



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
☐ Special Use Permit	☐ Minor Development Permit	☐ Concept Plan
☐ Zoning Variance	☐ Major Development Permit	☐ Preliminary Plan
☐ Rezoning		☐ Final Plat
☐ Temporary Use Permit		☐ Lot Line Adjustment
☐ Amendment to Zone District Regulations	PLANNED UNIT DEVELOPMENT (PUD) REVIEW	☒ Condominium / Townhouse
☐ Encroachment Permit	☐ PUD Zoning Plan	☐ Minor Subdivision
☐ Wireless Communications Facility	☐ PUD Development Plan	

PROJECT NAME 7 Hermit Condos - Building B

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

LOCATION

STREET ADDRESS 91 Mt. Hope Circle

PROPERTY DESCRIPTION

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

DESCRIPTION OF APPLICATION/PURPOSE _____

APPLICANT NAME Michael Hood **PHONE** (970) 331-4492

ADDRESS P0 Box 9091, Avon, CO 81620 **EMAIL** michael@rangeconsultingllc.com

OWNER OF RECORD 7 Hermit Condos LLC **PHONE** (970) 331-4492

ADDRESS 8250 SW 27th Ave, Ocala, FL 34476 **EMAIL** Brandonhcohen@gmail.com

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

7/24/2024

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 _____



Building B Platting Application for
Haymeadow Parcels RMF-1A
Application Narrative
July 24, 2024

7 Hermits Condos, LLC
8250 Southwest 27th Avenue
Ocala FL 34476

Haymeadow Project Team

Property Owner:

7 Hermits Condos, LLC
8250 Southwest 27th Avenue
Ocala Fl 34476

Owner's Contact

Michael Hood
Range Consulting
PO Box 909
Avon, CO 81620

Land Use Attorney:

Wear Travers Perkins LLC
97 Main Street Suite E 202
Edwards CO 81632

Surveyor:

SGM
18 W. Sixth Street, Suite 200
Glenwood Springs, CO 81601

Background

The RMF-1 Major Development Permit was approved by Town of Eagle on July 12, 2022. The approval included 76 units for development. In the approval the Developer committed to 9 LERP units and 11 Resident Occupied Units in all of RMF-1. The final plat conforms with the Filing 1 Preliminary plan by maintaining the access points defined in Filing 1 preliminary plan. It is also in conformance with no deviations from the major development permit for RMF-1 (DR22-01). The Developer acknowledges that the development complies with all applicable technical standards and specifications.

RMF-1

Now known as 7 Hermit Condos, Parcel RMF-1A is addressed as 91 Mt. Hope Circle. The parcel is designated as multi-family by the PUD Guide and Haymeadow Filing 1 Final Plat. The 7 Hermit Condos includes seventy-six dwelling units in seven buildings. All seventy-six units are for sale, which satisfies condition of approval #13 in ordinance 13-2021.

The Development is in full compliance with the PUD Guide development standards. No design variances were requested. Parking is in compliance with town requirements and includes enclosed individual garages and surface parking spaces. The Alpine Engineering site plan includes a full parking compliance summary. The plan is in full compliance with all of the requirements in Land Use Development Code, such as parking spaces, impervious surfaces, lot coverages, density per acre, LERP units, signage, landscaping and irrigation. While this is only the first building, when completed this property will be in excess of the LERP and RO units committed to with the Major Development Permit application, this commitment was 9 LERP units and 11 RO Units. There will be three (3) LERP units in Building B B101, B102 B103 and three RO Units, B302, B303, and B304

Construction Drawings and Specifications

The construction drawings and specifications are on file with the Town of Eagle Building Department, please reference:

Building A: 22TEGL-5796
Building B: 22TEGL-5797
Building C: 22TEGL-5798
Building D: 22TEGL-5799
Building E: 22TEGL-5800
Building F: 22TEGL-5801
Building G: 22TEGL-5802

Final Reports and Studies

The Haymeadow PUD approval addressed all the traffic studies, utility impact reports, drainage plans, and the soils reports were submitted with the Major Development Permit for this parcel. This project is in compliance with all of the previous approvals.

Haymeadow Filing 1 included installation of all necessary public utilities to serve the property and make it development ready. All utilities have been completed and accepted by the Town of Eagle with RMF-1 under a grading permit. The access has been completed per the construction drawings. The access drives, parking areas and building layouts have been designed to meet the requirements of the Greater Eagle Fire Protection District and the standards of TOE Code Section 4.07.150. The building plans show the appropriate fire control systems.

Schedule and Phasing

In Ordinance 13-2021, there was a condition of approval #11 stated that Haymeadow to start construction on 72 units within 36 months of the approval. The developer has met the criteria in Ordinance 13-2021 by starting the construction of 76 units within 16 months of the approval.

The buildings are being phased for turnover and there will be a condo map application for each building.