



**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

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

<p><b>ZONING REVIEW</b></p> <p><input type="checkbox"/> Special Use Permit</p> <p><input type="checkbox"/> Zoning Variance</p> <p><input checked="" type="checkbox"/> Rezoning</p> <p><input type="checkbox"/> Temporary Use Permit</p> <p><input type="checkbox"/> Amendment to Zone District Regulations</p> <p><input type="checkbox"/> Encroachment Permit</p> <p><input type="checkbox"/> Wireless Communications Facility</p>	<p><b>DEVELOPMENT REVIEW</b></p> <p><input type="checkbox"/> Minor Development Permit</p> <p><input type="checkbox"/> Major Development Permit</p> <p><b>PLANNED UNIT DEVELOPMENT (PUD) REVIEW</b></p> <p><input type="checkbox"/> PUD Zoning Plan</p> <p><input type="checkbox"/> PUD Development Plan</p>	<p><b>SUBDIVISION REVIEW</b></p> <p><input type="checkbox"/> Concept Plan</p> <p><input type="checkbox"/> Preliminary Plan</p> <p><input type="checkbox"/> Final Plat</p> <p><input type="checkbox"/> Lot Line Adjustment</p> <p><input type="checkbox"/> Condominium / Townhouse</p> <p><input type="checkbox"/> Minor Subdivision</p>
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PROJECT NAME Eagle Meadows  
 PRESENT ZONE DISTRICT Resource PROPOSED ZONE DISTRICT Commercial General East  
 (if applicable)

LOCATION  
 STREET ADDRESS \_\_\_\_\_

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

DESCRIPTION OF APPLICATION/PURPOSE To rezone the property, in line with the East Eagle Sub Area plan, for future development.

APPLICANT NAME Eagle Meadows CO, LLC PHONE 970 331 8617  
 ADDRESS 232 W. Meadow Dr. Vail, CO 81657 EMAIL eeves@hotmail.com  
 OWNER OF RECORD Eagle Meadows CO, LLC PHONE "  
 ADDRESS " EMAIL "  
 REPRESENTATIVE\* Merv Lapin PHONE ~~970 471 4224~~ 970 471 4224  
 ADDRESS 232 W Meadow Dr. Vail CO 81657 EMAIL Mervlapin@hotmail.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 (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

1-3-2023  
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 _____		
TC HEARING DATE _____	DECISION _____		

## Exhibit A

PARCEL 1:

EAGLE RIVER STATION  
ANNEXATION 1

A PARCEL OF LAND LOCATED WITHIN TRACTS 59, 60, 61 AND 62, SECTIONS 27, 28, 33 AND 34, TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE SUPPLEMENTAL PLAT OF THE INDEPENDENT RESURVEY THEREOF ACCEPTED IN THE U.S. SURVEYOR GENERAL'S OFFICE, JUNE 20, 1922, EAGLE COUNTY COLORADO, WITH THE BEARINGS DESCRIBED HEREON BASED ON A BEARING OF N00°37'32"W FOR THE WEST LINE OF SAID TRACT 59 BETWEEN CORNER NO. 4 BEING A 2 1/2" ALUMINUM CAP ON 2 1/4" ALUMINUM PIPE, PE/PLS NO. 23089, FOUND IN PLACE AND CORNER NO. 5 BEING A 2 1/2" GLO BRASS CAP ON 1" IRON PIPE, FOUND IN PLACE, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID CORNER NO. 4 OF TRACT 59 ALSO BEING CORNER NO. 3 OF SAID TRACT 60, CORNER NO. 4 OF SAID TRACT 61 AND THE NORTHEAST CORNER OF EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2, ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN BOOK 702 AT PAGE 365 AT THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE, EAGLE, COLORADO; THENCE ALONG THE SOUTH LINE OF SAID TRACT 61 ALSO BEING THE NORTHEASTERLY LINE OF SAID EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2, S89°05'16"W, 390.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 70; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) N60°24'00"E, 2611.72 FEET;
- 2) N69°50'12"E, 143.40 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE S24°14'54"W, 1628.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, BEING 50.00 FEET FROM THE CENTER OF THE EXISTING TRACKS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY S59°13'37"W, 1554.84 FEET TO THE SOUTHEASTERLY CORNER OF SAID EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2 ALSO BEING A POINT ON THE 4 - 5 LINE OF SAID TRACT 59; THENCE ALONG SAID 4 - 5 LINE ALSO BEING THE EASTERLY LINE OF SAID EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2 N00°37'32"W, 946.69 FEET TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.

AND

PARCEL 2:

EAGLE RIVER STATION  
ANNEXATION 2

A PARCEL OF LAND LOCATED WITHIN TRACTS 58, 59, 60 AND 62, SECTIONS 27 AND 34, TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE SUPPLEMENTAL PLAT OF THE INDEPENDENT RESURVEY THEREOF ACCEPTED IN THE U.S. SURVEYOR GENERAL'S OFFICE, JUNE 20, 1922, EAGLE COUNTY, COLORADO, WITH THE BEARINGS DESCRIBED HEREON BASED ON A BEARING OF N00°37'32"W FOR THE WEST LINE OF SAID TRACT 59 BETWEEN CORNER NO. 4 BEING A 2 1/2" ALUMINUM CAP ON 2 1/4" ALUMINUM PIPE, PE/PLS NO. 23089, FOUND IN PLACE AND CORNER NO. 5 BEING A 2 1/2" GLO BRASS CAP ON 1" IRON PIPE, FOUND IN PLACE, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 70 FROM WHICH SAID CORNER NO. 4 OF TRACT 59 ALSO BEING CORNER NO. 3 OF SAID TRACT 60, CORNER NO. 4 OF SAID TRACT 61 AND THE NORTHEAST CORNER OF EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2, ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN BOOK 702 AT PAGE 365 AT THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE, EAGLE, COLORADO, BEARS S56°30'26"W, 2416.03 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 70 THE FOLLOWING FIVE (5) COURSES:

- (1) N69°50'12"E, 143.40 FEET;
- (2) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A LENGTH OF 1013.48 FEET, A RADIUS OF 5579.60 FEET, A TANGENT OF 508.14 FEET, A DELTA OF 10°24'26" AND A CHORD OF 1012.09 FEET THAT BEARS N68°28'52"E;
- (3) N75°42'18"E, 333.13 FEET;
- (4) N69°59'51"E, 319.78 FEET;
- (5) N76°25'05"E, 926.49 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY S67°31'26"W, 1092.56 FEET TO A POINT ON THE EAST LINE OF LOT 2 OF THE RED MOUNTAIN RANCH EXEMPTION AS DESCRIBED ON THE PLAT THEREOF RECORDED IN BOOK 372 AT PAGE 753 AT SAID CLERK AND RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE S26°52'08"E, 501.89 FEET; THENCE DEPARTING SAID EAST LINE S69°57'11"E, 190.49 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, BEING 50.00 FEET FROM THE CENTER OF THE EXISTING TRACKS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) S63°04'44"W, 2197.11 FEET;
- 2) ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 806.00 FEET, A RADIUS OF 11988.63 FEET A TANGENT OF 403.15 FEET, A DELTA OF 3°51'07" AND A CHORD OF 805.85 FEET THAT BEARS S61°09'11"W;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY N24°14'54"E, 1628.00 FEET TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.

THE FOREGOING PARCEL 2 INCLUDES LOTS 1 AND 2, RED MOUNTAIN RANCH EXEMPTION, ACCORDING TO THE PLAT RECORDED NOVEMBER 14, 1983 IN BOOK 372 AT PAGE 753, COUNTY OF EAGLE, STATE OF COLORADO AND THE FOREGOING CONVEYANCE INCLUDES LOTS 1 AND 2, RED MOUNTAIN RANCH EXEMPTION, ACCORDING TO THE PLAT RECORDED NOVEMBER 14, 1983 IN BOOK 372 AT PAGE 753, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL 1 AND PARCEL 2 ABOVE ARE ALSO COLLECTIVELY DESCRIBED AS FOLLOWS, WITH THE UNDERSTANDING THAT IT IS NOT THE INTENT OF GRANTOR TO CREATE A LEGAL PARCEL OF REAL ESTATE BY VIRTUE OF INCLUDING SUCH DESCRIPTION, AND NO SUCH PARCEL IS HEREBY CREATED:

A PARCEL OF LAND WITHIN TRACTS 58, 59, 60, 61 AND 62, SECTIONS 27, 28, 33 AND 34, TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE SUPPLEMENTAL PLAT OF THE INDEPENDENT RESURVEY THEREOF ACCEPTED IN THE U.S. SURVEYOR GENERAL'S OFFICE, JUNE 20, 1922, EAGLE COUNTY, COLORADO, WITH THE BEARINGS DESCRIBED HEREON BASED ON A BEARING OF N00°37'32"W FOR THE WEST LINE OF SAID TRACT 59 BETWEEN CORNER NO. 4 BEING A 2 1/2" ALUMINUM CAP ON 2 1/4" ALUMINUM PIPE, PE/PLS NO. 23089, FOUND IN PLACE AND CORNER NO. 5 BEING A 2 1/2" GLO BRASS CAP ON 1" IRON PIPE, FOUND IN PLACE, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID CORNER NO. 4 OF TRACT 59 ALSO BEING CORNER NO. 3 OF SAID TRACT 60, CORNER NO. 4 OF SAID TRACT 61 AND THE NORTHEAST CORNER OF EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2, ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN BOOK 702 AT PAGE 365 AT THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE, EAGLE, COLORADO; THENCE ALONG THE SOUTH LINE OF SAID TRACT 61 ALSO BEING THE NORTHEASTERLY LINE OF SAID EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2, S89°05'16"W, 390.68 FEET TO POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 70; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

- 1) N60°24'00"E, 2611.72 FEET;
- 2) N69°50'12"E, 286.80 FEET;
- 3) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A LENGTH OF 1013.48 FEET, A RADIUS OF 5579.60 FEET, A TANGENT OF 508.14 FEET, A DELTA OF 10°24'26" AND A CHORD OF 1012.09 FEET THAT BEARS N68°28'52"E;
- 4) N75°42'18"E, 333.13 FEET;
- 5) N69°59'51"E, 319.78 FEET;
- 6) N76°25'05"E, 926.49 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY S67°31'26"W, 1092.56 FEET TO A POINT ON THE EAST LINE OF LOT 2 OF THE RED MOUNTAIN RANCH EXEMPTION AS DESCRIBED ON THE PLAT THEREOF RECORDED IN BOOK 372 AT PAGE 753 AT SAID CLERK AND RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE S26°52'08"E, 501.89 FEET; THENCE DEPARTING SAID EAST LINE S69°57'11"E, 190.49 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, BEING 50.00 FEET FROM THE CENTER OF THE EXISTING TRACKS; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- 1) S63°04'44"W, 2197.11 FEET;
- 2) ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 806.00 FEET, A RADIUS OF 11988.63 FEET, A TANGENT OF 403.15 FEET, A DELTA OF 3°51'07" AND A CHORD OF 805.85 FEET THAT BEARS S61°09'11"W;
- 3) S59°13'37"W, 1554.84 FEET

TO THE SOUTHEASTERLY CORNER OF SAID EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2 ALSO BEING A POINT ON THE 4 - 5 LINE OF SAID TRACT 59; THENCE ALONG SAID 4 - 5 LINE ALSO BEING THE EASTERLY LINE OF SAID EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2 N00°37'32"W, 946.69 FEET TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.