



**Planning & Zoning Commission
Tuesday, April 4, 2023, 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 March 21, 2023

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: Vibrant Health of Colorado Special Use Permit
File #: SU23-01
Applicant: Deanna Woodroffe of Vibrant Health Colorado
Location: 217 Broadway #4
Staff Contact: Peyton Heitzman, Planner II

Request: A Special Use Permit to operate a medical clinic in the Commercial Business District.

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.

A handwritten signature in blue ink, appearing to read "Nikki Davis".

Nikki Davis
Administrative Technician II



MEETING MINUTES
Planning & Zoning Commission
Tuesday, March 21, 2023, 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 & ROLL CALL

Hood called the meeting to order at 6:01 PM.

1. Appointment of Vice Chairman

MOTION – KLESNER MOTIONED TO NOMINATE WINKELLER AS VICE CHAIRMAN. MOTION WAS SECONDED AND PASSED WITH 5 IN FAVOR (MONTAG, KLESNER, WINKELLER, FORAL, HOOD) AND 0 OPPOSED.

Filipowski arrived at 6:10 PM.

COMMISSIONERS PRESENT

Keith Montag, Keith Klesner,
Keegan Winkeller, Jamie Woodworth Foral
Jennifer Filipowski,
Matt Hood (via Teams)

COMMISSIONERS ABSENT

Weston Arbogast, Bill Nutkins

STAFF

Chad Phillips – Community Development Director
Cliff Simonton – Senior Planner
Peyton Heitzman – Planner II
Jessica Lake – Planner II
Dennis Wike – Town Engineer
Nikki Davis – Admin Tech
Don Elliott - Clarion (via Teams)
Elizabeth Garvin – Clarion (via Teams)

APPROVAL OF MINUTES

1. Minutes dated March 7, 2023

The minutes were approved as presented without change.

PRESENTATION

1. ReCode Eagle Update

Clarion Presentation

The primary project goals are as follow: implement Town plans; create complete and consistent regulations; address local priorities; and create a user-friendly code.

The Land Use and Development Code (LUDC) has been reorganized and structured into three sections: what uses are permitted on a property, standards for permitted uses and the Town's administrative procedures as well as evaluation criteria. Elliott noted the new LUDC is longer due to an increase in objective language and an expanded Definitions section.

Major change categories include:

- Housing: Outlines a broader range of housing types per zone district; mixed-use with residential; reduction of lot restrictions.
- Improve base district line-up to create alternatives to PUDs: PUDs are still available; however, PUDs take a long time to negotiate, are not cost-effective and limit application of future standards. The Town zoning map will reflect zone district updates. Changes will include new district boundaries, refining the Central Business District (CBD), and identifying boundaries of the Downtown Neighborhood.
- Create objective development standards; optional language removed and only mandatory standards remain. Open-ended instructions are replaced with criteria.
- Inclusion of sustainability and resilience standards.
- Infill & Redevelopment: Provides options for smaller lot sizes with tailored development standards and parking reductions. New LUDC addresses administrative adjustments.
- Fix the Development Review Process: Allow more administrative review and approvals and establish start-to-finish instructions for application review. Process changes can be seen in areas including the PUD process and development review. Clarion has also introduced a new Conditional Use Permit in addition to a 'bump up/call up' provision for administrative decisions.
- Updates for user-friendliness: The Supplemental Standards section has been eliminated and organized into applicable topics. The new LUDC also includes improved graphics, tables, and flow charts.

The full LUDC review process is underway at the staff level. Staff aims to release the public draft the week of April 17, 2023. Through the rest of April and into early May, the LUDC Update Committee, the Planning & Zoning Commission and Town Council will receive status updates. Following final reviews by the Planning & Zoning Commission and Town Council, staff anticipates the adoption process to begin mid-June.

Elliott added that a general safety net is setting a postponed effective date, generally 60-90 days after the new LUDC is adopted. This allows staff and the consultants to make final amendments and fix errors.

Q & A

Winkeller asked what the expectation is for the April 4th joint work session. Phillips replied that it will be a time for both groups to focus on select areas and major topics.

Filipowski asked if there are processes in place to ensure the old LUDC is purged to minimize confusion. Phillips replied that the purge will begin immediately and staff will be actively making changes.

Klesner asked where the most current Administrative Procedures section can be found. Phillips replied the draft is not up to date, but Clarion agreed to fast track this section for the Commission to preview ahead of the April 4th joint work session.

COMMUNITY DEVELOPMENT DEPARTMENT & TOWN COUNCIL UPDATE

Building Code update is underway. Hood suggested a 3 - 6-month grace period before enforcing the new Code.

Haymeadow building permits review for Phase 1 construction (76 units, 7 buildings) is still underway. More updates are forthcoming but there are some fee issues that need to be resolved by Council. Haymeadow does not have building permits yet and they not actively under construction.

OPEN DISCUSSION

No other discussion items.

ADJOURN

MOTION: KLESNER MOTIONED TO ADJOURN. MOTION WAS SECONDED AND PASSED UNANIMOUSLY.

Meeting adjourned at 6:58 PM.



STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Community Development Department

DATE: April 4, 2023

PROJECT: Vibrant Health of Colorado Special Use Permit

FILE NUMBER: SU23-01

APPLICANT: Deanna Woodroffe of Vibrant Health of Colorado

LOCATION: 217 Broadway, Lot C, Unit #4

CODE: Chapter 4.04 Zoning
Chapter 4.05 Special Use

ZONING: Commercial Business District (CBD)

EXHIBITS: A: Application Form
B: Project Narrative
C: Plat
D: Aerial Map and Site Photos

PUBLIC COMMENT: Staff has received 0 letters of public comment as of March 31, 2023. Letters received after this time will be gathered and entered into the public record at the hearing.

STAFF: Peyton Heitzman, Planner – peyton.heitzman@townofeagle.org

REQUEST: A Special Use Permit for a medical clinic.

INTRODUCTION

Deanna Woodroffe of Vibrant Health of Colorado (Applicant) has applied for a Special Use Permit to operate a medical clinic out an office space at 217 Broadway, Lot 3, Unit #4. The medical clinic provides services in several medical specialties. The unit the business will operate from is 108 square feet. The Applicant anticipates serving less than 5 patients a day and, at capacity, seeing 10 patients daily, 2-3 days per week. The business will operate from 8a-4:30p, 2-3 days per week.



- *Policy 1-2.8. Encourage continued reinvestment in existing commercial areas.*

Staff Comment: Permitting the use will encourage reinvestment an existing commercial area.

STANDARD #2: *The proposed use is compatible with existing and allowed uses surrounding or affected by the proposed use.*

Staff Comment: The clinic use will be a small operation with minimal impacts to the surrounding uses. Existing uses within the same building include two residential units on the top floor and several co-working offices for a realtor, massage therapists, solar sales, an attorney, and a home automation contractor. Adjacent uses include the QuietKat offices and a vacant space where Owashi used to be located. Based on the size of the clinic, staff does not anticipate incompatibilities with the existing or allowed uses in the surrounding area.

STANDARD #3: *Street Improvements adequate to accommodate traffic volumes generated by the proposed use and provision of safe, convenient access to the use and adequate parking are either in place or will be constructed in conjunction with the proposed use, as approved by the Town.*

Staff Comment: Per Section 4.07.140, the minimum parking requirement for a clinic is 1 space per 250 square feet. Operating out of 108 square feet, the clinic would be required to provide 0.43 spaces. However, the code requires the calculation be rounded to the next highest whole number, resulting in a parking requirement of 1 space to serve the space.

The new use has no off-street parking spaces available and will have to rely on on-street parking. However, under section 4.07.140.A.3 of the town parking standards, there is an exemption from the minimum parking requirement for a change in use in an existing building in the CBD zone district. The clinic qualifies for this exemption and meets the town's parking requirements. Staff anticipates that there will be sufficient street improvements and parking to accommodate the expected volumes for the business.

STANDARD #4: *The special conditions for specific uses, as provided in this section are met.*

Staff Comment: Not applicable. There are no special conditions for this use.

ZONING STANDARDS

Section 4.04.100.J

Minimum use standards. In all zone districts, except as otherwise specified herein, all uses shall be designed and operated in compliance with the following minimum standards:

No dust, noise, odor, fumes, glare or vibration shall be projected beyond the lot.

Any structure in the CBD without a side yard shall have a windowless wall on that side, with at least four hours' fire resistance, or as provided in the International Building and Fire Codes.

Staff Comment: Staff does not anticipate the clinic will generate dust, noise, odor, fumes, glare or vibration that will project beyond the lot. The structure is within the CBD and does not have a side yard. The structure's windowless walls have two hours' fire resistance as permitted in Section 706 of the 2015 International Building Code.

STAFF RECOMMENDATION

Staff recommends approval with conditions of the Vibrant Health of Colorado Special Use Permit SU23-01 based on Standards (1), (2) and (3) of Section 4.05.010. of the Municipal Code.

RECOMMENDED MOTION

I move to recommend approval the Vibrant Health of Colorado Special Use Permit, with conditions, based on conformance with Chapters 4.04 and 4.05 of the Land Use and Development Code and the 2021 Elevate Eagle Comprehensive Plan.

PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

Below are the Planning and Zoning Commission options related to Special Use Permit SU23-01:

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

1. That the application is in conformance with Chapters 4.04 and 4.05 of the Land Use and Development Code and the 2021 Elevate Eagle Comprehensive Plan.

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

1. The clinic shall obtain any necessary permits or approvals from other agencies as required.



TOWN OF EAGLE
 COMMUNITY DEVELOPMENT
 200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
 PHONE: 970-328-9655 • FAX: 970-328-9656
 EMAIL: PLANNING@TOWNOFEAGLE.ORG
 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 Vibrant Health of Colorado Special Use Permit

PRESENT ZONE DISTRICT CBD PROPOSED ZONE DISTRICT No change
 (if applicable)

LOCATION

STREET ADDRESS 217 Broadway #4 Eagle, Co. 81631

PROPERTY DESCRIPTION

SUBDIVISION 217 Broadway Condominiums LOT(S) C BLOCK _____
 (attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE Special use permit for medical practice

APPLICANT NAME Deanna Woodroffe PHONE 314-680-5497

ADDRESS 10099 Ridgeway Phwy #410 EMAIL Deanna@vibranthealthofcolorado.com

OWNER OF RECORD David Nudell PHONE 970-396-0492

ADDRESS 217 Broadway, Eagle Co. 81631 EMAIL dnudell@vail.net

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

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 _____	

rev. 04/2022

02/02/2023

Proposal description for the special use permit requested by Vibrant Health of Colorado, a division of OBGYN affiliates.

Vibrant Health of Colorado (VHC) is a medical practice located in Lone Tree, Colorado. We are a multi-specialty office that provides primary care, gynecological care and functional medicine. We have a unique office in that we offer both traditional care and integrative care. We focus on the whole body, with the goal of finding root causes of disease and symptoms, to improve overall health and to help our patients return to living a vibrant life. We are in network with all major insurance plans and have updated our insurance contracts with our new address and are ready to begin insurance billing.

Our goal is to bring high quality health care to the people of Eagle and surrounding areas. Each of our providers are board certified and have been practicing for more than 15 years. More information on our practice can be found on our website at www.vibranthealthofcolorado.com

VHC has been in practice for 4 years. We serve more than 4,000 patients and have patients from neighboring states that travel to see us because of the unique care that we offer within an insurance model, making the care affordable and accessible to most patients. We have many patients that travel to us from the eagle/vail area and have encouraged us to open a 2nd location in your area, to offer this unique care to local residents.

We currently have a lease at 217 Broadway, #4 and would like to start seeing patients at that location as soon as possible.

This satellite office will offer limited services, we will be offering all the services we offer in Lone Tree. Most of our visits will include talking with patients, understanding their unique history and symptoms, ordering lab tests and then reviewing those labs tests and discussing options. Our plan is to focus mostly on integrative/functional medicine. This means we will be focused on hormone balancing, thyroid treatment, evaluating chronic GI symptoms and helping with symptoms like fatigue, menopausal symptoms, IBS and similar conditions. If the practice is successful, we do hope to offer basic primary care and gynecological care in the future, but this would require us to find a new, larger location so is not relevant for this application.

Along with talking to patients and having basic office visits, we will also be offering hormone pellet therapy. This is an alternative way of undergoing hormone replacement and consists of a small injection in the upper hip, where a small hormone "pellet" is placed. This procedure has been around for more

than 25 years and is a common practice in many medical offices. It is a simple procedure and does not require sutures for repair.

Early in this endeavor, we anticipate seeing less than 5 patients per day and doing all other visits by telehealth. At capacity, we would be seeing 10 patients daily, 2-3 days per week. We do not anticipate that this would have any impact on traffic patterns. The building we occupy does not offer any private parking so our patients will rely on the current on street parking available along Broadway. There are ample parking spaces just outside our door. There will only be one employee present at any one time and they will also utilize on street, public parking. Our hours of operation will be 8am-430pm 2-3 days per week. This business does not produce any concerning noise.

This proposal is being submitted by Deanna Woodroffe, WHNP, the representative for VHC, a division of OBgyn affiliates. She can be reached at 314.680.5497 or by email at deanna@vibranthealthofcolorado.com

217 Broadway is owned by David Nudell, his information is included in this proposal.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that 217 Broadway, LLC, a Colorado Limited Liability Company being sole owner(s) in fee simple of all that real property situated in the Town of Eagle, County of Eagle, State of Colorado, described as follows:

Lot 5, Block 25, Town of Eagle, according to the Plat thereof, as recorded in the Office of the Eagle County Clerk and Recorder, County of Eagle, State of Colorado.

containing 0.072 acres more or less; have by these presents laid out, platted and subdivided the same into parcels, Areas of General Common Element and Areas of Limited Common Element, as shown on this Plat and Map and designate the same as 217 BROADWAY CONDOMINIUMS, a condominium project in the Town of Eagle, County of Eagle, State of Colorado. We hereby accept the responsibility for Condominiums. We further state that this Condominium/Subdivision project shall be subject to the Declaration of Covenants, Conditions and Restrictions of 217 Broadway Condominiums as recorded as Reception No. _____ in the Office of the Clerk and Recorder, Eagle County, Colorado.

EXECUTED this 22nd day of July, A.D., 2008.

Owner: 217 Broadway, LLC, a Colorado Limited Liability Company

David Nudell
David Nudell as Manager

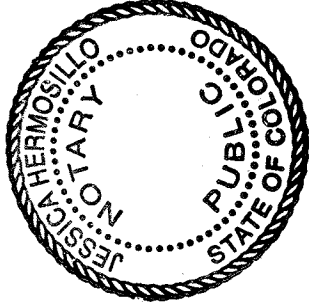
Address: P.O. Box 3715,
Eagle, Colorado 81631

STATE OF COLORADO)
COUNTY OF EAGLE) s

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 22nd day of July, A.D., 2008 by David Nudell as Manager of 217 Broadway, LLC, a Colorado Limited Liability Company.

My Commission expires: My Commission Expires 12/7/2008

Witness my hand and official seal. David Nudell
Notary Public
(SEAL)



Mortgagee: FirstBank of Vail
Address: 17 Vail Road
Vail, Colorado 81657

By: David Portman

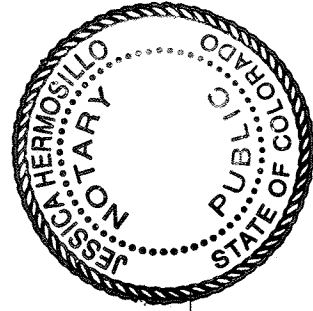
Title: Vice President

STATE OF COLORADO)
COUNTY OF EAGLE) s

The foregoing instrument was acknowledged before me this 22nd day of July, 2008 by David Portman as Vice President of FirstBank of Vail.

Witness my hand and official seal. David Portman

My commission expires: _____
Notary Public
(SEAL)



CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes due and payable as of December 31, 2008 upon all parcels of real estate described on this Plat and Map are paid in full.

Dated this 22nd day of July, A.D., 2008.

Alan Sibley
Treasurer of Eagle County, Colorado.

FINAL PLAT AND CONDOMINIUM MAP

217 BROADWAY CONDOMINIUMS

LOT 5, BLOCK 25 TOWN OF EAGLE,

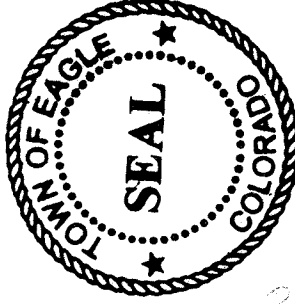
COUNTY OF EAGLE, STATE OF COLORADO

BOARD OF TRUSTEES CERTIFICATE

This Plat and Map approved by the Board of Trustees of the Town of Eagle, Colorado, this 26th day of JUNE 2008, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or Dedication to the Town of the Public Dedications shown herein, 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 size, soil conditions, subsurface 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: Ed Woodard
Mayor



Witness my hand and seal of the Town of Eagle, Colorado

ATTEST:

Mailem M. M. M.
Town Clerk

TITLE CERTIFICATE

First American Heritage Title Company does hereby certify that the title to all lands shown upon this Plat and Map have been examined and is vested in 217 Broadway, LLC, a Colorado Limited Liability Company, free and clear of all liens, ~~and~~ and encumbrances, except as follows:

deed of trust recorded 3-24-06 at Registry No. 200607468;
 deed of trust recorded 1-28-08 at Registry No. 200801865;
 Subsequent notice recorded 1-28-08 at Registry No. 200801854

Dated this 15th day of July, A.D., 2008.

AGENT: Adrian Skypa
Cheryl Cole Officer

CLERK AND RECORDER'S CERTIFICATE

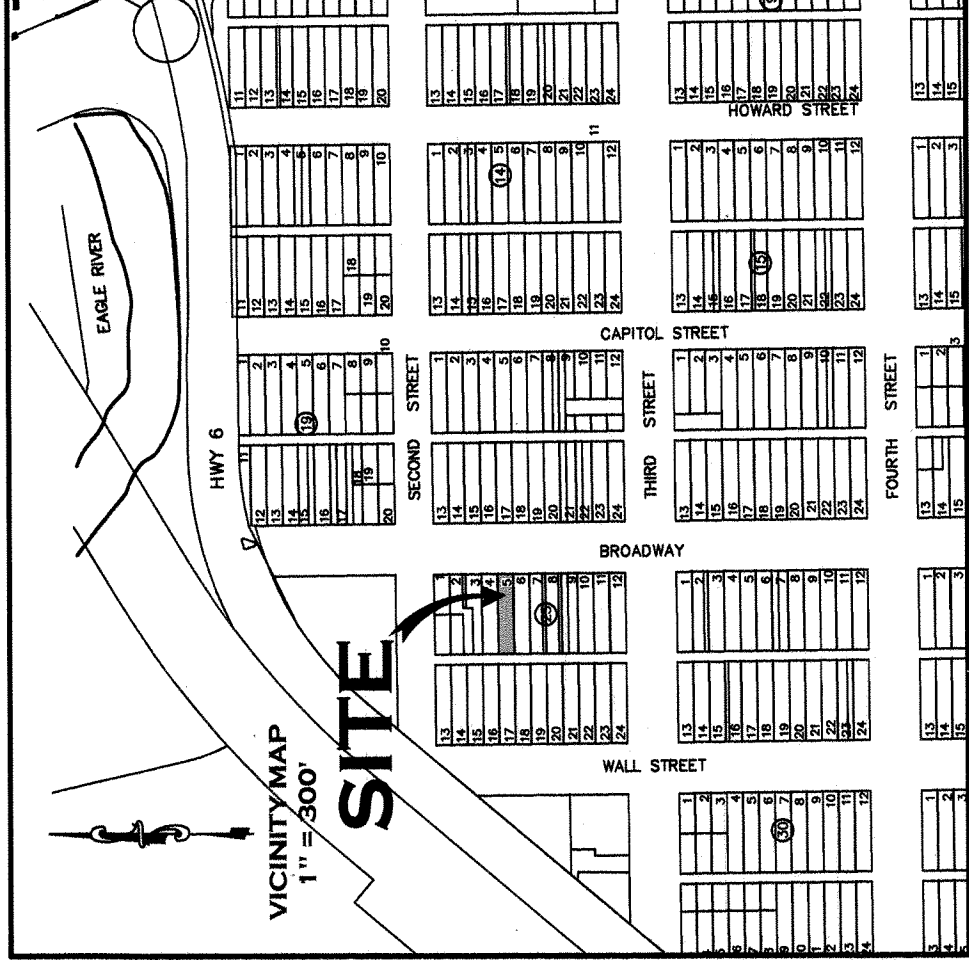
This Plat and Map was filed for record in the Office of the Clerk and Recorder at 11:39 o'clock P.M. on this 8 day of August, A.D., 2008 and is duly recorded at Reception No. _____

Shelly J. Sifton
Clerk and Recorder of Eagle County, Colorado

By: Paula Thompson
Deputy

Archibque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
105 Capitol Street, Suite 5 - P.O. Box 3893
Eagle, Colorado 81631

970.328.6020 Office 970.328.6021 Fax

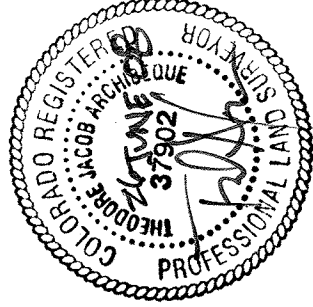


Portion of Southeast Quarter, Section 32, T4S, R84W, 6th P.M.

SURVEYOR'S CERTIFICATE

I, Theodore J. Archibque, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado; that this Plat and Map is true, correct and complete as laid out, platted, dedicated and shown hereon, that such condominium map was made from an accurate survey of said property by me and under my supervision and correctly shows the horizontal and vertical location and dimensions of the condominiums, parcels, easements and streets of said condominium map as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

In Witness thereof, I have set my hand and seal this 26th day of JUNE, A.D., 2008.



Theodore J. Archibque PLS 37902
Professional Land Surveyor
State of Colorado

NOTES:

- 1) The purpose of this Plat and Map is to create three (3) Condominium Units, and define Limited Common Elements (L.C.E.) and General Common Elements (G.C.E.), as shown hereon.
- 2) BASIS OF BEARING: S 00°30'00" E between a found survey monuments marking the Northeast Corner Lot 20 and the Southeast Corner lot 24, Block 25, as shown and described herein on Sheet 2.
- 3) SURVEY DATE: March 10, 2008.
- 4) The Legal Description, Record Easements, Deed Lines and location of improvements were derived from the Town of Eagle Plat, the First American Heritage Title Company title commitment No. 614-H10097387-060-KT1 dated January 4, 2006 and survey monuments found as shown and described hereon.
- 5) Benchmark Elevation: 6602.00' on the U.S.G.S. 2.5" Brass Cap monument in the Northwest Corner of the Building at 0112 West Second Street, Town of Eagle.
- 6) This Condominium Map is subject to Declaration of Covenants, Conditions and Restrictions of 217 Broadway Condominiums as filed for record with the Eagle County Clerk and Recorder.
- 7) Posted Street Address: 217 Broadway.

Revised Mortgagee 7-21-08 MSS
Revised per Town Comments 6-26-08

FINAL PLAT AND CONDOMINIUM MAP
217 BROADWAY CONDOMINIUMS
LOT 5, BLOCK 25 TOWN OF EAGLE,
COUNTY OF EAGLE, STATE OF COLORADO

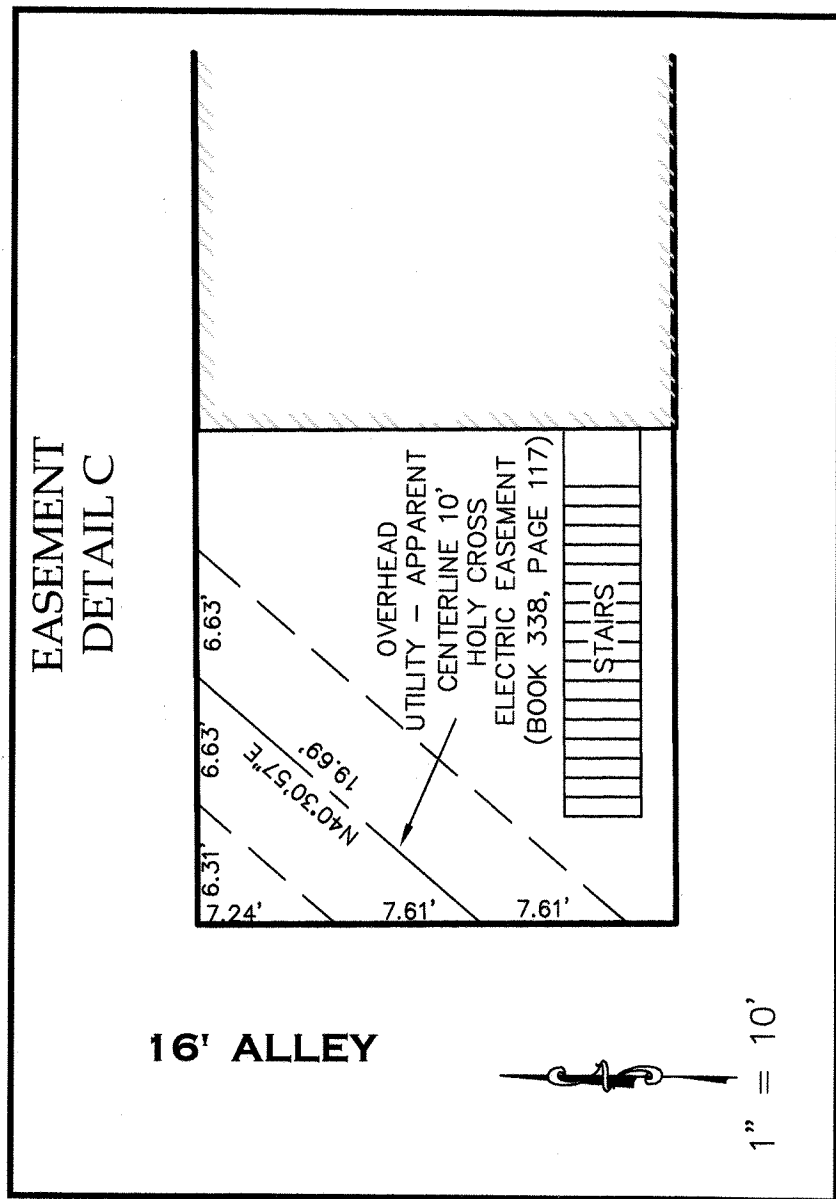
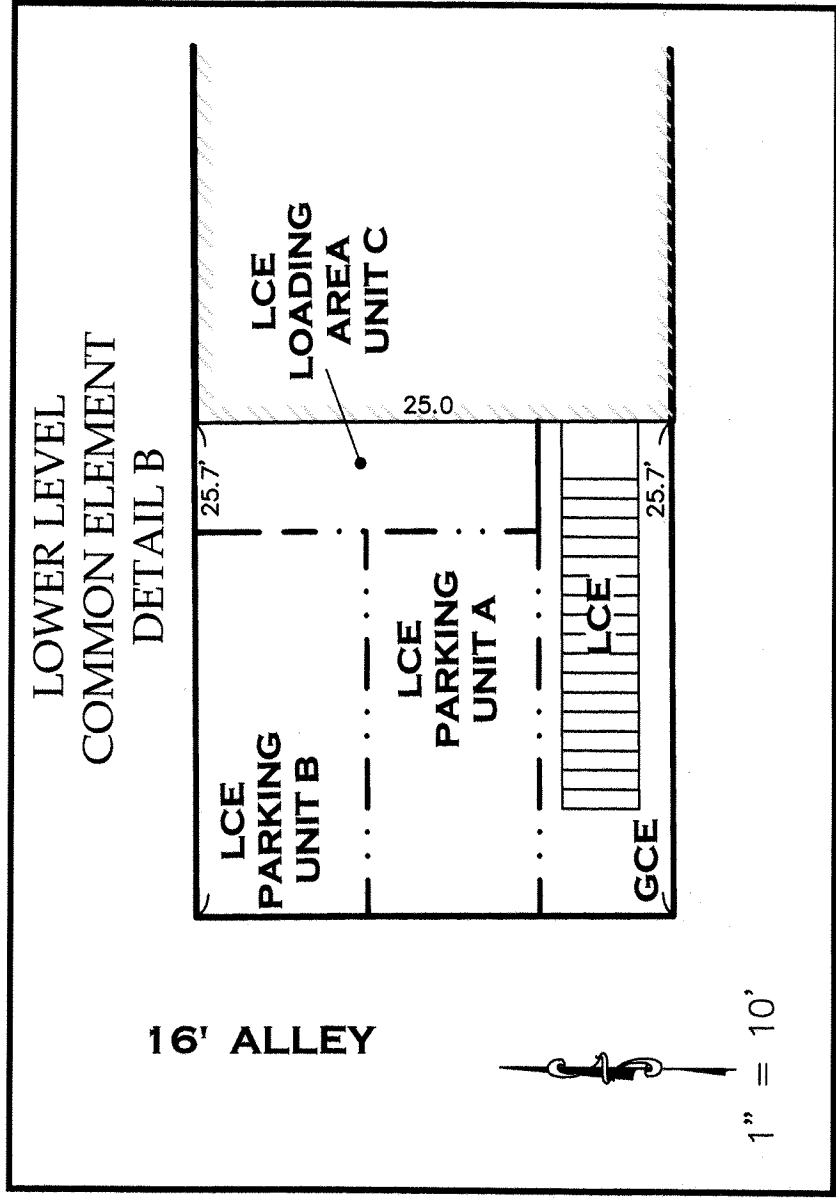
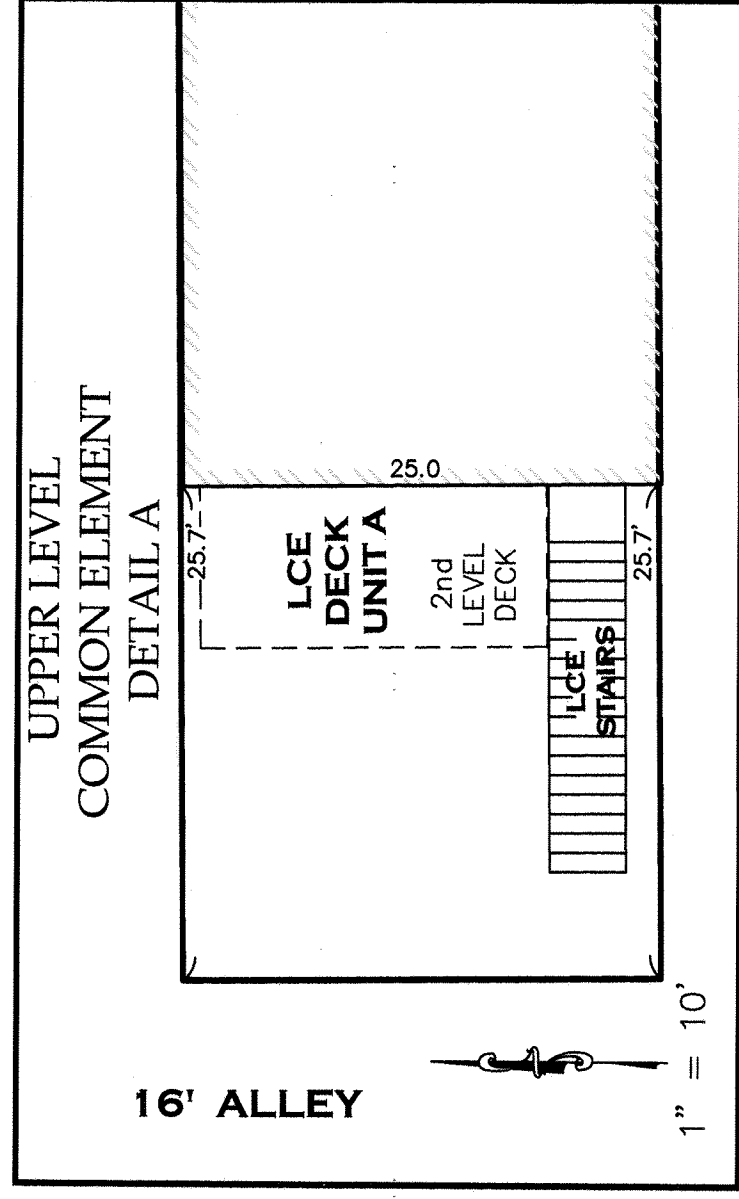
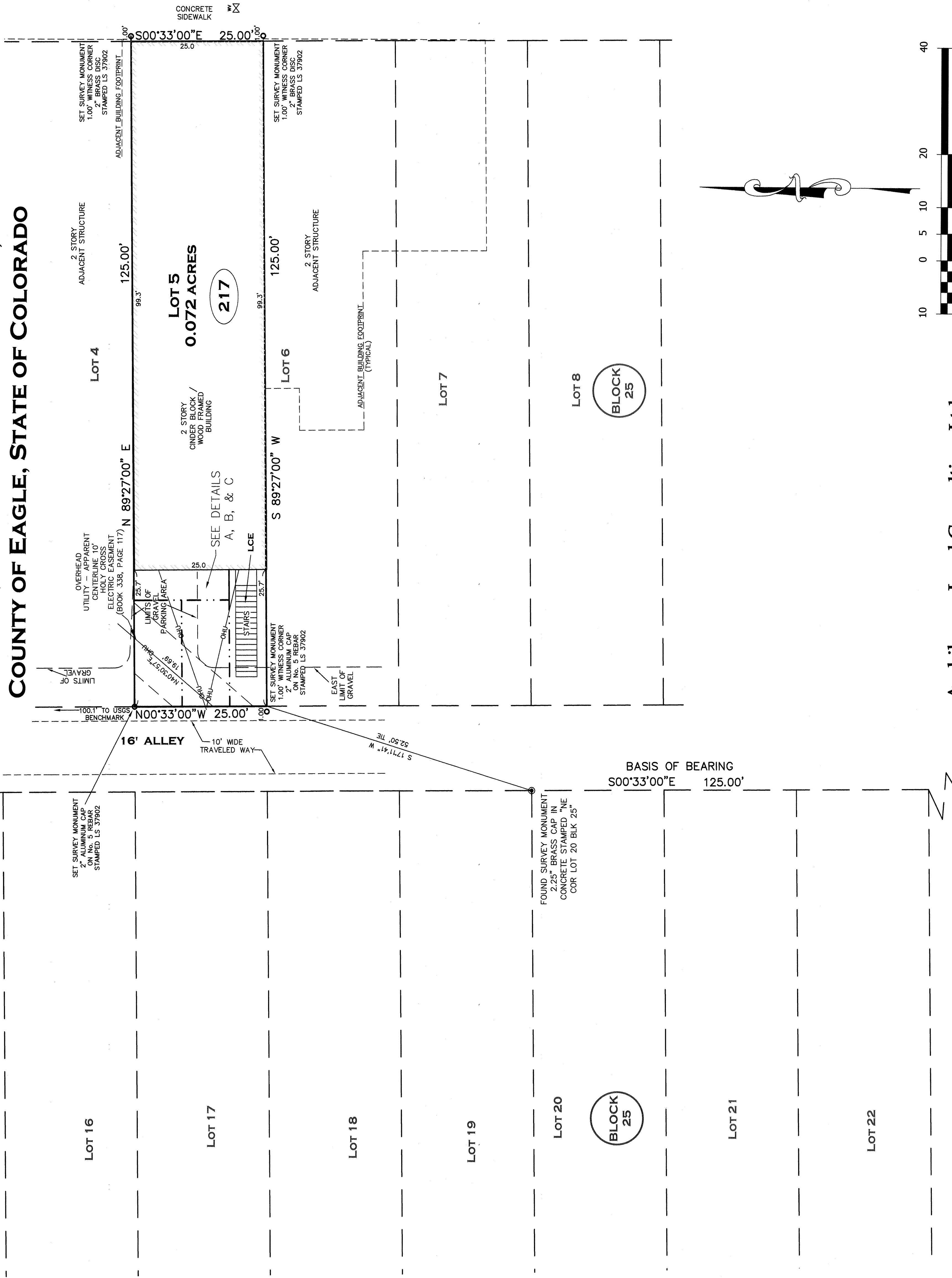
DRAWN BY:	MSS	JOB NUMBER:	06043	DRAWING NAME:	06043CONDDWG
SHEET	1	OF	4	DATE	03-18-08
CHECKED BY:	TJA				

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

FINAL PLAT AND CONDOMINIUM MAP

217 BROADWAY CONDOMINIUMS

LOT 5, BLOCK 25 TOWN OF EAGLE,
COUNTY OF EAGLE, STATE OF COLORADO



Revised per Town Comments 6-26-08

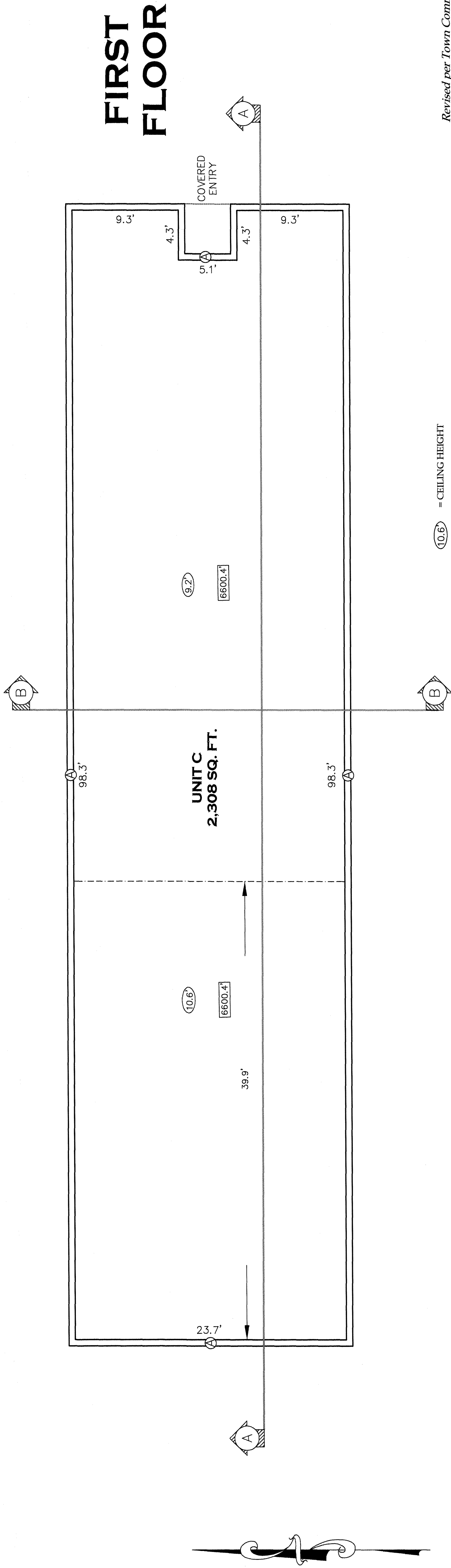
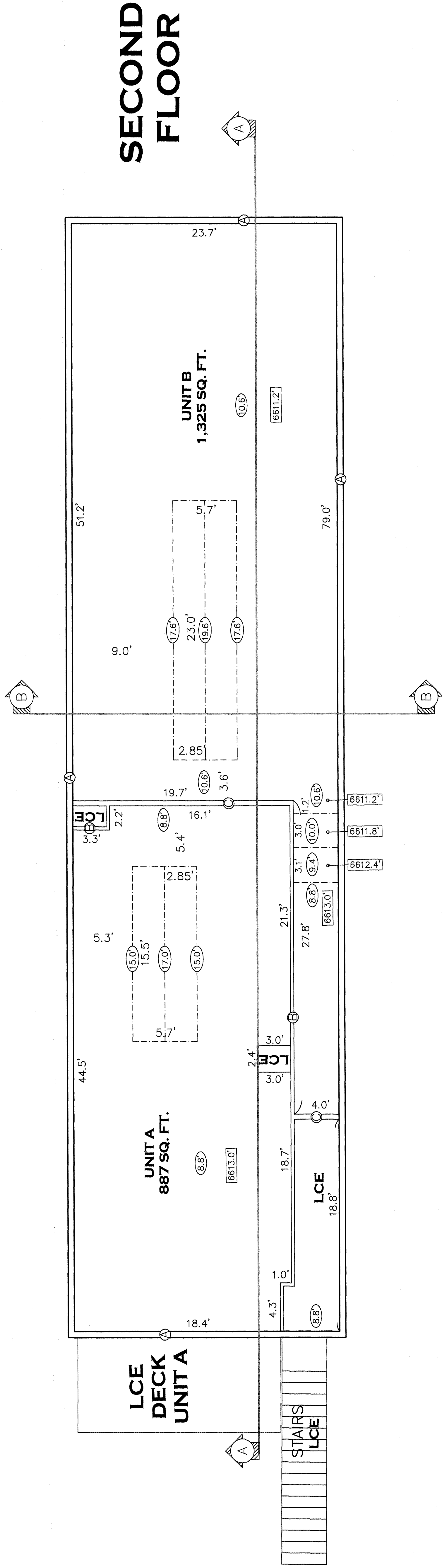
FINAL PLAT AND CONDOMINIUM MAP			
217 BROADWAY CONDOMINIUMS			
LOT 5, BLOCK 25 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO			
DRAWN BY:	MSS	JOB NUMBER:	06043
DRAWING NAME:	06043CONDO.DWG		
SHEET	2	OF	4
DATE:	03-18-08		
CHECKED BY:	TJA		

Archibeqe Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
105 Capitol Street, Suite 5 - P.O. Box 3893
Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax

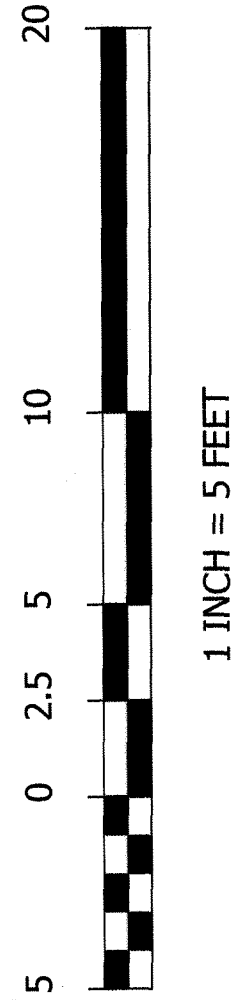
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

SOUTHEAST CORNER LOT 24
BLOCK 25
FOUND SURVEY MONUMENT
1.5" ALUMINUM CAP ON REBAR
STAMPED LS 23089

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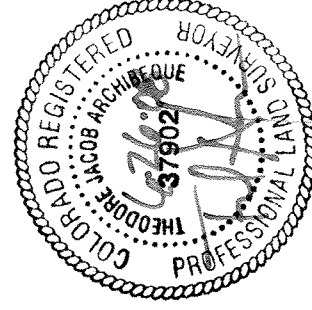


(10.6') = CEILING HEIGHT
6600.4' = FLOOR ELEVATION
Ⓐ = WALL WIDTH OF 0.6'
Ⓑ = WALL WIDTH OF 0.3'
Ⓒ = WALL WIDTH OF 0.3'
LCE = LIMITED COMMON ELEMENT
GCE = GENERAL COMMON ELEMENT



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered said defect and no later than the date of certification shown hereon.

Revised per Town Comments 6-26-08



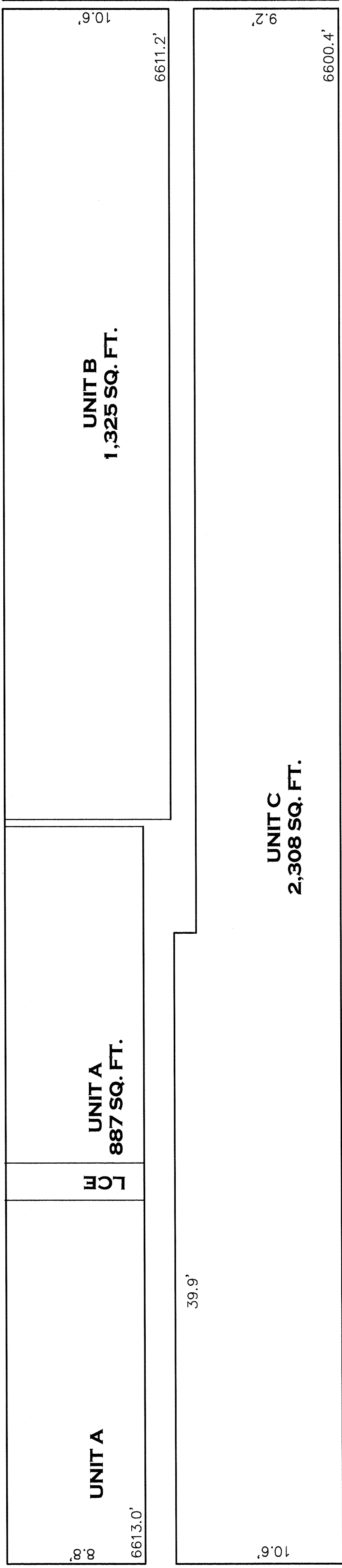
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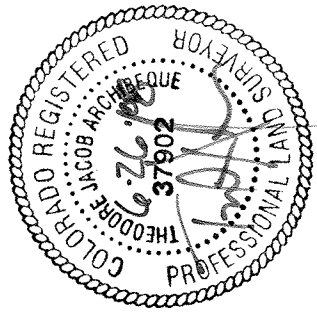
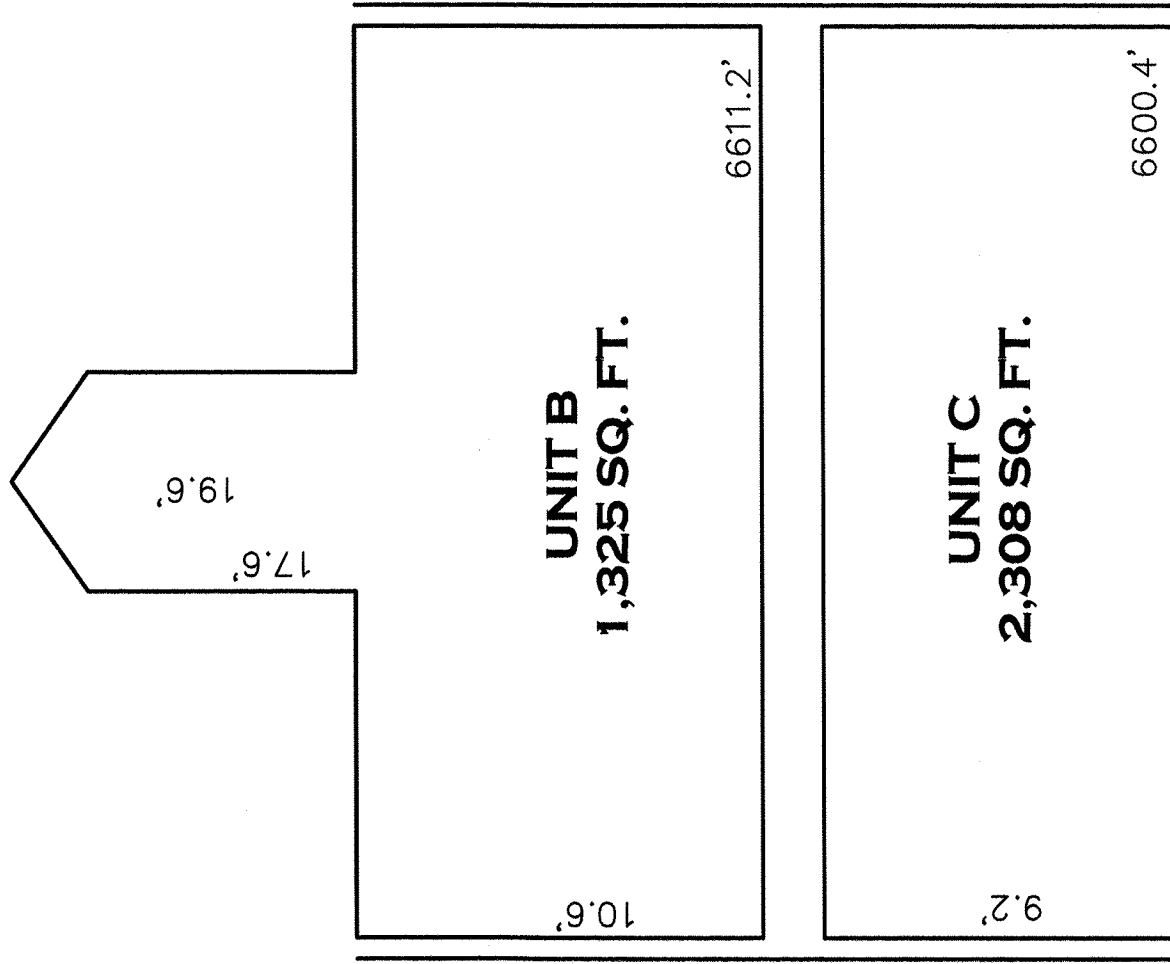
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COUNTY OF EAGLE, STATE OF COLORADO

SECTION A-A



SECTION B-B



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