



**Planning & Zoning Commission
Tuesday, June 16, 2026, 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 – Town of Eagle Public Wi-Fi

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

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

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 222 459 428 213 0

Passcode: XN9ta3Bc

Dial in by phone

[+1 469-770-0416,,49547609#](#) United States, Kaufman

[Find a local number](#)

Phone conference ID: 495 476 09#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

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 gram.dick@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.

REGULAR MEETING CALLED TO ORDER

DECLARATION OF CONFLICTS OF INTEREST

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

1. May 19, 2026 P&Z Meeting Minutes

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: Eagle Multi-Family LLC ROW Vacation
File # ROW24-01
Applicant: Eagle Multi-Family LLC
Location 104, 110, 124, & 130 Capitol Street; 217 Second Street; 103, 123, and 137 Howard Street
Staff Contact: Tez Hawkins, Senior Planner
Request: Eagle Multi Family, LLC and JAH, LLC requests that the Town of Eagle vacate the public alley right-of-way between 104, 110, 124, & 130 Capitol Street, 217 Second Street, and 103, 123, & 137 Howard Street in exchange for a Town public pedestrian easement, temporary construction easement, and slope easement along Grand Avenue and across the north side of 104 Capitol Street. If the public alley right-of-way is vacated, the Town will establish a public utility easement within the alley until all existing utilities are adequately relocated.
2. Project: 301 Broadway - Minor Development Plan and Lot Consolidation
File # DR25-06
Applicant: Michael Noda
Location 301 Broadway
Staff Contact: Tez Hawkins, Senior Planner
Request: A Minor Development Plan proposing a three-story building, inclusive of 4,681 square feet of ground-floor commercial/retail space and a total of nine residential units divided between the second and third stories. The Minor Development Plan also includes an above-ground parking garage, a retail/restaurant plaza, and a rooftop area. A lot line adjustment has been applied for as a companion application in conjunction with the development plan.

COMMUNITY DEVELOPMENT DEPARTMENT AND TOWN COUNCIL UPDATE

Staff update to the Planning & Zoning Commission on recent work, upcoming files and decisions made by Town Council.

1. May Department Update

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.

Gram Dick
Administrative Technician II



MEETING MINUTES
Planning & Zoning Commission
Tuesday, May 19, 2026, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631

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PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

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

6:00 PM - REGULAR MEETING CALLED TO ORDER

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

COMMISSIONERS PRESENT

Erin Cook, Matt Hood, Keith Montag, Benjamin Leape (Virtual), Bill Nutkins (Virtual), Colleen Sharpe, Jennifer Sturgeon, Keegan Winkeller

COMMISSIONERS ABSENT

Chad Koch and KaLynn Morrison

STAFF

Jessica Johnsen – Com Dev Director
Dan Brown – Building Official
Jessica Lake – Senior Planner
Sydney Dynek – Planner I
Gram Dick – Admin Tech II
Kasie Hill – Building Permit Tech
Ryan Goebel – IT Analyst II (Virtual)

APPROVAL OF MINUTES

1. Minutes approved from May 5, 2026. Motion passed unanimously. All in favor.

WELCOME

Jessica Johnsen, The Town of Eagle's Community Development Director, and Dan Brown, the Town of Eagle's Building Official, introduced themselves to the Planning & Zoning Commission.

PUBLIC COMMENT

Commissioner Hood opened the floor for public comment on items not on the agenda, but there were none.

ADJOURN

Commissioner Winkeller motioned to adjourn. Commissioner Montag seconded, and the motion to adjourn passed unanimously. All in favor.

Meeting Adjourned at 6:39 PM

DINNER

AI Assistance

These meeting minutes were generated with the assistance of AI technology to enhance accuracy, organization, and clarity. The final version was reviewed and approved by Gram Dick to ensure completeness and adherence to meeting records.

**TOWN OF EAGLE, COLORADO
ORDINANCE NO. 10
(SERIES OF 2026)**

AN ORDINANCE OF THE TOWN OF EAGLE, COLORADO, VACATING A RIGHT OF WAY RUNNING NORTH-SOUTH THROUGH THE BLOCK BOUND BY CAPITOL STREET, GRAND AVENUE, HOWARD STREET AND EAST SECOND STREET

WHEREAS, Section 31-15-702(1)(a)(I), Colorado Revised Statutes (“C.R.S.”), and Section 43-2-303(1)(a), C.R.S., permit the Town of Eagle to vacate any platted or dedicated public street, road or other public way whether or not it has been used as such, following certain findings of fact; and

WHEREAS, Eagle Multifamily, LLC (the “Applicant”) owns or controls certain properties known as 104, 110, and 124 Capitol Street, 217 E. Second Street, and 103, 123, and 137 Howard Street, (together the “Properties”); and

WHEREAS, Applicant has obtained consent and agreement from the owner of 124 Capitol Street, 241 JAH LLC to be bound by this Ordinance; and

WHEREAS, the Applicant submitted an application to vacate the right-of-way the (“Application”) adjoining the Properties and running north-south through the block bound by Capitol Street, Grand Avenue, Howard Street, and East Second Street (the “Right-of-Way”); and

WHEREAS, Section 43-2-303, C.R.S. requires that public roadways and other public ways be vacated by ordinance, which the courts have determined to be a purely legislative act; *Sutphin v. Mourning*, 642 P.2d 34 (Colo. App. 1981); and

WHEREAS, Eagle Municipal Code (the “Code”) Section 4.17.100.G supplements state law by providing standards by which to review right-of-way vacations; and

WHEREAS, certain utilities will temporarily remain on the property after the Right-of-Way is vacated, which will require the dedication of certain easement rights to the Town and other utility providers; and

WHEREAS, the Town is in the process of designing and surveying necessary right-of-way for the Grand Avenue Multimodal Corridor Project (the “Grand Avenue Project”) as was prioritized in the 2021 Town Strategic Plan and 2021 Amended Comprehensive Plan; and

WHEREAS, by Resolution No. 69, Series 2025 the Town Council adopted the Grand Avenue Corridor Plan as a guidance document to inform future project phases, development review, and necessary right-of-way acquisition; and

WHEREAS, as part of the surveyed right-of-way for the Grand Avenue Project, the Town requires both temporary and permanent easements on the Properties; and

WHEREAS, public notice has been given as required by Section 4.17.100 and 4.17.050 of the Eagle Municipal Code; and

WHEREAS, said application was reviewed before the Planning and Zoning Commission on June 16, 2026 in accordance with Section 4.17.100 of the Eagle Municipal Code; and

WHEREAS, the Planning and Zoning Commission has recommended to the Town Council of the Town of Eagle that the Right-of-Way be vacated, conditioned upon the conveyance of certain easements necessary required by the Town.

NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE THAT:

Section 1. That the real property described as a right-of-way running north-south through the block bound by Capitol Street, Grand Avenue, Howard Street and East Second Street, as shown and described in **Exhibit A**, attached hereto, which constitute public right-of-way dedicated to the Town of Eagle, situate in the County of Eagle, State of Colorado be, and the same hereby is, vacated as public right-of-way.

Section 2. That in accordance with Sections 4.17.100(G)(5)(a) of the Eagle Municipal Code, the Town Council of the Town of Eagle finds and determines that vacation of the Right-of-Way is consistent with the Town's Comprehensive Plan; complies with the applicable standards of the Town's Land Use and Development Code; that the above-described right of way is no longer needed for transportation, public utility, or drainage purposes; and that no land adjoining the above-described right of way will be left, as a result of the vacation, without adequate public services or vehicular access.

Section 3.

Section 4. That, as a condition of this Right-of-Way Vacation, the Town Council of the Town of Eagle finds it necessary that the Applicant convey a permanent public access and sidewalk easement to the Town, in the form set forth in **Exhibit B**, so that the Town may construct and maintain a sidewalk.

Section 5. That, as a condition of this Right-of-Way Vacation, the Town Council of the Town of Eagle finds it necessary that the Applicant convey a temporary slope easement to the Town, in the form set forth in **Exhibit C**, so that the Town may build, cut, or fill slopes related to construction in and around the Right-of-Way until such time as the Grand Avenue Project is completed.

Section 6. That, pursuant to the authority granted in C.R.S. 43-2-302(l)(c), the Town Council directs that the vacated right-of-way, as described in the legal description

on Exhibit A, shall vest in and to the owners of the abutting land, each abutting owner taking to the center of the roadway.”

Section 7. That as soon as practicable, upon adoption of this Ordinance and the conveyance of the easements set forth in this Ordinance to the Town, the Clerk of the Town of Eagle shall file for record in the Office of the Eagle County Clerk and Recorder a certified copy of this Ordinance.

INTRODUCED AS AN ORDINANCE, READ, MOVED, AND ORDERED
PUBLISHED ON JULY 14, 2026.

TOWN OF EAGLE, COLORADO

Bryan Woods, Mayor

ATTEST:

Camille Deering, Town Clerk

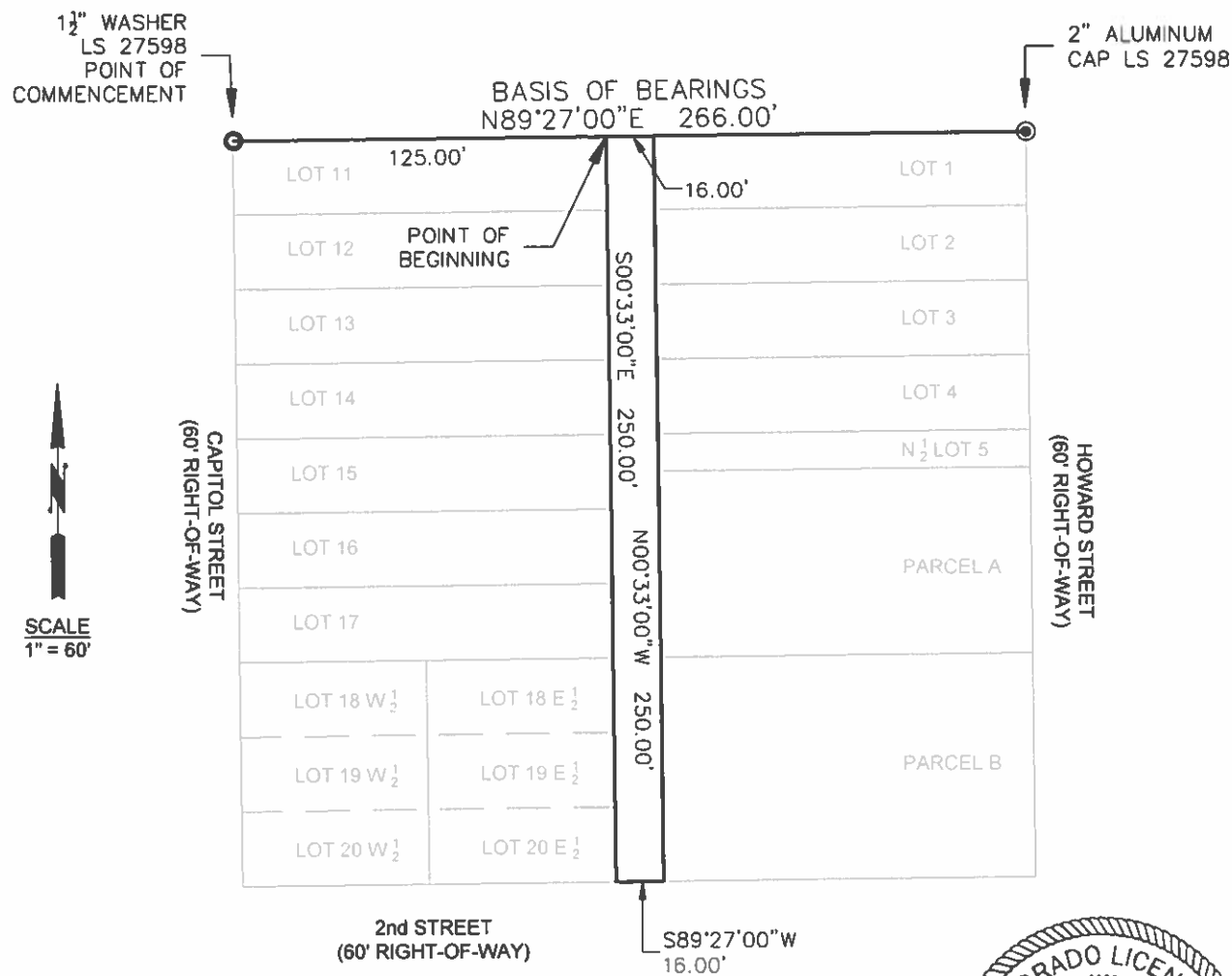
EXHIBIT A
SHEET 1 OF 1

LEGAL DESCRIPTION

A parcel of land for the purposes of a 16-foot alley situated in Section 32, Township 4 South, Range 84 West of the 6th Principal Meridian, being more particularly described as follows:

Commencing at a point marking the northwest corner of Lot 11, Block 13, Town of Eagle according to the plat thereof monumented by a found 1½-inch diameter brass washer in a wall LS 27598, thence N 89°27'00" E a distance of 125.00 feet to the northeast corner of Lot 11, Block 13, Town of Eagle, the true point of beginning. Thence S 00°33'00" E a distance of 250.00 feet to the southeast corner of Lot 20, Block 13, Town of Eagle. Thence, N 89°27'00" E a distance of 16.00 feet to the southwest corner of Parcel B, Town of Eagle, A Resubdivision of the southerly one-half of Lot 5 and Lots 6 thru 10, Block 13 according to the plat thereof recorded October 2, 1997 in Book 739 at Page 307, Clerk and Recorder's Office, County of Eagle, State of Colorado. Thence N 00°33'00" W a distance of 250.00 to the northwest corner of Lot 1, Block 13, Town of Eagle. Thence S 89°27'00" W a distance of 16.00 feet to the northeast corner of Lot 11, Block 13, Town of Eagle, the true point of beginning; containing 0.092 acres more or less.

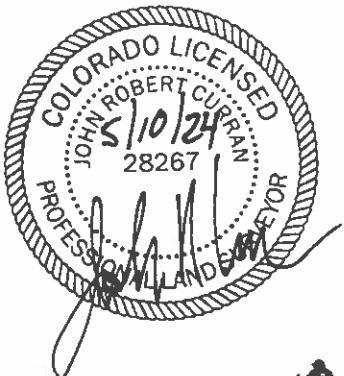
Bearings are based upon a point marking the northwest corner of Lot 11, Block 13, Town of Eagle monumented by a found 1½-inch diameter brass washer in wall LS 27598 and a point marking the northeast corner of Lot 1, Block 13, Town of Eagle monumented by a found 2-inch diameter aluminum cap on number 5 rebar LS 27598, as shown hereon and according to the plat thereof, the bearing being N 89°27'00" E a distance of 266.00 feet.



CERTIFICATION

I, John R. Curran, a Professional Land Surveyor in the State of Colorado, do hereby certify that this Exhibit was prepared by me or under my direct supervision, responsibility and checking. I further certify this is not a monumented land survey, Land Survey Plat, Improvement Survey Plat, or an Improvement Location Certificate.

John R. Curran, PLS 28267



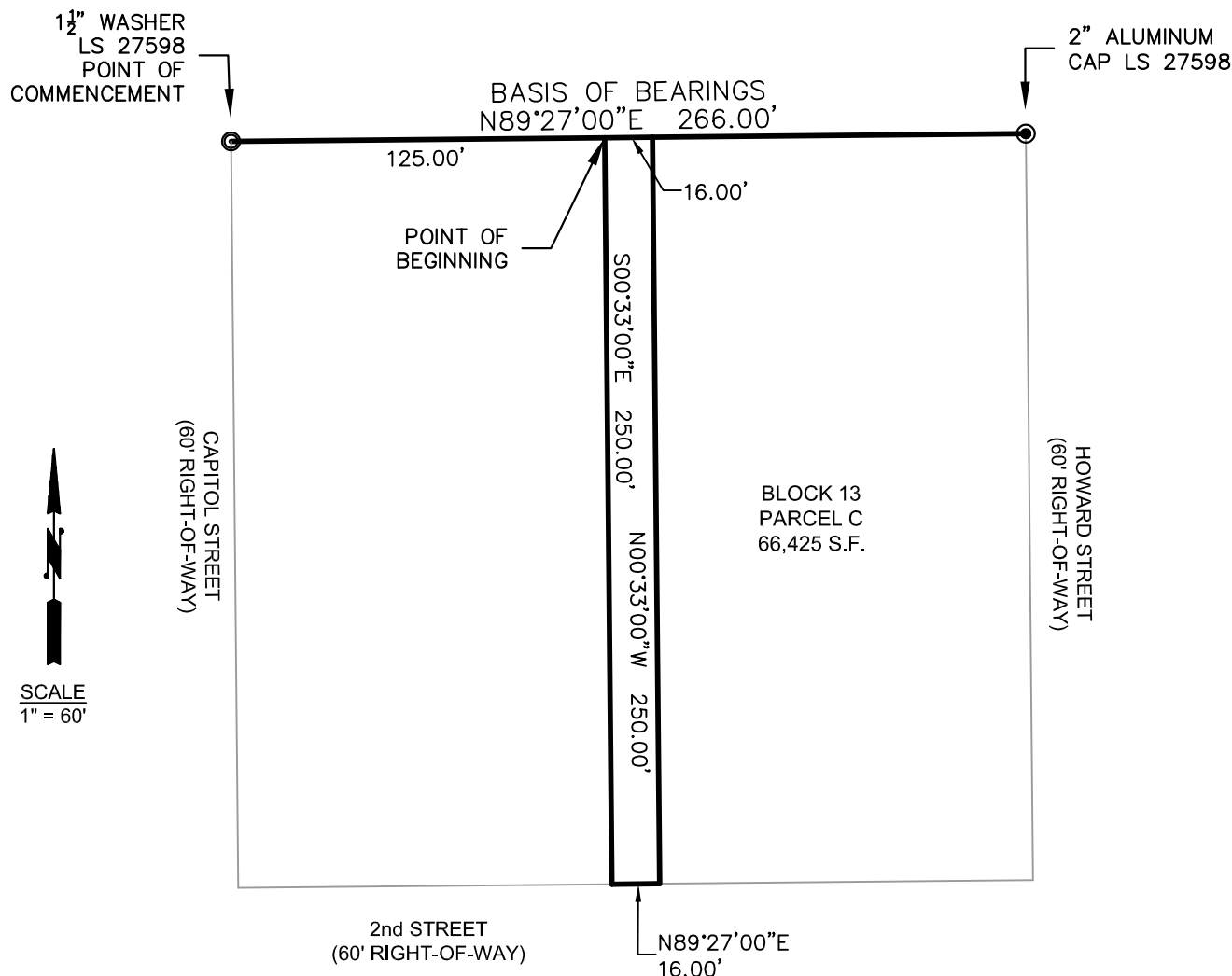
NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

23095 - Alley Vacation
Exhibit.dwg
MARCIN ENGINEERING LLC
P.O. Box 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX

Temporary Public Utility Easement Preliminary Description

“...over, under, across, and through the **[insert defined term used for the easement area]** for the purpose of permitting the Town and its Permittees to operate, maintain, repair, replace, and remove utilities and associated improvements, including the right of vehicular and pedestrian access.”

TEMPORARY UTILITY EASEMENT EXHIBIT



LEGAL DESCRIPTION

A non exclusive easement for temporary utility construction described as the following:

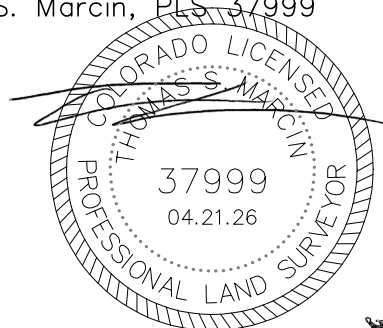
Commencing at a pint on Parcel C, Block 13, Town of Eagle monumented by a 1 1/2" diameter brass tag set in a wall stamped Peak Land Consultant LS 27598, N89°27'00"E 125.00' to the true point of beginning:

Thence S00°33'00"E 250.00' to a to a point, thence N89°27'00"E 16.00' to a point, thence N00°33'00"W 250.00' to a point, thence S89°27'00"W 16.00' to the point of beginning.

CERTIFICATION

I, Thomas S. Marcin, a Professional Land Surveyor in the State of Colorado, do hereby certify that this Exhibit was prepared by me or under my direct supervision, responsibility and checking. I further certify this is not a monumented land survey, Land Survey Plat, Improvement Survey Plat, or an Improvement Location Certificate.

Thomas S. Marcin, PLS 37999



MARCIN ENGINEERING LLC

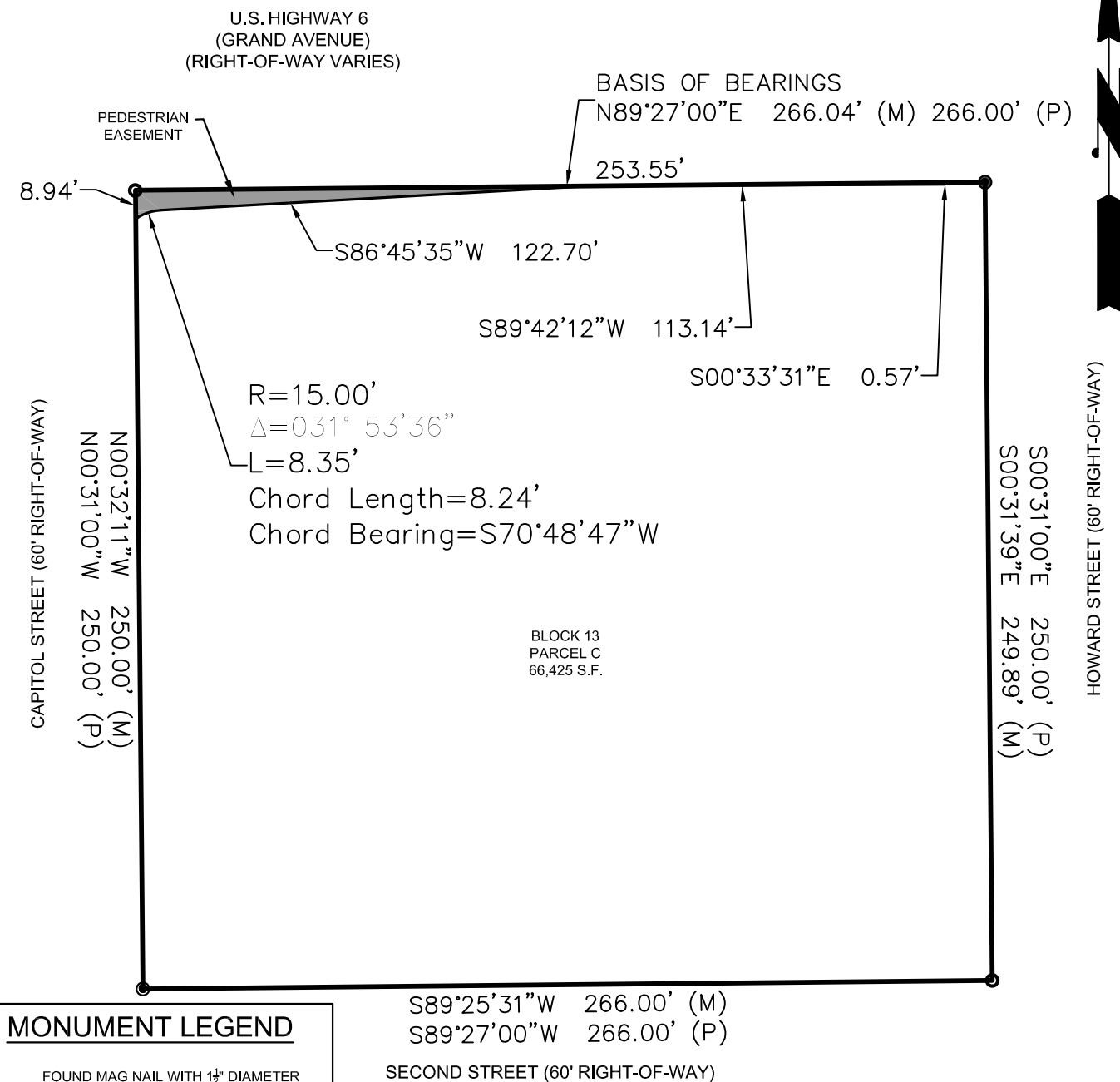
NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

P.O. Box 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX

Permanent Public Access and Sidewalk Easement

. “...over, under, across, and through the **[insert defined term used for the easement area]** for the purpose of pedestrian passage, including the right to construct, maintain, repair, replace and operate a public sidewalk and appurtenances.”

EXHIBIT A
PUBLIC ACCESS EASEMENT



MONUMENT LEGEND

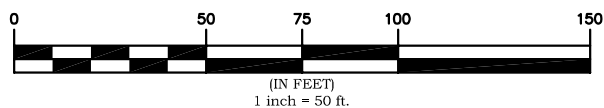
- FOUND MAG NAIL WITH 1½" DIAMETER BRASS TAG SET IN A WALL STAMPED PEAK LAND CONSULTANTS LS 27598
- FOUND 18" NUMBER 5 REBAR WITH 2" DIAMETER ALUMINUM CAP STAMPED PEAK LAND CONSULTANTS LS 27598
- FOUND 1½" DIAMETER ALUMINUM CAP ON NUMBER 5 REBAR WITH ILLEGIBLE LS
- SET 1½" DIAMETER ALUMINUM CAP ON NUMBER 5 REBAR LS 37999

LEGAL DESCRIPTION

A non exclusive easement for public access described as the following:

The point of beginning being a found mag nail with a 1 ½" diameter brass tag set in a wall stamped Peak Land Consultant LS 27598 situated at the northwest corner of Parcel C, Block 13, Town of Eagle, thence N89°27'00"E 253.55' to a to a point, thence S00°33'31"E 0.57" to a point, thence S89°42'12"W 113.14' to a point, thence on a non-tangent curve to the left with a radius of 15.00' having an arc length of 8.24' and a chord bearing of S70°48'47"W 8.24' to a point, thence N00°32'11"W 8.94' to the point of beginning.

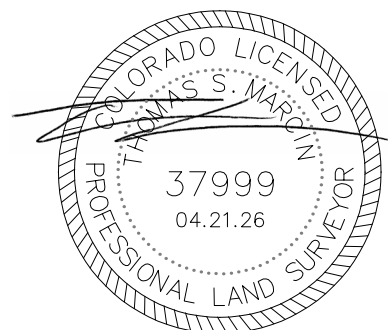
GRAPHIC SCALE



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.

CERTIFICATION

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Thomas S. Marcin, PLS 37999

MARCIN ENGINEERING LLC

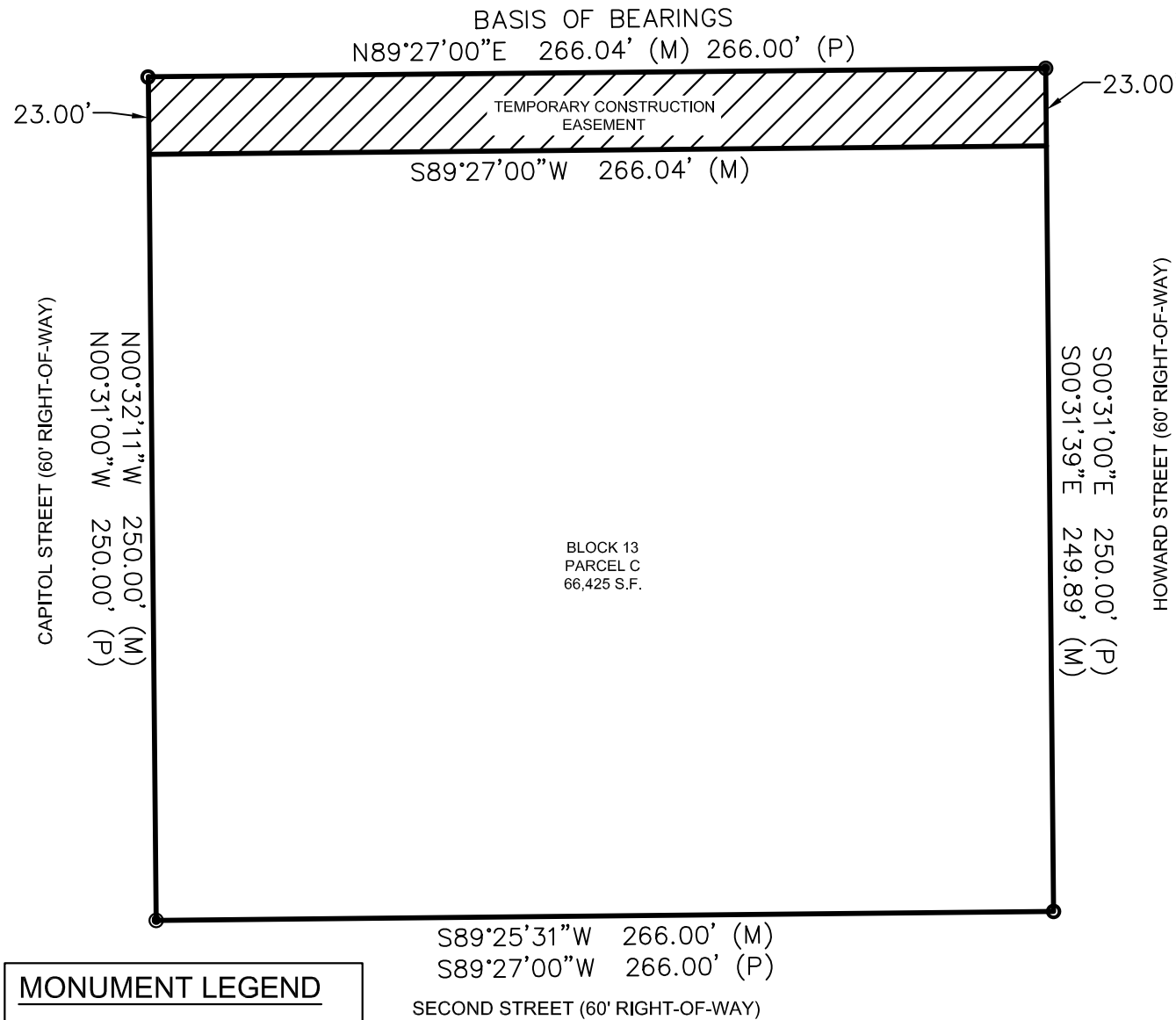
P.O. Box 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX

Temporary Slope Easement Preliminary Description

“...Over, under, across, and through the [**insert defined term used for the easement area**] for the purpose of permitting the Town and its Permittees to establish, construct, maintain, repair, and reconstruct slopes of cuts and fills, together with such related improvements necessary in connection therewith, for the purpose of ensuring the proper construction, operation and support for the [**insert defined term used for the Grand Avenue Improvements**], including the right of vehicular and pedestrian access.

EXHIBIT A
TEMPORARY SLOPE EASEMENT

U.S. HIGHWAY 6
(GRAND AVENUE)
(RIGHT-OF-WAY VARIES)



MONUMENT LEGEND

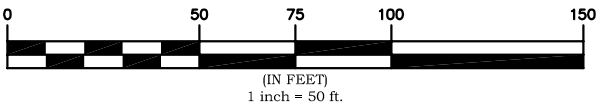
- FOUND MAG NAIL WITH 1½" DIAMETER BRASS TAG SET IN A WALL STAMPED PEAK LAND CONSULTANTS LS 27598
- FOUND 18" NUMBER 5 REBAR WITH 2" DIAMETER ALUMINUM CAP STAMPED PEAK LAND CONSULTANTS LS 27598
- FOUND 1½" DIAMETER ALUMINUM CAP ON NUMBER 5 REBAR WITH ILLEGIBLE LS
- SET 1½" DIAMETER ALUMINUM CAP ON NUMBER 5 REBAR LS 37999

LEGAL DESCRIPTION

A non exclusive easement for temporary construction activities described as the following:

The point of beginning being a found mag nail with a 1 ½" diameter brass tag set in a wall stamped Peak Land Consultant LS 27598 situated at the northwest corner of Parcel C, Block 13, Town of Eagle, thence N89°27'00"E 266.04' to a number 5 rebar with a 2" diameter aluminum cap stamped Peak Land Consultants LS 27598, thence S00°31'00"E 23.00' to a point, thence S89°27'00"W 266.04' to a point, thence N00°32'11"W 23.00' to the point of beginning.

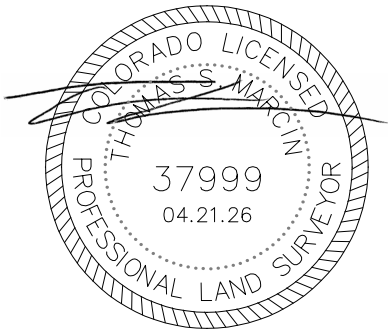
GRAPHIC SCALE



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CERTIFICATION

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Thomas S. Marcin, PLS 37999

MARCIN ENGINEERING LLC

P.O. Box 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX



Mark Fadick

Utility Construction Planner
mark.fadick@blackhillscorp.com

96 County Road 160
Glenwood Springs, CO 81601
P: 970.914.8326

January 29, 2026

Re: Capitol Flats Eagle

To: Alison Perry,

Black Hills Energy has existing natural gas facilities located on or near the above-mentioned project. At this time, it appears that these existing facilities have adequate capacity to provide natural gas service to your project, subject to the tariffs, rules and regulations on file. Any upgrading of our facilities necessary to deliver adequate service to and within the development will be undertaken by Black Hills Energy upon completion of appropriate contractual agreements and subject to necessary governmental approvals.

Please contact us with any questions regarding this project, and with a timeline of when you would like to proceed with your project.

Sincerely,

Mark Fadick
Utility Construction Planner
Black Hills Energy

This is approved by Mark Fadick
Utility Construction Planner
Black Hills Energy

Mark Fadick





January 28, 2026

Capitol & Grand Condominiums
100 Capitol Street
Eagle, CO 81631

Ms. Alison Perry, Vail Land Company for
Eagle Multi Family LLC
505 Plane Street
Gypsum, CO 81637

RE: Capitol & Grand

Dear Ms. Perry,

Please accept this letter as confirmation of Comcast Cable Corporation's ability to provide cable, internet and telephone broadband services to the captioned location and the below legal description. The project consists of 101 residential units.

Legal Description:

Eagle Subdivision, Block 7, Lots 1-5, 11-20
Parcel A, Parcel B
Town of Eagle, County of Summit, State of Colorado

If you have any questions, please contact me.

Sincerely,

Neal E. Henzler
Senior Contract Account Executive, Business Development, Mountain West Region
970-401-0540 Neal_Henzler@Comcast.com

This letter is not intended to give rise to binding obligations for either party. Any contractual relationship between the parties will be the result of formal negotiations and will only become effective upon execution of the contract by representatives of the parties authorized to enter into such agreements. During any negotiations, each party will bear its own costs and will not be responsible for any costs or expenses of the other party, unless separately agreed to in writing.



Please remit payment to the address below:

Project Resources Group, Inc.
Attn: Relocation Payments
5690 DTC Boulevard, Ste. 650-E
Greenwood Village, CO 80111

* Initial below to accept payment terms *

INTERIM ESTIMATED INVOICE

*** Payment of estimated cost is due within (15) days of receiving the signed agreement. ***

FRELO / Relocation Project Interim Estimated Invoice Agreement

authorizes the cost amount(s) provided by Project Resources Group care of:

Comcast	Forced Relocation of Comcast's utilities at: 104 Capitol St, Eagle, Colorado 81631
---------	--

External Labor - Estimate	Internal Labor - Estimate	Materials - Estimate	Internal Burden - Estimate
\$14,880.11	\$1,065.97	\$2,835.46	\$0.00
Footage	Coax/Fiber	Comcast Contribution	Previous Payments
805	Coax and Fiber	-\$0.00	-\$0.00

*** All materials/cable plant is owned and maintained by Comcast ***

FRELO ID#:	264263	The agreement will expire in 90 days if not signed.	
Comcast ID#:	JB0001765977		
PRG Project Coordinator:	Charles Atkinson	Interim Invoice Date:	01-30-2026
Estimated Invoice Costs:	\$18,781.54	Expiration Date:	04-30-2026
Company Name:	Payment of estimated cost is due within (15) days of receiving the signed agreement.		
Billing Address:			
Phone:			
Email:			
Name & Title:			
Date:			
Signature:			
AP Contact Name:			
Accounts Payable Email:			
Accounts Payable Phone:			

[Click here to pay.](#)

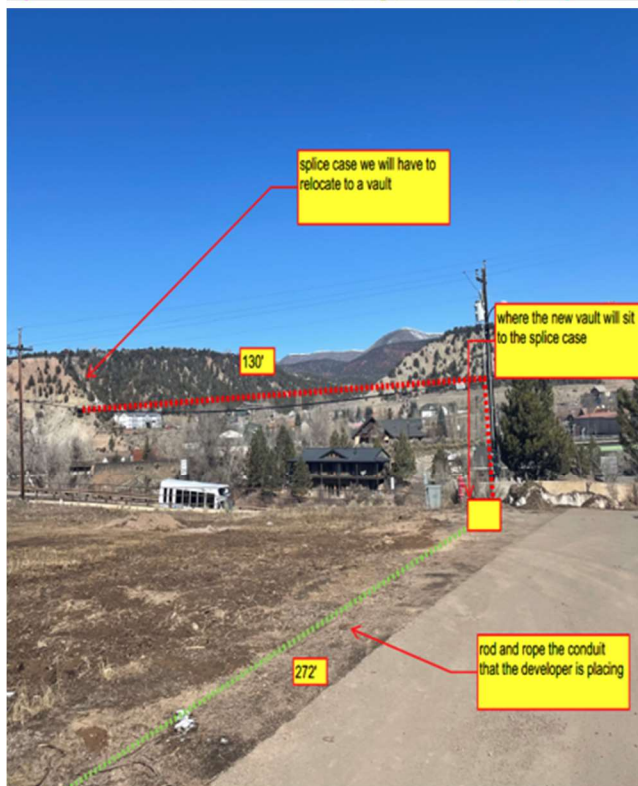
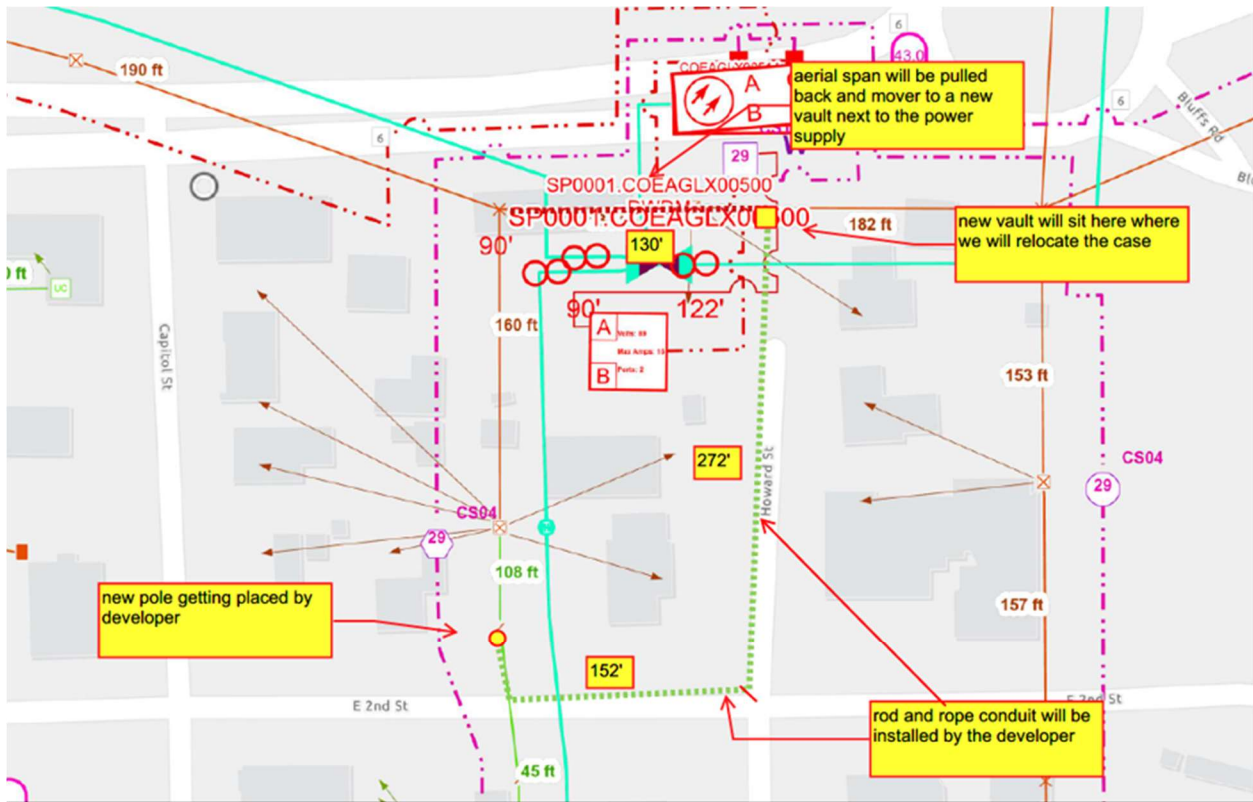
By signing this agreement, you acknowledge that you are authorized to sign on the Customer's behalf and acknowledge that the Customer agrees to the reasonableness of Comcast's estimated amounts indicated above on or after the indicated date. This is an agreement to reimburse Comcast for the estimated amounts above on the stated project only and does not provide authorization for any additional cost(s) unrelated to the stated project. This is an Interim Estimated Invoice. The document details the estimated cost as issued by Comcast. Once the project has been completed, a final invoice will be issued reflecting the actual construction costs, less the amount paid above. Should the project exceed 20% of the estimated costs before completion, a revised agreement will be issued. You will be liable and invoiced for the actual construction costs, once completed.

External Labor - Estimate	UOM	Quantity
Delash Coax or Fiber-Delash Coax or Fiber	FOOT	400
Aerial Wreck Out All Strand and Cable-Aerial Wreck Out All Strand and Cable	FOOT	400
Install Down Guy-Install Down Guy	EACH	1
Pole Transfer - Complex-Pole Transfer - Complex	EACH	1
Drafting Base Map Strand and Trench Information <2,000'	EACH	1
System Design - RF and Fiber Design and Draft for Forced Relocates - Base per project <2,000'	EACH	1
Field Walkout/Strand Trench Mapping - Coax and/or Fiber <2000' Code only applies to Greenfield and Brownfield situations.-Field Walkout/Strand Trench Mapping - Coax and/or Fiber <2,000 Ft	EACH	1
Walkout for Permit Fielding <300' Non-Complex-Walkout for Permit Fielding <300 Ft Non-Complex	EACH	1
Estimate Creation-Estimate Creation	EACH	1
Estimate Creation Used for post-sales cost estimate loaded by labor code line into P2 for job approval. Can only use this code once per project.-Estimate Creation	EACH	1
Splice Loose Tube Fiber (Per Fusion 25-48)-Splice Loose Tube Fiber (Per Fusion 25-48)	EACH	96
Install New Splice Enclosure - Underground-Install New Splice Enclosure - Underground	EACH	2
P12-Traffic Control Grade C (TCP Design) \$138.00 Per Sheet-Traffic Control Grade C	QUOTE	1
Permit Application within 300' Non-Complex-Permit Application within 300 Ft Non-Complex	EACH	1
Place Screw Anchor-Place 6" Screw Anchor	QUOTE	1
Stand-Off Riser-Stand-Off Riser	QUOTE	1
Extend Drops-Extend Drops	EACH	6
Faceplate Changes-Faceplate Changes	EACH	5
Splice Tap-Splice Tap	EACH	2
Splice Coax to Existing Node (Separate Trip Only)-Splice Coax to Existing Node (Separate Trip Only)	EACH	1
"Place or Replace Large 36"x48"x30" Vault"-Install Large 36"x48"x30" Vault	EACH	2
Proof Existing Conduit (Existing Conduit)-Proof Existing Conduit	FOOT	1140
Dig Up and Repair and Restore-Dig Up and Repair and Restore	EACH	2
"Pull Coax,Fiber or Innerduct (Separate Trip)"-Pull Coax, Fiber or Innerduct Separate Trip	FOOT	1140

Materials - Estimate	Quantity	UOM
Heat Shrink 100ct		1
FIBER WARNING POST. 66" UPRIGHT. ORANGE FIBERGLASS. W/COMCAST LOGO	Each	3
RG6. MESSENGERED. 77-80% BRAID. TRISHIELD. BLACK. ALUMINUM TAPE BONDED TO OUTER JACKET. NEC RATED CATV. COAXIAL DROP CABLE. REEL	Foot	500
1.5 INCH X 48 INCH. HEAT. SHRINK TUBING. 3:1 SHRINK RATIO. BLACK. MEDIUM WALL	Each	3
CONNECTOR RG6, DROP, XL, CONTINUITY	Each	16
CONDUIT, INNERDUCT , 2" SCH 40, TERRA COTTA W/1100 LB PULL TAPE	Foot	1200
048 FIBER COUNT. PLENUM. 12 FIBERS/TUBE DIELECTRIC STRENGTH MEMBER. STRANDED LOOSE TUBE. NON TRACERED. GEL FREE. FIBER OPTIC CABLE	Foot	700
CONDUIT, INNERDUCT 2", SCH 80, TERRA COTTA, WITH 1200# PULL ROPE	Foot	0
THIMBLEYE. BOLT. 5/8 X 14 INCH. STRAIGHT EYE. HOT DIP GALVANIZED	Each	1
.625 INCH. PIN CONNECTOR. 2 INCH PIN. P3/T10. 3 PIECE	Each	4
D CABLE LASHING. CLAMP. HOT DIPPED GALVANIZED..	Each	4
GUY HOOK (RAMS HEAD).. FOR 5/8 INCH BOLT. 11/16 INCH HOLE	Each	1
1/4 X 4-1/2 INCH (+/- 1/4 IN). P DROP. HOUSE HOOK. GALVANIZED	Each	2
Arris Tap Cable Equalizer 1.2GHz EQ 8 (typical loss)		1
F SERIES. F81 SPLICE ADAPTER. LONG. PPC. PN# CF 81 GHZ C	Each	6
STEEL. CONDUIT STANDOFF BRACKET. SINGLE. FOR 2 INCH CONDUIT. GALVANIZED	Each	6
CABLE GEL CLEANER. PREMOISTENED WIPES. 12/PKG.. REMOVES GREASE/TAR/SILLICONE	Each	1
MULTI-SPAN. CLAMP. WITHOUT BOND. ACCEPTS 1/4" STRAND	Each	3
CLOSURE (B), FIBER OPTIC SPLICE, 6 PORTS, 12 FIBER, B TRAY WITH TWO SM6 SPLICE MODULES, 1	Each	2
SNAP AROUND FIBER MARKER. BLACK ON ORANGE BACKGROUND. 8" x 7"	Each	2
FIBER SPLICE SLEEVE. SINGLE. 62 MM. FOOSC ACC. RN# SMOUV1120-01. PN# 693979. RAYCHEM. 100 PER	Each	100
P3-875 Jacketed Flooded (typical) (using price from dictionary)		451
5/8 INCH X 8 FEET. GROUND ROD. BONDED COPPER. UL LISTED	Each	2
LUBE, WHUPP, 5 GALLON PAIL, 2 PAIL MIN	Each	1
CONNECTOR, PIN TYPE, 875, 3 PIECE, LONG PIN, C/S P3 OR T/F T10 CABLE	Each	4
96 Count, Low Water Peak, Loose Fibers, Dry Core and Dry Tube, Epoxy Glass or Equiv Strength Member, 600 Pounds Tensile Strength ,Single Armor-Single Jacket .35/.25dB/km@1310/1550nm	Foot	0
DEADEND GRIP, GUY, GALVANIZED, FOR 1/4" STRAND, B-COATING	Each	5
.875 INCH P3/T10. JACKETED. FLOODED U/G. COAXIAL TRUNK CABLE	Foot	650
CABLE TIE, 15", 120 LB, BLACK	Each	10
CONDUIT, SWEEP, 2X45X24, SCH 40, BELLED, UL GRAY	Each	4
GROUND ROD. CLAMP. CAST GROUND COPPER ALLOY. 5/8 INCH. UL LISTED	Each	2
RMT2124-RF-11 - Regal 11 dB Four-port RF/AC bypass tap with equalization plug-in capability auto-seize 'F' connectors 5-1218 MHz and advanced F-port weather sealing. Shipped with jumper installed	Each	1
8 FOOT. FULL ROUND. GUY/MARKER. GUARD. YELLOW. POLY.	Each	1

Regal 8/29 1.2GHz Standard Tap (typical loss)		1
MESSENGER DROP WIRE. CLAMP. GALVANIZED. SENIOR INDUSTRIES. PN# SI-0969.	Each	2
BLACK. VINYL. ALL WEATHER. ELECTRICAL. TAPE. 3/4 INCH X 60-66 FOOT ROLL	Each	5
INSULATOR, PORCELAIN STRAIN, 3-1/2"L X 2-1/2"D, 3/8" HOLE	Each	1
Vault		2
.500 INCH LONG. WEATHER SEAL. FOR PORT THREAD PROTECTION	Each	25
ANCHOR.SCREW.TRIPLEYE.6'	Each	1
3/4 INCH. KINSEL. CABLE SPACER. PLASTIC	Each	15
Arris Tap Cable Equalizer 1.2GHz EQ 12 (typical loss)		1
No 12 AWG. GROUND WIRE. GREEN PVC COATED. SOLID COPPER	Foot	2
5/8 INCH. SQUARE. NUT. HOT DIP GALVANIZED	Each	2
ALUMINUM. TAP. BRACKET. 2 1/2 TO 3 INCH	Each	1
FOSC 450 "B" & "BS" Splice Tray Kit - 24-fiber capacity	Each	4
WASHER, SQUARE, FLAT, GALVANIZED, 2-1/4" X 2-1/4" X 3/16"	Each	2
TAPE DUCT 2" X 180' ROLL	Each	2
Arris Tap Cable Simulator 1.2GHz CS 4 (typical loss)		1
ADHESIVE, 12 OZ CAN REG POLY- CELL FOAM	Each	1
zCO00 96 Cnt Fiber 8x12		365
FUSION SPLICE		1
MULE TAPE. 2500 LB PULL STRENGTH. 3000 FT PER REEL. WITH FOOTAGE MARKINGS	Foot	1200
Arris Tap Cable Equalizer 1.2GHz EQ 10 (typical loss)		1
CABLE SUPPORT. STRAP. 16 INCH. STAINLESS STEEL. 1-3/16 INCH MAXIMUM DIAMETER.	Each	15
.625 INCH. SPLICE CONNECTOR. P3/T10. 3 PIECE	Each	1
PVC PIPE. 2 INCH X 10 FEET. SCHEDULE 40. W/ONE BELLED OR COUPLED END. UL LISTED	Foot	12
1/4 INCH. STRAND. 7 WIRE. CLASS A. GALVANIZED STEEL. 5000 FT REEL. GALVANIZED.	Each	40
Pedestal		1
RMT2128-RF-26 - Regal 26 dB Eight-port RF/AC bypass tap with equalization plug-in capability auto-seize 'F' connectors 5-1218 MHz and advanced F-port weather sealing. Shipped with jumper installed	Each	1
CONDUIT, FINGER CAP, DUAL, FOR 2" WITH 500-625, 100 PER BOX	Each	2
HOUSING SPLICE BLOCK ADAPTER. 2.75 INCH SEPERATION	Each	2
F TYPE 750HM WEATHER SEAL PORT SAVER. NON LOCKING TERMINATOR.	Each	10
RMT2128-RF-17 - Regal 17 dB Eight-port RF/AC bypass tap with equalization plug-in capability auto-seize 'F' connectors 5-1218 MHz and advanced F-port weather sealing. Shipped with jumper installed	Each	1
RMT2124-RF-20 - Regal 20 dB Four-port RF/AC bypass tap with equalization plug-in capability auto-seize 'F' connectors 5-1218 MHz and advanced F-port weather sealing. Shipped with jumper installed	Each	1
RMT2128-RF-29 - Regal 29 dB Eight-port RF/AC bypass tap with equalization plug-in capability auto-seize 'F' connectors 5-1218 MHz and advanced F-port weather sealing. Shipped with jumper installed	Each	1
RMT2122-RF-26 - Regal 26 dB Two-port RF/AC bypass tap with equalization plug-in capability auto-seize 'F' connectors 5-1218 MHz and advanced F-port weather sealing. Shipped with jumper installed	Each	1
Cable Clip. RG6. Black. 7/8" Pan-Hex Self-Drilling Screw. Order in Multiples of 100. UV Stable	Each	15

SOW:





3799 HIGHWAY 82 • P.O. BOX 2150
GLENWOOD SPRINGS, COLORADO 81602
(970) 945-5491 • FAX (970) 945-4081

1/8/2026

Vail Land Company
Alison Perry

RE: Capitol + Grand, in downtown Eagle

Dear Alison,

The above mentioned development is within the certified service area of Holy Cross Energy.

Holy Cross Energy has adequate power supply to provide electric power to the development, subject to tariffs, rules and regulations on file. Any power line enlargements, relocations, and new extensions necessary to deliver adequate power to and within the development will be undertaken by Holy Cross Energy upon completion of appropriate contractual agreements and subject to necessary governmental approvals.

Please advise when you wish to proceed with the development of the electric system for this project.

Sincerely,
Holy Cross Energy

Keith Hernandez
Engineering Department
PO Box 3350
Glenwood Springs, Co. 81602

(970) 947-5439
Email: khernandez@holycross.com

EAGLE 104 CAPITOL STREET - 42-53 - W/O 25113

On Jan 29, 2026, at 9:20 AM, Keith Hernandez <khernandez@holycross.com> wrote:
Alison,

Sorry. Today I found the updated plan with the requested changes. It looks good. We might
need a few adjustments as we go.

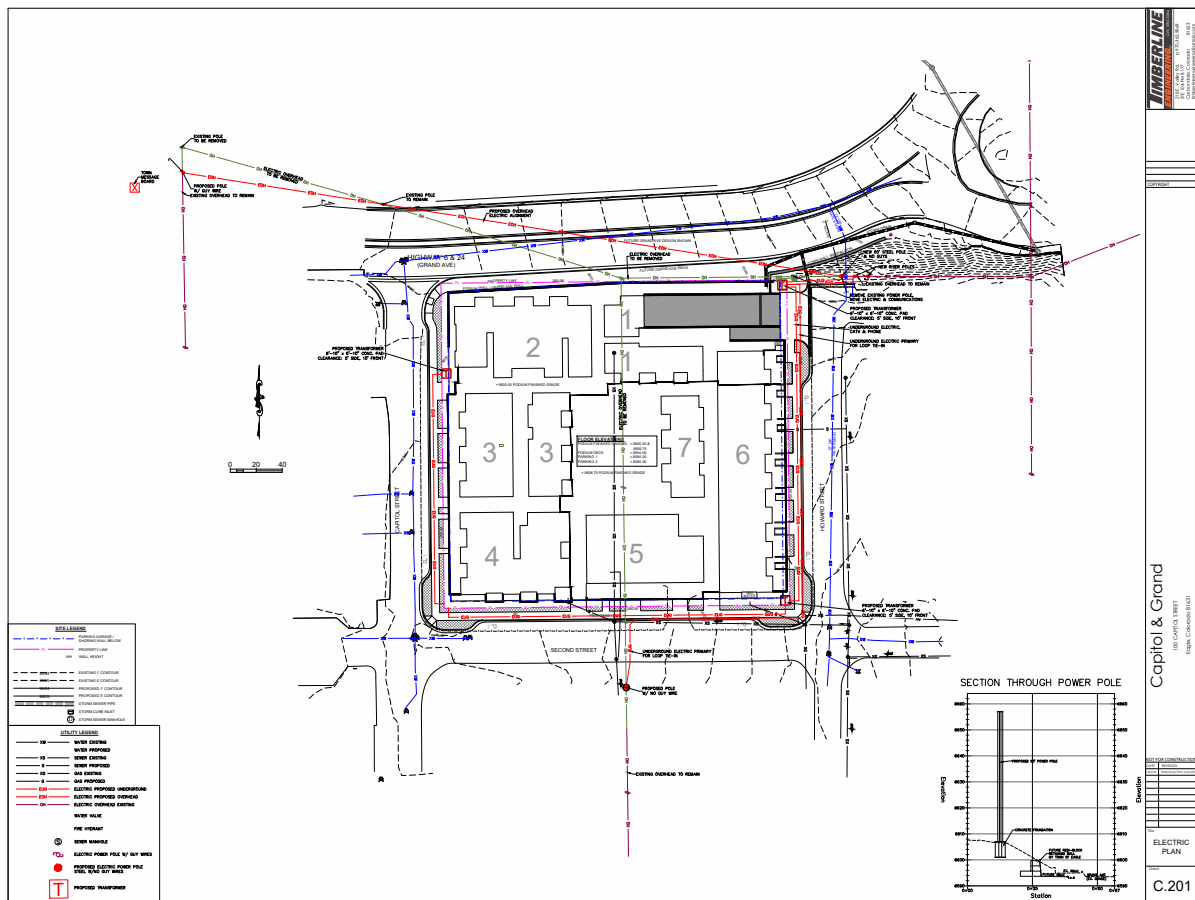
I approve of this plan. Thanks for the revisions.

Have a great day!

Keith Hernandez

Holy Cross Energy

970-947-5439





1/26/2026

ATTN: Alison Perry
Vail Land Company
970-306-2264
perry@vailland.com

RE: Capitol + Grand

To whom it may concern:

Your request for facilities to Capitol + Grand is within CenturyLink/Lumen's serving area and will be provided in accordance with all the rates and tariffs set forth by the Colorado Public Utilities Commission.

Connections to CenturyLink/Lumen facilities are contingent upon the customer meeting all the requirements of the Utilities tariffs that are in effect for each requested utility service at the time the application for service is made by the customer and formally accepted by CenturyLink/Lumen. Connection requirements may include provisions for necessary line extensions and/or other system improvements, and payment of all applicable system development charges, recovery agreement charges and other fees or charges applicable to the requested service.

Although CenturyLink/Lumen diligently seeks to expand its facilities as necessary to meet anticipated growth, CenturyLink/Lumen services are provided to eligible customers at the time of connection to the facilities on a "first come, first served" basis after acceptance of the customer's application as described above. In certain instances, our facilities and capacities may be limited. Accordingly, no specific allocations or amounts of CenturyLink/Lumen facilities or supplies are reserved for service to the subject property, and no commitments are made as to the availability of CenturyLink/Lumen service at future times.

Sincerely,

Jason Sharpe
Senior Field Engineer
970-328-8290

From: Alison Perry perry@vailland.com 
Subject: Fwd: P862870/FW: Following Up: Capitol Howard Alley abandonment in Eagle
Date: January 24, 2026 at 1:32 PM
To:



From: "Sharpe, Jason" <Jason.Sharpe@lumen.com>
Subject: RE: P862870/FW: Following Up: Capitol Howard Alley abandonment in Eagle
Date: January 14, 2026 at 10:38:23 AM EST
To: David Anderson <timberlineengineering@gmail.com>, perry vailland.com <perry@vailland.com>

David,

Thank you for sending this over to me. I approve of the attached screenshot that shows our existing aerial copper & coax cable being removed back to the pole on the south side of E 2nd St. Please keep in mind that this will be a Billing Job that will need to be invoiced to the property owner before any cables are removed.

Thanks,
Jason Sharpe
Senior Network Implementation Engineer
401 Sawatch Rd, Eagle, CO 81631
tel: 970.328.8290 | cell: 970.309.2973
Jason.Sharpe@Lumen.com

The LUMEN logo, with 'LUMEN' in black and a registered trademark symbol, and a blue horizontal bar above the 'E'.

Capitol Street Alley Utility Removal Plan - Lumen Technologies



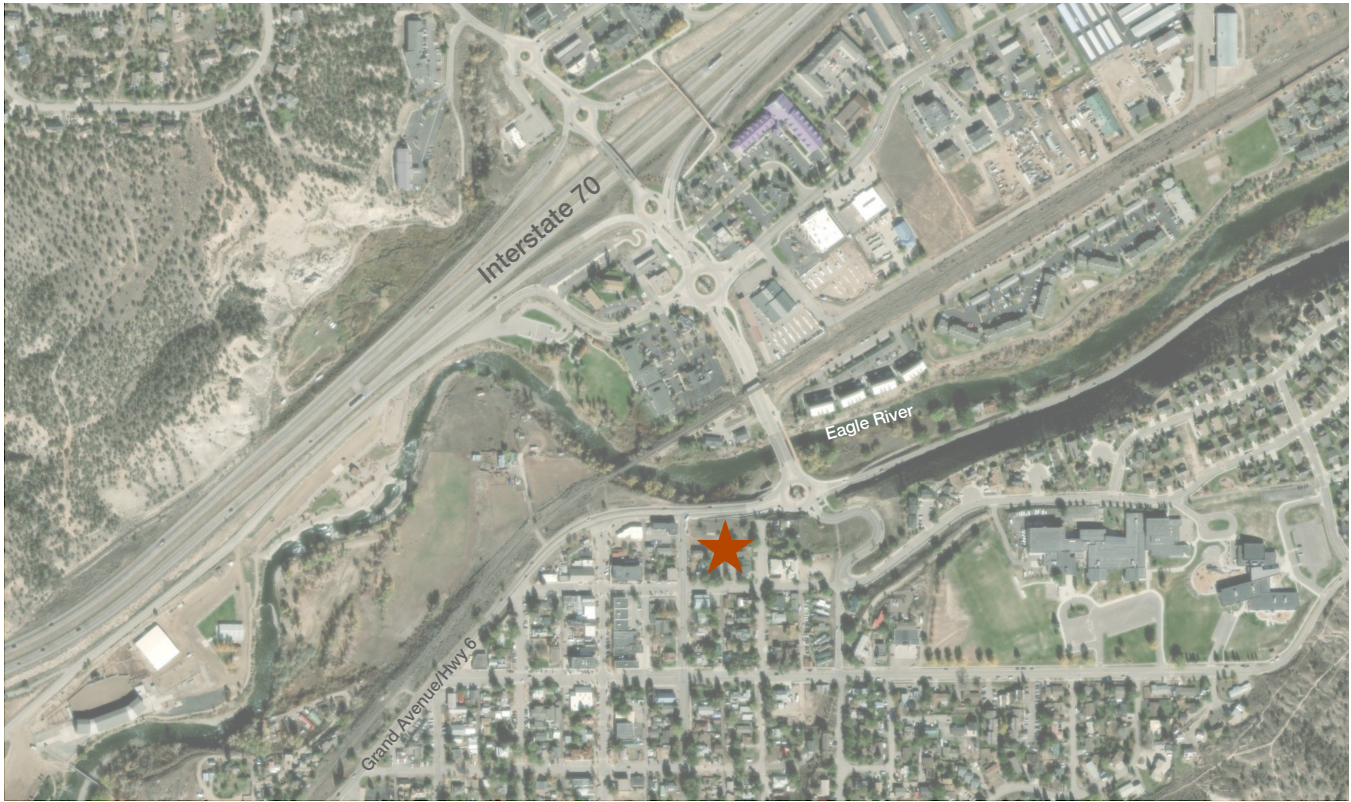
Lumen Technologies:

Jason Sharpe
Senior Network Implementation Engineer
401 Sawatch Rd, Eagle, CO 81631
tel: 970.328.8290 | cell: 970.309.2973
Jason.Sharpe@Lumen.com

1/14/2026

CAPITOL FLATS

Area Orientation Map:



Properties subject to Applications:



CAPITOL FLATS

Right of Way Vacation Application



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

File #

Date Received

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 ☐ 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

If permit type not specified above, fill in here Right-Of-Way Vacation

PROJECT NAME Capitol Flats

PRESENT ZONE DISTRICT CMU1 **PROPOSED ZONE DISTRICT** _____
(if applicable)

LOCATION

STREET ADDRESS 104, 110, 124, 130 Capitol, 217 E Second St, 103, 123, 137 Howard

PROPERTY DESCRIPTION

SUBDIVISION Eagle **LOT(S)** 1, 2, 3, 4, 5, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, Parcel A, Parcel B **BLOCK** 13
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE _____

Alley abandonment to allow for combination of all lots on the block into one property.

APPLICANT NAME Eagle Multifamily LLC **PHONE** 970/328-0403

ADDRESS PO Box 421 Gypsum, Colorado 81637-421 **EMAIL** perry@vailland.com

OWNER OF RECORD Eagle Multifamily LLC **PHONE** 970/328-0403

ADDRESS PO Box 421 Gypsum, Colorado 81637-421 **EMAIL** perry@vailland.com

REPRESENTATIVE* Alison Perry, Vail Land Company **PHONE** 970/306-2264

ADDRESS PO Box 4691 Eagle, Colorado 81631-4691 **EMAIL** perry@vailland.com

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

APPLICATION SUBMITTAL ITEMS:

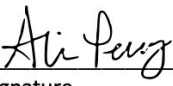
The following submittal materials must be submitted in full before the application will be deemed complete per Chapter 4.17.030 of the Eagle Municipal Code (pg. 236) (please check all items that are being submitted):

- ☒ 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, title report, or other acceptable forms of proof) 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 4.17.030 (pg. 239)

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

October 30, 2024
Date

CAPITOL FLATS

Right of Way Vacation Exhibit and Legal Description

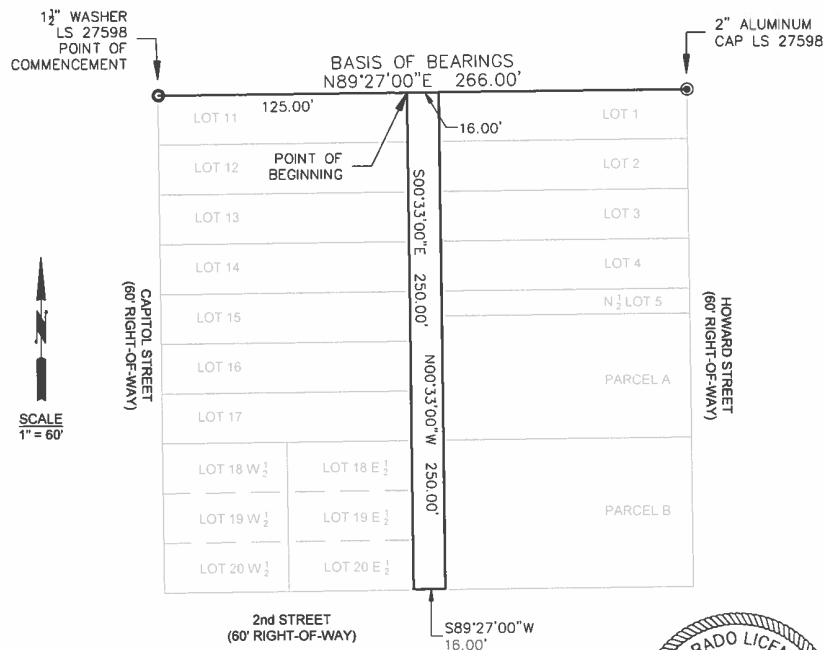
EXHIBIT A SHEET 1 OF 1

LEGAL DESCRIPTION

A parcel of land for the purposes of a 16-foot alley situated in Section 32, Township 4 South, Range 84 West of the 6th Principal Meridian, being more particularly described as follows:

Commencing at a point marking the northwest corner of Lot 11, Block 13, Town of Eagle according to the plat thereof monumented by a found 1½-inch diameter brass washer in a wall LS 27598, thence N 89°27'00"E a distance of 125.00 feet to the northeast corner of Lot 11, Block 13, Town of Eagle, the true point of beginning. Thence S 00°33'00"E a distance of 250.00 feet to the southeast corner of Lot 20, Block 13, Town of Eagle. Thence, N 89°27'00"E a distance of 16.00 feet to the southwest corner of Parcel B, Town of Eagle, A Resubdivision of the southerly one-half of Lot 5 and Lots 6 thru 10, Block 13 according to the plat thereof recorded October 2, 1997 in Book 739 at Page 307, Clerk and Recorder's Office, County of Eagle, State of Colorado. Thence N 00°33'00" W a distance of 250.00 to the northwest corner of Lot 1, Block 13, Town of Eagle. Thence S 89°27'00"W a distance of 16.00 feet to the northeast corner of Lot 11, Block 13, Town of Eagle, the true point of beginning; containing 0.092 acres more or less.

Bearings are based upon a point marking the northwest corner of Lot 11, Block 13, Town of Eagle monumented by a found 1½-inch diameter brass washer in wall LS 27598 and a point marking the northeast corner of Lot 1, Block 13, Town of Eagle monumented by a found 2-inch diameter aluminum cap on number 5 rebar LS 27598, as shown hereon and according to the plat thereof, the bearing being N 89°27'00"E a distance of 266.00 feet.



CERTIFICATION

I, John R. Curran, a Professional Land Surveyor in the State of Colorado, do hereby certify that this Exhibit was prepared by me or under my direct supervision, responsibility and checking. I further certify this is not a monumented land survey, Land Survey Plat, Improvement Survey Plat, or an Improvement Location Certificate.

John R. Curran, PLS 28267

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.



23095 - Alley Vacation

Exhibit.dwg

MARCIN ENGINEERING LLC

P.O. Box 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX

February 12, 2026

Via E-Mail

Tez Hawkins, Planner
Town of Eagle, Community Development
200 Broadway
PO Box 609
Eagle, CO 81631

Re: Right-of-Way Vacation Supplemental Narrative for Town Right-of-Way running north-south through the block bound by Capitol Street, Grand Avenue, Howard Street, and East Second Street (the “**ROW**”) (originally associated with Companion Project Number: SS24-02-Capitol Flats Sketch Plan)

Dear Tez:

This firm represents Eagle Multifamily LLC (the “**Applicant**”), with respect to certain real property located at 104 Capitol Street, 110 Capitol Street, 124 Capitol Street, 130 Capitol Street, 217 East Second Street, 103 Howard Street, 123 Howard Street, and 137 Howard Street (the “**Lots**”) in the Town of Eagle (the “**Town**”). This Supplemental Narrative is submitted in addition to the original narrative dated December 13, 2024 (the “**Original Narrative**”) in support of the Applicant’s request to vacate the ROW running north-south through the central land area between the Lots, pursuant to the Town’s Land Use and Development Code (“**LUDC**”) (this “**Application**” or the “**ROW Vacation**”).

As you are aware, a separate Rezoning application and Preliminary Plan application are being processed concurrently with this Application in furtherance of the Project (defined below). The Preliminary Plan requests consolidation of the Lots and ROW (the “**Property**”) into a single lot, which necessitates the ROW Vacation. The Applicant intends to develop the Property as a multi-family residential infill development that will provide an activated entry to Town from Grand Avenue, significant affordable and resident-occupied housing and underground parking in support of a pedestrian-focused community asset just one block from Historic Downtown Eagle (the “**Project**”).

This Supplemental Narrative is provided in order to ensure the Application narrative, including this Supplemental Narrative and the Original Narrative, provides an up-to-date analysis of the LUDC Applicability and Review and Decision Making provisions at LUDC Section 4.17.100.G in connection with the Project, as revised since the Original Narrative submittal.

LUDC Section 4.17.100.G.2.

Applicability - A request for Vacation may be filed when:

- a. The street or alley:
 - i. Has never been, or is not anticipated to be formally opened or used;

- ii. Is no longer needed because of design changes made by the Town;
- iii. Has never been used for public purposes, or
- iv. Has been abandoned and removed.

The Original Narrative references subsection iv. as the relevant condition. Additionally, though, subsection ii. is a relevant condition. The subsection ii. and iv. conditions are each met in connection with the concurrently requested Preliminary Plan approval, which would consolidate the Lots and ROW. The Preliminary Plan approval would constitute a design change made by the Town which permits lot consolidation to support the Project's underground garage and renders the ROW unnecessary. As provided in further detail in the ROW Application Response Letter, prior to the Town's relinquishment of access to and use of the ROW, the alley would be abandoned and all utilities relocated.

- b. All portions of the street or alley to be vacated are within the Town; and

See Original Narrative.

- c. No portion of the street or alley to be vacated constitutes a boundary line between two counties or the boundary of the Town.

See Original Narrative.

LUDC Section 4.17.100.G.5.

Review and Decision Making:

- a. The Planning and Zoning Commission shall review and recommend and the Town Council shall review and decide on an application for Vacation based on the following criteria:
 - i. Comprehensive Plan. The vacation is consistent with the Comprehensive Plan;

See Original Narrative, which provides an accurate analysis of the Comprehensive Plan with the following minor revisions:

- **Regarding Goal 1-1, in addition to underground garage parking being provided, the Project will maintain on-street parking as requested by public feedback.**
- **Regarding Goal 1-1.3, due to the Project's reduction in dwelling unit count, the Project will provide 15 restricted AMI units and 35 resident-occupied units.**
- **Regarding Goal 1, generally, the Project as revised does not support a roof deck, understanding the Town's height restrictions on the required elevator infrastructure, nor space for an interior gym. Instead, a vastly expanded outdoor space (a 7,140 square foot courtyard) is now provided.**
- **Regarding Goal 2-1.5, the Project is now comprised of eight buildings and adheres to the maximum building footprint and building spacing requirements added to the CMU-1 zone district since the Original Narrative was submitted.**

- **Regarding Goal 2-1.8, as noted above, the roof deck is no longer viable, but the ground level 7,140 square foot courtyard now provides the central gathering space for the Project.**
 - **Regarding Goal 2-2, as noted above, the Project is now comprised of eight buildings.**
 - **Regarding Goal 5-3, as noted above, there will be street parking as requested by public feedback.**
 - **Regarding Goal 5-5, as noted above, the Project as revised does not support a roof deck, understanding the Town's height restrictions on the required elevator infrastructure.**
- ii. Land Use and Development Code standards. The vacation will comply with the applicable standards of this LUDC.
- See Original Narrative.**
- iii. Public purpose. The street or alley is no longer needed for transportation, public utility, or drainage purposes;
- See Original Narrative and ROW Response Letter.**
- iv. Property access. No land adjoining the street or alley to be vacated shall be left, as a result of the vacation, without adequate public services or vehicular access.

See Original Narrative and ROW Response Letter.

The Applicant team appreciates the opportunity to provide this further information. We look forward to working with the Town on this Application.

Sincerely,

Diana Caruso Jenkins

Diana Caruso Jenkins
For the Firm



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING & ZONING STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

MEETING DATE:	June 16, 2026
PROJECT:	Eagle Multi-Family Right-of-Way Vacation Request
FILE NUMBER(S):	ROW24-01
REQUEST:	Eagle Multi Family, LLC and JAH, LLC (the "Applicant") request that the Town of Eagle vacate the public alley right-of-way (ROW) between 104, 110, & 124 Capitol Street, 217 Second Street, and 103, 123, & 137 Howard Street in exchange for a Town public pedestrian easement and temporary slope easement along Grand Avenue and across the north side of 104 Capitol Street. If the public alley ROW is vacated, the Town will establish a public utility easement within the alley until all existing utilities are adequately relocated.
APPLICANT(S):	Eagle Multi Family, LLC & 241 JAH, LLC
LOCATION:	104, 110, & 124 Capitol Street, 217 Second Street, and 103, 123, & 137 Howard Street
ROW AREA SIZE:	± 0.091827 acres (4,000 square feet)
ZONING:	PUD
EXISTING LAND USE:	ROW-Public Alley, Access, Public Utilities
PROPOSED LAND USE:	Public Utility Easement-Public Alley, ROW, Access, Public Utilities
STAFF:	Tez Hawkins, AICP (Contract Planner); Jessica Lake, Senior Planner

1. BACKGROUND

Location and Existing Conditions

The public alley ROW requested for vacation is bounded east and west by 104, 110, & 124 Capitol Street, 217 Second Street, and 103, 123, & 137 Howard Street. It's bound north by Grand Avenue and south by 2nd Street. The public alley right-of-way is held and maintained by the Town of Eagle (the "Town") and measures approximately 16 feet by 250 feet with an area of 0.091827 acres. It's unpaved and composed of compacted road base and gravel. Utilities located within the alley include water and wastewater by the Town, gas by Black Hills Energy, electricity by Holy Cross Energy, and telecommunications by Lumen Technologies.

Site History

The alley was designated as a public ROW in 1876 under the easements, conditions, covenants, restrictions, reservations, and notes on the plat of the Town of Eagle recorded on January 1, 1876, in Book E at page 2.

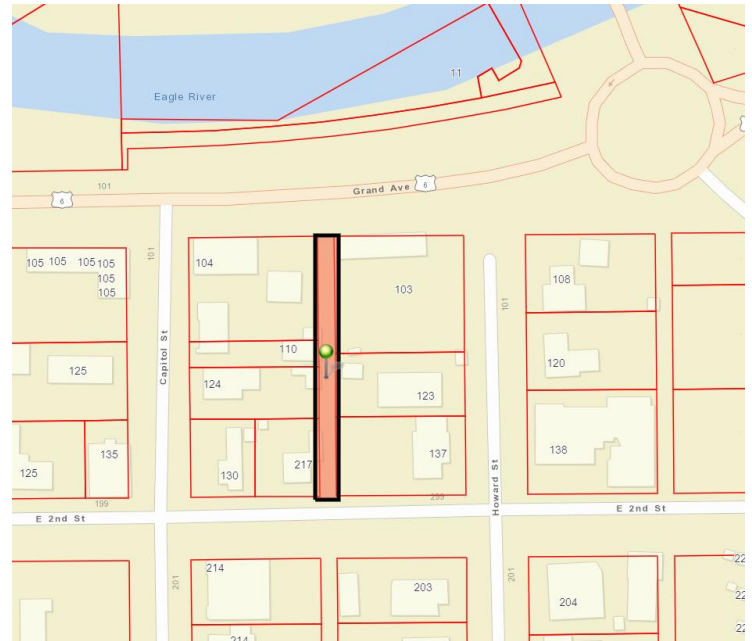


Figure 1. Location Map

2. PROPOSAL REQUEST

The Applicant requests that the Town of Eagle vacate the alley ROW described in Section 1 of this staff report above in exchange for a Town public pedestrian easement and a temporary slope and construction easement along Grand Avenue and across the north side of 104 Capitol Street. If the public alley right-of-way is vacated, the Town will also establish a public utility easement within the alley until all existing utilities are adequately relocated, and utilities in the alley serve no properties.

Table 1 below summarizes each easement that Town Staff is requesting if the ROW vacation is approved. All requested easements include a legal description and exhibit drawing that can be found in Attachment 1 of this staff report. Attachment 1 also includes the draft Town ordinance to be signed and recorded if the proposed ROW Vacation is approved by the Town Council.

Table 1. Staff Requested Easements per the condition of vacating the ROW

Easement	Description
Pedestrian Easement	An approximately 471 square-foot easement is intended to accommodate a future sidewalk designed under the Town of Eagle's Grand Avenue Corridor plan; refer to the attached ordinance for accurate legal descriptions and measurements of the easement. The Town of Eagle will be responsible for and have the right to construct, maintain, repair, replace, and operate a public sidewalk and appurtenances. The design for the Grand Avenue Corridor

Department

	Project can be found on the Town's website at https://www.townofeagle.org/1175/Grand-Avenue-Project-Progression .
Temporary Slope and Construction Easement	An approximately 6,118 square-foot easement for the purpose of permitting the Town to establish, construct, maintain, repair, and reconstruct slopes of cuts and fills, together with such related improvements necessary in connection therewith, for the purpose of ensuring the proper construction of the Town of Eagle's Grand Avenue Corridor Project; refer to the attached ordinance for accurate legal descriptions and measurements of the easement. The design for the Grand Avenue Corridor Project can be found on the Town's website at https://www.townofeagle.org/1175/Grand-Avenue-Project-Progression
Public Utility Easement	An approximately 4,000 square feet easement matching the boundaries of the existing alley ROW for the purpose of permitting the Town and its permittees to operate, maintain, repair, replace, and remove utilities and associated improvements, including the right of vehicular and pedestrian access; refer to the attached ordinance for accurate legal descriptions and measurements of the easement. The Easement will stay in place until there is no longer any public utility or public access needed and all utilities and access are relocated and abandoned. Neither the Applicant nor any other unauthorized person will make any physical changes within a public utility easement without express written consent from the Town or its permittees. The Town and all its permittees will maintain all existing operations, functions, and maintenance of the alley as they would under the existing conditions of the ROW.

3. Referral Agency Distribution

The vacation of the alley ROW was distributed to the departments and agencies listed in Table 2.

Table 2. Referral Agency/Department Distribution List

Agency/Department	Comments
Greater Eagle Fire Protection District, Eagle County Paramedics	No Comment
Town of Eagle Police, Finance, Sustainability, Economic Development and Housing, Open Space & Trails, Building Department	No Comment.
Eagle Valley Library District, Eagle County Commissioners, Eagle Community Development, Eagle County Public Works/Engineering, Eagle County School District, Eagle County Conservation District, Eagle River Coalitions, Core Transit	No Comment.
Colorado Department of Transportation	No Comment.
State Public Utility Commission, Black Hills Energy CenturyLink, Holy Cross Electric Association, Inc., Comcast, Lumen	All utility providers who have infrastructure within the public alley support the Applicant's request for the vacation of the alley ROW if access and operations are maintained until such time that the Applicant sufficiently relocates the utility infrastructure.

Town Public Works	Public works department supports the vacation of the alley ROW to advance the Town's transportation and infrastructure goals along Grand Avenue under the conditions outlined in Section 7, and requests of utility providers holding infrastructure in the alley.
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4. Public Comment

Staff has not received any verbal or written public comment as of June 12, 2026.

5. ANALYSIS

The vacation of right-of-way procedure provides a mechanism for implementing Colorado Revised Statutes (C.R.S.) § 43-2-301 et seq, which gives the rights and legal mechanisms for the Town of Eagle to vacate a public right of way.

All applicable mechanisms and conditions of C.R.S. § 43-2-303 have been met and are also incorporated and in line with the requirements enforced by the Town of Eagle's Land Use Development Code (LUDC), which are outlined with the staff's analysis of the applicant's request in Tables 2 and 3 below.

Table 3. LUDC Section 4.17.100.G.2-Applicability Criteria

Applicability Criteria	Staff Analysis/Findings
<i>A request for vacation may be filed when the street or alley has never been, or is not anticipated to be, formally opened or used.</i>	This criterion is met with staff's condition of approval that a public utility easement be established as outlined in Table 1 of this report, and the prescriptive condition of approval stated in Section 7 of this staff report.
<i>A request for vacation may be filed when the street or alley is no longer needed because of design changes made by the Town</i>	This criterion is not applicable. No design changes have been made by the Town. However, the alley will effectively remain intact with staff's condition of approval that a public utility easement be established as outlined in Table 1 of this report, and the prescriptive condition of approval stated in Section 7 of this staff report.
<i>A request for Vacation may be filed when the street or alley has never been used for public purposes or has been abandoned and removed.</i>	This criterion is not applicable. The alley has been used for public purposes. However, the alley will effectively remain intact with staff's condition of approval that a public utility easement be established as outlined in Table 1 of this report, and the prescriptive condition of approval stated in Section 7 of this staff report.
<i>A request for vacation may be filed when all portions of the street or alley to be vacated are within the Town.</i>	All portions of the proposed alley ROW vacation are with the Town.
<i>A request for Vacation may be filed when no portion of the street or alley to be vacated constitutes a boundary line between two counties or the boundary of the Town.</i>	No portion of the proposed alley ROW to be vacated constitutes a boundary line between two counties or boundaries of the Town.

The Planning and Zoning Commission shall review and recommend, and the Town Council shall review and decide on an application for Vacation based on the following criteria in Table 4:

Table 4. LUDC Section 4.17.100.G.5-ROW Review, Recommendation, & Decision Making Criteria

Decision-Making Criteria	Staff Analysis/Findings
<i>The vacation is consistent with the Comprehensive Plan.</i>	The Vacation is consistent with the following Goals and policies of the Elevate Eagle Comprehensive Plan, which are primarily tied to the needs met by the Temporary Slope Easement and Pedestrian Easement provided by the applicant that will facilitate the advancement of the Town's Grand Avenue Corridor Project: <u>Goal 2-5; Policy 2-5.2.</u> Enhance gateways and streetscapes to reflect the Town's unique identity, providing a clear sense of arrival. <u>Goal 3-3; Policy 3-3.2.</u> Improve the safety and efficiency of bicycle and pedestrian crossings throughout Town, with additional improvements along Grand Avenue/Highway 6. <u>Goal 5-2; Policy 5-2.1.</u> Ensure adequate access to and appropriate mobility options within the Town through improving circulation on US Highway 6/Grand Avenue and designing the vehicular network to anticipate future development and transportation needs. <u>Goal 5-2; Policy 5-2.2.</u> Ensure streets effectively accommodate transit, bicycles, pedestrians, and other transportation options as determined appropriate <u>Goal 5-3; Policy 5-3.2.</u> Ensure efficient multimodal connectivity between all residential areas and public destinations. <u>Goal 5-4; Policy 5-4.1.</u> Maintain public services and infrastructure per community expectations and Town standards.
<i>The vacation will comply with the applicable standards of the LUDC.</i>	The vacation of the alley ROW was reviewed for compliance with LUDC Section 4.09.060.D - Standards for public, civic, and institutional uses, and public utilities. Vacation of the Alley ROW was found to be in compliance with the following applicable statement tied to public utility land uses in the Town: <i>"Nothing in this LUDC shall be construed to prohibit construction or installation of a public utility use or structure necessary for transmission of commodities or services of a utility company, through mains or distribution lines, in any zone district."</i> The ROW Vacation is in compliance with the LUDC, with staff's condition of approval that a public utility easement be established as outlined in Table 1 of this report, and the prescriptive condition of approval stated in Section 7 of this staff report.
<i>The street or alley is no longer needed for transportation, public utility, or drainage purposes.</i>	This criterion is met with staff's condition of approval that a public utility easement be established as outlined in Table 1 of this report, and the prescriptive condition of approval stated in Section 7 of this staff report.

<i>No land adjoining the street or alley to be vacated shall be left, as a result of the vacation, without adequate public services or vehicular access.</i>	This criterion is met with staff's condition of approval that a public utility easement be established as outlined in Table 1 of this report, and the prescriptive condition of approval stated in Section 7 of this staff report.
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6. RECOMMENDATION

The Community Development Department, having reviewed all materials submitted by the Applicant and the requirements of the Per C.R.S. § 43-2-301 et seq. and the LUDC Sec. 4.17.100.G, recommends the following findings of fact and conclusions of law.

Recommended Findings of Fact

1. The Town holds and maintains a public alley ROW bounded east and west by 104, 110, & 124 Capitol Street, 217 Second Street, and 103, 123, & 137 Howard Street. The alley ROW is bounded north by Grand Avenue and south by 2nd Street. The alley ROW measures approximately 16 feet by 250 feet with an area of 0.07897 acres.
2. Eagle Multi Family, LLC and 241 JAH, LLC (the "Applicant") request that the Town of Eagle vacate the public alley right-of-way (ROW) bounded east and west by 104, 110, & 124 Capitol Street, 217 Second Street, and 103, 123, & 137 Howard Street. The public alley ROW is bound north by Grand Avenue and south by 2nd Street. The alley and ROW measures approximately 16 feet by 250 feet with an area of 0.07897 acres.

Recommended Conclusions of Law

1. The alley ROW Vacation, as conditioned, is consistent with and furthers the goals and policies of *Elevate Eagle*, the Town's Comprehensive Plan.
2. The alley ROW Vacation, as conditioned, is consistent with applicable provisions of the Town's LUDC.
3. The public hearing for the ROW Vacation request application was noticed in compliance with C.R.S. § 43-2-303 and the Town's LUDC Section 4.17.050.

Based on the above recommended findings of fact and conclusions of law, the Community Development Department recommends **APPROVAL** of the application ROW24-01, subject to the following conditions:

7. Conditions of Approval

1. If the ROW Vacation is approved, the Town will reserve a public utility easement until such time as the public utilities in the previously existing Right-of-Way are permanently relocated. Neither the Applicant nor any other unauthorized person will make any physical changes within a public utility easement without expressed written consent from the Town or its permittees. The Town and all its permittees will maintain all existing operations, functions, and maintenance of the alley as they would under the existing conditions of the ROW.

2. If the ROW Vacation is approved, the Applicant shall convey a permanent public access and sidewalk easement to the Town, in the form set forth in Exhibit B of the attached ordinance, so that the Town may construct and maintain a sidewalk.
3. If the ROW Vacation is approved, the Applicant shall convey a temporary slope easement to the Town, in the form set forth in Exhibit C of the attached ordinance, so that the Town may build, cut, or fill slopes related to construction in and around the Grand Avenue Right-of-Way until the Grand Avenue Corridor Project is completed.
4. Pursuant to the authority granted in C.R.S. 43-2-302(1)(c), if the ROW Vacation is approved, the Town directs that the vacated ROW area is equally vested to the owners of the abutting land, effectively adjusting each abutting property line to the center of the alley for 104, 110, & 124 Capitol Street, 217 Second Street, and 103, 123, & 137 Howard Street.

8. PLANNING & ZONING RECOMMENDED MOTION

Approval: “I move to recommend approval of File number ROW24-01, Resolution 10, Series 2026, with the listed conditions of approval, based on the testimony provided and the recommended findings of fact and conclusions of law as detailed in the staff report.”

9. PLANNING & ZONING ALTERNATIVE MOTIONS

Continuation: “I move to recommend tabling File number ROW24-01, Resolution 10, Series 2026, based on [INSERT P&Z STATEMENT OF REASONING].”

Denial: “I move to recommend denial, File number ROW24-01, Resolution 10, Series 2026, based on [INSERT P&Z STATEMENT OF REASONING].”

Prepared by Community Development Department:

Tez Hawkins, AICP
Contract Planner

10. ATTACHMENTS:

1. Draft ROW Vacation Town Ordinance
2. Referral Agency Comments
3. Application Request Narrative
4. Planning Zoning Resolution of Approval

TOWN OF EAGLE, COLORADO
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 10
(Series of 2026)

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO, RECOMMENDING APPROVAL, WITH CONDITIONS, OF THE VACATION OF A NORTH–SOUTH RIGHT-OF-WAY WITHIN THE BLOCK BOUNDED BY CAPITOL STREET, GRAND AVENUE, HOWARD STREET, AND EAST SECOND STREET

WHEREAS, Section 31-15-702(1)(a)(I), Colorado Revised Statutes (“C.R.S.”), and Section 43-2-303(1)(a), C.R.S., permit the Town of Eagle to vacate any platted or dedicated public street, road or other public way whether or not it has been used as such, following certain findings of fact; and

WHEREAS, Eagle Multifamily, LLC (the “Applicant”) owns or controls certain properties known as 104, 110, and 124 Capitol Street, 217 E. Second Street, and 103, 123, and 137 Howard Street, (together the “Properties”); and

WHEREAS, Applicant has obtained consent and agreement from the owner of 124 Capitol Street, 241 JAH LLC to be bound by this Ordinance; and

WHEREAS, the Applicant submitted an application to vacate the right-of-way the (“Application”) adjoining the Properties and running north-south through the block bound by Capitol Street, Grand Avenue, Howard Street, and East Second Street (the “Right-of-Way”); and

WHEREAS, Section 43-2-303, C.R.S. requires that public roadways and other public ways be vacated by ordinance, which the courts have determined to be a purely legislative act; *Sutphin v. Mourning*, 642 P.2d 34 (Colo. App. 1981); and

WHEREAS, Eagle Municipal Code (the “Code”) Section 4.17.100.G supplements state law by providing standards by which to review right-of-way vacations; and

WHEREAS, certain utilities will temporarily remain on the property after the Right-of-Way is vacated, which will require the dedication of certain easement rights to the Town and other utility providers; and

WHEREAS, the Town is in the process of designing and surveying necessary right-of-way for the Grand Avenue Multimodal Corridor Project (the “Grand Avenue Project”) as was prioritized in the 2021 Town Strategic Plan and 2021 Amended Comprehensive Plan; and

WHEREAS, by Resolution No. 69, Series 2025 the Town Council adopted the Grand Avenue Corridor Plan as a guidance document to inform future project phases, development review, and necessary right-of-way acquisition; and

WHEREAS, as part of the surveyed right-of-way for the Grand Avenue Project, the Town requires both temporary and permanent easements on the Properties; and

WHEREAS, public notice has been given as required by Section 4.17.100 and 4.17.050 of the Eagle Municipal Code; and

WHEREAS, on April 21, 2026, the Planning and Zoning Commission held a public hearing on the Applications.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. Findings of Fact. The Planning and Zoning Commission finds Town holds and maintains a public alley ROW bounded east and west by 104, 110, & 124 Capitol Street, 217 Second Street, and 103, 123, & 137 Howard Street. The alley ROW is bounded north by Grand Avenue and south by 2nd Street. The alley ROW measures approximately 16 feet by 250 feet with an area of 0.07897 acres; and

Eagle Multi Family, LLC and 241 JAH, LLC (the “Applicant”) request that the Town of Eagle vacate the public alley right-of-way (ROW) bounded east and west by 104, 110, & 124 Capitol Street, 217 Second Street, and 103, 123, & 137 Howard Street. The public alley ROW is bound north by Grand Avenue and south by 2nd Street. The alley and ROW measures approximately 16 feet by 250 feet with an area of 0.07897 acres.

Section 2. Conclusions of Law. The alley ROW Vacation, as conditioned, is consistent with and furthers the goals and policies of Elevate Eagle, the Town’s Comprehensive Plan;

The alley ROW Vacation, as conditioned, is consistent with applicable provisions of the Town’s LUDC; and

The public hearing for the ROW Vacation request application was noticed in compliance with C.R.S. § 43-2-303 and the Town’s LUDC Section 4.17.050.

Section 3. Decision. Based on the foregoing findings of fact and conclusions of law, the Planning and Zoning Commission recommends approval of the Applications, subject to the following conditions:

1. If the ROW Vacation is approved, the Town will reserve a public utility easement until such time as the public utilities in the previously existing Right-of-Way are permanently relocated. Neither the Applicant nor any other unauthorized person will make any physical changes within a public utility easement without expressed written consent from the Town or its permittees. The Town and all its permittees will maintain all existing operations, functions, and maintenance of the alley as they would under the existing conditions of the ROW.
2. If the ROW Vacation is approved, the Applicant shall convey a permanent public access and sidewalk easement to the Town, in the form set forth in Exhibit B of the attached ordinance, so that the Town may construct and maintain a sidewalk.
3. If the ROW Vacation is approved, the Applicant shall convey a temporary slope easement to the Town, in the form set forth in Exhibit C of the attached ordinance, so that the Town may build, cut, or fill slopes related to construction in and around the Grand Avenue Right-of-Way until the Grand Avenue Corridor Project is completed.

4. Pursuant to the authority granted in C.R.S. 43-2-302(1)(c), if the ROW Vacation is approved, the Town directs that the vacated ROW area is equally vested to the owners of the abutting land, effectively adjusting each abutting property line to the center of the alley for 104, 110, & 124 Capitol Street, 217 Second Street, and 103, 123, & 137 Howard Street.

INTRODUCED, READ, PASSED AND ADOPTED ON JUNE 16, 2026.

TOWN OF EAGLE, COLORADO

Bill Nutkins, Planning Commissioner

ATTEST:

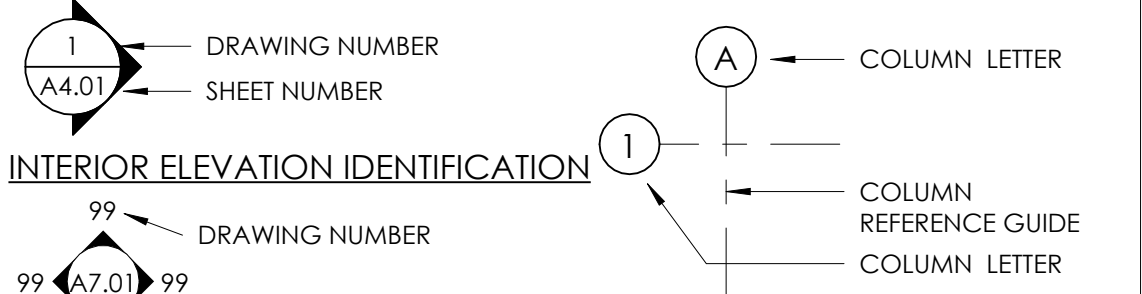
Gram Dick, Administrative Technician

ABBREVIATIONS

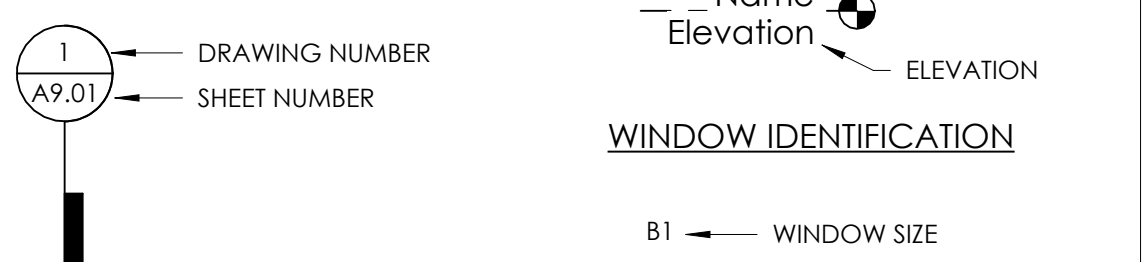
&	AND	GCMU	GLAZED CONCRETE	ROW	RIGHT OF WAY
<	ANGLE			RBS	RUBBER BASE STRAIGHT
@	AT	GA	GAUGE	RBC	RUBBER BASE COVE
#	POUND(S) or NUMBER	GR	GRADE	RB	RUBBER BASE
AB	ANCHOR BOLT	GL	GLASS or GLAZING	RH	RIGHT HAND
AFB	ABOVE FINISHED FLOOR	GND	GROUND	RF	RESILIENT FLOORING
ASH	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS	GALV	GALVANIZED	RECTP	RECEPTACLE
		GYP	GYPSUM	RBT	RUBBER TILE
ABV	ABOVE	GT	GLASS TILE	RVS	REVERSE (SIDE)
ACOUS	ACCOUSTICAL	GRT	GROUT	RPM	REVOLUTIONS PER MINUTE
ACT	ACCOUSTICAL CEILING TILE	GI	GALVANIZED IRON	S	SUPPORT
ADD	ADDENDUM	HC	HOLLOW CORE or HANDICAPPED	S	SOUTH or SEALED
ADJ	ADJACENT or ADJUSTABLE	HM	HOLLOW METAL	SC	SOLID CORE
AGG	AGGREGATE	HDR	HEADER	SCD	SEAT COVER DISPENSER
AHU	AIR HANDLING UNIT	HDWR	HARDWARE	SD	SOAP DISPENSER
ALUM	ALUMINUM	HT	HEIGHT	SHC	SANITARY NAPKIN CABINET
ALT	ALTERNATE	HORIZ	HORIZONTAL	SHD	SANITARY NAPKIN DISPENSER
AVE	AVENUE	HR	HOUR	SHR	SANITARY NAPKIN RECEPTACLE
ARCH	ARCHITECTURAL	HVAC	HEATING, VENTILATION and AIR CONDITIONING	SSK	SERVICE SINK
ASPH	ASPHALT	HB	HOSE BIB	SS	STAINLESS STEEL
AUTO	AUTOMATIC	HDAS	HEADED DEFORMED ANCHOR STUD	SR	SINK RECEPTACLE
AD	AREA DRAIN or ACCESS DOOR	HAS	HEADED ANCHOR STUD	SCHED	SCHEDULE
		HWY	HIGHWAY	SEC	SECTION
ANOD	ANODIZED	HW	HOT WATER HEATER	SHWR	SHOWER
APPROX	APPROXIMATE	HWH	HOT WATER HEATER	SHT	SHEET
AV	AUDIO/VISUAL	HW	HOT WATER	SHTG	SHEATHING
AVG	AVERAGE	HT	HEATER	SIM	SIMILAR
AWP	ACOUSTICAL WALL PANEL	IBC	INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR	SPECS	SPECIFICATIONS(S)
B.O.F.	BY OWNER, FUTURE			SQ	SQUARE
BD	BOARD			SF	SQUARE FEET
B.O.	BY OWNER	ID	INSIDE DIAMETER	STL	STEEL
BLDG	BUILDING	IN	INCH(ES)	STA	STATION
BT	BITUMINOUS	INFO	INFORMATION	STD	STANDARD
BLKG	BLOCKING	INSUL	INSULATION or INSULATED	STOR	STORAGE
BM	BEAM or BENCH MARK	INT	INTERIOR	STRUCT	STRUCTURE or STRUCTURAL
BOT	BOTTOM	INCA	INCANDESCENT	SUSP	SUSPEND(ED)
BRO	BEARING	INV	INVERT	SYM	SYMMETRICAL
B5MT	BASEMENT	INTMED	INTERMEDIATE	SYS	SYSTEM
B	BASE			SOFF	SOFFIT
CJ	CONTROL JOINT	INCL	INCLUDED(ED)	SPKR	SPEAKER
CL	COLUMN LINE	JST	JOIST	SPRL	SPRINKLER
CONF	CONFERENCE	JT	JOINT	T&B	TOP AND BOTTOM
C.L.	CENTERLINE	JC	JANITOR CLOSET	T	TREAD
CIRC	CIRCUMFERENCE	KD	KNOCKDOWN	T&G	TONGUE AND GROOVE
CAB	CABINET	KP	KICK PLATE	TK	TOWEL BAR
C	CAULKING	KT	KITCHEN	TO	TOP OF
CCD	CONSTRUCTION CHANGE DIRECTIVE	KO	KNOCKOUT	TPD	TOILET PAPER DISPENSER
CFL	COUNTERFLASHING	LH	LEFT HAND	TPTN	TOILET PARTITION
CG	CORNER GUARD	LLH	LONG LEG HORIZONTAL	TV	TELEVISION
CM	CENTIMETERS	LLV	LONG LEG VERTICAL	TEL	TELEPHONE
CMU	CONCRETE MASONRY UNIT	LAB	LABORATORY	THK	THICK or THICKNESS
		LAM	LAMINATE	THD	THRESHOLD
CT	CERAMIC TILE	LAV	LAVATORY	TYP	TYPICAL
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	LBL	LOCKER	TEMP	TEMPERATURE or TEMPERATURE
		LT	LIGHT	TG	TEMPERED GLASS
CEM	CEMENTITIOUS	LTL	LOUVER	TBC	TOP OF BACK OF CURB
CK	CORK TILE	LVR	LOUVER	TS	TUBE STEEL
CLG	CEILING	LD	LEADER	TOW	TOP OF WALL
CLOS	CLOSET	LP	LIGHTING PANEL or LIGHT PROOF	TOS	TOP OF STEEL
CLR	CLEAR	MO	MASONRY OPENING	TCC	TOP OF CONCRETE
CTR	COUNTER	MAS	MASONRY	THERM	THERMOSTAT
COL	COLUMN	MATL	MATERIAL	USGS	U.S. GEOLOGICAL SURVEY
CONC	CONCRETE	MAX	MAXIMUM	UL	UNDERWRITER'S LABORATORY
CONSTR	CONSTRUCTION	MECH	MECHANICAL	UON	UNLESS OTHERWISE NOTED
CONT	CONTINUOUS	MEL	MECHANICAL and PLUMBING	UOS	UNLESS OTHERWISE SPECIFIED
CONTR	CONTRACTOR	MET	METAL	UNFIN	UNFINISHED
CORR	CORRIDOR or CORRUGATED	MFR	MANUFACTURER	UR	URINAL
CPT	CARPET	MIN	MINIMUM	V	VOLT
CPTN	CAST IN PLACE	MIRR	MIRROR	VCT	VAPOR BARRIER
CON	CONNECTION	MISC	MISCELLANEOUS	VST	VINYL COMPOSITION TILE
CATV	CABLE TELEVISION	MEMB	MEMBRANE	VTR	VENT THROUGH ROOF
CCTV	CLOSED CIRCUIT TELEVISION	MTD	MOUNT(ED)	VWC	VINYL WALL COVERING
CUI	CUBIC	MUL	MULLION	VERT	VERTICAL
CY	CUBIC YARD	MED	MEDIUM	VEST	VESTIBULE
DEG	DEGREE	MAG	MAGNETIC	VIN	VINYL or SHEET VINYL
DAMP	DAMP-PROOFING	MACH	MACHINERY	VAR	VARY or VARIES
DBL	DOUBLE	MM	MILLIMETERS	VF	VERIFY IN FIELD
DEPT	DEPARTMENT	MH	MANHOLE	VER	VERIFY
DTL	DETAIL	MEZZ	MEZZANINE	VENT	VENTILATION
DA	DIAMETER	MB	MOISTURE BARRIER	VOL	VOLUME
DW	DIMENSION	N	NORTH	WD	WOOD
DN	DOWN	NI	NEW	W	WEST or WIDE
DISP	DISPENSER	NIC	NOT IN CONTRACT	W/C	WATER CLOSET
DR	DOOR	NTS	NOT TO SCALE	WPT	WORKING POINT
DS	DOWNSPOUT	NO	NUMBER	W/R	WATER RESISTANT
DWG	DRAWING	NOM	NOMINAL	WWF	WELDED WIRE FABRIC
DWR	DRAWER	NRC	NOISE REDUCTION COEFFICIENT	W/	WITH
DV	DIVISION	OA	OVERALL	W/O	WITHOUT
DIAG	DIAGONAL	OC	ON CENTER	WF	WIDE FLANGE or WOOD FLOORING
DEMO	DEMOLISH or DEMOLITION	OD	OUTSIDE DIAMETER	WPD	WINDOW
EJ	EXPANSION JOINT	OTO	OUTSIDE-TO-OUTSIDE	WP	WATERPROOF(ING)
(E)	EXISTING	OFF	OFFICE	WSCT	WAINSCOT
EB	EXPANSION BOLT	CH	CHIMNEY	WC	WALL COVERING
E	EAST	OPNG	OPENING	WT	WEIGHT
ED	EXHAUST DUCT	OPP	OPPOSITE	W.O.	WHERE OCCURS
EF	EXHAUST FAN or EACH FACE	OPF	OUTSIDE FACE	WGL	WIRE GLASS
EW	ELECTRIC WATER COOLER	PC	PRECAST	YD	YARD
EA	EACH	PAC	PREVIOUSLY AWARDED CONTRACT		
EL	ELEVATION	P/L	PROPERTY LINE		
ELEC	ELECTRICAL	PLAM	PLASTIC LAMINATE		
ELEV	ELEVATOR	PSF	POUNDS PER SQUARE FOOT		
EMER	EMERGENCY	PSI	POUNDS PER SQUARE INCH		
ENGR	ENGINEER	PT	POST TENSIONED or PORCELAIN TILE		
EOS	EDGE OF SLAB	PTDR	PAPER TOWEL DISPENSER AND RECEPTACLE		
EQ	EQUAL	PVC	POLYVINYL CHLORIDE		
EQUIP	EQUIPMENT	PLYWD	PLYWOOD		
EXT	EXTERIOR	PREFAB	PREFABRICATED		
ES	EACH SIDE	PL	PLATE		
EW	ELECTRIC WATER HEATER	PLAS	PLASTER		
EW	EACH WAY	PNL	PANEL		
EST	ESTIMATE	P	PAINT(ED)		
FAC	FIRE ALARM CABINET	PR	PAIR or PROPOSAL REQUEST		
FA	FIRE ALARM	PROJ	PROJECT		
FACP	FIRE ALARM CONTROL PANEL	PTD	PAPER TOWEL DISPENSER		
FBO	FURNISHED BY OTHER(S)	PR	PARTITION		
FD	FLOOR DRAIN or FIRE DAMPER	PVMT	PAVEMENT		
FE	FIRE EXTINGUISHER	PRESTR	PRESTRESSED		
FEC	FIRE EXTINGUISHER CABINET	PBO	PROVIDED BY OTHERS		
FFL	FINISHED FLOOR LINE	PAR	PARALLEL		
FHC	FIRE HOSE CABINET	PREFIN	PREFINISHED		
FR	FIRE RESISTIVE or FIRE RATED	PLB	PLUMBING		
FDN	FOUNDATION	PLG	PLUMBING		
FN	FINISH(ED)	PERM	PERMETER		
FRT	FIXTURE	PERF	PERFORATED		
FLG	FLASHING	PRT	PAPER TOWEL RECEPTACLE		
FLR	FLOOR(ING)	PRM	PRIMARY		
FLUOR	FLUORESCENT	PT	POINT OF TANGENCY		
FRT	FIRE RETARDANT TREATED FIBERGLASS REINFORCED PANEL(ING)	QTY	QUANTITY		
FRP	FIBERGLASS REINFORCED PANEL(ING)	QT	QUANTITY		
		R	RISER		
F1	FOOT (FEET)	RD	ROOF DRAIN or ROAD		
FTG	FOOTING	RL	RAIN LEADER		
FURR	FURRED or FURRING	RO	ROUGH OPENING		
FUT	FUTURE	ROD	ROOF OVERFLOW DRAIN		
F	FARENHEIT	RAD	RADIUS		
FVC	FIRE VALVE CABINET	REF	REFER TO or REFERENCE		
FHMS	FLAT HEAD MACHINE SCREW	REIN	REINFORCED		
FH	FIRE HYDRANT	REC	RECESS(ED)		
FF	FINISHED FLOOR	REF	REFRIGERATOR or REFRIGERATED		
FURN	FURNISHED	REGD	REQUIRED		
FORM	FACE OF MASONRY	RESIL	RESILIENT		
FOF	FACE OF FINISH	REV	REVISE, REVISED or REVISION(S)		
FOS	FACE OF STUD	RFG	ROOFING		
FOC	FACE OF CONCRETE	RM	ROOM		
FHW	FLAT HEAD WOOD SCREW				
FHV	FIRE HOSE VALVE				
GW8	GYPSUM WALLBOARD				
GC	GENERAL CONTRACTOR				
GR	GRAB BAR				
GYP	GYPSUM BOARD				
BD.					

GRAPHIC STANDARDS

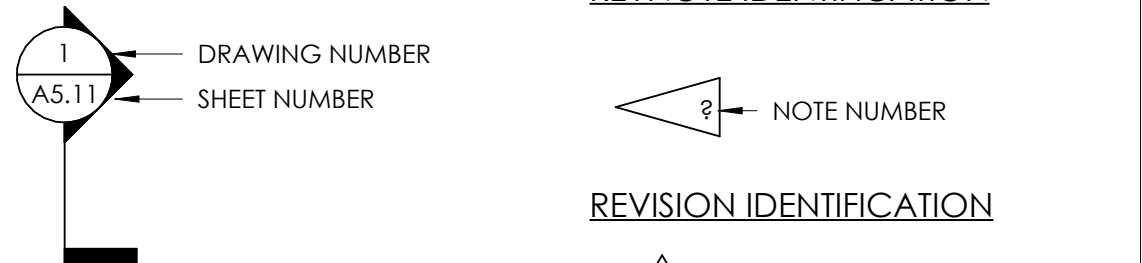
EXTERIOR ELEVATION IDENTIFICATIONSTRUCTURAL GRID



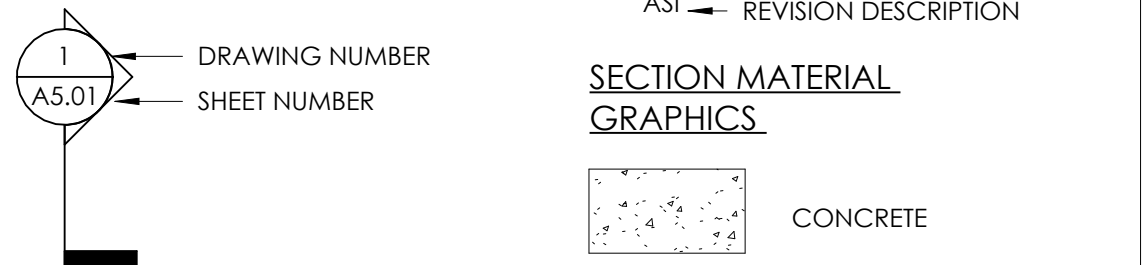
DETAIL IDENTIFICATION



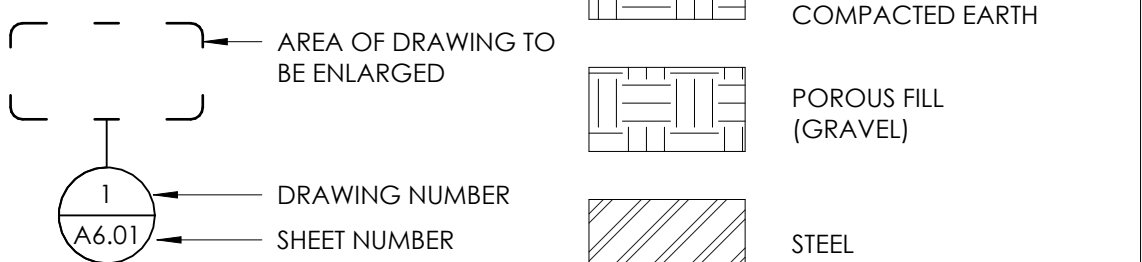
WALL SECTION IDENTIFICATION



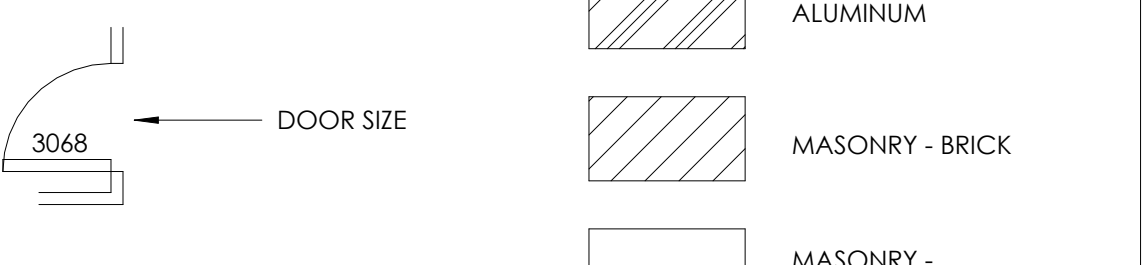
BUILDING SECTION IDENTIFICATION



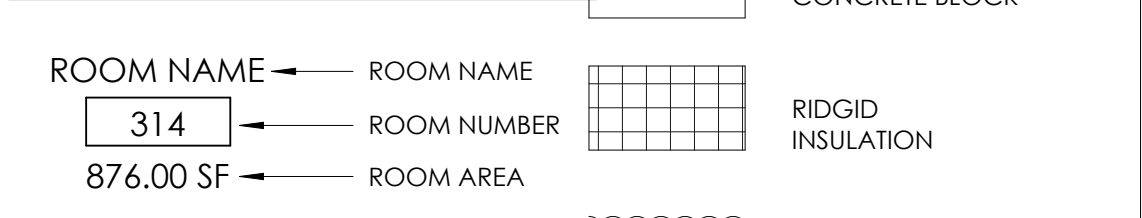
ENLARGED DETAIL IDENTIFICATION



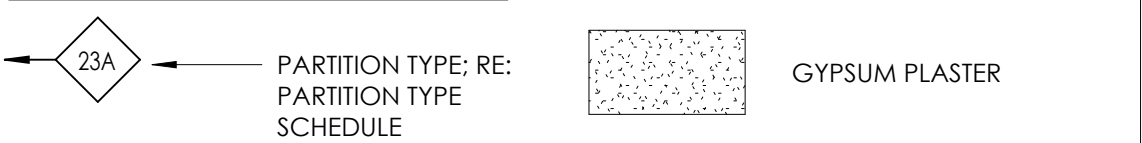
DOOR IDENTIFICATION



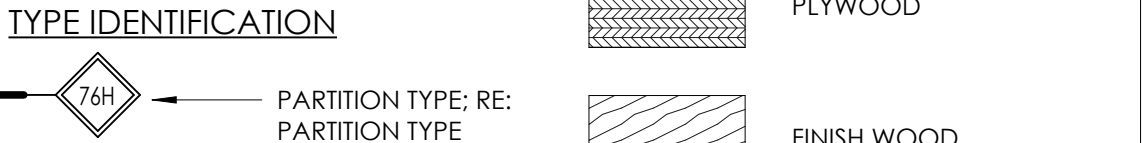
ROOM/SPACE/AREA IDENTIFICATION



PARTITION TYPE IDENTIFICATION



ACOUSTIC PARTITION TYPE IDENTIFICATION



BUILDING & CODE INFORMATION

ZONING : BROADWAY DISTRICT
SETBACKS: FRONT: 0'-0"
SIDE STREET: 0'-0"
SIDE INTERIOR SETBACKS: 0'-0"
REAR (ALLEY): 25'-0"
REAR UPPER STORY: 5'-0"

HEIGHT: 45'-6" CORNER LOT HEIGHT LIMIT
PARKING REQUIREMENT: (TABLE 4.12- OFF-STREET PARKING STANDARDS)
RESIDENTIAL: 9) TWO-BEDROOM UNITS (2 SPACES PER DU) - 18 SPACES
RETAIL: 4.681 S.F. OF RETAIL (2,000 S.F./400 S.F./SPACE +2.681 S.F./300 S.F./SPACE) = 14 SPACES
TOTAL PARKING SPACES = 32 PARKING SPACES REQD.
PARKING PROVIDED: 18 SPACES ON-GRADE + 14 STREET PARKING SPACES = 32 PARKING SPACES PROVIDED.

BIKE PARKING (TABLE 4.12-3 BICYCLING PARKING)
REQUIRED: RESIDENTIAL: (MIN. 2 + .05 PER BD) = 3 SHORT-TERM BIKE SPACES FOR MULTI-UNIT BUILDING
RETAIL: 0 SHORT TERM BIKE SPACES FOR RETAIL
RESIDENTIAL: LONG-TERM = 3) LONG-TERM BIKE SPACES FOR MULTI-UNIT BUILDING
RETAIL: (3 LONG-TERM BIKE SPACES FOR RETAIL)

6) SHORT-TERM PARKING SPACES WILL BE PROVIDED ON BIKE RACKS ON BROADWAY.
LONG-TERM BIKE SPACES WILL BE PROVIDE IN EACH CONDO-UNITS AND RETAIL STORAGE UNITS.

PROJECT TEAM

OWNER ONE HARVEST GROUP, LLC 301 BROADWAY EAGLE, CO POC:JOHN CHAY P:410-591-4002 JOHNCHAY@GMAIL.COM	CIVIL DCI ENGINEERING 6363 S. FIDDLERS GREEN CIRCLE GREENWOOD VILLAGE, CO 80111 POC:MATT GIBB P:P: 208-820-1195 MGB8@DCI-ENGINEERS.COM
ARCHITECT NEO STUDIO, LLC 3560 WALNUT STREET DENVER, CO 80205 POC:MICHAEL NODA P:303 758 3800 MICHAEL@NEOSTUDIOARCH.COM	LANDSCAPE COMPANY ADDRESS CITY STATE ZIP POC:NAME P:VOICE EMAIL@SOMEONE.COM
CONTRACTOR TBD COMPANY ADDRESS CITY STATE ZIP POC:NAME P:VOICE EMAIL@SOMEONE.COM	STRUCTURAL DCI ENGINEERING 6363 S. FIDDLERS GREEN CIRCLE GREENWOOD VILLAGE, CO 80111 POC:BRADY OTT P:P: 720 439 4176 BOTH@DCI-ENGINEERS.COM
SURVEY ARCHIBECQUE LAND CONSULTING, LTD ADDRESS CITY STATE ZIP POC:TED ARCHIBECQUE P:970-328-6020 INFO@PROLANDSURVEY.COM	MECHANICAL EE ENGINEERS 12005 ANTELOPE TRAIL PARKER, CO 80138 POC:LOREN PRIEST P:303 748 1189 LOREN@EFPARKER.COM
SOILS COMPANY ADDRESS CITY STATE ZIP POC:NAME P:VOICE EMAIL@SOMEONE.COM	ELECTRICAL EE ENGINEERS 12005 ANTELOPE TRAIL PARKER, CO 80138 POC:LOREN PRIEST P:303 748 1189 LOREN@EFPARKER.COM

VICINITY MAP



ZONING DISTRICT: BROADWAY DISTRICT

STASTICAL TABLE:

LOT SIZE: 301:12,500 SF (100' X 125')
FUTURE LOT SIZE: 13,437.5 SF (107.5' X 125')
COMMERCIAL: 4,681 SF
RESIDENTIAL: 17,907 SF - 9 RESIDENTIAL UNITS
CIRCULATION LEVELS 1-3: 2,500 SF

SETBACKS

FRONT SETBACK: 0'
SIDE STREET SETBACK: 0'
SIDE INTERIOR SETBACK: 0'
REAR (ALLEY) SETBACK: 25'
REAR SETBACK CAN BE REDUCED WHEN PARKING IS PROVIDED PER SECTION 4.10.050.C.1.b.iv AND 4.10.050.C.1.f.v
HEIGHT LIMIT: 35' + 4' PARAPET
OR 45' - 6" W/ 3RD FLOOR STEPBACK*

301 BROADWAY MIXED USE
301 BROADWAY ST
EAGLE CO

REPREPARED BY



707 W 2nd Avenue
Spokane, Washington 99201
P: (509) 455-4448 www.dci-engineers.com
STRUCTURAL / CIVIL / SURVEY / ROW
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ENGINEER STAMP

SSUANCE

01 BROADWAY
MIXED USE
301 BROADWAY ST
EAGLE, CO 81631

ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
----	------	-------------

Project No.: 25-42-0042

Proj. Manager: MRG

Drawn: SDK

Reviewed: MRG

Dwg. Check: .

Date: 7-17-2025

Scale:

QUESTIONS

SHEET TITLE _____

GRADING AND

DRAINAGE PLAN

10. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

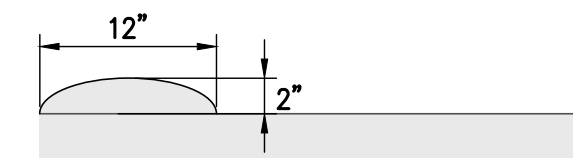
SHEET NUMBER _____

C1 30

01.50

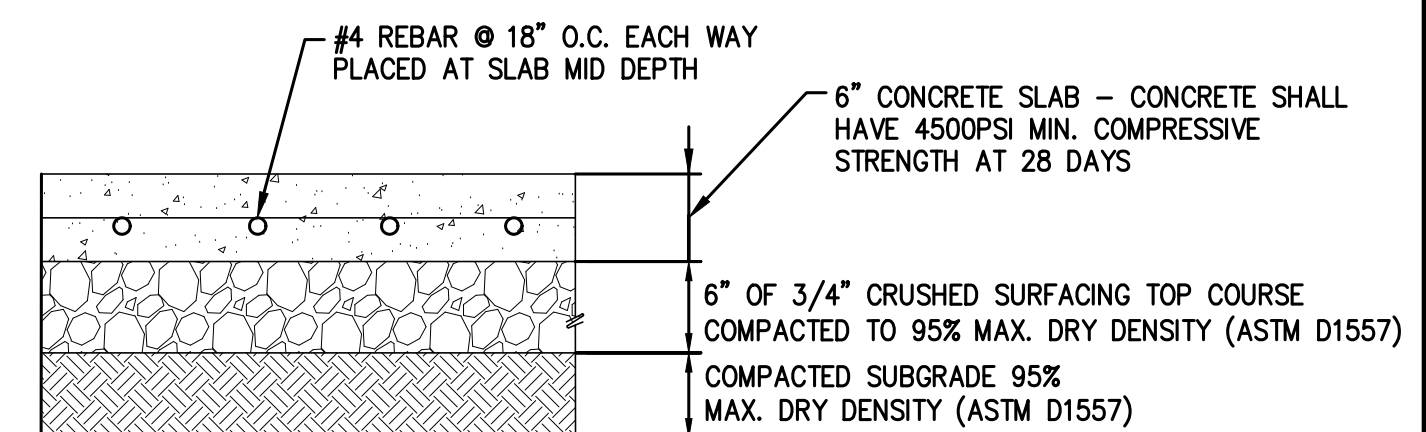
REFERENCE NOTES:

- ① CONNECT TO BUILDING ROOF DRAIN SYSTEM. SEE MECHANICAL PLANS.
- ② INSTALL TEMPORARY ASPHALT SPEED BUMP TO KEEP STORMWATER FROM ENTERING THE SOUTH ADJACENT PROPERTY. SEE DETAIL 1 BELOW.
- ③ PROVIDE NEW 8" PVC SDR 35 STORM DRAIN LINE.
- ④ PROVIDE NEW TYPE 1 CATCH BASIN.
- ⑤ PROVIDE NEW CLEANOUT TO GRADE. PROVIDE 2' SQUARE CONCRETE COLLAR, INSTALL NEW SIDEWALK BRICKS AROUND COLLAR.
- ⑥
- ⑦ INSTALL NEW CONCRETE PAVEMENT SECTION PER DETAIL 2/C/1.30.
- INSTALL NEW ASPHALT PAVEMENT SECTION PER DETAIL 3/C/1.30.



SPEED BUMP DETAIL 1

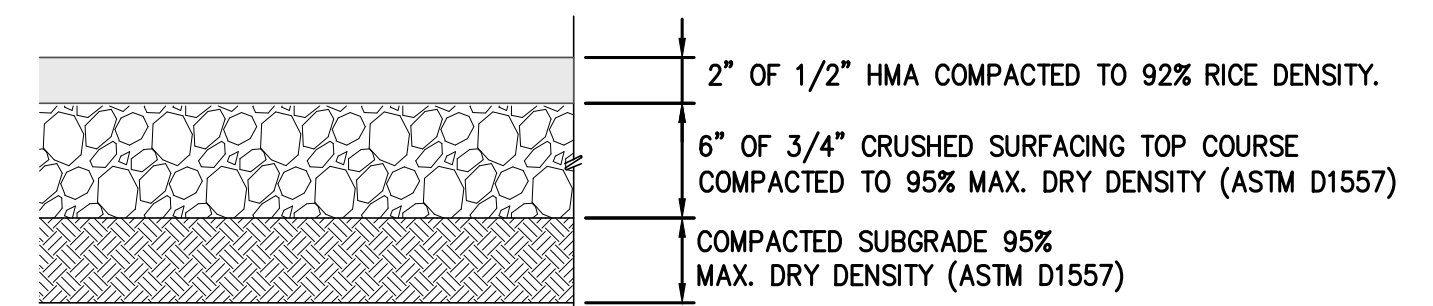
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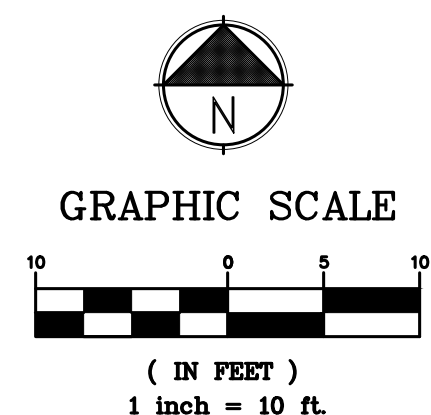
CONCRETE PAVEMENT SECTION

SCALE : NTS

2



TEMPORARY ASPHALT PAVEMENT SECTION 3

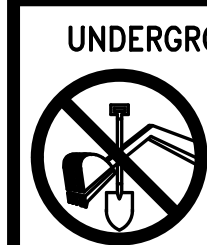


FOR PERMIT

THESE DRAWINGS ARE SUFFICIENTLY COMPLETE FOR SUBMISSION TO THE JURISDICTION HAVING AUTHORITY FOR PERMIT. THE CONTRACTOR SHALL NOT USE THESE DRAWINGS FOR CONSTRUCTION UNTIL THE CONTRACTOR RECEIVES WRITTEN APPROVAL FOR USE IN CONSTRUCTION BY THE JURISDICTION HAVING AUTHORITY AND DCI ENGINEERS.

CONTRACTOR NOTE

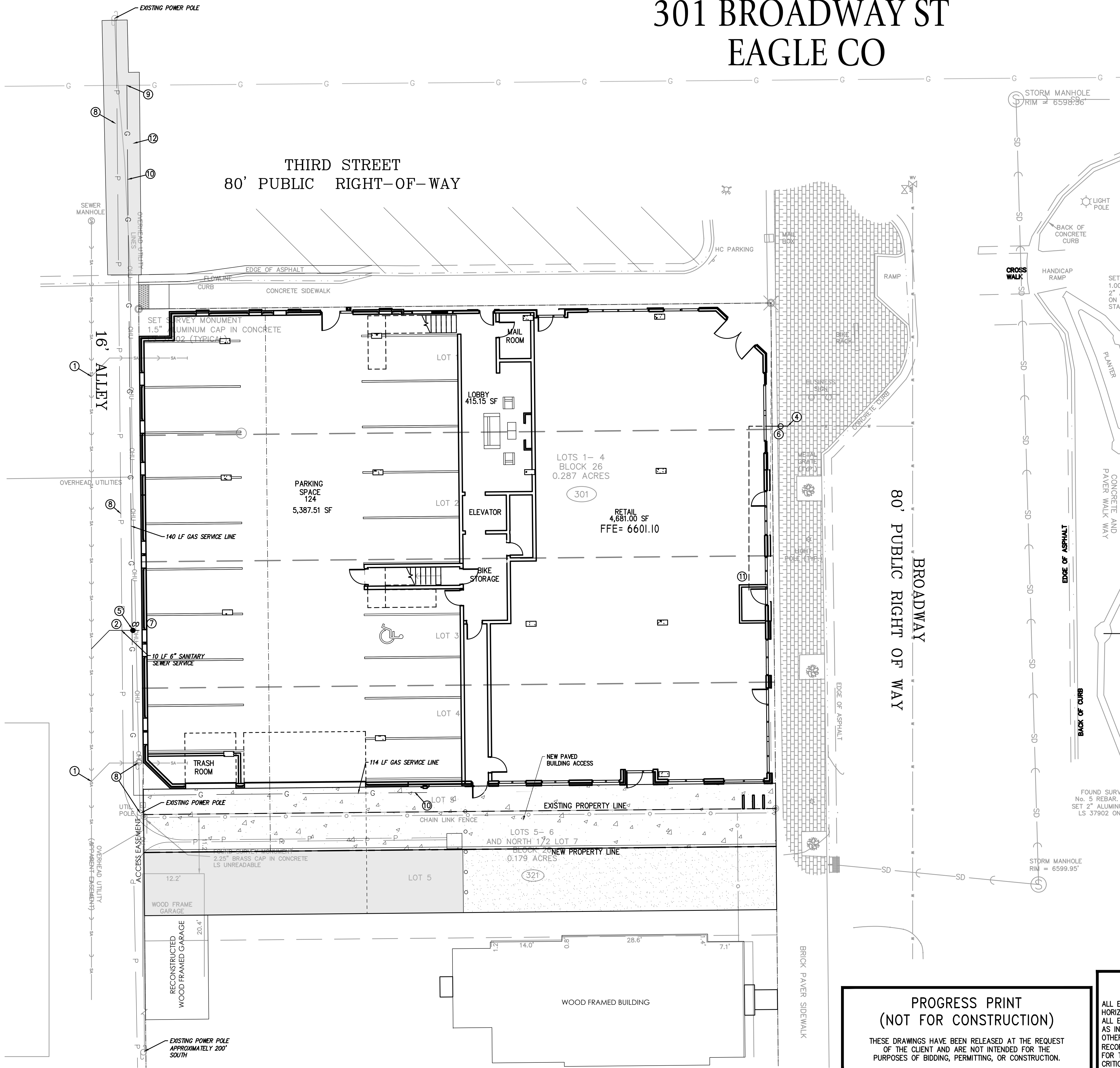
ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED
HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION.
ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN
AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY
OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE
RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY
FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS
CRITICAL TO CONSTRUCTION.



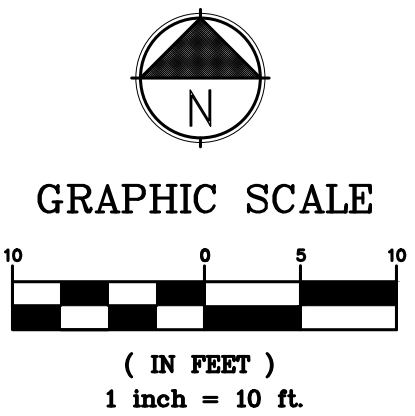
**UND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG**

PLOT DATE: 3/19/2026 3:26 PM FILE LOCATION: O:\0420-Spokane\DCI-Civil\2025\25-42-0042-301-321-333-BROADWAY-EAGLE-COLORADO\CAD\25042-0042_GRADING PLAN.dwg

301 BROADWAY MIXED USE
301 BROADWAY ST
EAGLE CO



- REFERENCE NOTES:**
- 1 REMOVE EXISTING SANITARY SEWER SERVICE. CAP SERVICE WYE AT MAIN.
 - 2 PROVIDE NEW 6" SDR35 PVC SANITARY SEWER SERVICE. LENGTH AND SLOPE PER PLAN. CONNECT WITH TAPPING SADDLE WYE.
 - 3 PROVIDE NEW 6" C900 PVC WATER SERVICE. LENGTH PER PLAN.
 - 4 CONNECT TO EXISTING 4" WATER SERVICE.
 - 5 PROVIDE NEW CLEANOUT TO GRADE PER TOWN OF EAGLE STANDARD.
 - 6 PROVIDE NEW CURB STOP. PROVIDE 2' SQUARE CONCRETE COLLAR. INSTALL NEW SIDEWALK BRICKS AROUND COLLAR.
 - 7 CONNECT TO BUILDING SANITARY SEWER SYSTEM. COORDINATE WITH PLUMBING PLANS FOR CONTINUATION.
 - 8 UNDERGROUND OVERHEAD POWER LINE. COORDINATE WITH HOLY CROSS ENERGY.
 - 9 TIE INTO EXISTING GAS MAIN. CONTRACTOR TO VERIFY LOCATION.
 - 10 PROVIDE NEW NATURAL GAS SERVICE, COORDINATE WITH BLACK HILLS ENERGY.
 - 11 PROVIDE NEW 4" C900 PVC FIRE SUPPRESSION SERVICE TO WATER SERVICE ROOM. 2" DOMESTIC WATER SERVICE TO TEE OFF 4" SERVICE IN ROOM. SEE PLUMBING PLANS FOR DETAILS.
 - 12 CONTRACTOR SHALL PROVIDE ASPHALT PATCH, MATCHING EXISTING SECTION AND ELEVATION PER TOWN OF EAGLE STANDARD.



**PROGRESS PRINT
(NOT FOR CONSTRUCTION)**

THESE DRAWINGS HAVE BEEN RELEASED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED FOR THE PURPOSES OF BIDDING, PERMITTING, OR CONSTRUCTION.

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

**UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG**

PREPARED BY

EDCI
ENGINEERS®
707 W 2nd Avenue
Spokane, Washington 99201
P: (509) 455-4448 www.edci-engineers.com
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ENGINEER STAMP

ISSUANCE

**301 BROADWAY
MIXED USE**

301 BROADWAY ST
EAGLE, CO 81631

ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
----	------	-------------

Project No.: 25-42-0042
Proj. Manager: MRG
Drawn: SDK
Reviewed: MRG
Dwg. Check: .
Date: 7-17-2025
Scale:

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C1.50

EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216

PROJ. NO. 23-15
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 03-13-2026

REVISIONS		
1	12/04/25	12-04-2025 2ND SITE DEVELOPMENT SUBMITTAL
2	03/13/26	3RD SITE DEVELOPMENT SUBMITTAL

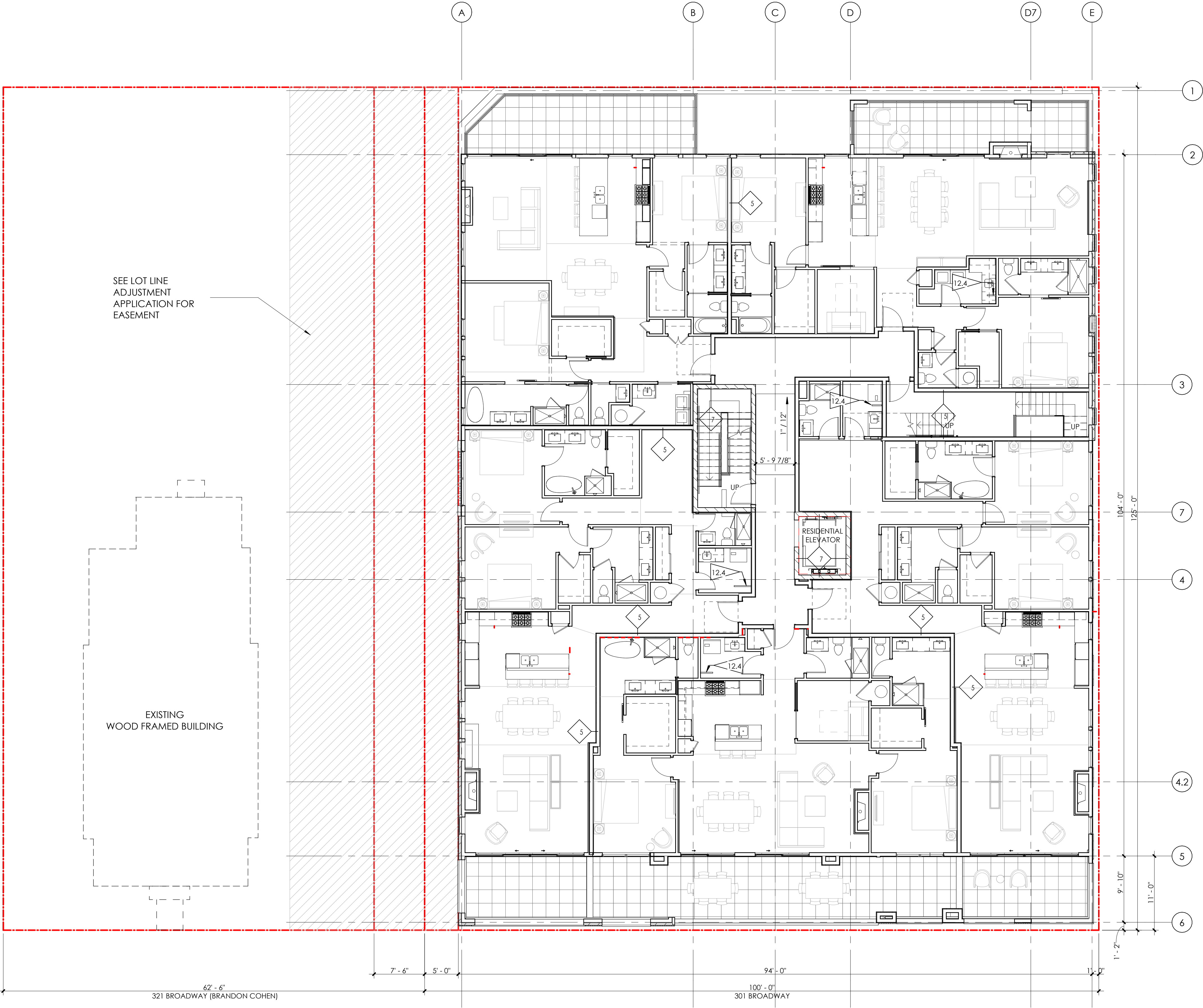
ISSUED
FOR: SITE REVIEW

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SCALE: 1/8" = 1'-0"

SHEET TITLE:
LEVEL 2 FLOOR PLAN

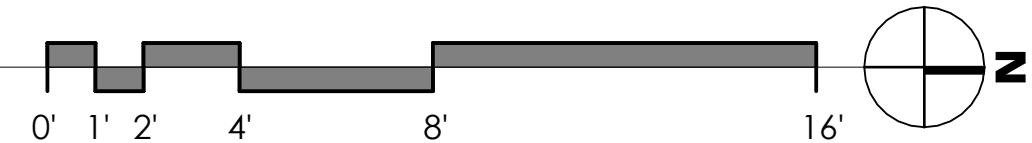
A 2.02



FLAGNOTES PER SHEET

12.4 WALL MOUNTED BIKE RACK BY THE PARK OR EQUAL. PROVIDE BLOCKING IN WALL.

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



EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216

PROJ. NO. 23-15
DRAWN: Author
CHECKED: Checker
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DATE: 03-13-2026

REVISIONS			
1	12/04/25	12-04-2025 2ND SITE DEVELOPMENT SUBMITTAL	
2	03/13/26	3RD SITE DEVELOPMENT SUBMITTAL	

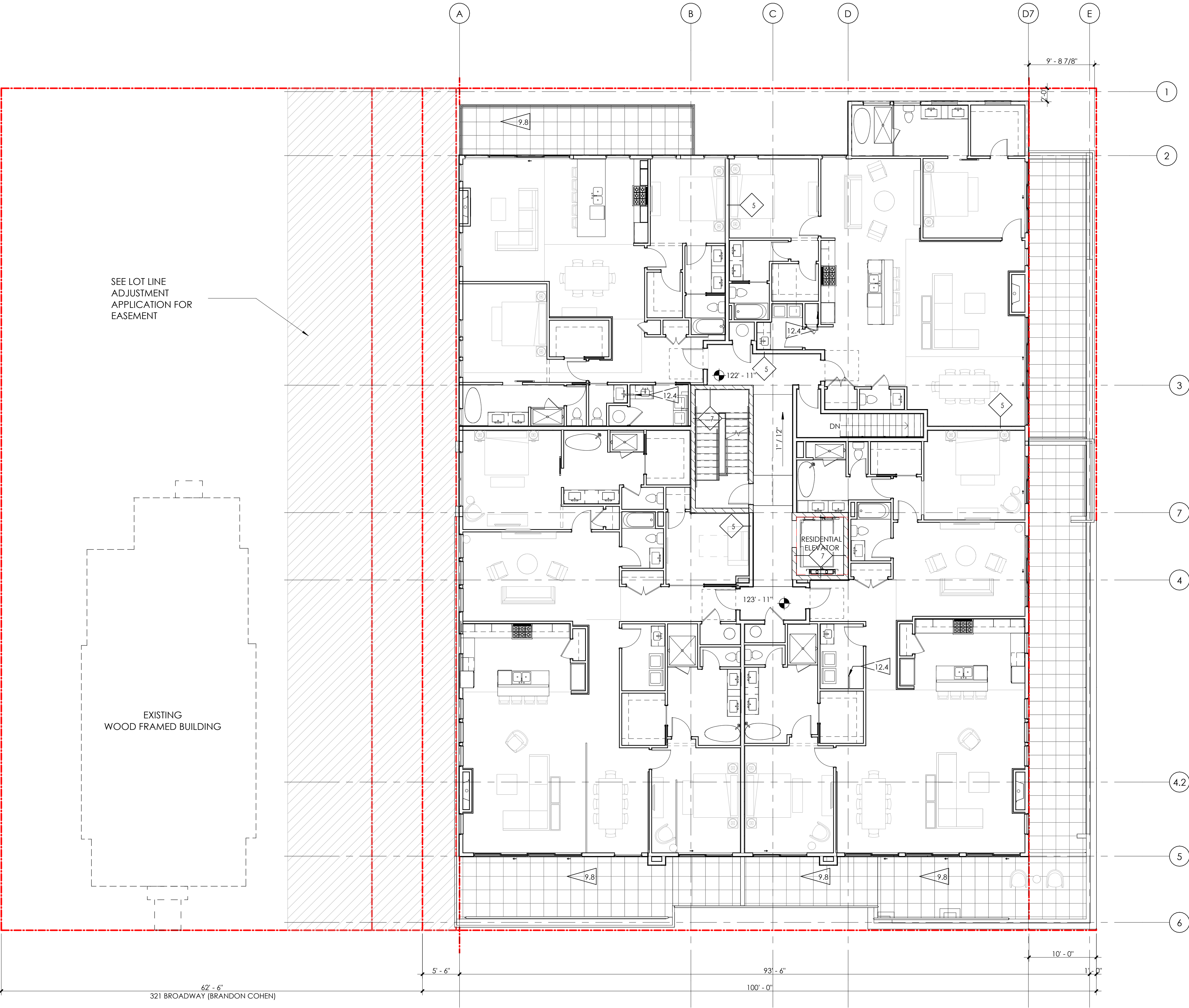
ISSUED FOR: SITE REVIEW

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SCALE: 1/8" = 1'-0"

SHEET TITLE:
LEVEL 3 FLOOR PLAN

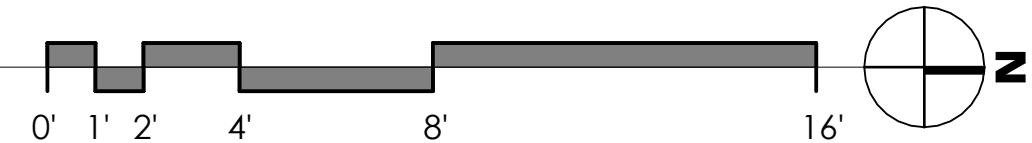
A 2.03



FLAGNOTES PER SHEET

- 9.8 24" X 24" RUBBER ROOF PAVER (W/ DRAINAGE LAYER) ON ROOF MEMBRANE.
- 12.4 WALL MOUNTED BIKE RACK BY THE PARK OR EQUAL. PROVIDE BLOCKING IN WALL.

1 LEVEL 3 PLAN
1/8" = 1'-0"



EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216

PROJ. NO. 23-15
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 03-13-2026

REVISIONS		
1	12/04/25	12-04-2025 2ND SITE DEVELOPMENT SUBMITTAL
2	03/13/26	3RD SITE DEVELOPMENT SUBMITTAL

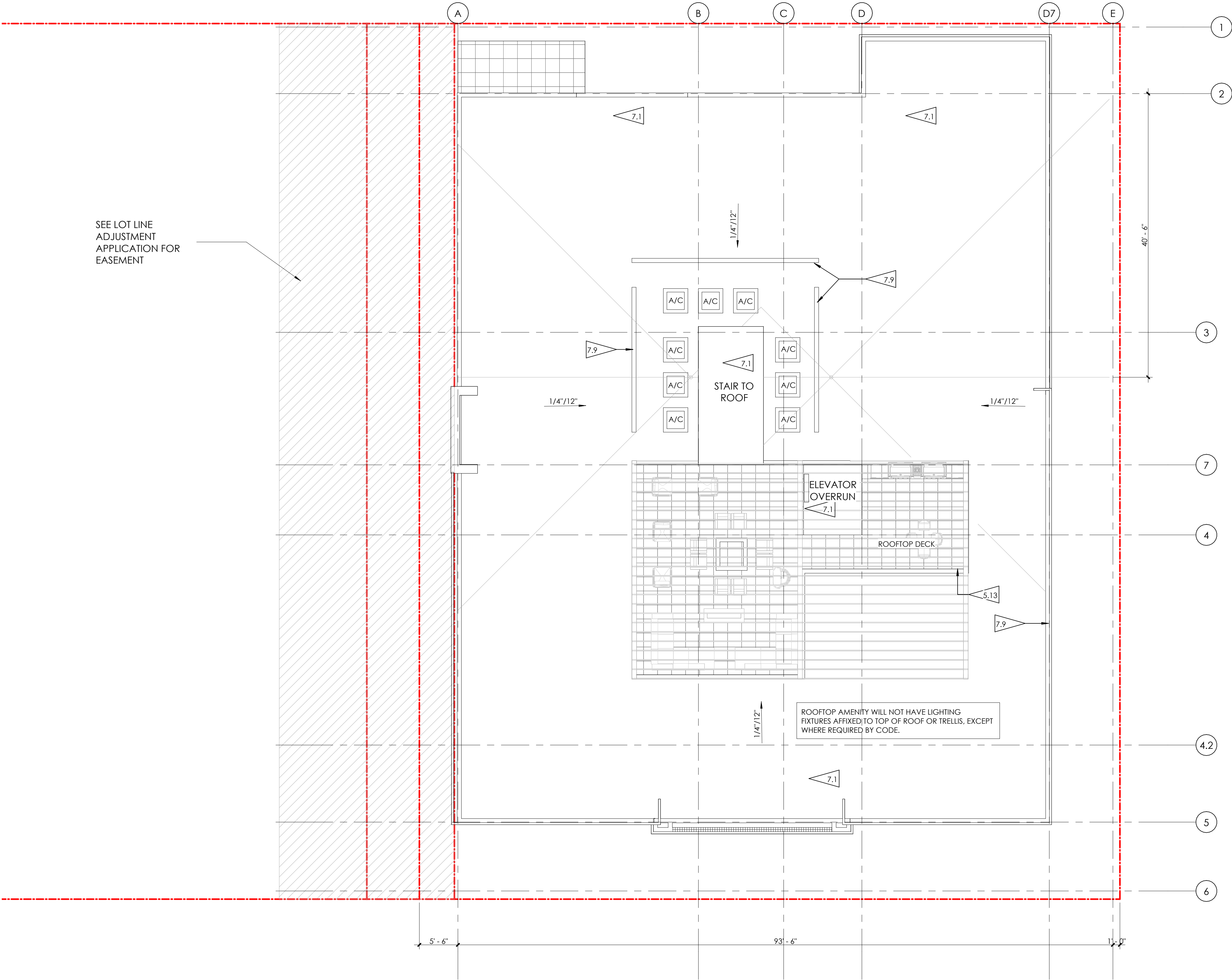
ISSUED FOR: SITE REVIEW

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SCALE: 1/8" = 1'-0"

SHEET TITLE:
ROOF PLAN

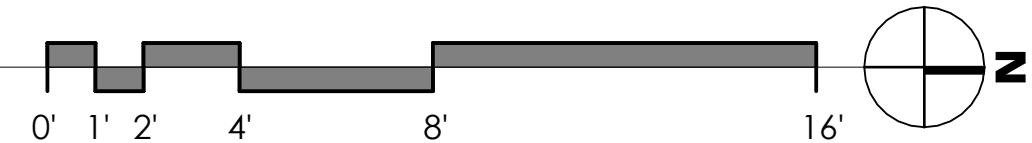
A 2.04



FLAGNOTES PER SHEET

- 5.13 10' X 16' PRE-FINISHED ALUMINUM TRELLIS AND COLUMN SYSTEM BY PERGOLUX, WITH ADJUSTABLE ALUMINUM SLATS. COLOR: BLACK
- 7.1 TPO FULLY ADHERED MEMBRANE ROOF OVER R-24 RIGID INSULATION, SHEATHING, R-30 BATT INSULATION IN CAVITY SPACE.
- 7.9 42" - 48" PARAPET: VERTICAL METAL SIDING OVER WEATHER BARRIER, OSB SHEATHING, 2X6 WOOD STUDS, OSB SHEATHING, WEATHER BARRIER, VERTICAL METAL SIDING. PROVIDE PRE-FINISHED METAL PARAPET CAP.

1 ROOF PLAN
1/8" = 1'-0"



EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216

PROJ. NO. 23-15
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 03-13-2026
REVISIONS
12/04/25 12-04-2025 2ND
DEVELOPMENT
SUBMITTAL
03/13/26 3RD SITE
DEVELOPMENT
SUBMITTAL

ISSUED
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SCALE: As indicated

SHEET TITLE:
NORTH SOUTH
ELEVATION

A 4.01

Page 52 of 112



WINDOW AND DOOR NOTES

5.1 TYP, PREFINISHED/POWDERCOATED STEEL BALCONY GUARDRAIL -
42" AFF.

5.13 10' X 16' PRE-FINISHED ALUMINUM TRELLIS AND COLUMN SYSTEM BY
PERGOLUX, WITH ADJUSTABLE ALUMINUM SLATS. COLOR: BLACK

8.3 STOREFRONT SYSTEM - MANKO 401T NARROW STILE OR EQUAL -
BOTTOM RAIL TO BE 4" - RE: COMCHECK FOR REQUIRED MIN.
U-VALUES: FINISH: MATTE BLACK.

CLIMATE ZONE: 5 PER 2021 IECC

1. THERMAL ENVELOPE:

- A. CEILING/ROOF: R-24 CONT RIGID/R-30 CAVITY BLOWN-IN FIBERGLASS (FILL CAVITY)
- B. EXTERIOR WALLS:
R-14 CLOSED-CELL INSULATION/R-13 BATT INSULATION
CAV: R-12.5 CONTINUOUS RIGID CONCRETE: R-12.5 CONTINUOUS RIGID 0.41
- C. DEMISING WALLS: NONE
- D. WINDOW U-FACTOR: 0.29
STOREFRONT U-FACTOR: 0.32
- E. EXTERIOR DOORS U-FACTOR: 0.32
GARAGE DOOR U-FACTOR: 0.125
- F. SLAB R-VALUE: R-10 FOR 24"
- G. WINDOWS & DOORS SHGC:
STOREFRONT SHGC: 0.41
WINDOW SHGC: 0.27

2. BUILDING TO BE CONSTRUCTED TO MEET 2021 IECC

1. FIRST FLOOR WINDOWS AND DOORS: ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING. COLOR: DARK GREY
2. SECOND, THIRD, AND FOURTH FLOOR WINDOWS BASED ON ANDERSON 100 WINDOW SYSTEM. COLOR: BLACK EXTERIOR/WHITE INTERIOR.
3. SEE ELEVATIONS FOR WINDOW SYSTEM FUNCTION. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE.
4. SLIDING DOORS BASED ON ANDERSON 100, PROVIDE METAL SILL FLASHING AT ALL DOORS.

EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216

PROJ. NO. 23-15
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 03-13-2026
REVISIONS
1 12/04/25 12-04-2025 2ND SITE DEVELOPMENT SUBMITTAL
2 03/13/26 3RD SITE DEVELOPMENT SUBMITTAL

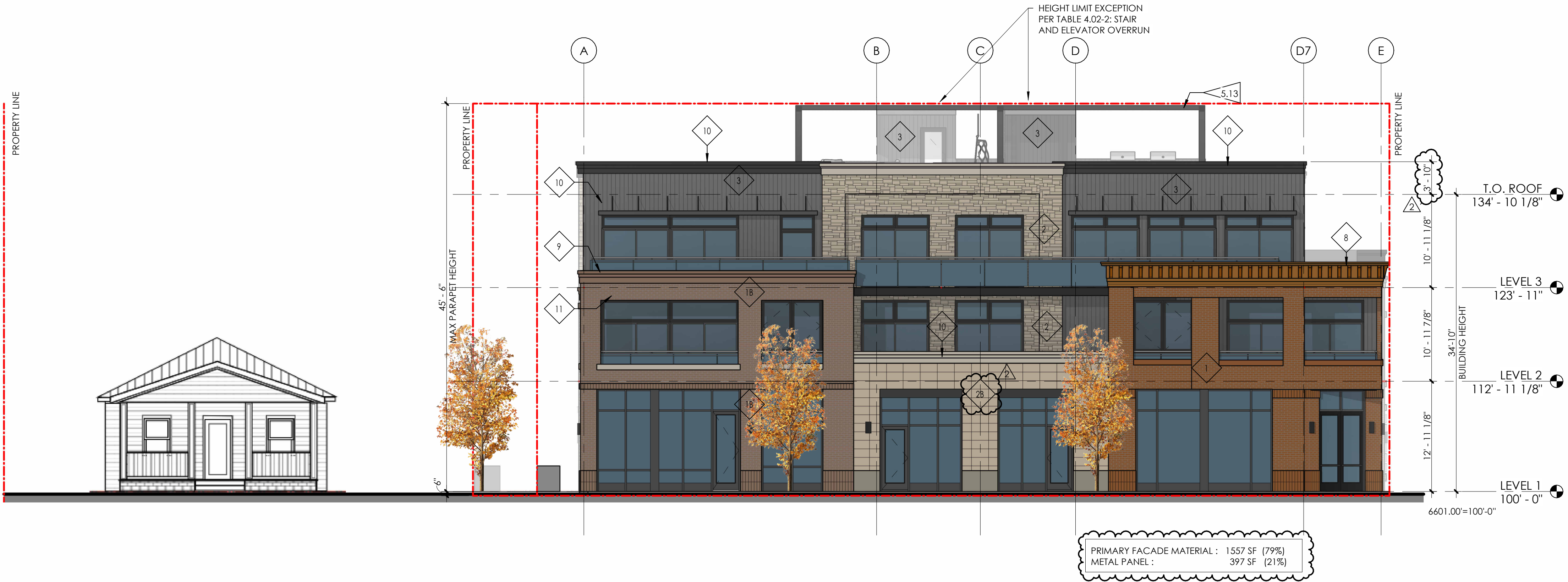
ISSUED FOR: SITE REVIEW

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SCALE: As indicated

SHEET TITLE:
EAST WEST ELEVATION

A 4.02



1 EAST ELEVATION - 301
1/8" = 1'-0"



2 WEST ELEVATION - 301
1/8" = 1'-0"

MATERIAL LEGEND

FLAGNOTES PER SHEET			
5.13	10' X 16' PRE-FINISHED ALUMINUM TRELLIS AND COLUMN SYSTEM BY PERGOLUX, WITH ADJUSTABLE ALUMINUM SLATS. COLOR: BLACK	1	BRICK, RUNNING BOND MFR: SUMMIT BRICK COLOR: REDSTONE
1B	BRICK, RUNNING BOND MFR: SUMMIT BRICK COLOR: NUTMEG	6	BRICK, RUNNING BOND MFR: SUMMIT BRICK COLOR: VICTORIAN
2	STONE MFR: GALLEGOS COLOR: #303 NORTHSTAR	7	POWDER-COATED STEEL BALCONY RAILINGS
2B	STONE PANEL MFR: GALLEGOS COLOR: COTTONWOOD LIMESTONE	8	BRICK CORNICE COLOR TO MATCH ADJACENT BRICK
3	VERTICAL METAL SIDING MFR: MFG; METAL SALES PROFILE: DL-3 PANEL COLOR: CHARCOAL GREY	9	PRECAST CONCRETE CORNICE COLOR TO MATCH ADJACENT BRICK
4	VERTICAL METAL SIDING MFR: MFG; METAL SALES PROFILE: T-1 WALL PANEL COLOR: MATTE BLACK	10	STEEL CORNICE /AWNING COLOR: MEDIUM GREY
5	FLAT PANEL MFR: JAMES HARDIE TEXTURE: SMOOTH COLOR: CHARCOAL GREY	11	BALCONY SOFFIT MFG: JAMES HARDIE STYLE: BEAD BOARD SOFFIT PANEL COLOR: WARM GREY

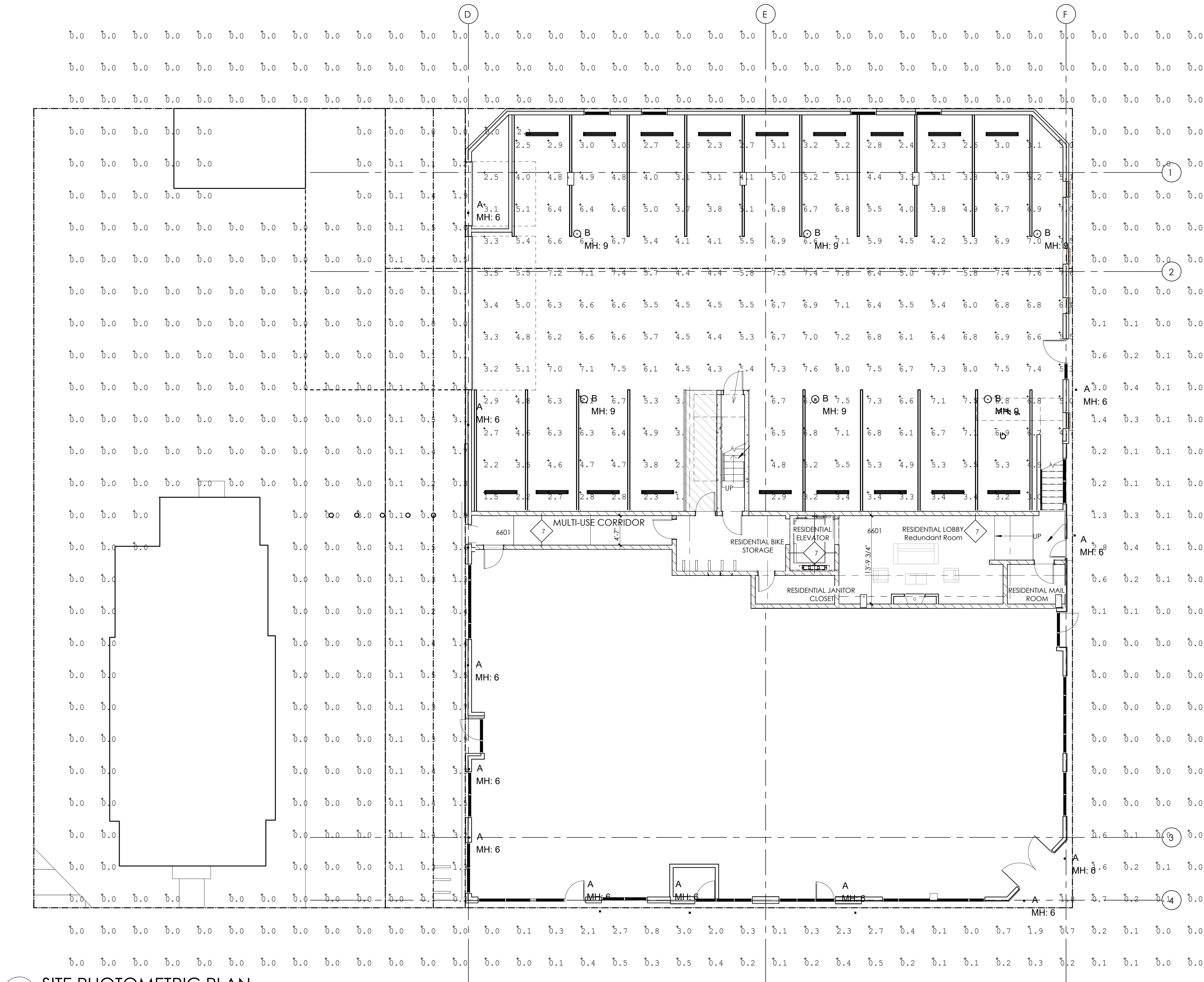
IECC COMPLIANCE

- CLIMATE ZONE: 5 PER 2021 IECC
- THERMAL ENVELOPE:
 - CEILING/ROOF: R-24 CONT RIGID/R-30 CAVITY BLOWN-IN FIBERGLASS (FILL CAVITY)
 - EXTERIOR WALLS: R-14 CLOSED-CELL INSULATION/R-13 BATT INSULATION CMU; R-12.5 CONTINUE RIGID CONCRETE: R-12.5 CONTINUE RIGID 0.41
 - DEMISING WALLS: NONE
 - WINDOW U-FACTOR: 0.29 STOREFRONT U-FACTOR: 0.32
 - EXTERIOR DOORS U-FACTOR: 0.32 GARAGE DOOR U-FACTOR: 0.125
 - SLAB R-VALUE: R-10 FOR 24"
 - WINDOWS & DOORS SHGC: STOREFRONT SHGC: 0.41 WINDOW SHGC: 0.27
 - BUILDING TO BE CONSTRUCTED TO MEET 2021 IECC

WINDOW AND DOOR NOTES

- FIRST FLOOR WINDOWS AND DOORS: ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING. COLOR: DARK GREY
- SECOND, THIRD, AND FOURTH FLOOR WINDOWS BASED ON ANDERSON 100 WINDOW SYSTEM. COLOR: BLACK EXTERIOR/WHITE INTERIOR.
- SEE ELEVATIONS FOR WINDOW SYSTEM FUNCTION. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE.
- SLIDING DOORS BASED ON ANDERSON 100, PROVIDE METAL SILL FLASHING AT ALL DOORS.

5/7/2025 3:28:29 PM



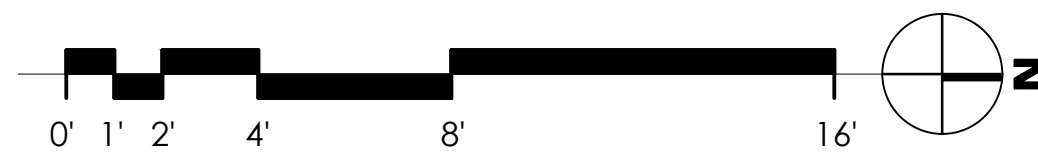
1 SITE PHOTOMETRIC PLAN
1/8" = 1'-0"

LUMINAIRE SCHEDULE							
SYMBOL	QTY	LABEL	(MANUFAC)	CATALOG	WATTS	LUMENS	LLF MTG HT
	13	A	KUZCO LIGHTING	Mavis - EW4401 - BK	9.5	334	0.900 6
	6	B	MCGRAW-EDISON	TY-D3-740-U-WQ	47.2	6359	0.900 9

CALCULATION STATISTICS							
ROOM	REFLECTANCES			CALCULATION SPACING		CALCULATION HEIGHTS	
GARAGE	CLG: 40% / WALLS: 20% / FLR: 20%			5'-0" x 5'-0"		FLOOR: 0'-0" A.F.F.	
SITE	DIRECT METHOD ONLY			5'-0" x 5'-0"			

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
GARAGE, Floor	Fc	5.21	8.0	1.5	3.47	5.33
OVERALL SITE	Fc	0.16	3.6	0.0	N.A.	N.A.

RETAIL LIGHTING SHALL BE TURNED OFF WITHIN ONE HOUR AFTER BUSINESS IS CLOSED OR BY 10:00 PM WHICHEVER IS LATER. EXTERIOR RETAIL LIGHTING WILL BE CONTROLLED BY TIMECLOCK.



3560 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE 303.758.3800

EAGLE'S NEST ON BROADWAY

301/321/333 BROADWAY, DENVER, CO 80216

PROJ. NO. 23-15
DRAWN: Author
CHECKED: Checker
APPROVED Approver
DATE: 05-XX-2025
REVISIONS
03/13/26 3RD SITE DEVELOPMENT SUBMITTAL

ISSUED FOR: SITE REVIEW

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SCALE: 1/8" = 1'-0"

SHEET TITLE:
LEVEL 1 FLOOR PLAN

PH1.0

A - KUZCO LIGHTING - MAVIS EW4401

MAVIS
EW4401
WALL



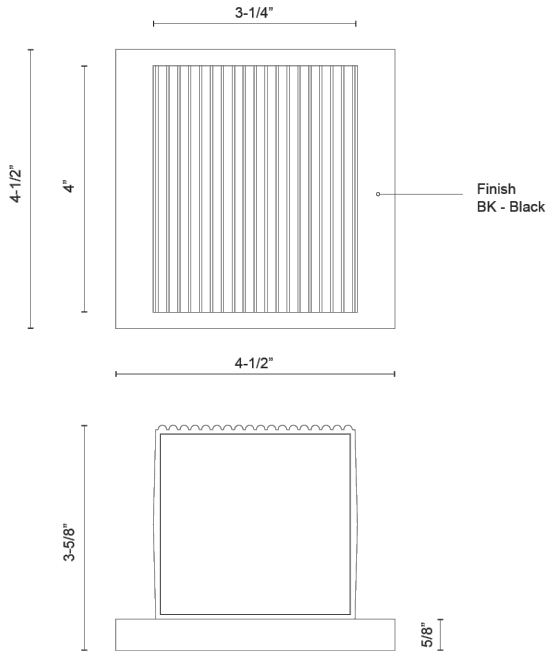
EW4401-BK
Black

Feature Dimensions		W3-1/4" x H4" x D3-5/8"
Height from center		2"
Light Source		AC LED Module
Wattage		9W
Total Lumens		600lm
Delivered Lumens		BE-335lm
Voltage		120V
Color Temperature		3000K
CRI (Ra)		90CRI
Optional Color Temp		2700K, 5000K Available, Minimum Order Quantities Apply
LED Rated Life		50,000 hours
Dimming		100%, 0W, CUI Dimmer (Not Included)
Glass Details		Frosted Glass Diffuser
ADA Compliant		Yes
Location		WHL-RWS
Canopy Dimensions		W4-1/2" x H4-1/2" x D3-5/8"
Material		Aluminum + Glass
Paint Finish		R602
Illumination Direction		Down
Mounting Style		Wall Mount, Up or Down
Darksky		Yes, Mounting in Down Direction, 3000K CCT or Below

PROJECT

DESCRIPTION

Providing downlight, this exterior wall sconce is simple and small. A black or white powder coated cube is attached to the square matching backplate with concealed fasteners. Light exits from its one end whether it is mounted horizontally or vertically. A linear pin-strip patterning adds interest to the front of the cube.



SPECIFICATION DETAILS

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Paint Finish		R602
Illumination Direction		Down
Mounting Style		Wall Mount, Up or Down
Darksky		Yes, Mounting in Down Direction, 3000K CCT or Below

* For custom options, consult factory for details.

* For warranty information, please visit www.kuzcolighting.com/warranty

CUZCO

CANADA: 19054 28TH AVENUE SURREY, BC V3Z 6M3
USA: 3035 E. LORE MOUNTAIN ROAD LAS VEGAS, NV 89081
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COMMENT



B - McGRAW EDISON - TTD3 T40 UWQ

Project

Catalog #

Type

Prepared by

Notes

Date



TTD3 (D1-D5)

McGraw-Edison

TT TopTier

Solar-Enabled Parking Garage Luminaire

Product Features



Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 2
- Mounting Details page 3
- Energy and Performance Data page 4

Quick Facts

- Lumen packages range from 3,090 - 10,000
- Efficacies up to 147 lumens per watt
- Utilizes patented waveguide technology for maximum visual comfort
- Surface, pendant, trunnion, wall and direct conduit mount options

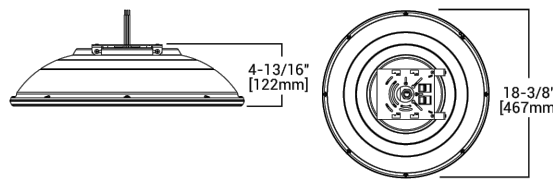
Dimensional Details

SURFACE MOUNT

CUL, MC, WQ and RW D1-D5

UL D1-D4

Base luminaire weight: 18.2 lbs (8.3 kg)



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PS00053124 page 1
June 05, 2020 5:27 PM

McGraw-Edison

TT TopTier

Ordering Information

SAMPLE NUMBER: TT-05-T40-24VDC-WQ-STM-30L-AP

Product Family	Configuration	Color Temperature	DC Input Voltage	Distribution	Mounting *	Lead Length	Finish
TT TopTier	BA-4-000 Normal Lumens	740-70 CRI, 3000K CCT	12VDC-17V	DC Concentrated	Beam-Mount Surface Mount *	Beam-Mount	Beam-Mount
BA-4-000 Normal Lumens	740-70 CRI, 3000K CCT	24VDC-30V	DC Concentrated	Beam-Mount Surface Mount *	Beam-Mount	Beam-Mount	Beam-Mount
BA-4-000 Normal Lumens	740-70 CRI, 3000K CCT	24VDC-30V	DC Concentrated	Beam-Mount Surface Mount *	Beam-Mount	Beam-Mount	Beam-Mount
BA-4-000 Normal Lumens	740-70 CRI, 3000K CCT	24VDC-30V	DC Concentrated	Beam-Mount Surface Mount *	Beam-Mount	Beam-Mount	Beam-Mount
BA-4-000 Normal Lumens	740-70 CRI, 3000K CCT	24VDC-30V	DC Concentrated	Beam-Mount Surface Mount *	Beam-Mount	Beam-Mount	Beam-Mount

Options (Add as Suffix)

Accessories (Order Separately) *

NOTES

1. Color: Pendant Mount Stem assembly
2. Down lead length for Surface Mount and Stem Mount only: T40, DPM and RW lengths predetermined
3. Not available with CUI
4. Not available with CUI
5. Not available with CUI
6. Specify order in units of 100
7. Designed for use with Decora Mount only
8. Designed for use with Decora Mount only
9. 12VDC and 17VDC operate in standard operation
10. Only product configurations with these designated profiles are built to be compliant with the Bay Area Air Quality Management Act (BAAQMA) and California Air Resources Board (CARB) regulations. Please refer to www.southcoastairquality.com for more information.
11. For installation in locations such as garages, tunnels, sports complexes, etc., and any other locations where the fixture potentially will be subject to impacts from external sources, BAAQMA is required, utilizing the stem kit with either DPMS17, DPMS18, DPMS19, DPMS20, DPMS21, DPMS22, DPMS23, DPMS24, DPMS25, DPMS26, DPMS27, DPMS28, DPMS29, DPMS30, DPMS31, DPMS32, DPMS33, DPMS34, DPMS35, DPMS36, DPMS37, DPMS38, DPMS39, DPMS40, DPMS41, DPMS42, DPMS43, DPMS44, DPMS45, DPMS46, DPMS47, DPMS48, DPMS49, DPMS50, DPMS51, DPMS52, DPMS53, DPMS54, DPMS55, DPMS56, DPMS57, DPMS58, DPMS59, DPMS60, DPMS61, DPMS62, DPMS63, DPMS64, DPMS65, DPMS66, DPMS67, DPMS68, DPMS69, DPMS70, DPMS71, DPMS72, DPMS73, DPMS74, DPMS75, DPMS76, DPMS77, DPMS78, DPMS79, DPMS80, DPMS81, DPMS82, DPMS83, DPMS84, DPMS85, DPMS86, DPMS87, DPMS88, DPMS89, DPMS90, DPMS91, DPMS92, DPMS93, DPMS94, DPMS95, DPMS96, DPMS97, DPMS98, DPMS99, DPMS100, DPMS101, DPMS102, DPMS103, DPMS104, DPMS105, DPMS106, DPMS107, DPMS108, DPMS109, 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301 BROADWAY

MINOR DEVELOPMENT REVIEW

JULY 16, 2025: REVISED: DECEMBER 4, 2025

REVISED: MARCH 19, 2026



301 Broadway

Project Overview

301 Broadway is located at the corner of 3rd Street & Broadway in Downtown Eagle. This proposal includes an existing retail property which is in the Central Business District and subject to the Broadway District development standards. The overall concept for the plan is to create a high quality, distinct landmark mixed-use building, to continue the redevelopment of the downtown core. Taking advantage of the visibility on the corner of 3th Street and Broadway, this proposal includes ground floor commercial, spaces for public art installations and incorporates residential units above to add density and vibrancy to the downtown core. 301 Broadway is designed to include 9 downtown apartments or approximately 17,907+/- sf of residential space. The product mix is comprised of 7) two-bedroom units, and 2) two-bedroom plus den apartments. Per Section 4.02: All residential development with 10 or more for-sale or rental units, shall set aside the following units: a) Affordable Units – 15%, b) Resident Occupied Units: 35%. With only 9 units no Affordable and Resident Occupied units are required. Commercial space is located predominantly along Broadway and wraps the corner along 3th Street consisting of approximately 4,681 square feet. The proposal includes an at-grade 5,500+/-sf covered parking garage creating 18 on-site parking spaces. Vehicle parking includes ADA compliance and electric vehicle charging. Additionally, there is both short-term and long-term bicycle parking incorporated into the project, which exceeds code requirements. The design includes rooftop amenities setting this proposal apart from other recent new developments along Broadway taking advantage of the excellent orientation and solar exposure. The streetscape elements will continue from Broadway and transition along 3th Street to provide aesthetic and safety enhancements for pedestrians. The project is being proposed as a single phase and will be sprinklered throughout. Existing water and sewer supplies are in the alley and along Broadway.



The utility service plan is summarized as the following:

1. Water service will be tapped off current waterline on Broadway. Sanitary sewer will extend to the existing sewer line in the alley. Roof drainage will

drain through the building and extend to the existing storm drain on Broadway.

2. Gas service will extend from the gas main in the 3rd Street to the proposed building gas meter.
3. Communication service will extend from the Alley where it will drop from the overhead lines north of 3rd Avenue to a new buried pedestal location adjacent to building.
4. Electric service will be relocated underground in the alley. New transformers will be in the easement between 301 and 321 Broadway. The proposed transformer meets all applicable clearance requirements of Holy Cross.

Existing Site Conditions

The project site is currently home to a single-story Retail building. The current Retail Building will be removed this summer.

Existing Conditions Table:

Subject Property	Lot Square Footage/Building Square Footage	Existing Land Use
301 Broadway	12,500	Residential
Total	12,500 lot square footage	

Proposed Land Use:

Development Program	Permitted Uses	Proposed Uses	Proposed Square Footage	Compliance
Commercial	Ground floor commercial	Ground floor commercial	4,681 gross sf	YES
Residential	Second and Third Floor	For Sale Condominium	17,907+/- gross sf residential	YES
Local Employee Residency Plan (LERP)	Required for projects adding 10 housing units	NOT REQUIRED	N/A	YES

Broadway District

Goals and Objectives

Intent. Broadway (BD) district is the downtown mixed-use core of the Town. The BD district is intended to guide growth and development in a manner that continues the existing character and design of the highly walkable downtown commercial area with storefronts on the ground story and upper story residential, lodging, and office uses.

Elevate Eagle Comprehensive Plan

301 Broadway will be a cornerstone of the Broadway District and the concept and design features meet the following goals of the Comprehensive Plan:

GOAL 2-1. ENHANCE THE VIBRANCY AND VIABILITY OF DOWNTOWN.

The character of Downtown is defined by a small-town neighborhood feel and includes residential blocks as well as commercial and mixed-use. The development style establishes a unique and intimate relationship between buildings and the street. Historic resources are preserved, and new development is reflective of historic development patterns, character, and style.

2-1.1. New development, additions, and renovations should aim to mimic the scale, architectural style, and character of existing and surrounding historic buildings.

2-1.3. Provide additional opportunities for public art.

2-1.5. Encourage sensitive infill development to better support Broadway Street through increased building height, that complements and retains the character, scale, and massing of historic structures.

2-1.7. New development is encouraged to include landscaping consistent with the mature area including extended sidewalks, pedestrian amenities, and parking enhancements.

2-1.8. Create new and enhance existing gathering spaces for social interaction.

2-1.9. Signage and other wayfinding elements should be integrated to guide visitors to Eagle's Downtown.

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

GOAL 2-2. REINFORCE BROADWAY STREET AS THE HEART OF THE COMMUNITY, FROM THE EAGLE RIVER TO TOWN PARK.

The character of Broadway is defined by a small-town main street feel and includes the commercial heart of the community. Historic resources should be preserved, and new development should reflect historic development patterns, character, and style.

2-2.1. Encourage and support additional commercial and vertical mixed-use development that is reflective of the history of Eagle and the Western Slope Region.

2-2.2. Support the creation of an attractive community entrance through development of the East and West corners of Broadway that draw residents and visitors onto Broadway and is an extension of the history and vision of Eagle.

2-2.3. Ensure ground floor uses on Broadway create a balanced mix of uses that support a thriving commercial atmosphere

2-2.4. On Broadway Street, commercial uses should be required on ground levels, with lodging and residential uses permitted above commercial.

2-2.5. Preserve Eagle's historic street grid to retain the character and walkability of the Town core.

Town of Eagle Land Use, Development Code, and Comprehensive Plan

The 301 Broadway project when completed will be compatible with the Town of Eagle's Comprehensive Plan, the project offers: 1) Diversity of housing types, provides opportunities for local and investment ownership, 2) Provides opportunities for Eagle's citizens to work and promotes commercial development within town limits. 3) Encourages reinvestment within downtown Eagle and supports local business. 4) Provides opportunity to attract and retain businesses that support and enhance Eagle's tourism revenue. 5) Enhances the small character of surrounding historic buildings. 6) Provide public event spaces and opportunities for public art. The new 301 Broadway project will continue the rich cultural heritage of Downtown Eagle, with a combination of Retail and Residential infill. The project will incorporate all required sustainable requirements of the International Conservation Code.

301 Broadway is thoughtfully designed to achieve the design goals below established in the Town of Eagle Land Use and Development Code:

Section 4.10.020

C. *Design goals.*

1. Maintain or enhance the Town's historic small-town character and sense of place. Promote walkable neighborhoods and an appropriate human scale in buildings and spaces.
2. Promote high quality design and construction, creating outcomes that are compatible with existing neighborhoods and architecture.
3. Create comfortable and functional relationships between structures, spaces, and different use areas. Provide smooth transitions between areas of dissimilar use.
4. Ensure site development that responds appropriately to topography, drainage, existing vegetation, sensitive habitats, drainage, access, views, privacy, adjacent development, and opportunities for open space and solar exposure.

5. Provide adequate parking, ensure multimodal connectivity, and encourage the use of alternative transportation. Connect neighborhoods, transit stops and commercial destinations with clear, safe pedestrian and vehicular travel routes.
6. Promote environmental education and stewardship with energy and water efficient structures and landscapes.
7. Reinforce the unique attributes of the Town's individual character areas. Enhance the vibrancy and viability of the Broadway district, Eagle Ranch, Grand Avenue, and the North Interstate commercial centers.

Setbacks

The current design features a 2-foot rear setback on the second and third floors and the at grade rear setback is 0 feet. Per Section 4.10.050.C.1.b.iv and 4.10.050.C.1.f.v, the BD district setback may be reduced to less than 25 feet if an enclosed parking garage is proposed and the configuration of the garage allows for ingress and egress off the property for residential parking and service entrance to the ground floor retail space. This standard applies to a combination of both a parking garage and the entrance service. For upper stories, the rear yard setback is reduced to 2 feet for the building and 0 feet for the balconies. The proposed design meets the intent of Section 4.10.050.

Height

301 Broadway is a three-story mixed-use building. Section 4.10.050C.1 allows buildings with corner treatments to exceed the standard three-story 35-foot height limit by 30%. $35'-0'' \times 30\% \text{ increase} = 10'-6''$. Per Table 4.02-2 Height Limit Exceptions: Mechanical, Electrical, and Plumbing equipment is allowed to have a 30% increase. Architectural features are allowed 30% over the zone District max. ($35'-0'' \text{ allowed in Broadway District} \times 30\% = 45'-6''$ to top of Mechanical, Electric, Plumbing, and Architectural features.) Parapet walls are allowed 4'-0" above height. ($35'-0'' \text{ allowed} + 4'-0'' \text{ parapet} = 39'-0''$ parapet height allowed).

Vehicle Access (4.12.070C)

301 and 321 Broadway will share access to parking a common access from the alley, both landowners have agreed to provide a 25'-0" joint access and plaza easement. 301 Broadway will purchase 7'-6" feet of the 321 Broadway to create two equal lots.

Parking (Table 4.12-1: Off-Street Parking Standards)

The design includes covered, at-grade parking as well as utilizing on-street parking for commercial uses. Required parking: Per Table 4.12-1: Off-Street Parking Standards:

Residential: 9) two-bedroom units (2 spaces per DU) = 18 Spaces
Retail: 4,681 s.f. of Retail (2,000 s.f./400 s.f./space = 2,681 s.f./300 s.f.) = 14 Spaces
Total: 32 spaces required

Parking provided: 18 spaces on-grade covered + 14 street parking spaces = 32 spaces provided.

Bike Parking (Table 4.12-3: Bicycle Parking)

Bike storage/parking will be provided on-site as well as proximity to public transit (located 1 block away) will encourage the use of multimodal transportation.

Required: Residential: (Min 2 + .05 per BR) = 3 Short-term Bike Spaces for Multi-Unit Building
 Retail: No Short-term Bike Spaces are required.
 Residential: Long-term = 3 Long-term Bike Spaces for Multi-Unit Building
 Retail: (3 Long-term Bike Spaces for Retail)

6) Short-term parking spaces will be provided on bike racks on Broadway
Long-term spaces will be provided in Condo-units and Retail Storage rooms.

Building Mass/Form/Orientation

The building, anchored at the corner of 3th Street and Broadway, will address both streets and features an angled entrance. The Broadway elevation includes several storefronts and commercial uses which articulate and upper floors step back to break up the overall building mass.



Building Materials

A combination of materials will be utilized to break the façade on both 3th Street and Broadway, including stone, brick, metal siding, and extensive glazing. A strong brick base and predominant columns are reminiscent of many Colorado mountain town buildings.

Landscape/Pathways/Furnishings/Fencing/Site Lighting

The Broadway Streetscape improvements completed by the town of Eagle greatly enhanced the downtown district. The 301 Broadway design will incorporate some key design elements to transition from Broadway around to 3rd Street to enhance the pedestrian experience, including hardscape, planters, site furnishings and lighting.

Signage

Project signage will be affixed to the building, meeting the minimum clearances for pedestrian traffic and compliant with the square footage maximum.

Color

Colors are warm, earthy and inviting, blending well with the existing structures along Broadway.

Tez Hawkins

From: Keith Hernandez <khernandez@holycross.com>
Sent: Thursday, October 23, 2025 12:14 PM
To: Tez Hawkins
Subject: RE: [EXTERNAL] Reminder: Electronic Referral Request: DR25-06, 301 Broadway, Minor Development Plan Application

CAUTION: This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tez,

Thanks for the notice. For safety reasons Holy Cross Energy strongly objects to the layout of this project. That building is too close to the overhead power lines. To meet OSHA requirements they would need to have at least 20' of separation.

Another issue: There is not enough space for the pad-mounted transformer they will need.

Keith Hernandez

Senior Utility Tech



HOLY CROSS ENERGY

3799 HWY 82 • P.O. Box 3350, Glenwood Springs, CO 81602

Phone: 970-947-5439 • Fax: 970-947-5480

Monday – Thursday 7:00 a.m. to 5:30 p.m. MST

Holy Cross Energy provides safe, reliable, affordable and sustainable energy and services that improve the quality of life for our members and their communities.

Holy Cross Energy is an equal opportunity provider and employer.

From: Tez Hawkins <thawkins@townofeagle.org>
Sent: Thursday, October 16, 2025 9:01 AM
To: Ryan Johnson <ryan.johnson@townofeagle.org>; Jeff Nichols <jeff.nichols@townofeagle.org>; Alex Smiley <alex.smiley@townofeagle.org>; Kira Koppel <kira.koppel@townofeagle.org>; Jill Kane <jill.kane@townofeagle.org>; Molly Furtado <molly.furtado@townofeagle.org>; Nikki Davis <nikki.davis@townofeagle.org>; Larry Pardee <larry.pardee@townofeagle.org>; Randel Q. Cohen <rcohen@gefpd.org>; bdaruna@ecparamedics.com; ecad@ecparamedics.com; TNycum@MountainRec.org; Lorra Nichols <lnichols@crwcd.org>; ted@prolandsurvey.com; Conservation@ECCDistrict.org; npowellre@centurytel.net; tegan@evld.org; aclarke@evld.org; flynn@eagleriverco.org; bill@lotichydrological.com; Dave Levy <dave.levy@coretransit.org>; customerservice@support.blackhillsenergy.com; Jason.Sharpe@centurylink.com; sid.arnold@corp.forethought.net; Jeff Vroom <jvroom@holycross.com>; Keith Hernandez <khernandez@holycross.com>; andy_davis@comcast.com; Easement, Nre <nre.easement@lumen.com>; CGS_LUR@mines.edu; Killian - CDOT, Brian <brian.killian@state.co.us>; Tom Gosiorowski <tom.gosiorowski@townofeagle.org>
Cc: Sydney Dynek <sydney.dynek@townofeagle.org>; Peyton Heitzman <peyton.heiztman@townofeagle.org>; john chay <johntchay@gmail.com>; Alex Chay <alexander.d.chay@gmail.com>; Michael Noda <michael@neostudioarch.com>
Subject: [EXTERNAL] Reminder: Electronic Referral Request: DR25-06, 301 Broadway, Minor Development Plan Application

This email is a courtesy reminder regarding the request for comments and feedback by **October 23, 2025**, close of business.

TOWN OF EAGLE COMMUNITY DEVELOPMENT DEPARTMENT
ELECTRONIC REFERRAL

Hi,

This notice is to advise you that an application has been submitted for the following project:

Project Name: 301 Broadway Minor Development Plan Application

Application Type(s): Minor Development Plan

Project Location: 301 Broadway Eagle, Colorado; Parcel Number: 193932415001; EAGLE Block: 26
Lot: 1 THRU:- Lot: 4

Project Overview: A Minor Development Plan proposing a three-story building, inclusive of 5,349 square feet of ground-floor commercial/retail space and a total of nine residential units divided between the second and third stories. The Minor Development Plan also includes an above-ground parking garage, a retail/restaurant plaza, and a rooftop area. As proposed, the development plan will need a lot line adjustment plat as a companion application.

Applicant: Harvest One Investment Group, LLC

Return Requested: **October 23, 2025**

The plans and associated documents you need for your review can be accessed through this [LINK](#). Attached to this email is a document labeled 'Summary of Application' that provides an overview of the land use applications and supporting documentation. Also attached is a document labeled 'Referral Form' that provides contact information for staff and the applicant. Hard copies are also available for review at the Community Development Department upon request. If you are missing/need anything further, please let us know.

The Town of Eagle Community Development Department is requesting your review and response by **October 23, 2025, or we will assume you have no comments and/or objections.** If you have any questions about these applications, please don't hesitate to reach out at thawkins@townofeagle.org or 970-688-2175. Thank you for your time and effort in reviewing these applications.

Thank you,

Tez Hawkins, AICP

Planner

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle CO 81631

Phone: 970.688.2175

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COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



October 22, 2025

Matthew L. Morgan
State Geologist

Tez Hawkins
Town of Eagle
200 Broadway, PO Box 609
Eagle, CO 81631

Location:
SE¼ SE¼ Section 32,
T4S, R84W of the 6th P.M.
39.6541, -106.8281

Subject: 301 Broadway Minor Development Plan Application
File Number DR25-06, Town of Eagle, CO; CGS Unique No. EA-26-0002

Dear Tez:

As requested (Email dated August 28, 2025), the Colorado Geological Survey has reviewed the 301 Broadway Major Development Plan referral. With this submittal, we received the Minor Development Review (July 16, 2025), Preliminary Stormwater Report (DCI Engineers, July 7, 2025), Development Plan Set (NEO Studio, July 17, 2025), Preliminary Subsoil Study for Foundation Design (Kumar & Associates, Inc., November 6, 2023), and other documents. Based on the narrative, the minor development plan will consist of a three-story building, inclusive of 5,349 square feet of ground-floor commercial/retail space and a total of nine residential units divided between the second and third stories. The building also includes an above-ground parking garage, a retail/restaurant plaza, and a rooftop area.

The site is not undermined and is outside the FEMA-mapped Eagle River 100-year flood hazard limits. Kumar's characterization of subsurface conditions and geotechnical recommendations are valid. Kumar states (page 3), "The clay soils encountered in the boring possesses a low bearing capacity and are not suited to support the proposed type of construction." Kumar recommends, "the building be founded with spread footings bearing on the natural gravel and cobble soils with a slight risk of settlement." Based on the development plan set, no below-grade levels are planned for construction. Provided Kumar's recommendations are adhered to, CGS has no objection to the approval of the minor development plan. However:

Sinkholes and ground subsidence. The surficial soils are underlain at an unknown depth by the Eagle Valley evaporite, which contains soluble gypsum. Sinkhole formation is an active, although infrequent, geologic process in the western Colorado evaporite region. Kumar states (page 2), "The risk of future ground subsidence at the site throughout the service life of the proposed buildings, in our opinion, is low; however, the owner should be made aware of the potential for sinkhole development." If conditions indicative of subsidence or sinkhole formation are encountered during construction, an alternative building site should be considered, or the feasibility of mitigation should be evaluated. Owners should be made aware of the potential for sinkhole development since early detection of building distress and timely remedial action are important factors in reducing the cost of repairs should an undetected subsurface void start to develop into a sinkhole during or after construction.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2632 or email acrandall@mines.edu.

Sincerely,

A handwritten signature in black ink that reads "Amy Crandall". The signature is written in a cursive, flowing style.

Amy Crandall, P.E.
Engineering Geologist

Tez Hawkins

From: Nikki Davis
Sent: Thursday, October 23, 2025 5:43 PM
To: Tez Hawkins
Subject: Re: Reminder: Electronic Referral Request: DR25-06, 301 Broadway, Minor Development Plan Application

Hi Tez,

Thank you for the opportunity to review the application for 301 Broadway. After reviewing the Development Narrative and supporting documents, I offer the following comments from an Economic Development, Housing, and Downtown Development Authority (DDA) perspective. The comments are intended to highlight opportunities for future collaboration rather than additional requirements. Staff supports the project and appreciates its contribution to a vibrant, mixed-use Broadway corridor.

Economic Development and DDA Alignment:

- **Downtown Reinvestment:** The proposal represents a strong example of downtown infill and reinvestment consistent with Elevate Eagle and the DDA Plan of Development. It reinforces the DDA's purpose to halt property deterioration and promote redevelopment through high-quality, mixed-use design.
- **Ground-Floor Activation:** The inclusion of approximately 5,000 square feet of ground-floor commercial space supports local business vitality. Staff appreciates this approach and encourages the applicant to share any future marketing or tenanting concepts that help ensure active storefronts and complement existing downtown businesses.
- **Creative Placemaking:** The inclusion of public art and streetscape elements aligns with DDA goals for Creative Placemaking. Staff would welcome opportunities to collaborate with the DDA and/or the Town's Marketing & Events Advisory Committee (MEAC) on art placement or design concepts as the project moves forward to help reinforce the Broadway corridor's identity.

Access and Mobility:

- **Multimodal Connectivity:** The inclusion of bicycle parking and proximity to transit align well with DDA Access + Mobility priorities. Consideration of the Town's upcoming Wayfinding Implementation Plans could further enhance pedestrian and bicycle access in this area. Staff anticipates completing this plan in the first quarter of 2026.

Housing:

- **Local Employee Residency Program (LERP):** Although the project's nine units fall below the LERP threshold, staff encourages the applicant to consider future opportunities to support local employees through voluntary participation or local-occupancy commitments. This would help advance the Town's broader housing goals while remaining entirely optional under current standards.
- **Housing Diversity:** The proposed two-bedroom condominium mix contributes modestly to downtown housing supply. Should there be minimal material impacts to the pro forma, staff encourages continued exploration of other unit types and price points that support a range of local household sizes and incomes.

Thank you,

Nikki Davis

Economic Development & Housing Specialist
(970) 328-9654

TOWN OF EAGLE

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[Nikki Davis Office Hours - Meet with me.](#)

From: Tez Hawkins <thawkins@townofeagle.org>

Sent: Thursday, October 16, 2025 9:00 AM

To: Ryan Johnson <ryan.johnson@townofeagle.org>; Jeff Nichols <jeff.nichols@townofeagle.org>; Alex Smiley <alex.smiley@townofeagle.org>; Kira Koppel <kira.koppel@townofeagle.org>; Jill Kane <jill.kane@townofeagle.org>; Molly Furtado <molly.furtado@townofeagle.org>; Nikki Davis <nikki.davis@townofeagle.org>; Larry Pardee <larry.pardee@townofeagle.org>; Randel Q. Cohen <rcohen@gefpa.org>; bdaruna@ecparamedics.com <bdaruna@ecparamedics.com>; ecad@ecparamedics.com <ecad@ecparamedics.com>; TNycum@MountainRec.org <tnycum@mountainrec.org>; Lorra Nichols <lnichols@crwcd.org>; ted@prolandsurvey.com <ted@prolandsurvey.com>; Conservation@ECCDistrict.org <Conservation@ECCDistrict.org>; npowellre@centurytel.net <npowellre@centurytel.net>; tegan@evld.org <tegan@evld.org>; aclarke@evld.org <aclarke@evld.org>; flynn@eagleriverco.org <flynn@eagleriverco.org>; bill@lotichydrological.com <bill@lotichydrological.com>; Dave Levy <dave.levy@coretransit.org>; customerservice@support.blackhillsenergy.com <customerservice@support.blackhillsenergy.com>; Jason.Sharpe@centurylink.com <jason.sharpe@centurylink.com>; sid.arnold@corp.forethought.net <sid.arnold@corp.forethought.net>; jvroom@holycross.com <jvroom@holycross.com>; khernandez@holycross.com <khernandez@holycross.com>; andy_davis@comcast.com <andy_davis@comcast.com>; Easement, Nre <nre.easement@lumen.com>; CGS_LUR@mines.edu <cgs_lur@mines.edu>; Killian - CDOT, Brian <brian.killian@state.co.us>; Tom Gosiorowski <tom.gosiorowski@townofeagle.org>

Cc: Sydney Dynek <sydney.dynek@townofeagle.org>; Peyton Heitzman <peyton.heizman@townofeagle.org>; john chay <johntchay@gmail.com>; Alex Chay <alexander.d.chay@gmail.com>; Michael Noda <michael@neostudioarch.com>

Subject: Reminder: Electronic Referral Request: DR25-06, 301 Broadway, Minor Development Plan Application

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Thank you,

Tez Hawkins, AICP

Planner

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle CO 81631

Phone: 970.688.2175

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Greater Eagle Fire Protection District

PO Box 961 • Eagle, Colorado 81631

Office: 970.328.7244 Fax: 970.328.7280

Email: rcohen@gefepd.org

Plan Review Report

Date: 10/21/2025

Property Address: 301 Broadway

Applicant: One Harvest Group, LLC.

Applicant Email: JOHNCHAY@GMAIL.COM

Plan review has been completed for your project. The following comments are noted:

1. The commercial spaces in the building will be required to have an NFPA 13 complaint fire suppression system.
2. The residential units in the building will be required to have an NFPA 13R complaint fire suppression system.
3. The parking garage will be required to have an NFPA 13 compliant fire suppression system. If electric vehicle charging locations are provided a 3-hour fire partition will be required and additional fire flows will be required for the fire suppression system servicing the electrical vehicle locations.
4. Fire suppression and standpipes will be required for roof areas being occupied.
5. Balconies are required to have fire suppression protection.
6. Fire suppression and fire detection systems will be required to be designed and installed with state certified and fire district recognized life safety system companies.
7. Water entry rooms supplying the fire suppression system must be accessible from the exterior of the building with a direct access point to the fire suppression system.
8. The building will be required to have an NFPA 70 and NFPA 72 compliant fire alarm system.
9. Residential units may have residential type fire alarm devices. Common areas and commercial spaces are required to have fire detection devices that transmit fire alarm signals to a central monitoring station.
10. Elevators must be sized to accommodate EMS crews, patient transport devices, and EMS gear.
11. Two (2) stairwells should extend to 3rd floor for firefighting operations.

If there are any questions please contact me.

Respectfully,

Randel Q. Cohen

Division Chief of Life Safety

Tez Hawkins

From: Hoopes, Tom <Tom.Hoopes@lumen.com>
Sent: Sunday, September 14, 2025 3:53 PM
To: Tez Hawkins
Subject: P867618 - 301 Broadway Major Development Plan Application
Attachments: P867618 Encroachment Approval with Stipulation Letter-091225.pdf

You don't often get email from tom.hoopes@lumen.com. [Learn why this is important](#)

CAUTION: This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tez:

Please accept the attached Letter of Approval with Stipulation as it relates to the above referenced project. Please note that CenturyLink may have existing facilities in conflict.

Tom Hoopes
Right of Way Agent II
Faulk & Foster, on behalf of Lumen
1811 Auburn Avenue
Monroe LA 71201
(407) 592-1794
Tom.Hoopes@lumen.com



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9/14/25



Tez Hawkins, AICP
Planner
TOWN OF EAGLE
200 Broadway, PO Box 609, Eagle CO 81631

SUBJECT: APPROVAL TO PROCEED WITH STIPULATION

Project Number & Location: P867618 – 301 Broadway Major Development Plan
Application

To whom it may concern:

CenturyTel of Eagle, Inc. d/b/a CenturyLink ("CenturyLink") has reviewed your request to proceed with improvements as shown on Exhibit "A" ("Improvements"), said Exhibit "A" attached hereto and incorporated by this reference, within the Easement Tract and has no objections providing, however, the following terms and conditions are agreed to, and met, by Landowner:

1. Locates must be performed by a state recognized organization (i.e. Call Before You Dig, Blue Stake, etc.).
2. A minimum of three feet of cover above CenturyLink facilities is maintained at all times and the final grade provides for no less than three feet of cover.
3. If any CenturyLink facilities are damaged or require relocation as a result of said Improvements, or the act of installing, maintaining or removing said Improvements, Landowner agrees to bear the cost of repair and/or relocation of said CenturyLink facilities.
4. No buildings or structures are to be placed within the Easement Tract other than those, if any, that are approved by this APPROVAL TO PROCEED.

Please be advised Lumen appears to have existing facilities that may be in conflict with the proposed development.

It is the intent and understanding of CenturyLink that this action shall not reduce our rights to any existing easements or rights we have on this site or in the area either currently or in the future.

If you have any questions or would like to discuss this action further, please contact Tom Hoopes at Tom.Hoopes@lumen.com.

Sincerely yours,

CenturyLink Right of Way Team

Exhibit "A"



EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216

SITE REVIEW
07-16-2025



3540 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE 303.758.3800

EAGLE'S NEST ON BROADWAY

PROJ. NO. 23-15
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 07-16-2025
REVISIONS

ISSUED
FOR: SITE REVIEW

© NEO STUDIO

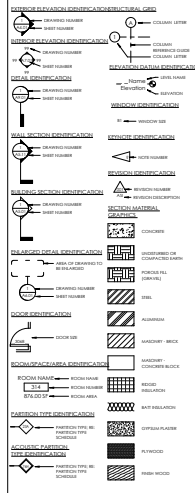
SCALE: As indicated

SHEET TITLE:

A 0.00

[illegible]

GRAPHIC STANDARDS	
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BUILDING & CODE INFORMATION					
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[illegible]

PROJECT TEAM

[illegible]

VICINITY MAP



IECC COMPLIANCE

(CLIMATE ZONE: 3 PER 2021 BEC)

1. **TERMINAL BUILDINGS:**

- A. **CONCRETE/REINFORCED 36 CONCRETE REINFORCED CAVITY WALLS IN TERMINALS (ALL CAVITY)**
- WINDUW (ALL):**
- 1. 6 CONCRETE/REINFORCED 13 BATT INSULATION
- 2. 1/2" CONCRETE
- CONCRETE R=0.3 CONCRETE R=0.61
- C. **CONCRETE WALLS (NON-REINFORCED)**
- D. **WINDUW (CAVITY: 0.29**
- TERMINAL WINDUW 0.32
- E. **TERMINAL DOORS (CAVITY: 0.32**
- GARAGE DOOR WINDUW 0.129
- F. **SLAB IN WALL: 8 INCH 2" F**
- WINDUW AND DOORS (WINDUW: 0.32)
- WINDUW (WINDUW: 0.32)
- WINDUW (WINDUW: 0.32)

2. **BUILDING TO BE CONSTRUCTED TO MEET 2021 BEC:**

STATISTICAL TABLE:

LOT SIZE: 301' 12.900 SF [100' X 125']
 BUILDING AREA (EXCLUDING GARAGE): 25,347 SF
 COMMERCIAL: 1,000 SF
 RESIDENTIAL: 17,907 SF - 9 RESIDENTIAL UNITS
 CIRCULATION LEVELS 1-3: 2,500 SF

STAIRS:
 FRONT SETBACK: 0'
 SIDE STREET SETBACK: 0'
 SIDE INTERIOR SETBACK: 0'
 REAR (ALLEY) SETBACK: 25'
 REAR SETBACK CAN BE REDUCED WHEN PARKING IS PROVIDED PER SECTION 4.0.10.00C.1
 SIDE LOSE: 35' ± ± PARAPET
 OR 42" W/ 3RD FLOOR STAIRSACK
 *14" LOSE: CORNER LOSE HEIGHT LIMITS MAY EXCEED HEIGHT LIMIT BY 30% [45' 4" CORNER LOSE HEIGHT LIMIT]
 STOREFRONT HEIGHT: 12' MIN



Public Works Department Review Comments

The comments below and attached to this document are the 3rd review comments generated from the Public Works review of the submitted Major Development Permit. The applicant shall review the comments and provide a response letter with the revised and resubmitted plans and reports.

General Comments

1. Easement Dedication: The access easement dedicated along the lot line adjustment needs to also include utilities and likely drainage. The electric transformer will reside within the easement. Drainage within this access area will likely be shared when the southerly lot develops.

this easement dedication needs to include utility easement given the proposed transformer will reside within it. the

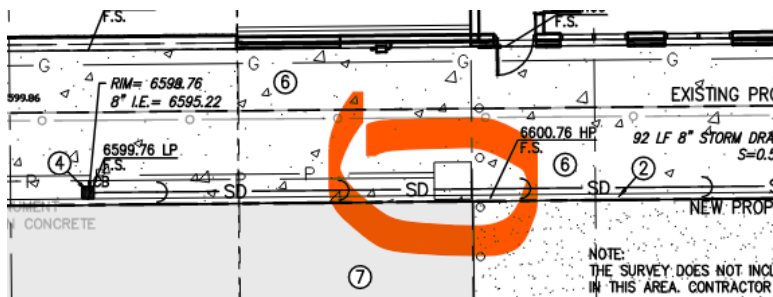
NOTES

1. Survey Date: March 13, 2026.
2. All lineal distances are in units of U.S. survey feet.
3. The purpose of this Lot Line Adjustment Plot is adjust the shared property line between Lot 4 and Lot 5, Block 26, Town of Eagle, and to create the reciprocal access easement as shown hereon.

2. Please provide the alley section that was requested on 3/19/2026 Email is attached.

[RE 301 Broadway - underground utilities.msg](#)

3. The storm drain conflicts with the proposed transfer location. Adjust storm or transformer.



Tez Hawkins

From: support@davidmillerinsurance.com
Sent: Saturday, October 18, 2025 11:03 AM
To: Tez Hawkins
Cc: Wendy Sacks
Subject: 301 Broadway project

You don't often get email from support@davidmillerinsurance.com. [Learn why this is important](#)

CAUTION: This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a resident in the 241 Broadway Building, I am very concerned about my view looking south over 3rd street. This new building is depicted as "3 stories" high, same as our building, and then after all of your exceptions, looks like a 60-foot building with roof top usage that can only mean lights polluting our night sky in addition to cutting off all views. I guess existing tax payer's quality of life, is trumped by new money. Three stories should be three stories...not plus 20 feet of architectural exceptions. Thank you- David & Valeria Miller

David Miller Insurance Agency Inc.
Phone(719)599-5040

The information contained in this email and any files transmitted with it are proprietary and confidential to David Miller Insurance Agency, Inc. The information contained in this message is solely for the use of the individual or entity to whom they are addressed. If the reader of this message or attached files is not the intended addressee, or someone authorized by the intended addressee to receive transmissions on the behalf of the addressee, you are hereby notified that any dissemination, distribution, or copying of the information is strictly prohibited. If you have received this transmission in error, please notify us as soon as possible and destroy this message.

Tez Hawkins

From: Claire Van Tiem <vantiem.claire@gmail.com>
Sent: Friday, June 5, 2026 9:41 AM
To: Tez Hawkins
Subject: Inquiry regarding 301 Broadway project

You don't often get email from vantiem.claire@gmail.com. [Learn why this is important](#)

CAUTION: This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

We're full time residents who live behind 301 Broadway and want to ensure we're staying up to date with the progress on this project's proposals since we have a lot of concerns about this project. What's the best way for us to do that?

For instance, looking at some of the impact documentation they submitted for this project, they marked "will not" for the section about creating noise that's disruptive or offensive. We were here when they demo'd the old structure and it was extremely disruptive to our every day lives - shook our home all day, we werent able to have our windows open due to noise and dust and debris, received complaints from our workplaces due to excessive noise during meetings, our garage was often blocked, etc. Given they're trying to move forward with a substantial build project, we know this will be worse during construction.

Is there any way we can stay up to date on updates regarding this project or even get involved with providing town feedback if the project is still pending approval?

Thanks for any guidance you can provide!

Claire Best
248.224.1275

**TOWN OF EAGLE, COLORADO
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 11
(Series of 2026)**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO RECOMMENDING APPROVAL WITH CONDITIONS OF A MINOR DEVELOPMENT PERMIT AND LOT LINE ADJUSTMENT TO CONSTRUCT A THREE-STORY MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING AT 301 BROADWAY STREET

WHEREAS Harvest One, LLC (“the Applicant”) owns the real property at 301 Broadway and 321 Broadway; Town of Eagle, Eagle County, Colorado (the “Property”);

WHEREAS, on August 14, 2025, the Applicant submitted with the Town an application to for a minor development permit to (the “Minor Development Application”); and

WHEREAS, on June 16, 2026, the Planning and Zoning Commission held a properly-noticed public hearing on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. Findings. The Planning and Zoning Commission finds that the Minor Development Application complies with all applicable provisions of the Eagle Municipal Code and that approval of the Applications are in the best interest of the public health, safety, and welfare.

Section 2. Decision. Based on the foregoing findings, the Planning and Zoning Commission recommends approval of the Application, subject to the following conditions:

1. Prior to submission of any building permit application, the applicant shall provide written confirmation from all utility providers with facilities located within the alley, including gas, sanitary sewer, electric, and communications providers, that the proposed overhead electric relocation and undergrounding plan is acceptable and has been coordinated to their satisfaction. In the event that concurrence among the affected utility providers cannot be achieved, the applicant shall revise the utility plan as necessary. Such revisions may require amendment and rehearing of the Development Permit, as determined by the approving authority.
2. Prior to submitting a building permit, the Applicant shall finalize the Development Agreement with the Town for all public improvements.
3. Prior to submitting a building permit, the Applicant shall correct all requested revisions by the Town and Town staff for final compliance review of the development plan and the lot line adjustment Application.

INTRODUCED, READ, PASSED AND ADOPTED ON June 16, 2026.

TOWN OF EAGLE, COLORADO

Planning Commission Chair

ATTEST:

Administrative Technician



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING & ZONING STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

MEETING DATE:	June 16, 2026
PROJECT:	301 Broadway
FILE NUMBER(S):	DR25-06, LLA26-01
REQUEST:	Approval of a Minor Development Permit application for a three-story mixed-use building, which includes commercial/retail space and a total of nine residential units (the "Proposed Development"). A Lot Line Adjustment application has also been submitted as a companion application to the minor development plan.
APPLICANT(S):	Harvest One, LLC
OWNER(S):	Harvest One, LLC
LOCATION:	301 Broadway, 321 Broadway
PROPERTY SIZE:	± 0.287acres
ZONING:	Broadway District
EXISTING LAND USE:	Vacant
PROPOSED LAND USE:	Mixed-Use Commercial/Residential
STAFF:	Tez Hawkins, AICP (Contract Planner); Jessica Lake, Senior Planner

1. BACKGROUND

Location and Existing Conditions

The Proposed Development is located at the southwest corner of the intersection of West 3rd Street and Broadway Street and fully encompasses 301 Broadway and a portion of 321 Broadway (the “Property”), making up all or portions of Lots 5-7 of Block 26 of the original Town of Eagle (the “Town”) Plat; refer to the location map shown in Figure 1 of this report.

Site History

The Property was a part of the Town Plat as seven separate lots, being Lots 1-7 of Block 26 or portions thereof. Lots 1-4 were developed into what would become a pharmacy and convenience store. The store was demolished in 2025, leaving Lots 1-4, also addressed as 301 Broadway, vacant. Lots 1-7, addressed as 321 Broadway, were developed as a single-family home that remains today and operates as a commercial business.

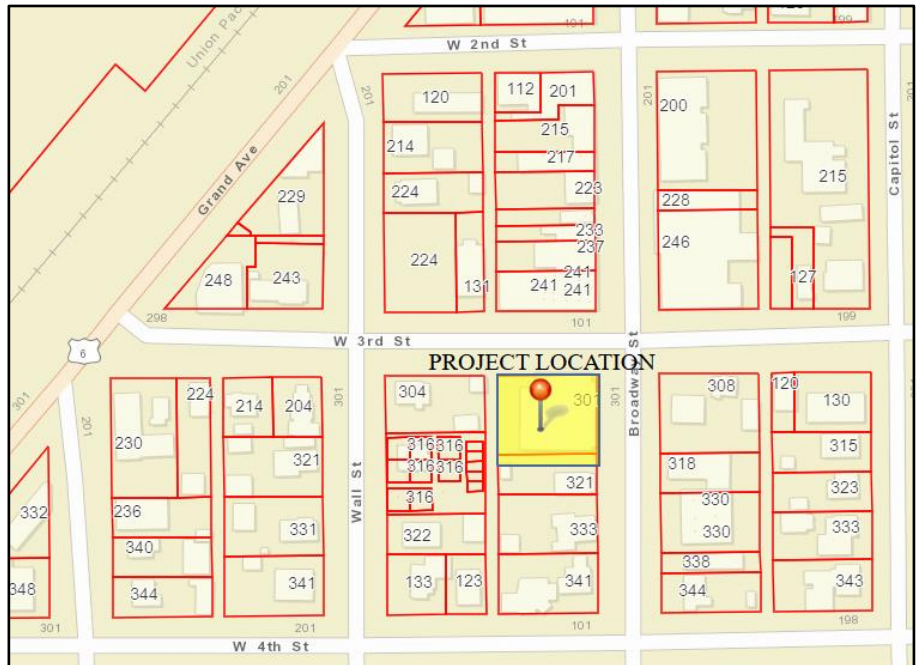


Figure 1. Project Location Map

2. DEVELOPMENT PROPOSAL

The Proposed Development is a three-story building, inclusive of 4,681 square feet of ground-floor commercial/retail space and a total of nine residential units divided between the second and third stories. The Development Plan also includes an above-ground 18-space parking garage, a retail/restaurant plaza, and a rooftop area. All nine residential units include two bedrooms, with each unit ranging between 1,400 and 2,600 square feet. The retail/restaurant plaza area encroaches into the adjacent 321 Broadway property boundaries/lot lines, and therefore, a lot line adjustment application between both 321 and 301 will need administrative approval from the Community Development department if the development plan application is approved.

Overhead power lines and telecommunication lines located in the adjacent alley on the west side of the Property will be relocated underground. The feasibility of the relocation of these powerlines has yet to be determined. If found unfeasible, then the Proposed Development will need to be revised, rereviewed, and reheard by the Planning and Zoning Commission. Refer to the referral comments from Holy Cross Energy and the Town’s Public Works department, summarized in Section 3 of this staff report.

As a part of the development agreement, the Town will require that the Applicant make public improvements to support the feasibility of the development, including restriping the parking spaces along the West 3rd Street frontage of the property, as well as reconstructing the sidewalk along the West 3rd Street Frontage where there’s currently a driveway ramp. Furthermore, the Applicant has elected not to renew the expired

encroachment permit for the clock tower located on the sidewalk on Broadway in front of the Property, and therefore, it shall be removed.

3. REFERRAL AGENCY DISTRIBUTION

The Minor Development Plan application for the Proposed Development was distributed to the departments and agencies listed in Table 1.

Table 1. Referral Agency Comment Summary

Agency/Department	Comments	Status
Greater Eagle Fire Protection District (GEFPD)	GEFPD had comments related to building ingress and egress, and more specifically, improving the number and location of ground-floor exits and the number of stairwells in the proposed building.	Resolved
Town of Eagle Police, Finance, Sustainability, Open Space & Trails, Building Department	No Comment.	N/A
Eagle Valley Library District, Eagle County Commissioners, Eagle Community Development, Eagle County Public Works/Engineering, Eagle County School District, Eagle County Conservation District, Eagle River Coalition, Core Transit, Mountain Recreation, Eagle County School District, Eagle County Cemetery District, Eagle County Paramedics	No Comment.	N/A
Colorado Department of Transportation	No Comment.	N/A
State Public Utility Commission, Black Hills Energy CenturyLink, Holy Cross Electric Association, Inc. , Comcast, Lumen	Lumen stated that they may have conflicts with the Proposed Development and that the Applicant would need additional approvals and clearances when relocating telecommunication facilities. Holy Cross stated that the building must not be within 20 feet of the overhead powerlines in accordance with the Occupational Safety and Health Administration (OSHA); additionally, the ground transformer will need to be located strategically, as there is not enough space in the alley.	Unresolved

Town Public Works	The Town of Eagle Public Works comments included general technical items related to horizontal design and engineering. Additional and more significant comments are related to utilities and concern about the feasibility of undergrounding the adjacent overhead power and telecommunication lines. Public Works states that it isn't apparent that there's adequate space for the new underground lines, as they would conflict with the Town's ability to safely maintain its utility mains, which are also located in the alley.	Unresolved
Colorado Geological Survey	The risk of future ground subsidence at the site throughout the service life of the proposed buildings, in our opinion, is low; however, the owner should be made aware of the potential for sinkhole development.	Resolved
Town Economic Development & Housing Specialist	The Town's specialist is in support of the project due to its alignment with the Downtown Development Authority and Elevate Eagle Comprehensive Plan Goals.	Resolved

4. PUBLIC COMMENT

As of June 12, 2026, staff have received two public comments addressed to the project. Comments are summarized in Table 2. The complete comments are included as an attachment to this report.

Table 2. Public Comment Summary

Comment Identifier	Summary	Staff Response
Public Comment #1	The resident stated that the building height was unreasonable and impacted the quality of life of the neighboring properties.	At the time this comment was made, the application materials of the Proposed Development, specifically building height, were out of compliance with the Town's Land Use Development Code (the "LUDC"). The building height has since been reduced by the Applicant.
Public Comment #2	The resident is concerned with the noise and disturbance of construction, as it was disruptive during the demolition of the previous pharmacy building on the Property in 2025.	The noise and vibration of construction activities are inevitable. However, the Town restricts the time of day for construction activities to reduce disruption to neighboring residents.

5. ANALYSIS

Staff reviewed the Minor Development Permit under the review criteria of Section 4.17.080.C.4.6 of the LUDC.

1. *The development plan is consistent with all applicable standards of the LUDC.*

The Applicant's current elevation drawings show new trees in the public right-of-way; however, the Applicant is not proposing to install those trees, and they are shown on the plans for aesthetics, and therefore, they will need to be removed from the plans for compliance with Section 4.11.030 of the LUDC. The location of the Proposed Development's transformer will need to be verified, as there are two different locations shown with no proposed screening as required under Section 4.11.030. For compliance with Section 4.10.050, the height of the building parapets will need to be verified, as they are shown to be at different heights between the different sheets of the elevation drawings.

For compliance with Section 4.15.040, the Applicant will need to show adequate evidence that the proposed undergrounding of the overhead power and telecommunication lines is feasible with the Town's and Holy Cross Energy's requirements. If the undergrounding is not feasible, then the proposed development will require significant design changes and will need to be reviewed by staff and brought back to the Planning and Zoning Commission.

All other applicable standards of the LUDC were found to be met.

2. *The development plan is consistent with any previously approved and still valid land use approval, such as a plat or PUD.*

Yes, the development plan is consistent with all previously approved plats.

3. *The development plan is consistent with the Comprehensive Plan and other adopted area or corridor plans.*

Yes, the proposed development is consistent with the following Comprehensive Plan Goals and Policies listed in Table 3.

Goal	Policies
GOAL 1-2	• Provide opportunities that increase the likelihood of the Town's citizens to work within Eagle • Promote commercial development that fits the desired character of the community and its character areas • Support opportunities to expand and diversify the commercial and light industrial base
GOAL 2-1.	• Encourage sensitive infill development to better support Broadway Street through increased building height, that complements and retains the character, scale, and massing of historic structures. • Provide additional opportunities for public art. • Create new and enhance existing gathering spaces for social interaction.

Goal 2-2	• Ensure ground floor uses on Broadway create a balanced mix of uses that support a thriving commercial atmosphere. • On Broadway Street, commercial uses should be required on ground levels, with lodging and residential uses permitted above commercial.
Goal 2-3	• Preserve and enhance each of Eagle's unique character areas (i.e. Downtown) • Ensure residential infill and redevelopment blend appropriately with the character and scale of surrounding neighborhoods

Staff reviewed the Lot line Adjustment application under the review criteria of Section 4.17.080.C.4.6 of the LUDC.

1. *All of the required public improvements have been installed and approved.*

All public improvements related to restriping and the installation of adequate sidewalks will be required with a development agreement between the Town and the Applicant.

2. *All parcels created meet the minimum standards required by this LUDC and other applicable regulations;*

Yes, all parcels created will meet the minimum standards required by the LUDC.

3. *The lot line adjustment does not adversely affect the character of the neighborhood or create other adverse impact.*

Yes, this criterion is met; the adjustment will enhance the character of the neighborhood based on the goals of the Elevate Eagle Comprehensive Plan and requirements of the LUDC.

4. *The lot line adjustment does not result in density that exceeds the allowed density of the original subdivision.*

Yes, the lot line adjustment doesn't result in density that exceeds the allowed density of the original subdivision.

6. RECOMMENDATION

The Community Development Department, having reviewed all materials submitted by the applicant and the requirements of the LUDC, recommends the following findings of fact and conclusions of law.

Recommended Findings of Fact

1. The ± 0.287 acres vacant property is located at the southwest corner of the intersection of West 3rd Street and Broadway Street and fully encompasses 301 Broadway and a portion of 321 Broadway, making up all or portions of Lots 1-7 of Block 26 of the original Town Plat.
2. The proposal is to construct a three-story mixed-use building, which includes commercial/retail space and a total of nine residential units, and a parking garage.
3. A companion application for Lot Line Adjustment has also been submitted for review as a companion application to the minor development plan.

Recommended Conclusions of Law

1. The development proposal is consistent with and furthers the goals and policies of *Elevate Eagle*, the Town's Comprehensive Plan.
2. The development proposal is consistent with applicable provisions of the Town's Land Use and Development Code.
3. The public hearing for the Minor Development Permit application was noticed in compliance with the Town's LUDC Section 4.17.050.

Based on the above recommended findings of fact and conclusions of law, the Community Development Department recommends **APPROVAL** of applications DR25-06 and LLA26-01, subject to the following conditions:

7. Conditions of Approval

1. Prior to submission of any building permit application, the applicant shall provide written confirmation from all utility providers with facilities located within the alley, including gas, sanitary sewer, electric, and communications providers, that the proposed overhead electric relocation and undergrounding plan is acceptable and has been coordinated to their satisfaction. In the event that concurrence among the affected utility providers cannot be achieved, the applicant shall revise the utility plan as necessary. Such revisions may require amendment and rehearing of the Development Permit, as determined by the approving authority.
2. Prior to submitting a building permit, the Applicant shall finalize a development agreement with the Town for all public improvements.
3. Prior to submitting a building permit, the Applicant shall correct all requested revisions by the Town and Town staff for final compliance review of the development plan and the lot line adjustment Application.

8. PLANNING & ZONING RECOMMENDED MOTION

“Approval: I move to recommend approval of File number DR25-06 and LLA26-01, Resolution 11, Series 2026, with the listed conditions of approval, based on the testimony provided and the recommended findings of fact and conclusions of law as detailed in the staff report.”

9. PLANNING & ZONING ALTERNATIVE MOTIONS

Continuation: “I move to recommend tabling File numbers DR25-06 and LLA26-01, Resolution 11, Series 2026, based on [INSERT P&Z STATEMENT OF REASONING].”

Denial: “I move to recommend denial of File numbers DR25-06 and LLA26-01, Resolution 11, Series 2026, based on [INSERT P&Z STATEMENT OF REASONING].”

Prepared by Community Development Department:

Tez Hawkins, AICP
Contract Planner

ATTACHMENTS:

1. Project Narrative
2. Development Plans
3. Referral Comments
4. Public Comments
5. Planning and Zoning Commission Resolution



To: Mayor and Town Council
From: Melissa Daruna, Town Manager, and Department Leads
Date: June 9, 2026
Re: Department Updates for May 2026

ASSISTANT TOWN MANAGER

May 2026

Please refer to Town Manager Report

ECONOMIC DEVELOPMENT

May 2026

- **2024-2025 Downtown Eagle Project Investment Program:** Staff are closing out the Rural Economic Development Initiative (REDI) grant. Our contract with the DOLA ends on June 30. This initiative infused Downtown Eagle with \$100,000 in grants ranging from \$1,350 to \$10,000. Leveraging the DDA's property tax increment, the program supported the opening, expansion and site improvements for 16 businesses.
- **Spend a Day in Grand Junction:** Staff spent a day with Grand Junction DDA Executive Director, Brandon Stam. This behind-the-curtain tour of their DDA's history, successes, partnerships, aspirations, and struggles was invaluable. Some R&D (Research & Duplicate) inspiration below:
 - [GJ Union Depot Rehabilitation and Adaptive Re-use](#)
 - [Our Lady of Perpetual Motion](#)
 - [Downtown GJ Gift Card Program](#)
- **Placemaking on Broadway:** With the increased traffic downtown, the DDA helped fund a series of overhanging banners to promote what makes Eagle awesome (summer events, retail, restaurants, outdoor rec). They are also investing in a second painted sitting bear, coming soon!
- **Broadband for Eagle Businesses:** Staff (IT, Town Clerk, Economic Development, Town Manager) are collaborating on incentive options aimed at increasing business subscriptions. Additional details on rollout forthcoming.
- **NEW! Community Visitation Snapshot:** If you missed this in the June *Eagle Today*, [check it out here](#). Designed to be quick reads, the snapshots offer historic data to help our business community forecast and prepare for changes in visitor trends. Look for these monthly.

HOUSING

May 2026

- **Transition Planning with The Valley Home Store:** Staff and TVHS have finalized the redline changes to the existing IGA. Once fully executed by the Town and Eagle County, this IGA will be in place through the remainder of 2026. The arrangement prioritizes transfer of all historic LERP homeowner data to the Town, administrative training, and continuing to facilitate transfers through the end of the year. In conjunction with Tyler Tech implementation, staff will begin planning how unit transfers (real estate transactions) will be managed.

SUSTAINABILITY

May 2026

- **Building Electrification Project** – Contractors will be at Town facilities for a few weeks starting on June 15th, working to improve the building envelopes (door sweeps, air sealing, caulking, etc.).
- **Phase 3 with ESG** – You will see a business item tonight to consider the next phase of our work with ESG, focused on water meter replacements, battery energy storage, and distributed solar. This work helps us update our infrastructure while also working to reduce ongoing utility bills.
- **IRS elective/direct pay credit received** – The Town received a \$940,333.11 check for our elective/direct pay credit from our solar array project at the Lower Basin Water Treatment Plant and Wastewater Treatment Plant. This returned 32% of the total project cost.
- **Sustainability Grant Funding** – Multiple applicants have been awarded funding, and the Sustainability Advisory Committee (SAC) is in conversations with the final applicant for potential funding.
 - Eagle Valley Elementary School Garden Project - \$2,075
 - Eagle Valley Elementary School Recycling Project - \$6,000
 - Walking Mountains Energy Efficiency & Electrification Rebates - \$20,000
 - The fourth application's status is pending further SAC discussion and determination.

As a reminder, the Town contributed \$15,000 to this year's Community Sustainability Funding via our contribution to the Palmer Fund, and the Palmer Fund contributed the other \$19,000. All contracting will occur through the Palmer Fund to improve the applicant process and simplicity of the program.

- **Bike to Work Day** – The Town is hosting 2 Bike to Work Day stations on June 24th from 7-9 am, one outside Color Coffee and one outside of Town Hall. We will have breakfast snacks and coffee, as well as participation from Seagull's Cycles and Mountain Pedaler.
- Sustainability staff supported the **May Cleanup & Hard2Recycle event**. The compost station was especially popular with great interest and positive feedback from residents.

SPECIAL EVENTS

May 2026

- Town produced events for May: Cleanup & Hard2Recycle Event
- Town liaison for May events: Community Pride Highway Cleanup, Boneyard Boogie, 2nd Friday Gallery Night, Vail Valley RIDE, The Cycle Effect Brews & BBQ, BCES Biathlon, BMX State Race, Topsoccer
- Special Event Permit Applications received: Eagle River Park Coalition Beer & Surf, Eagle Mushroom & Wild Food Festival
- Movers & Shakers (June 1) included the Strategic Plan, Wayfinding Project, Flight Days, Creative Placemaker, Eagle River Tubing Company.
- Partnering with Vail Daily/Down Valley Low Down on community summer events calendar
- Met with Tim Jones, Executive Director for Longer Tables. Our Community Table will be promoted with 150 Tables Across Colorado.
- Site visit with the CO High School Cycling League. They are requesting a small addition to the Haymaker High School Racecourse to include easy access for middle schoolers.
- Implemented the Creative Placemaker Project, which features a fiberglass sitting bear. The installation is conceived as a placemaking anchor to help draw visitation, a sculpture that generates curiosity, and a reason for people to linger, take photos. Dimensions (38" H x 42" W x 43" D).
- Downtown Development Authority (DDA) is supporting the Creative Placemaker Project by sponsoring a sitting bear.
- Life jackets are available to use at the Eagle River Park PFD loaner station, special thanks to Vail Health.
- Eagle River Tubing Company begins service on June 12, open daily, 11am-5pm. Outfit also received approval from the County to run a shuttle from the fun lot. Visit Eaglerivertubing.com

- Flight Days, June 26 & 27! Registration is LIVE for the Splash of Color Fun Run, Parade on Broadway, and Pet Contest. For a complete schedule, check out Eagleoutside.com/flightdays

COMMUNICATIONS

May 2026

Facebook Analytics:

- Total Followers: 4,919
- May Views (Number of times our content was played or displayed): 135,666
- Highest Engagement:
 - Tom G Video about the source of Eagle's water - 18,381 views
 - Capitol Street Improvements – 10,414 views
 - Hard 2 Recycle Event – 7,865 views
- Created videos created for Community Pride Highway Cleanup, two Council meeting invitation videos, history of Brush Creek Watershed Management Plan, Hard2Recycle event, Nat'l Public Works Week, EC Alerts with Director of Emergency Management, and the source of Eagle's water (Total Watch Time: 6d 15h)

HWY 6 Digital Sign: Creation of Graphics + Scheduling for 15 Messages

News Flash Updates: Stage 2 Water Restrictions Remain in Effect, Restroom Repairs at Town Park, Community Slash Removal/Chipping Program, Capitol Street Improvements (weekly updates), D.I.R.T. Crew, 6th Safest City in Colorado, Business Advancement Program Winners, Cops & Bobbers, Hard2Recycle Event, Bike/Walk to School Day

INNOVATION TECHNOLOGY

May 2026

Broadband update:

- 41 business/government subscribers, 135 residential subscribers, 4 new signups in May
- Broadband services billed last month: \$16,646.85.
- Transition to new NOC (Network Operation Center) should be finalized next month.

Technical Operations:

Training:

Staff attended the April 2026 Tyler Technologies conference to gain firsthand insight into new public-sector technology innovations, best practices, and product enhancements that could improve our organization's efficiency and service delivery.

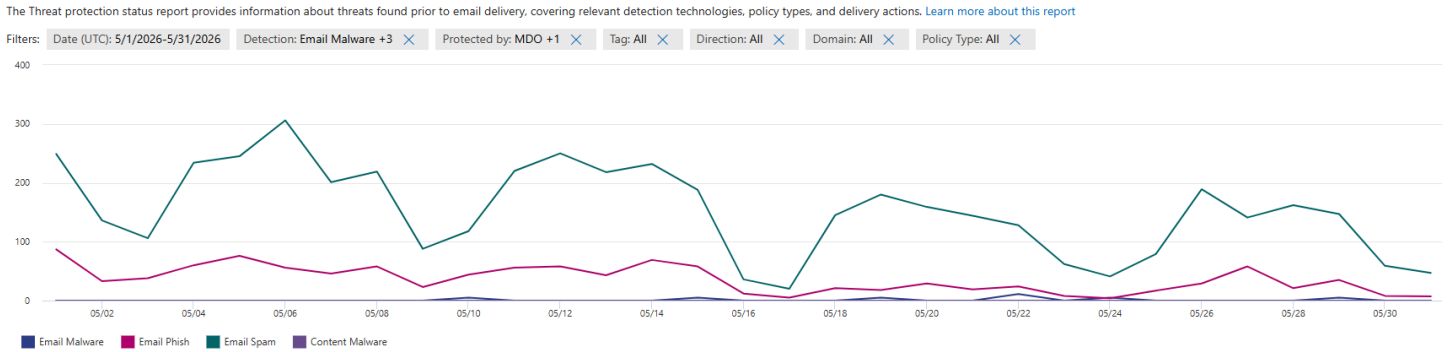


Onboarding:

- Jessica Johnsen
- Dan Brown

Email threat protection report:

Threat protection status



FINANCE DEPARTMENT

May 2026

Administration / Financial

- **Paycom**
 - We are continuing to navigate challenges with comp time as Paycom is unable to manage our TOE comp time program without significant manual adjustments. We are collaborating with them to produce a reasonable solution.
- **2026 / 2027 Budget**
 - Council approved the 2026 Supplemental Budget at the May 12 meeting.
 - 2027 Budget prep began in May and will be rolled out to staff in June.
 - **Tobacco Tax** – Q1 2026 tobacco tax revenue is down (48%) or (\$90,645) from Q1 2025. Assuming a similar impact for the rest of 2026, we can expect reduced annual revenue of approximately (\$360K).
- **2025 Audit**
 - Staff submitted initial documentation for the 2025 audit on time by March 31st, and our external audit team at Hood, P.C. are currently working on the audit. They performed a site visit and met with staff on April 30. We are on track to have an issued audit prior to the state deadline.

- **Pool Financing**
 - Certificate of Participation (COP) funds for the pool project are being held in a separate Town of Eagle account specifically for the pool financing. We have completed seventeen total project expense draws, totaling \$8,872,346. Including interest earned on the account, the current remaining debt proceeds held by COLOTRUST are **\$186,671**.
 - We are continuing to work with Mountain Rec and DPM on a final project reconciliation. We anticipate some savings that can be applied toward additional pool project expenditures or debt repayment.
- **Debt Service**
 - 2016 Sales Tax Revenue Bond Payment - \$98,969 (Last Pmt. 2046)
 - 2025 Pool Rebuild Project COP Payment - \$202,675 (Last Pmt. 2044)
- **Internal Water Fund Loan to Broadband**
 - No transfers have occurred to date.
- **Short Term Rentals (STRs)**
 - STR Active Permits: 24
 - STR New Permits from Prior Period: 0
 - STR Closed Permits since Prior Period: 0
 - Revenue Collection:
 - ♣ Apr 2026: \$992 with 3 returns missing (*compared to 2025: \$1,057, (7%) decrease YOY*)
 - ♣ YTD 2026: \$7,914 with 6 returns missing (*compared to 2025: \$11,416, (44%) decrease YOY*)
- **Broadband Billing**
 - We successfully transitioned all broadband billing into Caselle for the end of March bill, and going forward, we will discontinue processing bills through Aspen Wireless. This is a huge win for our customers in terms of accessibility and service and will be more cost effective for the Town as we remove the processing fees that Aspen Wireless charged us to manage our billing.

Accounts Payable

Beginning in June, we will seek to hire an in-house part-time position to fill this role instead of a contract temporary position through Robert Half. We believe hiring this role as a TOE employee will provide a better experience for all staff, including the person serving in this role. Please note that this decision does not change the budget or the projected longevity of the position; we still expect that this role will be needed only until we are up and running with Tyler Tech.

Accounts Payable: Invoices Paid								
Month	2021	2022	2023	2024	2025	2026	Variance from PY	
January	230	249	285	280	307	297	(10)	-3%
February	217	254	212	278	306	371	65	21%
March	247	243	264	390	293	365	72	25%
April	214	331	259	300	407	328	(79)	-19%
May	260	269	388	314	331	328	(3)	-1%
Total YTD	1,168	1,346	1,408	1,562	1,644	1,689	45	3%

Utilities

- Property Transfers: 13 (YTD: 32)
- New Accounts Set Up: 8 (YTD: 24)
- Utility Red Tags: 25 (YTD: 98, 2026 Monthly Average: 20)
- Water Shut Offs: 2 (YTD: 9, 2026 Monthly Average: 2)

- **Water Usage and Budget vs. Actual**

Water usage is down (24%) compared to the prior five-year average for May. YTD 2026 is down (9%) compared to the prior five-year average for the same period. Stage 2 water restrictions were implemented in April 2026.

Revenue from water sales currently stands at 28% of the annual budget for in-town sales (versus 30% at prior YTD) and 33% of the annual budget for out-of-town sales (versus 34% at prior YTD). Although water rates have increased by 3% in 2026, the Town based the 2026 budget on actual revenue received in 2025, due to sales being dependent on usage.

Water Usage (In Thousands)									
Month	2021	2022	2023	2024	2025	Prior 5 YR Avg.	2026	Change over Average	
January	16,564	16,602	15,660	15,813	17,900	16,508	15,178	(1,330)	-8%
February	15,538	14,503	18,016	16,630	15,400	16,017	14,721	(1,296)	-8%
March	16,099	16,436	13,615	14,814	14,403	15,073	13,280	(1,793)	-12%
April	17,443	14,988	15,071	16,935	16,595	16,206	14,611	(1,595)	-10%
May	23,775	24,859	17,773	18,715	26,994	22,423	17,078	(5,345)	-24%
Total YTD	89,419	87,388	80,135	82,907	91,292	63,805	57,790	(6,015)	-9%

Town Council Department Budget to Actual

TOWN OF EAGLE EXPENDITURES WITH COMPARISON TO BUDGET FOR THE 5 MONTHS ENDING MAY 31, 2026					
GENERAL FUND					
	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TOWN COUNCIL</u>					
10-49-110 SALARIES & WAGES	4,500.00	22,400.00	54,000.00	31,600.00	41.5
10-49-142 WORKERS COMPENSATION	(21)	17.74	43.00	25.26	41.3
10-49-143 HEALTH & INSURANCE BENEFITS	.00	.00	189.00	189.00	.0
10-49-144 FICA - EMPLOYER'S	344.25	1,713.60	4,131.00	2,417.40	41.5
10-49-210 OFFICE SUPPLIES	.00	46.50	.00	46.50	.0
10-49-225 UNIFORMS	.00	176.00	500.00	324.00	35.2
10-49-320 LEGAL NOTICES	.00	.00	500.00	500.00	.0
10-49-347 PROFESSIONAL SERVICES	10,402.50	10,402.50	21,000.00	10,597.50	49.5
10-49-371 TRAVEL EXPENSE	519.00	519.00	5,250.00	4,731.00	9.9
10-49-372 MEETING EXPENSE	380.90	836.48	7,500.00	6,663.52	11.2
10-49-380 TUITION & BOOKS	.00	495.00	4,000.00	3,505.00	12.4
10-49-490 SPECIAL COUNCIL FUNDING	.00	5,000.00	5,000.00	.00	100.0
10-49-510 INSURANCE	.00	260.70	228.00	32.70	114.3
10-49-915 COMMUNITY REQUESTS	.00	12,042.00	25,000.00	12,958.00	48.2
TOTAL TOWN COUNCIL	16,125.65	53,908.52	127,341.00	73,432.48	42.3

HUMAN RESOURCES

May 2026

HRIS Implementation: focused on set up of recruitment and onboarding functions

Recruitment Update for 2026 YTD– 22 Vacancies total for 2026, 17 Filled and 5 In-progress

- Filled – 17 😊
 - o Buildings & Grounds Tech – replace Jesus Esparza, Riggan started 1/26/26
 - o Streets Maintenance/Equip. Op., replace Vasquez, Moen started 3/16/26
 - o Streets Maintenance/Equip. Op., replace Abell, Swartzmiller started 3/23/26
 - o Council appointment Atkins started 02/06/26
 - o Community Development Director, Jessica Johnsen, started 5/11/26
 - o Open Space & Trails Technician, Garret Greiner started 04/13/26
 - o Planning & Zoning Commissioner (1), started 04/07/26
 - o Planning & Zoning Commissioner (2), started 04/07/26
 - o Yard Waste-Refuse Seasonal, rehired Phil Kirby started 4/10/26
 - o Seasonal Building & Grounds Maintenance, rehired Jesus Esparza, started 04/07/26
 - o Building Official, Dan Brown, started 5/11/26
 - o Human Resources Generalist PT, (temporary since 10/27/26), Edie Lengel effective 5/2/26
 - o Streets Maintenance/Equip. Op., replace Kenny Swartzmiller, Oscar Tellez starts 6/08/26
 - o Buildings & Grounds Tech – replace Jon Eigenheer, Sergio Rincon started 6/01/26
 - o Seasonal Building & Grounds Maintenance, Jonathan Riggan, started 6/01/26
 - o Planning & Zoning Commissioner, Colleen Sharpe started 06/01/26
 - o Planning & Zoning Commissioner, KaLynn Wood started 06/01/26
- In Progress - 5
 - o Water/WW Operator, replace DeJournio, in offer stage
 - o Seasonal Building & Grounds Maintenance, mgr. was out on vacation. advertising, reviewing applications, interviewing
 - o Planner II or III-SR Planner, advertising, reviewing applications, next steps
 - o Accounting Specialist I/II - Accounts Payable/PT Remote, posting
 - o Project Engineer, early stages of preparation

Safety & Risk Management

- 3 Workers Compensation claims with Open status
- 7 CIRSA GL-Property Damage claims with Open status

COMMUNITY DEVELOPMENT

May 2026

Planning

Approved Applications:

DR25-10 – McDonald's (291 Eby Creek); P&Z 5/5

DR25-08 – Haymeadow RMF-4 & 5; P&Z 4/21; TC 5/12

Denied Applications:

Continued Applications:

P&Z Recommendations:

LAND USE APPLICATIONS IN PROGRESS

For more information and to access project documents, visit the Town's [Active Land Use Applications Page](#).

446 Broadway – Minor Development Permit

- 2nd round comments sent on 4/27; comment review with applicant 5/6; meeting w/Planning staff, Town Manager and applicant on 5/28; awaiting resubmittal from applicant.

New Electric, 629 Sawatch Road – Minor Development Permit

- Partial resubmittal on 5/5 - staff transition of application; staff reviewing application for code compliance.

301 Broadway – Minor Development Permit

- Applicant submitted new Lot Line Adjustment application with resubmittal materials, referral responses due back to applicant week of 5/11; application scheduled for P&Z on June 16. Final review of plans still required; this review will occur after the public hearing, and may warrant a rehearing of the application by P&Z.

Bluffs PUD Amendment

- The applicant is making revisions to ensure alignment with HOA covenants and design guidelines.

332 Grand Avenue – Major Development Permit

- Referral comments sent to applicant 4/28; awaiting resubmittal from applicant.

Capitol Flats – Preliminary Plat, Rezoning, and Right-of-Way Vacation

- Applicant has been sent comments and is working through addressing them. The right-of-way vacation will be moved through public hearing first and is scheduled for June 16 and July 14.

Red Mountain Ranch – PUD Amendment (Minor, administrative decision)

- Application to amend front setbacks for single family dwellings submitted; staff preparing notice of determination (as of May 6); documents are under legal review (June 2).

Haymeadow Preliminary Plan (Neighborhoods A2, B, C, & D)

- Application for Preliminary Plan/Plat for the rest of the Planned Unit Development. Staff have had a kick-off meeting with the applicant and are sending comments to the applicant on the updated Memorandum of Understanding (MOU). Phase 1 of this application review will be an internal staff review focused on internal road layout and lotting.

Haymeadow Townhome Plat – RMF-2A

- Application submitted and under completeness review.

894 Chambers Development Plan

- Application submitted and under completeness review and determination for major or minor.

APPLICATIONS IN POST-DECISION CLOSE-OUT (REQUIRED PRIOR TO BUILDING PERMIT OR OTHER NEXT STEP)

- Red Mountain Ranch Preliminary Plan & Major Development Plan
- Haymeadow RMF-4/5 Final Plat & Major Development Plan
- 1215 Chambers Minor Development Plan
- McDonald's Minor Development Plan

UPCOMING ANTICIPATED APPLICATIONS

- Eagle Justice Center Expansion – Development Plan
- Capitol Theater – unknown type
- Haymeadow Townhome Plat – RMF-4/5
- Haymeadow Lot Line Adjustments – Filing 2 duplexes
- Haymeadow Resubdivision of RMF-3 in Filing 1

Administrative Approvals (Encroachment Permits, Sign Permits, Use Approvals)

- Currently reviewing 4 Sign Permits, 0 Encroachment Permit, 0 Mobile Vending Permits, and 1 Use Review.
 - 34 Business Licenses have been reviewed so far this year.
 - 2 Sign Permits have been approved and issued so far this year.
 - 1 Encroachment permits have been approved and issued this year.
 - 1 Mobile Vending Permit renewal has been approved and issued this year.
 - 5 Pre-Application Meetings have been scheduled so far this year.

NOTABLE UPDATES

- Software: Staff have selected Tyler Technologies as the Department's new permitting software, and Council has approved the vendor contract. Anticipated roll out for Community Development to be concurrent with the Municipal Court.

TRAINING/CONFERENCES:

- 2021 IECC residential and commercial overview, and overview of regional energy code amendments.
- Mountain Towns 2030 Regional Forum: Code Readiness for Colorado Mountain Communities.
- Western Matters Rural Summit
- Rocky Mountain Leadership Program
- GIS Training
- APA Colorado Conference

MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
RHG Ph II	16186 Hwy 6	All permits issued.
Haymeadow	Mount Hope	Building permit issued for 9 single family – 3 Townhouses w/ 1 postponed till spring and 2 permits issued

Building

The figures below show general activity levels not broken down by permit type (building, plumbing, mechanical, etc.)

TYPE OF WORK PERFORMED	EOY 2024	EOY 2025	2026
Inspections (n/i Planning, Public Works)	1944	1742	716
Permits Processed	334	425	111

P&Z and Council Meeting Schedule

June 2026
June 2 nd (Work Session) • Housing Strategies
June 2 nd (Planning Commission) • canceled
June 9 th (Town Council) • Resolutions Appointing Additional PZ Commissioners (consent agenda)
June 16 th (Planning Commission) • 301 Broadway Development Plan • Capitol Flats ROW Vacation
June 23 rd (Town Council) •
July 2026
July 7 th (Work Session) • Strategic Plan
July 7 th (Planning Commission) •

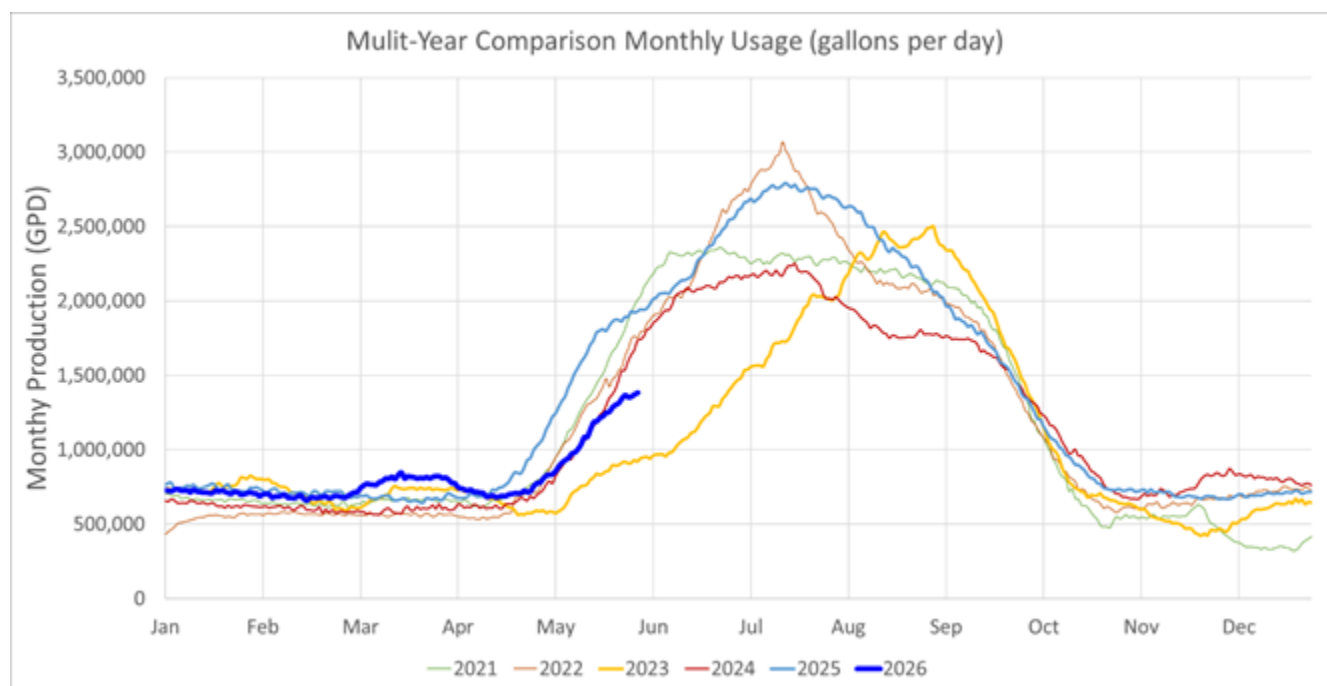
July 14 th (Town Council)
Capitol Flats ROW Vacation
July 21st (Planning Commission)
July 28 th (Town Council)

PUBLIC WORKS

May 2026

Water (Stephan Wilson, Utilities Manager)

- Potable Water Production: Through May, water production has steadily increased from 0.8 million gallons per day (MGD) at the beginning of the month to 1.4 MGD. During most years, the Town see production increases beginning in May and continuing into June when sprinkler systems start-ups occur and outside irrigation begins. The date of this increase is somewhat influenced by how much precipitation is received during early summer. For most of May, 2026 was trending very similar to 2024 production.



- Hydrant Flushing and Maintenance: Hydrant flushing finished the week of 04/20. Crews have been busy repairing hydrants with prioritizing the out of service hydrants. There were 9 out of service hydrants and as of this week, crews have been able to repair all but one of them.



- Lower Eby Creek Booster Pump Station Replacement: The Lower Eby Creek Booster Pump Station had a soft start-up the week of 03/23. Supervisory Control and Data Acquisition (SCADA) start-up work was done on the week of 03/27 and the new BPS is now running in the Town's SCADA system. To complete the project piping work now needs to be completed in Eby Creek Rd right-of-way (ROW) and Castle Peak Rd ROW.
- Cemetery Tank: The new Cemetery Tank is now in service. Work is currently being done on the project punch list.



- Brush Creek Transmission Main Replacement: The new transmission main was tested, flushed, and disinfected and is now in service. Work is currently being done on the project punch list.

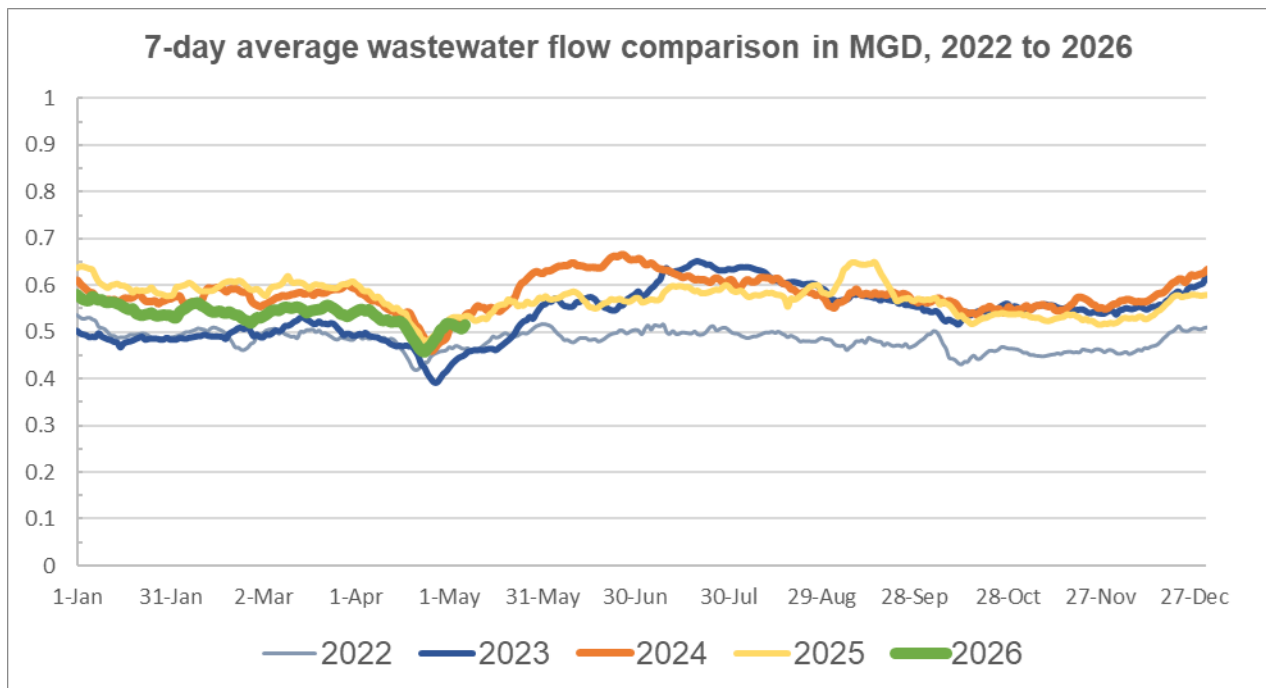




- **Leak Repair:** In April of 2026, water staff responded to several leaks off of Mosher Ln and Hunters View Ln in Frost Creek. The additional Mosher Ln main break was likely caused by unsuitable soil being used for backfilling around the pipe in the trench. The leak occurred where the pipe had settled considerably around an old repair.
- **Hydrant Flushing and Maintenance:** Hydrant flushing finished the week of 04/20. Currently there are 9 out of service and 10 in service hydrants in need of repair.
- **East Eagle Tank:** The 30% design package has been prepared and submitted to the Town for review. The CMAR documents – RFQ package have been prepared and submitted to the Town for review.

Wastewater (Stephan Wilson, Utilities Manager)

- **Flows & Loads:** Weekly wastewater flows have trended at 0.50 MGD for April. These flows are consistent with 2024 and 2025. The dip in flows and loading in April coincides with people leaving Town the week of spring break.



- **Wastewater Treatment Facility (WWTF) improvements:** The wastewater improvement project is moving forward. Phase 1 of the design is progressing to the Guaranteed Maximum Price (GPM) proposal phase with a

long lead time procurement package which includes equipment like blowers, pumps, and electrical equipment. Phase 2 will be for the new building that will house supplemental chemical feeds for Alum, carbon (Micro-C) and 30% sodium hydroxide (caustic soda) required for Total Inorganic Nitrogen (TIN) and Total Phosphorus (TP) removal is currently progressing to 90% design. The Town is currently working on amendments to the Engineering Contract to finalize the design of Phase-2 and for engineering construction services.

- The Town received a second public notice for permit modification No. 1(v2). In place of continuing the permit modification process. The Town and State have agreed to address the plant modifications, permit modifications, and exiting permit renewal all together through the permit renewal process. This was done to help reduce CDPHE's workload and to encourage collaboration with the State. Currently Staff are responding to RFIs received from CDPHE during the permit renewal process.

Engineering (Ryan Johnson, Town Engineer)

May 2026

General Updates:

- Staffing: An Engineer I/II Project Engineer position remains vacant at this time.
- Development review
 - Large Projects include:
 - Red Mtn Ranch Parcel 1
 - Haymeadow RMF 4 & 5
 - 446 Broadway
 - Capitol Flats
 - 301 Broadway
 - 629 Sawatch
 - 1215 Chambers

Right of Way Permitting Summary :

- Active ROW Permits: 3

Public Improvements Developer Projects

- 263 Sawatch
 - Water main extension
- Haymeadow
 - Ouzel Lane Waterline.
 - Haymeadow Phase 4 Haymeadow Drive Extension and Sewer
 - Haymeadow Filing 2 Public Improvements
 - Haymeadow Phase 3 Booster pump station
 - Haymeadow RMF 4 and 5
- Reserve at Hocket Gulch Phase 1B and 2
 - Water and sewer installation

Pavement Management

- 2026 Resurfacing Project- Under development

Capital Improvement Projects

- Grand Avenue Corridor: Kicked off Task Order 3 with Stolfus
- Capitol Street: Construction started on Capitol Street. See the town website for updates.
- Sylvan Lake Road: Progress is being made on the grant reimbursement and closeout documents

OPEN SPACE & TRAILS (Alex Smiley, Open Space and Trails Manager)

MAY 2026

OSRAC Update

There will not be a regularly scheduled OSRAC meeting in June. Instead, staff are coordinating a site visit with OSRAC members and Colorado Parks and Wildlife to review portions of the proposed trail alignments submitted to the Bureau of Land Management.

The site visit will allow the committee and agency partners to evaluate conditions on the ground before providing additional feedback or recommendations related to the proposal. This next step is intended to help ground the discussion in site-specific conditions, including existing routes, wildlife habitat considerations, social trail impacts, recreation connectivity, and long-term management needs.

Project Updates

Eagle County Conservation District Restoration IGA

The Town has executed an Intergovernmental Agreement with the Eagle County Conservation District to support restoration work on Town-owned open space lands using remaining America's Ecosystem Restoration Initiative funds, formerly known as the America the Beautiful Challenge.

The agreement allows ECCD and the Town to cooperate on three restoration projects: post-thinning reseeding and site stabilization in the Eagle Ranch piñon-juniper fuels reduction area, integrated pest management and native reseeding within disturbed grassland areas on Brush Creek Open Space, and social trail closure and habitat restoration around Haymaker Trailhead.

The project proposal identifies approximately \$42,744.83 in eligible restoration expenses, including native seed and Youth Conservation Corps support. Under the updated arrangement, ECCD will retain grant administration and compliance responsibilities, reimburse the Town for eligible restoration material purchases, and hold the service agreement with Rocky Mountain Youth Corps for youth corps labor on Town property.

This partnership will help the Town pair restoration work with existing fuels reduction, weed management, trailhead improvement, and open space stewardship priorities without creating a direct net cost to the Town, provided eligible expenses are reimbursed through the grant.

Regional Trail Safety Coordination

Staff have been working with the Roaring Fork Transit Authority to stay current on regional trail safety standards and to better understand how neighboring agencies are addressing common concerns such as e-bikes, dogs off leash, user conflicts, and other safety issues on regional trails and pathways.

This coordination helps ensure that the Town's approach to trail management remains consistent with broader regional practices where appropriate, while still allowing the Town to respond to site-specific conditions on local open space and natural-surface trails.

Wildlife-Friendly Fence Proposal

Staff have been inventorying old barbed wire fencing and developing a proposal with the Eagle Ranch Wildlife Protection Committee to remove and replace more than 11,000 feet of barbed wire south of Eagle Ranch. The proposed work would remove legacy fencing that may create wildlife movement and entanglement concerns and replace or retrofit it with wildlife-friendly fencing where needed.

Town of Eagle - Proposed Wildlife Friendly Fence

Existing Wildlife Friendly Fence

Proposed Barbed Wire Replacement

Barbed Wire

Trails

Town of Eagle Open Space

BLM

County

0 0.5 1 Miles

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May was a strong month for volunteer and partner-supported field work. The Town had a successful start to the Eagle D.I.R.T. Crew season, with 12 volunteers participating in trail improvements on the LOV Connection Trail. Volunteers helped complete maintenance work intended to improve trail sustainability and user experience heading into the busy summer season. Staff also teamed up with the Bureau of Land Management to address social trail impacts off Bellyache Road. This project was particularly cool because representatives from multiple partner agencies were present including Eagle County Open Space, BLM, VVMATA, The Town of Eagle, and The Cycle Effect were all present. Not to get mushy, but it made me very proud to be part of such a great community.



Staff also worked with VVMTA's Adopt-A-Trail program to remove old, unused barbed wire along Riddle Trail. This work helps reduce wildlife hazards, improve the visual condition of the trail corridor, and address legacy infrastructure that no longer serves a management purpose.



In partnership with Eagle Valley Land Trust, staff and volunteers completed barbed wire removal and social trail restoration work at the Spud Cellar property. This work supports the long-term conservation values of the property by reducing wildlife entanglement hazards, closing unauthorized routes, and helping restore disturbed areas.



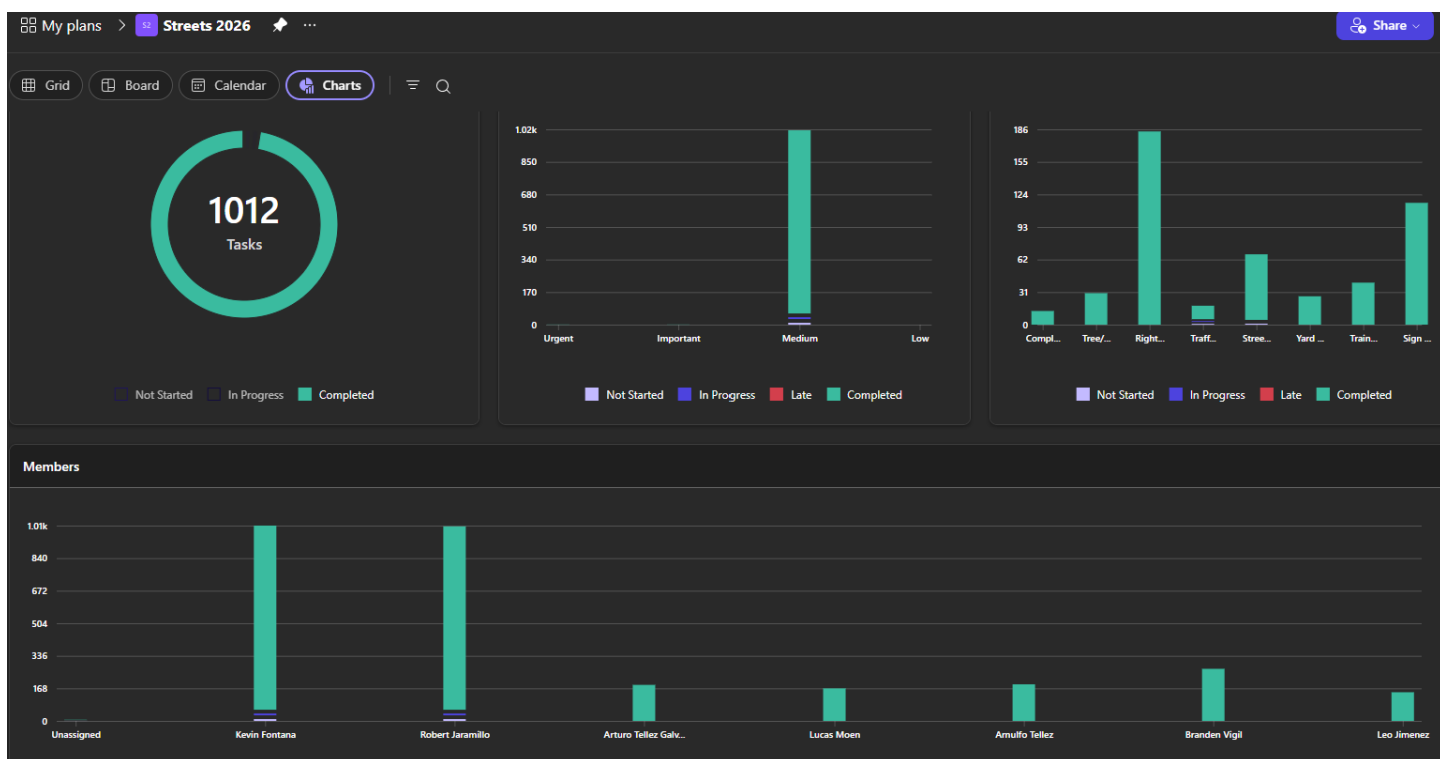
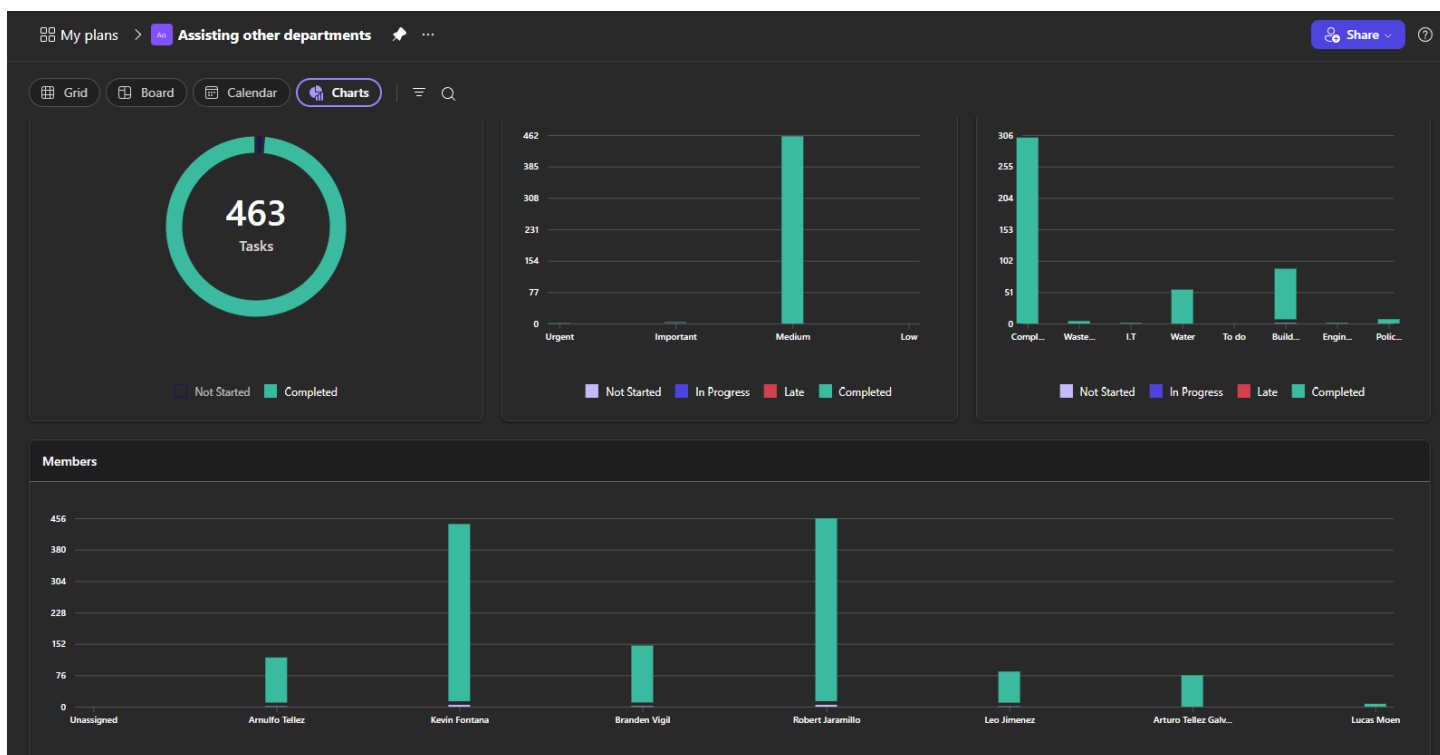
Please check out, promote, and sign up for any of the following volunteer opportunities if they interest you!

- [May 16th Barbed Wire Removal with Eagle Valley Land Trust](#)
- [Eagle D.I.R.T. Crew](#)
 - o June 15th – Eagle Bike Park
 - o June 29th – Riddle Trail - Barbed Wire Removal
 - o July 13th – Bailey Trail - Cattle Guard Repair
 - o July 27th – Abrams Ridge – Trail Work

STREETS (Kevin Fontana, PW Ops Manager)

May 2026

- Awarded Long Line Project to Strip-A-Lot
- Shoulder work
- Pothole repairs
- Replaced multipole street lights that were knocked down
- Guardrail repairs

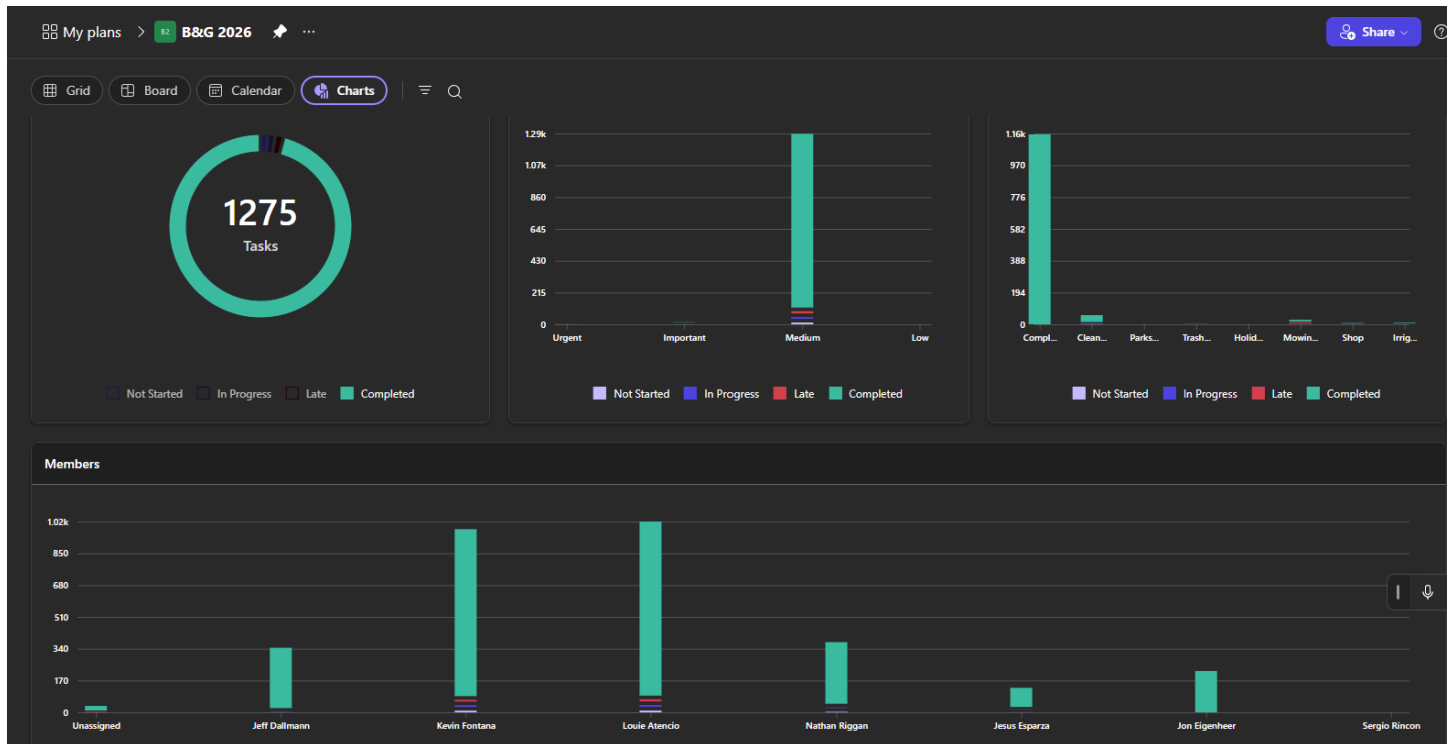


B&G (Kevin Fontana, PW Ops Manager)

May 2026

- Ordered and received new soccer goals for Nogal Park
- Installed a new bathroom partition at Info Center men's bathroom to replace the one that was destroyed by kids kicking it.
- Started the Burger King irrigation tie-in.

- Started irrigation tie-in and Eagle Pool and Ice Rink.
- Added dog waste stations along the rec path in Eagle Ranch.
- We currently have all irrigation cut back to 3 days a week.
- Sergio Rincon started with B&G in a full-time position.



TOWN CLERK

May 2026

[Ask the Town](#)

Date	Comment
5/3	Irrigation-the possessed head in the park -just east of the Children's fishing pond, early for it to be dispensing regularly 24/7, wasting water during a drought goals, reporting it now but you most likely know?
5/5	Parking on 2nd St: would it be possible to have lines painted onto the street to designate parallel parking spaces--like the lines that are painted for parallel spaces in front of the town hall? People frequently park poorly on the street but, if the space was used properly, you could fit 3-5 more cars. Since parking is a premium in downtown, we need maximize parking as much as possible. Thank you for considering this.
5/11	Verify addressing
5/16	Fiber project bored through irrigation line at 56 Market street, and general restoration is needed on Market street at fiber box locations.
5/17	Does a homeowner have the right to develop property beyond their fence (I assume this to be an easement area) for their own purposes? I am referring to a homeowner along the bike path between The Terrace and The Orchard who has dug holes and built mounds to creat a dirt bike track. Seems odd that this could be permissable.

5/20	I was looking to see if the stage and park area at the Broadway stage can be used or rented, for a "Dance" party on a Saturday evening from 8 to 11 or 7 to 10pm depending on noise ordinances. Is this a possibility? Thank you - FYI, I work at the county bulding.
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Records Requests

2021	2022	2023	2024	2025	2026
30	41	29	58	55	36

**Various Town Departments respond to Records Requests*

Licensing

- 2026 Business License New & Renewals – 325
- Delinquent Notices mailed April 30th
- Liquor License Authority & Administrative Approvals
 - Liquor License Renewals in Progress: Pickled, Moe's BBQ,
 - New Liquor Licenses in Progress: Eagle Sinclair Transfer, Garduno's Transfer, Stop N' Save

Training/Meetings

1. May 5- Town Council Work Session
2. May 12- Town Council Meeting
3. May 26- Town Council Meeting

2026 Municipal Election Deadlines

If the Town of Eagle would like to submit a ballot measure to be voted on in the 2026 election:

- July 24- Last Day to notify Eagle County of our desire to participate in the election
- August 25- Intergovernmental Agreement Deadline
- September 4- Content Certification
- September 21- Full ballot text finalized

POLICE DEPARTMENT

May 2026

2026 May Calls for Service: 1,449

2026 Jan – May Calls for Service: 6,943

2025 May Calls for Service: 1,576

2025 Jan – May Calls for Service: 5,727

DEPARTMENT ANNOUNCEMENTS

Cops and Bobbers:

Thank you to everyone who joined us for our third annual Cops and Bobbers event. It was a great day filled with meaningful conversations, awesome prizes, and catching a few fish along the way!

A big thank you to Colorado Parks and Wildlife for donating fishing supplies, and to Walmart in Avon for the awesome prizes. Your contributions helped make this event a success for our community and we appreciate your continued support! We look forward to continuing this tradition and hope to see everyone again next year.



Law Enforcement Torch Run:

Sergeant Westering, SRO Scriver, Officer Sanders, Code Enforcement Officer Delp, and Records staff Madison and Paige participated in the 2026 Law Enforcement Torch Run in Avon. The event supports Special Olympics Colorado and its mission to empower athletes with intellectual disabilities through sports, health programs, and leadership opportunities.



NOTABLE CALLS

ECSO Agency Assist:

One of our officers responded to assist Gore Range Narcotics Interdiction team (GRANITE) with a traffic stop. Driver admitted to having illegal narcotics in her vehicle and was subsequently arrested upon the completion of the search. Investigators found and seized approximately 500,000 fentanyl pills in the search of the vehicle.

OHV Violations:

Officers contacted several e-bike/off-highway vehicle (OHV) riders throughout town during the month of May. During one of these incidents, Officers noted that the two riders had been warned previously for the use of off-highway vehicles in town and as a result were issued summonses to court. As summer kicks off, Eagle PD staff will work on continuing public education around the use of OHVs and safe e-bike use in Town.



Powered Bikes & Off-Highway Vehicles (OHVs)



What is a powered bike?

- Resembles a dirt bike or bicycle
- Has a gas or electric motor
- Lacks operational pedals
- Capable of speeds higher than 20 mph
- Does not meet the requirements of a motorcycle required to be registered as defined in CRS



What is an off-highway vehicle?

- Self-propelled vehicle primarily for use off public highways and commonly used for recreational purposes.
- Examples include but are not limited to ATVs, side-by-sides, and dirt bikes.



Questions? Contact Eagle PD at 970-328-6351 or review the Town of Eagle Municipal Codes at www.townofeagle.org.

970-328-6351 www.townofeagle.org



Powered Bikes & Off-Highway Vehicles (OHVs)



Know the Rules

- Use of OHVs and powered bikes are **ONLY** allowed to go directly between your home and a recreational riding area
- Must be registered and insured
- Drivers must be aged 16+ with a valid license
- Under 18? A helmet is required
- Max speed in town limits = 15 mph
- Must follow traffic laws, use lights at night, have working brakes/muffler, and wear eye protection
- No use on sidewalks or multi-use paths
- No carrying extra passengers

Questions? Contact Eagle PD at 970-328-6351 or review the Town of Eagle Municipal Codes at www.townofeagle.org.

970-328-6351 www.townofeagle.org

Community Oriented Policing:

Detective Bonta spent some time one afternoon visiting with a family from out of state that was at Brush Creek Park. He answered questions, gave out some EPD swag, and gave the kids a tour of his patrol car.

Another afternoon, Officer Wolfe chatted with a group of teenagers while they played tag at the park.

TRAINING

SOU Training:

Lt. Causey, Sergeant Suehrstedt, Code Enforcement Officer Delp, and Records Supervisor Vaughan attended Eagle County SOU Training in Beaver Creek. This multi-jurisdictional training was also attended by state and federal agencies to assist in coordination, communication, and skills development.

Wildfire Preparedness Training:

All EPD staff participated in a wildfire preparedness training scenario. The training reviewed incident command protocols, evacuations, and scene safety. Eagle Police Department works closely with other local agencies to conduct ongoing emergency plan review and training. Residents are urged to sign up for emergency alerts, including road closures, severe weather, and other critical notifications here:

<https://sites.google.com/eaglecounty.us/ecemergency/home?authuser=0>.

UPCOMING EVENTS

Chill with a Cop:

Eagle Police Department is excited to host this year's first Chill with a Cop! Come hang out with your local police officers and enjoy some free frozen treats, while supplies last. Chill with a Cop will take place on Sunday, June 20th 2026, from 4:30pm-6:30 pm at the Terrace Park in the Terrace Neighborhood in Eagle. Hope to see you there!



The poster for the 'Chill with a Cop' event features a central graphic of a swirl of ice cream on a cone. Below this, the word 'Chill' is written in a large, bold, blue font, with 'With A Cop' in a smaller font underneath. To the right of the ice cream graphic is a teal box containing event details: a calendar icon for 'Sunday, June 20th 2026', a clock icon for '4:30pm - 6:30pm', and a location pin icon for 'Terrace Park, Eagle CO'. Below the 'Chill with a Cop' text is the Eagle Police Department logo, which includes a mountain peak and the text 'EAGLE POLICE' and 'OUR COMMUNITY • YOUR PROTECT'. At the bottom of the poster is a dark blue box with white text that reads: 'Come hang out with your Eagle Police Department for a fun, relaxed evening of connection and community!'. Below this text is a list of three items, each preceded by a checkmark: 'FREE ice cream', 'Outdoor games', and 'Great conversations with your local officers'. At the very bottom of the dark blue box is the text: 'Bring the whole family and enjoy some quality time with your Eagle Police Officers who serve your neighborhood!'. The entire poster is decorated with colorful confetti (red, green, and blue) scattered around the edges.

Chill
With A Cop

EAGLE POLICE
OUR COMMUNITY • YOUR PROTECT

Sunday, June 20th
2026

4:30pm - 6:30pm

Terrace Park, Eagle CO

Come hang out with your Eagle Police Department for a fun, relaxed evening of connection and community!

- ✓ FREE ice cream
- ✓ Outdoor games
- ✓ Great conversations with your local officers

Bring the whole family and enjoy some quality time with your Eagle Police Officers who serve your neighborhood!

National Night Out:

Eagle Police Department would like to invite the community to National Night Out 2026! This family-friendly event will take place on Tuesday, August 4th from 5-8pm at Brush Creek Pavilion in Eagle. National Night Out, held annually by law enforcement agencies across the United States, is a national community-building campaign that promotes police-community relationships. This event will feature food, kids' activities, and a chance to interact with your local first responders.

For more information on the campaign, please visit <https://natw.org/>. We look forward to seeing you there!

TOGETHER, WE ARE MAKING COMMUNITIES
SAFER, MORE CARING PLACES TO LIVE AND WORK

NATIONAL NIGHT OUT



WHEN
Tuesday, August 4th, 2026
5PM-8PM

WHERE
Brush Creek Pavilion
909 Capitol Street, Eagle CO



MUNICIPAL COURT
Court Held on: 5-6-26

May 2026 REPORT

Citations Issued	Current	YTD	2025	
Animal Control		4	21	36
Misdemeanor/Ordinance		0	26	14
Parking		8	13	66
Traffic		5	46	98
Total		17	106	178

Fines and Fees Collected	Current	YTD	2025
Total Court Costs	\$270.00	\$1,040.00	\$2,110.00
Total Fines	\$2,350.00	\$10,488.00	\$24,923.00
Total Surcharges	\$430.00	\$1,620.00	\$3,050.00
Total Third Party (Restitution)	\$-		
Total	\$3,050.00	\$13,148.00	\$30,083.00

Dispositions (Payments or Court Appearances)	Current	YTD	2025
Animal Control	2	12	19
Juvenile	0	4	9
Misdemeanor/Ordinance	0	6	3
Parking	7	7	15
Traffic	2	27	51
Total	11	56	97

Outstanding Fines and Fees at Collections	Total	Collection
Current	\$895.00	
1-30 Days Past Due	\$-	
31-60 Days Past Due	\$1,205.00	
61-90 Days Past Due	\$1,240.00	**At Collections
91-180 Days Past Due	27,356.47	**At Collections