



**TOWN OF EAGLE**  
 COMMUNITY DEVELOPMENT  
 200 BROADWAY • PO BOX 609 • EAGLE, CO 81631  
 PHONE: 970-328-9655 • FAX: 970-328-9656  
 www.townofeagle.org

**LAND USE & DEVELOPMENT APPLICATION**  
*Pursuant to the Land Use & Development Code, Title 4*

<p style="text-align: center;"><b>ZONING REVIEW</b></p> <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Zoning Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Amendment to Zone District Regulations <input type="checkbox"/> Encroachment Permit <input checked="" type="checkbox"/> Annexation	<p style="text-align: center;"><b>DEVELOPMENT REVIEW</b></p> <input type="checkbox"/> Minor Development Permit <input type="checkbox"/> Major Development Permit  <p style="text-align: center;"><b>PLANNED UNIT DEVELOPMENT (PUD) REVIEW</b></p> <input type="checkbox"/> PUD Zoning Plan <input type="checkbox"/> PUD Development Plan	<p style="text-align: center;"><b>SUBDIVISION REVIEW</b></p> <input type="checkbox"/> Concept Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Condominium / Townhouse <input type="checkbox"/> Minor Subdivision
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**PROJECT NAME** 1819 Brush Creek Road Annexation

**PRESENT ZONE DISTRICT** N/A      **PROPOSED ZONE DISTRICT** Rural Residential  
 (if applicable)

**LOCATION**

**STREET ADDRESS** 1819 Brush Creek Road, Eagle, CO

**PROPERTY DESCRIPTION** Homesite 2, The Colorado River & Eagle Company Rural Homesites, Eagle County, Colorado, according to the Final Plat thereof, as filed for record on February 6, 1984 at Reception No. 274205 in the Clerk and Recorder's Office, County of Eagle, State of Colorado

**SUBDIVISION** \_\_\_\_\_ **LOT(S)** \_\_\_\_\_ **BLOCK** \_\_\_\_\_  
 (attach legal description if not part of a subdivision)

**DESCRIPTION OF APPLICATION/PURPOSE** Annexation and rezoning of a 4.387 acre parcel contiguous to Town of Eagle property.

**APPLICANT NAME** Joanna Hopkins - Hopkins Development Strategies      **PHONE** 970.471.4945

**ADDRESS** PO Box 4388, Vail, CO 81658      **EMAIL** joanna@hdscolorado.com

**OWNER OF RECORD** Little Horn, LLC      **PHONE** \_\_\_\_\_

**ADDRESS** PO Box 1990, Eagle, CO 81631      **EMAIL** \_\_\_\_\_

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

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

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

**APPLICATION SUBMITTAL ITEMS:**

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

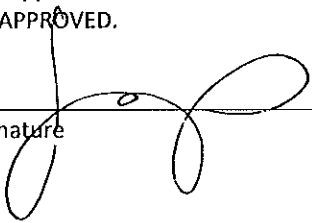
- Applicable fees and deposits.
- Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- Surrounding and interested Property Ownership Report (see project specific checklist for more information).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

**FEES AND DEPOSITS:**

See Eagle Municipal Code Section 4.03.080

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

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

Signature 

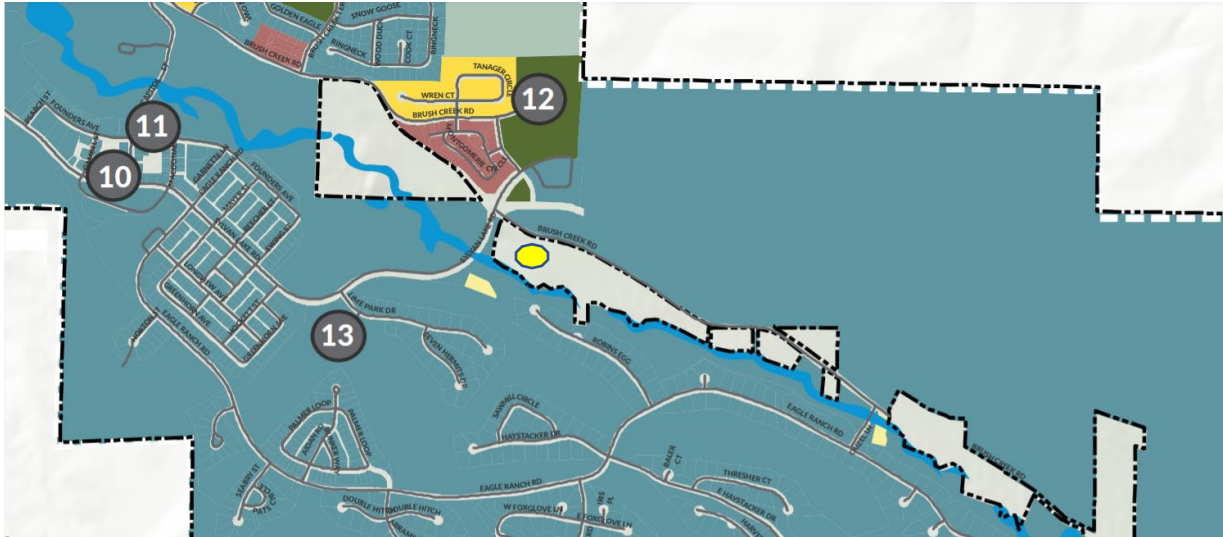
Date 3.8.21

<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 _____	

1819 Brush Creek Road  
Annexation and Rezoning Application

Project Narrative

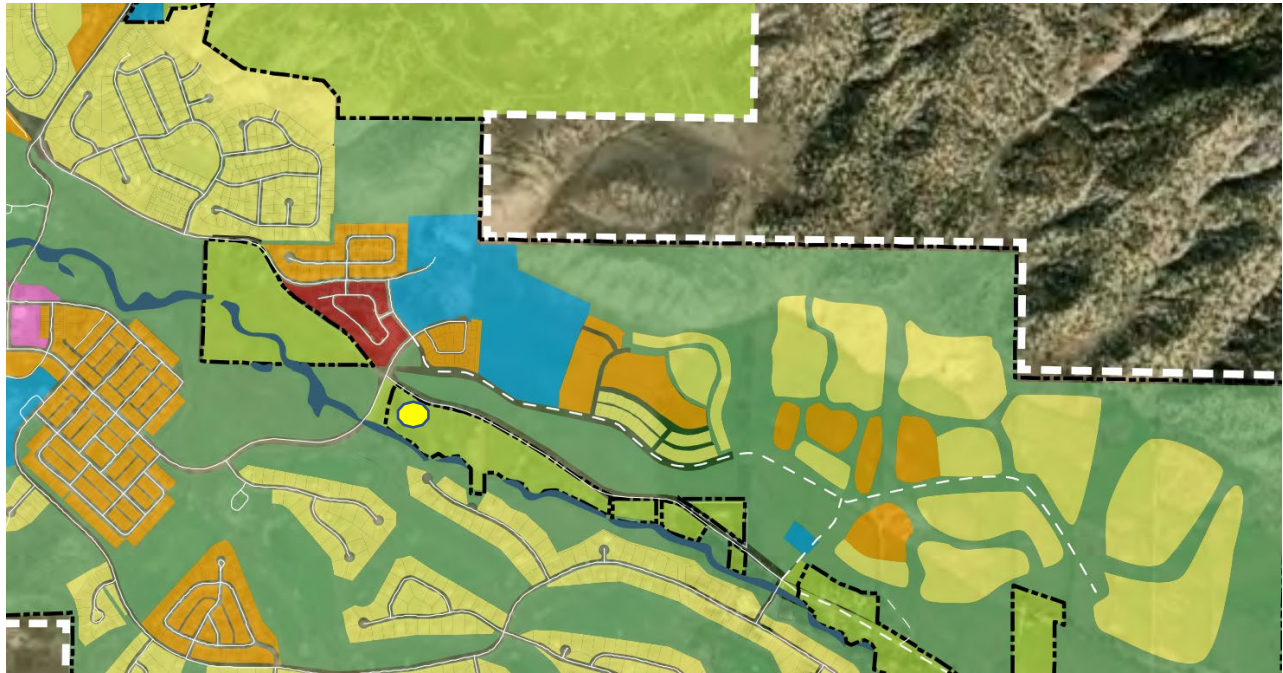
The subject property containing 4.38 acres was purchased in 2018 originally containing two manufactured homes. Since 2018, the property owners have designed and are in the process of constructing a single-family residence and an outbuilding on Town of Eagle water and sewer utilities and adjacent to the Town of Eagle boundary via Brush Creek. The property owners are requesting annexation of this property as it is a logical extension of the town bordered by PUD zoned areas (Haymeadow and Eagle Ranch) on two sides, as it is currently served by town utilities and typifies the intent of the Rural Residential land use designation as defined in the recently adopted Elevate Eagle Comprehensive Plan.



This annexation request does not require any additional extension of town utilities or roadways. Access is currently provided via Brush Creek Road and all existing access and utility easements as shown on the Annexation Map will remain.

The property owners are concurrently requesting a rezoning of the subject property to Rural Residential as it is consistent with the Elevate Eagle Comprehensive Plan future land use designation and the property uses are consistent with Rural Residential development standards.

## Comprehensive Plan Conformance



### Elevate Eagle Comprehensive Plan

#### Description:

Rural lands include, but are not limited to, those generally developed to lower residential densities, agricultural activities, resource extraction, timber harvesting, resource conservation, public or private recreation or open space. They may include cluster homes to preserve large pieces of open space.

#### PRIMARY USES

Agriculture, farming, single family units.

#### SECONDARY USES

Neighborhood, community parks, recreation, on site employee housing.

#### APPROXIMATE DENSITY

Up to 1 DU/2 Acres

The subject property is located within the Three Mile Plan, has a Rural Residential future land use designation, and is currently zoned Rural Residential under Eagle County. The proposed uses for Town of Eagle Rural Residential properties are listed above. The property owners' intent is to utilize the property for single family unit(s) at or less dense than the 1 dwelling unit per 2 acres density target. The single-family residence and outbuilding under construction meets or exceeds the development standards for Rural Residential zoned properties. Please reference the Site Plan exhibit for details on building size, setbacks, location of existing easements, water/sewer service lines and lot size. There are no development standards for lot coverage or maximum floor area under the Rural Residential zone district. The building height is 18 feet, well below the 35 foot maximum.

#### Existing Utilities and Infrastructure

The subject property and single-family residence is currently served by town water and sewer. No additional water rights will be associated with this annexation request. The property was issued a water tap when the subdivision was created in 1984 and taps were paid for at that time under the out-of-town

rate with water rights being purchased to supply these taps. The current property owner purchased a sewer tap at the time of building permit. The sewer service was installed in 2020-2021 and will be in use following issuance of the certificate of occupancy of the home. The property is accessed by a town owned and maintained road (Brush Creek Road) and therefore, no additional road maintenance or services will be necessary to serve the property. There will be no additional impact on the school district as this is a single family residence with no current school aged child occupants. Black Hills and Holy Cross Energy serve the gas and electric needs of the property.

#### Proposed Utilities and Infrastructure

There are no new proposed utilities or infrastructure required to serve this property. Water and sewer services are in place and as stated previously, the access from Brush Creek Road is already maintained by town of Eagle. This property will require trash, police and other town related services recognized in the Fiscal Impact Report. These costs are minimal and are largely offset by sales and property tax generated by the property and the occupants.