



**Planning & Zoning Commission
Tuesday, December 6, 2022, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631**

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

1. This will be an in-person meeting with access via Microsoft Teams. First-time users of Teams will need to download the app.

Microsoft Teams meeting

Join on your computer or mobile app: [Click here to join the meeting](#)

Or call in (audio only): [+1 469-770-0416](tel:+14697700416), [122048615](tel:+122048615) United States, Dallas

Phone Conference ID: 122 048 615#

Please Note: All participants must remain muted until they are requested to speak. This will reduce background noise disruptions for all meeting attendees. When it is your turn to speak, you will have three (3) minutes for public comment. For technical difficulties, please email Nikki.Davis@townofeagle.org and we will do our best to assist you.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to the Planning Department at Planning@townofeagle.org and will be included as part of the record.

6:00 PM - REGULAR MEETING CALLED TO ORDER

APPROVAL OF MINUTES *Approval of minutes from the following meeting(s) of the Planning & Zoning Commission.*

1. Minutes dated October 18, 2022

PUBLIC COMMENT

Citizens are invited to comment on any item not on the agenda subject to a public hearing. Please limit your comments to three (3) minutes per person. Those who are speaking are requested to state their name & address for the record.

PUBLIC HEARINGS

1. Project: 1200 Capitol Minor Development Permit
File # DR22-07
Applicant: Brad Hagedorn, Gold Dust Capital Partners, LLC

Location 1200 Capitol Street
Staff Contact: Jessica Lake, Planner I
Request: Application for a Minor Development Permit to construct a mixed use building, including 1,222 sf of retail/office space and 11,175 sf of residential.

OPEN DISCUSSION

ADJOURN

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.



Nikki Davis
Administrative Technician II



MEETING MINUTES
Planning & Zoning Commission
Tuesday, October 18, 2022, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

This was an in-person meeting with option for the public to attend via Teams.

6:00 PM - REGULAR MEETING CALLED TO ORDER

Hood called the meeting to order at 6:02 PM.

COMMISSIONERS PRESENT

Matt Hood, Bill Nutkins, Kyle Hoiland
Jamie Woodworth Foral, Keith Klesner,
Keegan Winkeller, Charlie Perkins,
Jennifer Filipowski

COMMISSIONERS ABSENT

None

STAFF

Chad Phillips – Community Development Director
Dennis Wike – Town Engineer
Cliff Simonton – Senior Planner
Peyton Heitzman – Planner II
Jessica Lake – Planner I (via Teams)
Nikki Davis - Administrative Tech II

APPROVAL OF MINUTES

1. Minutes dated September 20, 2022

The minutes were approved without change.

PUBLIC COMMENT

Hood opened public comment. There was no public comment.

PUBLIC HEARINGS

1. Project: Habitat / 3rd Street Housing Project
File #: DR22-04 & PPFP22-01
Applicant: Tom Braun on behalf of Habitat for Humanity Vail Valley
Location: 747 E 3rd Street
Staff Contact: Peyton Heitzman, Planner II
Requests: 1.) A Preliminary Plan and Final Plat to subdivide a 15.7-acre lot into two lots, Lot 2A and Lot 2B.
2.) Major Development Permit with design variances to construct 8 duplexes on 2.297 acres (Lot 2A).

Hood opened file numbers DR22-04 & PPFP22-01.

The Commissioners (Hood, Nutkins, Hoiland, Foral, Klesner, Winkeller, Perkins, Filipowski) attended a site visit the afternoon of October 18th. Hood provided a summary of the existing site, proposed structures, specific areas under review, and the existing landscaping.

Staff Presentation

Heitzman presented the application, comprised of two requests. The lot is flanked by a fire station and two schools, while the broader surrounding uses are residential. Heitzman described the property, currently used as open field space, as relatively flat with a downward slope toward 3rd Street. The purpose of the combined application is threefold: create Lot 2A, ensure conformance with the sketch subdivision plan, and to ensure the Town's subdivision regulations are met. The preliminary plan and final plat illustrated utility improvements and drainage easements which included a retention pond. Staff reviewed the preliminary plan and final plat against the Town's subdivision standards and concluded it was in compliance with the addition of four conditions of approval. Heitzman clarified the fourth condition related to addressing technical changes to the final plat has been met and is no longer included.

Next, Heitzman reviewed the second request - a major development permit to construct 8 duplexes. The proposed home designs were stacked and side-by-side. Staff reviewed the request against Town regulations related to zoning, development review, development standards, and public facilities and determined compliance apart from a design variance. The applicant requested approval of the latter to reduce the size of on-site parking spaces. Heitzman provided an overview of the two design variance standards explaining the application must comply with one. Staff advised the request met Standard #2, which speaks to better serving the public good, and listed anticipated benefits. Additional review against the Elevate Eagle Comprehensive Plan revealed other benefits related to housing, infilling density near the Downtown core, creating access to recreational amenities, and encouraging green building practices. There were two recommended conditions of approval for the development permit.

For both requests, staff recommended approval with conditions.

Q & A

Hoiland asked if the modular homes do not meet the Town's requirements. Heitzman replied, only the parking spaces.

Applicant Presentation

Kristin Williams, John Welaj, Emily Peyton, Elyse Howard, Caitlin Weis, and Heather Hower from Habitat for Humanity Vail Valley (Habitat) were present. They were joined by Tom Braun (Braun Associates) and Justin Yarnell (Kumar &

Associates). Williams spoke first, advocating for project approval, highlighting the importance of local workforce housing, and recognizing the partnership between private and public sectors.

Braun presented on behalf of Habitat. He touched on the sketch subdivision plan and rezoning applications which were approved by the Town in early 2022. He also expanded on the construction approach related to grading and drainage work; how the design of the homes and garages impact the dimensional measurements of the parking spaces; and that if all approvals are secured, construction can begin in spring 2023.

Q & A

Perkins asked how trash trucks would navigate through the development. Braun noted an on-site feature designed for vehicles to turn around in.

Hood asked about the dog leg piece of the parcel, adjacent to 3rd Street. Braun explained that area helped the applicant achieve the 2.2-acre density requirement for a residential medium zone district.

Winkeller noted the measurement discrepancy of the yellow parking spaces. Braun replied there may be drawing discrepancies, but the civil design set illustrates the correct measurement of 32 feet.

Nutkins asked if the garages can be widened since they are stick built. Braun explained their effort to increase efficiencies around construction costs and that a 15-foot-wide garage is ample space.

Hood asked if the design team has considered other ways to reconfigure tenant parking spaces and increase guest parking spaces throughout the lot.

The Town's Code currently does not have standards for compact parking spaces.

Hoiland asked who qualifies for these homes. 12 will be marketed and sold to school district employees and 4 will be sold on the open market based on Habitat's criteria. This split will remain in perpetuity and is outlined in a separate agreement between ECSD and Habitat.

Braun clarified that the more illustrative landscape plan is part of the submittal. There is no landscape buffer, and the 32-foot driveway width is what is being proposed. The overall design plan is essentially final.

The Commission and Braun debated about the parking spot for unit #15 on the southwest corner of the complex.

Hoiland asked for clarity on the applicant's request to waive the water rights dedication fee. This would be negotiated between the applicant and Town Council through the development agreement.

Public Comment

Public comment opened at 6:44 PM.

Daisy Velasco, 55 Kokanee Lane, Gypsum – Mrs. Velasco is an ECSD employee and an applicant for the 3rd Street homes. She was raised in Eagle County and expressed her desire to continue living and educating in the community.

Sabrina Crawford, Eagle – Ms. Crawford explained she is not against Habitat but expressed this would have a negative impact to the surrounding neighborhoods. She noted that parking, traffic, and snow removal are issues along 3rd Street which raises safety concerns.

Wike responded there are different on-street parking restrictions when there is a snow event, however, he is unaware of parking restrictions on 3rd Street. There is a tremendous amount of snow removal on that street, but the area is not any more problematic than other parts of town. Braun added that the development team ran numbers for the 16 units which revealed a modest number of vehicle trips per day. Staff felt this was not an issue. Also, the proposed plan exceeds the Town's on-site parking requirements.

Public comment closed at 6:53 PM.

Deliberation

The Commission expressed general support of the plan and project, noting compliance with the Town's development standards. Klesner added this project is the right type of housing mix to support the missing middle: local families and workforce who live in an area where it can be difficult to find housing. Nutkins and Winkeller echoed there may be other ways to reconfigure the parking dimensions without burdening the development budget. Hood probed into staff's interpretation of the parking variance serving the greater public good.

MOTION 1: WINKELLER MOTIONED TO RECOMMEND APPROVAL OF THE HABITAT / 3RD STREET HOUSING PRELIMINARY PLAN AND FINAL PLAT, FILE # PPFP22-01, WITH THE FOLLOWING FINDINGS OF FACTS AND CONDITIONS:

FINDINGS:

- 1. THE APPLICATION FOR PPFP22-01 MEETS THE REQUIREMENTS FOR TITLE 4 OF THE MUNICIPAL CODE AND SUBSTANTIALLY SUPPORTS THE 2021 AMENDED ELEVATE EAGLE COMPREHENSIVE PLAN.**

CONDITIONS OF APPROVAL:

- 1. THE FINAL EROSION CONTROL PLAN SHALL RECEIVE APPROVAL BY THE TOWN ENGINEER PRIOR TO BUILDING PERMIT APPLICATION.**
- 2. ALL SLOPES SHALL BE LESS STEEP THAN 2:1.**
- 3. THE FINAL DRAINAGE PLAN AND REPORT SHALL RECEIVE APPROVAL BY THE TOWN ENGINEER PRIOR TO BUILDING PERMIT APPLICATION.**
- 4. WITHIN 30 DAYS OF TOWN COUNCIL APPROVAL AND PRIOR TO RECORDATION OF THE FINAL PLAT, APPLICANT SHALL MAKE TECHNICAL CORRECTIONS TO THE APPLICATION DOCUMENTS AS DIRECTED BY TOWN STAFF. THE TOWN PLANNER MAY GRANT ONE ADMINISTRATIVE EXTENSION OF THIS DEADLINE OF UP TO 30 DAYS, UPON GOOD CAUSE SHOWN. ANY FURTHER EXTENSIONS MUST BE AUTHORIZED BY THE TOWN COUNCIL.**

MOTION WAS SECONDED AND PASSED UNANIMOUSLY.

MOTION 2: KLESNER MOTIONED TO RECOMMEND APPROVAL OF THE HABITAT / 3RD STREET HOUSING DEVELOPMENT PERMIT, FILE # DR22-04, WITH THE FOLLOWING FINDINGS OF FACTS AND AMENDED CONDITIONS:

FINDINGS:

- 1. THE APPLICATION FOR DR22-04 MEETS THE REQUIREMENTS FOR TITLE 4 OF THE MUNICIPAL CODE AND SUBSTANTIALLY SUPPORTS THE 2021 AMENDED ELEVATE EAGLE COMPREHENSIVE PLAN; AND**
- 2. THE REQUESTED DESIGN VARIANCE MEETS CRITERIA #2 FOUND IN SECTION 4.07.160. THAT THE PUBLIC GOOD WOULD BE BETTER SERVED BY GRANTING THE VARIANCE.**

CONDITIONS OF APPROVAL:

- 1. THE ADDRESSES OF THE BUILDING FACING 3RD STREET BE EASILY IDENTIFIABLE FROM THE PRIVATE DRIVE.**
- 2. BEAR-PROOF TRASH RECEPTACLES SHALL BE REQUIRED FOR EACH RESIDENCE.**

3. EXPAND THE DRIVEWAY FOR UNIT #15 TO ALLOW FOR EASIER ACCESS AND IMPROVE OVERALL DRIVEABILITY.

MOTION WAS SECONDED AND PASSED WITH A VOTE OF 4 IN FAVOR (HOILAND, KLESNER, PERKINS, FILIPOWSKI) AND 3 OPPOSED (HOOD, NUTKINS, WINKELLER).

Hood closed file numbers DR22-04 & PPFP22-01.

COMMUNITY DEVELOPMENT DEPARTMENT AND TOWN COUNCIL UPDATE

There was discussion on the recent approval of Resolution 80-2022 related to a pre-development agreement between the Town, Red Mountain Ranch Partnership, and Eagle Meadows specific to the commercial interstate district in East Eagle.

Masonry heaters are now a permitted device and EPA (Environmental Protection Agency) certified as an efficient and clean burning appliance. Staff agreed to conduct further research on a Colorado's clean air certification standards.

The next Code Update Committee meeting is on November 7th and will focus on Planned Unit Development standards. The Planning and Zoning Commission was encouraged to attend.

There was discussion on Haymeadow's obligation to provide the Brush Creek Road extension. Staff verified the Haymeadow developer is still responsible for fulfilling the ADA (annexation and development agreement) requirements and infrastructure. The new owner of the for-sale parcels will be responsible for vertical construction.

Partial grading is underway at the Reserve at Hockett Gulch, but the development agreement will continue to undergo redline changes. Widening Grand Avenue is high priority.

OPEN DISCUSSION

No other discussion items.

ADJOURN

MOTION: PERKINS MOTIONED TO ADJOURN. THE MOTION WAS SECONDED AND PASSED UNANIMOUSLY.

MEETING ADJOURNED AT 7:30 PM.



STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Jessica Lake, Planner, Community Development Department

DATE: December 6, 2022

PROJECT: 1200 Capitol Minor Development Permit

REQUEST: Minor Development Permit approval to construct a mixed-use building, including roughly 1,222 sf of retail/office space and 11,175 sf of residential.

FILE NUMBER: DR22-07

APPLICANT: Brad Hagedorn, Gold Dust Partners

LOCATION: 1200 Capitol Street, Eagle Ranch

CODE: Chapter 4.06 Development Review
Chapter 4.07 Development Standards
Chapter 4.12 Subdivision Review
Chapter 4.13 Subdivision Design, Improvements, and Dedications
Chapter 4.14 Assurance of Adequate Public Facilities

ZONING: Planned Unit Development (PUD) Zone District

EXHIBITS:

- A: Project Application & Narrative
- B: Development Plan Set
- C: Civil Plans
- D: Commercial Core Parking Analysis – 2020
- E: Public Facilities Information Report
- F: Facilities Impact
- G: Development Impact Checklist
- H: Temporary Easement Agreement
- I: Eagle Ranch HOA Agreement
- J: Eagle Ranch DRB Meeting Minutes

PUBLIC COMMENT: Staff has not received any letters of public comment as of December 2, 2022. Letters received after this time will be gathered and entered into the public record at the hearing.

INTRODUCTION

The subject property is located on a vacant lot in Downtown Eagle Ranch within the Neighborhood Center Commercial District of the Eagle Ranch Planned Unit Development (PUD). The project, known as 1200 Capitol, includes construction of a mixed-use building with 1,222 square feet of retail or office space (ground level); 11,175 square feet of residential to accommodate sixteen (16) rental units over three stories, including the ground level. The three (3) story building (34 foot height to a flat roof) is positioned at a zero-lot line



setback within the Downtown Eagle Ranch (the Neighborhood Center). The residential unit mix includes eight (8) studio and eight (8) two-bedroom units spanning all three levels. Improvements are proposed within the right-of-way of Capitol Street. The project's overall design intent is to replicate the character and feel of Eagle Ranch Village in terms of architecture, landscaping, lighting, diagonal concrete paving pattern, etc. The applicant will construct the project at one time. The Town has classified the project a minor development.

STANDARDS FOR MINOR DEVELOPMENT PERMIT

An application for a Minor Development Permit shall follow the review procedures outlined in [Section 4.06.060](#) of the Land Use and Development Code.

The Eagle Ranch PUD Guide serves as the governing land use regulations, which will control the development of the PUD. However, the PUD Guide defers to conformance with [Chapter 4.07](#) Development Standards in some cases. As such, the following analysis includes conformance with the PUD Guide, Zoning Plan, and the development standards of [Chapter 4.07](#) of the Land Use and Development Code.

Purpose, Use by Right and Density Control

Purpose – To provide for a neighborhood center which will allow for sites for a variety of commercial, residential, lodging, educational and recreational uses and activities in a mixed-use setting in order to serve the needs of the residents of Eagle. The uses by right in these parcels are intended to allow for flexibility, innovation and site sensitive planning that is responsive to both the design character and the functional requirements of the community.

Uses by Right – (a) Commercial uses including... retail... professional and medical offices and businesses. Provided, however, at no time shall the gross square footage of all commercial floor areas in all planning parcels within the Eagle Ranch PUD... exceed 120,000 square feet. (b) Residential uses including multi-family dwellings and apartments.

Density – The maximum density within the Neighborhood Center Commercial District shall be limited to 160 units which is approximately 15 units per acre for the entire area of the district.

Staff Comment: The project proposed for this site is a mixed-use (commercial and residential) development. The Eagle Ranch property manager, East-West Partners, is tracking the commercial square footage and residential units in the Neighborhood Center Commercial District. This project is within the required maximum allowances for both commercial (120,000 sf) and residential (1,395 units).

PUD Guide: Setbacks

There shall be no setback requirements for commercial and mixed-use buildings within Parcels accommodating these uses except as may be necessary to accommodate utilities, drainage, access, fire and building code regulations.

Staff Comment: There are no setback requirements for mixed-use buildings in the Commercial Neighborhood.

PUD Guide: Maximum Building Height

Mixed-use commercial and residential buildings may be three stories, not to exceed 40-feet in height.

Staff Comment: The height of the occupied space in the building is 34-feet and is three stories.

PUD Guide: Maximum Lot Coverage

Commercial, Mixed-use, and Multi-Family:

Building – 80%

All impervious materials – 100%

Landscape area – No minimum landscape area is required. Adequate landscape areas shall be provided as determined by the Design Review Board on a case-by-case basis recognizing the urban nature of this district.

Staff Comment: The PUD Guide allows for a maximum site coverage for the building of 80%. Based on staff's calculations, the proposed building comes in at roughly 77% of the overall site. Landscaping, patio, and concrete walkways make up the remaining space on the lot. The landscaping has been reviewed by the Eagle Ranch DRB and has been found to be in conformance with the design standards as well as the existing landscaping in the Commercial Neighborhood.

Density Control and Water Rights Dedication

There is no additional residential density available in Eagle Ranch beyond what has already been subdivided and platted, except for 75 dwelling units associated with the senior care facilities located in Eagle Ranch Filing 29, and 160 dwelling units allowed in the Neighborhood Center Commercial District. Of the 160 dwelling units allowed in the Neighborhood Center Commercial District, 100 dwellings were created by amendment in 2021 at the request of the Executive Board of the Eagle Ranch Homeowners Association...

Water rights dedication for 1,295 dwelling units and 445,200 sq. ft. of commercial floor area previously allowed by the PUD was found to be sufficient. The PUD was amended in 2022 to reduce the commercial floor area by 15,200 sq. ft., but the water rights associated with this decrease in commercial floor area was not eliminated. Any residential development in excess of 1,295 units will be responsible for paying a water rights dedication fee to the Town, prior to the issuance of a Development Permit, for the number of units being proposed in excess of the 1,295-unit limitation.

Staff Comment: A development agreement for this project will go before Council on consent agenda next week, December 13, 2022. The development agreement will include all fees to be paid to the Town of

Eagle and when those fees are due. The water dedication fees will be included in the list of fees to be paid by the developer/applicant.

PUD Guide: Parking Requirements

All uses within Eagle Ranch will be subject to the parking standards found below... In the Neighborhood Center Commercial District, there are shared parking facilities within existing parking lots owned by one of the community associations and on-street parking. The parking rates indicated below more closely align with a shared parking arrangement, which takes into consideration, hours of operation and parking characteristics of commercial and residential uses within the commercial area. With the exception of the parking spaces on Sylvan Lake Rd, all on-street parking spaces may be counted toward fulfilling commercial and residential parking requirements. As of January 1, 2021, there are 164 available on-street parking spaces.

Eagle Ranch Parking Requirements are provided in the table below:

USE	NUMBER OF SPACES
Multiple-Family Dwelling	1 space / dwelling unit w/1-bedroom 2 spaces / dwelling unit w/2 or 3-bedrooms
Residential Visitor Parking	1 space / 6 dwelling units
Office uses, all	1 space per 300 sf of net floor area
Retail	1 space per 300 sf of net floor area

Staff Comment: Based on the above parking requirements, 1200 Capitol needs to provide 27 parking spaces for residential use and 4 parking spaces for commercial (office or retail) use, for a total of 31 parking spaces.

USE	REQUIREMENT	SPACES
(8) Studio Apartments	(1) space / dwelling unit	8
(8) Two-Bedroom Apartments	(2) spaces / dwelling unit	16
Residential Visitor Parking	(1) space / (6) dwelling units	3
Office or Retail	(2) space / 300 sf of floor area	4
TOTAL		31

According to the PUD Guide, “as of January 1, 2021, there are 164 available on-street parking spaces”. Since this time, on-street parking has started to fill in and parking spaces are often in use during the daytime hours. All of the available parking data suggests that there is not a concern with the availability of parking for the project proposed at 1200 Capitol. If we were to only look at parking for this project within the parking lot adjacent to the site, the numbers would indicate there is plenty of parking. McDowell Engineering prepared a Parking Analysis, which includes this project and Village Market. The parking lot behind 1200 Capitol has the space to support parking for this building plus Village Market, with an additional (5) spaces remaining. Based on review of the parking analysis and the updated parking requirements in the PUD Guide, the Eagle Ranch Commercial Neighborhood has sufficient parking to support this project.

CHAPTER 4.07. - DEVELOPMENT STANDARDS

Lighting Standards - [Section 4.07.010.](#)

Staff Comment: Eagle Ranch has their own lighting standards and fixtures that are used throughout the development. The Eagle Ranch DRB has deferred review of the lighting plans until their final technical

review. Similarly, staff plans to defer review of the lighting until after DRB review, but prior to issuance of a building permit, and a condition of approval has been included for this.

General Architectural Standards - [Section 4.07.040.](#)

Staff Comment: The PUD Guide does not include architectural standards for staff review. The Eagle Ranch DRB has adopted a set of design standards for the Commercial Core of Eagle Ranch and has reviewed and approved this application based on conformance with those standards. The Town of Eagle's code has general architectural standards, but most standards are broken out by zone district. As such, staff believes that as the project is in conformance with the DRB's design guidelines and has architectural approval from that body that review against the code standards in this section does not apply to this application.

Trash receptacles.

Areas for trash receptacles shall be designed so that the receptacle, as much as possible, cannot be viewed from the street or yard. Access to the receptacles must be provided to allow easy ingress and egress by trash hauling vehicles.

Staff Comment: There is a common dumpster in the parking lot behind 1200 Capitol. Residents and commercial tenants will have access to the common dumpster. There is room to add additional dumpsters within the existing enclosure if needed. The existing dumpsters are underutilized according to the Eagle Ranch Commercial Association (ERCC). The applicant will work with ERCC to determine the number of dumpsters required as well as the frequency of service required based on the additional use.

Development Impact Report - [Section 4.07.100.](#)

Staff Comment: The Applicant has completed the Development Impact Checklist asserting no significant impact from development. Staff agrees with the Applicant's analysis that no Development Impact Report is required.

Local Employee Residency Program (LERP) – [Section 4.04.110.](#)

Staff Comment: The purpose of LERP is to mitigate the impact of market rate housing construction on the limited supply of available land suitable for housing and to increase the supply of housing that is affordable to a broad range of persons who live and/or work in the Town.

The Eagle Ranch PUD and adopted Annexation Agreement was approved prior to the effective date of the inclusionary residential requirements for local employee residency ordinance and is therefore exempt from LERP requirements. Eagle Ranch is still required to develop affordable housing units pursuant to the Annexation Agreement and is committed to doing so.

Assurance of Adequate Public Facilities (PFIR) – [Chapter 4.14](#)

Staff Comment: This project is part of the greater Eagle Ranch PUD. It was anticipated that this lot would be developed as either commercial or mixed-use. What was not anticipated at the time of platting, was that there would not be enough residential units available by the time that this lot was developed. The 6th Amendment to the Eagle Ranch PUD Guide, created 100 additional residential dwelling units for the Commercial Neighborhood in Eagle Ranch. Water rights dedication had occurred for the previously approved 1,295 dwelling units, but not for the additional 100. As part of the Development Agreement, the applicant has committed to paying the water right's dedication fee and once this fee has been paid, the Town's Public Works Department will issue a notice the applicant with a "commitment to serve" water on this project.

Street and traffic impacts are minimal. McDowell Engineering has certified that this project creates fewer than 50 peak hour trips and as such, Town staff found that a traffic report was not required ([Section 4.14.140.B.1.a.](#)). The updated traffic report that was reviewed during the approval process of the 6th PUD Amendment, did not show a significant uptick in traffic from the addition of 100 dwelling units to the Commercial Neighborhood area.

Both the Fire District and the Ambulance District service this area, and it is not believed that this development places too burdensome an impact on them. The Fire District will review sprinkler and fire alarm plans as part of the building permit application package.

The School District did not have any comments or concerns during the referral period, and it is anticipated that renters in the studio units will not include school age children. The impact of the eight two-bedroom units on the school district is minimal. When Eagle Ranch was annexed and zoned as a Planned Unit Development (PUD), the school land was dedicated to the district and Brush Creek Elementary School was built. Staff has not received any indication thus far that development in Eagle has caused them to exceed the established level of service as defined in the Code. The district has the ability to add an additional school at the Haymeadow site if needed. Staff will work with the School District to continue to monitor needs and level of service requirements as new development and in-fill development continues in Eagle.

Street Improvement Fee, Fire Protection Impact Fee, and Public Safety Impact Fee – Sections 4.07.120., 4.07.130., and 4.07.170.

Staff Comment: This project is required to provide Street Improvement, Fire Protection and Public Safety Impact Fees totaling \$53,867.99. This requirement will be a provision of the Development Agreement that will be reviewed and approved by Town Council.

Conformance with Comprehensive Plan

Staff has provided an analysis of the project against relevant policies from the 2021 Amended Elevate Eagle Comprehensive Plan below.

Policy 1-1.1 Ensure a healthy mix of housing types and densities (e.g. Single-family, duplex, multifamily, mixed use, and accessory dwelling units) to allow for greater diversity.

Policy 1-2.5 Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents, and visitors.

Staff comment: This proposal ensures a healthy mix of housing types and densities by providing a higher-density multi-family building with street front commercial space. This will be a for-rent project.

Policy 2-1.10. Encourage, where appropriate, increased density near the Downtown core.

Policy 5-1.4. Promote the development of compact neighborhoods in close proximity to public transit options, and allowing increased residential, retail, and mixed-use densities in areas close to transit stops.

Staff comment: This project is in the Downtown Commercial Neighborhood within the Eagle Ranch PUD. The project is an in-fill mixed-use building on a vacant lot. Development of this lot will help Eagle Ranch become closer to full build-out and provide additional residents in the downtown core. It is anticipated that the project will have a positive impact on the neighboring businesses. It is unclear at this time if there will be enough commercial in this area to support the increase in residential, but there is still significant opportunity on Broadway Street for commercial and mixed-use projects. This project is about one-mile from the closest existing transit stop.

Policy 2-3.3 Ensure new development builds upon and adds value to Eagle's unique community character through adherence to high quality standards of design and constructions. Ensure residential infill and

redevelopment blend appropriately with the character and scale of surrounding neighborhoods. Utilize infill and conservation-oriented development to accommodate growth while retaining open lands and protecting environmentally sensitive areas.

Staff Comment: This project is within a PUD with an HOA and a DRB. The Eagle Ranch DRB analyzes projects against their adopted design standards. The DRB is responsible for ensuring that project within their purview “blend appropriately with the character and scale of surrounding neighborhoods”. This is an “infill” project and will help to accommodate growth in a location planned for this type of development.

STAFF RECOMMENDATION

Staff recommends Approval with Conditions of the 1200 Capitol Street Minor Development Permit, File #DR22-07, based on compliance with Chapters 4.04, 4.06, 4.07 and 4.14 of the Municipal Code, the 6th Amended Eagle Ranch PUD Guide and that the application is supported by the goals and policies in the 2021 Amended Elevate Eagle Comprehensive Plan.

PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

Below are the Planning and Zoning Commission options related to #DR22-07:

1. Approve the application with no conditions.
2. Approve the application with conditions.
3. Continue (table) the application. (Provide staff and the application detail regarding information needed for a decision).
4. Deny the application. (Cite all Code sections and/or Plan policies that resulted in motion for denial).

FINDINGS OF FACT

The application for File #DR22-07 meets the requirements for Title 4 of the Municipal Code, the PUD Guide and substantially supports the Elevate Eagle Comprehensive Plan (2021 Amendment).

IF APPROVED, THE P&Z AND COUNCIL MAY CONSIDER THE FOLLOWING SUGGESTED CONDITIONS OF APPROVAL:

- a. The applicant shall submit a lighting plan, which includes final DRB approval, with the building permit application.
- b. Prior to building permit issuance, the applicant shall apply for and obtain a Right of Way permit from Public Works for any road or sidewalk closures during construction.



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
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www.townofeagle.org

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
☐ Special Use Permit ☐ Zoning Variance ☐ Rezoning ☐ Temporary Use Permit ☐ Amendment to Zone District Regulations ☐ Encroachment Permit ☐ Wireless Communications Facility	☒ Minor Development Permit ☐ Major Development Permit PLANNED UNIT DEVELOPMENT (PUD) REVIEW ☐ PUD Zoning Plan ☐ PUD Development Plan	☐ Concept Plan ☐ Preliminary Plan ☐ Final Plat ☐ Lot Line Adjustment ☐ Condominium / Townhouse ☐ Minor Subdivision

PROJECT NAME 1200 Capitol

PRESENT ZONE DISTRICT PUD **PROPOSED ZONE DISTRICT** _____
(if applicable)

LOCATION

STREET ADDRESS 1200 Capitol St, Eagle, CO 81631

PROPERTY DESCRIPTION

SUBDIVISION Eagle Ranch Filing 30 **LOT(S)** 1 **BLOCK** N/A
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE Minor Development Permit application for review of the improvements within the Capitol St. R.O.W. related to the 1200 Capitol project

APPLICANT NAME Gold Dust Capital Partners, LLC **PHONE** (570) 269-3690
ADDRESS PO Box 1672, Eagle, CO 81631 **EMAIL** brad@arcwestproperties.com
OWNER OF RECORD Gold Dust Capital Partners, LLC **PHONE** (570) 269-3690
ADDRESS PO Box 1672, Eagle, CO 81631 **EMAIL** brad@arcwestproperties.com
REPRESENTATIVE* _____ **PHONE** _____
ADDRESS _____ **EMAIL** _____

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.

APPLICATION SUBMITTAL ITEMS:

The following submittal materials must be submitted in full before the application will be deemed complete (please check all items that are being submitted):

- ☐ Applicable fees and deposits.
- ☐ Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- ☐ Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- ☐ Proof of Ownership (ownership & encumbrance report) for subject property.
- ☐ Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- ☐ Project specific checklist.

FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.03.080

1. Application fees shall be paid in full at the time of the filing of the application and unless paid, the application shall not be deemed complete. All fees are nonrefundable.
2. As described in Eagle Municipal Code § 4.03.080, third-party consultants may be necessary for the review and processing of applications. These costs ("pass-through costs") must be paid by the applicant. If pass-through costs are expected, the applicant must pay a deposit at the time the application is filed. If at any time the deposit does not fully cover the pass-through costs, the applicant must pay another subsequent deposit before the Town will continue processing the application.
3. The Town may withhold the recording of any Subdivision Final Plat or Development Plan or the signing of any Resolution or Ordinance until all pass-through fees are paid in full.
4. Within 30 days of approval or denial of an application, any remaining deposit shall be returned to the applicant. If an application is withdrawn, any remaining deposit shall be returned to the applicant within 60 days.

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.


Signature

Brad Hagedorn, Member
Gold Dust Capital Partners, LLC

10/12/22

Date

FOR OFFICE USE ONLY

DATE RECEIVED _____ BY _____ FILE NUMBER _____
REVIEW FEE _____ DATE PAID _____ RECEIVED BY _____
DATE CERTIFIED COMPLETE _____ BY _____
P&Z HEARING DATE _____ DECISION _____
TC HEARING DATE _____ DECISION _____

Gold Dust Capital Partners LLC
P.O. Box 1672
Eagle, CO 81631

October 19, 2022

RE: 1200 Capitol-Minor Development Permit Narrative

1200 Capitol Street, Eagle, CO 81631

We are seeking Minor Development Permit approval for 1200 Capitol Street. The project is on the southwest corner where Capitol Street terminates into Sylvan Lake Road. 1200 Capitol Street is located within the Neighborhood Center Commercial District (NCCD) of the Eagle Ranch PUD. Ordinance No. 03 (Series of 2022) granted an additional 100 dwelling units within the NCCD, thereby increasing the allowed units within the PUD from 1,295 to 1,395 units. The allowed height is 40 feet not including non-habitable architectural features. (i.e., parapets, towers, chimneys, etc.)

The proposed building is mixed-use with 1,222 sf of retail/office space and 11,175 sf of residential including lobbies, storage, and circulation. There are 16 residential units. 8 two bedroom and 8 studios. The building is 34' in height to a flat roof.

This development contributes to the Town of Eagle's Elevate Eagle Comprehensive Plan by providing infill residential density in the town core while providing attainable housing options to a diverse section of the community. The project will add a mix of studios and small 2-bedroom units to the town's rental stock that currently is underserved. The building is also designed as 100% electric and will not use any natural gas, supporting the town's sustainability goals. The building will be heated and cooled by a highly efficient VRF heat pump system. Careful thought was put into the design of the building to preserve the small-town aesthetic of the surrounding area and to complement existing neighboring buildings. This mixed-use building will also add additional retail/commercial space to the Eagle Ranch area.

Gold Dust Capital Partners LLC will take financial responsibility for the water dedication fees for each unit in order to vest water rights for the project. Additionally, water service from the Town of Eagle already exists in the Eagle Ranch Commercial Center and there is an existing water stub for the lot. A water demand study has been provided by Alpine Engineering.

The project has final approval from the Eagle Ranch Design Review Board on May 19, 2022. (see attached.)

It is our understanding that the project requires a Minor Development Permit due to the fact this is a zero-lot line setback project within Eagle Ranch Village commercial village. The project is subject to approval by the Planning and Zoning Board for improvements within the Right-of-way of Capitol Street.

Our intent is to replicate the diagonal concrete paving pattern typical of Eagle Ranch Village. We also intend to use the same lamp posts and tree grates that exist within Eagle Ranch Village. (see proposed landscape plan)

Gold Dust Capital Partners LLC
P.O. Box 1672
Eagle, CO 81631

We will review our final lighting plan with the Eagle Ranch Design Review Board as part of our final technical approval and will include lighting documentation as part of our permit submittal documents.

Thank you for your consideration,



Brad Hagedorn

Member

Gold Dust Capital Partners LLC

1200 Capitol Street Eagle, CO

EAGLE RANCH DESIGN REVIEW BOARD FINAL SUBMITTAL

INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
A0.01	COVER SHEET
C2.0	GRADING AND DRAINAGE
C2.0A	CONST. MANAGEMENT PLAN
C3.0	UTILITY PLANS
C4.0	DETAILS
C4.1	DETAILS
L1.1	LANDSCAPE PLAN
A-0.02	DESIGN DETAILS
A-0.03	3D Views
A-0.04	3D Views
A-0.05	3D Views
A-1.00	SITE PLAN
A-1.01	AREA PLANS
A-1.10	LEVEL 1 FLOOR PLAN
A-1.20	LEVEL 2 FLOOR PLAN
A-1.30	LEVEL 3 FLOOR PLAN
A-1.40	ROOF PLAN
A-2.10	NORTH ELEVATION
A-2.10.1	NORTH ELEVATION Option 2
A-2.11	SOUTH ELEVATION
A-2.11.1	SOUTH ELEVATION Option 2
A-2.12	EAST ELEVATION
A-2.12.1	EAST ELEVATION Option 2
A-2.13	WEST ELEVATION
A-2.13.1	WEST ELEVATION Option 2
A-3.10	BLDG SECTION
A-3.11	BLDG SECTION
A-4.10	UNIT PLANS
A-4.20	WALL SECTIONS
A-4.21	WALL SECTIONS
A-5.01	WINDOW TYPES
A-5.10	EXTERIOR DETAILS
A-5.11	PROFILE DETAILS
A-5.12	WINDOW DETAILS
A-5.13	WINDOW DETAILS
A-5.14	DOOR DETAILS
A-5.15	CORNER DETAILS
A-5.16	STAIR DETAILS
A-6.00	EXTERIOR LIGHTING



REVISIONS		
No.	Description	Date

PROJECT NUMBER20099

ISSUE DATEOctober 29th, 2021

ISSUE

1200 Capitol

SHEET TITLE

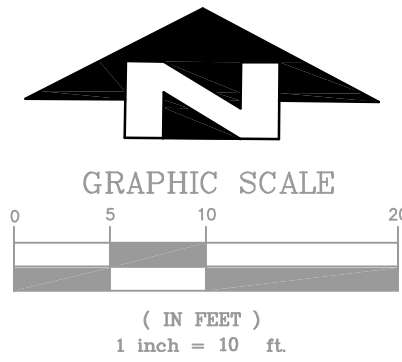
COVER SHEET

SHEET NO.

A0.01

LEGEND

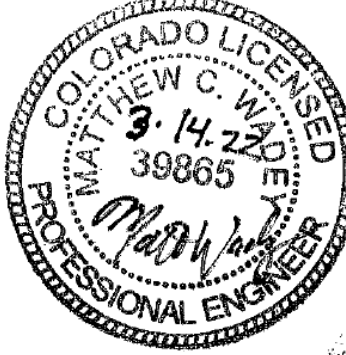
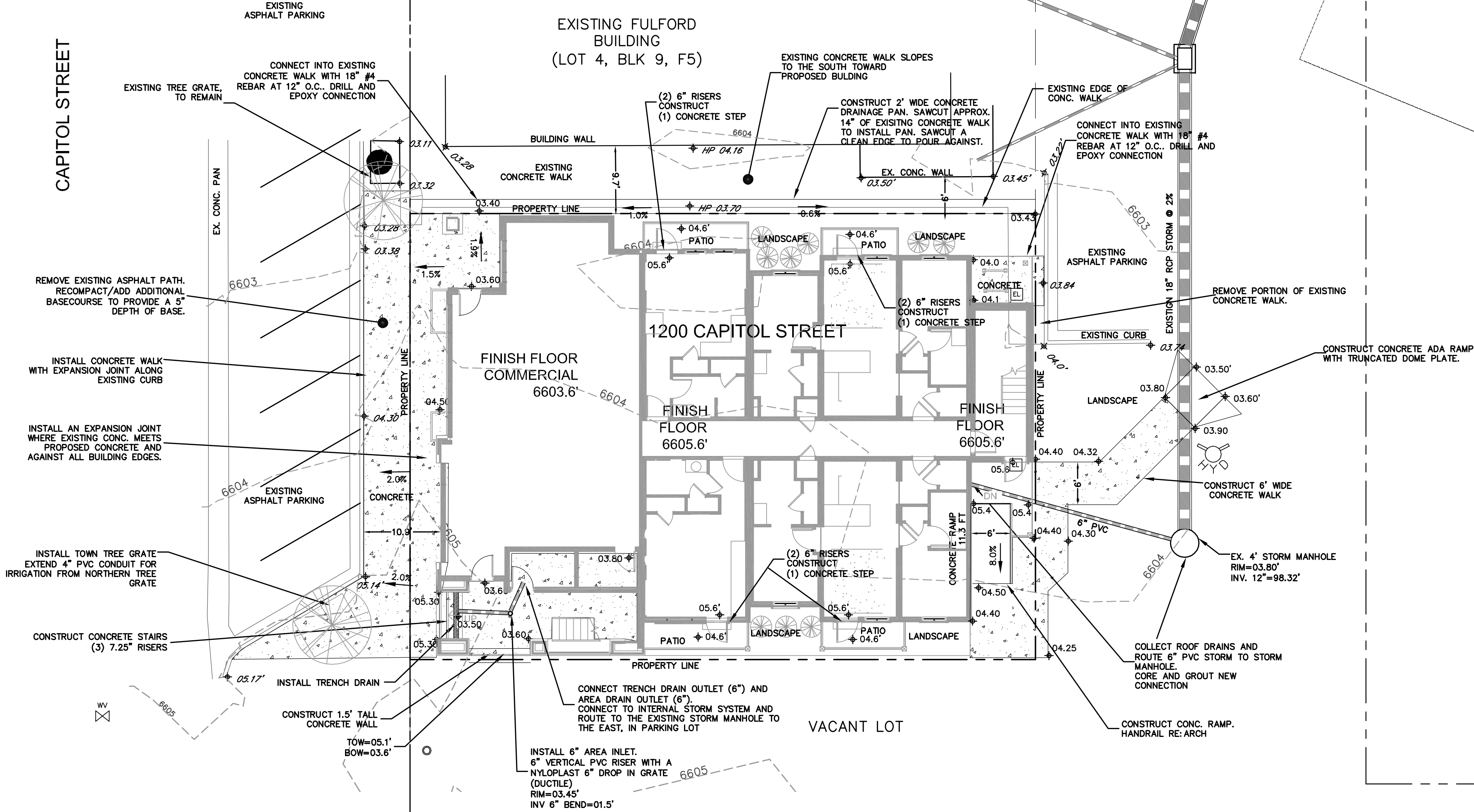
- PROPERTY LINE
- EXISTING CONTOUR EASEMENT
- PROPOSED CONTOUR
- PROPOSED GRADING, SLOPE/SPOT
- EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT



ALL STORM INLETS TO
BE CONSTRUCTED WITH
AN 12" SUMP UNLESS
NOTED OTHERWISE

TOPOGRAPHIC INFORMATION
PROVIDED BY MATT HELLER
PLS

CAPITOL STREET

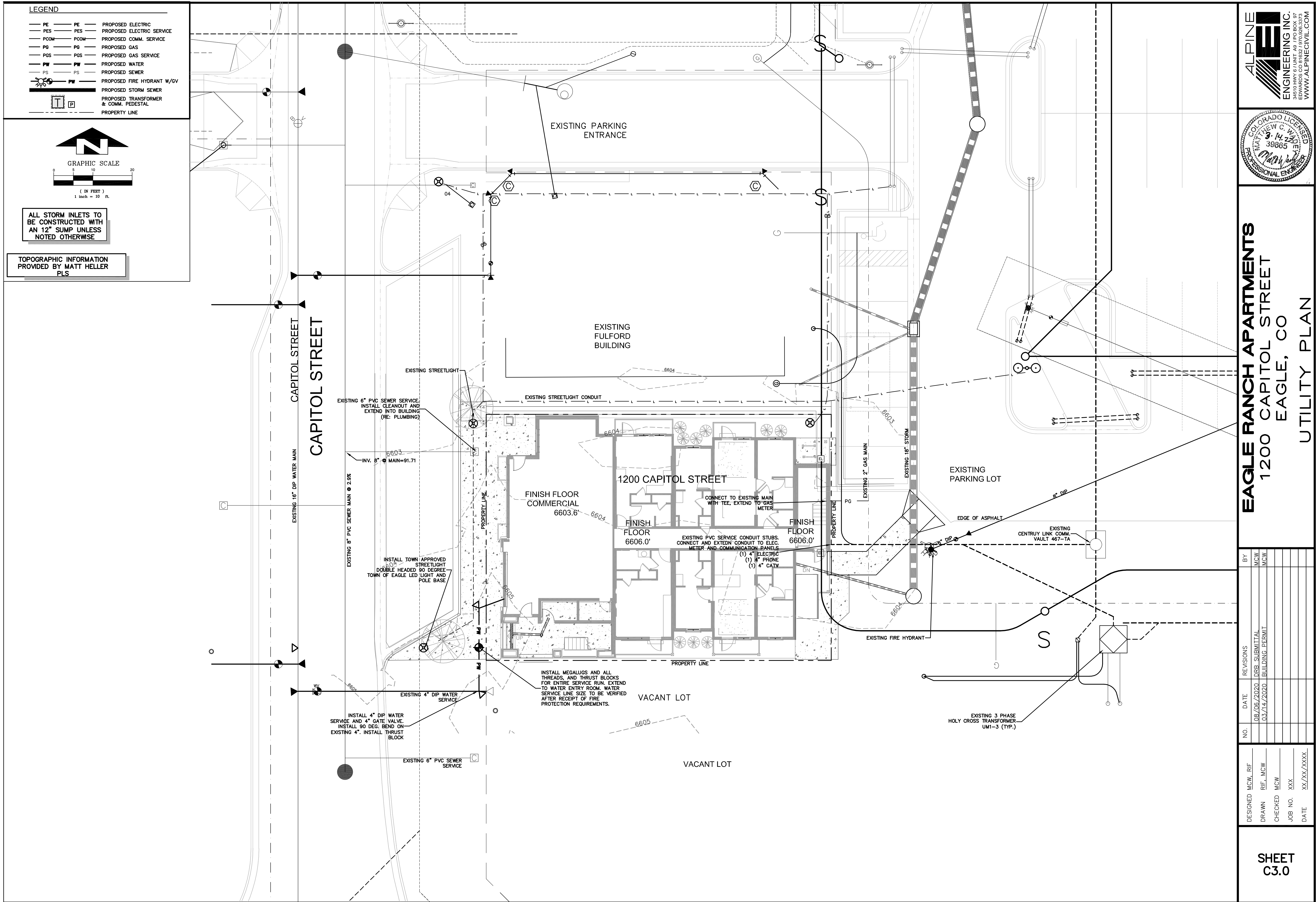


EAGLE RANCH APARTMENTS
1200 CAPITOL STREET
EAGLE, CO
GRADING AND DRAINAGE

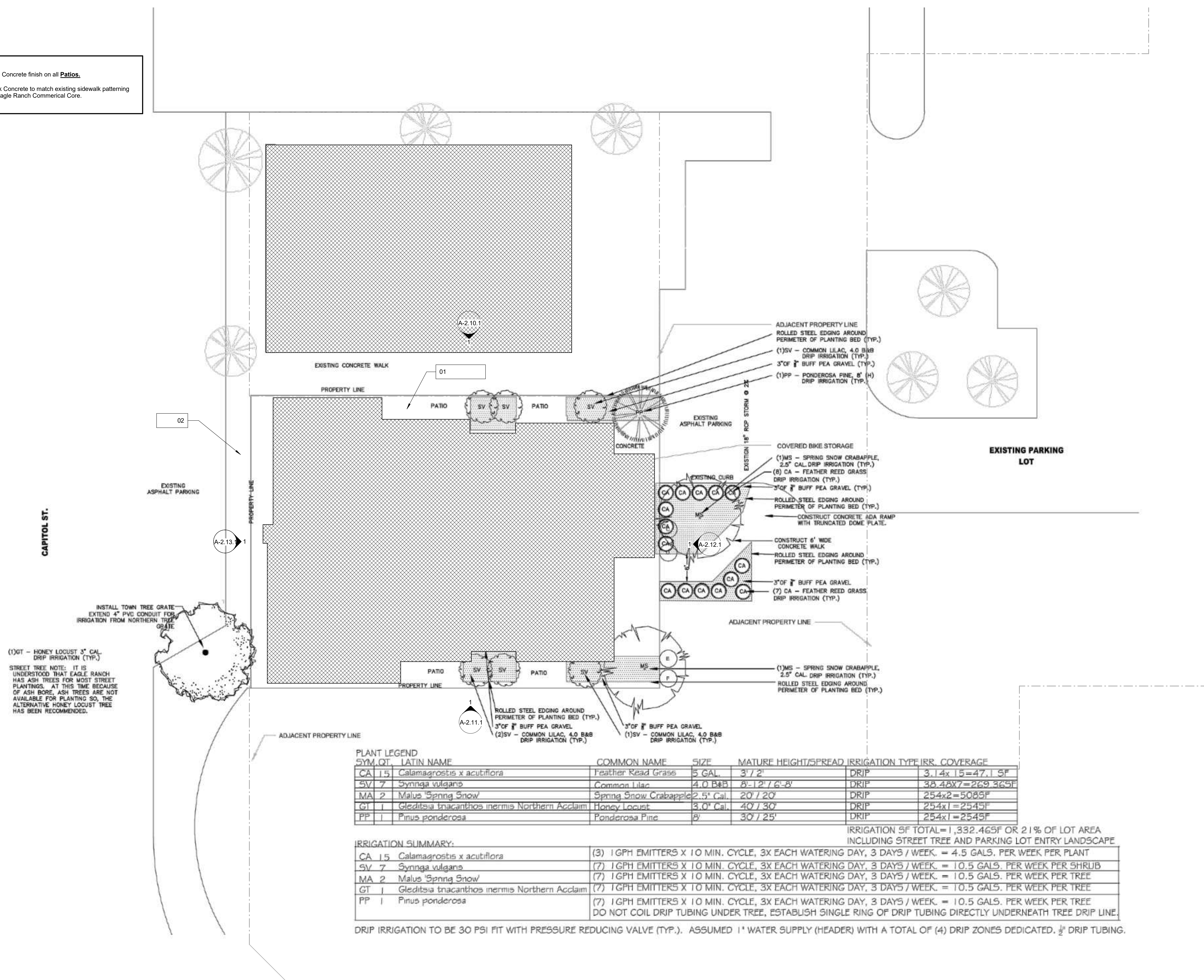
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	08/06/2020	DRB SUBMITTAL	MCW
	03/14/2020	BUILDING PERMIT	MCW

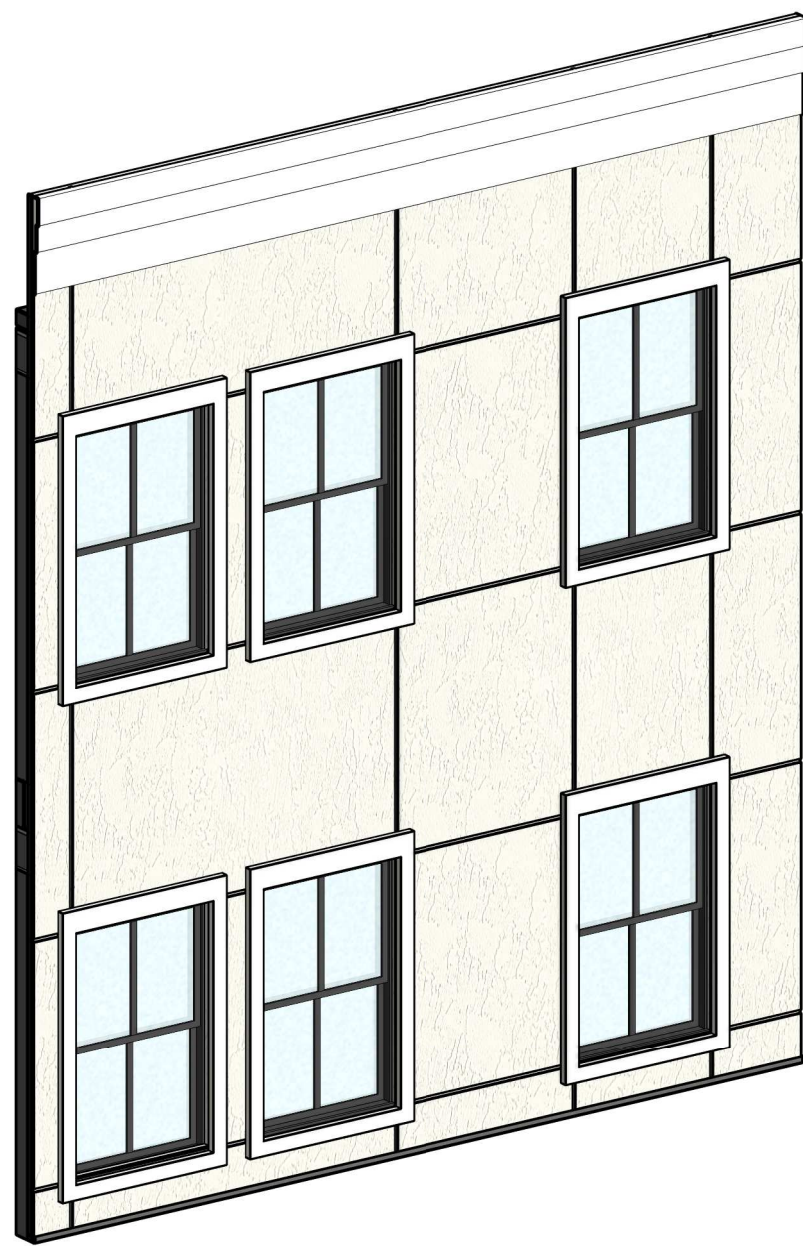
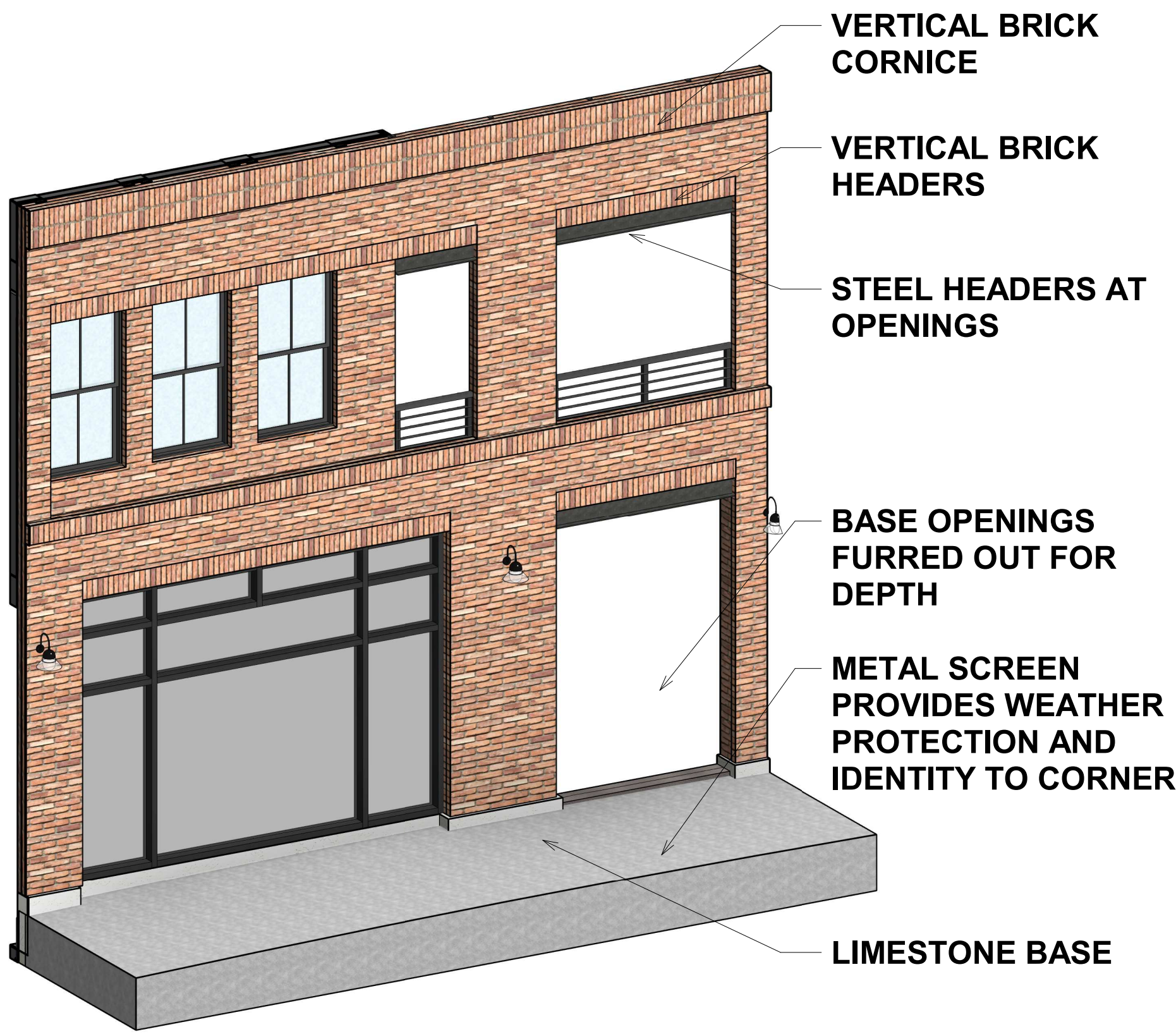
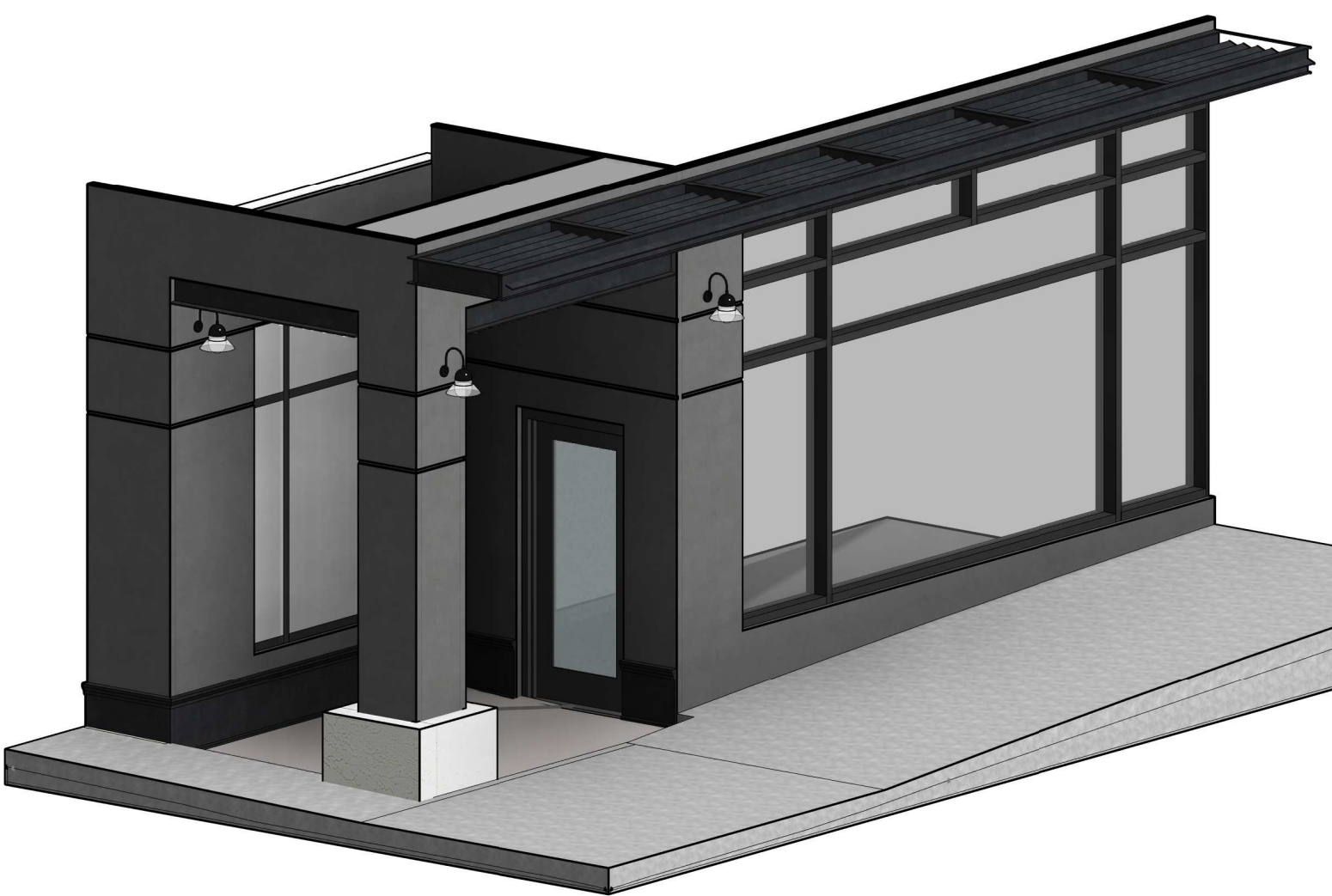
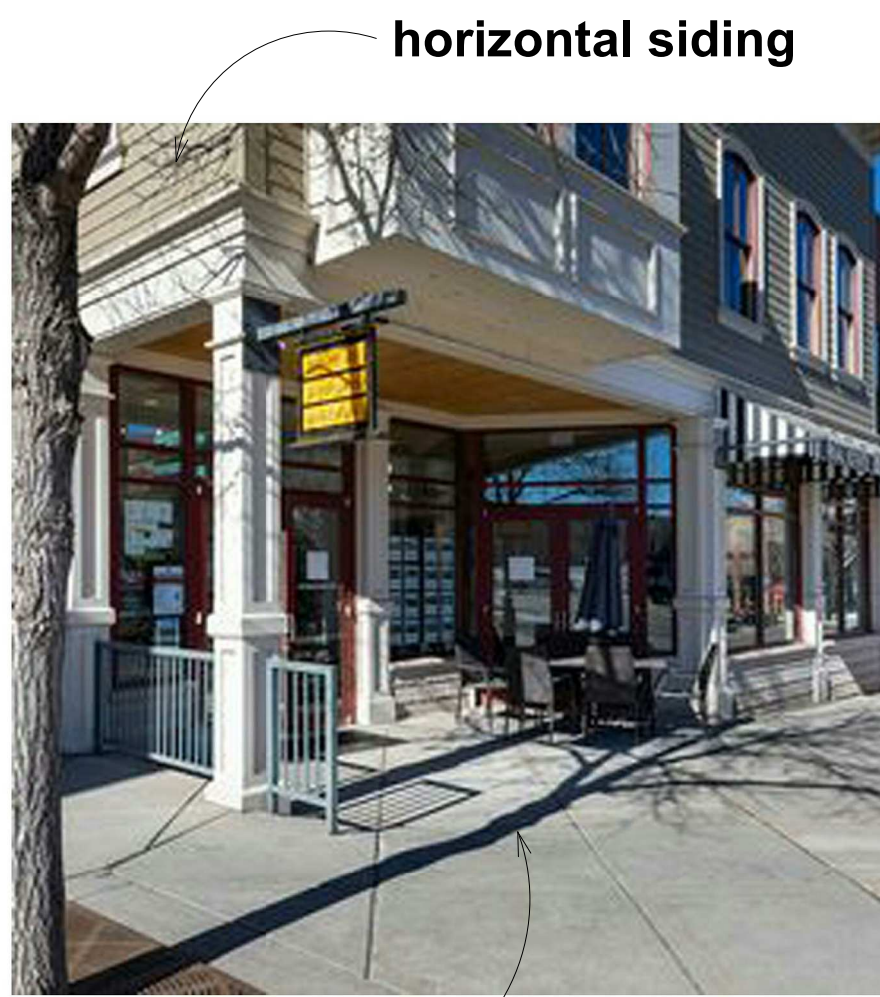
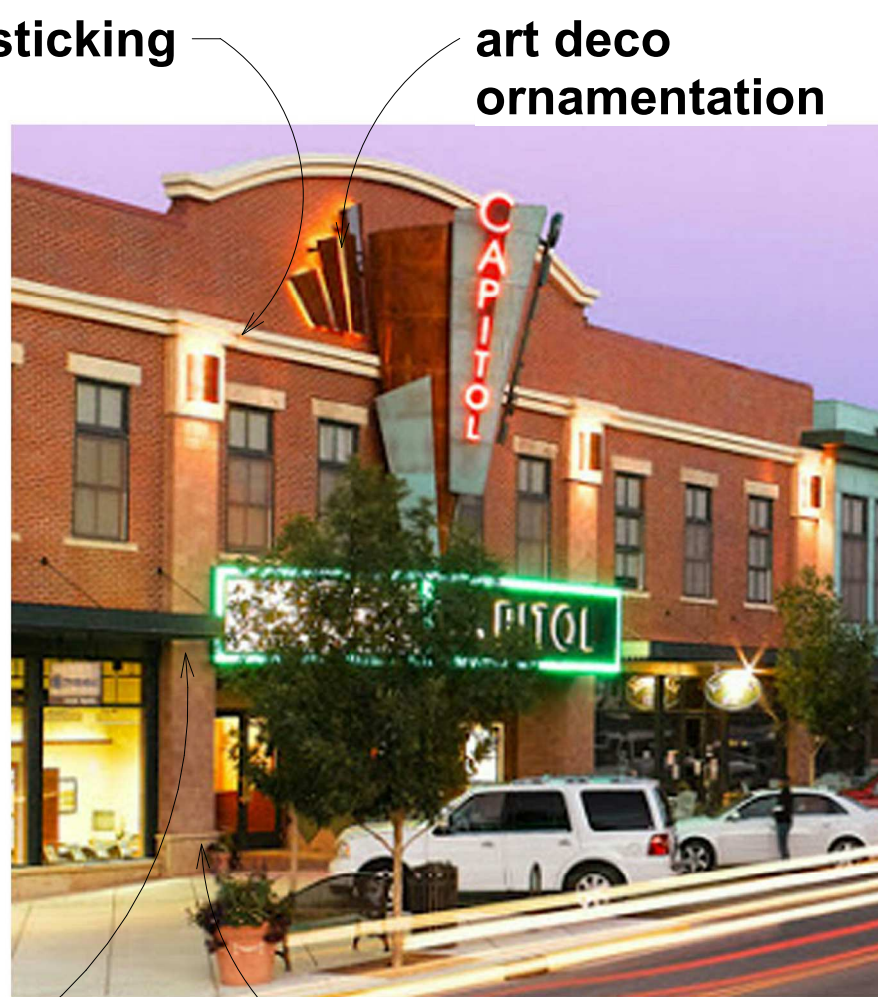
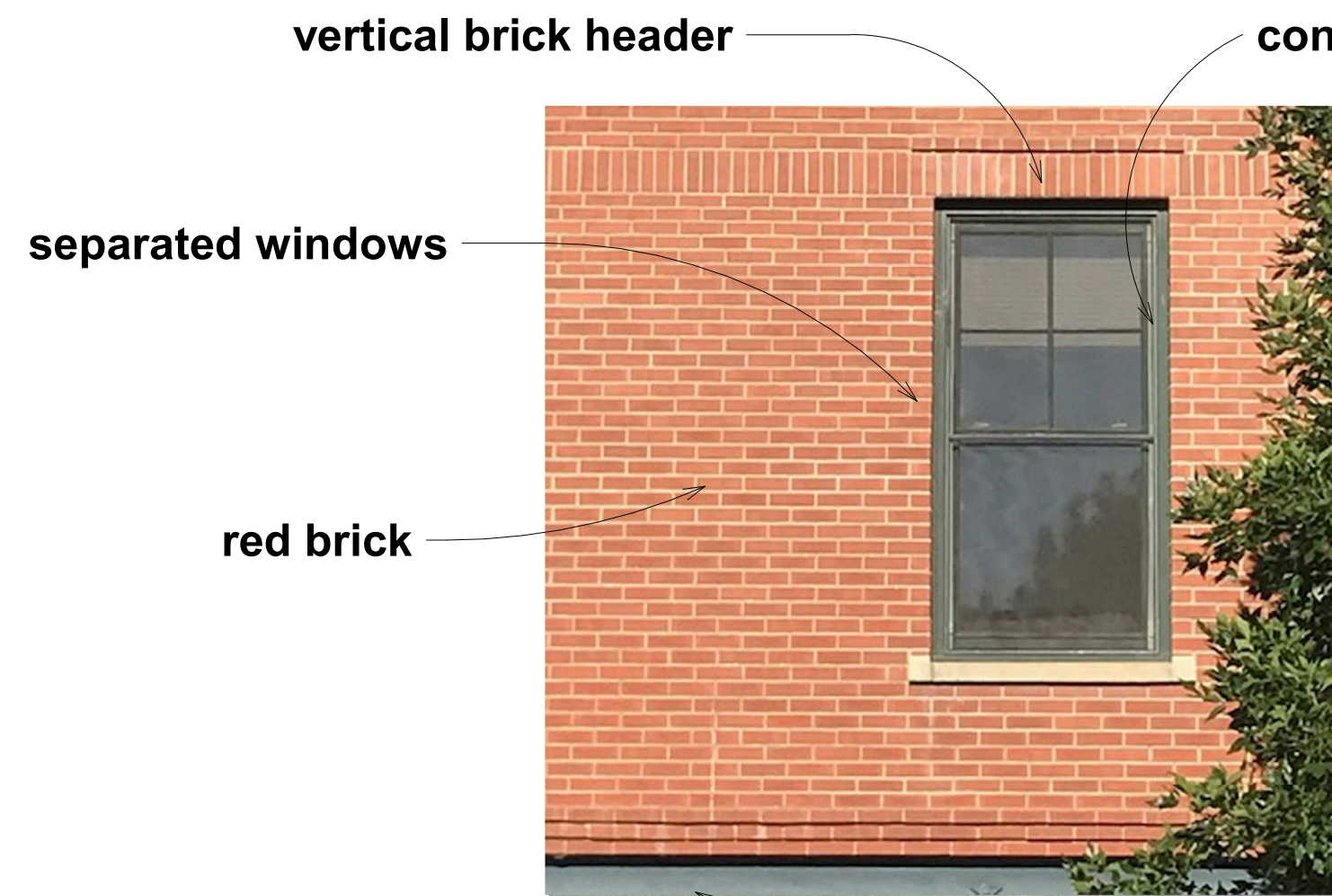
DESIGNED	MCW	RIF
DRAWN	RIF	MCW
CHECKED	MCW	
JOB NO.	XXX	
DATE	XX/XX/XXXX	

SHEET
C2.0



- 01 Brushed Concrete finish on all **Patios.**
- 02 Sidewalk Concrete to match existing sidewalk patterning in The Eagle Ranch Commerical Core.





BASE

- MATERIAL: stucco
- COLOR: dark, warm grey
- CORNICE/TRIM: painted wood 2'-0" x 0'-3"
Flat, raised beading along top and bottom
- DETAILS: horizontal reveals
steel awning
storefront & lighting

CORNER

- MATERIAL: brick veneer
- COLOR: rustic blend
- CORNICE/TRIM: vertical; stacked bond
1'-6" x 0'-3"
- DETAILS: expressed structure
horizontal railing "cap"
openings and insets
Metal Screen pattern relates to art-deco ornamentation at other end of the block

PRIMARY MASS

- MATERIAL: stucco
- COLOR: light, warm grey
- CORNICE/TRIM: 2'-0" 3-step Cornice
4" painted window trim to match cornice
- DETAILS: 1/4" reveals
- WINDOWS: Framed window openings

SECONDARY MASS

- MATERIAL: composite siding
- COLOR: light siding, warm grey
- CORNICE/TRIM: painted cornice trim
4" painted window trim to match cornice
- DETAILS: corner trim where applicable
- WINDOWS: Framed window openings

TOWN STAMP

359
DESIGN

3533 OSAGE STREET
DENVER, CO 80211
726.512.3427

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS

1200 Capitol Street, Eagle, CO 81631

REVISIONS		
No.	Description	Date

PROJECT NUMBER

20099

ISSUE DATE

October 29th, 2021

ISSUE

1200 Capitol

SHEET TITLE

DESIGN DETAILS

SHEET NO.

A-0.02

Page 26 of 93



REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20099
ISSUE DATE: October 29th, 2021

ISSUE

1200 Capitol

SHEET TITLE

3D Views

SHEET NO.

A-0.03



1200 CAPITOL APARTMENTS

1200 Capitol Street, Eagle, CO 81631

REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20099
ISSUE DATE: October 29th, 2021

ISSUE

1200 Capitol

SHEET TITLE

3D Views

SHEET NO.

A-0.04



1200 CAPITOL APARTMENTS

1200 Capitol Street, Eagle, CO 81631

REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20099
ISSUE DATE: October 29th, 2021

ISSUE

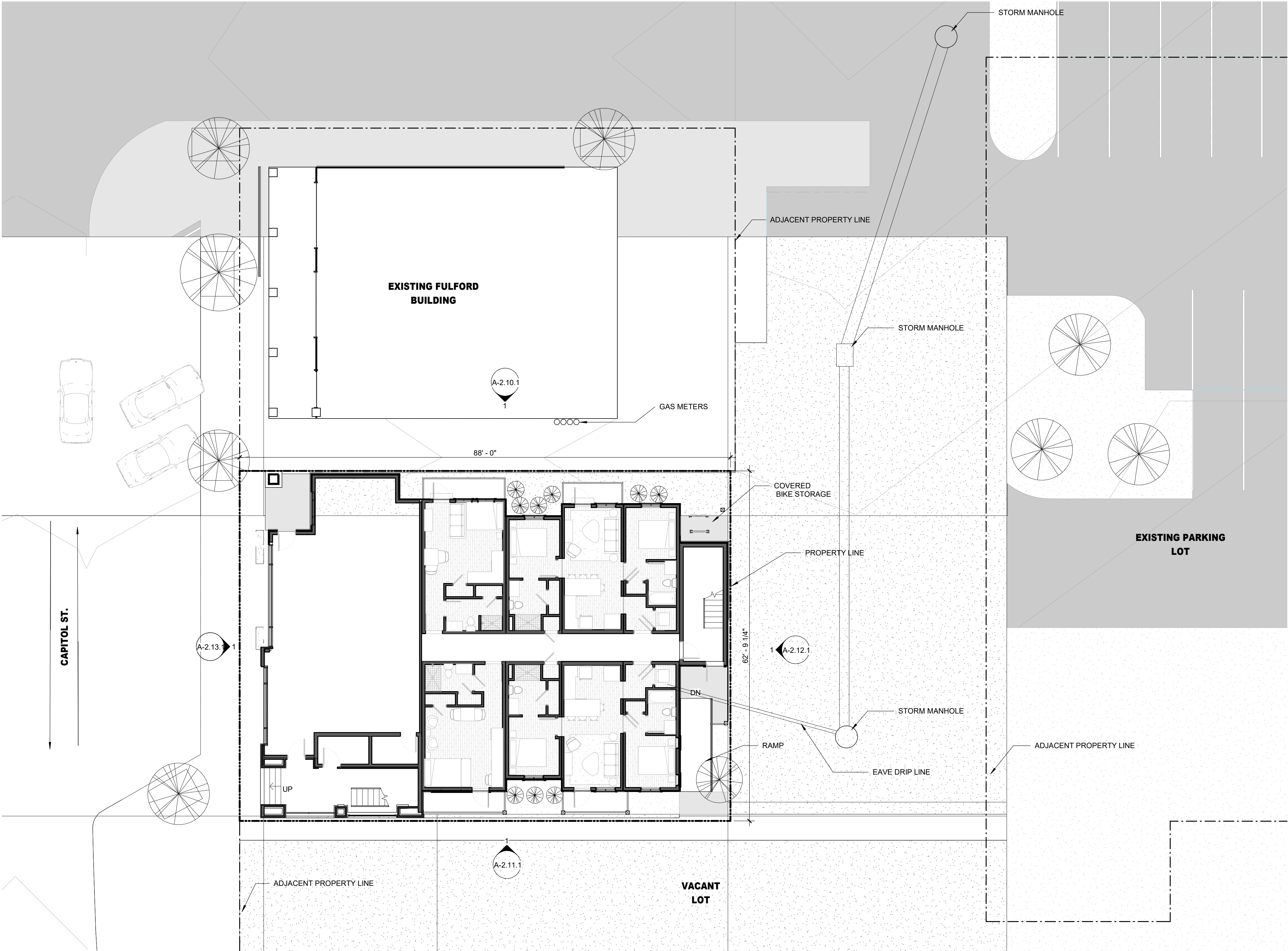
1200 Capitol

SHEET TITLE

3D Views

SHEET NO.

A-0.05



1 DRB SITE PLAN
1" = 10'-0"

SQ FT (IN GROSS) CALCULATIONS						
TOTAL SITE AREA: 5,532.12 SF						
BUILDING COVERAGE: 4,302 SF (72%)						
IMPERVIOUS SURFACE COVERAGE: 918 SF (17%)						
	RESIDENTIAL	CIRCULATION	RETAIL	STORAGE	ROOF DECK	TOTAL
LEVEL 01	2,076 SF	713 SF	1,222 SF	-	-	4,011 SF
LEVEL 02	3,127 SF	761 SF	-	67 SF	221 SF	4,176 SF
LEVEL 03	3,115 SF	755 SF	-	67 SF	215 SF	4,152 SF
						12,339 SF

TOWN STAMP

359

DESIGN

3631 OSAGE STREET
DENVER, CO 80211
726.612.5457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS

1200 Capitol Street, Eagle, CO 81631

REVISIONS

No.	Description	Date

PROJECT NUMBER

20009

ISSUE DATE

October 29th, 2021

ISSUE

1200 Capitol

SHEET TITLE

SITE PLAN

SHEET NO.

A-1.00

1200 CAPITOL APARTMENTS

1200 Capitol Street, Eagle, CO, 81631

[illegible]

PROJECT NUMBER	20001
ISSUE DATE	October 29th, 2021

ISSUE

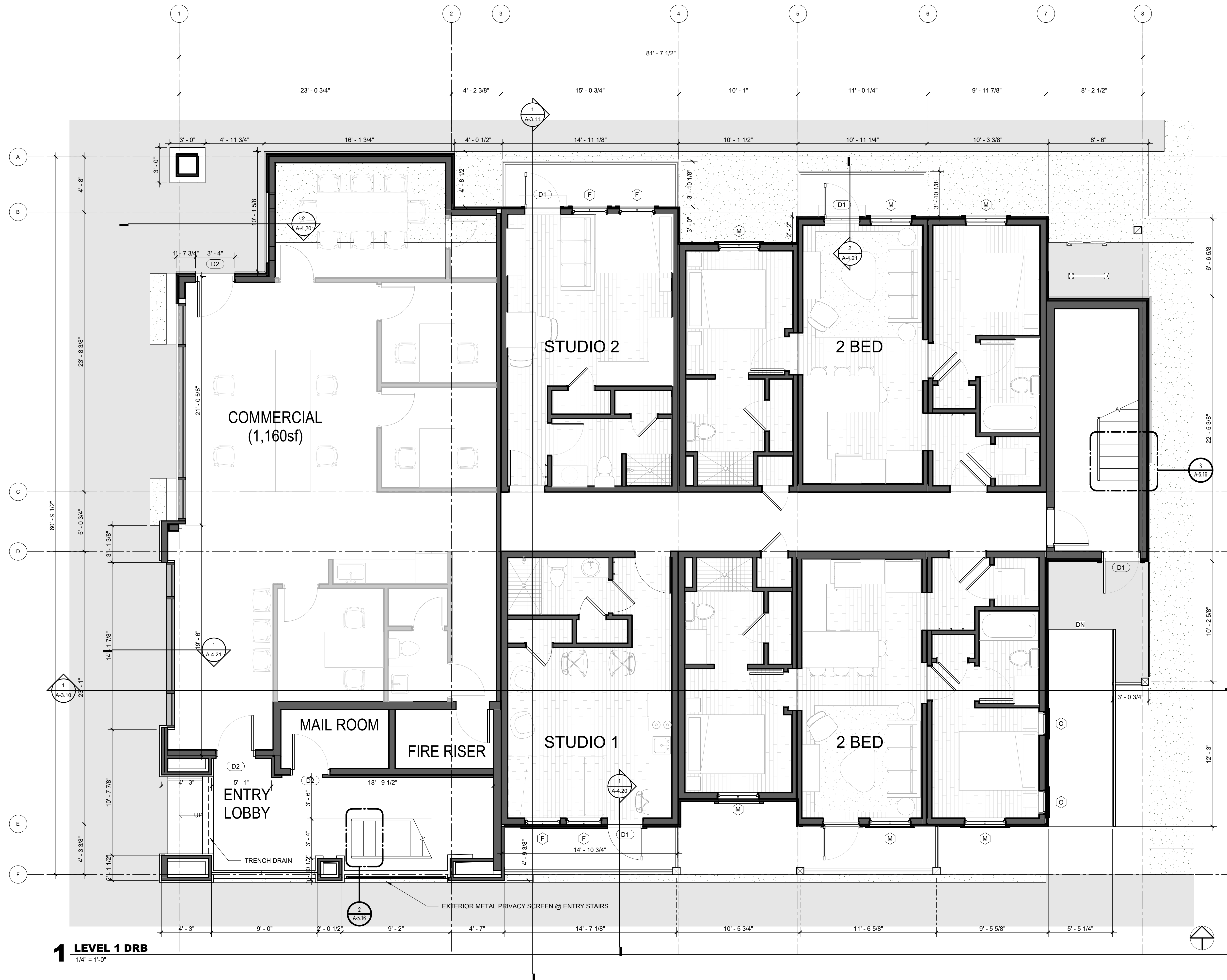
1200 Capitol

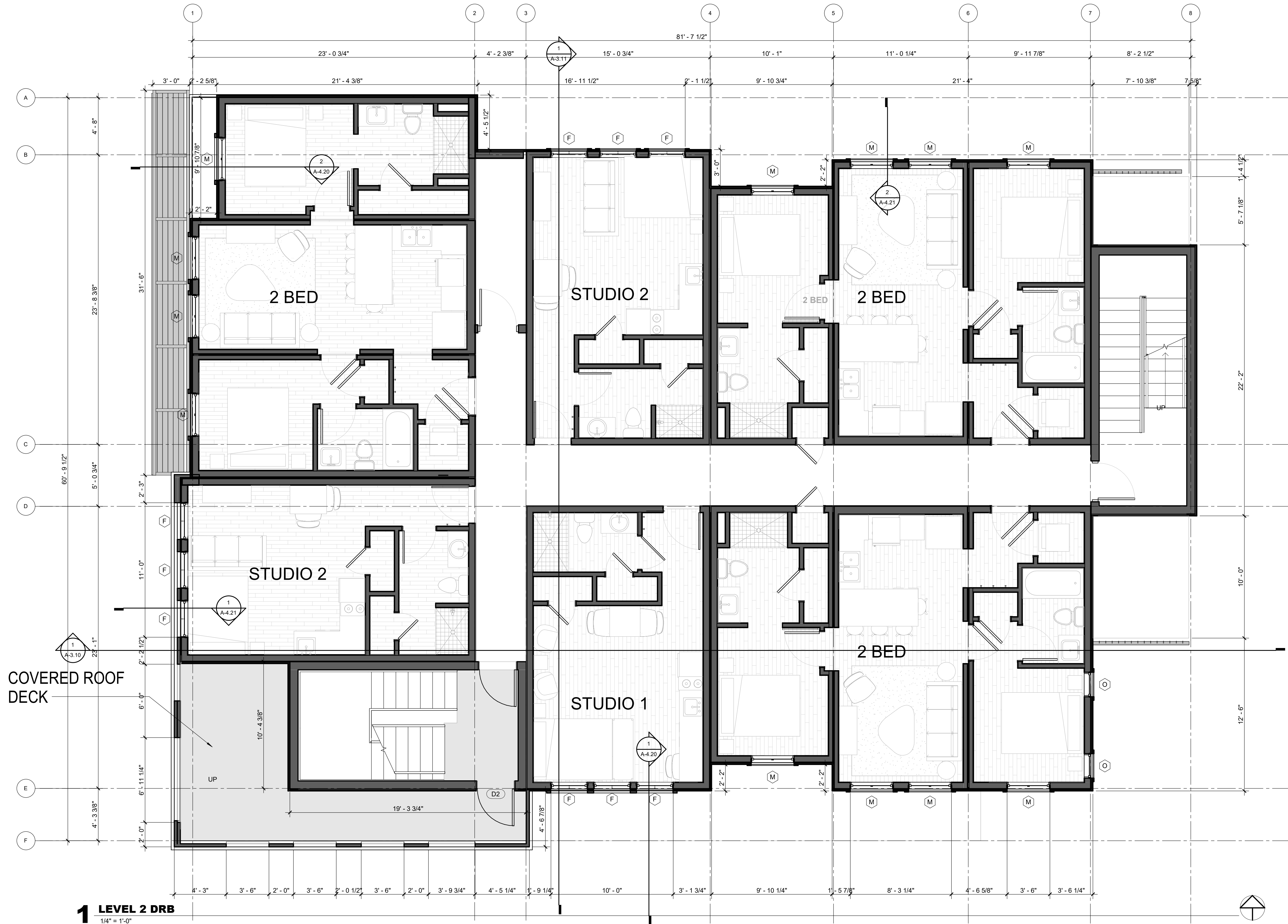
SHEET TITLE

LEVEL 1 FLOOR PLAN

SHEET NO. _____

A-1.10





1 LEVEL 2 DRB
1/4" = 1'-0"

TOWN STAMP

359
DESIGN

359 OSAGE STREET
DENVER, CO 80211
726.62.5457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS

1200 Capitol Street, Eagle, CO 81631

REVISIONS

No.	Description	Date

PROJECT NUMBER

20099

ISSUE DATE

October 29th, 2021

ISSUE

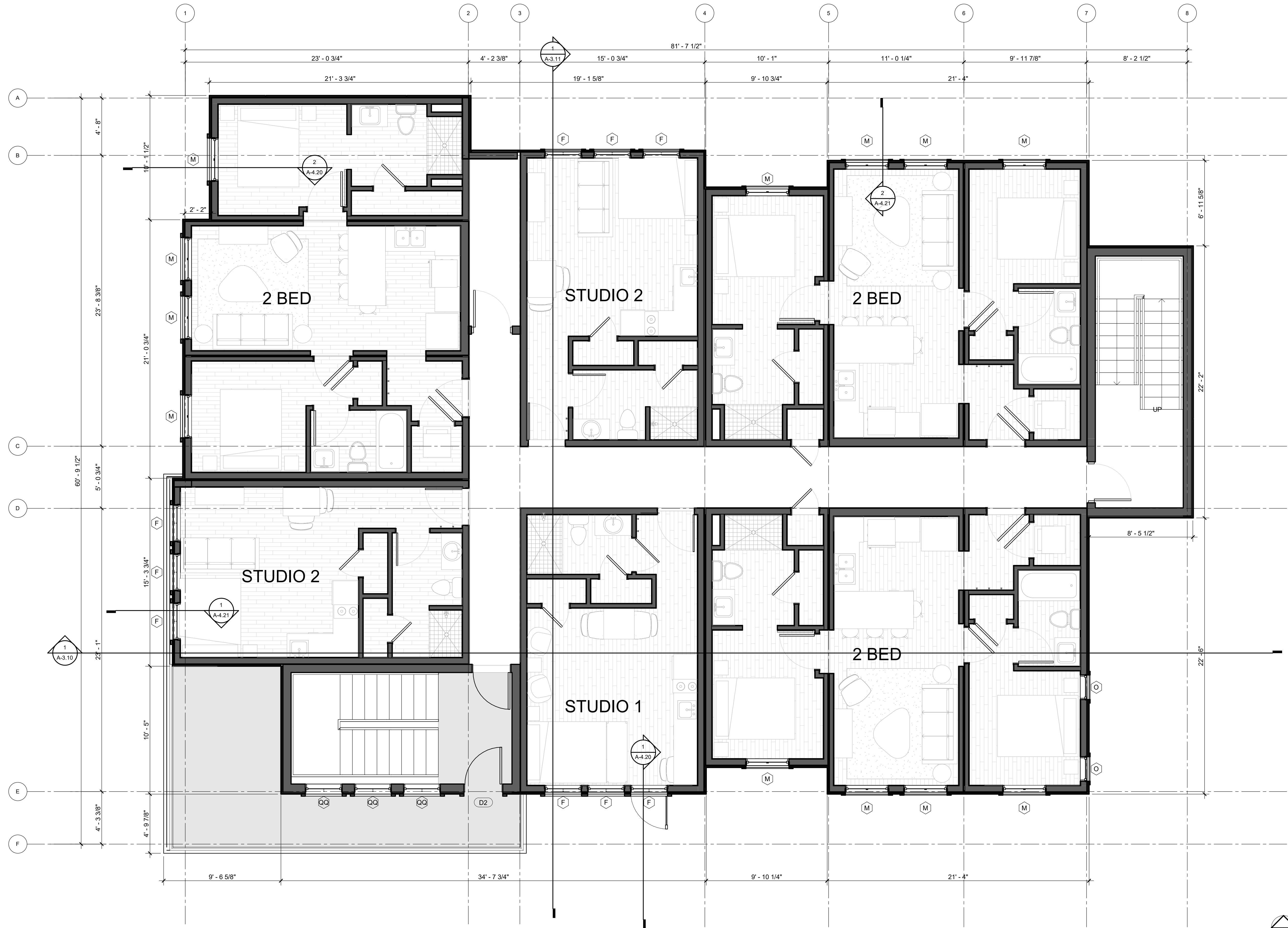
1200 Capitol

SHEET TITLE

LEVEL 2 FLOOR PLAN

SHEET NO.

A-1.20



1 LEVEL 3 DRB
1/4" = 1'-0"

TOWN STAMP

359

DESIGN

3631 OSAGE STREET
DENVER, CO 80211
726.612.5457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS

1200 Capitol Street, Eagle, CO 81631

REVISIONS

No.	Description	Date

PROJECT NUMBER

20099

ISSUE DATE

October 29th, 2021

ISSUE

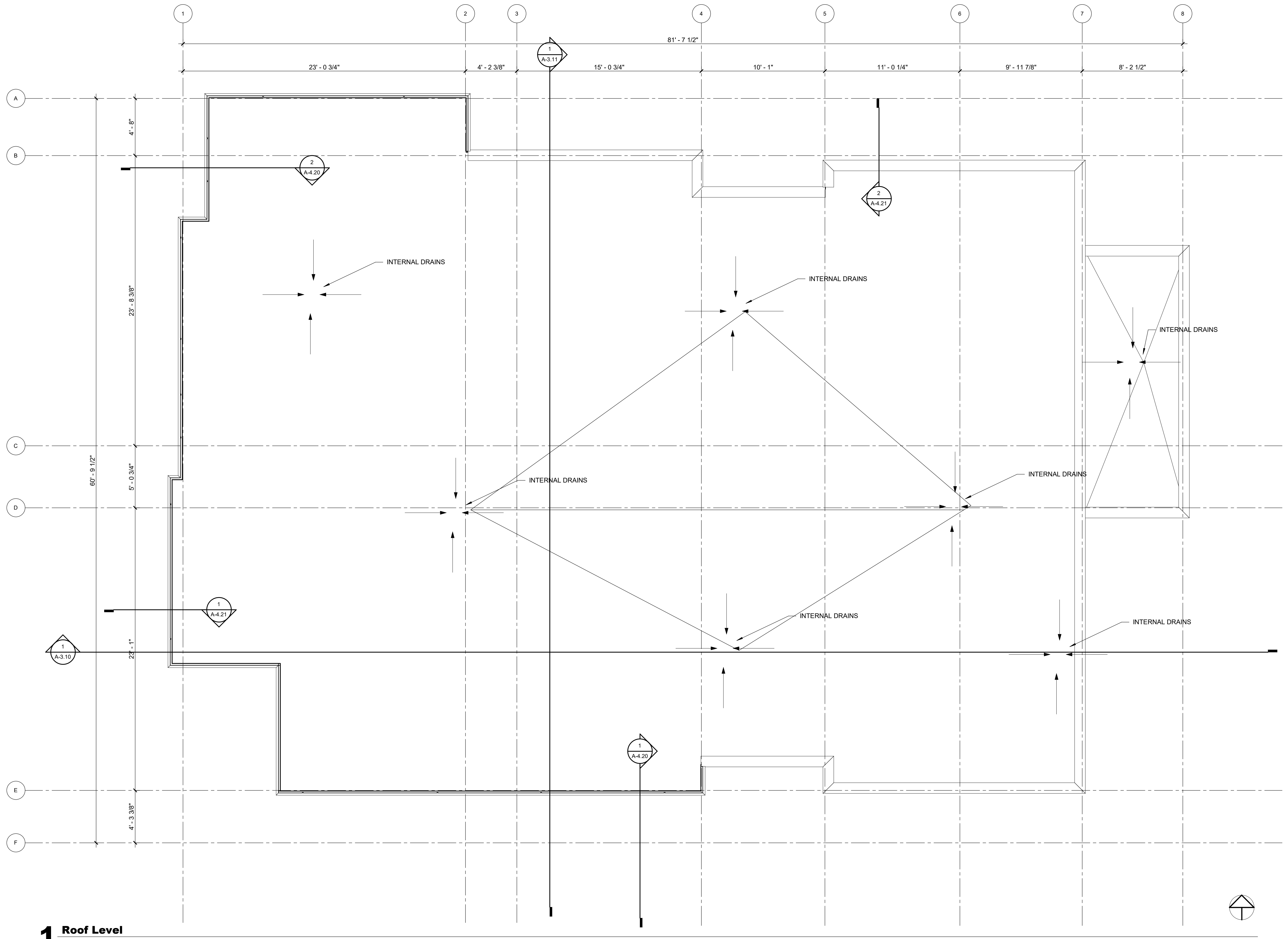
1200 Capitol

SHEET TITLE

LEVEL 3 FLOOR PLAN

SHEET NO.

A-1.30



1 Roof Level
1/4" = 1'-0"

TOWN STAMP

359

DESIGN

3030 OSAGE STREET
DENVER, CO 80211
726.622.5457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS

1200 Capitol Street, Eagle, CO 81631

REVISIONS

No.	Description	Date

PROJECT NUMBER

20009

ISSUE DATE

October 29th, 2021

ISSUE

1200 Capitol

SHEET TITLE

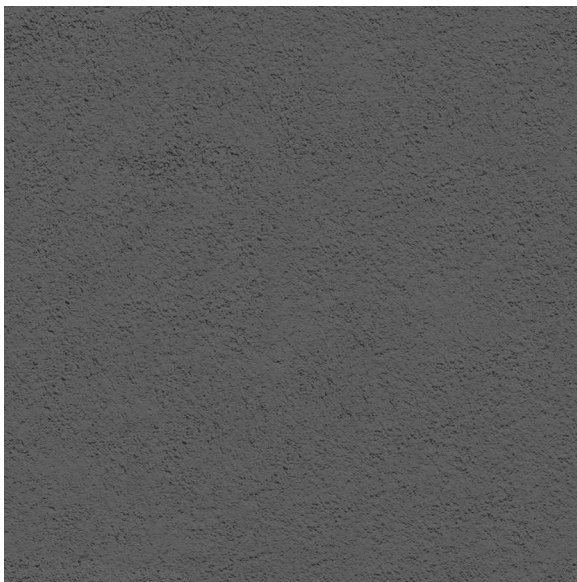
ROOF PLAN

SHEET NO.

A-1.40



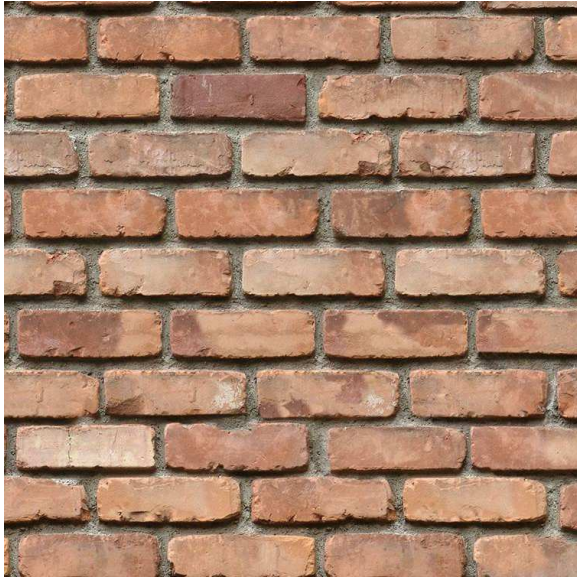
COMPOSITE SIDING:
Woodtone RusticSeries - "White Granite"



STUCCO:
SW 9565 - "Forged Steel"



STUCCO:
SW 2844 - "Roycroft Mist Grey"
Smooth 2-coat stucco finish



BRICK VENEER:
Coronado Stone - "Rustic Blend"
Brick Size (DxHxL) - 3-5/8" x 2-1/4" x 8"



METAL PANEL:
DARK GREY COLOR



COMPOSITE SIDING:
HARDIE PLANK LAP SIDING - "Fern Green"



1 DRB NORTH ELEVATION
1/4" = 1'-0"

TOWN STAMP

359

DESIGN

3031 OSAGE STREET
DENVER, CO 80211
726.622.5457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS
1200 Capitol Street, Eagle, CO 81631

REVISIONS

No.	Description	Date

PROJECT NUMBER

20099

ISSUE DATE

October 29th, 2021

ISSUE

1200 Capitol

SHEET TITLE

NORTH ELEVATION

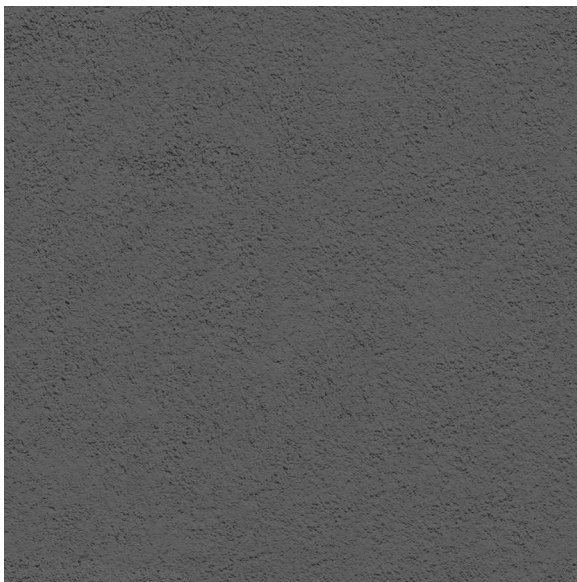
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A-2.10

Page 36 of 93



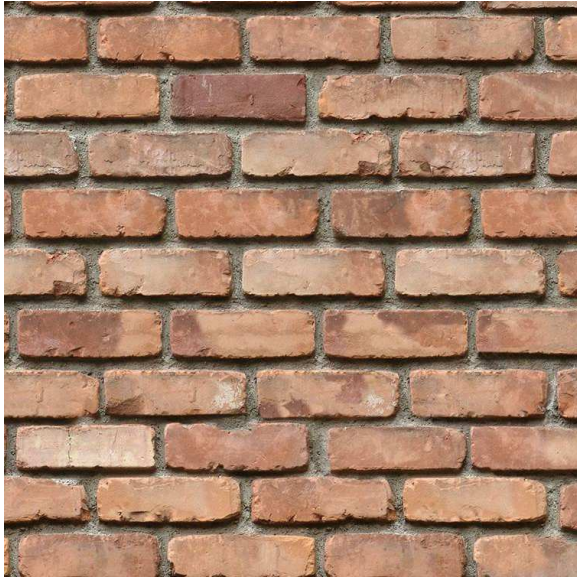
COMPOSITE SIDING:
Woodtone RusticSeries - "White Granite"



STUCCO:
SW 9565 - "Forged Steel"



STUCCO:
SW 2844 - "Roycroft Mist Grey"
Smooth 2-coat stucco finish



BRICK VENEER:
Coronado Stone - "Rustic Blend"
Brick Size (DxHxL) - 3-5/8" x 2-1/4" x 8"



METAL PANEL:
DARK GREY COLOR



COMPOSITE SIDING:
HARDIE PLANK LAP SIDING - "Fern Green"



1 DRB NORTH ELEVATION Option 2
1/4" = 1'-0"

REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20099
ISSUE DATE: October 29th, 2021

ISSUE

1200 Capitol

SHEET TITLE

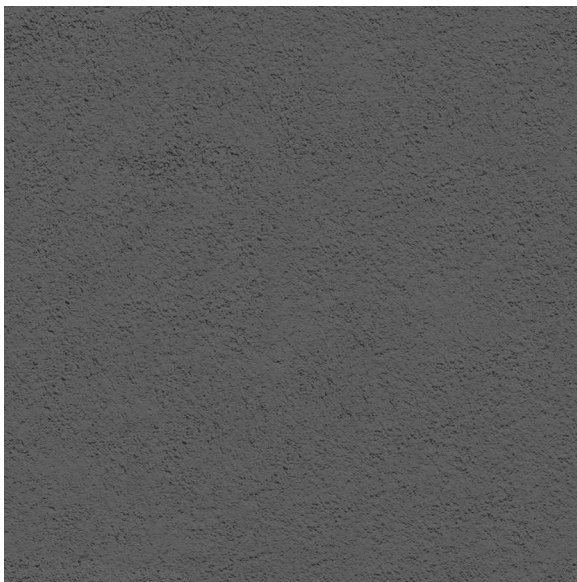
**NORTH ELEVATION
Option 2**

SHEET NO.

A-2.10.1



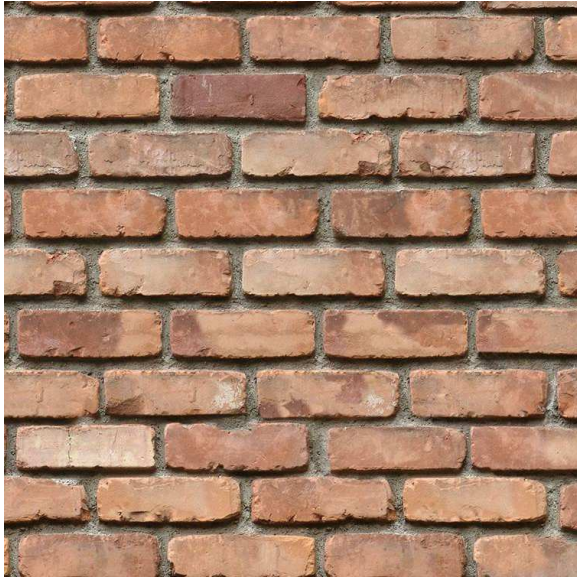
COMPOSITE SIDING:
Woodtone RusticSeries - "White Granite"



STUCCO:
SW 9565 - "Forged Steel"



STUCCO:
SW 2844 - "Roycroft Mist Grey"
Smooth 2-coat stucco finish



BRICK VENEER:
Coronado Stone - "Rustic Blend"
Brick Size (DxHxL) - 3-5/8" x 2-1/4" x 8"



METAL PANEL:
DARK GREY COLOR



COMPOSITE SIDING:
HARDIE PLANK LAP SIDING - "Fern Green"



1 DRB SOUTH ELEVATION
1/4" = 1'-0"

TOWN STAMP

359
DESIGN

3031 OSAGE STREET
DENVER, CO 80211
726.62.5457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS
1200 Capitol Street, Eagle, CO 81631

REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20099
ISSUE DATE: October 29th, 2021

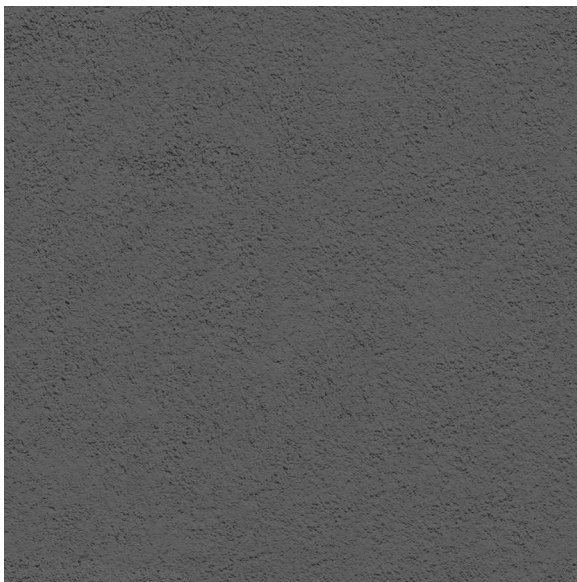
ISSUE
1200 Capitol

SHEET TITLE
SOUTH ELEVATION

SHEET NO.
A-2.11



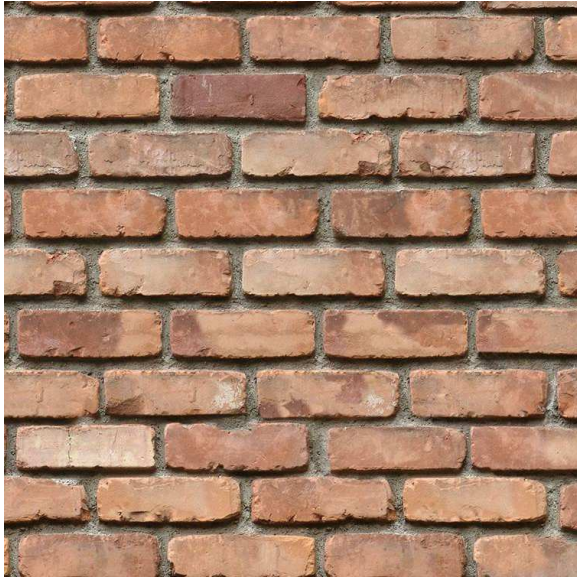
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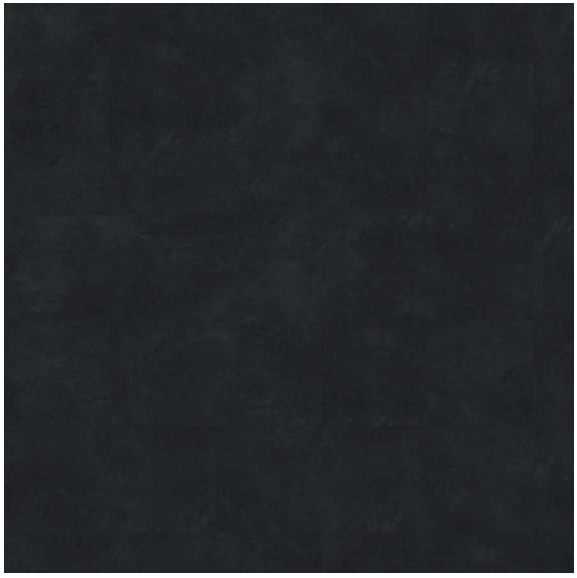
STUCCO:
SW 9565 - "Forged Steel"



STUCCO:
SW 2844 - "Roycroft Mist Grey"
Smooth 2-coat stucco finish



BRICK VENEER:
Coronado Stone - "Rustic Blend"
Brick Size (DxHxL) - 3-5/8" x 2-1/4" x 8"



METAL PANEL:
DARK GREY COLOR



COMPOSITE SIDING:
HARDIE PLANK LAP SIDING - "Fern Green"



1 DRB SOUTH ELEVATION Option 2
1/4" = 1'-0"

REVISIONS		
No.	Description	Date

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ISSUE DATE: October 29th, 2021

ISSUE

1200 Capitol

SHEET TITLE

**SOUTH ELEVATION
Option 2**

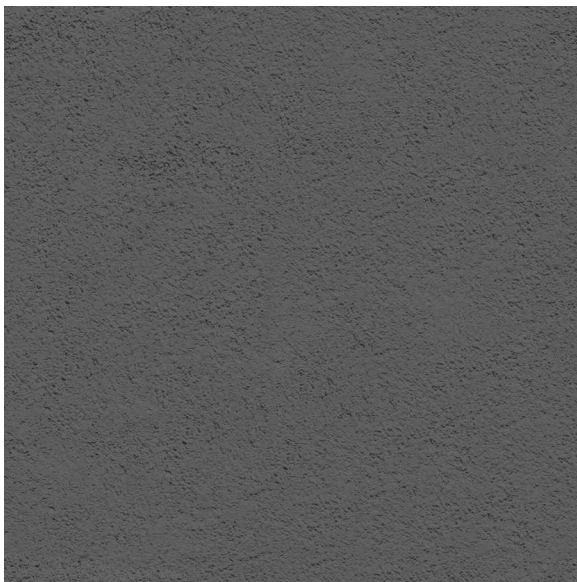
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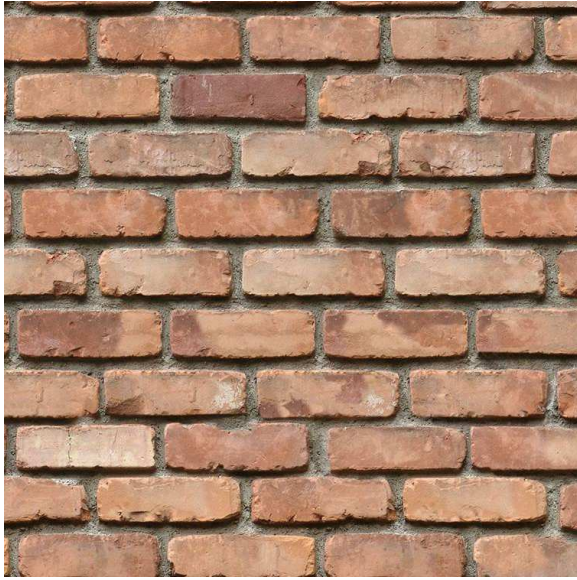
COMPOSITE SIDING:
HARDIE PLANK LAP SIDING - "Fern Green"



STUCCO:
SW 9565 - "Forged Steel"



STUCCO:
SW 2844 - "Roycroft Mist Grey"
Smooth 2-coat stucco finish



BRICK VENEER:
Coronado Stone - "Rustic Blend"
Brick Size (DxHxL) - 3-5/8" x 2-1/4" x 8"



METAL PANEL:
DARK GREY COLOR



1 DRB EAST ELEVATION
1/4" = 1'-0"

TOWN STAMP

359
DESIGN
3631 OSAGE STREET
DENVER, CO 80211
726.62.5457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS
1200 Capitol Street, Eagle, CO 81631

REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20009
ISSUE DATE: October 29th, 2021

ISSUE
1200 Capitol

SHEET TITLE
EAST ELEVATION

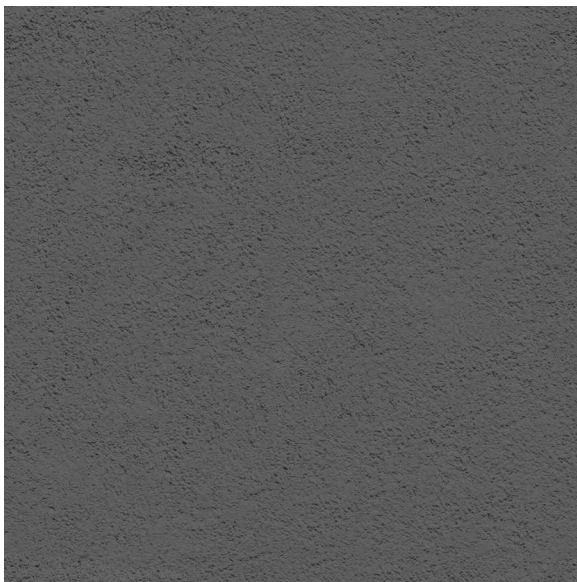
SHEET NO.
A-2.12



COMPOSITE SIDING:
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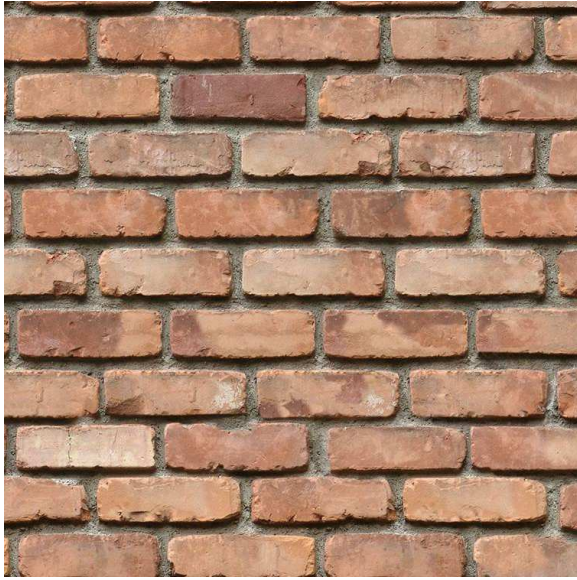
COMPOSITE SIDING:
HARDIE PLANK LAP SIDING - "Fern Green"



STUCCO:
SW 9565 - "Forged Steel"



STUCCO:
SW 2844 - "Roycroft Mist Grey"
Smooth 2-coat stucco finish



BRICK VENEER:
Coronado Stone - "Rustic Blend"
Brick Size (DxHxL) - 3-5/8" x 2-1/4" x 8"



METAL PANEL:
DARK GREY COLOR



1 DRB EAST ELEVATION Option 2
1/4" = 1'-0"

TOWN STAMP

359
DESIGN
3031 OSAGE STREET
DENVER, CO 80211
726.62.5457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS
1200 Capitol Street, Eagle, CO 81631

REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20009
ISSUE DATE: October 29th, 2021

ISSUE
1200 Capitol

SHEET TITLE
EAST ELEVATION
Option 2

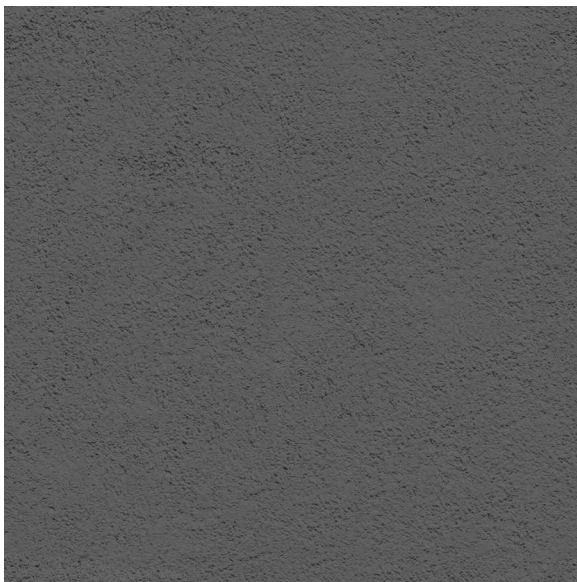
SHEET NO.
A-2.12.1



COMPOSITE SIDING:
Woodtone RusticSeries - "White Granite"



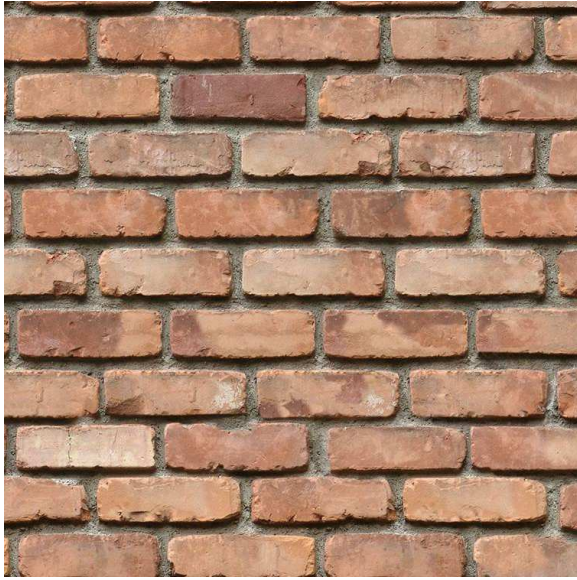
COMPOSITE SIDING:
HARDIE PLANK LAP SIDING - "Fern Green"



STUCCO:
SW 9565 - "Forged Steel"



STUCCO:
SW 2844 - "Roycroft Mist Grey"
Smooth 2-coat stucco finish



BRICK VENEER:
Coronado Stone - "Rustic Blend"
Brick Size (DxHxL) - 3-5/8" x 2-1/4" x 8"



METAL PANEL:
DARK GREY COLOR



1 DRB WEST ELEVATION

1/4" = 1'-0"

TOWN STAMP

359
DESIGN
3031 OSAGE STREET
DENVER, CO 80211
726.62.5457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS
1200 Capitol Street, Eagle, CO 81631

REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20009
ISSUE DATE: October 29th, 2021

ISSUE
1200 Capitol

SHEET TITLE
WEST ELEVATION

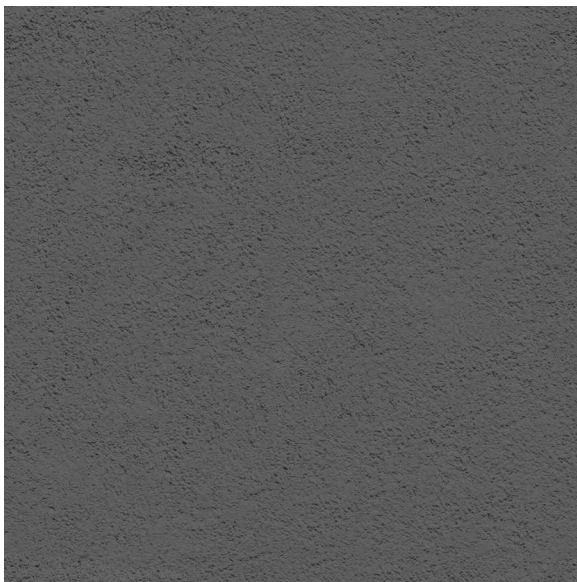
SHEET NO.
A-2.13



COMPOSITE SIDING:
Woodtone RusticSeries - "White Granite"



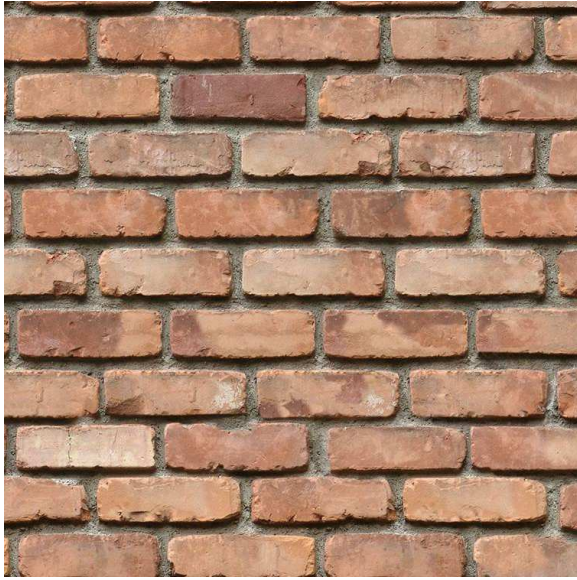
COMPOSITE SIDING:
HARDIE PLANK LAP SIDING - "Fern Green"



STUCCO:
SW 9565 - "Forged Steel"



STUCCO:
SW 2844 - "Roycroft Mist Grey"
Smooth 2-coat stucco finish



BRICK VENEER:
Coronado Stone - "Rustic Blend"
Brick Size (DxHxL) - 3-5/8" x 2-1/4" x 8"



METAL PANEL:
DARK GREY COLOR



1 DRB WEST ELEVATION Option 2
1/4" = 1'-0"

TOWN STAMP

359
DESIGN
3631 OSAGE STREET
DENVER, CO 80211
726.62.5457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS
1200 Capitol Street, Eagle, CO 81631

REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20099
ISSUE DATE: October 29th, 2021

ISSUE
1200 Capitol

SHEET TITLE
**WEST ELEVATION
Option 2**

SHEET NO.

A-2.13.1

1200 CAPITOL APARTMENTS

1200 Capitol Street, Eagle, CO 81631

REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20099
ISSUE DATE: October 29th, 2021

ISSUE

1200 Capitol

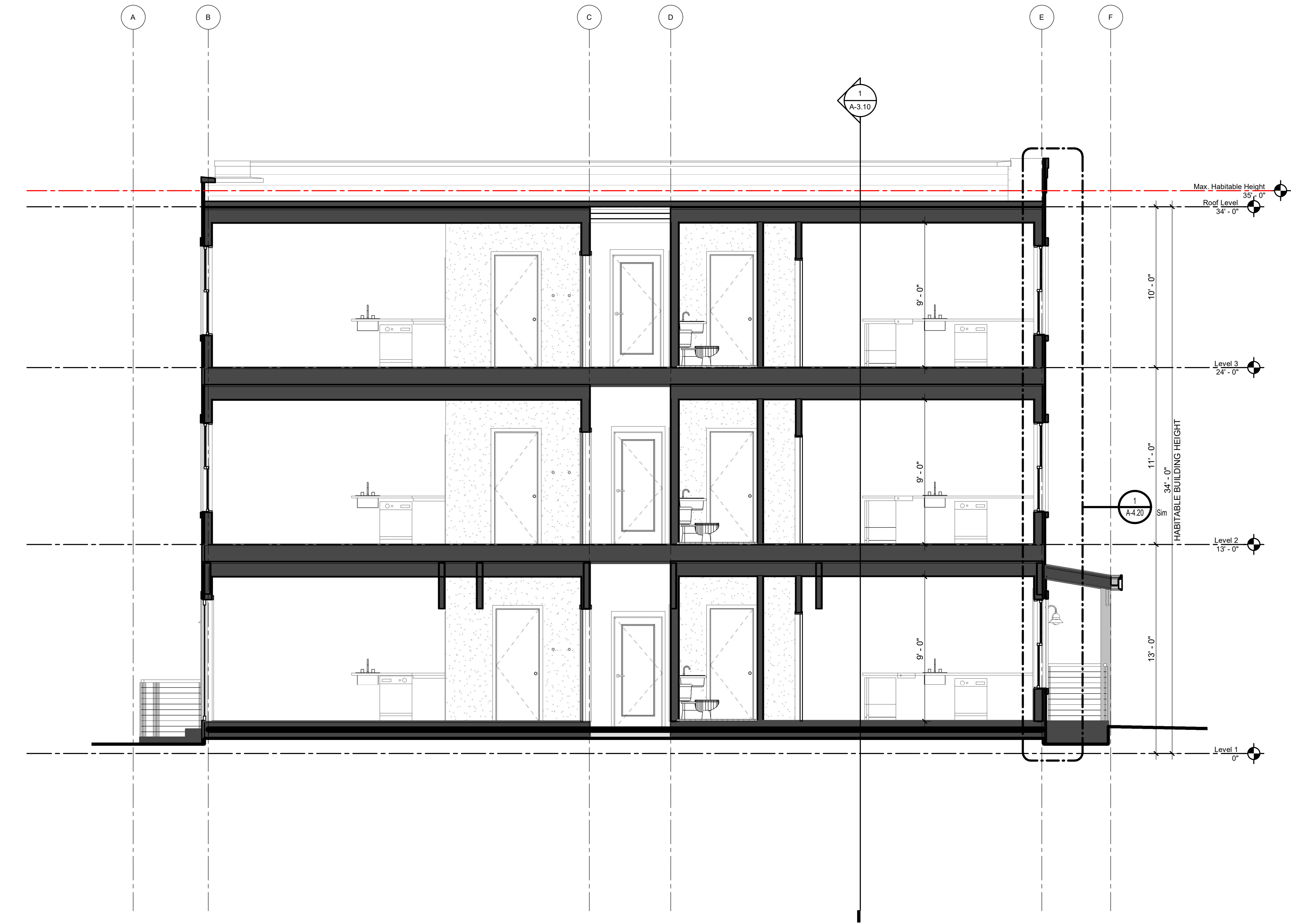
SHEET TITLE

BLDG SECTION

SHEET NO.

A-3.10





1 NORTH SOUTH SECTION
1/4" = 1'-0"

REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20009
ISSUE DATE: October 29th, 2021

ISSUE

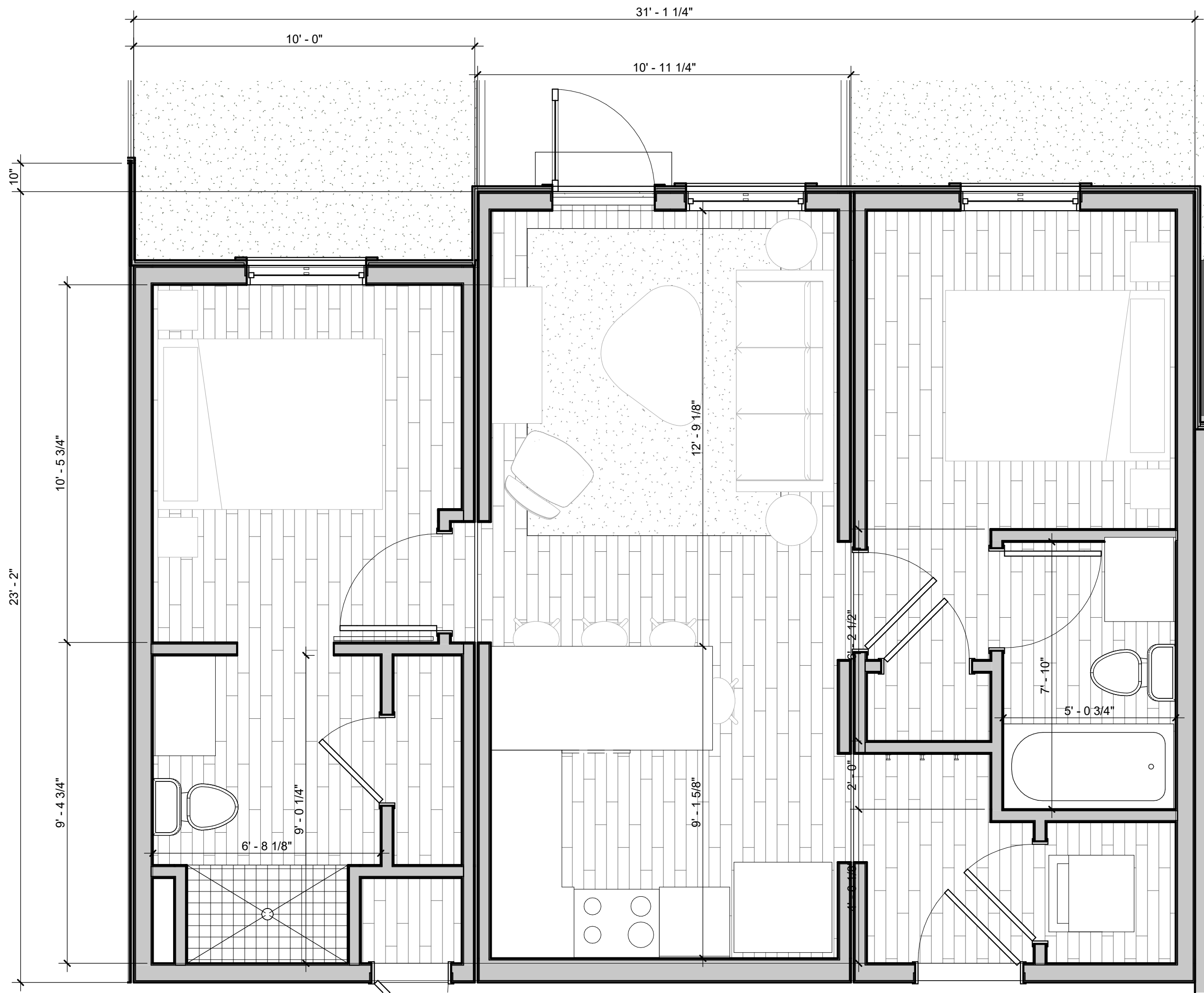
1200 Capitol

SHEET TITLE

BLDG SECTION

SHEET NO.

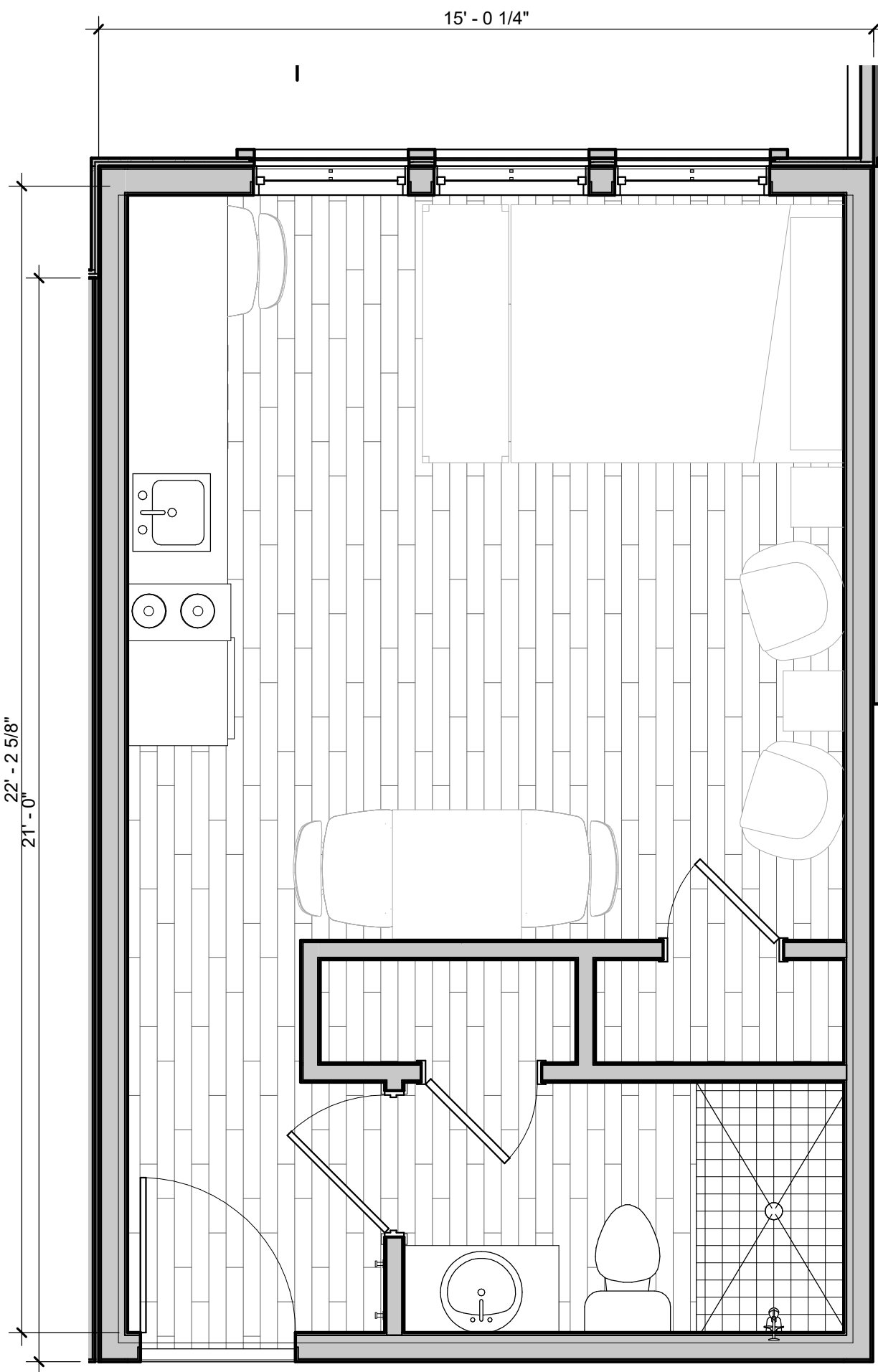
A-3.11



4 Unit Plan 2 BED

3/8" = 1'-0"

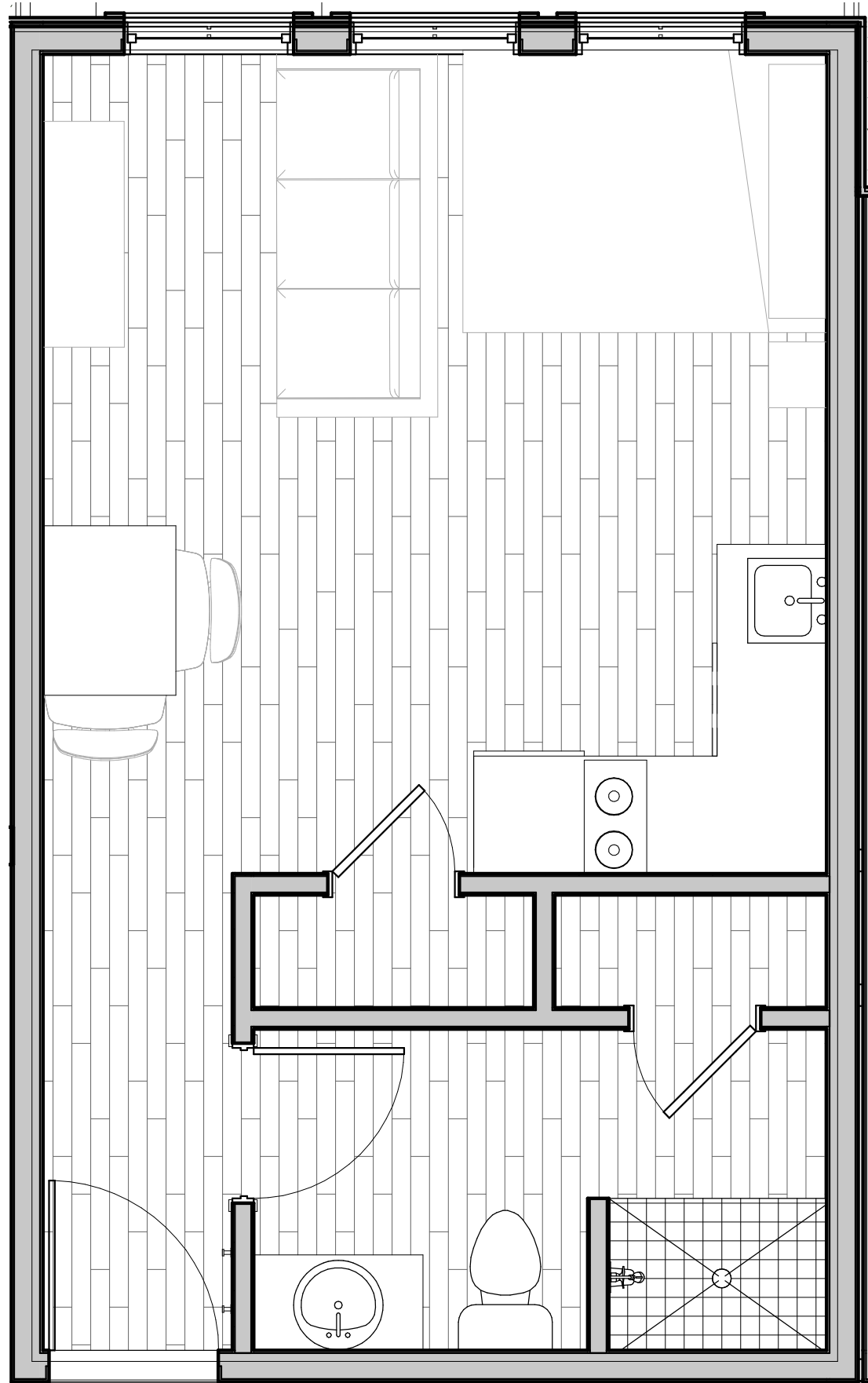
693 GROSS SF
639 NET SF



2 Unit Plan Studio 1

3/8" = 1'-0"

345 GROSS SF
316 NET SF



1 Unit Plan Studio 2

3/8" = 1'-0"

356 GROSS SF
331 NET SF

TOWN STAMP

359
DESIGN

3631 OSAGE STREET
DENVER, CO 80211
726.62.5457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS

1200 Capitol Street, Eagle, CO 81631

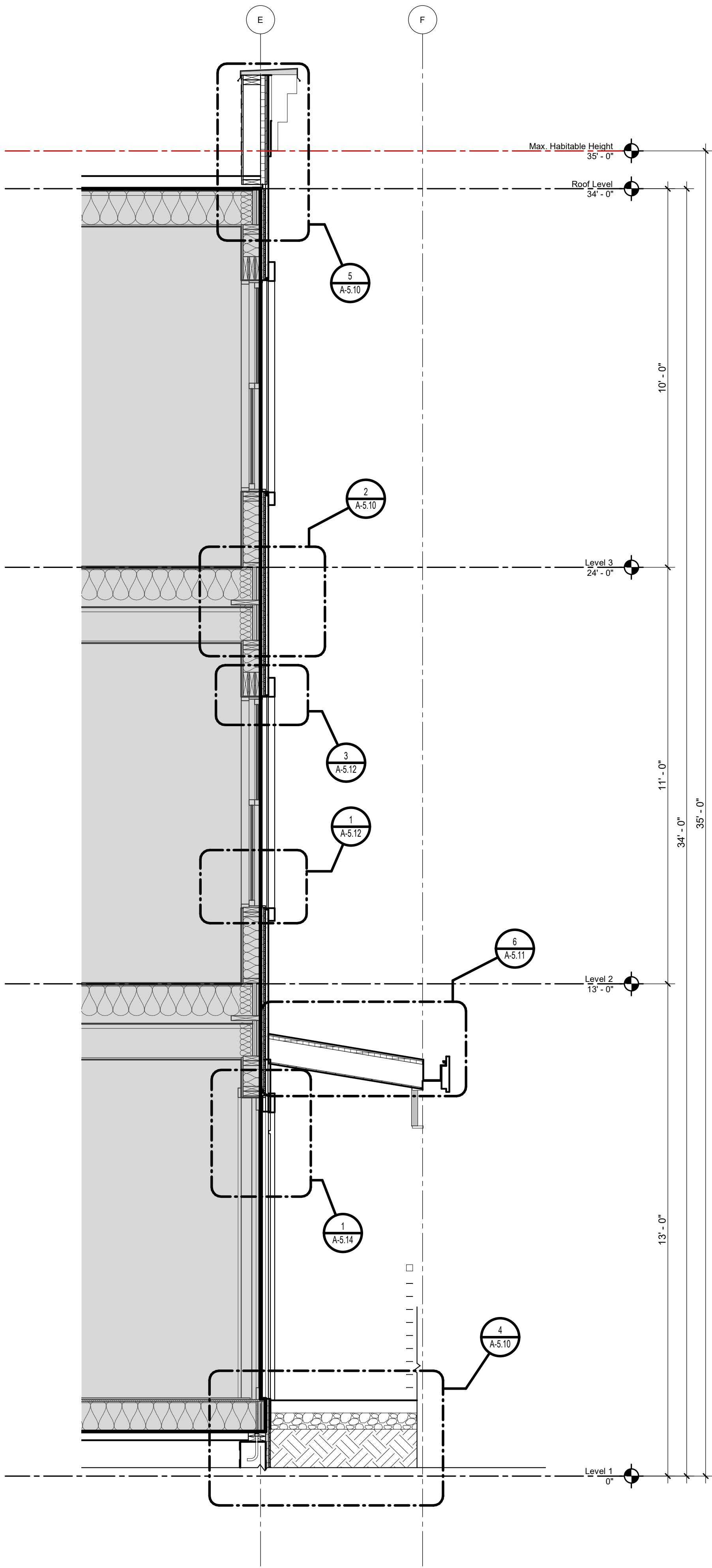
REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20099
ISSUE DATE: October 29th, 2021

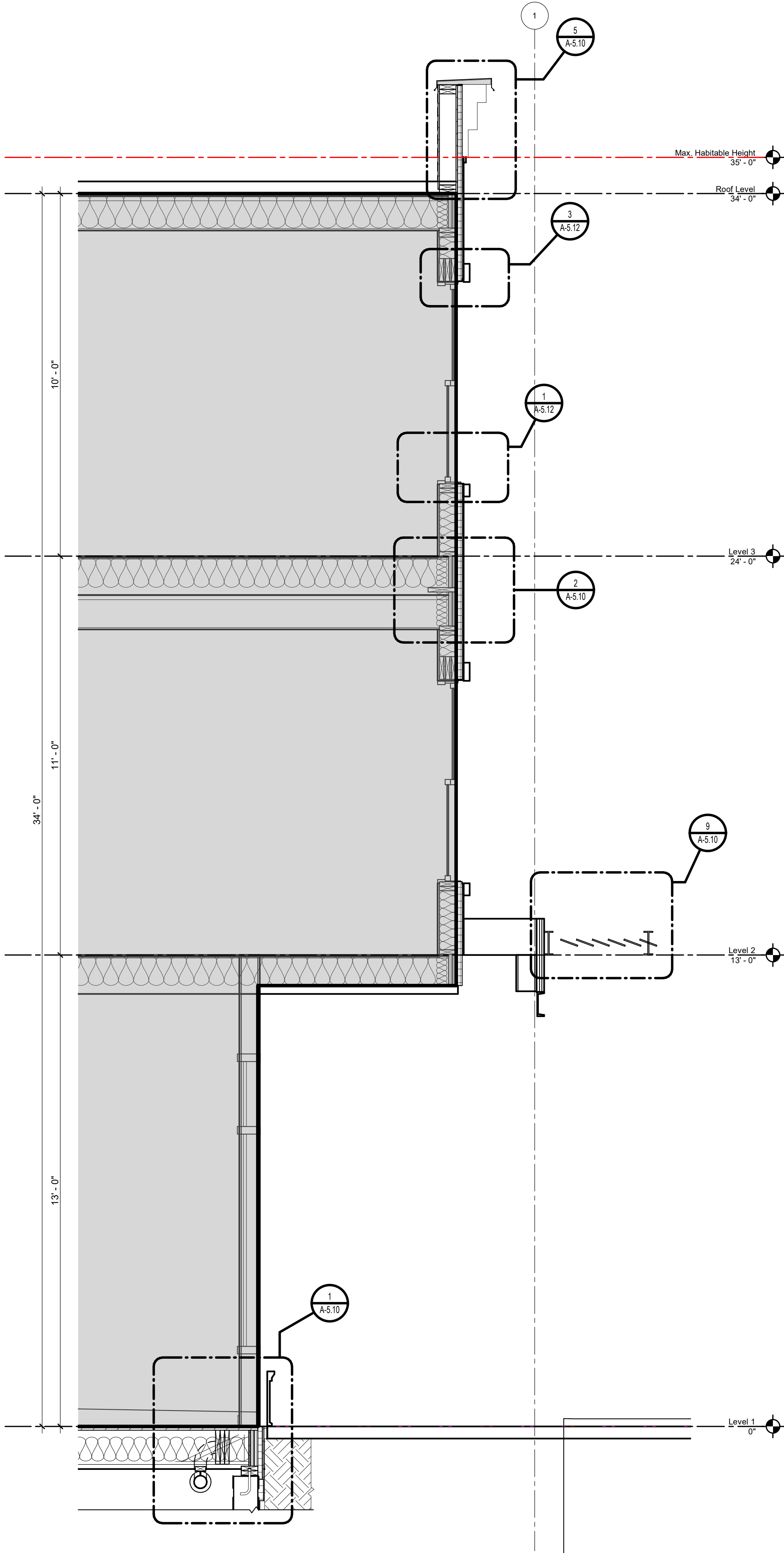
ISSUE
1200 Capitol

SHEET TITLE
UNIT PLANS

SHEET NO.
A-4.10



1 stucco
1/2" = 1'-0"



2 grey stucco
1/2" = 1'-0"

TOWN STAMP

359
DESIGN
3631 OSAGE STREET
DENVER, CO 80211
726.62.2457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS
1200 Capitol Street, Eagle, CO 81631

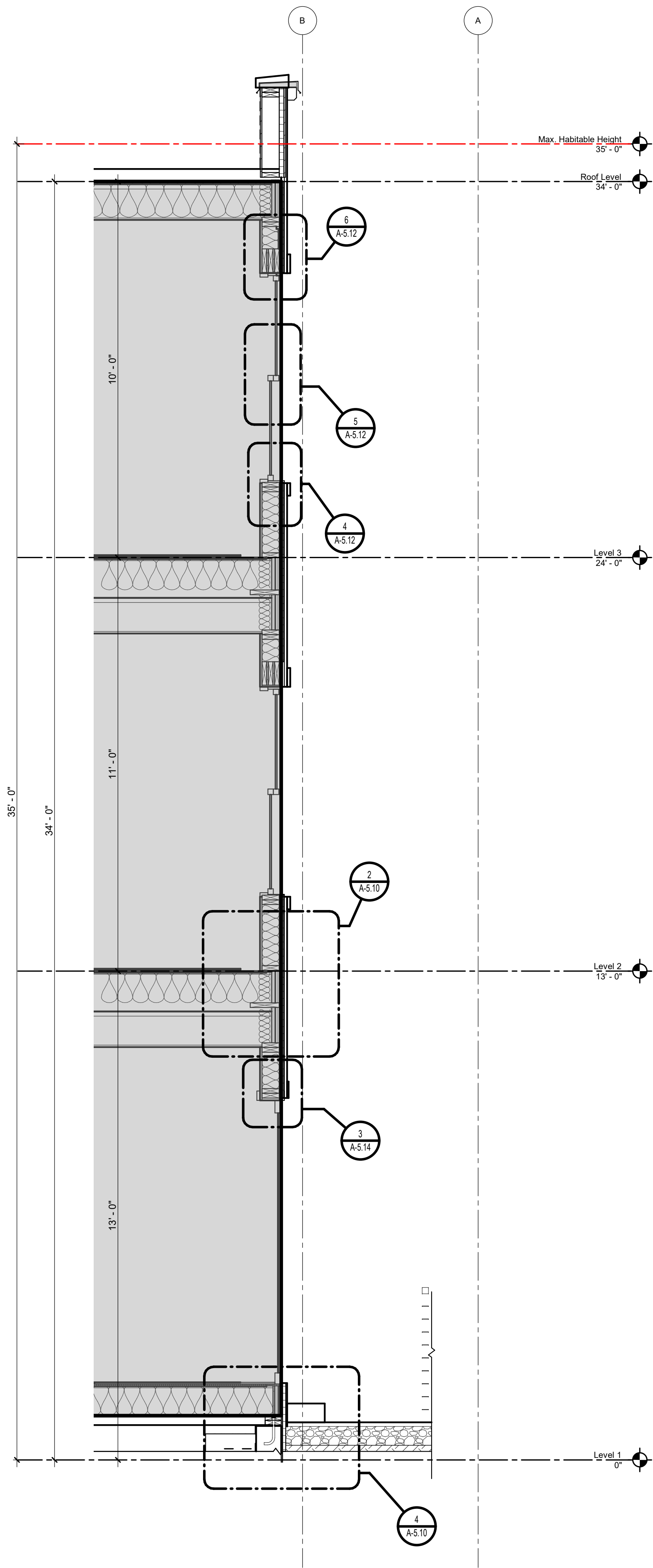
REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20099
ISSUE DATE: October 29th, 2021

ISSUE
1200 Capitol

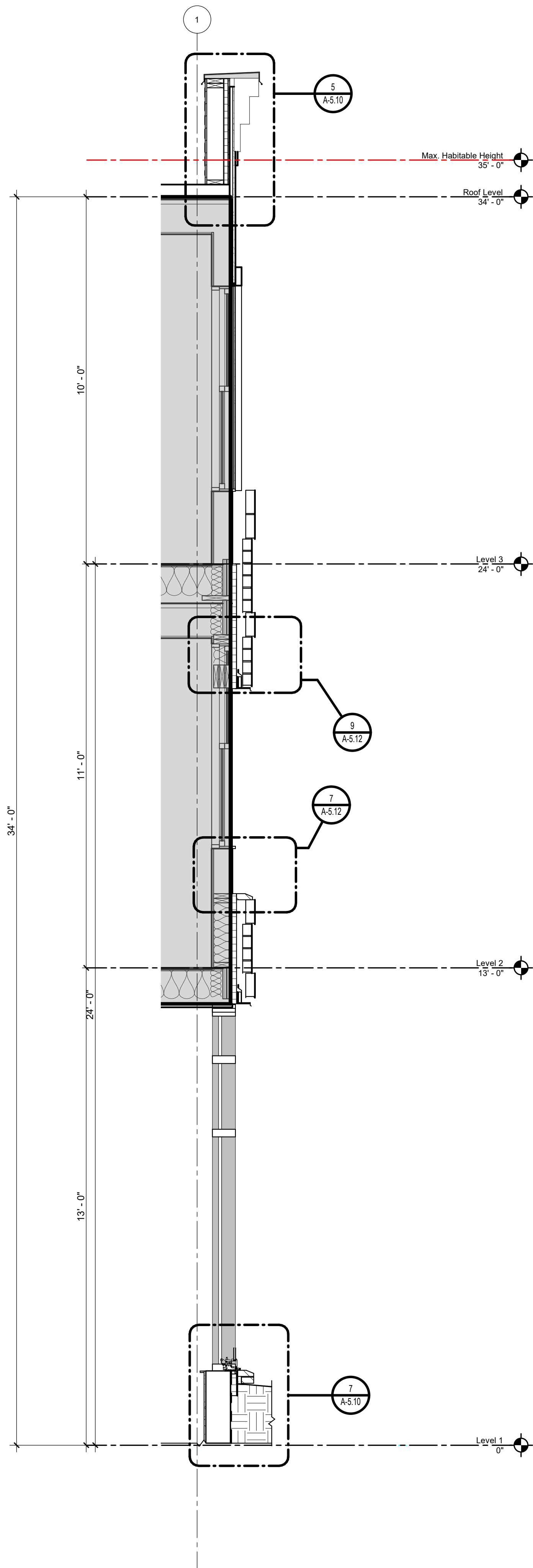
SHEET TITLE
WALL SECTIONS

SHEET NO.
A-4.20



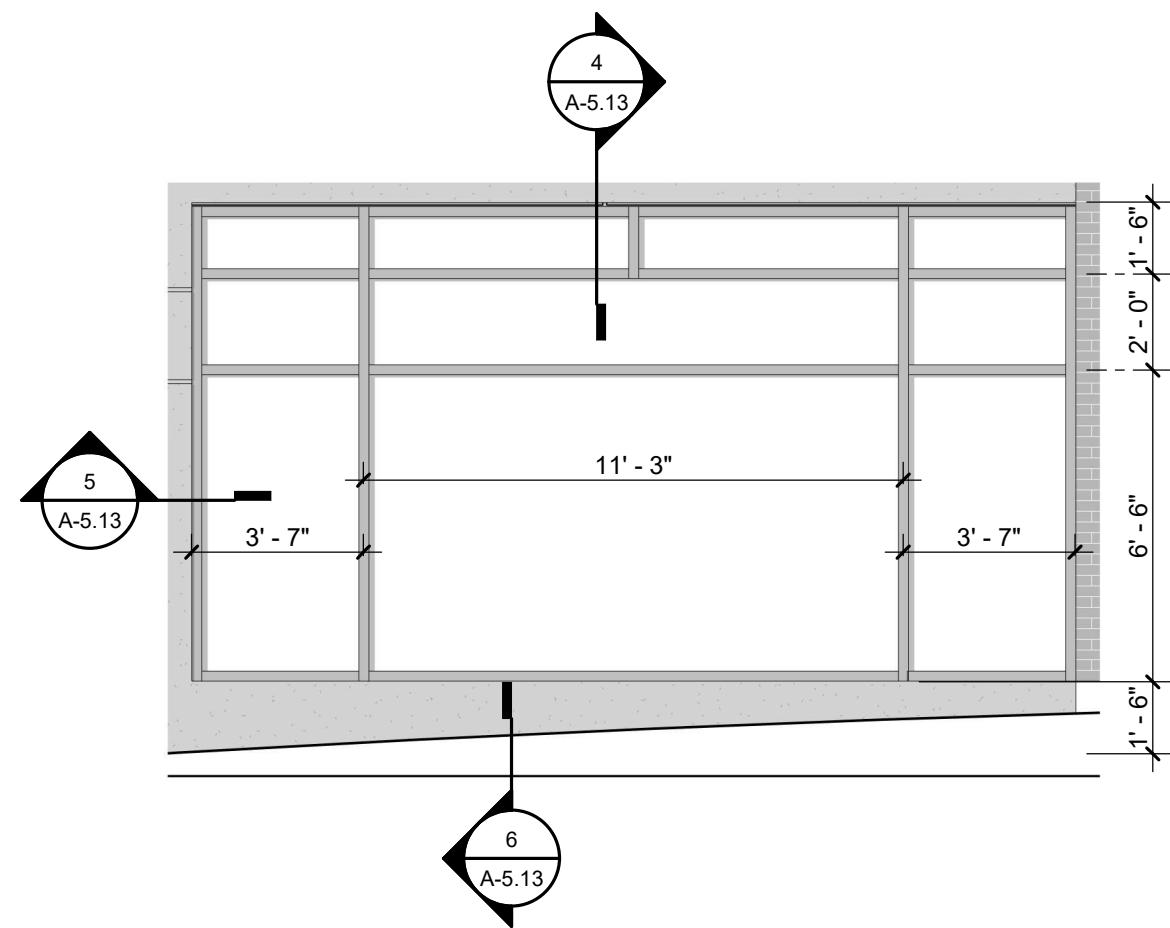
2 lap siding

1/2" = 1'-0"

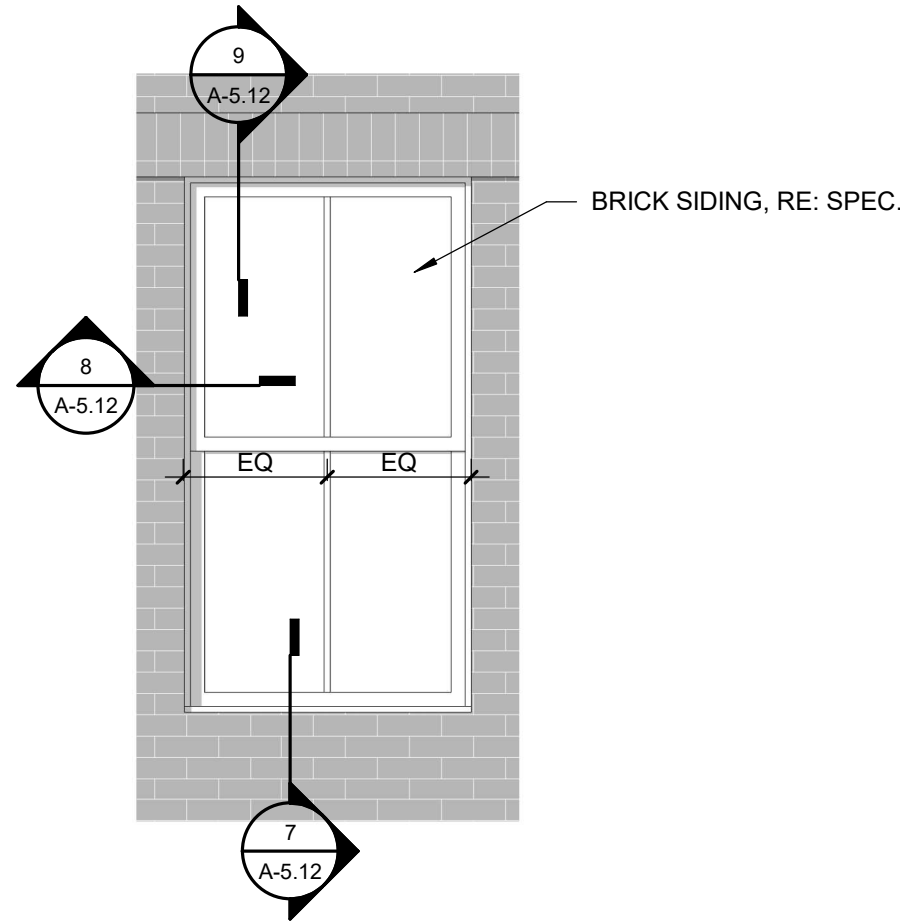


1 brick

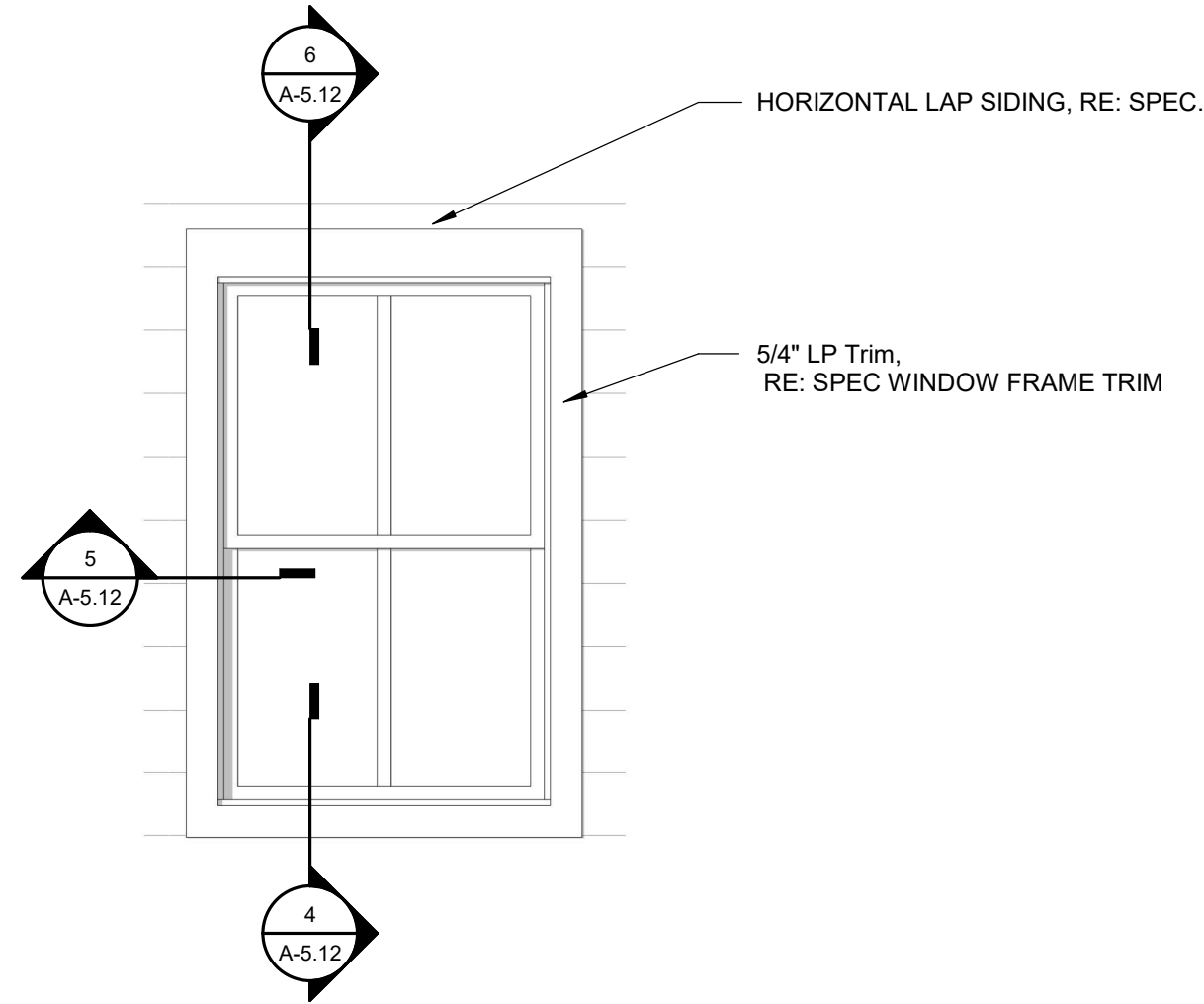
1/2" = 1'-0"



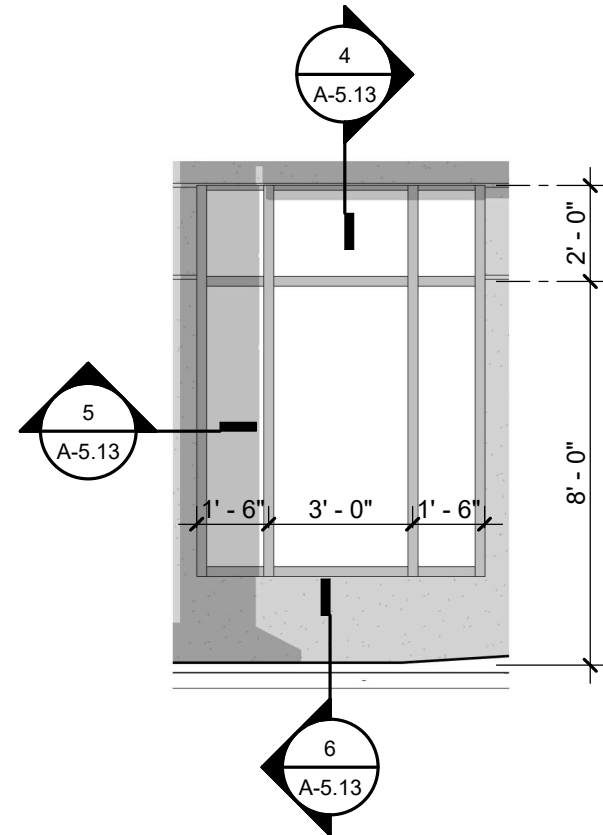
5 STOREFRONT WINDOW 1
1/4" = 1'-0"



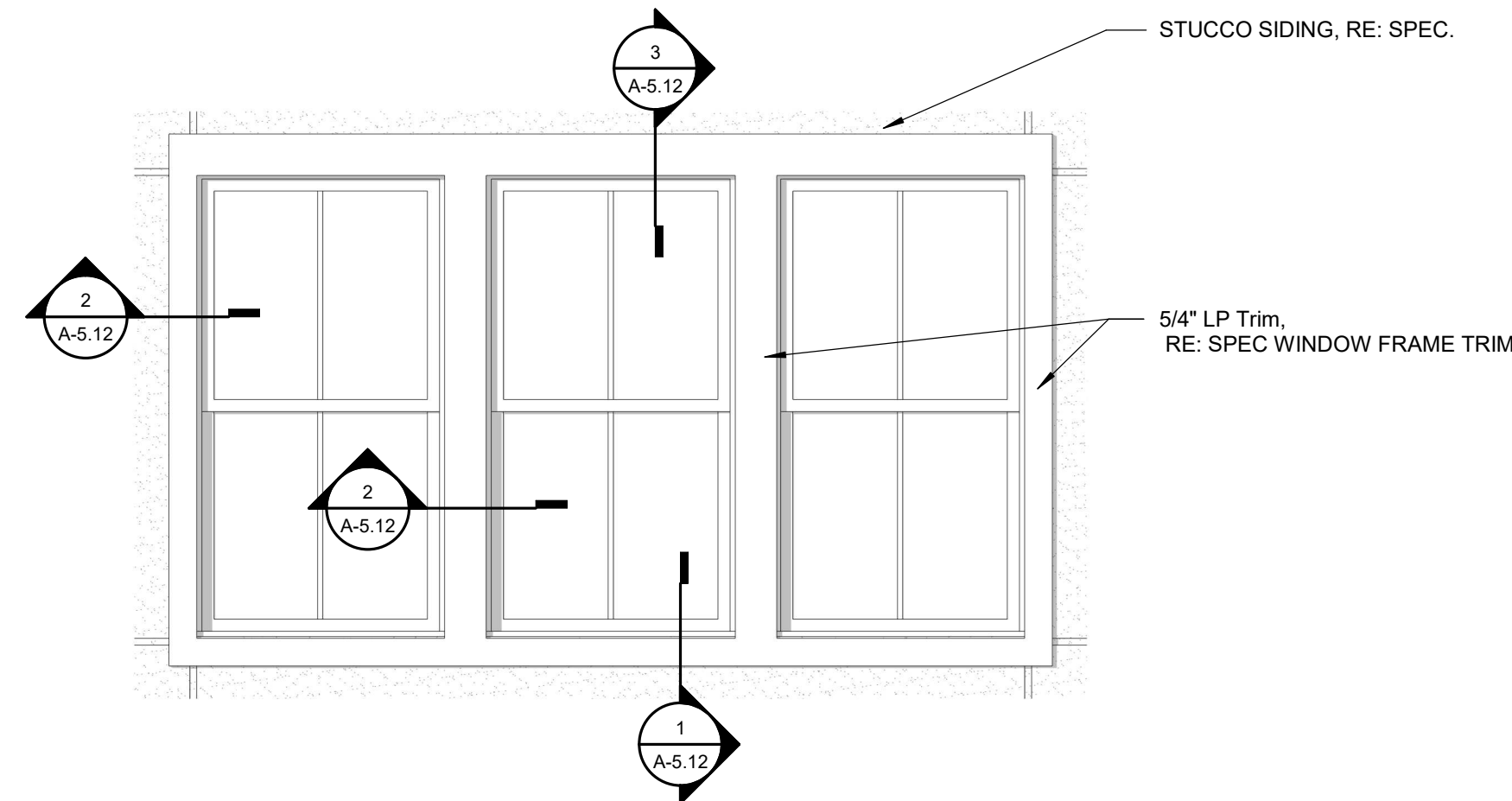
4 DOUBLE-HUNG WINDOW BRICK
1/2" = 1'-0"



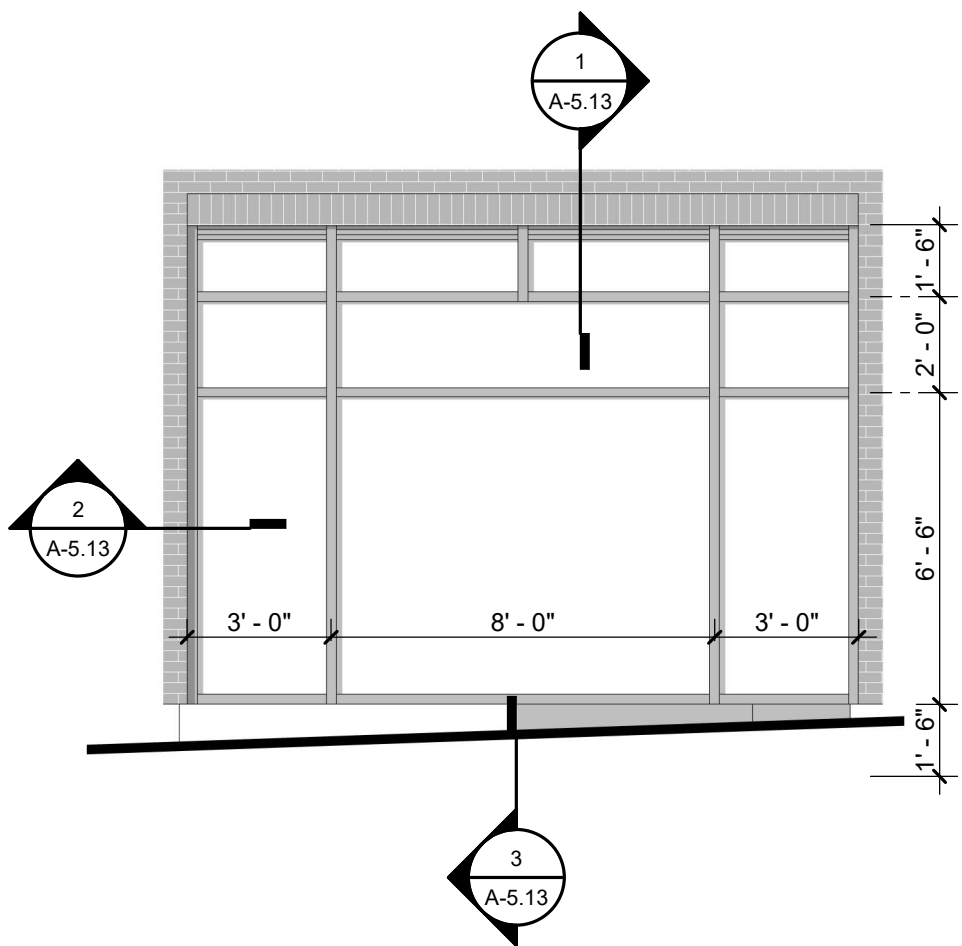
1 DOUBLE-HUNG WINDOW LAP SIDING
1/2" = 1'-0"



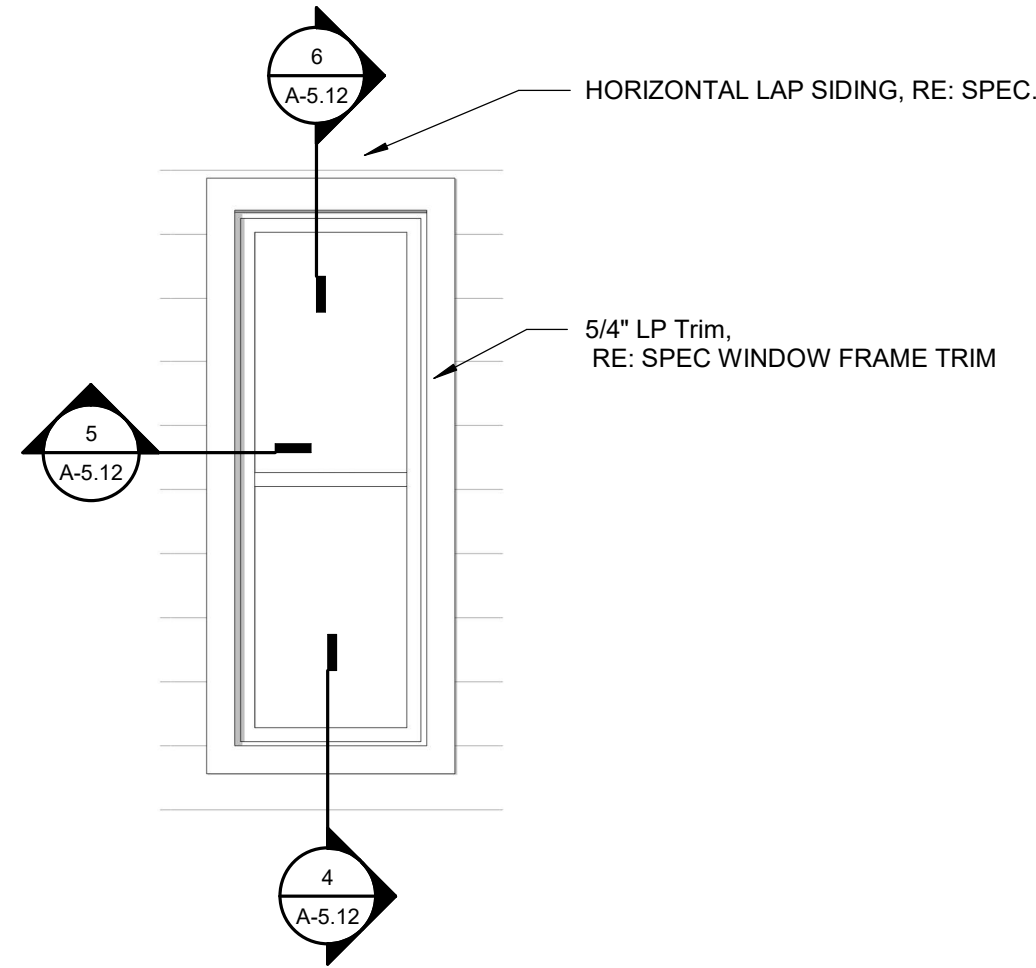
6 STOREFRONT WINDOW 2
1/4" = 1'-0"



2 DOUBLE-HUNG WINDOW STUCCO
1/2" = 1'-0"



7 STOREFRONT WINDOW 3
1/4" = 1'-0"



3 FIXED WINDOW LAP SIDING
1/2" = 1'-0"

TOWN STAMP

359
DESIGN
3631 OSAGE STREET
DENVER, CO 80211
726.62.5457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS
1200 Capitol Street, Eagle, CO 81631

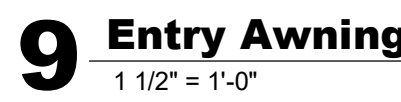
REVISIONS		
No.	Description	Date

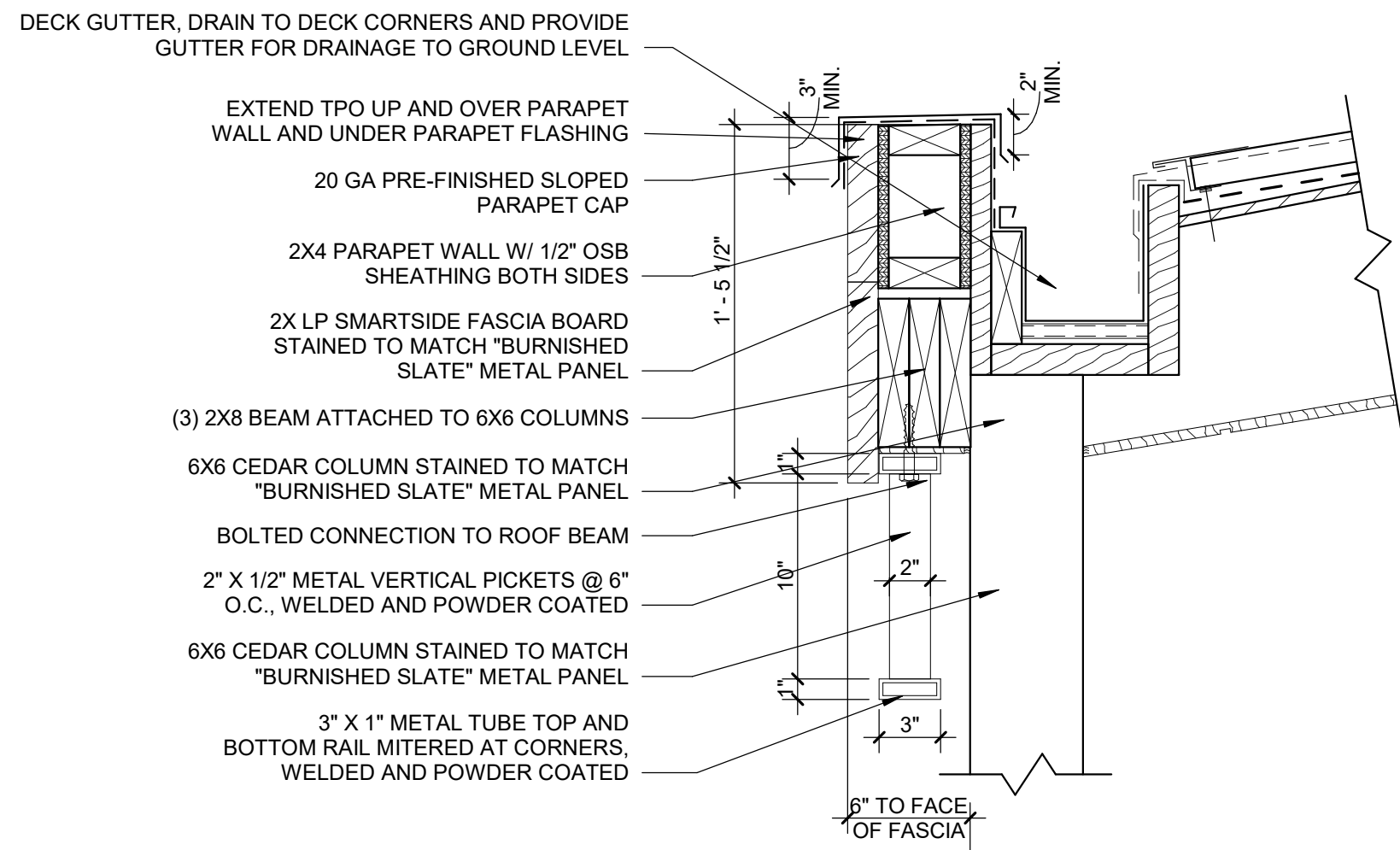
PROJECT NUMBER: 20009
ISSUE DATE: October 29th, 2021

ISSUE: 1200 Capitol

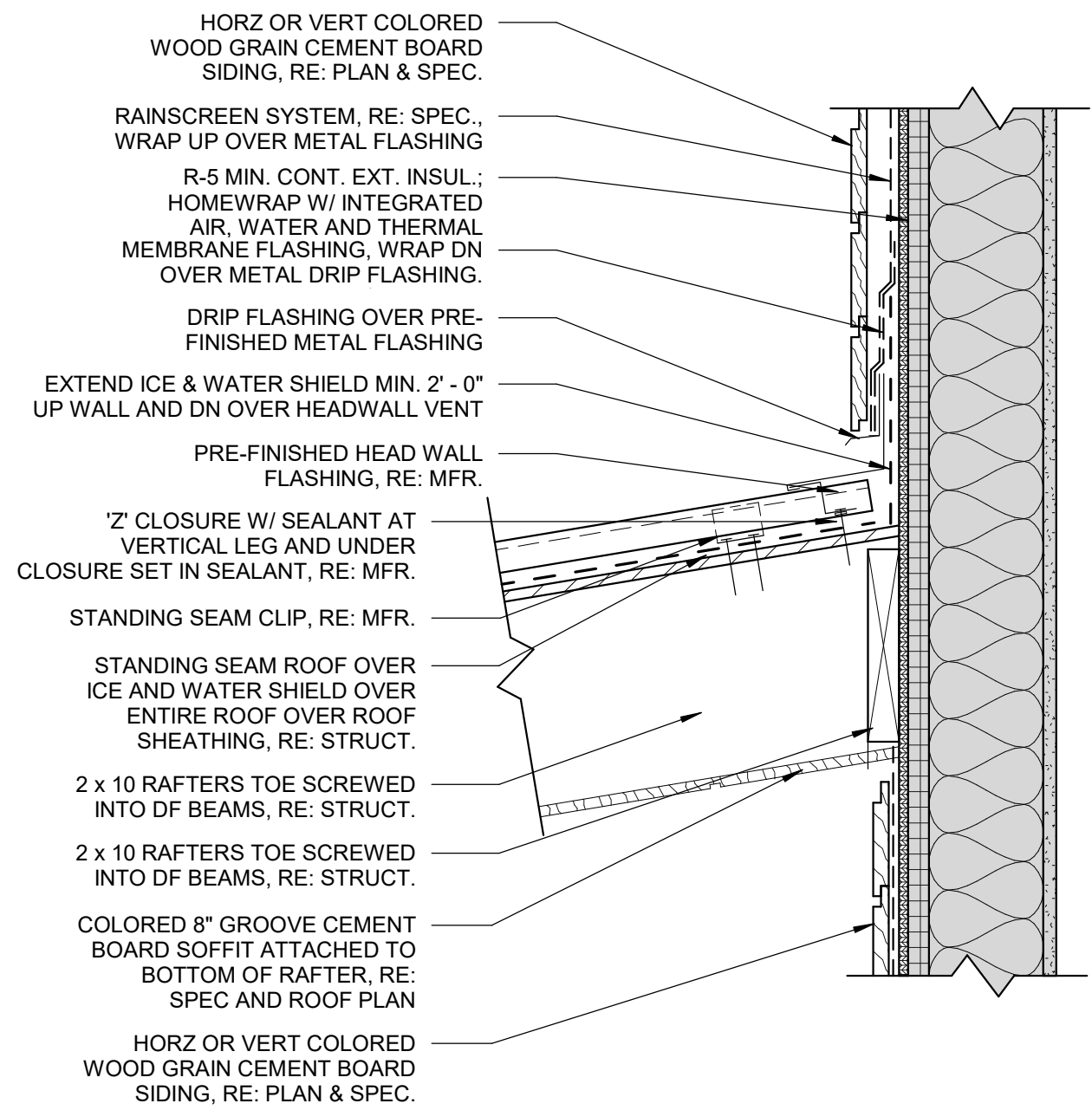
SHEET TITLE: WINDOW TYPES

SHEET NO: A-5.01

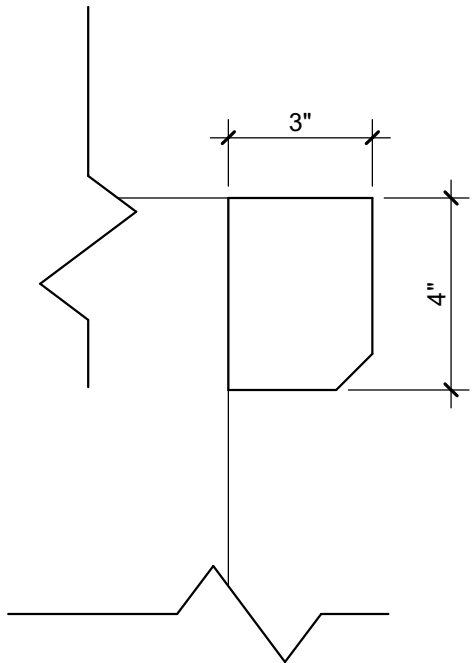




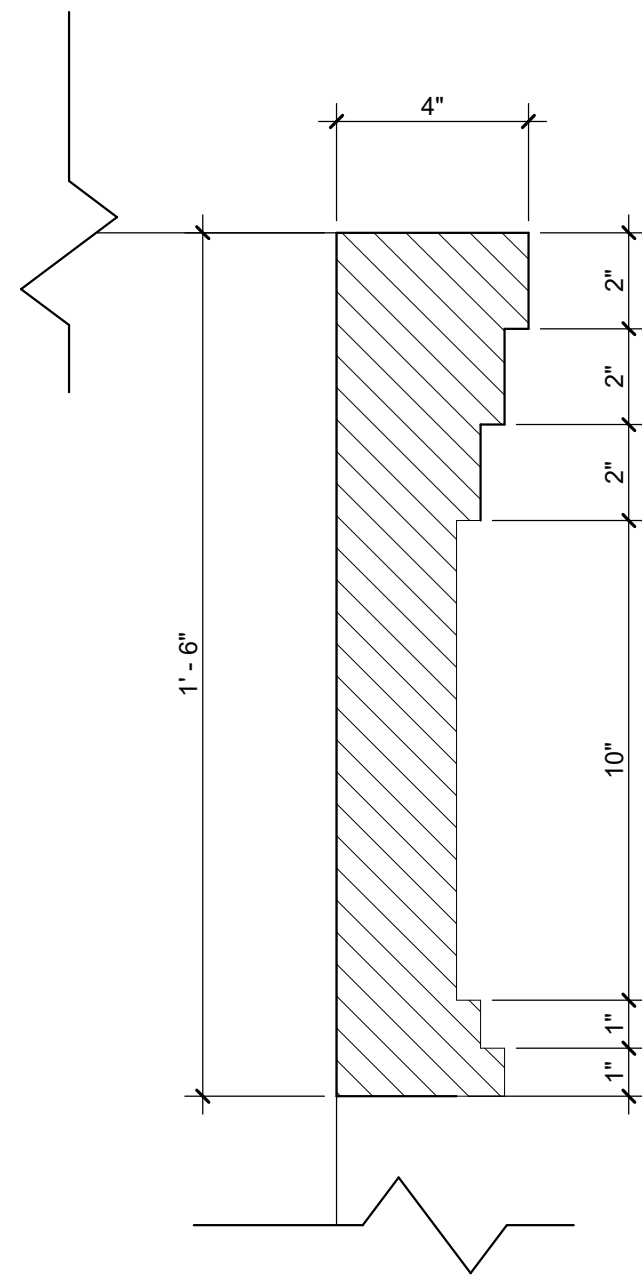
7 PORCH ROOF COLUMN & DRAINAGE
1 1/2" = 1'-0"



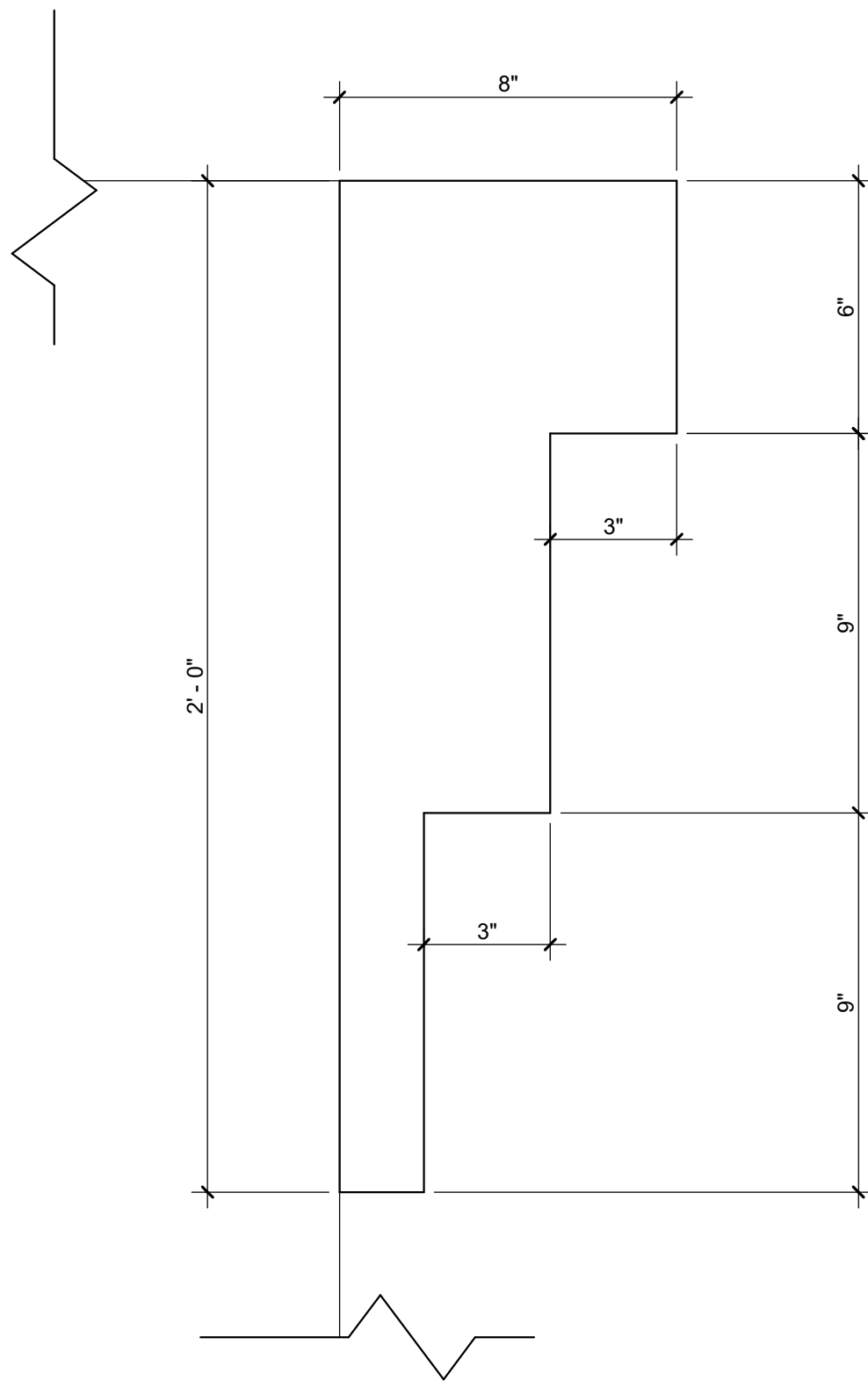
6 PORCH ROOF HEADWALL
1 1/2" = 1'-0"



3 FOAM PARAPET PROFILE @ NORTH, EAST, SOUTH STUCCO & SIDING AT LEVEL 3
3" = 1'-0"



2 METAL PROFILE @ WEST STOREFRONT AT LEVEL 1
3" = 1'-0"



1 3-STEP FOAM PARAPET PROFILE @ NORTH, WEST, SOUTH STUCCO AT LEVEL 3
3" = 1'-0"

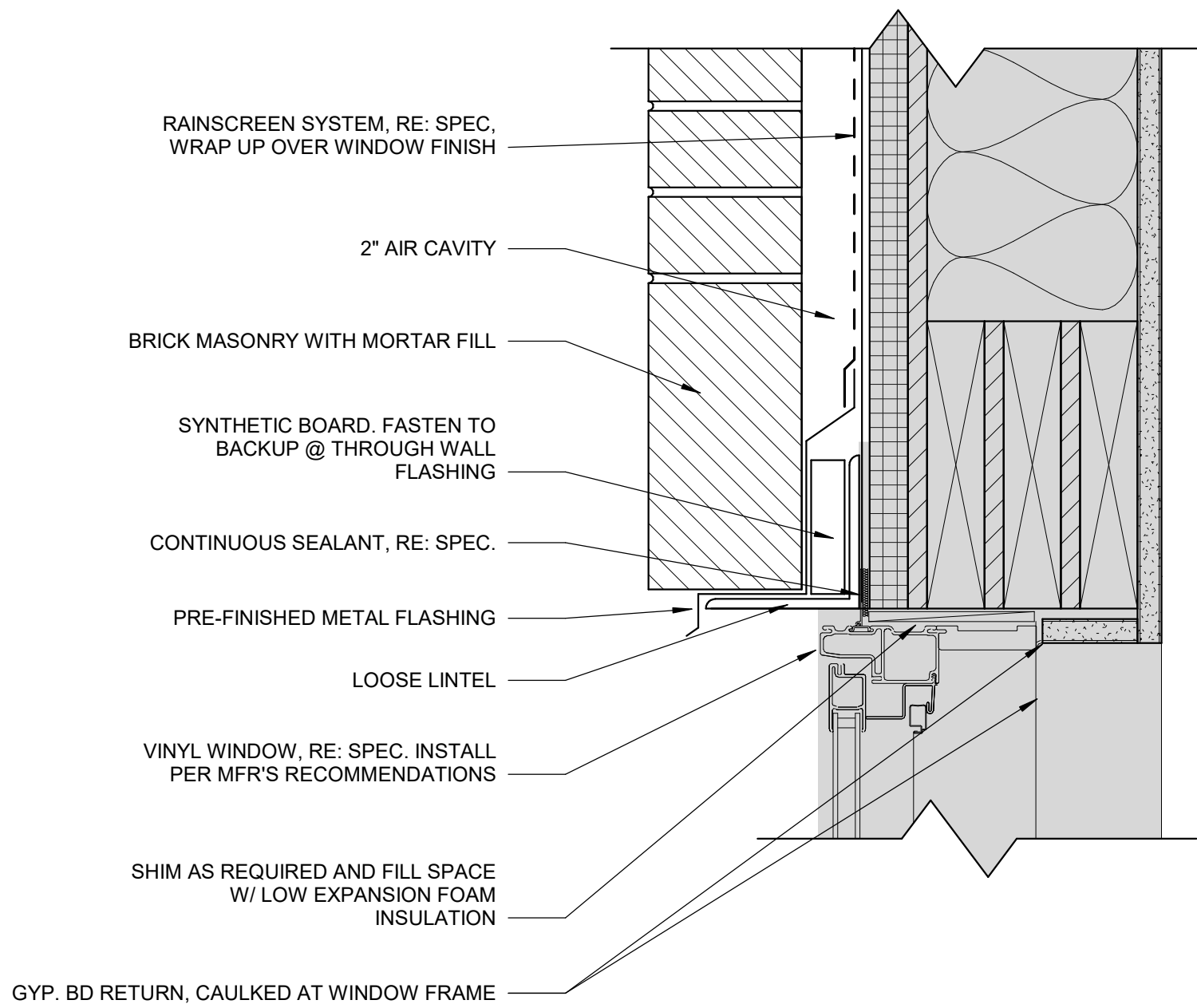
REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20009
ISSUE DATE: October 29th, 2021

ISSUE
1200 Capitol

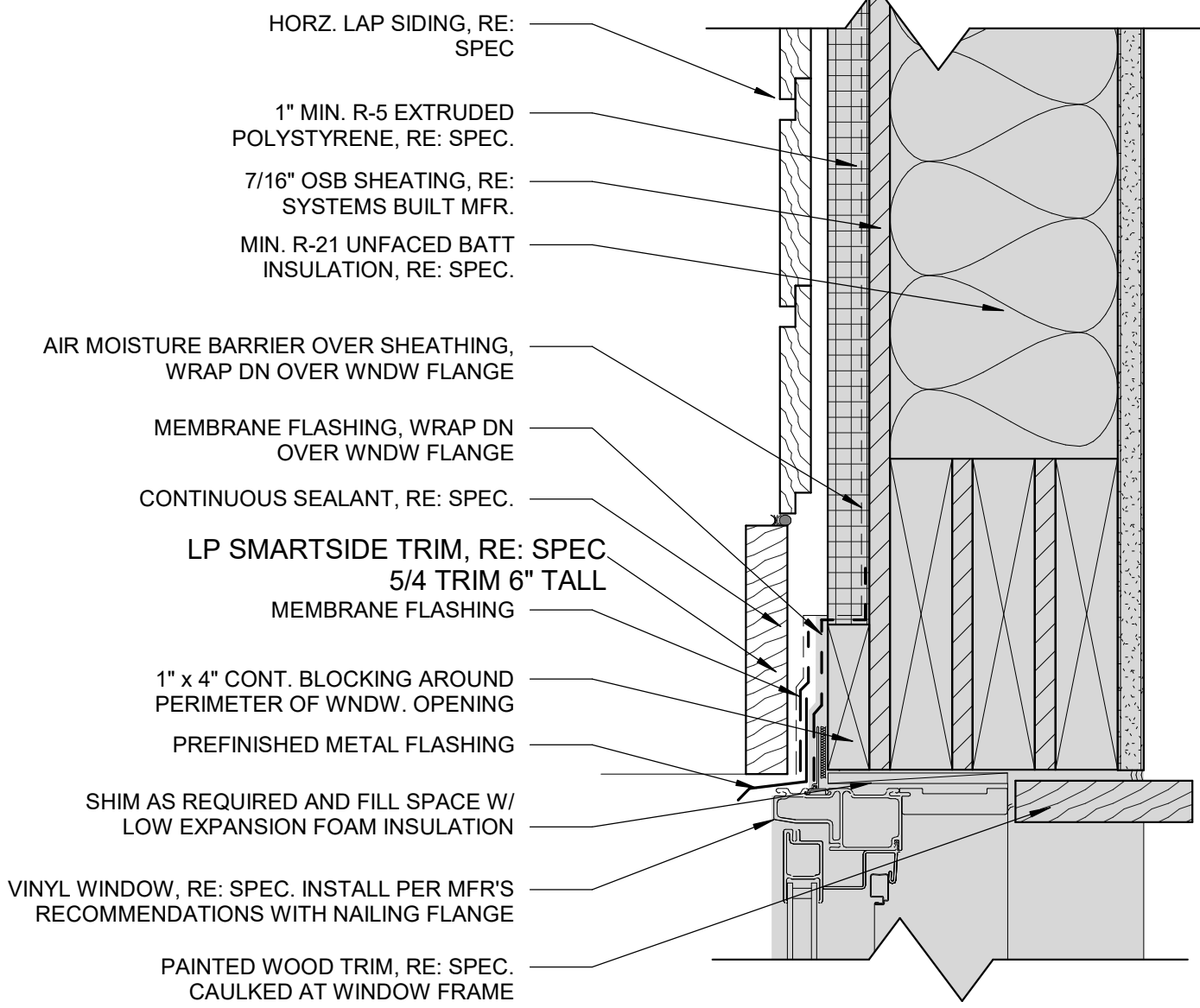
SHEET TITLE
PROFILE DETAILS

SHEET NO.
A-5.11



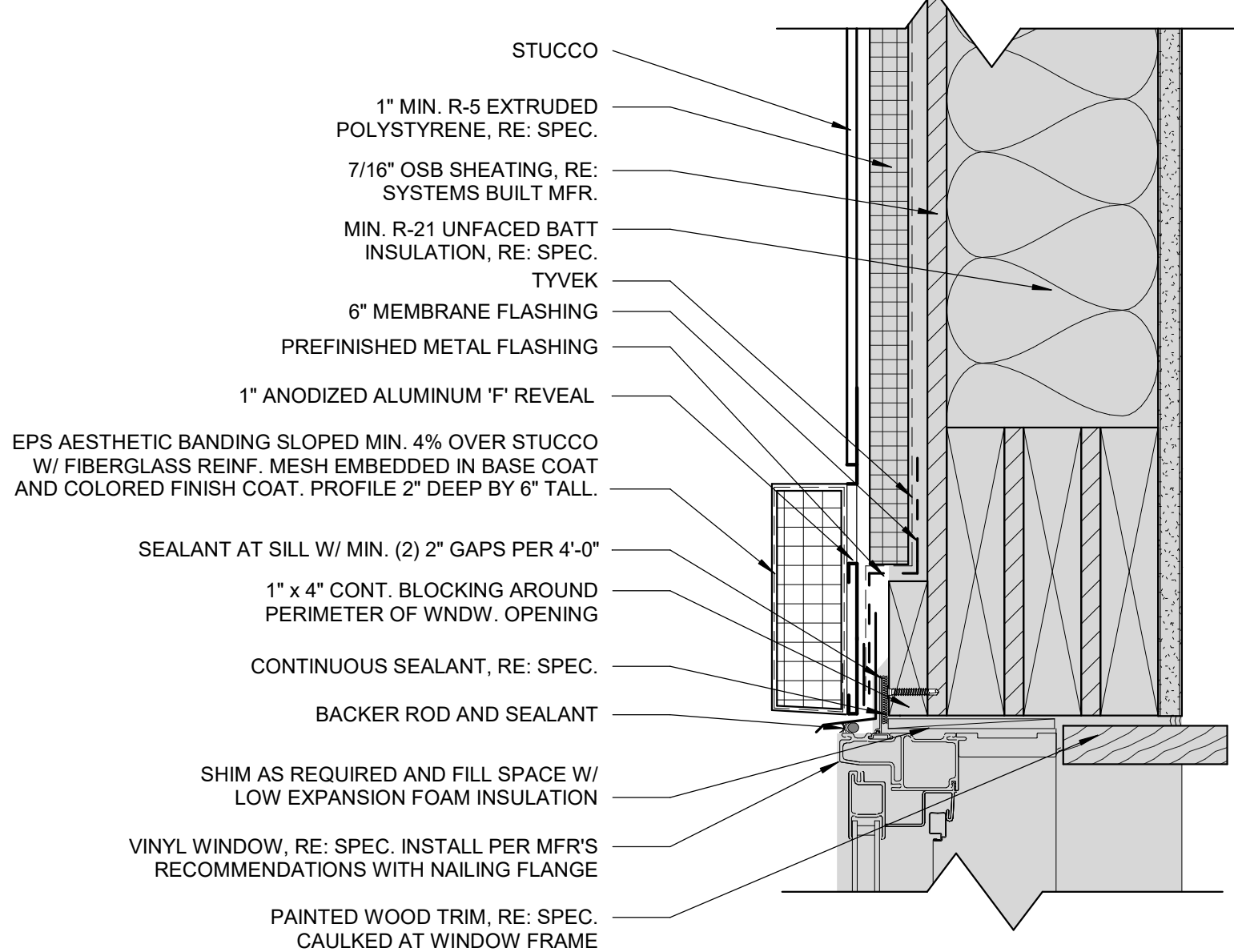
9 BRICK WINDOW HEAD TYP.

3" = 1'-0"



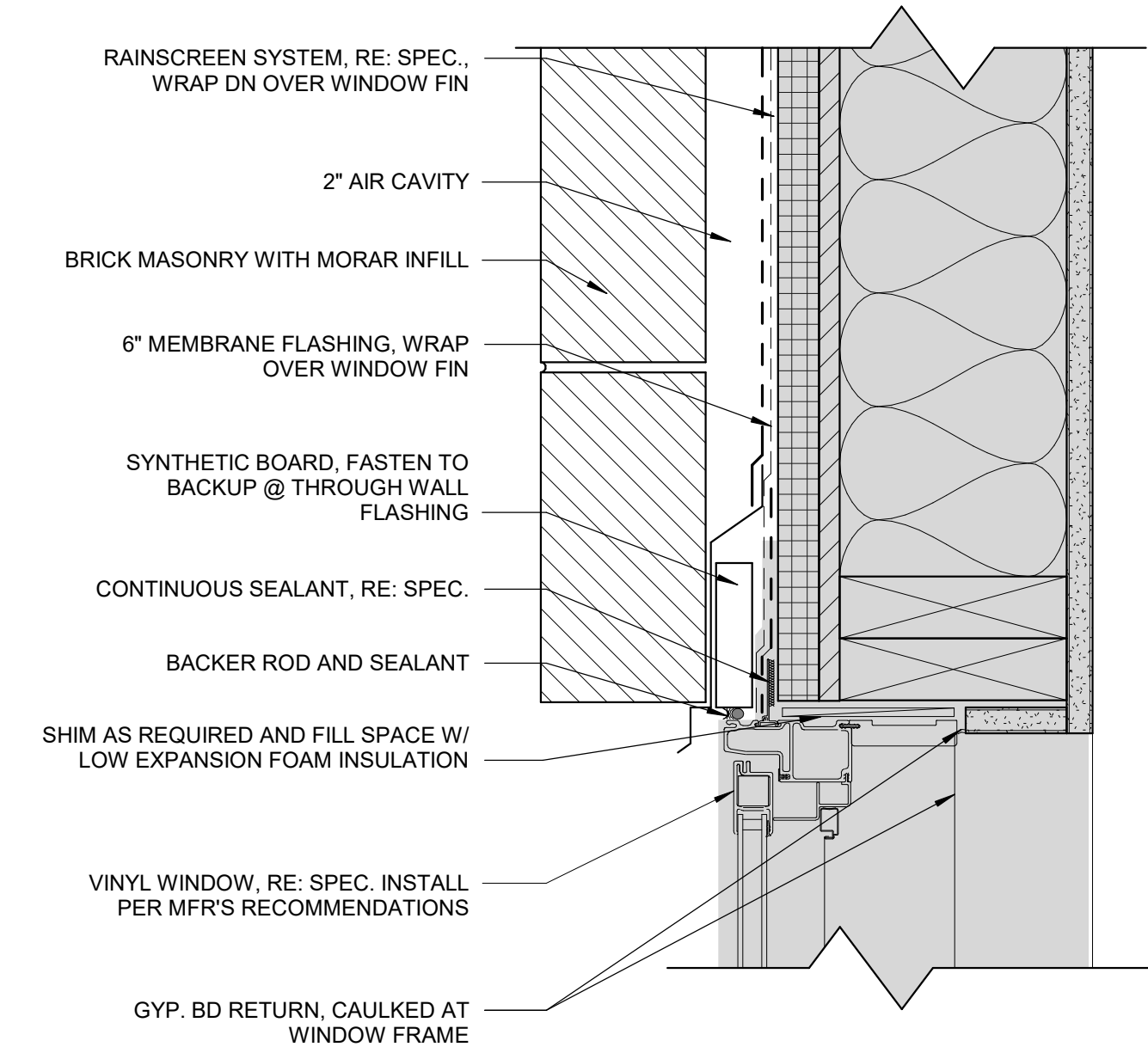
6 WINDOW HEAD @ SIDING 1

3" = 1'-0"



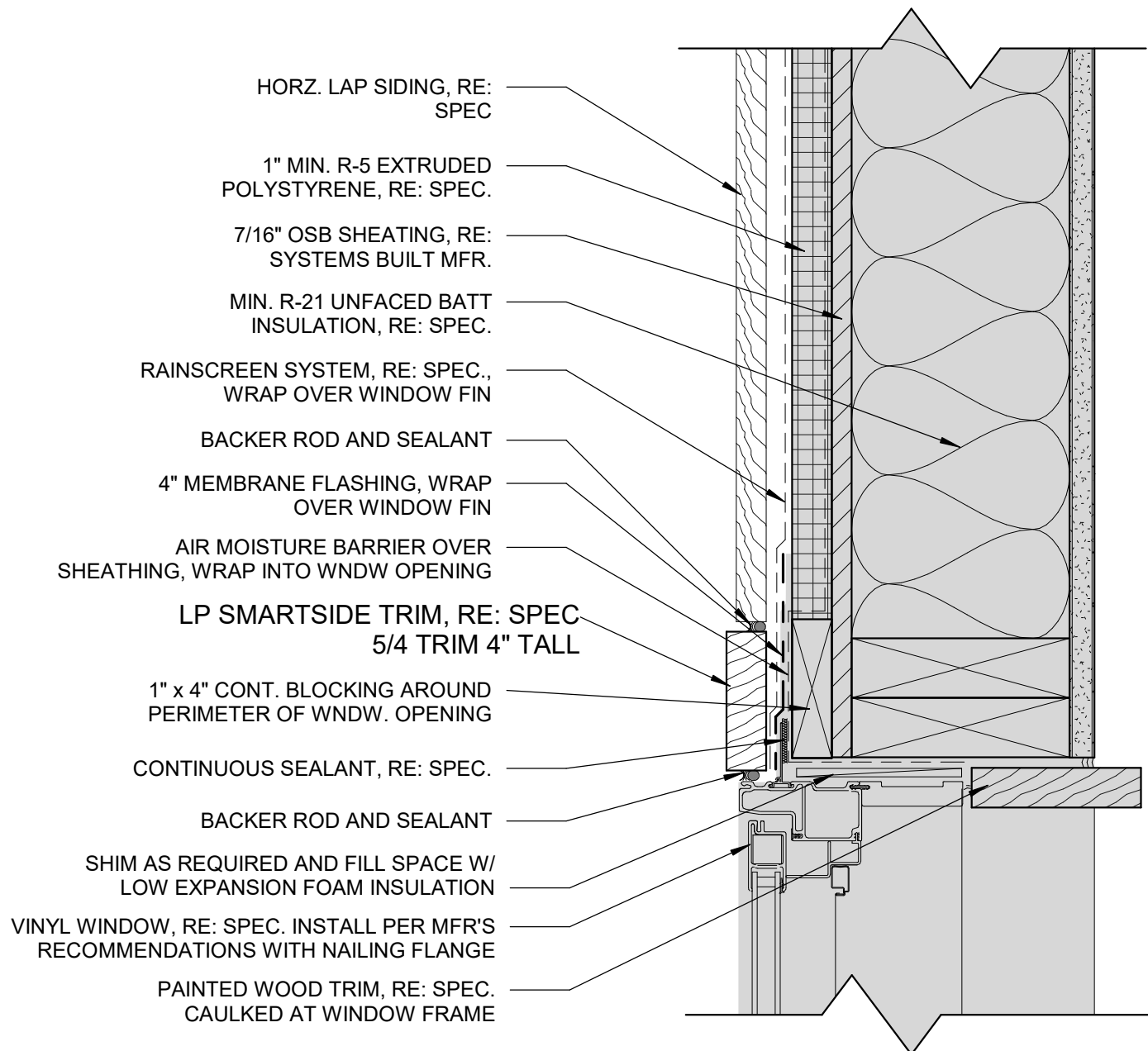
3 WINDOW HEAD @ STUCCO 1

3" = 1'-0"



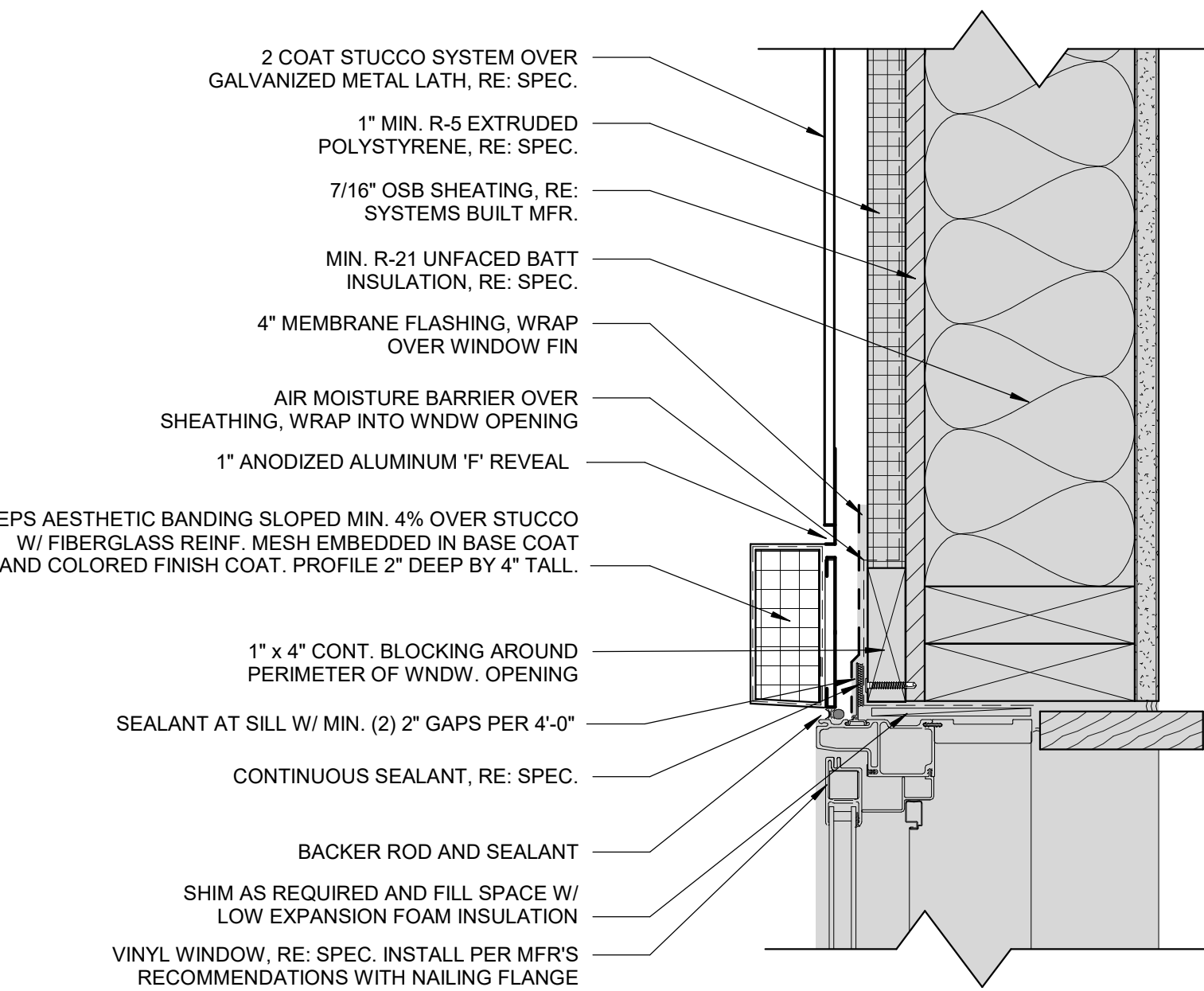
8 BRICK WINDOW JAMB TYP.

3" = 1'-0"



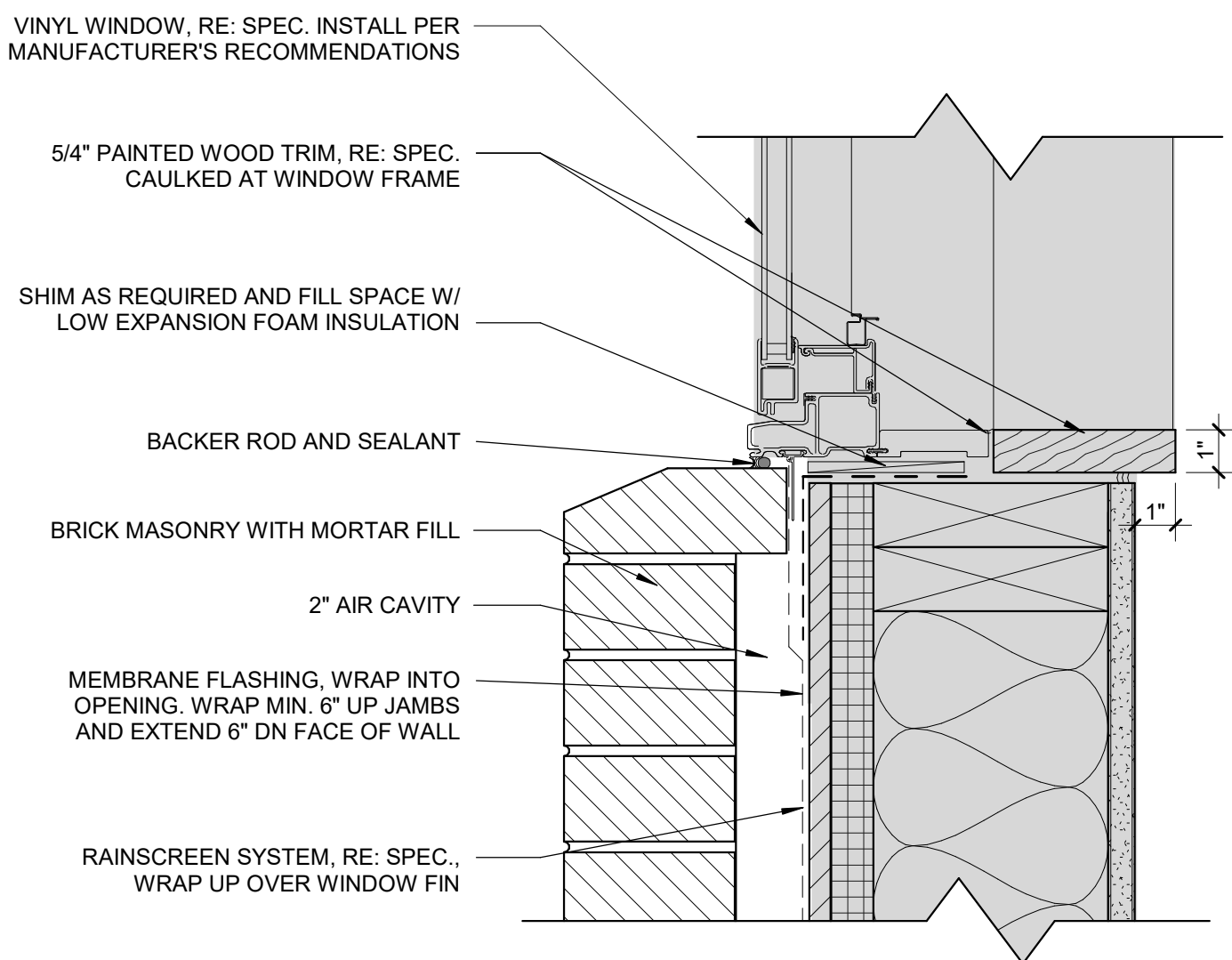
5 WINDOW JAMB @ SIDING 1

3" = 1'-0"



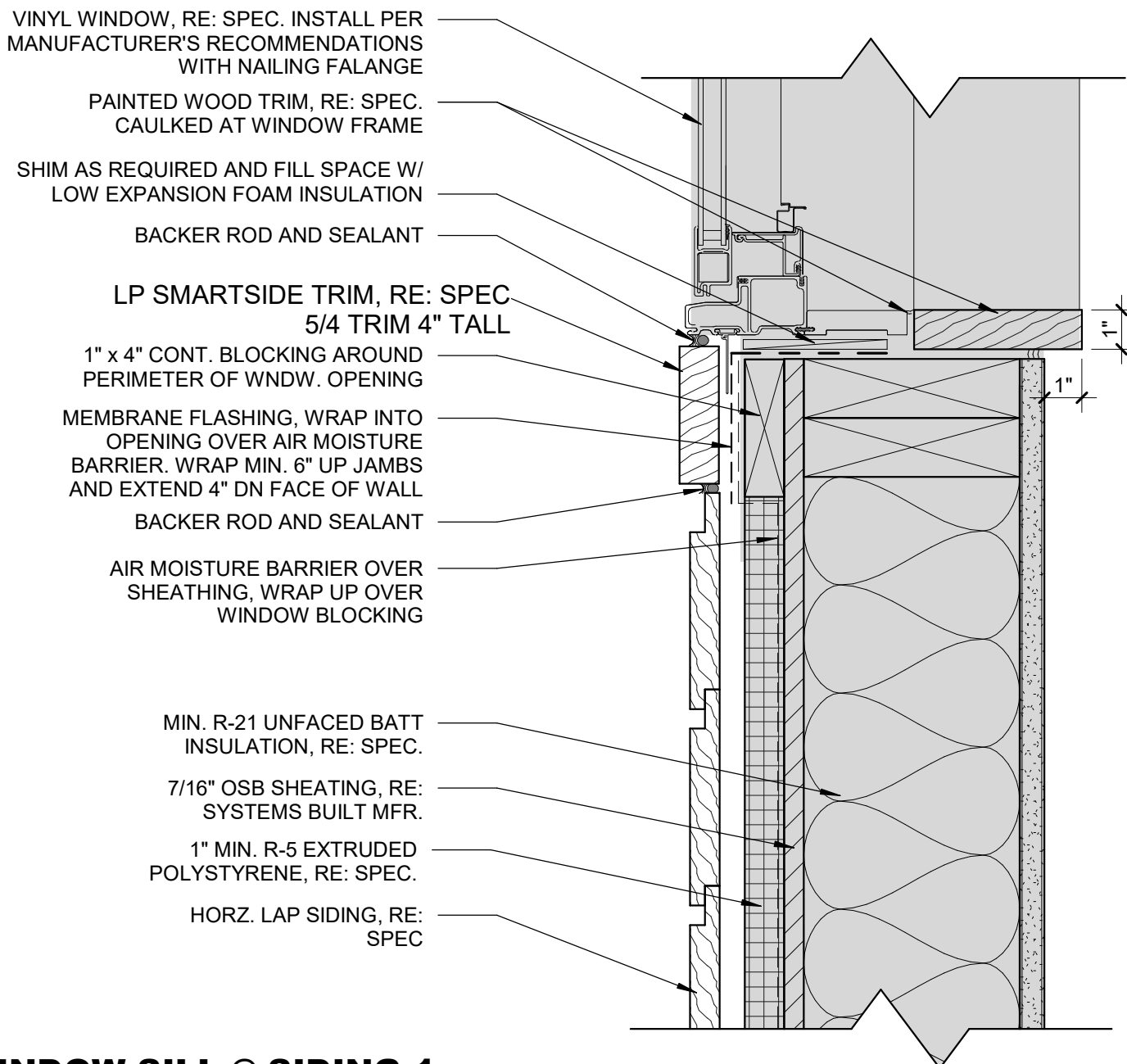
2 WINDOW JAMB @ STUCCO 1

3" = 1'-0"



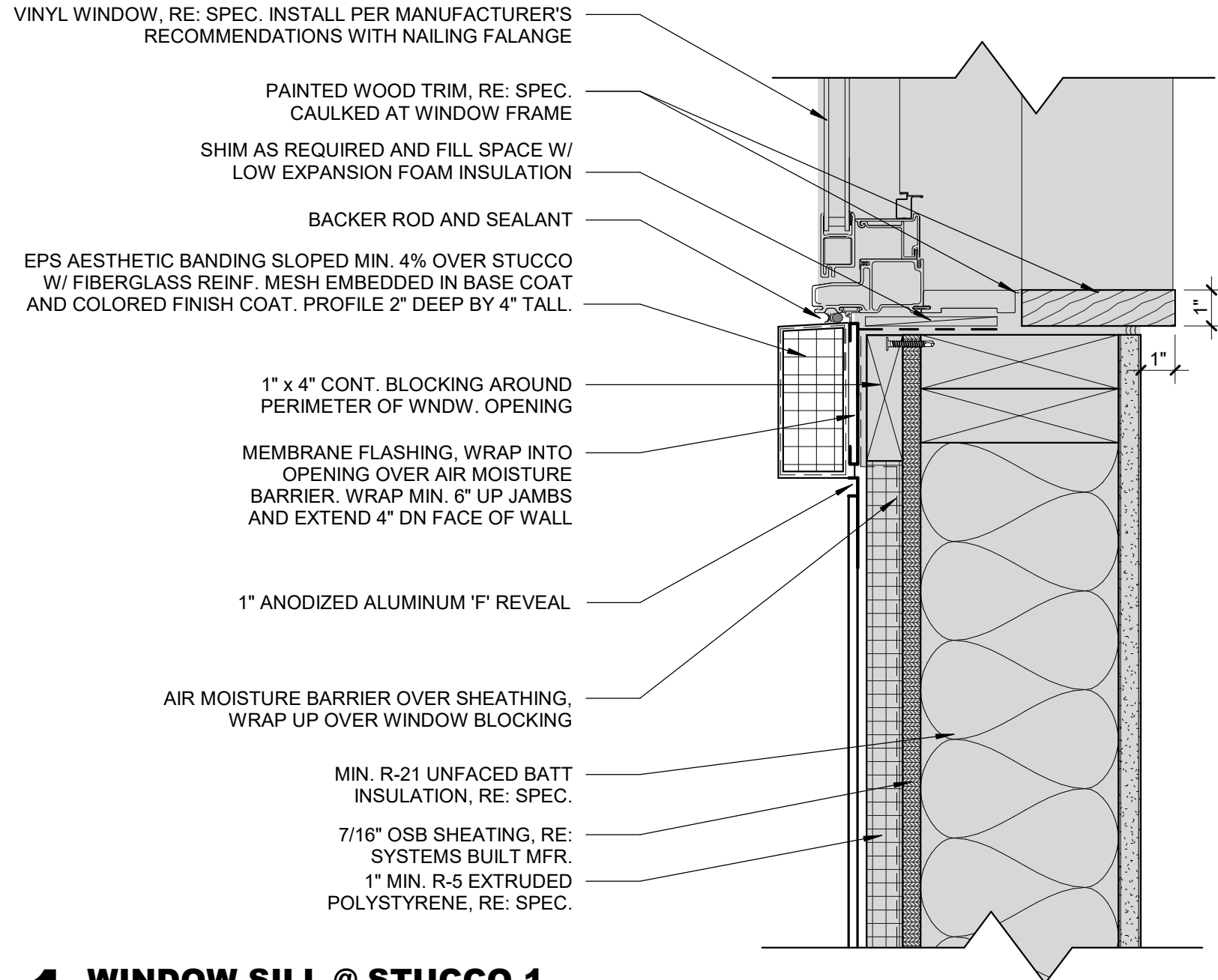
7 BRICK WINDOW SILL TYP.

3" = 1'-0"



4 WINDOW SILL @ SIDING 1

3" = 1'-0"



1 WINDOW SILL @ STUCCO 1

3" = 1'-0"

TOWN STAMP

359
DESIGN

3601 OSAGE STREET
DENVER, CO 80211
726.612.5457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS

1200 Capitol Street, Eagle, CO 81631

REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20099
ISSUE DATE: October 29th, 2021

ISSUE

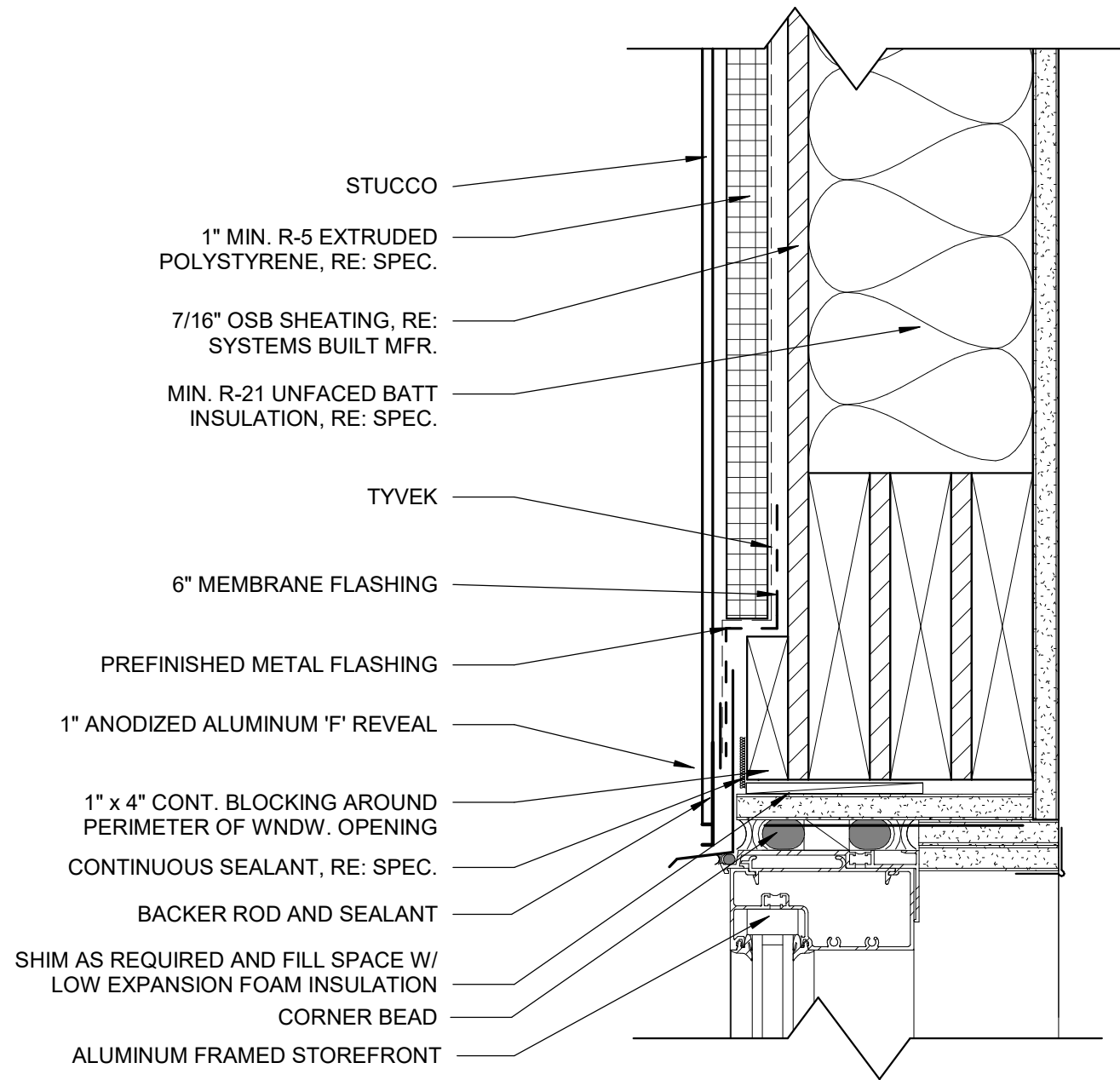
1200 Capitol

SHEET TITLE

WINDOW DETAILS

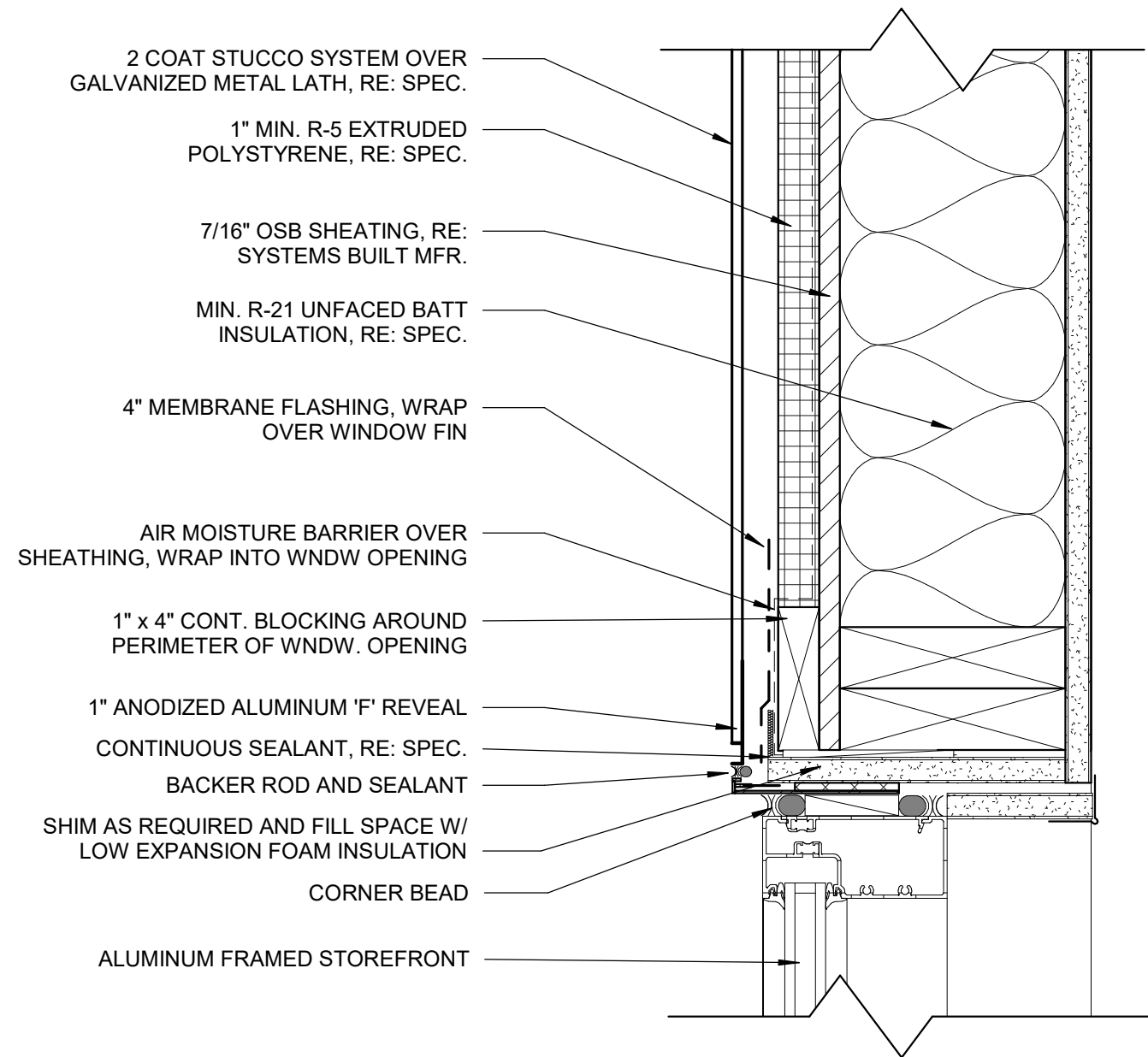
SHEET NO.

A-5.12



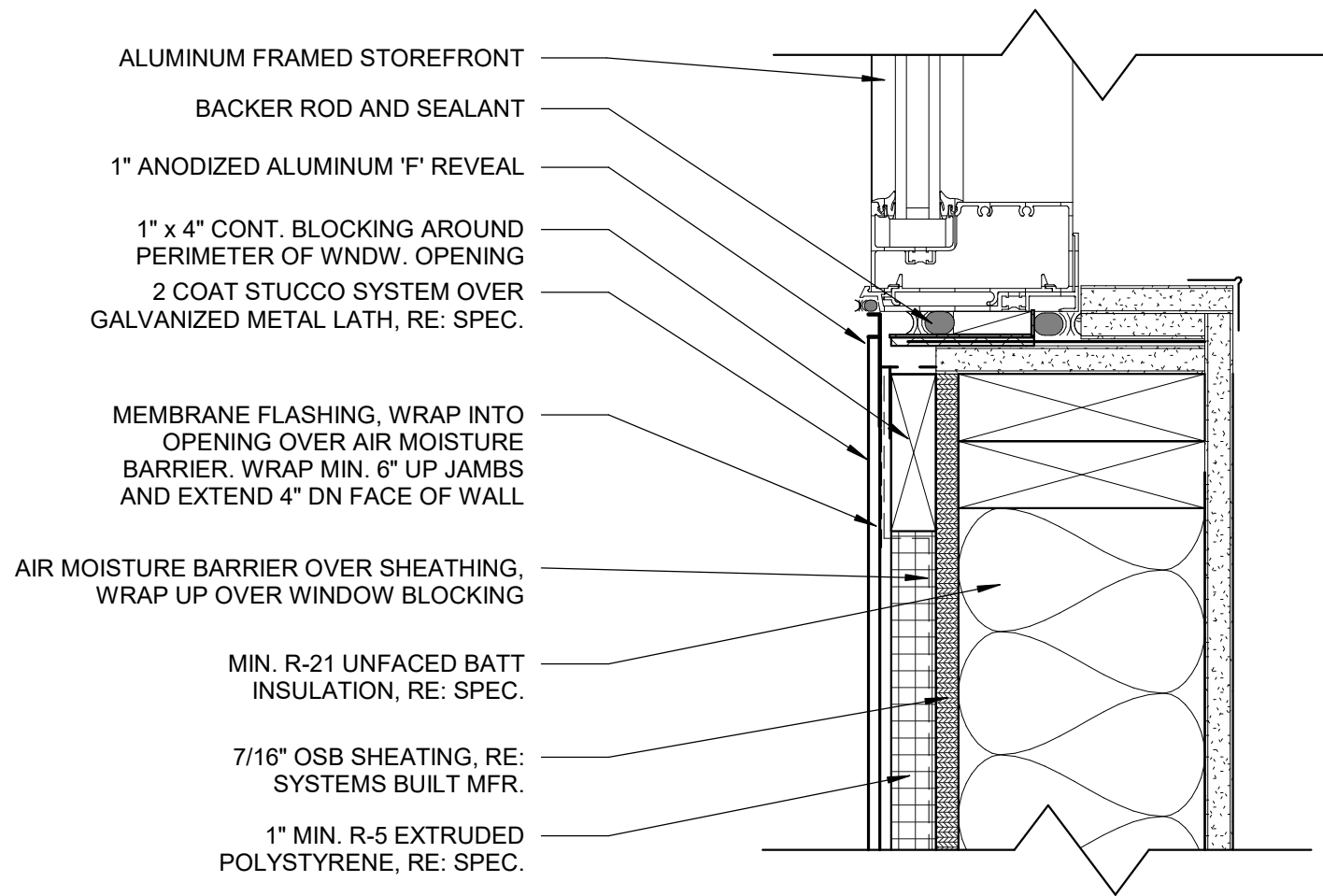
4 CURTAIN WINDOW HEAD @ STUCCO 1

3" = 1'-0"



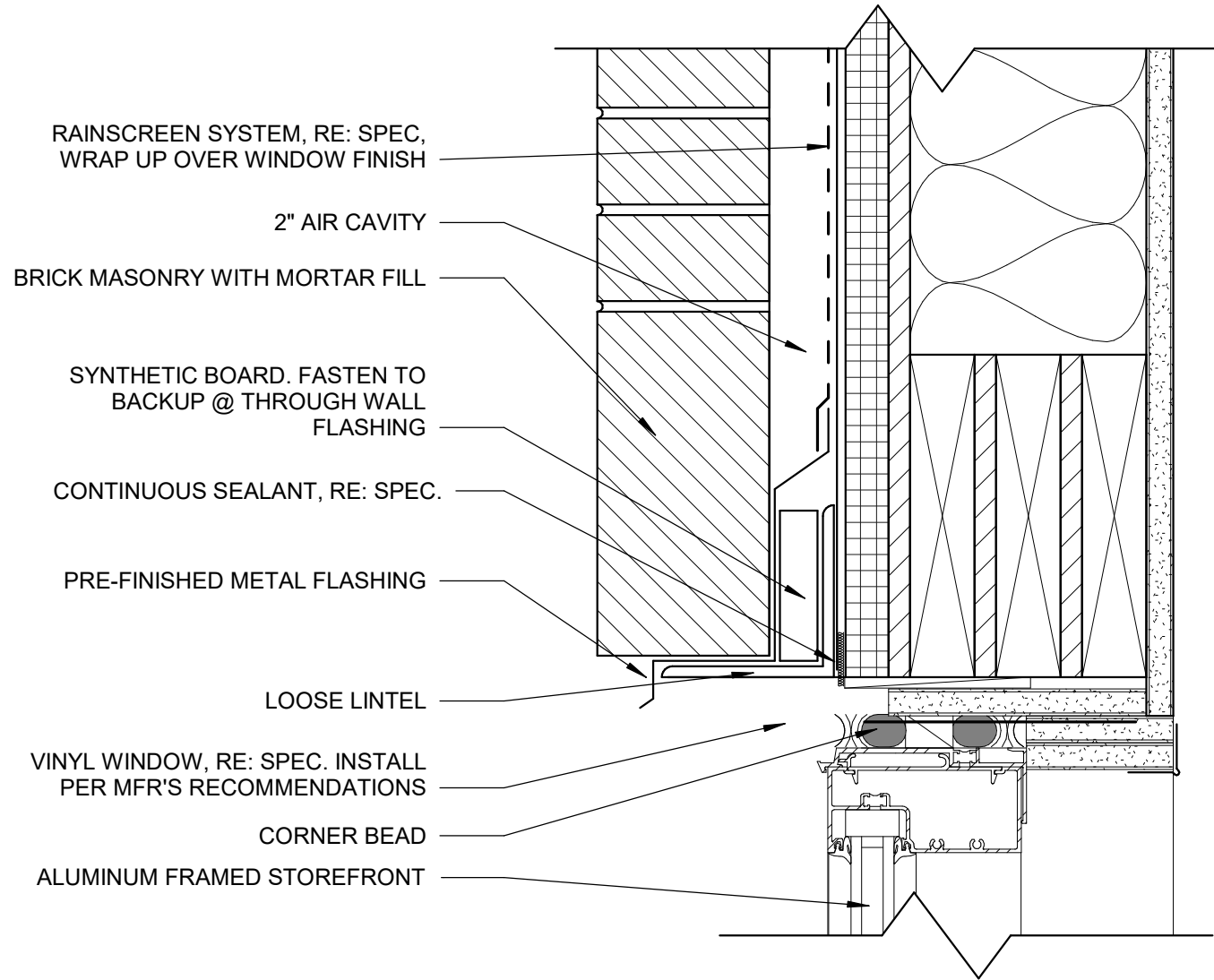
5 CURTAIN WINDOW JAMB @ STUCCO 1

3" = 1'-0"



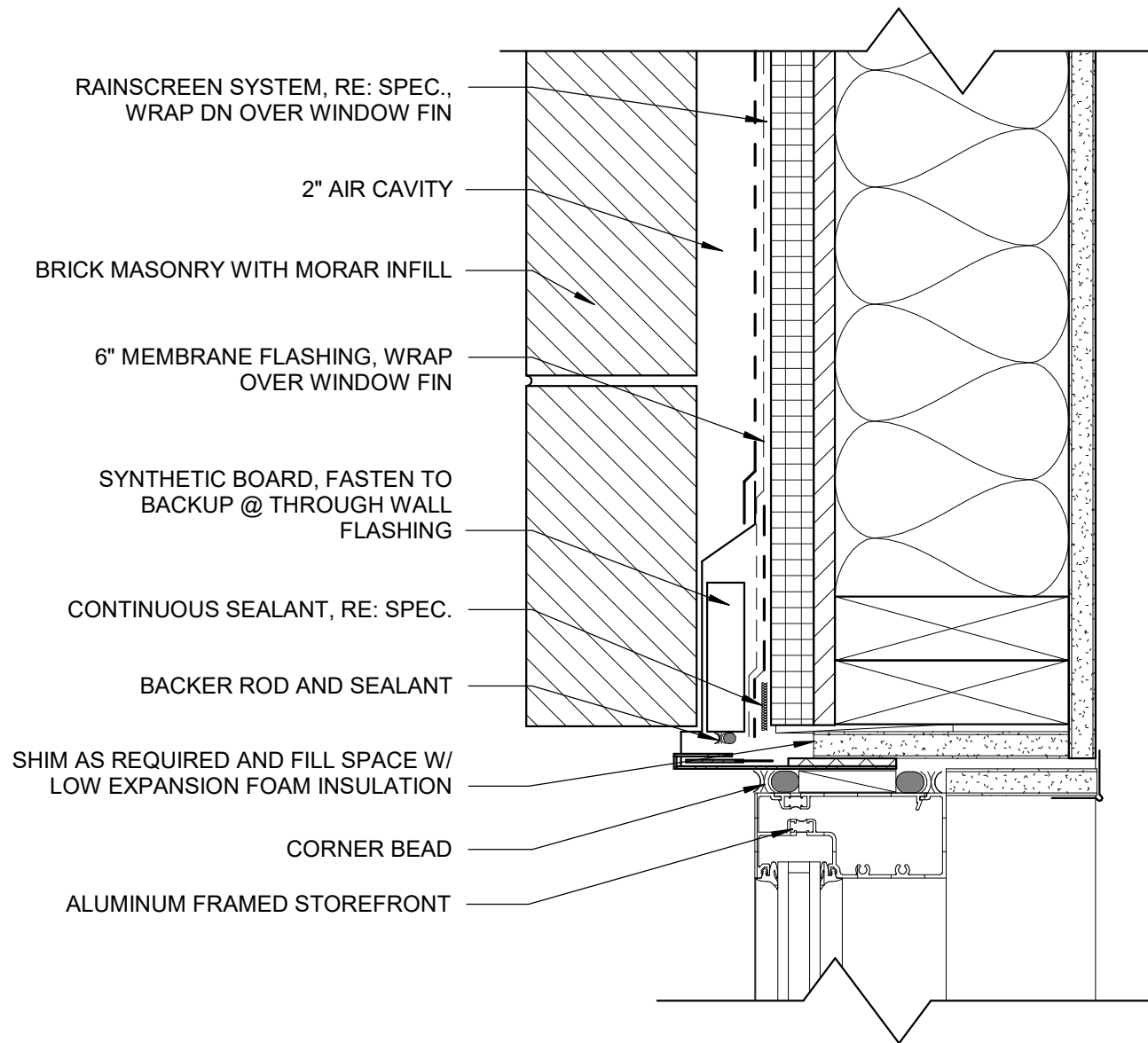
6 CURTAIN WINDOW SILL @ STUCCO 1

3" = 1'-0"



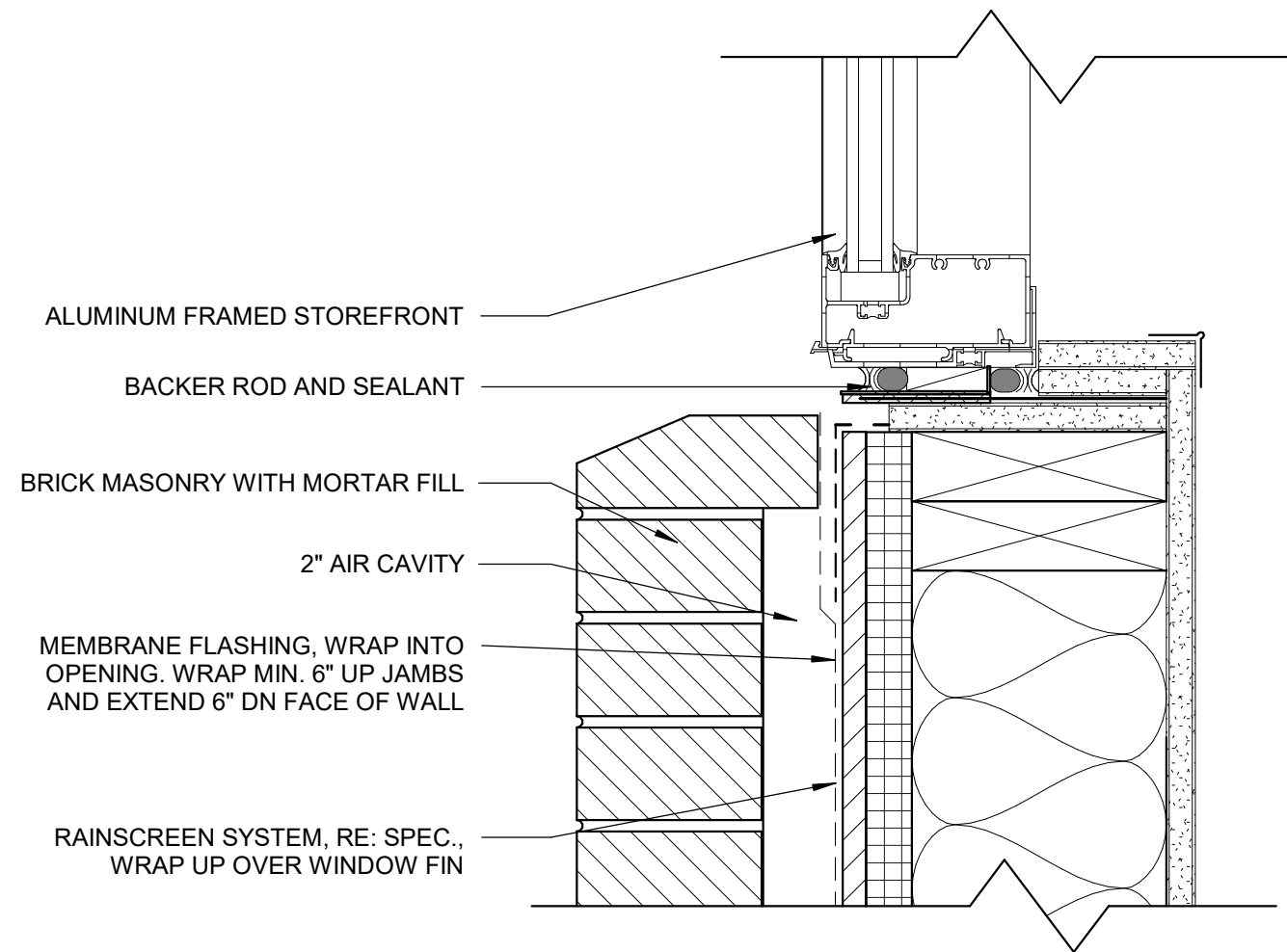
1 CURTAIN BRICK WINDOW HEAD TYP.

3" = 1'-0"



2 CURTAIN BRICK WINDOW JAMB TYP.

3" = 1'-0"



3 CURTAIN BRICK WINDOW SILL TYP.

3" = 1'-0"

TOWN STAMP

359
DESIGN
3631 OSAGE STREET
DENVER, CO 80211
726.612.5457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS
1200 Capitol Street, Eagle, CO 81631

REVISIONS		
No.	Description	Date

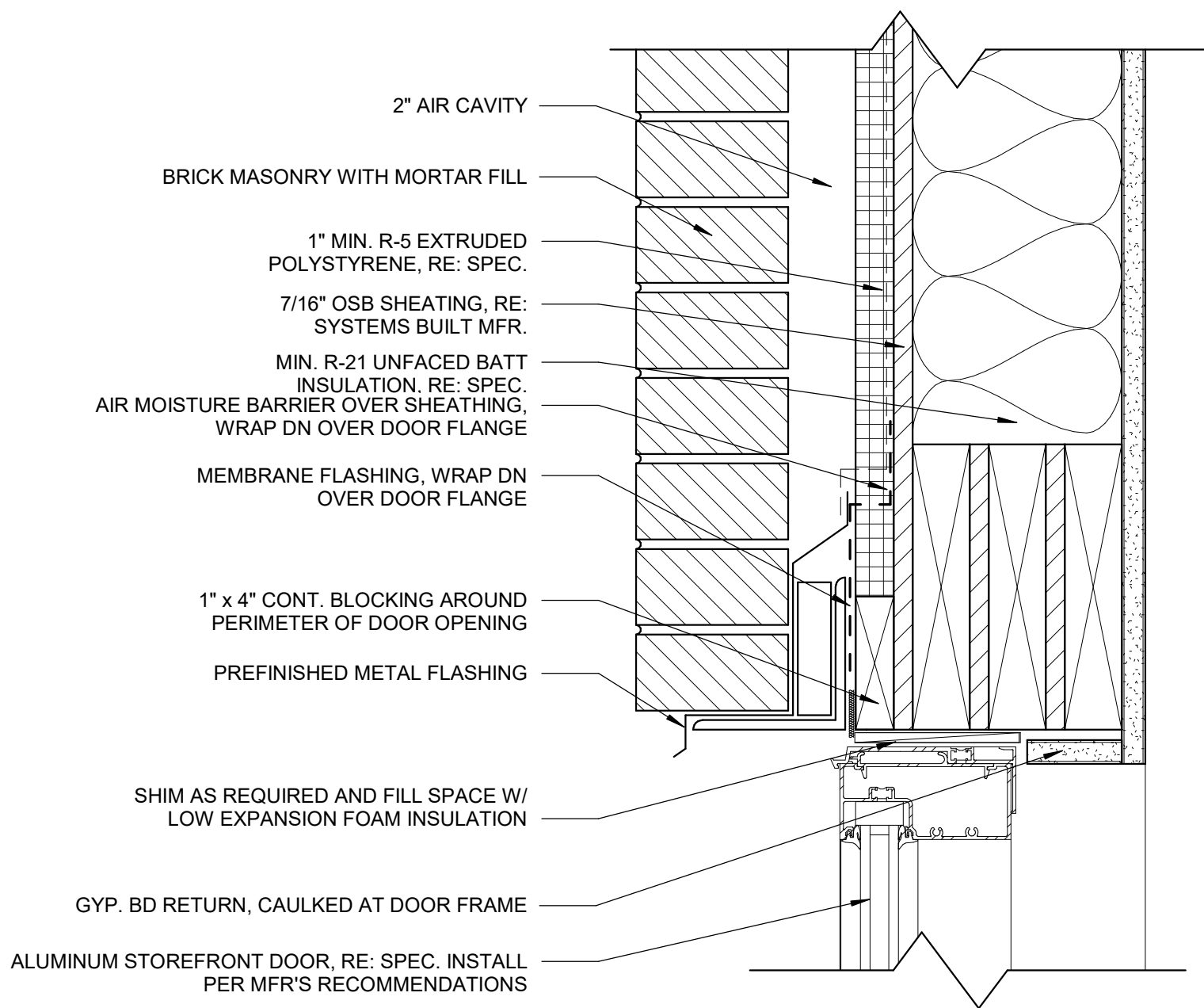
PROJECT NUMBER: 20099
ISSUE DATE: October 29th, 2021

ISSUE
1200 Capitol

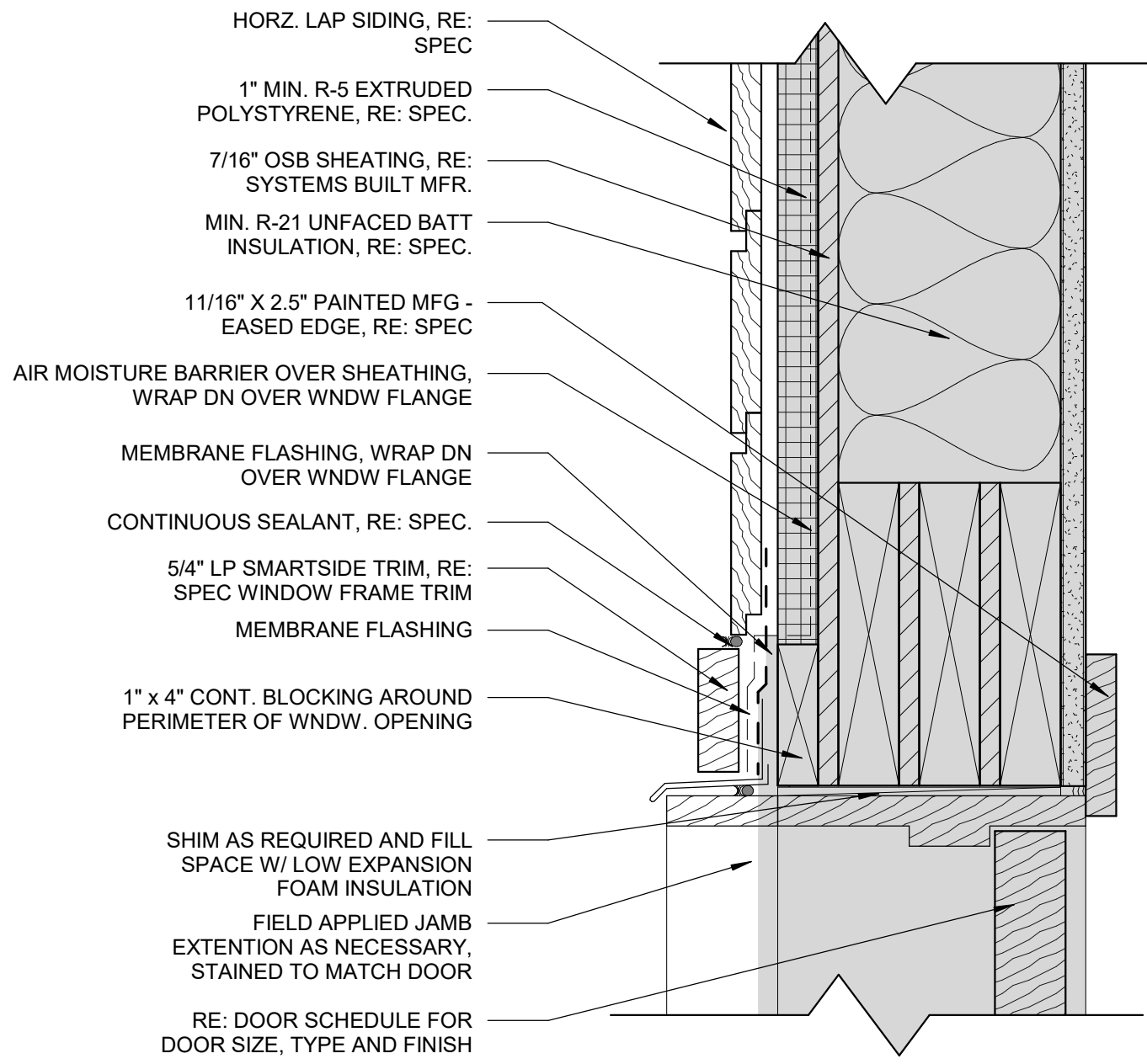
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WINDOW DETAILS

SHEET NO.

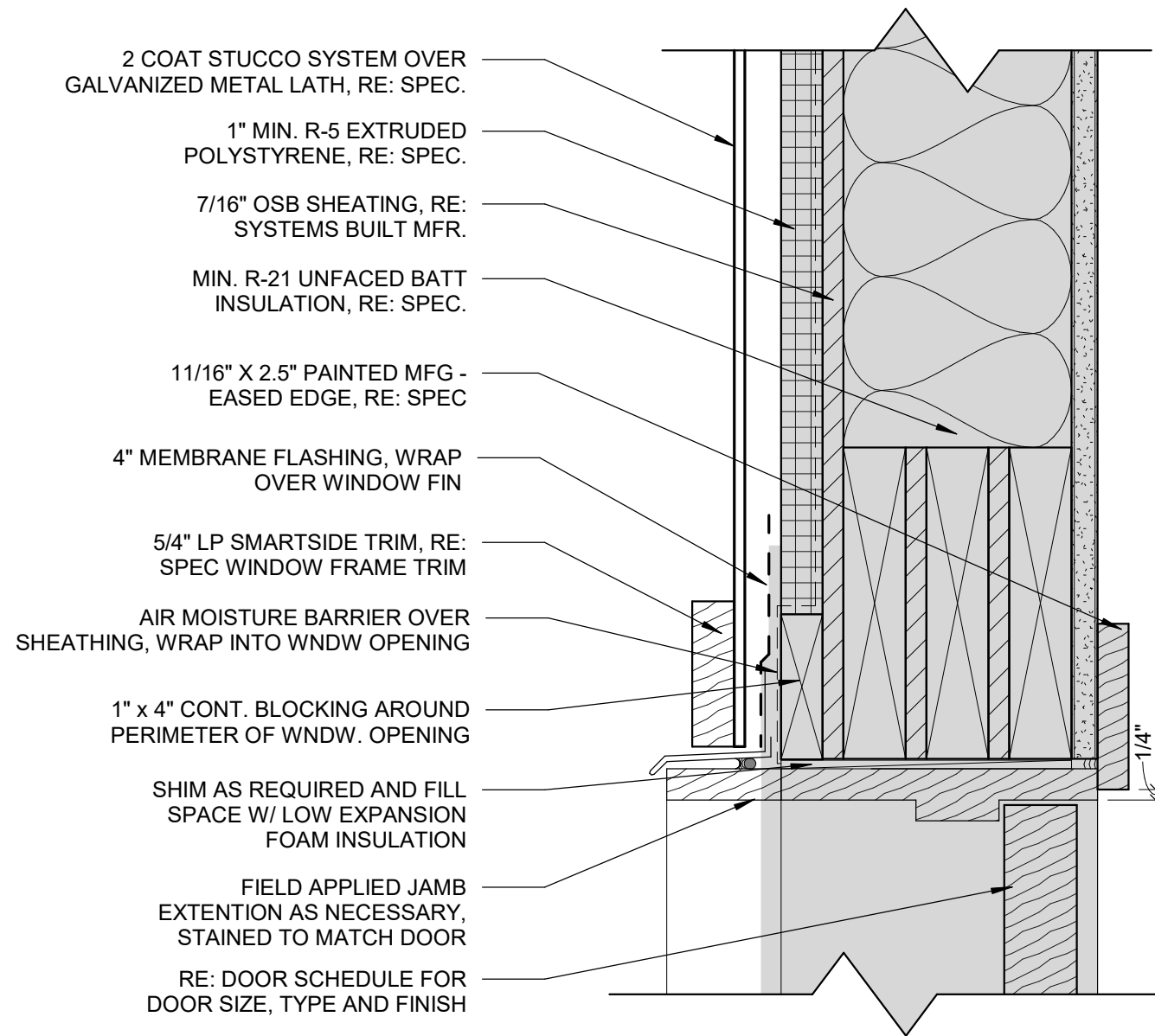
A-5.13



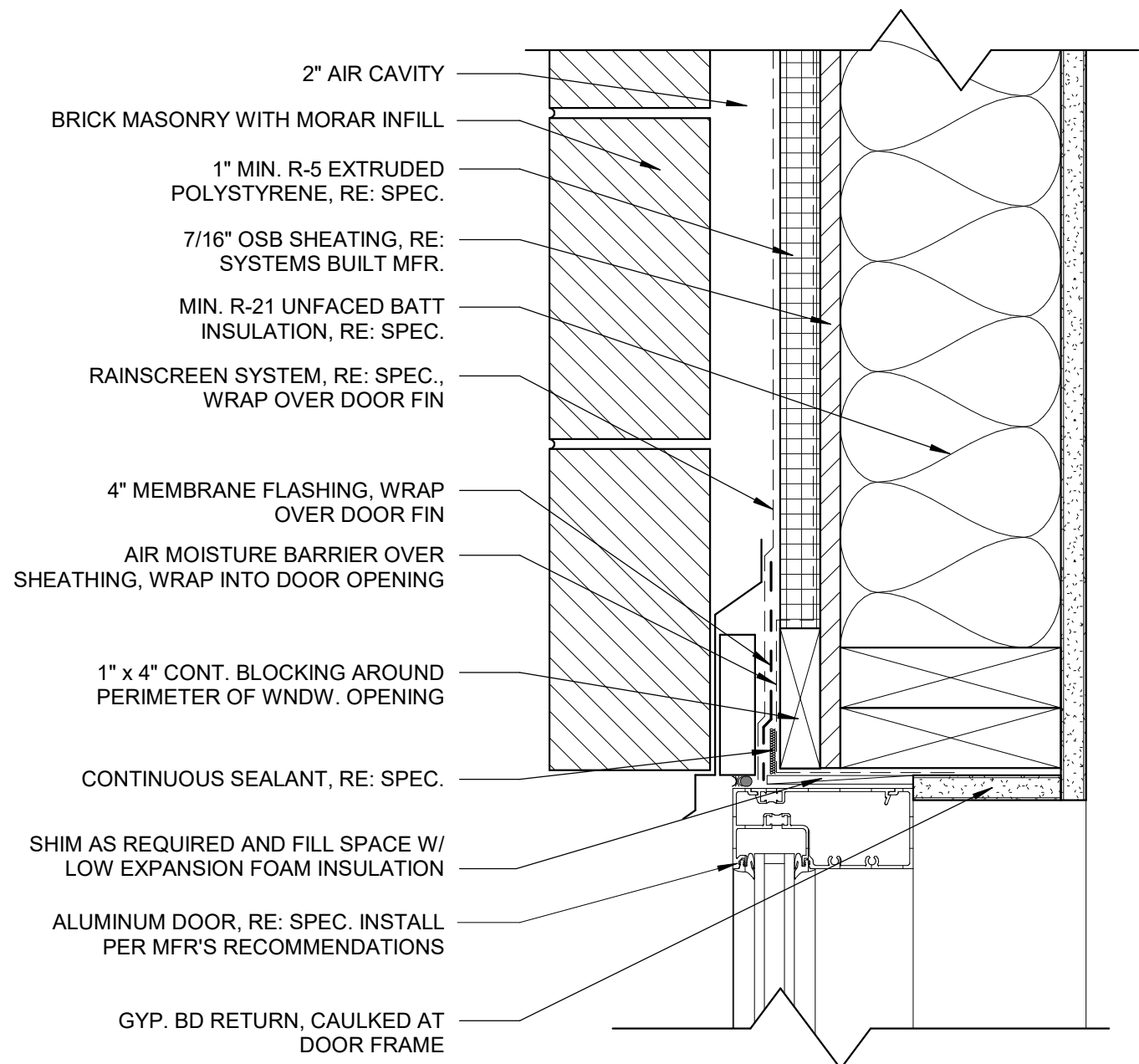
5 DOOR HEAD @ BRICK
3" = 1'-0"



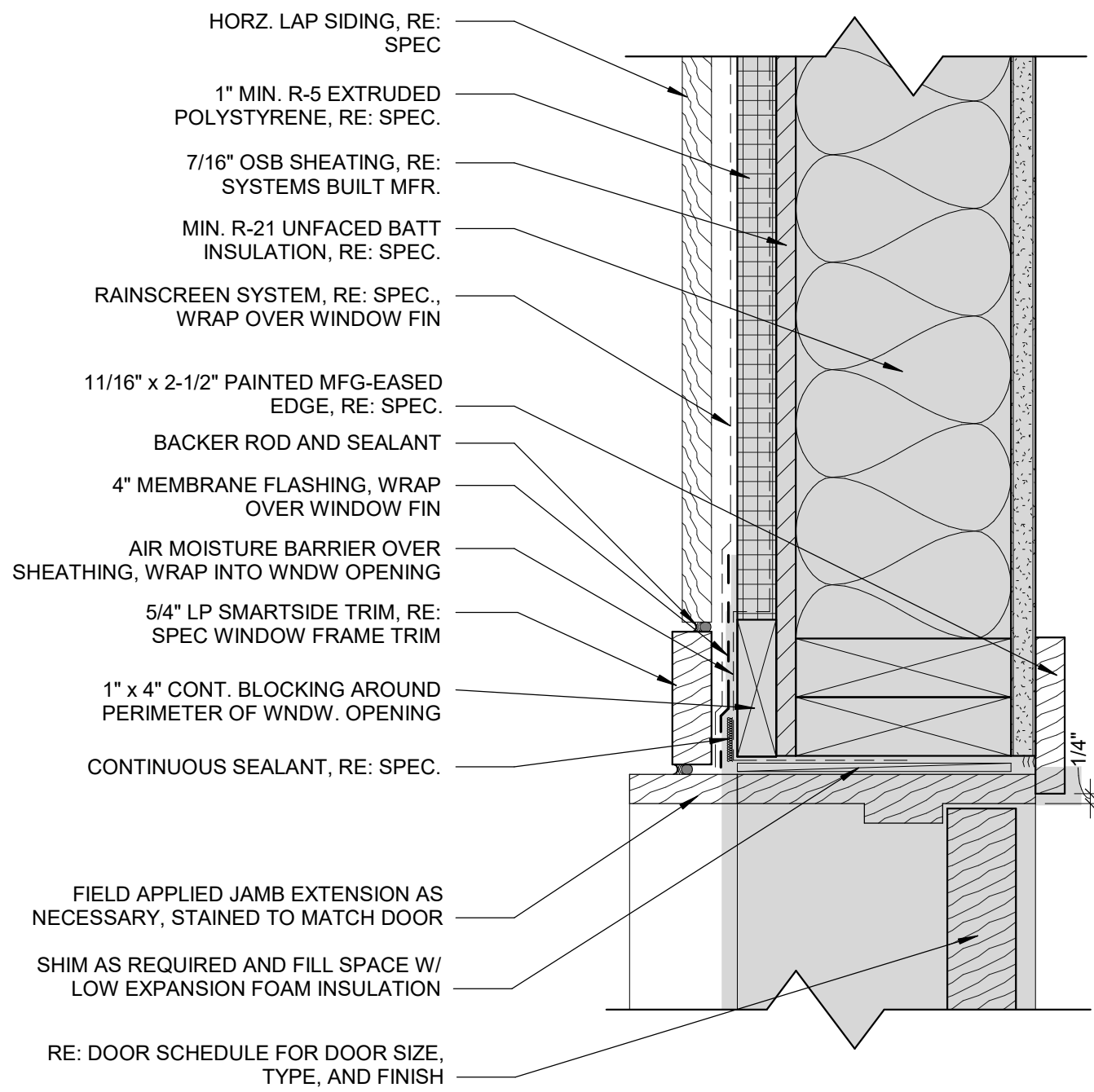
3 DOOR HEAD @ SIDING 1
3" = 1'-0"



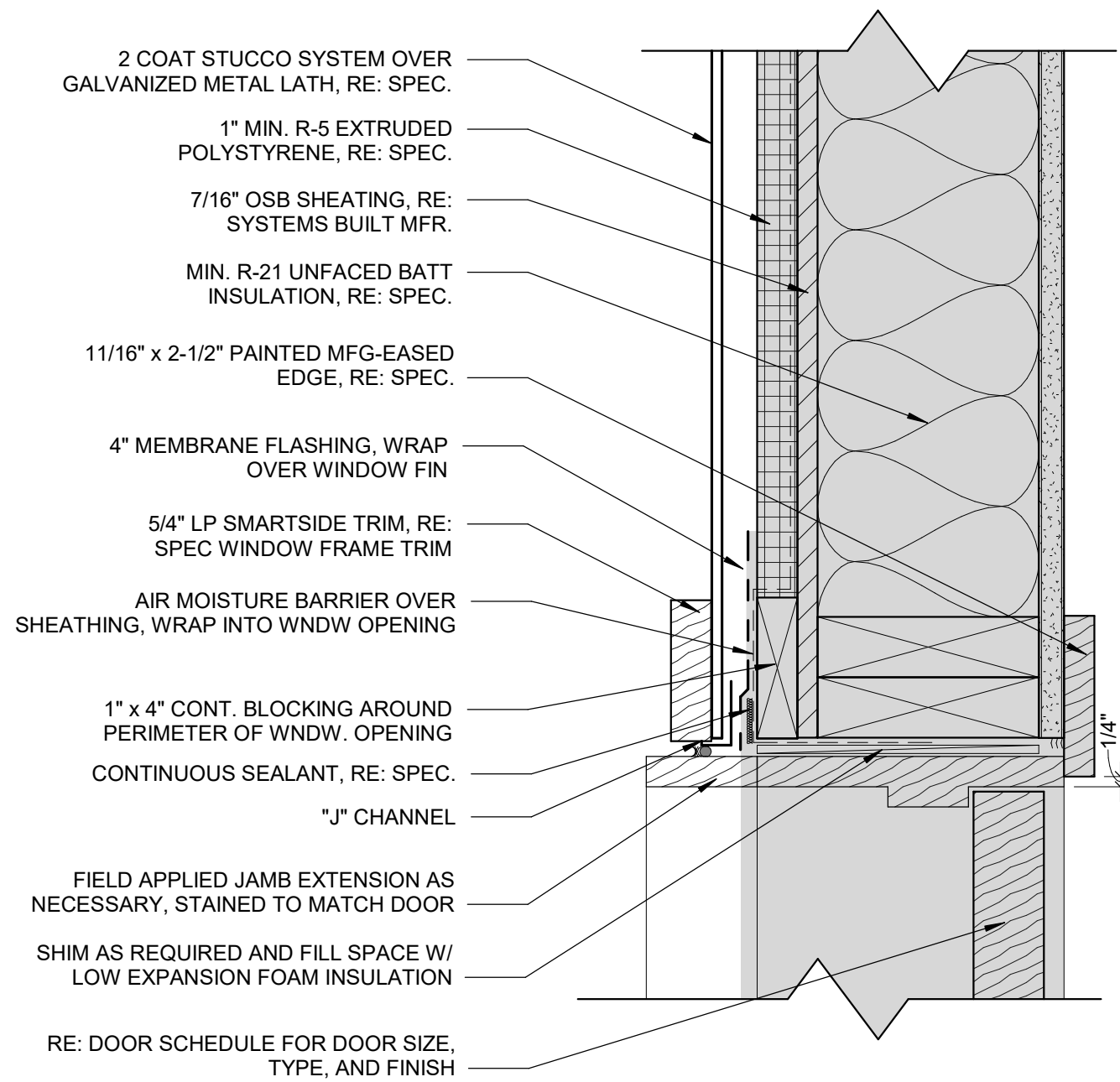
1 DOOR HEAD @ STUCCO 1
3" = 1'-0"



6 DOOR JAMB @ BRICK
3" = 1'-0"



4 DOOR JAMB @ SIDING 1
3" = 1'-0"



2 DOOR JAMB @ STUCCO 1
3" = 1'-0"

TOWN STAMP

359
DESIGN

3031 OSAGE STREET
DENVER, CO 80211
726.612.5457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS

1200 Capitol Street, Eagle, CO 81631

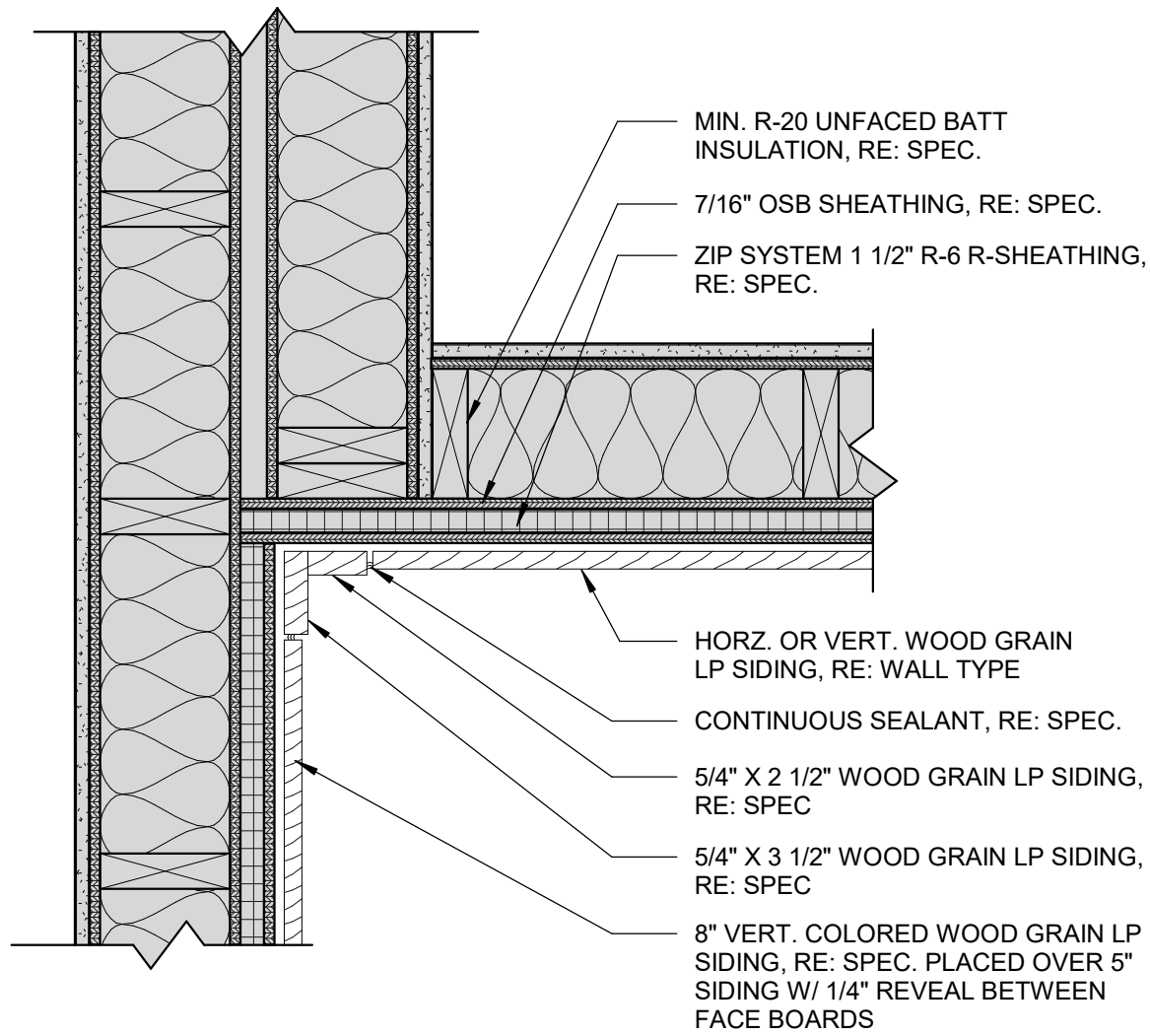
REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20099
ISSUE DATE: October 29th, 2021

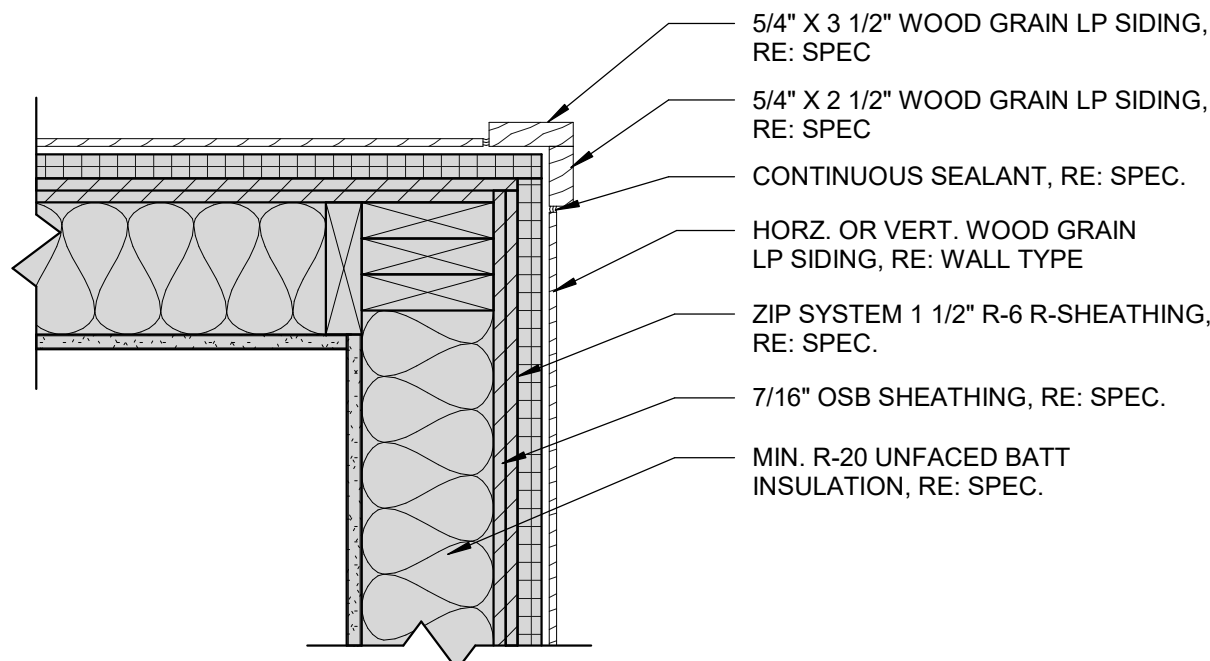
ISSUE
1200 Capitol

SHEET TITLE
DOOR DETAILS

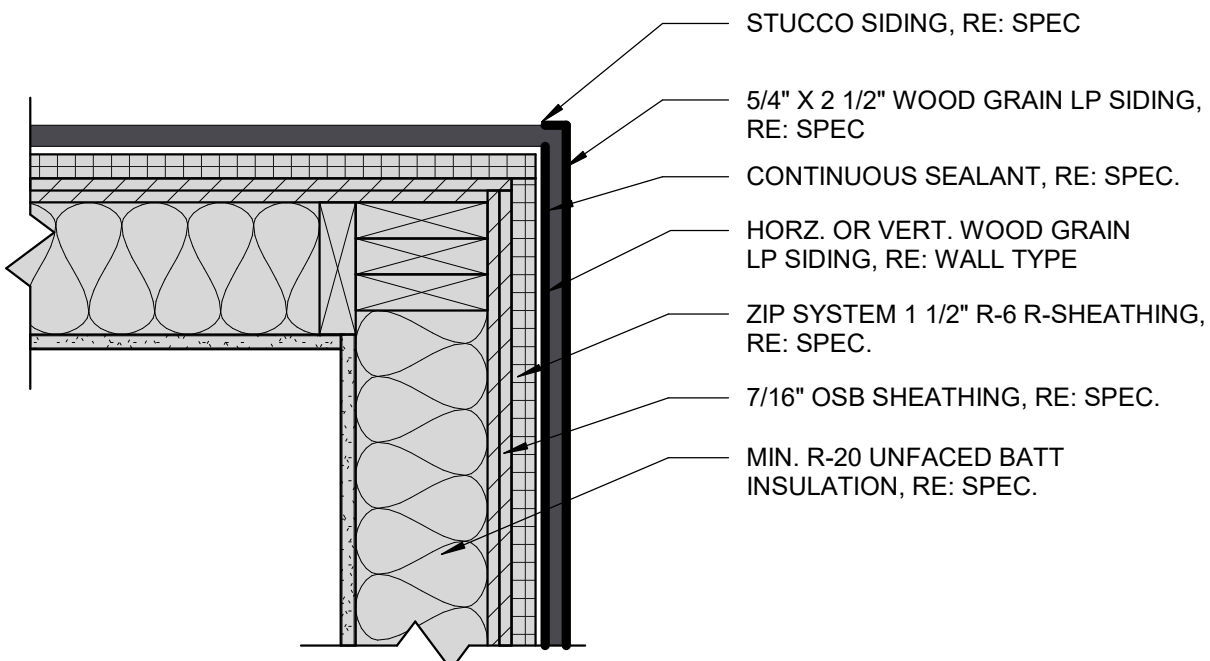
SHEET NO.
A-5.14



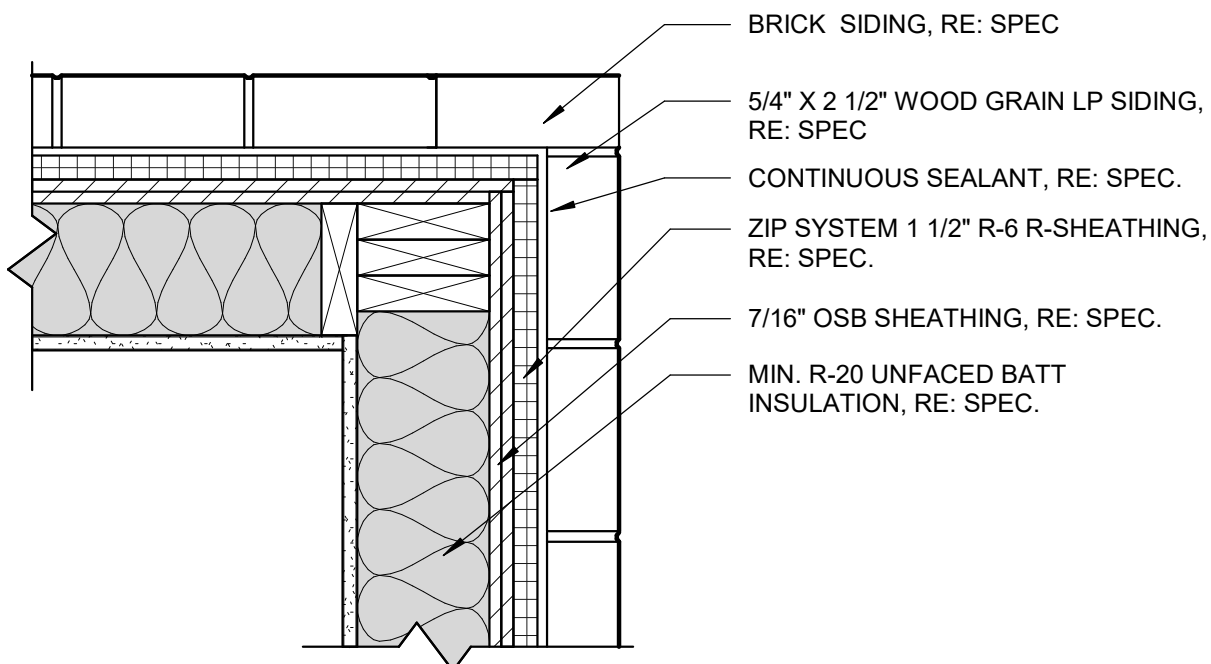
1 TYP. INSIDE CORNER @ LAP SIDING
1 1/2" = 1'-0"



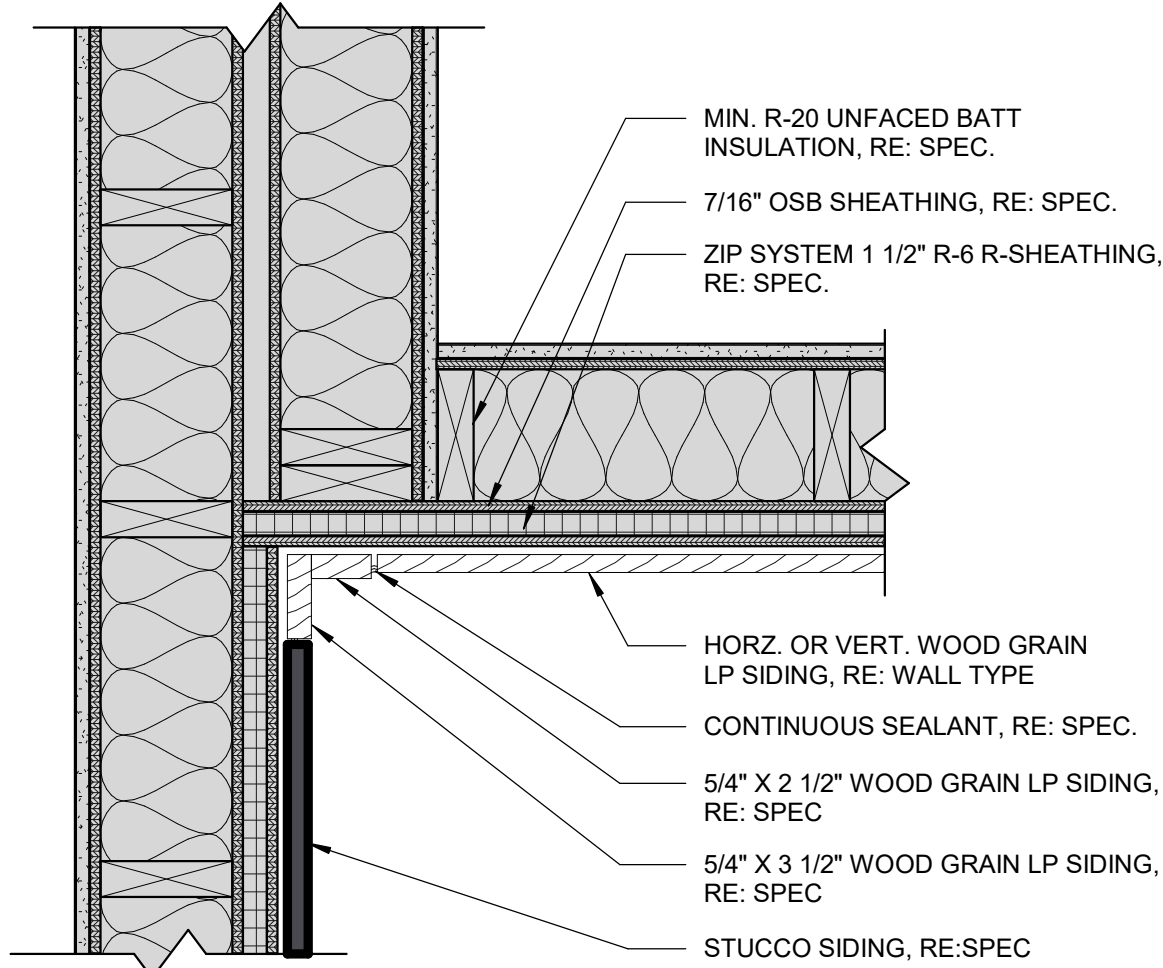
2 CORNER VIEW @LAP SIDING
1 1/2" = 1'-0"



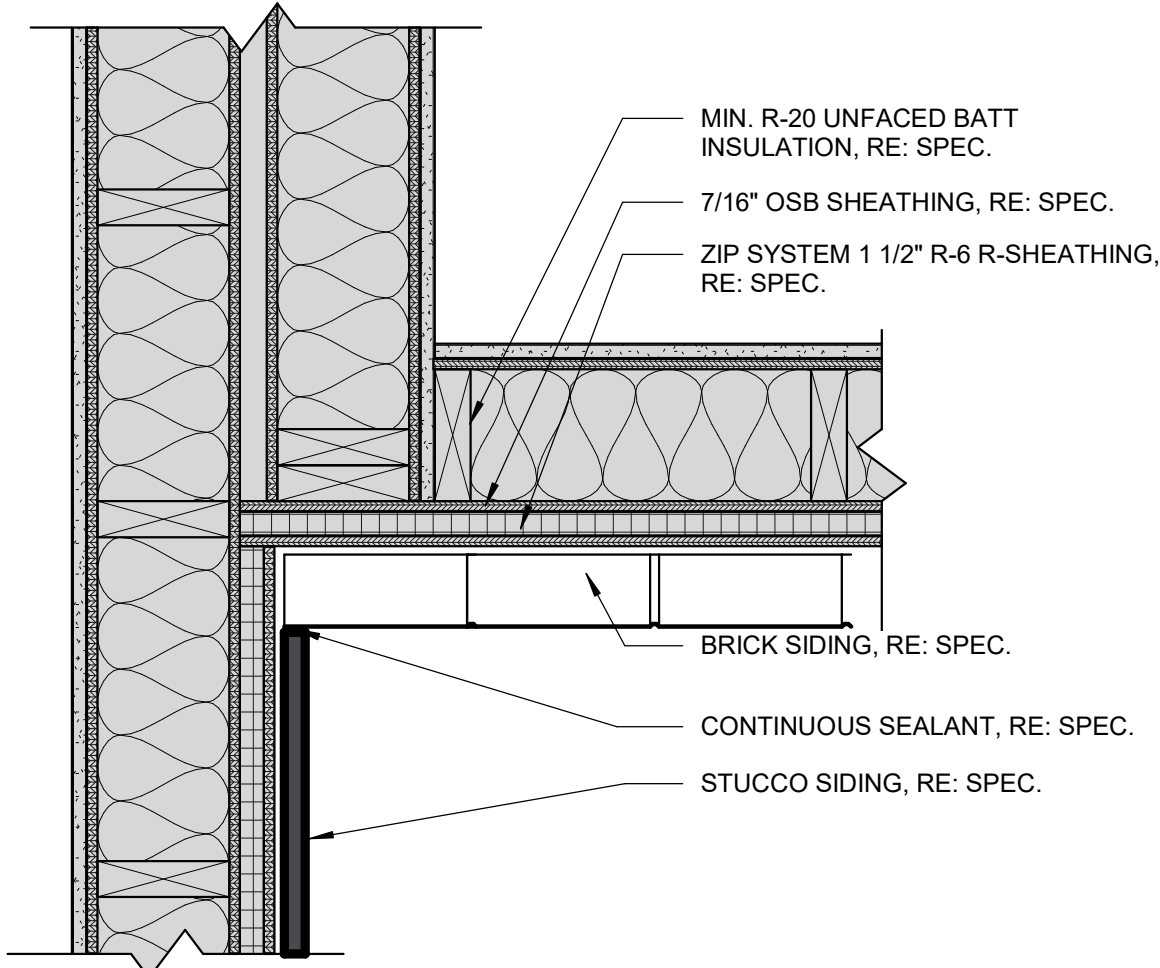
3 CORNER VIEW @ STUCCO
1 1/2" = 1'-0"



4 CORNER VIEW @ BRICK
1 1/2" = 1'-0"



5 TYP. INSIDE CORNER @ LAP SIDING / STUCCO
1 1/2" = 1'-0"



6 TYP. INSIDE CORNER @BRICK/STUCCO
1 1/2" = 1'-0"

TOWN STAMP

359
DESIGN

3631 OSAGE STREET
DENVER, CO 80211
726.612.5457

DISCIPLINE STAMP

1200 CAPITOL APARTMENTS

1200 Capitol Street, Eagle, CO 81631

REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20099
ISSUE DATE: October 29th, 2021

ISSUE
1200 Capitol

SHEET TITLE
CORNER DETAILS

SHEET NO.
A-5.15



PROJECT NUMBER	20009
ISSUE DATE	October 29th, 2021

ISSUE

1200 Capitol

SHEET TITLE

STAIR DETAILS

SHEET NO. _____

Lighting Fixture Schedule								
Keynote	Location	Manufacturer	Model #	Quantity	Lamp Type	Watts per Lamp	Lumens per Lamp	Switch Type
L001	Stair & Porch Lighting	WAC Lighting	WS-W15708-BZ	14	LED	9	1000	M
L002	Storefront	Recesso Lighting	BL-ARMQ-BLK/BL-SH12-BLK	10	CFL	5	1600	P



L001
ALUMINUM DOWN LIGHT
Black Finish
Dark Sky Compliant



L002
ALUMINUM BARN WALL LIGHT
Black Finish
Dark Sky Compliant



3 LEVEL 2 lighting
1/8" = 1'-0"



2 LEVEL 1 lighting
1/8" = 1'-0"



4 LEVEL 3 lighting
1/8" = 1'-0"

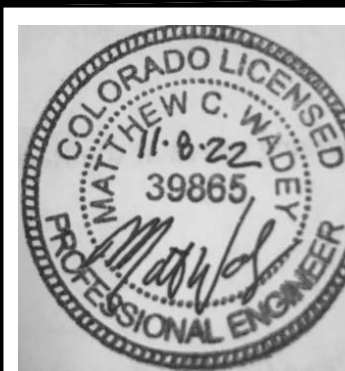
REVISIONS		
No.	Description	Date

PROJECT NUMBER: 20099
ISSUE DATE: October 29th, 2021

ISSUE
1200 Capitol

SHEET TITLE
EXTERIOR LIGHTING

SHEET NO.
A-6.00



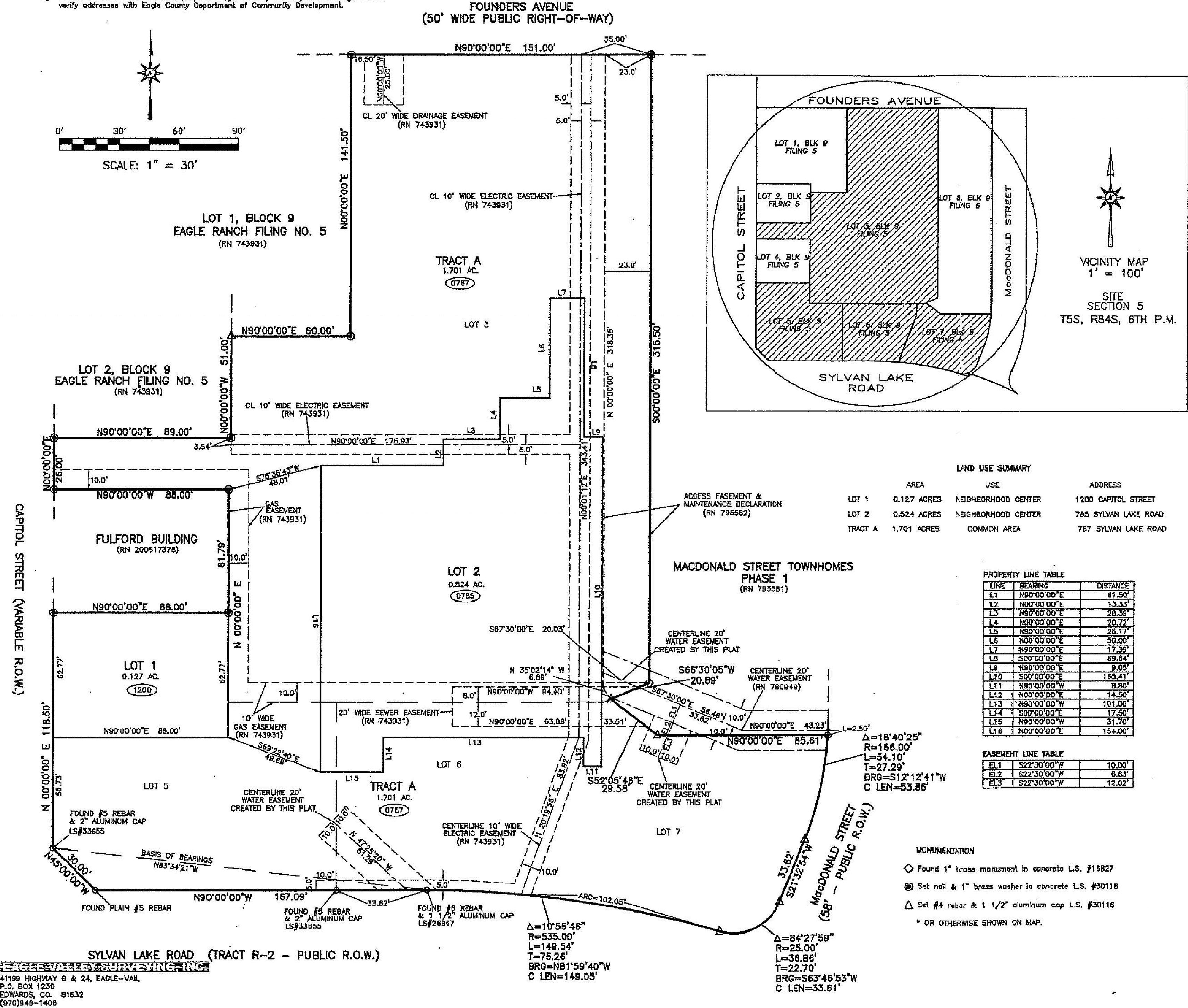
EAGLE RANCH APARTMENTS
1200 CAPITOL STREET
EAGLE, CO
FINAL PLAT

DESIGNED	DRAWN	CHECKED	DATE
MCW	MCW	MCW	XX/XX/XXXX
DRB SUBMITTAL	BUILDING PERMIT	DEVELOPMENT PERMIT RESPONSE	
08/06/2020	03/14/2020	11/08/2022	

AMENDED FINAL PLAT EAGLE RANCH FILING NO. 30

A RESUBDIVISION OF LOT 3 AND LOT 6, BLOCK 9, EAGLE RANCH, FILING NO. 5;
LOT 5, AMENDED FINAL PLAT, LOT 4 AND LOT 5, EAGLE RANCH, FILING NO. 5
AND LOT 7, BLOCK 9, EAGLE RANCH FILING NO. 6
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

- SURVEYOR'S NOTES**
- Date of Survey: February, 2017.
 - Land Title Guarantee Company Commitment No. VB50648116-2 dated 1/26/2017 was relied upon for all title information.
 - Books of bearings is a line connecting monuments found at the southerly point of curvature Lot 6 and the southerly point of curvature Lot 5, (see drawing).
 - Notar: 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 the certification shown hereon.
 - Electric easements and gas easements will be vacated and re-created as necessary by separate document.
 - The U.S. survey foot is the linear unit used for the dimensions on this plat.
 - All conditions, covenants, restrictions, reservations, and notes shown on the plots of Eagle Ranch, Filing No. 5, recorded November 13, 2000 at Reception No. 743931, Eagle Ranch, Filing No. 6, recorded June 29, 2001 at Reception No. 760349 and Amended Final Plat, Lot 4 and Lot 5, Eagle Ranch, Filing No. 5, recorded January 5, 2006 at Reception No. 200603488 remain in full force and effect.
 - Addresses are for informational purposes only and may be subject to change. Please verify addresses with Eagle County Department of Community Development.



CERTIFICATE OF DEDICATION AND OWNERSHIP

The undersigned, Eagle Ranch Commercial Center Association, A Colorado Non-Profit Corporation, being the sole owner in fee simple of all that real property described as follows:

Lot 3, Block 9, Eagle Ranch, Filing No. 5, according to the Final Plat thereof as filed for record November 13, 2000 at Reception No. 743931 in the Office of the Clerk and Recorder, Eagle County, State of Colorado; containing 1.4347 acres, more or less.

and Eagle Ranch Village, LLC, A Delaware Limited Liability Company, the sole owner in fee simple of all that real property described as follows:

Lot 6, Block 9, Eagle Ranch, Filing No. 5, according to the Final Plat thereof as filed for record November 13, 2000 at Reception No. 743931 in the Office of the Clerk and Recorder, Eagle County, State of Colorado; containing 0.2413 acres, more or less.

and Lot 5, Amended Final Plat, Lot 4 and Lot 5, Eagle Ranch, Filing No. 5, according to the Final Plat thereof as filed for record January 5, 2006 at Reception No. 200603488 in the Office of the Clerk and Recorder, Eagle County, State of Colorado; containing 0.395 acres, more or less.

and Lot 7, Block 9, Eagle Ranch, Filing No. 6, according to the Final Plat thereof as filed for record June 29, 2001 at Reception No. 760349 in the Office of the Clerk and Recorder, Eagle County, State of Colorado; containing 0.2803 acres, more or less.

and as shown on the accompanying Plat, has by these presents laid out, platted and subdivided the same into lots, blocks as shown on this Plat and designate the same as Amended Final Plat, Eagle Ranch Filing No. 30, a subdivision of the Town of Eagle, County of Eagle, State of Colorado; and do hereby make the following dedications and grants:

All utility easements shown hereon are dedicated to the Town of Eagle for use by authorized service providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, natural gas pipelines, wastewater lines, water lines, telephone lines, cable service lines, other broadband communication service lines and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

The dedication of the easements shown hereon to the Town of Eagle for use by authorized service providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, natural gas pipelines, wastewater lines, water lines, telephone lines, cable service lines, other broadband communication service lines and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

Eagle Ranch Commercial Center Association hereby dedicates to the Town of Eagle the following perpetual, non-exclusive water easements on, over, under, above and across and through those areas designated hereon as "Water Easement" for the purpose of the installation, use, repair, replacement, improvement and maintenance of all types of any kind whatsoever including but not limited to water line and hydrants, and all related structures together with a perpetual right of ingress and egress thereat.

The undersigned accepts the responsibility for the completion of all required public improvements for this subdivision.

The undersigned further states that this Subdivision may be subject to the Declaration of Covenants, Conditions and Restrictions for Eagle Ranch filed and recorded in the office of the Clerk and Recorder of Eagle County, Colorado at Reception No. 700815.

The undersigned further states that this Subdivision may be subject to the Declaration of Covenants, Conditions and Restrictions for Eagle Ranch filed and recorded in the office of the Clerk and Recorder of Eagle County, Colorado at Reception No. 743935.

EXECUTED this 11th day of April, 2017.

OWNER:
Eagle Ranch Commercial Center Association,
A Colorado Non-Profit Corporation.
As to Lot 3,
By: Willis J. Wright
Print Name: Willis J. Wright
Title: President

STATE OF COLORADO)
COUNTY OF EAGLE)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 11th day of April, A.D. 2017, by Willis J. Wright, President of Eagle Ranch Commercial Center Association, A Colorado Non-Profit Corporation.

My Commission expires: 7/1/20
Witness my hand and official seal.
Notary Public
Carol Glasson
Carol Glasson
Notary Public
State of Colorado
Notary ID # 18864001334
My Commission Expires 7-1-2020

Eagle Ranch Village, LLC,
A Delaware limited liability company, its Manager
As to Lots 5, 6 and 7,
By: Michael J. Post
Print Name: Michael J. Post
Title: President

STATE OF COLORADO)
COUNTY OF EAGLE)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 11th day of April, A.D. 2017, by Michael J. Post, President of Eagle Ranch Village, LLC, A Delaware limited liability company.

My Commission expires: 7/1/20
Witness my hand and official seal.
Notary Public
Carol Glasson
Carol Glasson
Notary Public
State of Colorado
Notary ID # 18864001334
My Commission Expires 7-1-2020

LOT	AREA	USE	ADDRESS
LOT 1	0.127 ACRES	NEIGHBORHOOD CENTER	1200 CAPITOL STREET
LOT 2	0.524 ACRES	NEIGHBORHOOD CENTER	785 SYLVAN LAKE ROAD
TRACT A	1.701 ACRES	COMMON AREA	787 SYLVAN LAKE ROAD

LINE	BEARING	DISTANCE
L1	N89°00'00"E	61.50'
L2	N90°00'00"E	13.33'
L3	N89°00'00"E	28.35'
L4	N89°00'00"E	20.72'
L5	N89°00'00"E	25.17'
L6	N90°00'00"E	50.00'
L7	N89°00'00"E	17.59'
L8	S00°00'00"E	69.84'
L9	N89°00'00"E	9.05'
L10	S00°00'00"E	155.41'
L11	N89°00'00"W	14.50'
L12	N90°00'00"E	14.50'
L13	N89°00'00"W	101.00'
L14	S00°00'00"E	17.60'
L15	N89°00'00"W	31.70'
L16	N90°00'00"E	154.00'

LINE	BEARING	DISTANCE
E1	S22°30'00"W	10.00'
E2	S22°30'00"W	6.63'
E3	S22°30'00"W	12.02'

- MONUMENTATION**
- Found 1" brass monument in concrete L.S. #18827
 - Set nail & 1" brass washer in concrete L.S. #30118
 - Set #4 rebar & 1 1/2" aluminum cap L.S. #30116
 - OR OTHERWISE SHOWN ON MAP.

SUBORDINATION BY MORTGAGEES

FirstBank of Vail, being the holder of a promissory note secured by a deed of trust dated December 18, 2008 recorded January 7, 2010 at Reception No. 20100271, all deeds of trust being recorded in the Office of the Clerk and Recorder of Eagle County, Colorado, hereby consent to the subdivision of the lands set forth in this Amended Final Plat Eagle Ranch Filing No. 30, and subordinate the liens represented by the aforesaid deeds of trust to the dedications and restrictions as shown on this Final Plat and relative covenants, conditions and restrictions.

MORTGAGEE:
FirstBank of Vail
17 Vail Road
Vail, Colorado 81657
By: Adeline O. Dean
Print Name: Adeline O. Dean
Title: Executive Vice President
STATE OF COLORADO)
COUNTY OF EAGLE)
The foregoing Subordination of Mortgagees was acknowledged before me this 10th day of April, 2017, by Adeline O. Dean, Executive Vice President of FirstBank of Vail.

Witness my hand and official seal.
My Commission expires: 10/25/18
Carol Glasson
Carol Glasson
Notary Public
State of Colorado
Notary ID 18864001334
My Commission Expires 10/25/2018

TITLE CERTIFICATE

Land Title Guarantee Company, does hereby certify that it has examined the title to all lands shown on this plat and that title to such lands is vested in Eagle Ranch Commercial Center Association, A Colorado Non-Profit Corporation and Eagle Ranch Village, LLC, A Delaware Limited Liability Company, free and clear of all liens and encumbrances, except as follows:

DEEDS OF TRUST RECORDED 1/7/10
UNDER RECEPTION NO. 20100271
INDICATIONS RECORDED 5/9/11 UNDER
RECEPTION NO. 20110527 & 2/22/13 UNDER
RECEPTION NO. 20130320 & 7/12/16 UNDER
EXECUTED this 10th day of April, 2017

SURVEYOR'S CERTIFICATE

I, Michael J. Post, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of Amended Final Plat Eagle Ranch Filing No. 30, as laid out, plotted, dedicated and shown hereon, that such plat was made from and accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, stated upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this 10th day of April, 2017.
Michael J. Post
Professional Land Surveyor
State of Colorado PLS 30316

BOARD OF TRUSTEES CERTIFICATE

This plat approved by the Board of Trustees of the Town of Eagle, Colorado, this 11th day of April, 2017, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or dedication to the Town of the public dedications shown hereon subject to the provisions that approval in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the Board of Trustees of the Town of Eagle. Further, said approval in no way obligates the Town of Eagle for maintenance of public improvements until construction of said improvements has been completed in accordance with the Town of Eagle's specifications and the Town of Eagle has agreed to accept said improvements. This approval does not guarantee that the site, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the Town of Eagle, unless otherwise specifically agreed to in writing by the Board of Trustees.

TOWN OF EAGLE, COLORADO
By: Michael J. Post
Mayor
Attest: Carol Glasson
Town Clerk

PLANNING COMMISSION CERTIFICATE

This plat approved by the Town of Eagle Planning Commission the 5 day of February, 2017, and is duly recorded as April, 2017.

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of January 1, 2017, upon all parcels of real estate described on this condominium map are paid in full.

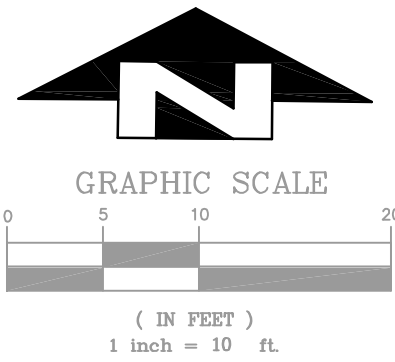
Dated this 11th day of April, 2017.
Jack Simonson by Chad Horn
Treasurer of Eagle County, Colorado
By: Carol Glasson
Notary Public

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder at 11:06 a.m. on the 18th day of April, 2017, and is duly recorded as April, 2017.
Reception No. 201706723
By: Alan M. Simpson
Deputy
Declarations or Protective Covenants are recorded as Reception No. N/A

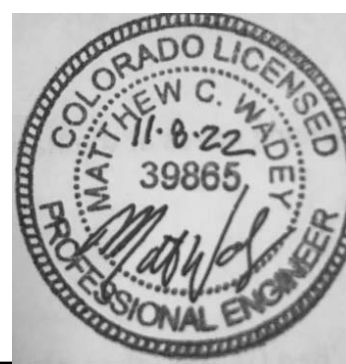
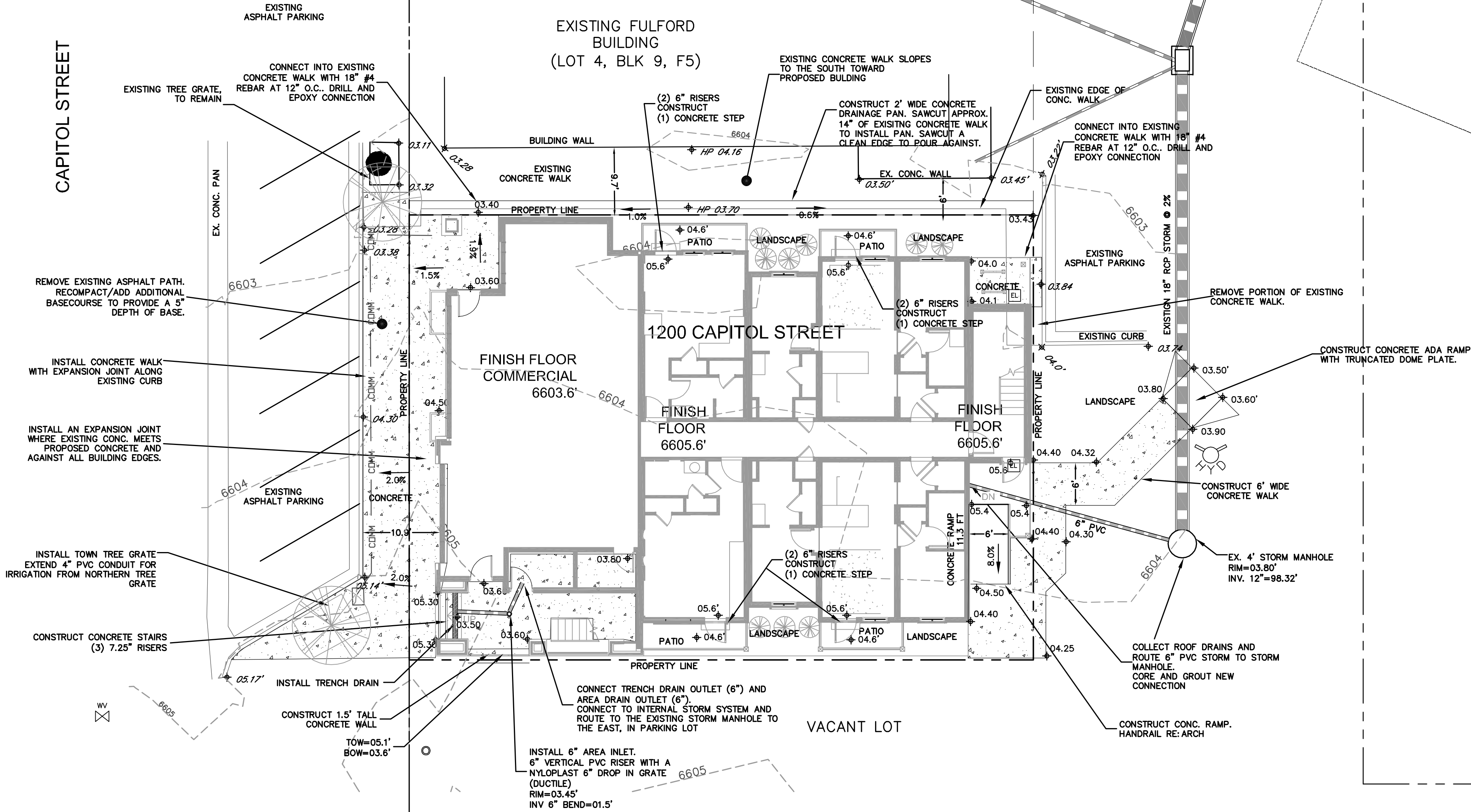
LEGEND

- PROPERTY LINE
- EXISTING CONTOUR EASEMENT
- PROPOSED CONTOUR
- PROPOSED GRADING, SLOPE/SPOT
- EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT



ALL STORM INLETS TO
BE CONSTRUCTED WITH
AN 12" SUMP UNLESS
NOTED OTHERWISE

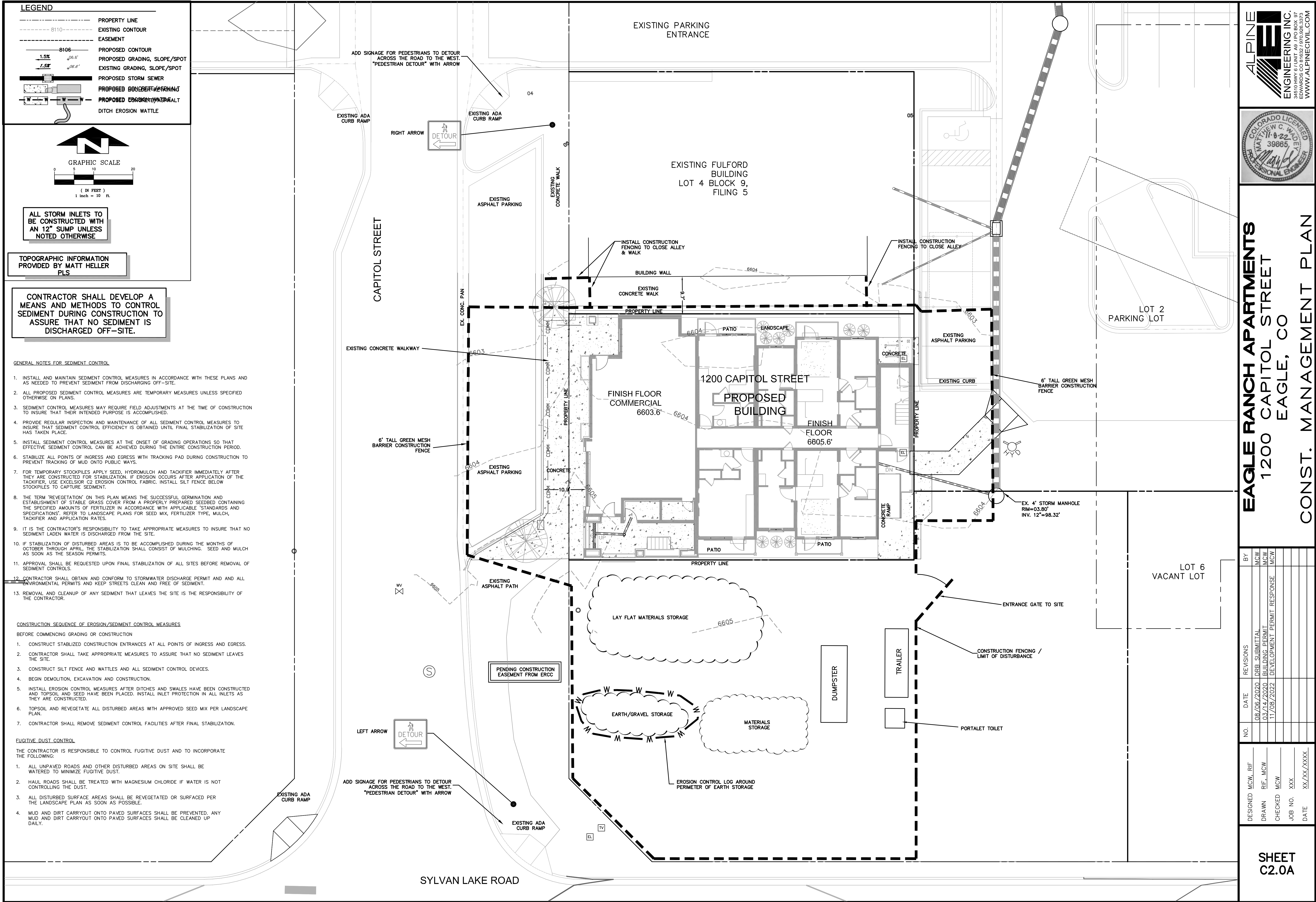
TOPOGRAPHIC INFORMATION
PROVIDED BY MATT HELLER
PLS

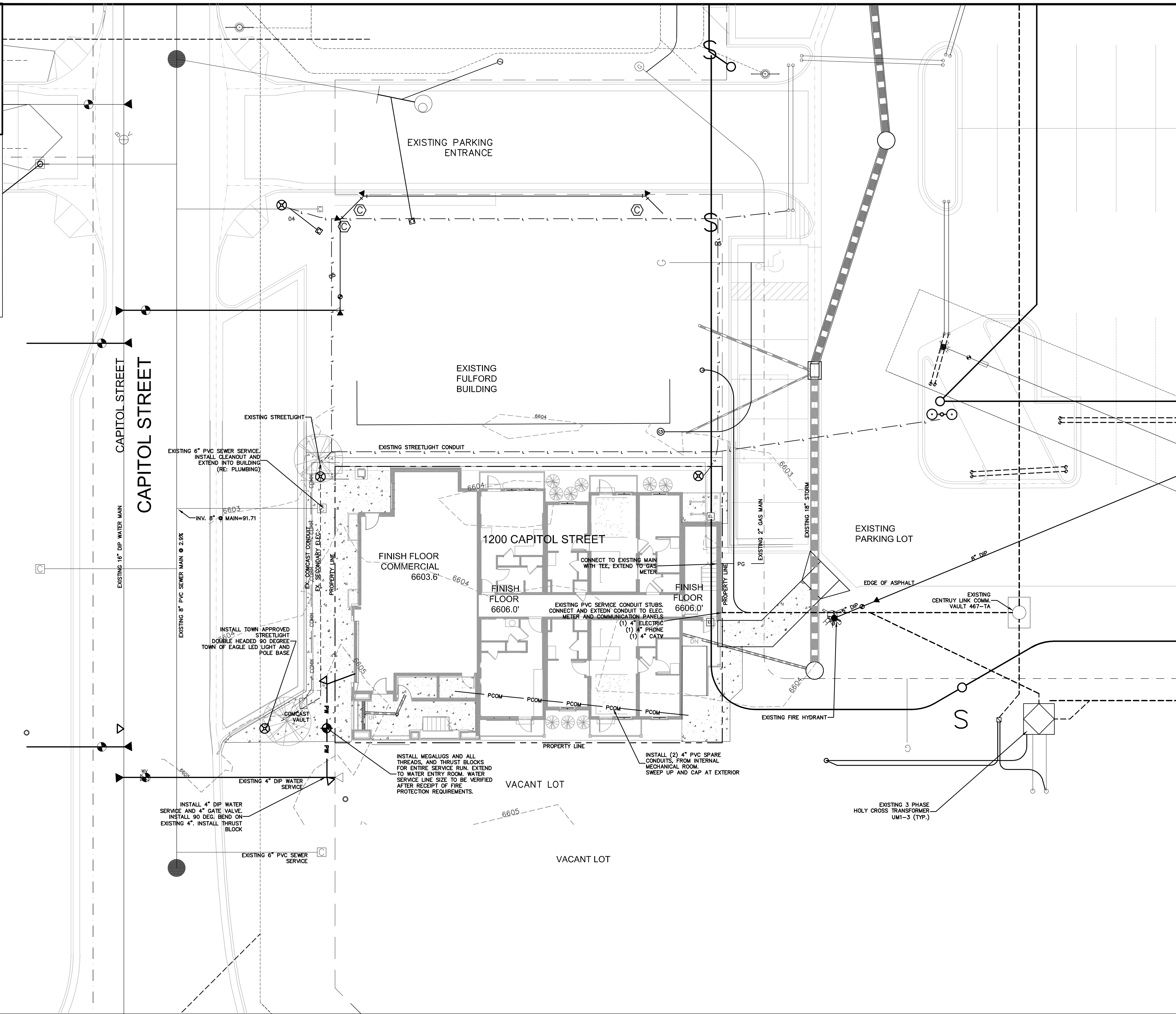
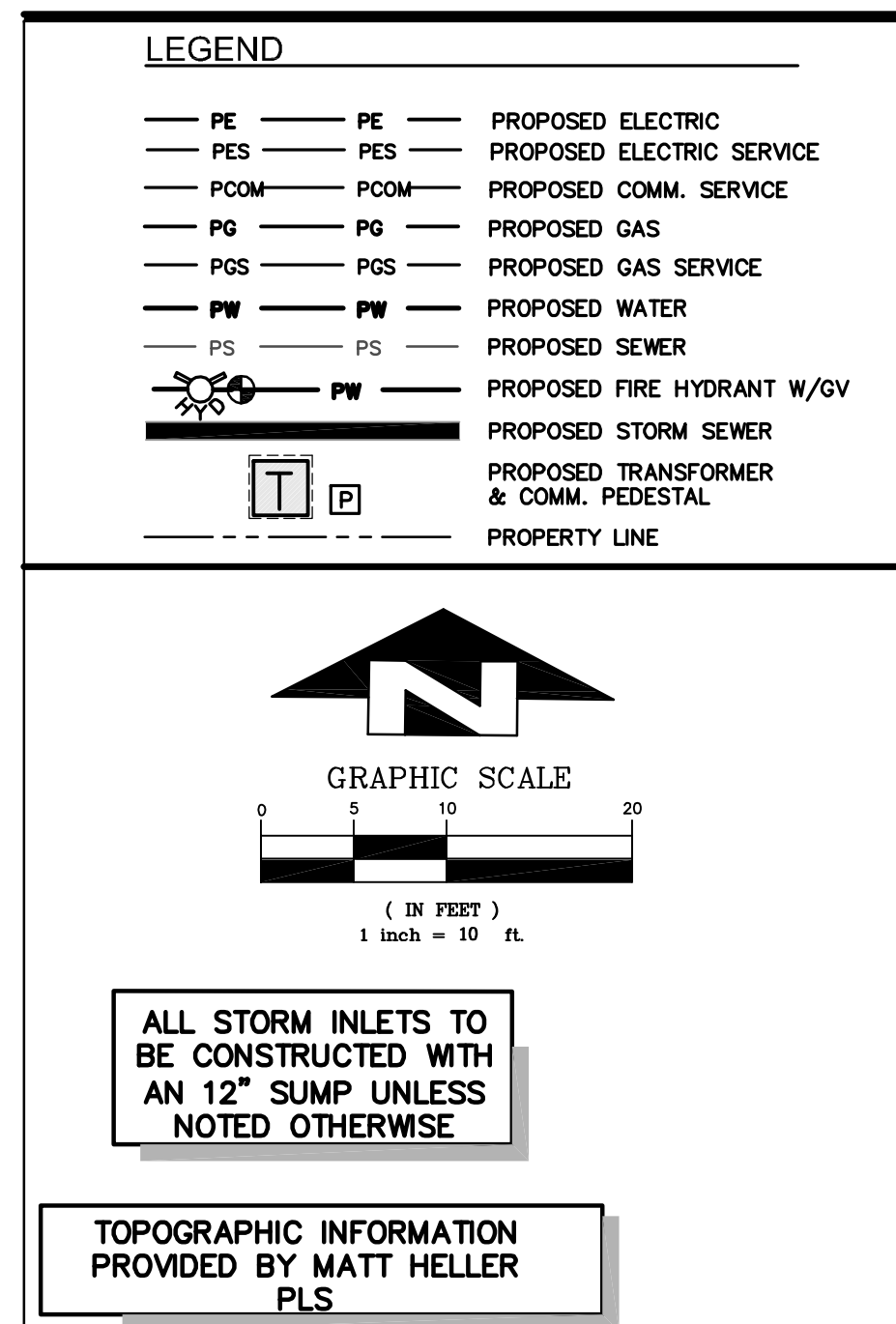


EAGLE RANCH APARTMENTS
1200 CAPITOL STREET
EAGLE, CO
GRADING AND DRAINAGE

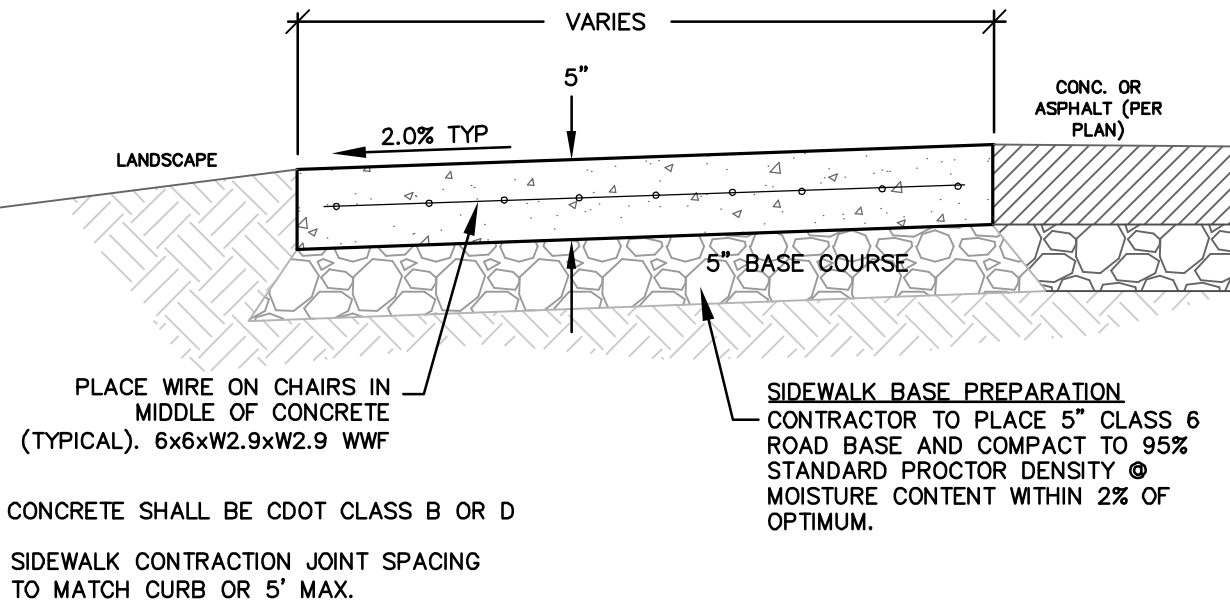
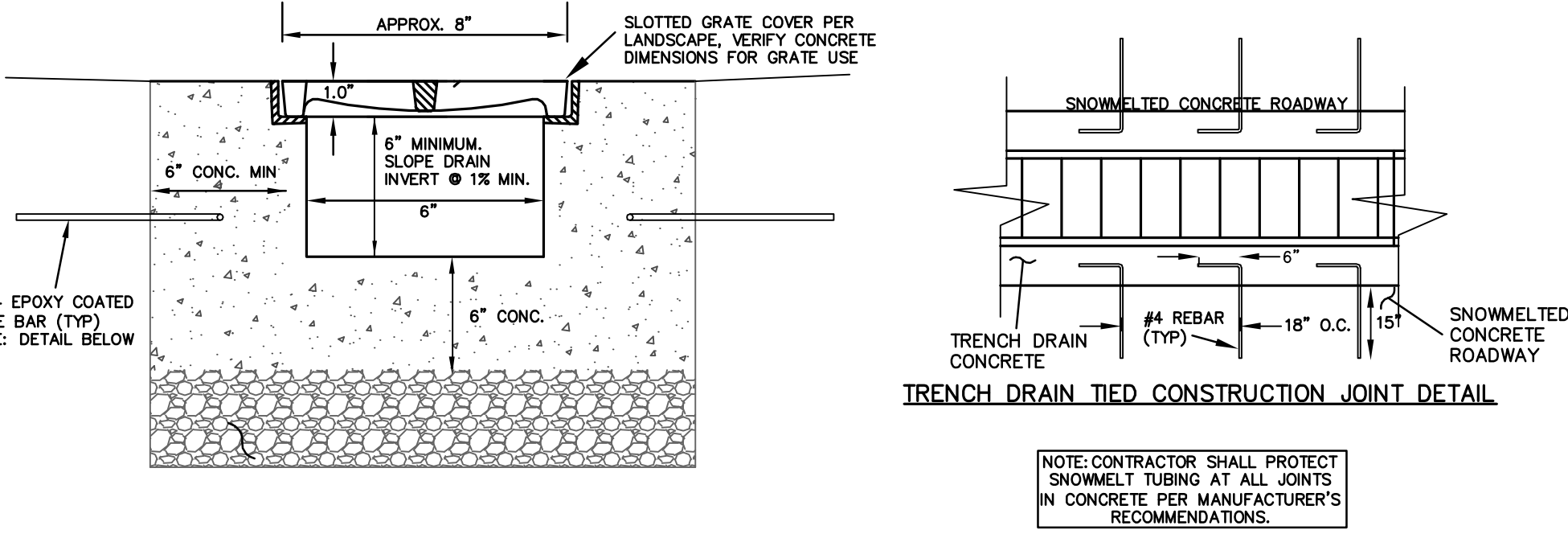
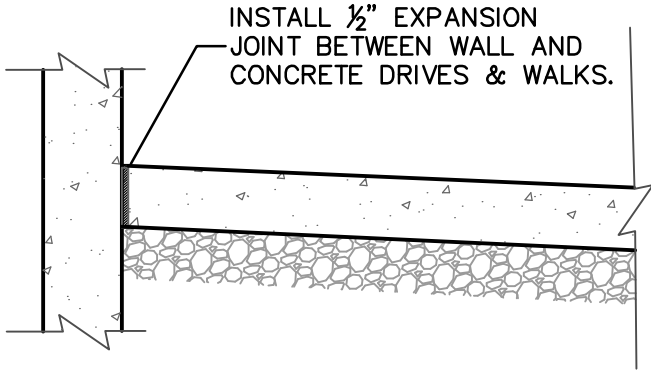
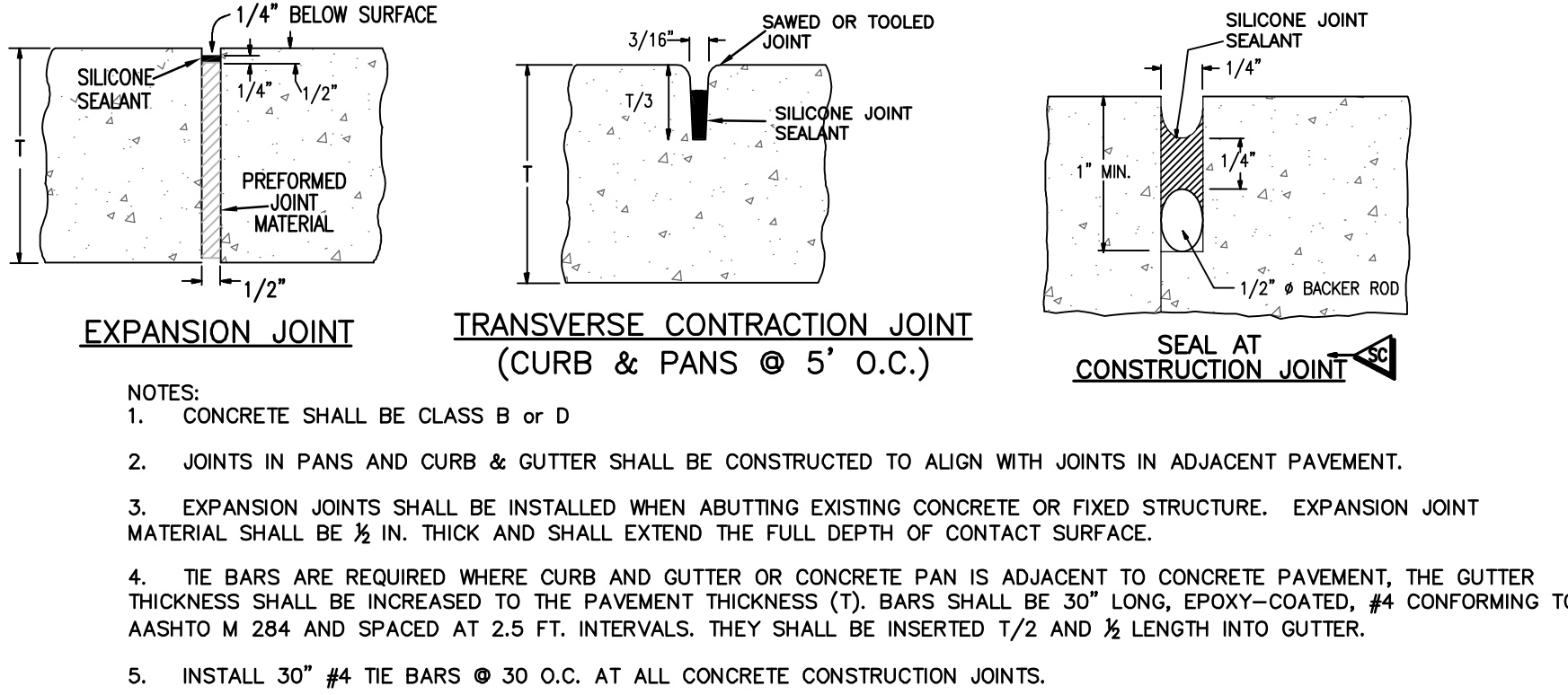
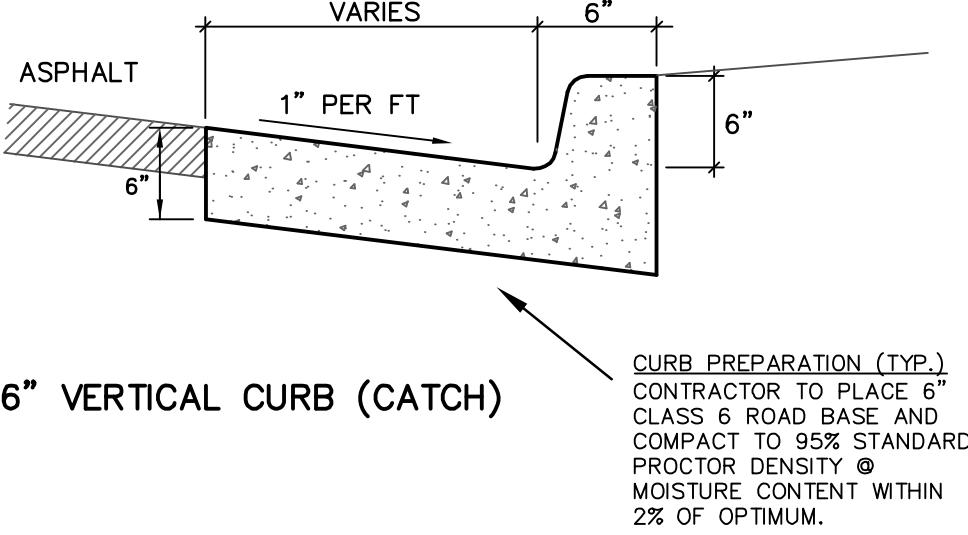
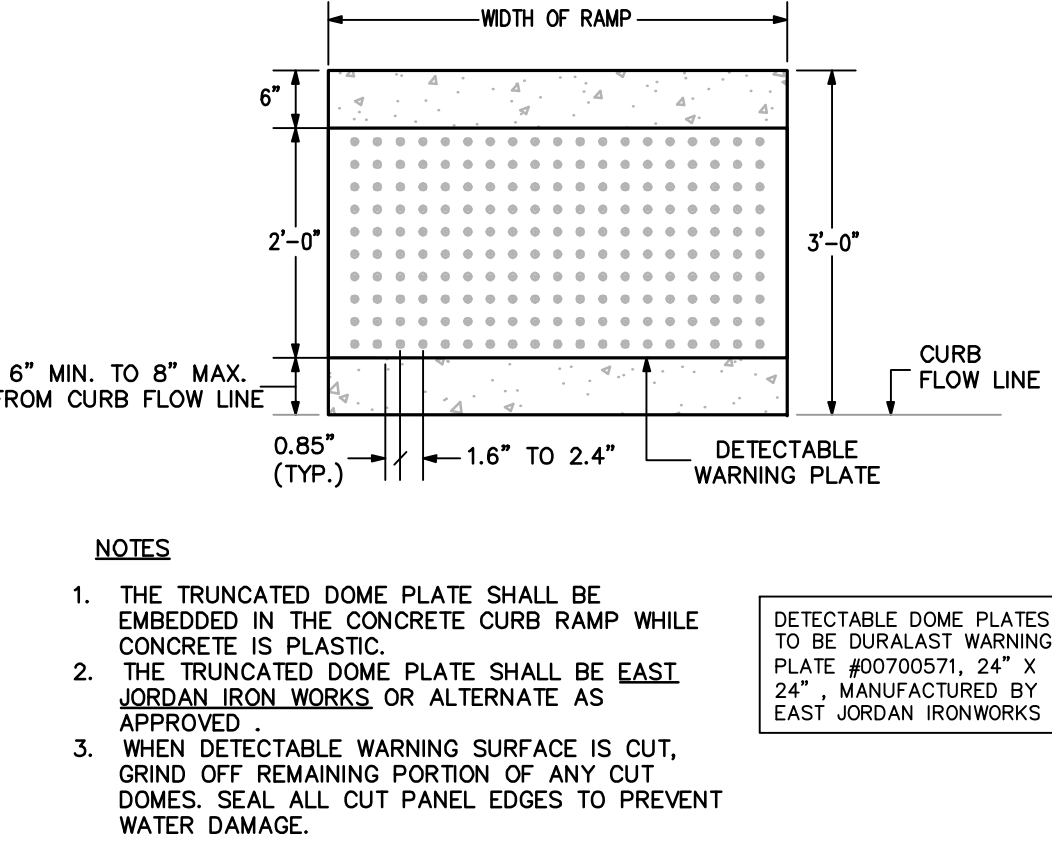
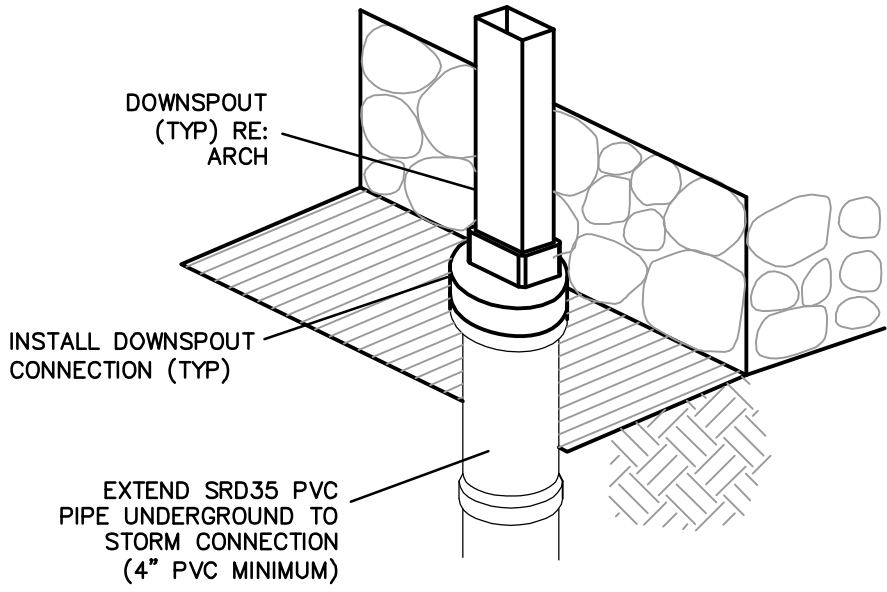
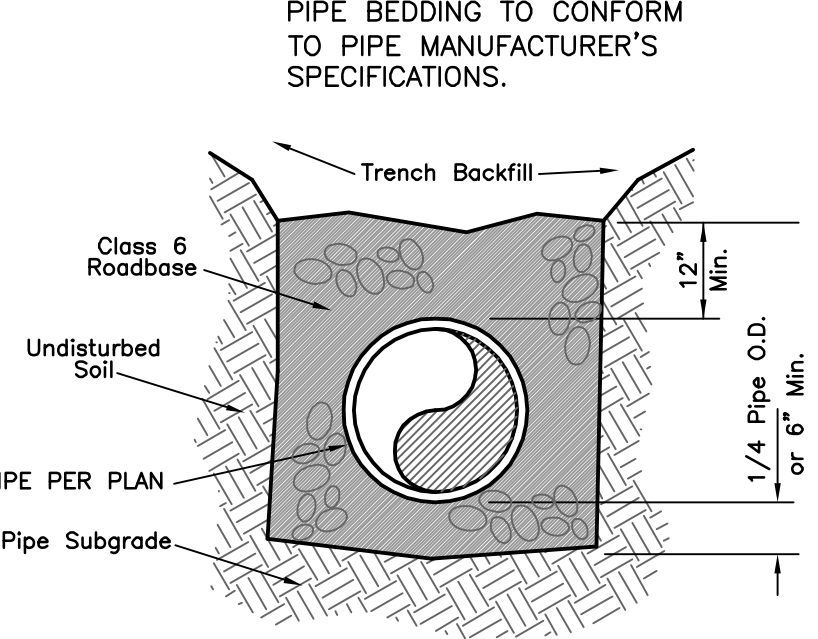
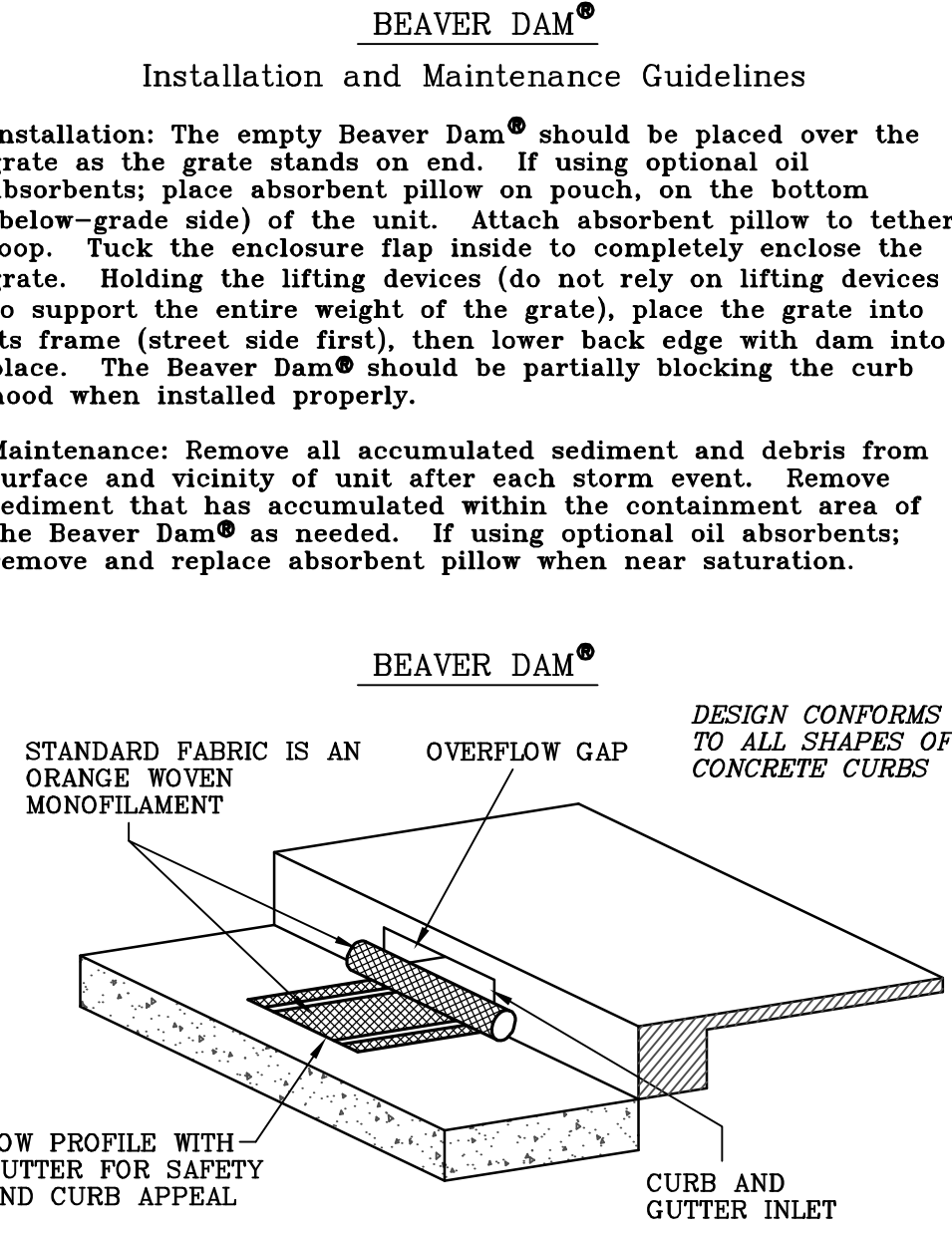
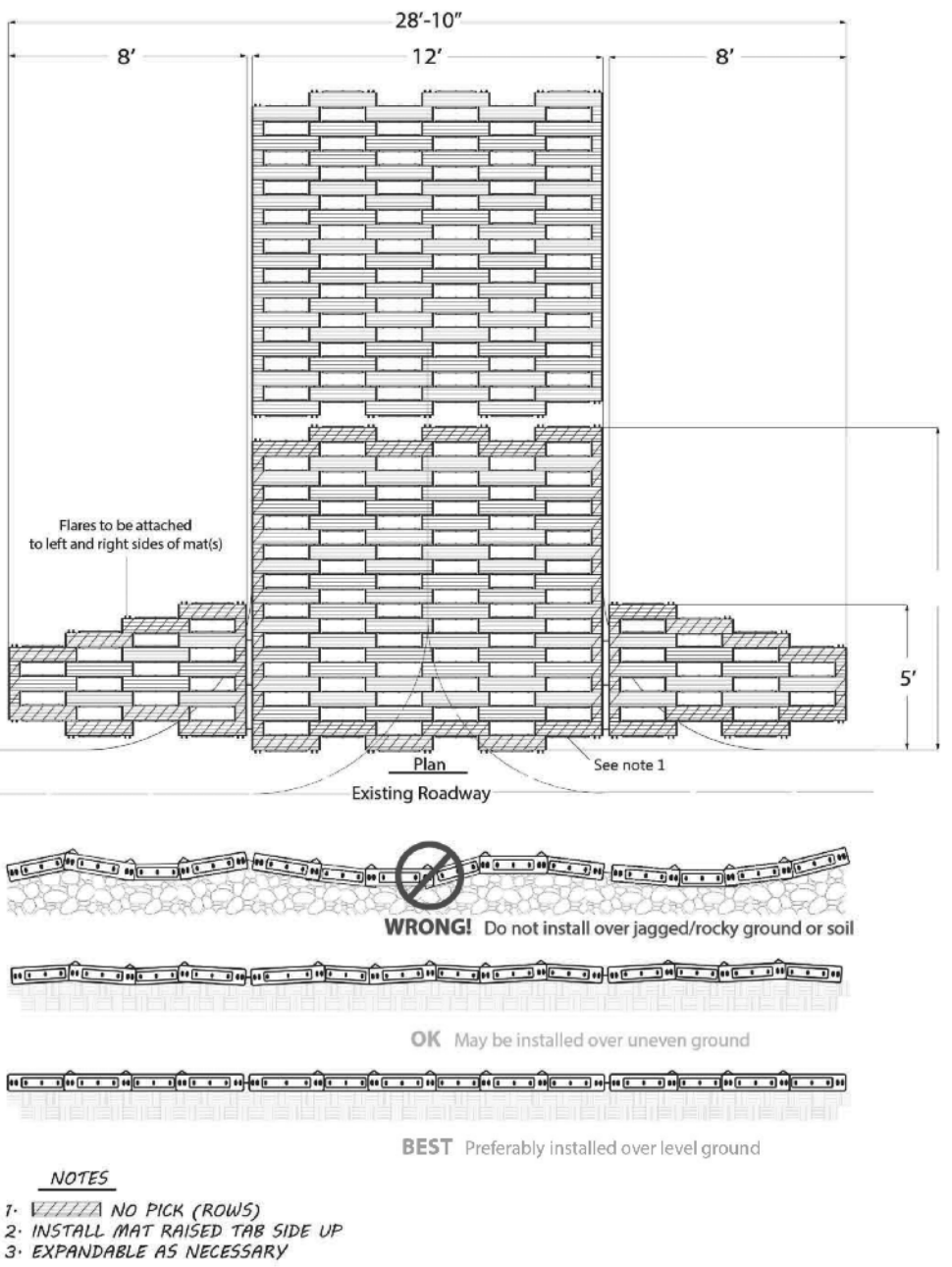
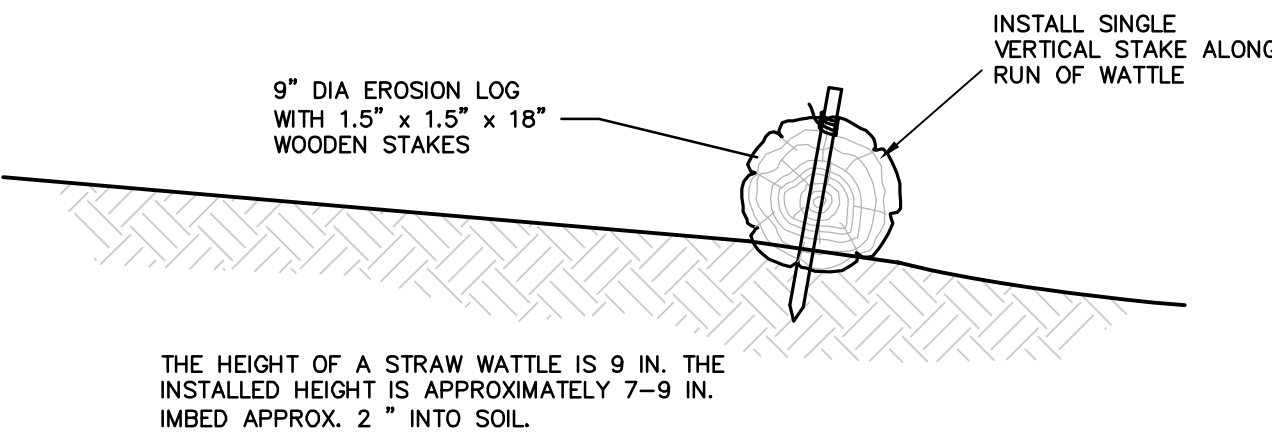
DESIGNED	MCW	RIF	DATE	NO.	DATE	REVISIONS	BY
DRAWN	MCW		08/06/2020			DRB SUBMITTAL	MCW
CHECKED	MCW		03/14/2020			BUILDING PERMIT	MCW
JOB NO.	XXX		11/08/2022			DEVELOPMENT PERMIT RESPONSE	MCW
DATE	XX/XX/XXXX						

SHEET
C2.0





SHEET C3.0	DESIGNED	MCW, RIF	NO. DATE REVISIONS	
	DRAWN	RIF, MCW		
	CHECKED	MCW		
	JOB NO.	XXX		
	DATE	XX/XX/XXXX		
EAGLE RANCH APARTMENTS 1200 CAPITOL STREET EAGLE, CO			BY	MCW MCW MCW
UTILITY PLAN				
ALPINE ENGINEERING INC. 34510 HWY 8 / UNIT A8 / PO BOX 97 EDWARDS CO 81652 / 970.326.3373 WWW.ALPINECIVIL.COM			COLORADO LICENSED PROFESSIONAL ENGINEER 39885 7-8-22	

					
A	CONCRETE WALK	B	CONCRETE TRENCH DRAIN	C	EXPANSION JOINT AT BUILDING
					
E	CONCRETE JOINTS	F	TOWN CURB REPLACEMENT	D	ADA TRUNCATED DOMES
					
H	DOWNSPOUT CONNECTION	I	CULVERT BEDDING	G	
				CONCRETE PAN	
J		K	TRACKING PAD	L	BEAVER DAM INLET PROTECTION
				M	



ALPINE
ENGINEERING INC.
34510 HWY 6 UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.262.3373
WWW.ALPINECIVIL.COM



COLORADO LICENSED
PROFESSIONAL ENGINEER
MATTHEW C. WOLFE
11-8-22
39885

EAGLE RANCH APARTMENTS
1200 CAPITOL STREET
EAGLE, CO
DETAILS

DESIGNED	MCW	RIF	NO.	DATE	REVISIONS	BY
DRAWN	MCW	RIF	08/06/2020	DRB SUBMITTAL	MCW	
CHECKED	MCW	RIF	03/14/2020	BUILDING PERMIT	MCW	
JOB NO.	XXX		11/08/2022	DEVELOPMENT PERMIT RESPONSE	MCW	
DATE	XX/XX/XXXX					

SHEET
C4.0

Parking Memorandum

To: **Town of Eagle**
Attn: Chad Phillips, Community Development Director
200 Broadway
Eagle, CO 81631

From: Kari J. McDowell Schroeder, PE, PTOE

Date: October 20, 2020

Re: **Eagle Ranch Village Commercial Core Parking Analysis**
Eagle Ranch, CO 81631

Project Background:

As part of the planning process for the 1200 Capitol Street (Building L) project located in Eagle Ranch, an updated parking analysis for the shared parking areas has been performed. Businesses and residents within the Eagle Ranch Commercial Center Association share parking between the four parking lots on all corners of the Capitol Street and Founders Avenue intersection and on-street parking spaces. Details on the parking ratio requirements and calculations are included in the current PUD. The latest parking analysis was completed in 2014 by Rick Pylman in association with the proposed Village Market project. Rick's analysis was approved by the Town of Eagle.

Recent Land Use Changes:

Since 2014, several major land use changes have occurred within the Eagle Ranch Village Commercial Core.

- Lot 1 – Boneyard converted a portion of their first-floor restaurant to office space associated with the Colorado Workspace coworking space. Boneyard also expanded their outdoor seating area.
- Lot 2 – 7 Hermits, a brewery and restaurant, moved into the first-floor commercial space on the northeast corner of Capitol Street and Founders Avenue. 7 Hermits expanded their outdoor seating area.
- Lot 3 – 1200 Capitol Street (Building L) is proposing to change land uses from first floor commercial and second floor office space to a smaller amount of first floor commercial and 16 residential units. The undeveloped Village Market project is also included in this analysis. The theater square footage was adjusted to match the current assessor information. The theater does not require additional parking demand per the PUD, as its peak traffic occurs on off hours to the other uses.
- Lot 4 – Talon Flats (Addison Phase II) is currently under construction. This building has changed from the previously planned mixed-use building(s) with large first floor commercial area to a smaller portion of commercial/office and an increase to 20 residential units.

Data for that analysis was taken from the current Eagle County Assessor's property records. The calculations did not discount hallways and stairwells as this information is not given on the property records. Therefore, the parking requirements may be slightly conservative. Copies of the current property record are included as an attachment to this memo.



On-Street Parking Spaces:

The PUC allows for the inclusion of on street parking spaces in the Eagle Ranch Village Commercial Core. Per the PUD, a parking space is measured as 22' of available parking along an unrestricted curb. The diagonal spaces on the east side of Capitol Street were included as well.

The original analysis discounted the 21 parking lot spaces directly adjacent to the live-work units on Gamble Street. This reduction remains. However, this count included the 11 on-street parking spaces on the east side of Gamble Street.

Required Parking Rates:

Parking ratio requirements per the current PUD are shown in the table below. It has previously been calculated that a parking lot space takes an average of 411sf of land once you consider the drive aisles, access, etc. This calculation was based upon the 417 parking lot spaces currently provided within 171,540sf of parking lots and has been previously approved by the Town.

Table 1 – PUD Required Parking Rates

Parking Demand Code	Land Use	Parking Ratio
F	First-Floor Commercial	Parking Area = Commercial Area (1 space per 411sf)
RS	Restaurant-Indoor Seating Area	1.5 spaces per 100sf
RK	Restaurant-Kitchen Area or Outdoor Seating Area	1.5 spaces per 200sf
O	Office	1 space per 300sf
R1	Residential-1 Bedroom	1.5 spaces per unit
R2	Residential-2 Bedroom	2 spaces per unit
R3	Residential-3 bedroom	2.5 spaces per unit
V	Residential Visitor Parking	1 space per 6 units

Parking Analysis Summary:

Some of the major land use changes since the previous 2014 analysis have substituted residential and office uses for commercial and restaurant uses. The result is a decrease in the number of parking spaces required to accommodate demand.

- Restaurant space has increased by approximately 3,800sf. This is due to the addition of 7 Hermits, expansion of Boneyard and 7 Hermits' outdoor patios, and subtraction of some of the Boneyard restaurant space.

- First-floor commercial space has decreased by approximately 12,000sf. This was due to 7 Hermits replacing a large area of first-floor commercial, and the new Talon Flats and proposed 1200 Capitol projects replacing first-floor commercial with residential units.
- Office space has decreased by approximately 10,000sf. This is largely due to the new Talon Flats and proposed 1200 Capitol projects replacing office space with residential units.
- Residential units are proposed to double due to the new Talon Flats and proposed 1200 Capitol projects.

Refer to the detailed parking analysis in **Table 2**. Per this analysis, there is an excess of 66 parking spaces within the Eagle Ranch Village Commercial Core. This excess parking space volume includes the 35 spaces that have yet to be constructed on Lot 2, adjacent to 7 Hermits.



Project Number: M1481
Prepared By: MLE
Checked By: KJS
Date: 10/20/2020
Revised:

Table 2 - Eagle Ranch Village
Commercial Core Parking Analysis
Eagle, CO
Estimated Parking Demand¹

	Location	Tax Number	Land Use	Square Footage ¹ or Dwelling Units	Parking Demand Code Used	Parking Demand (spaces)	Total Parking Demand (Spaces)	Existing Parking Lot Spaces ³	Existing Street Parking Spaces	Total Parking Available	Difference
Northwest Corner of Capitol & Founders	Lot 1										
	<u>Commercial</u>										
	The Boneyard-Indoor Seating Area	R063977	Restaurant	1819	RS	27					
	The Boneyard-Kitchen or Outdoor Floor Area	R063977	Restaurant	3086	RK	23					
	Colorado Workspace Coworking	R063978	1st Floor Commercial	1600	F	4					
	Colorado Workspace Coworking	R063977	Office	5325	O	18	72	62	15	77	5
Northeast Corner of Capitol & Founders	Lot 2										
	<u>Commercial</u>										
	7 Hermits-Indoor Seating Area	R064273	Restaurant	1959	RS	29					
	7 Hermits-Kitchen or Outdoor Floor Area	R064273	Restaurant	2301	RK	17					
	Peridot Hair Design	R064274	1st Floor Commercial	1465	F	4					
	<u>Residential</u>										
	Capital Street Condos Unit R-1	R064275	Residential	1	R2	2					
	Capital Street Condos Unit R-2	R064276	Residential	1	R2	2					
	Residential Visitor Parking		Residential	2	V	0	55	82	21	103	48
Southeast Corner of Capitol & Founders	Lot 3										
	<u>Commercial</u>										
	Berkshire Hathway	R051756	1st Floor Commercial	1869	F	5					
	Capitol Theater	R051756	Theater	10517	N/A						
	Vacant (Old Spa)	R051756	1st Floor Commercial	1010	F	2					
	Zealous School	R051757	1st Floor Commercial	2963	F	7					
	Academy Mortgage Corp & Martin Insurance Co	R051757	Office	3161	O	11					
	Vacant (Old Land Title Guarantee Company) unit #102	R066305	Office	1396	O	5					
	Common Wealth Financial Group (unit #101)	R066304	1st Floor Commercial	1016	F	2					
	<i>Village Market</i>		<i>1st Floor Commercial</i>	<i>15300</i>	<i>F</i>	<i>37</i>					
	<i>1200 Capitol (Building L)</i>		<i>1st Floor Commercial</i>	<i>1170</i>	<i>F</i>	<i>3</i>					
	<u>Residential</u>										
	Eagle Area Apartments	R051756	Residential	5	R1	8					
	Fulford Building 201	R058449	Residential	1	R2	2					
	Fulford Building 202	R058450	Residential	1	R2	2					
	<i>1200 Capitol (Building L) - 2 Bedroom</i>		<i>Residential</i>	<i>8</i>	<i>R2</i>	<i>16</i>					
	<i>1200 Capitol (Building L) - Studio</i>		<i>Residential</i>	<i>8</i>	<i>R1</i>	<i>12</i>					
	Residential Visitor Parking		Residential	23	V	4	115	120	32	152	37
Southwest Corner of Capitol & Founders	Lot 4										
	<u>Commercial</u>										
	Slifer Smith & Frampton	R054944	1st Floor Commercial	968	F	2					
	Slifer Smith & Frampton	R054945	1st Floor Commercial	1242	F	3					
	Land Title Company	R054946	1st Floor Commercial	1137	F	3					
	Axis Sports Medicine	R054947	1st Floor Commercial	1052	F	3					
	Eagle Ranch Wine & Spirits Liquor Store	R054948	1st Floor Commercial	1970	F	5					
	The Assembly-Indoor Seating	R054949	Restaurant	761	RS	11					
	The Assembly-Kitchen or Outdoor Floor Area	R054950	Restaurant	681	RK	5					
	The Assembly-Kitchen or Outdoor Floor Area	R054949	Restaurant	450	RK	3					
	The Assembly-Seating	R054950	Restaurant	614	RS	9					
	West Eagle Ranch LLC & Eagle Ranch DRB (Unit #206)	R054953	Office	638	O	2					
	West Eagle Ranch LLC & Eagle Ranch DRB (Unit #210)	R054954	Office	539	O	2					
	West Eagle Ranch LLC & Eagle Ranch DRB (Unit #208)	R054955	Office	534	O	2					
	West Eagle Ranch LLC & Eagle Ranch DRB (Unit #212)	R054956	Office	359	O	1					
	Skip Tracey Investments (unit #205) (Land Title of the Rock)	R054959	Office	689	O	2					
	Scott Turnipseed LLC & Eagle Ranch DRB	R054960	Office	539	O	2					
	Scott Turnipseed LLC & Eagle Ranch DRB	R054961	Office	539	O	2					
	Scott Turnipseed LLC & Eagle Ranch DRB	R054962	Office	587	O	2					
	All Kids Dental	R063567	1st Floor Commercial	795	F	2					
	All Kids Dental	R063568	1st Floor Commercial	1291	F	3					
	Unit C3- Vacant	R063569	1st Floor Commercial	1434	F	3					
	Eagle Family Dentistry	R063570	1st Floor Commercial	1462	F	4					
	<i>Future Talon Flats</i> ²	R063566	<i>1st Floor Commercial</i>	<i>1264</i>	<i>F</i>	<i>3</i>					
	<i>Future Talon Flats</i> ²	R063566	<i>Office</i>	<i>1014</i>	<i>O</i>	<i>3</i>					
	<u>Residential</u>										
	Castle Peak Condos Unit 202	R054951	Residential	1	R1	2					
	Castle Peak Condos Unit 204	R054952	Residential	1	R2	2					
	Castle Peak Condos Unit 201	R054957	Residential	1	R2	2					
	Castle Peak Condos Unit 203	R054958	Residential	1	R2	2					
	Addison Center Condominiums R201	R063571	Residential	1	R2	2					
	Addison Center Condominiums R202	R063572	Residential	1	R2	2					
	Addison Center Condominiums R203	R063573	Residential	1	R2	2					
	Addison Center Condominiums R204	R063574	Residential	1	R2	2					
	<i>Future Talon Flats</i> ² - 2 Bedroom	R063566	<i>Residential</i>	<i>13</i>	<i>R2</i>	<i>26</i>					
	<i>Future Talon Flats</i> ² - 1 Bedroom	R063566	<i>Residential</i>	<i>7</i>	<i>R1</i>	<i>11</i>					
	Residential Visitor Parking		Residential	28	V	5	135				
	Lot 5										
	<u>Commercial</u>										
	Endorphin	R067578	1st Floor Commercial	4885	F	12					
	Vail Integrative Medical Group	R067579	1st Floor Commercial	857	F	2					
	Color Coffee Shop-Kitchen/Roasting	R067580	Restaurant	1497	RK	11					
	Color Coffee Shop-Seating Area	R067580	Restaurant	749	RS	11					
	Yoga Off Broadway	R067581	1st Floor Commercial	1127	F	3					
	Knapp Ranch	R067582	1st Floor Commercial	1127	F	3					
	Knapp Ranch	R067583	1st Floor Commercial	1098	F	3	45				
	Lot 6										
	<u>Commercial</u>										
	Foundation for Greater Good	R059981	1st Floor Commercial	793	F	2					
	Eagle Taiji	R059982	1st Floor Commercial	793	F	2					
	Vail Financial Services	R059984	1st Floor Commercial	793	F	2					
	Evolve Spa & Boutique	R059985	1st Floor Commercial	793	F	2					
	Martial Arts	R059987	1st Floor Commercial	793	F	2					
	AVAIL Soft Tissue & Spine	R059988	1st Floor Commercial	793	F	2					
	<u>Residential</u>										
	Eagle Ranch Work Live Lot 1	R059981	Residential	1	R2	2					
	Eagle Ranch Work Live Lot 2	R059982	Residential	1	R2	2					
	Eagle Ranch Work Live Lot 3	R059984	Residential	1	R2	2					
	Eagle Ranch Work Live Lot 4	R059985	Residential	1	R2	2					
	Eagle Ranch Work Live Lot 5	R059987	Residential	1	R2	2					
	Eagle Ranch Work Live Lot 6	R059988	Residential	1	R2	2					
	Residential Visitor Parking		Residential	6	V	1	25				
	Subtotal Southwest Corner of Capitol & Founders	R059988					204	153	27	180	-24
Summary	Total					446	446	417	95	512	66
	Subtotal 1st Floor Commercial		52,859 sf		F	129					
	Subtotal Restaurant - Seating Area		7,185 sf		RS	108					
	Subtotal Restaurant - Kitchen		4,715 sf		RK	36					
	Subtotal Office		15,321 sf		O	51					
	Subtotal Theater		10,517 sf		T	0					
	Subtotal 1 Bedroom Residential		21 du		R1	32					
	Subtotal 2 Bedroom Residential		21 du		R2	42					
						398					

¹Data source was current Eagle County Property Records from the Assessor. These areas did not identify hallways and stairwell areas that are sometime not included in parking calculations. Therefore, this parking requirement estimation is likely conservative.

²Talon Flats land use data was taken from their January 23, 2020 plan set for Final DRB Submittal III. Talon Flats is the new development of the previous Addison Phase II.

³The parking ot on Lot 2 (Adjacent to 7 Hermits) is only partially constructed. Currently, 47 of the total 82 spaces have been constructed. 35 spaces have yet to be built.

Proposed 1200 Capitol Parking Impacts:

A site-specific parking analysis was performed for the proposed changes to 1200 Capitol (Building L). Refer to **Table 3**.

Table 3 – 1200 Capitol Parking Requirements

<u>1200 Capitol (Building L)</u>	Land Use	SF or DU	Parking Demand Code	Total Parking Demand (Spaces)
<u>Previous 1200 Capitol Approved Use</u>				
1200 Capitol - Commercial	1st Floor Commercial Office	3500	F	9
1200 Capitol - Office		3500	O	12
				21
<u>Proposed 1200 Capitol Use</u>				
1200 Capitol - 2 Bedroom	Residential	8	R2	16
1200 Capitol - Studio	Residential	8	R1	12
Residential Visitor Parking	Residential Visitor	16	V	3
				31

1200 Capitol (Building L) was previously planned to have 3,500sf of commercial on the first floor and 3,500sf of office on the second floor. This use would have required 21 parking spaces.

Its new proposed use is 1,170sf of commercial and 16 residential units to meet the needs of current market conditions. This results in the need for an additional 10 parking spaces, for a total of 31 spaces.

Conclusion:

Current land use and parking within the Eagle Ranch Village Commercial Core are adequate to support the proposed land use change of 1200 Capitol (Building L).

Please call if you would like any additional information or have any questions regarding this matter.

Sincerely,
McDowell Engineering, LLC



Kari J. McDowell, PE, PTOE
Senior Traffic & Transportation Engineer

Gold Dust Capital Partners LLC
P.O. Box 1672
Eagle, CO 81631

October 19, 2022

RE: 1200 Capitol-Public Facilities Information Report

1200 Capitol Street, Eagle, CO 81631

The project is on the southwest corner where Capitol Street terminates into Sylvan Lake Road. 1200 Capitol Street is located within the Neighborhood Center Commercial District (NCCD) of the Eagle Ranch PUD. Ordinance No. 03 (Series of 2022) granted an additional 100 dwelling units within the NCCD, thereby increasing the allowed units within the PUD from 1,295 to 1,395 units. The allowed height is 40 feet not including non-habitable architectural features. (i.e., parapets, towers, chimneys, etc.)

The proposed building is mixed-use with 1,222 sf of retail/office space and 11,175 sf of residential including lobbies, storage, and circulation. There are 16 residential units. 8 two bedroom and 8 studios. The building is 34' in height to a flat roof.

This development is in the Eagle County School District. Elementary age students will attend Brush Creek Elementary. Middle school students will attend Eagle Valley Middle School and high school age students will attend Eagle Valley High School. It is Gold Dust Capital Partners' belief that ECSD has facilities adequate to serve the project. Residential unit density has been provided for their review.

The 1200 Capitol Street development is located within the Greater Eagle Fire Protection District. An existing fire hydrant is located directly to the east of the lot within 50 feet of the proposed building. Emergency medical services will be provided by the Western Eagle County Ambulance District. The building density and height have been provided for the GEFPD and WECAD's review.

The site of the proposed mixed-use building was included in the existing Eagle Ranch PUD regarding adequate street facilities. This project is believed to add fewer than 50 peak hour trip ends. We would like to request a waiver of the Traffic Impact Study. We will provide a traffic memo from McDowell Engineering confirming the peak hour trip ends are fewer than 50.

We are happy to provide additional information and/or clarification upon request.

Best regards,



Brad Hagedorn

Member

Gold Dust Capital Partners LLC

TECHNICAL MEMO:

1200 Capitol Street Development Public Facilities Impact Report

To: Brad Hagedorn (Developer)
From: Matt Wadey, AEI
Date: October 18, 2022

Project Introduction

The proposed Project at 1200 Capitol Street in Eagle Ranch consists of high density residential development with a small first floor commercial component. The Project is located on the southern terminus of Capitol Street, in the core of downtown Eagle Ranch. The proposed density is for (8) Studio apartments, (8) 2 Bedroom units and a 1190 sqft Commercial space. The building will consist of 3 floors.

Sanitary Sewer:

The project as proposed can be served by an existing 8" sewer main in Capitol Street. There is an existing 6" PVC sewer service stub already allocated and stubbed out from the project. Plumbing calculations (attached) indicate an 6" PVC service could adequately serve the amount of density. All sewer service extensions will be constructed in compliance with Town Design Standards.

Projected sewer effluent volumes are shown in the Tables below.

Commercial Use

Density Type	Square Footage	Sewage GPD/1000 SF Gross Building	Average Daily Volume (Gallons)	Peaking Factor	Peak Day Volume (Gallons)
Retail/ Office	1190	200*	238	1.5	357

* Flowrates taken from City of Denver Public Works

Residential Use

Density Type	Unit Count	Persons Per Unit	Sewage Volume Per Capita Daily (Gallons)	Average Daily Volume (Gallons)	Peaking Factor	Peak Day Volume (Gallons)
1 bedroom	8	2.0	81	1296	1.5	1944
2 bedroom	8	3.0	81	1944	1.5	2916

Treated Water System:

The proposed treated water distribution system for the Project will connect to the Town's existing 16" water main in Capitol Street. There is currently a 4" water service stubbed to the lot.

The building will be fire sprinklered and the existing 4" DIP service will extend to the building prior to being split into domestic and fire services. The attached plumbing calculations indicate a 2" potable line will be adequate. The fire suppression water service size will be determined by the fire suppression consultant. All water services will be installed in compliance with Town Design Standards.

Projected water demand volumes are shown in the Table below.

Retail Use

Density Type	Square Footage	Water GPD/ SF Gross Building	Average Daily Volume (Gallons)	Peaking Factor	Peak Day Volume (Gallons)
Retail/Office	1190	0.22	238	2.0	476

Residential Use

Density Type	Unit Count	Persons Per Unit	Sewage Volume Per Capita Daily (Gallons)	Average Daily Volume (Gallons)	Peaking Factor	Peak Day Volume (Gallons)
1 bedroom	8	2.0	100	1,600	2.0	3,200
2 bedroom	8	3.0	100	2,400	2.0	4,800

Thank you,



Matt Wadey, Principal
Alpine Engineering, Inc.
 Phone: (970) 926-3373
www.alpinecivil.com

Pursuant to Section 4.07.030, each applicant for Development Review is required to fill out the following schedule to ensure that complete information is available to the Planning & Zoning Commission and Town Board on potential environmental, socioeconomic, and utility impacts of the proposed development. For each potential impact, as listed below, the applicant must check one column stating that the project “will,” “could possibly,” or “will not” affect the environment either during construction or on a continuing basis.

W = Will CP = Could Possibly WN = Will Not

W	CP	WN	
		✗	By altering an ecological unit or land form, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse, or other natural land form feature;
		✗	By directly or indirectly affecting a wildlife habitat, feeding, or nesting ground;
		✗	By substantially altering or removing native grasses, trees, shrubs, or other vegetative cover;
		✗	By affecting the appearance or character of a significant scenic area or resource, or involving buildings or other structures that are of a size, bulk, or scale that would be in marked contrast to natural or existing cultural features;
		✗	By potentially resulting in avalanche, landslide, siltation, settlement, flood, or other land-form change of hazard to health and safety;
		✗	By discharging toxic or thermally abnormal substance or involving use of herbicides or pesticides, or emitting smoke, gas, steam, dust, or other particulate matter;
		✗	By involving any process which results in odor that may be objectionable or damaging;
		✗	By requiring any waste treatment, cooling, or settlement pond, or requiring transportation of solid or liquid wastes to a treatment or disposal site;
		✗	By discharging significant volumes of solid or liquid wastes;
		✗	By increasing the demand on existing or planned sewage disposal, storm drainage, water distribution system, streets, or other utility systems to a level which is likely to cause an adverse impact on the environment;
		✗	By involving any process which generates noise that may be offensive or damaging;
		✗	By either displacing significant numbers of people or resulting in a significant increase in population;
		✗	By pre-empting a site which is desirable for recreational uses or planned open space;
		✗	By altering local traffic patterns or causing an increase in traffic volume or transit service need;
		✗	By substantially affecting the revenues or expenditures of the Town government;
		✗	By being a part of a larger project which, at any future stage, may involve any of the impacts listed above.

I certify that the above information is correct and accurate to the best of my knowledge.


Signature

Brad Hagedorn, Member
Gold Dust Capital Partners, LLC

10/12/22
Date

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This TEMPORARY CONSTRUCTION EASEMENT AGREEMENT ("Agreement") is made and entered as of the date of the last signature hereto (the "Effective Date"), by and between Eagle Ranch Commercial Center Association, A Colorado non-profit corporation (the "Owner" or "Grantor") and Gold Dust Capital Partners, LLC, a Colorado limited liability company ("GDCP" or "Grantee").

WITNESSETH:

WHEREAS, the Owner owns real property located at 0767 Sylvan Lake Road, Eagle, CO 81632 and described as: Tract A, Amended Final Plat, Eagle Ranch Filing No. 30, Eagle Ranch PUD (the "Owner Property" or "Grantor Property"); and

WHEREAS, GDCP is developing a mixed-use building at 1200 Capitol in Eagle Ranch (Lot 1, Amended Final Plat, Eagle Ranch Filing No. 30), adjacent to the Owner Property (the "Project");

WHEREAS, Owner wishes to grant GDCP a temporary construction easement over, under, and through the Owner Property to locate, stage, and use various construction equipment and materials needed for the Project; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Recitals. The foregoing recitals are incorporated by reference herein.
2. Grant of Easement – Temporary Construction Easement – Grantor to the Grantee. Grantor hereby grants and conveys unto the Grantee, its successors and assigns, a temporary, non-exclusive easement over, under, across, and through that portion of the Grantor Property depicted and described in **Exhibit A** (the "Temporary Easement Area"), for the purposes of location, storage, and use of equipment and materials related to or arising from the Project, including but not limited to modular staging, crane placement, dirt and other material storage, porta-john placement, trailer and vehicle parking, and any other use reasonably necessary or related to the Project, including access thereto, subject to the following terms and conditions (the "Temporary Easement"):
 - a. Grantee shall obtain all approval required by the Town of Eagle (the "Town") or any other entity with jurisdiction over the Project prior to commencement of use of the Temporary Easement Area.
 - b. Prior to any work pursuant to this Agreement, Grantee shall provide Grantor with at least 24 hours advance notice.

c. Grantee shall repair, restore, and reseed any disturbed area of the Temporary Easement Area similar to the remainder of the Grantor Property in Grantee's reasonable discretion.

d. This temporary construction easement shall automatically terminate upon completion of the Project, evidenced by receipt of a certificate of occupancy from the Town. Notwithstanding, the temporary easement shall terminate ^{NOT} later than: Not later than October 31, 2024 except as expressly extended by the parties.

3. Default. If Grantee fails to fulfill its obligations under this Agreement in a timely and proper manner, violates any provision of this Agreement, or violates any applicable law, and does not provide notice of intent to cure and undertake correction of such nonperformance or violation within 7 days of receipt of written notice of violation (and diligently complete such cure thereafter), Grantor shall have the right to terminate the Agreement for cause immediately upon written notice of termination. In the event the nonperformance or violation is one that cannot be corrected or Grantee otherwise disputes, Grantee shall provide notice therefor to Grantor within such 7-day period and the Parties shall promptly schedule a meeting to review such violation and determine if any alternate resolution is possible. If the Parties fail to agree on resolution of the notice upon meeting, Grantor may proceed to terminate the Agreement upon written notice of termination.

4. Insurance. At all times during the term of this Agreement, Grantee shall carry and maintain, in full force and effect, at its sole cost and expense, the following insurance policies with insurance companies satisfactory to Grantor. Grantor shall be named as an additional named insured as its interests may appear on the policies listed in Subparagraphs (a) and (b).

- a. Commercial general liability insurance in an occurrence format in an amount of \$1,000,000 per occurrence, including the following coverages: contractual liability, personal injury, broad form property damage, independent Grantee and Property operations.
- b. Comprehensive automobile liability insurance on all vehicles used connection with this Agreement, in an amount of \$500,000 combined single limits for bodily injury and property damage, per occurrence.
- c. Worker's Compensation insurance in accordance with the provisions of the Workers' Compensation Act of the State of Colorado for all its employees accessing the Property. Grantor requires sole proprietors who are excluded under the Act to carry Workers' Compensation insurance.

5. Costs and Indemnification.

- a. Grantee shall be responsible for all costs and expenses of all activities under the Temporary Easement on the Temporary Easement Area and Grantor shall have no obligation share in the same.

- b. Grantee hereby covenants and agrees with Grantor to defend, indemnify and hold Grantor harmless from and against any and all losses, claims (including claims of mechanics' liens, personal injury, death or property damage), causes of actions, suits, damages, liabilities, expenses and costs of any kind (including reasonable attorneys' fees) arising or resulting from Grantee's entry upon the Grantor Property pursuant to the License and the activities of Grantee on the Grantor Property pursuant to this Agreement.
6. No Liens. The Grantee shall keep the Temporary Easement Area free and clear of any mechanics' or materialman's liens for labor performed or material furnished within the Temporary Easement Area at the instance or request of the Grantee or anyone claiming thereunder.
7. Warranty of Title. Grantor represents and warrants that she has good title to the Grantor Property, free and clear of any encumbrances that would affect this Agreement.
8. Professional Fees. Each party hereto shall pay its own costs and attorney fees incurred in the preparation of this Agreement and exhibits hereto.
9. Severability. Should any portion of this Agreement be declared invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be deemed severable, shall not be affected, and shall remain in force and effect.
10. Entire Agreement. This Agreement is the entire agreement of the parties, and neither party has relied on any promises or representations except as expressly described herein. This Agreement may only be modified by a writing signed by all parties.
11. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. The District Court in and for Eagle County, Colorado, shall be the exclusive venue for any dispute arising hereunder. In the event of such a dispute, the prevailing party shall be entitled to reasonable expenses, including attorney fees, to the extent the court with jurisdiction deems an award of such expenses and fees just and reasonable under all circumstances.
12. Easement Runs with the Land, Binding on Successors and Assigns. This Agreement shall run with the land and be binding upon and inure to the benefit and/or burden of Grantor and Grantee, and their respective heirs, successors and assigns.
13. Recordation. This Agreement shall be recorded in the public records of Eagle County, Colorado and shall be deemed to run with the land.
14. Authority. The parties represent and warrant that they have full right and lawful authority to enter into this Agreement.

15. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original, but all of which shall constitute one instrument.

16. Notices. All notices or other communications under this Agreement shall be in writing and shall be deemed to have been given upon personal service; or three (3) days after deposit in the U.S. mail, via registered or certified mail, postage prepaid and return receipt requested; or one day after deposit with an overnight courier service (which obtains a receipt evidencing delivery) and shall be addressed as follows:

To Grantor: PO BOX 1988, Edwards, CO 81632

To Grantee: PO Box 1672, Eagle, CO 81631

Either party or their successors or assigns may designate a change of name or address by written notice given in the same manner as provided above.

14. No Third-Party Beneficiaries. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the Grantor and the Grantee and their successors and assigns.

15. No Waiver. No failure or delay of either party in the exercise of any right or remedy given to such party hereunder or the waiver by any party of any condition hereunder for its benefit shall constitute a waiver of any other or further right or remedy. No waiver by either party of any breach hereunder or failure or refusal by the other party to comply with its obligation shall be deemed a waiver of any other or subsequent breach, failure or refusal to so comply.

WHEREFORE, the parties have executed this Agreement effective as of the date first written above.

~ Signature Pages Follow ~

GRANTOR: EAGLE RANCH COMMERCIAL CENTER ASSOCIATION

Signature:

SL

Name:

Steve Lindstrom

Date:

Oct 12, 2022

STATE OF

Colorado

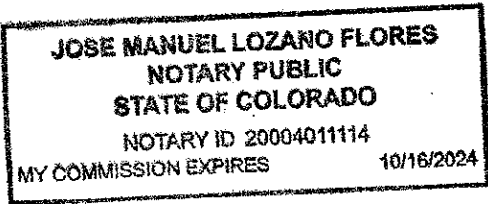
COUNTY OF

Beryl

) ss.

The foregoing Agreement was acknowledged before me this 12 day of October, 2022 by Steven J Lindstrom

Witness my hand and official seal.



Notary Public

[Signature]

GRANTEE: GOLD DUST CAPITAL PARTNERS, LLC

Signature: _____

Name: _____

Date: _____

STATE OF Colorado)
) ss.
COUNTY OF Eagle

The foregoing Agreement was acknowledged before me this 13th day of October, 2022 by Brad Hagedorn.

Witness my hand and official seal.

Notary Public

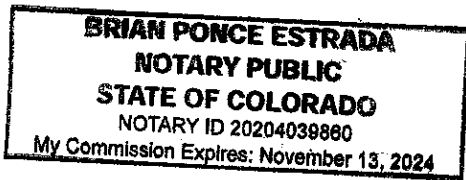


EXHIBIT A

On following page

AGREEMENT

This AGREEMENT ("Agreement") is made and entered as of the date of the last signature hereto (the "Effective Date"), by and between Eagle Ranch Association, a Colorado non-profit corporation (the "Association") and Gold Dust Capital Partners, LLC, a Colorado limited liability company ("GDGP"). The Association and GDGP shall be collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, the Association is the owners association named and referred to in the Declaration for Eagle Ranch, recorded in the real property records of Eagle County, Colorado on June 23, 1999 at Reception No. 700815 (as amended and supplemented, the "Declaration");

WHEREAS, the Association is responsible for the operation and governance of the Eagle Ranch Planned Unit Development ("PUD") in accordance with the Declaration, the PUD, the Association's Articles of Incorporation and Bylaws, and the Colorado Common Interest Ownership Act;

WHEREAS, property in the Eagle Ranch PUD is subject to the Sixth Amended PUD Guide for Eagle Ranch Planned Unit Development dated January 12, 2022 (the "PUD Guide" or "6th Amendment");

WHEREAS, the 6th Amendment resulted in the Town's approval of up to 100 additional dwelling units within the Neighborhood Center Commercial District, subject to the terms and conditions of the PUD Guide;

WHEREAS, the 6th Amendment provides that "the [Eagle Ranch Association] Executive Board shall be responsible for dispersing the additional 100 dwelling units within the Neighborhood Center Commercial District subject to rules and regulations that it establishes";

WHEREAS, GDGP owns property described as Lot 1, Amended Final Plat, Eagle Ranch Filing No. 30, with an address of 1200 Capitol Street, Eagle, CO 81631 (the "Property");

WHEREAS, the Property is part of the Eagle Ranch PUD, located in the Neighborhood Commercial District, and subject to the 6th Amendment;

WHEREAS, GDGP wishes to develop a mixed-use building on the Property that includes 16 residential dwelling units (the "Project");

WHEREAS, the Project received final approval from the Association's Design Review Board (the "DRB") on May 19, 2022, "contingent upon executive board financial arrangement with developer regarding the units..." as set forth in this Agreement;

WHEREAS, GDCP wishes to complete construction of the building and the Project in accordance with plans and specifications submitted to and approved by the DRB and the Town of Eagle ("Town"), and subject to this Agreement; and

WHEREAS, the Parties wish to memorialize their agreement with respect to the Association's allocation and disbursement of 16 residential dwelling units under the 6th Amendment to the Property and GDCP for the Project and the fee for such allocation of units.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are incorporated by reference herein.
2. Allocation of Units to the Property; Payment of Fee.
 - a. By execution of this Agreement, the Association hereby allocates, disperses, and grants 16 residential dwelling units under the 6th Amendment to the Property and GDCP. The Association further agrees to take any and all such actions that are reasonably necessary to effectuate the intent of this Agreement to make such allocation of residential dwelling units to the Property and GDCP, including but not limited to executing a resolution, conveyance instrument, or any other instrument requested by the Town of Eagle or otherwise required by any other entity (including lending institutions) necessary for the Project to proceed and be completed.
 - b. Within 14 calendar days of full execution of this Agreement, GDCP shall pay the Association a fee of Eleven Thousand Two Hundred Dollar (\$11,200) for such allocation. Payment will be made payable to "Eagle Ranch Association" and personally delivered or mailed to the Association at the address set forth in Section 13 below.
 - c. In the event within 3 years of the Effective Date the Association charges a fee other consideration of less than \$700/unit for any other unit allocated, dispersed, or granted under the 6th Amendment, the Association shall reimburse GDCP for an amount equal to the difference of between \$700/unit and the imposed fee (i.e. if the Association later allocates units for a fee of \$500/unit, the Association shall reimburse GDCP in the amount of \$200/unit, equal to \$3,200).
3. Representations and Warranties.
 - a. Upon payment of the fee pursuant to this Agreement, the Association represents and warrants that the Project has received all required approvals from the Association and the DRB for GDCP to proceed with obtaining a Minor Land Development Permit (and building permit) from the Town of Eagle to commence the Project.

- b. GDCP represents and warrants that the Project, once constructed, will comply in all respects with the terms and conditions of the Declaration, the Eagle Ranch design guidelines and construction regulations, the PUD, and any other conditions or requirements imposed or required by the Town and/or the DRB and in effect as of the date of the Project approval.

4. Project Construction.

- a. Construction of the Project shall only take place on the days and hours permitted by the Town of Eagle and the Association's Construction Regulations.
- b. All construction will be permitted in compliance with all applicable laws and codes. GDCP agrees to seek and obtain all necessary building and construction permits from the appropriate governmental offices. Construction of the Project may not begin unless and until GDCP obtains any and all required approvals and permits.
- c. For clarity, the Association shall not have standing to enforce the Town or any other jurisdiction's regulations by virtue of this Agreement.
- d. GDCP will not subdivide the lot without approval of the Association or create any additional residential units on the Property without an additional allocation under the PUD. For clarity, the Parties agree that GDCP may condominiumize the Project and any building constructed on the Property without the approval of the Association.

5. Design Considerations.

- a. GDCP acknowledges that Association and/or DRB approval will be required for any proposed changes, modifications, or alterations of the approved plans and specifications to the extent required by the Eagle Ranch governing documents.
- b. GDCP will ensure that the Project and all improvements, once constructed, will be in substantial conformance with the approved plans and the Eagle Ranch governing documents.

- 6. Professional Fees. Each party hereto shall pay its own costs and attorney fees incurred in the preparation of this Agreement.
- 7. Severability. Should any portion of this Agreement be declared invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be deemed severable, shall not be affected, and shall remain in force and effect.
- 8. Entire Agreement. This Agreement is the entire agreement of the Parties, and neither party has relied on any promises or representations except as expressly described herein. This Agreement may only be modified by a writing signed by all parties.

9. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. The District Court in and for Eagle County, Colorado, shall be the exclusive venue for any dispute arising hereunder. In the event of such a dispute, the prevailing party shall be entitled to reasonable expenses, including attorney fees, to the extent the court with jurisdiction deems an award of such expenses and fees just and reasonable under all circumstances.
10. Authority. The parties represent and warrant that they have full right and lawful authority to enter into this Agreement.
11. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original, but all of which shall constitute one instrument.
12. Notices. All notices or other communications under this Agreement shall be in writing and shall be deemed to have been given upon personal service; or three (3) days after deposit in the U.S. mail, via registered or certified mail, postage prepaid and return receipt requested; or one day after deposit with an overnight courier service (which obtains a receipt evidencing delivery) and shall be addressed as follows:

To the Association:

Eagle Ranch Association
c/o East West Resorts, LLC
1143 Capitol Street, Suite 208
Eagle, CO 81620

To GDGP:

PO Box 1672
Eagle, Colorado 81631

With copy to:

Karp Neu Hanlon, P.C.
201 14th Street, Suite 200
P.O. Drawer 2030
Glenwood Springs, CO 816012

Either party or their successors or assigns may designate a change of name or address by written notice given in the same manner as provided above.

14. No Third-Party Beneficiaries. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the Parties and their successors and assigns.

15. No Waiver. No failure or delay of either party in the exercise of any right or remedy given to such party hereunder or the waiver by any party of any condition hereunder for its benefit shall constitute a waiver of any other or further right or remedy. No waiver by either party of any breach hereunder or failure or refusal by the other party to comply with its obligation shall be deemed a waiver of any other or subsequent breach, failure or refusal to so comply.

16. Successors and Assigns. The provisions of this Agreement shall be binding upon an inure to the benefit of the Parties hereto and their respective successors, affiliates and assigns.

WHEREFORE, the parties have executed this Agreement effective as of the date first written above.

~ Signature Pages Follow ~

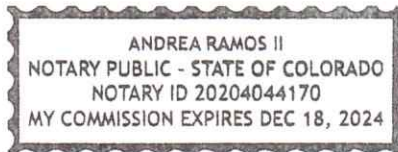
EAGLE RANCH ASSOCIATION

Signature: _____

Name: _____

Date: _____

STATE OF Colorado)
) ss.
COUNTY OF Eagle)



The foregoing Agreement was acknowledged before me this 23rd day of September, 2022 by Steven Lindstrom.

Witness my hand and official seal.

Andrea Ramos
Notary Public

GOLD DUST CAPITAL PARTNERS, LLC

Signature: _____

Name: _____

Date: _____

STATE OF Colorado)
) ss.
COUNTY OF Eagle)

The foregoing Agreement was acknowledged before me this 26 day of September, 2022 by Bruce Hagedorn.

Witness my hand and official seal.

Notary Public





**MINUTES OF A REGULAR MEETING OF THE
EAGLE RANCH DESIGN REVIEW BOARD
May 19, 2022**

A Regular Meeting of the Eagle Ranch Design Review Board was held on Thursday, May 19, 2022, at 3:00 p.m. at 1143 Capitol Street, Suite 208, Eagle, Colorado, and by Zoom.

MEMBERS ATTENDING

Alicia Davis
Melanie Richmond
Tom McCord
John Martin
Rick Messmer
Rick Dominick

MEMBERS NOT ATTENDING

Jim Crine
Michael Sanner

OTHERS ATTENDING

Marc Ruh, Association Manager
Nicholas Richards, Association Assistant Manager
Alyson Leingang, DRB Administrator
Michael Current
Kasia Karska
Gabrielle Meola
Jason Propst
Craig Birk
Phil Bennet
Leah Mayer
Alex McCaffrey
Jim Regele
Bruce Hagedorn
Jesse Hagedorn
Griffin Gilbert

Administrative Review

The following projects were administratively reviewed and listed in the order they are scheduled on the agenda:

The Eagle Ranch Design Review Board was called to order at 3:00PM by Alyson Leingang. There was no older business to discuss.

Oliver Residence Filing 21 – Block 00 – Lot 04_ 0043 Baler Court – MEI – Architect: Current Architects, Michael Current – Uplands, Start of Review: 3:05PM.
Victorian

- a. **Discussion Item:** New 2nd story deck
- b. **Discussion Item:** Tempered glass deck railing
- c. Dog run are permitted to enclose a maximum of 500sf.
- d. Lighting on lot cannot exceed 5,500 lumens. Provide lighting worksheet with existing and proposed quantities as well as on Site Plan. Lighting will need to comply with local TOE lighting requirements.

Summary: Provide continuing compliance with Uplands Design Guidelines

Board review:

- See above

Motion:

- M. Richmond proposed a Motion to approve as an MEI. As the second deck as shown substitution on the railing will be horizontal steel tubing. The dog is being eliminated and, compliance with item “D”. Motion carried unanimously at 3:21PM.

Berman Residence Filing 25 – Block 00 – Lot 51_ 0117 New York Mountain Road – Preliminary – Designer: Kasia Karska – Highlands, Alpine Ranch. Start of Review: 3:27PM.

- a. **Discussion Item:** All two-car garages must have single-car doors. HDG 2.2.5 (3).
- b. **Discussion Item:** Second story decks to be integrated into the mass of the home (Entry and side Elevation). At least six feet of the depth of the second story deck must be covered by roof.
- c. **Discussion:** Alpine Ranch building mass
- d. **Discussion Item:** Exterior Materials
 - i. Full metal roofs may be approved on “Alpine Ranch” style.
 - ii. Tempered glass deck railing
 - iii. Windows set in metal may be installed without window trim if approved by the Board.
 - iv. Max. height for continuous opening is 10 feet – exceptions may be made for Alpine Ranch style. HDG 2.3.3.(5).
 - v. Front porch post/ support detail
- e. Minimum pitch for a secondary roof is 2:12 – revisit entry roof.
- f. Gross floor area cannot exceed 7,000 sq. ft per Town of Eagle PUD. Refer to revised Building Size/ Floor Area HDG 2.1.1.
- g. Provide fixtures for all man-doors- missing at upper deck. Revisit lumen count for fixture #1 – labeled incorrectly on Light Worksheet. Update for Final Plan.
- h. Provide all trim details for Final Plan review.
- i. All landscape material other than turf must be maintained and drip irrigated in Zone 1.
- j. Update irrigation calcs for Final Plan. HDG 2.4.1.2.
- k. Locate utility enclosure/ location on site plan and elevations for Final Plan.

- l. *Provide all site improvements (patios/ walks) on Site Plan for Final Plan.*
- m. *Town of Eagle requires all structures in Filing 24 to be fully sprinkled. HDG 2.3.7*
- n. *Site Improvement Calc table to be on set for Final Plan.*

Summary: *Provide continuing compliance with Highlands Design Guidelines.*

Board review:

- See above

Motion:

- M. Richmond proposed a Motion to approve: Second story deck facing north shall have a six-foot projected shed roof. Front porch is confirmed as a six-foot covered porch. Building is classified as an Alpine Ranch. Full metal roof is approved. Item number two, board seeks an alternative to the full glass railing proposed at final review. Windows set in metal without trim is acceptable Max height of 11foot openings is acceptable. Front supports and deck support details are acceptable. All roofs must be a minimum pitch of 2-12. Items “F” through “M” must be complied with. Verification of square footage needed at final. Motion was approved unanimously at 3:50PM.

Spec Residence 1 *Filing 24 – Block 00 – Lot 13 _2693 East Haystack Drive – Preliminary – Architect: Gabrielle Designs Architecture – Start of Review: 3:53PM.*
Highlands, Alpine

- a. **Discussion Item:** *Maximum gross square footage is 7,000 sq. feet per the PUD for Eagle Ranch. Review calcs for upper level. HDG 2.1.1.(1) Show area below 5’-0” to be excluded from floor area calc.*
- b. **Discussion Item:** *Exterior Materials*
 - i. *Clarify window trim*
 - ii. *Full metal roofs may be approved on “Alpine Ranch” style*
 - iii. *Frosted glass at Primary Bedroom?*
 - iv. *Clarify 2nd story deck railing material*
 - v. *Front Entry*
 - vi. *Clarify details at patio shade structure*
 - vii. *Window pattern*
- c. *Proposed grades should tie in with existing grades and be clearly denoted graphically- grading disturbance cannot exceed the building envelope.*
- d. *Provide all lighting cut sheets/ model # and Lighting Worksheet for Final Plan review.*
- e. *Provide all trim details for Final Plan review. Review siding, window trim and corner trim guideline requirements. Reveal for wood siding may not be less than 8 inches. Corner boards are required on horizontal siding and must be 2x6. HDG 2.3.1.2*
- f. *Landscape plan: Provide irrigation type and calcs and plant types for Final Plan review.*
- g. *Site Improvement Calc table to be on the set for Final Plan.*
- h. *Review if culvert is needed under driveway.*

Summary: *Provide continuing compliance with Highlands Design Guidelines.*

Board review:

- See above

Motion:

- M. Richmond proposed a Motion to approve for preliminary with the following conditions: square footage must comply with the DRB guidelines. Exterior window trims shall be 2” x 2” on the sides with a 4” x 4” header and sill. Full metal roof is acceptable. Frosted glass as presented is acceptable. Second floor deck railing shall be a metal and timber product. Front entry should be a “beefier” column that meet the planter bases. Review stone material needed or not needed. Details of the patio structure as timber vertical framing and horizontal are acceptable. Window pattern as presented is acceptable however may not be supplyable. (Supply must be verified). Items “C” through “H” must be complied with. Motion was approved unanimously at 4:20PM.

Spec Residence 2 Filing 14 - Block 00 - Lot 20_ 2924 Eagle Ranch Road – Amended Final – Architect: Alicia Davis Architect. Start of Review: 4:21PM.

- a. ***Discussion Item:*** Retaining wall in setback. Any retaining walls over four feet will need to engineer. Walls will need to be accurately portrayed on the site plan if engineering is required for Technical.
- b. ***Discussion Item:*** Areas where finished grades vary from existing ground by more than five feet. UDG 2.2.2(3).
- c. ***Discussion Items:*** Exterior Materials:
 - i. Front porch.
 - ii. Vinyl Windows
 - iii. Trim details at door and windows
- d. Show grading on Landscape plan and Construction Management Plan for Technical Plan. UDG 3.3.2.2.
- e. Lighting Worksheet not consistent with lighting fixtures denoted on the floor plans. Update for Technical as it appears you are over your allowable lumen count for the lot.
- f. Site Improvement Calc table to be on the set for Technical.
- g. Hammerhead not to encroach utility easement.

Summary: Provide continuing compliance with Uplands Design Guidelines

Board Review

- See above

Motion:

- M. Richmond proposed a Motion to approve as an amended final with the following conditions: Retaining walls placed within the setbacks. Finished grade as presented is approved. Exterior materials presented are approved. Clarification of the windows noted as not being vinyl and are Mill Guard Ultra in a matt black. Trim detail shall be a 2”x4” header with sill and jam 2”x2”. Items “D” through “G” shall be complied with on the technical set. The motion passed unanimously at 4:32PM.

McCaffrey Residence Filing 4 – Block 07 – Lot 24_ 0024 Red Haw Close – FINAL – Architect: Leah Mayer, LKSM Designs– Meadows, Victorian. Start of Review: 4:34PM.

- a. ***Discussion Items:*** Retaining wall inside Easement.
- b. ***Discussion Item:*** Six-foot fence proposed. Sound and headlight attenuation fences are only allowed for properties that have yards that back up to busy roads and are at the discretion of the DRB. Top 12 inches preferred to have with an open lattice or other partially open treatment. Evergreen landscaping

shall be provided to screen and soften the fences.

- c. **Discussion Item:** *DRB cannot approve any landscaping that encroaches the Town of Eagle easements (large shrubs/trees). Meadow's guidelines states." In neighborhoods without curb, gutter and sidewalks, each Owner shall plan and maintain two 2- inch trees on each street frontage. MDG 2.4.4.(5). "Trees should be planted in alignment five feet from property line (on lot) near each front corner*
- d. **Discussion Items:** *Exterior Materials*
 - i. *Stucco belly band detail at window header*
 - ii. *Grooved plywood soffit material. Siding material thinner than 3/8" inches is not permitted. MDG 2.3.1.2*
 - iii. *Review garage door spec*
 - iv. *Clarify horizontal wood siding paint color*
- e. *Provide construction sign location and soil and material staging area. The construction fence is to enclose all disturbance on the lot. Update the Construction Management plan for Technical.*
- f. *Site Improvement Calc table to be on the set for Technical – updated form on Eagle Ranch website.*

Summary: *Provide continuing compliance with the Meadows Design Guidelines.*

Board review:

- See above

Motion:

- M. Richmond proposed a Motion to approve with the following conditions: Retaining wall is moved out of the easement. The six-foot fence that backs to Fourth of July Rd. with no open top is acceptable. Landscaping within the Town of Eagle shall either be moved back or eliminated, and tree count complied with. Exterior materials and stucco belly band is acceptable. Group plywood soffit and siding material shall be 3/8" or larger. Garage as presented is contingent upon the final sample or similar house for viewing in person or photos. Items "E" and "F" shall be complied with for technical. The motion passed unanimously at 4:53PM.

Regele Residence *Filing 21 – Block 00 – Lot 37 _299 Harvester Court – FINAL – Architect: Alicia Davis & John Martin, Martin Manley Architects – Uplands, Craftsman. Start of Review: 5:05PM.*

- a. **Discussion Items:** *Exterior Materials:*
 - i. *Clarify cladding material on rear elevation*
- b. *Clarify roof overhang and rafter tail spacing for Technical. UDG 3.3.2.2.*
- c. *Site Improvement Calc table to be set for Technical.*
- d. *Provide existing and proposed grade on elevations at Technical.*
- e. *Provide location of soil storage and site grading on Construction Management Plan for Technical.*
- f. *Provide location of meter and/panel on Site Plan and Elevation for Technical.*
- g. *DRB cannot approve any landscaping that encroaches the Town of Eagle easements (large shrubs/trees) – review location at Front easement of landscaping on site plan(s) prior to any DRB approvals.*

Summary: *Provide continuing compliance with Uplands Design Guidelines.*

Board review:

- See above.

Motion:

- M. Richmond proposed a Motion to approve for final: No conditions other than complying with administrative

notes items “B” through “G”. The motion passed unanimously at 5:12PM

Gold Dust Capitol Partners Filing 30 - Block 00 - Lot 01 _1200 Capitol Street - FINAL – Architect: 359 Design – Mixed-Use Commercial. Start of Review: 5:20PM.

- a. ***Discussion Items: Exterior Items:***
 - i. *Color palette alternatives - review composite siding color options.*
 - ii. *Planters removed at South elevation – consider consistent base at stucco cladding?*
 - iii. *Limestone base at brick*
 - iv. *Raised concrete patio is “broom” concrete finish*
- b. *Any exterior signage and signage at passages to be submitted to DRB prior to install. Page 15*
- c. *Any mechanical equipment on roof to be screened. Page 15*
- d. *Provide soffit detailing and material selection. Page 21*
- e. *Provide steel header openings and limestone and stucco base(s) at Technical*

Summary: *Provide continuing compliance with Commercial Guidelines.*

Board review:

- See above.

Motion:

- M. Richmond proposed a Motion to approve contingent upon executive board financial arrangement with developer regarding the units due to the number exceeding what is currently approved. Approved color, fern green, on the horizontal siding. The LP smart siding is acceptable. Acceptable that the planters have been removed. Limestone base removed at the front facade, corner column, and maintained under the brick portions of the building. Acceptable that the concrete patios have a broomed finish on the horizontal and vertical areas. Items “B” through “E” shall be complied with for technical. The motion passed unanimously at 5:43PM.

OTHER BUSINESS:

Garage door changes and approvals of larger types for R.V. garages.

Color pallet on the Eagle Ranch web site changes and revisions.

Painting swatch requirements and color chip proposals.