



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

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"/> Wireless Communications Facility	<input checked="" 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 type="checkbox"/> Minor Subdivision

PROJECT NAME STONE CONCEPTS MINOR DEVELOPMENT PERMIT

PRESENT ZONE DISTRICT INDUSTRIAL (I) PROPOSED ZONE DISTRICT _____
(if applicable)

LOCATION

STREET ADDRESS 85 MARMOT LANE

PROPERTY DESCRIPTION

SUBDIVISION EAGLE VALLEY COMMERCIAL PARK LOT(S) I-13 BLOCK 0702
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE CONSTRUCTION OF NEW WAREHOUSE
SPACE TO HOUSE FABRICATION FACILITY FOR STONE CUTTING
AND FABRICATION

APPLICANT NAME TEAGUE CARLSON PHONE (970) 904-0340

ADDRESS P.O. BOX 4330 - EAGLE, CO 81631 EMAIL teague@stoneconcepts.org

OWNER OF RECORD 85 MARMOT LLC. PHONE (970) 328-3800

ADDRESS P.O. BOX 4330 - EAGLE, CO 81631 EMAIL teague@stoneconcepts.org

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.

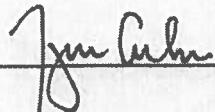
FEES AND DEPOSITS:

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



4/6/2023

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		
TC HEARING DATE	DECISION		

DEVELOPMENT IMPACT CHECKLIST

Pursuant to Section 4.07.030, each applicant for Development Review is required to fill out the following checklist to ensure that complete information is available to the Planning & Zoning Commission and Town Board on potential environmental, socioeconomic, and utility impacts of the proposed development. For each potential impact, as listed below, the applicant must check one column stating that the project "will," "could possibly," or "will not" affect the environment either during construction or on a continuing basis.

W = Will CP = Could Possibly WN = Will Not

W	CP	WN	
	X		1. By altering an ecological unit or land form, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse, or other natural land form feature;
	X		2. By directly or indirectly affecting a wildlife habitat, feeding, or nesting ground;
	X		3. By substantially altering or removing native grasses, trees, shrubs, or other vegetative cover;
	X		4. By affecting the appearance or character of a significant scenic area or resource, or involving buildings or other structures that are of a size, bulk, or scale that would be in marked contrast to natural or existing cultural features;
	X		5. By potentially resulting in avalanche, landslide, siltation, settlement, flood, or other land-form change of hazard to health and safety;
	X		6. By discharging toxic or thermally abnormal substance or involving use of herbicides or pesticides, or emitting smoke, gas, steam, dust, or other particulate matter;
	X		7. By involving any process which results in odor that may be objectionable or damaging;
X			8. By requiring any waste treatment, cooling, or settlement pond, or requiring transportation of solid or liquid wastes to a treatment or disposal site;
	X		9. By discharging significant volumes of solid or liquid wastes;
	X		10. By increasing the demand on existing or planned sewage disposal, storm drainage, water distribution system, streets, or other utility systems to a level which is likely to cause an adverse impact on the environment;
	X		11. By involving any process which generates noise that may be offensive or damaging;
	X		12. By either displacing significant numbers of people or resulting in a significant increase in population;
	X		13. By pre-empting a site which is desirable for recreational uses or planned open space;
	X		14. By altering local traffic patterns or causing an increase in traffic volume or transit service need;
	X		15. By substantially affecting the revenues or expenditures of the Town government;
	X		16. By being a part of a larger project which, at any future stage, may involve any of the impacts listed above.

I certify that the above information is correct and accurate to the best of my knowledge.



Applicant Signature

3/22/2023

Date

*For any item that is checked "Will" or "Could Possibly", the Town Planner can request a Development Impact Report addressing those areas. This report may need to include additional information from the applicant or additional studies to be conducted by third party experts at the cost of the applicant.