

**PROOF OF PUBLICATION**

STATE OF COLORADO       )  
  )  
COUNTY OF EAGLE        )

I, Jenny Rakow, Town Clerk for the Town of Eagle, do solemnly swear and affirm that I published in full a true and correct copy of ORDINANCE 07, SERIES 2024 “AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO APPROVING AN AMENDED FINAL PLAT, KNOWN AS HAYMEADOW FILING 1, FOURTH AMENDMENT ” on the Town of Eagle’s web site, [www.townofeagle.org](http://www.townofeagle.org), on the 9<sup>th</sup> day of July 2024.

Witness my hand and seal this 26<sup>th</sup> day of June 2024.

  
Jenny Rakow Town  
Clerk



Ordinance Effective Date:

July 19, 2024

**TOWN OF EAGLE, COLORADO**  
**ORDINANCE NO. 07**  
**(Series of 2024)**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO  
APPROVING AN AMENDED FINAL PLAT, KNOWN AS HAYMEADOW FILING 1,  
FOURTH AMENDMENT

WHEREAS, Abrika Properties, LLC ("Abrika") owns the real property described as Tract RMF-2A as depicted on the correction plat of the Haymeadow Subdivision Filing 1, Second Amendment, situated in Tracts 38 and 55 of Sections 4 and 9 in the Town of Eagle, Colorado (the "Abrika Property");

WHEREAS, 7 Hermit Condos, LLC ("7 Hermit") owns the real property described as Tract RMF-1A as depicted on the correction plat of the Haymeadow Subdivision Filing 1, Second Amendment, situated in the Town of Eagle, Colorado (the "7 Hermit Property");

WHEREAS, Abrika and 7 Hermit jointly filed an application for approval of a final plat known as the 4<sup>th</sup> Amended Filing 1 Final Plat, to plat and dedicate new easements in the Abrika Property and the 7 Hermit Property (the "Application");

WHEREAS, at a properly noticed public hearing on June 18, 2024, the Planning and Zoning Commission reviewed the Application, heard comments from the Property Owner, Town staff and the public and recommended that the Town Council approve the Application with conditions; and

WHEREAS, at a properly-noticed public hearing on June 25, 2024, the Town Council reviewed the Application and heard comments from the Developer, Town staff and the public were provided an opportunity to be heard on the Application.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1.     Findings. The Town Council finds that the Application complies with the applicable criteria in Section 4.17.100.E. of the Eagle Municipal Code.

Section 2.     Decision. Based on the foregoing findings, the Town Council approves the Application, subject to the following condition: Within 30 days of the date of Town Council's Ordinance, and prior to recordation of the Final Plat, Owner shall make technical corrections to the Application documents as directed by Town staff. The Town Planner may grant one administrative extension of this deadline of up to 30 days, upon good cause shown. Any further extensions must be authorized by the Town Council.

Section 3.     Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town

Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

Section 4.     Safety. This Ordinance is deemed necessary for the protection of the public health, safety and welfare.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED ON JUNE 25, 2024.

ATTEST:

Jenny Rakow, Town Clerk



TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor