



TOWN OF EAGLE  
COMMUNITY DEVELOPMENT  
200 BROADWAY • PO BOX 609 • EAGLE, CO 81631  
PHONE: 970-328-9655 • FAX: 970-328-9656  
[www.townofeagle.org](http://www.townofeagle.org)

## LAND USE & DEVELOPMENT APPLICATION

*Pursuant to the Land Use & Development Code, Title 4*

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
<input type="checkbox"/> Special Use Permit <input type="checkbox"/> Zoning Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Amendment to Zone District Regulations <input type="checkbox"/> Encroachment Permit	<input type="checkbox"/> Minor Development Permit <input type="checkbox"/> Major Development Permit  <b>PLANNED UNIT DEVELOPMENT (PUD) REVIEW</b> <input type="checkbox"/> PUD Zoning Plan <input type="checkbox"/> PUD Development Plan	<input type="checkbox"/> Concept Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Line Adjustment <input checked="" type="checkbox"/> Condominium / Townhouse <input type="checkbox"/> Minor Subdivision

PROJECT NAME Lot C, Chambers Avenue Condominiums

PRESENT ZONE DISTRICT \_\_\_\_\_ PROPOSED ZONE DISTRICT \_\_\_\_\_  
(if applicable)

LOCATION

STREET ADDRESS 700 Chambers Ave.

PROPERTY DESCRIPTION

SUBDIVISION 700 Chambers Ave LOT(S) 3 BLOCK \_\_\_\_\_  
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE We are seeking approval to  
deed the units separately in Building C at 700 Chambers  
Avenue. (For more information, please see attached  
narrative).

APPLICANT NAME Richard L. Patriarca PHONE 970-390-3225

ADDRESS PO Box 4556 Eagle, CO 81631 EMAIL rick@privail.com

OWNER OF RECORD DR Chambers, LLC PHONE 970-390-3225

ADDRESS PO Box 2322 Avon, CO 81620 EMAIL rick@privail.com

REPRESENTATIVE\* \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ EMAIL \_\_\_\_\_

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

**APPLICATION SUBMITTAL ITEMS:**

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

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

**FEES AND DEPOSITS:**

See Eagle Municipal Code Section 4.03.080

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

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



Signature

13 October 2020

Date

<b>FOR OFFICE USE ONLY</b>			
DATE RECEIVED	BY	FILE NUMBER	
REVIEW FEE	DATE PAID	RECEIVED BY	
DATE CERTIFIED COMPLETE	BY		
P&Z HEARING DATE	DECISION		
BOT HEARING DATE	DECISION		

**Narrative Attachment**

**For Land Use & Development Application for Lot C, Chambers Avenue Condominiums**

Date of Application 10/13/2020

We are seeking approval to deed (condo ownership) the units separately in Building C, Lot 3, at 700 Chambers Avenue. Having the ability to deed the properties separately would allow us as business partners to have a clean division of the property to get separate loans for our portions. Before we started construction, a prior approval was made in an amendment to the Special Use Permit in 2017. The Town of Eagle made a provision to provide Accessible Units within the last 2 constructed buildings (building 'C' (lot 3) and building 'D' (lot 4)) to satisfy all the accessible requirements for the entire property a 700 Chambers Avenue. In order to maintain the 1 residential unit accessory to 1 commercial use, it was deemed that the project would be allowed to provide separate deed (condo ownership). This was understood to be the best course since the units would not stack vertically. We would not have started construction or been able to continue the design process on this projects without this approval by the Town of Eagle. We are looking for the Town to uphold this approval, so we can move forward as was agreed upon and was planned.

**Agreed Upon Site/ Plat Information**

The final plat for Lot 3 & Lot 4 of the 700 Chambers Avenue Subdivision conforms to the preliminary plat that was reviewed and approved by the town. The final plat has addressed any concerns that were voiced by the town staff and town's engineers. Lots 3 and 4 complete the development that was previously approved by the Town of Eagle and under the current special use permit (file #SU14-05). Some information was updated within SU16-07 demonstrating continued conformance to the Town's regulations, goals and policies.

The proposed project meets the standards as provided in Section 4.07.022, including but not limited to setbacks, building massing/form/orientation, architectural detail, landscape/sidewalks, and parking

The proposed development is in conformance with the Town's goals and polices. The proposal will meet all of the development standards of the Commercial General zone district, as demonstrated in the sections below:

**Cost Estimate for All on-site/off site Public improvements:**

No Improvements are being constructed.

Variances: No Variances.

Utilities:

Water and sewer lines will be extended to serve Lots 2-4 and was guaranteed in a Subdivision Improvement Agreement, which has been fulfilled. Electric, water and sewer have been extended to an easement serving lots 3 and 4 with the service points/connection points already in place. Adequate water and other services were verified as part of the Subdivision Improvement Agreement/review. The civil drawings are part of the original submittal.

Fire Protection Plan:

Though the project is within the 3 mile driving distance from the fire station, the building design will incorporate a fire sprinkler system and be equipped with a monitored alarm system to serve the whole building. During the design build process/layout of sprinkler heads there shall be a review by the Fire Marshal before installation of the systems. During the Special Use Permitting process the connection of the road through the property to Sawatch was reviewed and approved by the Fire Marshal. This connection was a requirement of the, in place, minor subdivision plan.

Lighting Design for Parking:

The lighting design was completed by RAB lighting and was attached to the original submittal. To comply with the lighting ordinance, the designer has targeted a min of 0.5 fc in the parking lot, and a max of 3 fc, with an avg: min of 4:1. This layout provides a min of 0.5 fc, a max of 4.8 fc, and an avg: min of 3.6:1

Compliance with the Town's Goals, Policies, and Regulations

The vision provided in the 2010 Eagle Area Community Plan states: "Eagle will continue to be a high quality livable community through the implementation of strategies that will enhance the Town's unique identity, its economic vitality, its sense of community and the quality and character of the surrounding rural lands."

The residential/ commercial park at 700 Chambers is consistent with and in some ways furthers the goals and policies as provided in the 2010 Eagle Area Community Plan. Lots 3 and 4 are located close to the town center of Eagle and are located within the Town's Urban Growth Boundary. These buildings are in a planned residential/ commercial park built with materials and colors that improve the level of appearance in the area of Chambers Avenue through the design of the buildings, the harmonizing colors, and planned landscaping. The signage and future structures will correspond with this level of development and further enhance the appearance of Chambers Avenue.

The Eagle Area Community Plan also provides planning approaches which are vital to the Town's vision statement. Below, we address a few of these approaches we feel our buildings directly influence:

- 1) Concentrate Urban and Infill Development: Buildings 3 and 4 are located within a platted residential/ commercial subdivision, surrounded by other commercial uses and within walking distance to Eagle town center and other commercial areas located off of Eby Creek Road.

- 2) Maintain the Area's "Sense of Community": the buildings are located in our residential/commercial park that is unique, in that it provides recreational opportunities with the climbing gym for the community, which builds on Eagle's reputation for being an active place for residents and visitors. The commercial spaces are attracting businesses that deliver to the recreational aspect of the town and also businesses that build on the family concept of the climbing gym too. The residential units are attracting tenants who want to be located close to work, those interested in the surrounding businesses, and those wanting to enjoy the local outdoors that are easily accessible via walking, biking, short drives, or the county bus.
- 3) Maintain and Enhance Recreational Opportunities: Recognizing that active recreational opportunities are important to Eagle residents, this residential/commercial park project provides new opportunities for recreation for families and kids. The climbing gym expands the offerings for families in the valley. Dewey Dabbles is also very popular location for both adults and kids. We are hoping to continue to build upon new family options or businesses that support new options for families.
- 4) Provide Affordable Housing: This project provides a new opportunity for housing within a major commercial center and close to employment opportunities located within walking distance or accessed by the county bus which has a bus stop within a short walking distance. The recreational and family centered businesses have each been a draw for our residential tenants. Due to businesses within the area being family focused, we do background checks on the residential tenants. From the beginning, we have given rent discounts to teachers, firemen and policemen. Now during the pandemic, we have broaden those discounts to honor those frontline employees by offering a discount on rent of about \$200/month.

**Narrative Attachment**

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**Date of Application 10/13/2020**

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