

First Amendment Request
PUD Guide For Reserve at Hockett Gulch
PUD Amendment Request Narrative
Amendment Request May 11, 2022
Amended and Approved June __, 2022

Epoch GCH Hockett Gulch Holdings LLC (the "Applicant") is requesting a Minor PUD amendment to the Reserve at Hockett Gulch Planned Unit Development Guide ("PUD Guide") approved by the Town of Eagle.

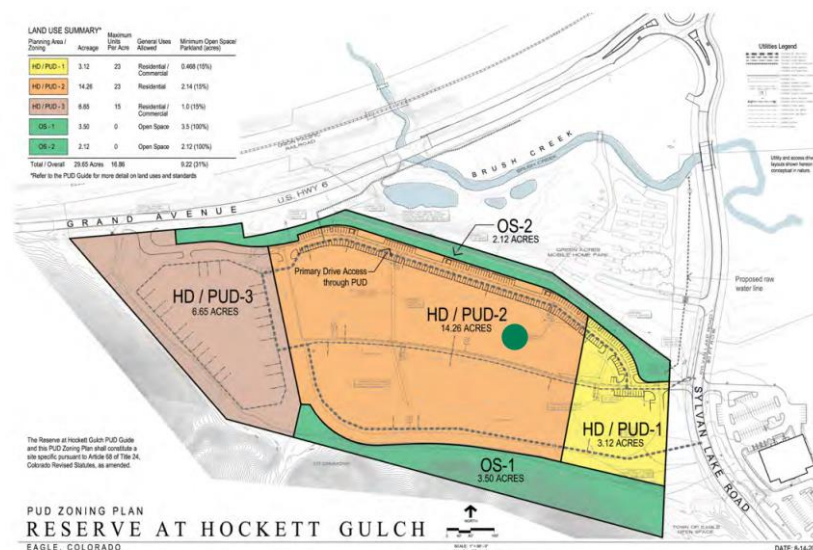
In the PUD Guide a perimeter trail is required to be constructed by the Developer that shall be included in plans for the first Development Permit. The PUD Guide uses the following language for the perimeter trail:

Developer shall construct a 5' wide soft path loop generally around the perimeter of the PUD (located in HD/PUD-3 and OS-2) that connects to the Town's established recreation path system and is accessible by the general public. This improvement shall be included in plans for the first Development Permit for the PUD.

During the Major Development Plan ("MDP") submittal and approval process, various departments were asked to provide comments on the MDP. In their comment letter dated March 16, 2022, Colorado Parks and Wildlife recommended eliminating the perimeter trail in the area labeled Lot 3 or in all areas located in PUD 3 from the PUD Guide. The below image shows the PUD Zoning Plan for the PUD.

PUD Zoning Plan:

The following graphic is the PUD Zoning Plan for the PUD.



PLANNING COMMISSION CERTIFICATE
This Development Plan was approved by the Board of Eagle Planning Commission on
Day of _____, 20__.

TOWN ENGINEER CERTIFICATE
This Development Plan approved by the Town Council of the Town of Eagle, Colorado on
Day of _____, 20__.

TOWN OF EAGLE, COLORADO
By: _____
Mayor
Whereas my hand and seal of the Town of Eagle, Colorado,
ATTEST:

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RESERVE AT HOCKETT GULCH
EAGLE, CO
DEVELOPMENT PLAN MAP

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ATTEST:

The Applicant does benefit from the vested rights of the previously approved PUD and Annexation Agreement. Therefore, no change is necessary to accommodate CPW's comments. However, the Applicant is willing to move the path and is requesting a minor PUD Amendment to allow the perimeter trail to not go on the western side of Lot 3/PUD2 and instead move north along the Hockett channel, either on the East or West side of the channel, whichever is preferred by the Town. The proposed path will still connect residents from Hockett Gulch to the town trail system just to the east of Tract A. This will provide residents with access to significantly move recreation trails and help to minimize disruption to wildlife on Lot 3.

The Applicant is requesting that PUD Guide, initially Revised August 13, 2019 be Amended. Section 4, Open Space and Parks, paragraph 5 will be amended as follows:

Developer shall construct a 5' wide soft path loop generally around the perimeter of the PUD (located in HD/PUD-3 and OS-2) that connects to the Town's established recreation path system and is accessible by the general public. As opposed to being constructed on the perimeter of HD/PUD3, the soft path will instead be constructed on the interior of the HD/PUD3 site, along the Hockett Gulch Drainage Channel. The change was put into place to limit disruption to potential wildlife in the area. This improvement shall be included in plans for the first Development Permit for the PUD.

Sincerely,

Epoch GCH Hockett Gulch Holdings LLC