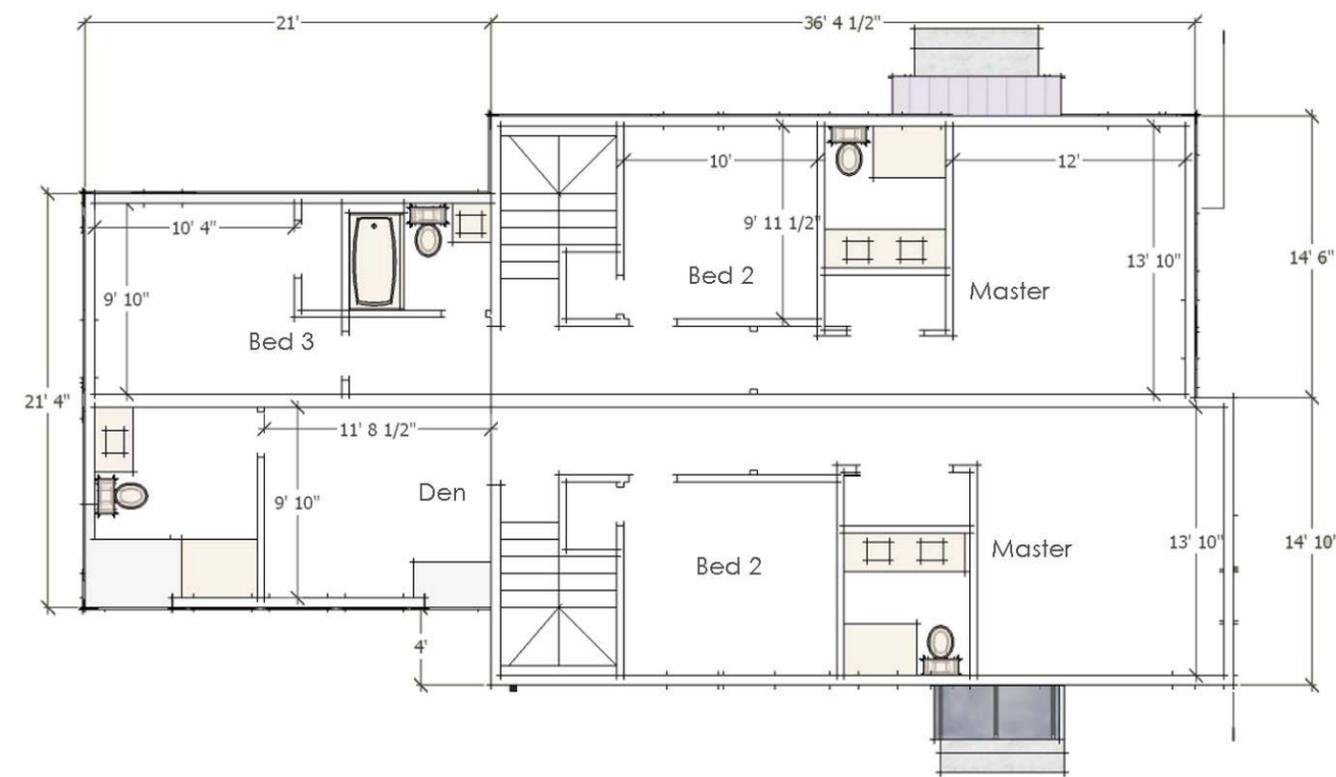
In addition to the above fees, the town will directly receive income for permitting and inspection fees. There will also be an increased revenue from construction activity for the duration of the project.

Economic Impact

947 Main Street . Minturn . Colorado . 81645



Main Level



Upper Level

Architectural Plan

947 Main Street . Minturn . Colorado . 81645

path elevation



traditional elevation



contemporary elevation



street elevation



Architectural Elevations

947 Main Street . Minturn . Colorado . 81645

path elevations

wide color variety through the property



Color Schemes

947 Main Street . Minturn . Colorado . 81645



path perspectives



street perspectives



Perspectives

947 Main Street . Minturn . Colorado . 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: 970-827-5545

Email: planner@minturn.org

APPLICANT:	ADDRESS:	SIGNATURE:
The Minturn Turn, LLC	301 Boulder Street #333	
Gregory Sparhawk	Minturn, Colorado 81645	
	PHONE: 425.495.7241 FAX:	
	EMAIL: gregs@gpsdesigns.com	
OWNER(S) OF RECORD:	ADDRESS:	SIGNATURE:
Frances Quintana	947 Main Street	
	Minturn, Colorado 81645	
	PHONE: FAX:	
	EMAIL:	
DEVELOPER:	ADDRESS:	CONTACT PERSON:
The Minturn Turn, LLC	301 Boulder Street #333	Gregory Sparhawk
	Minturn, Colorado 81645	
	PHONE: 425.495.7241 FAX:	
	EMAIL: gregs@gpsdesigns.com	
ENGINEERING FIRM:	ADDRESS:	CONTACT PERSON:
Kipp Land Surveying	PO Box 3154	Randy Kipp
	Eagle, Colorado 81631	
	PHONE: 970.390.9540 FAX:	
	EMAIL: randy@kipplandsurveying.com	
Presubmittal Date	6/20/2016	Presubmittal Planner: Janet Hawkinson
Parcel ID Number	210335101013, 1014, 1015, 3010 and Parcel Q	
Address or Intersection	947 Main Street	
Brief Legal Description	PART OF THE NE 1/4 OF SECTION 35, T5S, R81W, 6TH P.M.	
Subdivision Name & Filing #		
Project Description	11 New Duplex structures with attached parking and a perimeter green space.	

	Existing	Proposed:
Zoning:	south town - commercial	no change
Land Use:	duplexes allowed by right	no change
Total Acres:	1.202	no change
F.A.R./Density:	5,000sf/lot - 20 units (10 duplexes)	22 units (11 duplexes)
Project Name:	The Minturn Turn	
Related Case #'s:		

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

This section for OFFICE USE ONLY					
Case No:	Case Mgr.	Case Eng.	Dates Referred Out		
Fees Paid	Y	N	\$	Planning Comm Date:	
Dates to be Returned					

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

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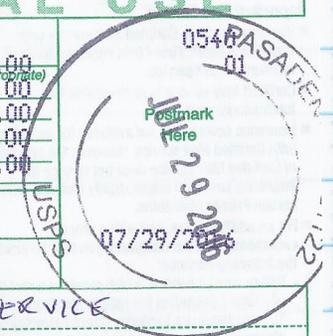
DENVER, CO 80225

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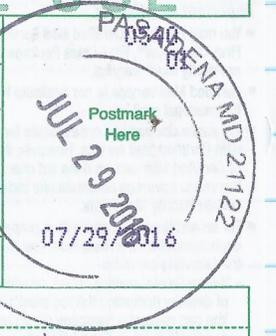
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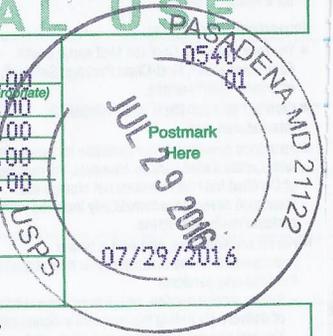
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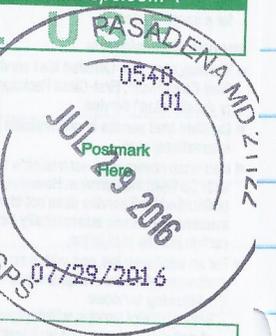
FAIR PLAY, SC 29643

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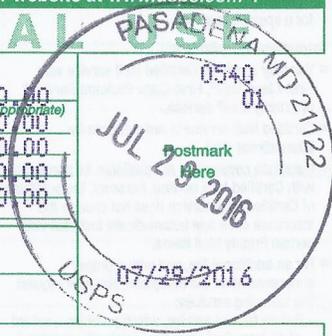
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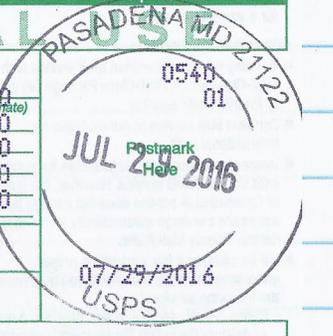
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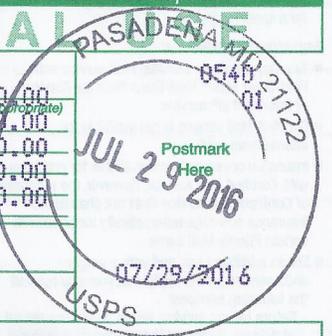
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Sent To **SER**
 Street and Apt. No., or PO Box No. **PO Box 955**
 City, State, ZIP+4® **MINTURN CO 81645**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7015 0640 0002 2595 9230

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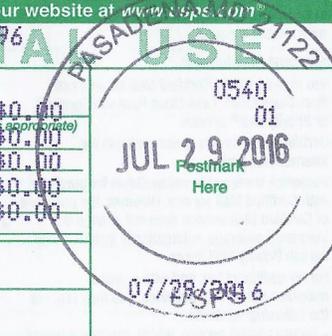
TITUSVILLE, FL 32796

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.47
Total Postage and Fees	\$3.77

Sent To **HARPER**
 Street and Apt. No., or PO Box No. **2975 HOBBS PL**
 City, State, ZIP+4® **TITUSVILLE, FL 32796**

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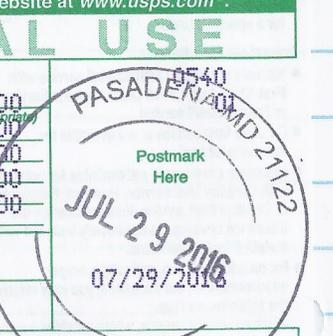
MINTURN, CO 81645

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.47
Total Postage and Fees	\$3.77

Sent To **KOELLNER**
 Street and Apt. No., or PO Box No. **PO Box 231**
 City, State, ZIP+4® **MINTURN CO 81645**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7015 0640 0002 2595 9247

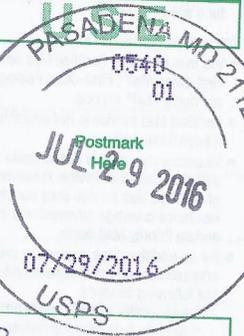
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

LEADVILLE, CO 80461

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.47
Total Postage and Fees \$3.77



Sent To LUCERO
Street and Apt. No., or PO Box No. 724 EMERALD ST
City, State, ZIP+4® LEADVILLE CO 80461

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7015 0640 0002 2595 9117

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GRAND JUNCTION, CO 81507

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.47
Total Postage and Fees \$3.77



Sent To CHAVEZ
Street and Apt. No., or PO Box No. 347 SERPENTS TRAIL DR
City, State, ZIP+4® GRAND JUNCTION CO 81507

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0002 2595 9100

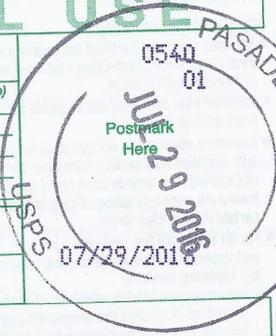
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

VAIL, CO 81658

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.47
Total Postage and Fees \$3.77



Sent To CHAVEZ
Street and Apt. No., or PO Box No. PO Box 1
City, State, ZIP+4® VAIL CO 81658

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0002 2595 9094

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MINTURN, CO 81645

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.47
Total Postage and Fees \$3.77



Sent To SULLIVAN
Street and Apt. No., or PO Box No. PO Box 820
City, State, ZIP+4® MINTURN CO 81645

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BOULDER, CO 80304

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.47
Total Postage and Fees \$3.77



Sent To 932 MAIN LLC
Street and Apt. No., or PO Box No. 1670 TIMBER LN
City, State, ZIP+4® BOULDER CO 80304

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0002 2595 9087

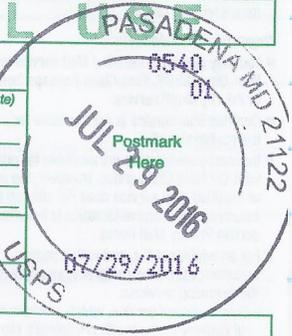
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MINTURN, CO 81645

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.47
Total Postage and Fees \$3.77



Sent To KABEL
Street and Apt. No., or PO Box No. PO Box 924
City, State, ZIP+4® MINTURN CO 81645

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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MINTURN, CO 81645

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.47
Total Postage and Fees	\$3.77

Sent To **VASQUEZ**
 Street and Apt. No., or PO Box No. **PO Box 339**
 City, State, ZIP+4® **MINTURN CO 81645**

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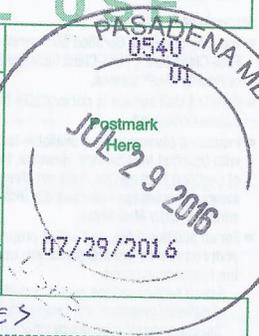
LAKE CHARLES, LA 70605

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.47
Total Postage and Fees	\$3.77

Sent To **SMART VENTURES**
 Street and Apt. No., or PO Box No. **4446 PRIEN TERRE DR**
 City, State, ZIP+4® **LAKE CHARLES LA 70605**

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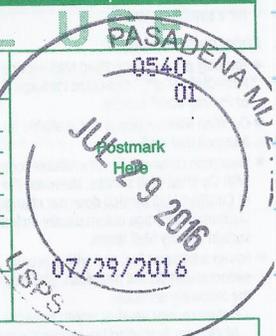
VAIL, CO 81658

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.47
Total Postage and Fees	\$3.77

Sent To **RDBS**
 Street and Apt. No., or PO Box No. **PO Box 5055**
 City, State, ZIP+4® **VAIL CO 81658**

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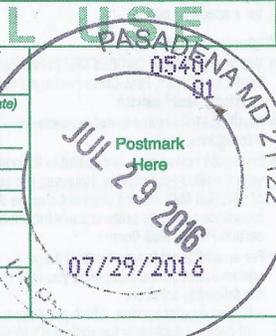
MINTURN, CO 81645

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.47
Total Postage and Fees	\$3.77

Sent To **VASQUEZ**
 Street and Apt. No., or PO Box No. **PO Box 747**
 City, State, ZIP+4® **MINTURN CO 81645**

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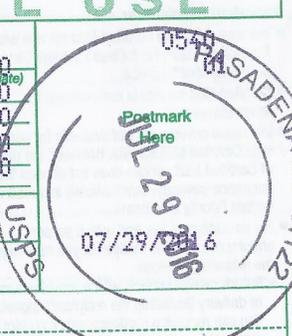
CINCINNATI, OH 45227

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.47
Total Postage and Fees	\$3.77

Sent To **BRIGHTWELL**
 Street and Apt. No., or PO Box No. **6841 INDIAN HILL RD #7**
 City, State, ZIP+4® **CINCINNATI, OH 45227**

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MINTURN, CO 81645

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.47
Total Postage and Fees	\$3.77

Sent To **YARDE**
 Street and Apt. No., or PO Box No. **PO Box 833**
 City, State, ZIP+4® **MINTURN CO 81645**

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