



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

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 PLANNED UNIT DEVELOPMENT (PUD) REVIEW <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 type="checkbox"/> Condominium / Townhouse <input checked="" type="checkbox"/> Minor Subdivision

PROJECT NAME Haymeadow Filing 1 3rd Amendment

PRESENT ZONE DISTRICT PUD **PROPOSED ZONE DISTRICT** PUD
(if applicable)

LOCATION

STREET ADDRESS multiple, see plat

PROPERTY DESCRIPTION

SUBDIVISION Haymeadow Filing 1 **LOT(S)** _____ **BLOCK** _____
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE See attached project narrative

APPLICANT NAME ABRIKA Properties, LLC **PHONE** 352-854-7753

ADDRESS 8250 SW 27th Ave Ocala FL 34476 **EMAIL** brandon@abrika.com

OWNER OF RECORD same as above **PHONE** _____

ADDRESS _____ **EMAIL** _____

REPRESENTATIVE* Michael Hood **PHONE** 9703314492

ADDRESS Rangeresourcesconsulting@gmail.com **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

6/23/22

Date

FOR OFFICE USE ONLY

DATE RECEIVED _____ BY _____ FILE NUMBER _____
REVIEW FEE _____ DATE PAID _____ RECEIVED BY _____

DATE CERTIFIED COMPLETE _____ BY _____

P&Z HEARING DATE _____ DECISION _____

BOT HEARING DATE _____ DECISION _____



June 23, 2022

Application Narrative

Haymeadow Filing 1, Third Amendment, A Resubdivision of Lots 9-13 and Tract F of the Haymeadow Filing 1.

The Haymeadow Filing 1 Final plat was approved by Ordinance #4 of 2019. This initial final plat of Haymeadow defined the project boundary and created open space parcels, school and park land dedication parcels, road rights-of-ways, easements, alleys, common parcels, four multi- family development tracts, eight single family lots and five duplex lots.

This application represents an amendment to the Filing 1 lot layout. This plat requests a conversion of the five duplex lots into seven single family lots. The initial plat detailed five duplex lots and a common parking parcel (Tract F) along Sylvan Lake Road. The lots are served by an alley between Sylvan Lake Road and Red Peak Road.

The applicant desires to amend the plan to convert the duplex lots to single family homes. Access to the lots will remain off of the existing alley. Tract F is a common area that provides a pedestrian connection from the alley to Sylvan Lake Road. Tract F has been slightly reconfigured as the lot lines shift but will remain as a common area pedestrian connection as planned.

All Filing 1 infrastructure improvements have been put in place to match. The desire to make this change in lot layout from duplex to single family was realized during infrastructure construction and the water and sewer services were re-designed and installed to meet this revised lot design. This revision was approved and stamped by the Town of Eagle at Revision #4 of Filing 1, access and infrastructure. No new or altered infrastructure construction is required to serve this amended final plat. At final plat for Filing 1, there were no drainage easements plated on the single family or duplex lots. With only revising the lots on the south side of the alley, our desire is to keep the plat consistent with the single family lots on the north side of the alley. All drainage to remain on each individual parcel.

The amended plat remains in overall compliance with the approved Sketch and Preliminary Plans. Those plans were designed and approved to allow flexibility in the location of single family versus duplex lots. The conversion of the five duplex lots to seven single family lots represents an overall reduction in density of three dwelling units in this area. Therefore, there is no increase in utility service demand or traffic numbers.