

1140 Capitol Street



Minor Subdivision: Condominium Map

Submittal Date: April 9, 2025

Revised: May 16, 2025

Revised : July 2, 2025



Location: 1140 Capitol Street

Legal: Lot 1, Block 9, Eagle Ranch Filing 5

Team Directory

Ownership

Capitol Lofts II LLC
Dan Godec
PO Box 292
Edwards, CO 81632
dgodec@greenstarfinancial.net

Planning

Mauriello Planning Group LLC
Allison Kent
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Surveying

Marcin Engineering
Dave Stair
101 Eagle Road #5
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Introduction

The Capitol Theater Building, located at 1140 Capitol Street, was constructed in 2001. The building consists of 4 theaters, along with 6 apartments. The property was recently purchased by Capitol Lofts II LLC (Dan Godec). The new owner is proposing to condominiumize the 6 dwelling units and one commercial unit within the building, which will allow the dwelling units to be sold as individual units. There are no proposed changes to the existing uses, interior spaces, or exterior of the building with this condominium plat request. The applicant is currently exploring options for future expansion of the building, including the addition of dwelling units. However, any expansion or additions will come at a future date, and are subject to review and approval by the Eagle Ranch Design Review Board and the Town of Eagle. A pre-application meeting was held with Town staff on December 17, 2024.



Review Process

Section 4.17.100 of the Eagle Land Use and Development Code outlines the review process for subdivision applications. The applicant has addressed each item below:

C. Minor Subdivision

1. *Comprehensive plan. Whether the resulting development will be consistent with the Comprehensive Plan;*

Applicant Response: Because the dwelling units already exist, there is no “development” occurring. The Comprehensive Plan is silent to the condominiumization of existing dwelling units. However, Elevate Eagle does state:

“As seen in chart 2.3, housing in the Town, the County, and the state of Colorado is mostly split between single-family homes and complexes with twenty or more units. These are not the only two options when it comes to housing densities. There is a lack of middle density housing, including duplexes, triplexes, and other multi-family housing options that fall between single-family homes and apartment complexes. This “middle” section of housing provides housing options to many different people such as new families trying to establish roots in Eagle, older couples or empty-nesters looking to downsize, and families or individuals that cannot afford or care for a single-family home. A healthy mix of housing types in a community encourages a diverse population with a wide range of skill sets and interests that propel an economy forward.” (pg. 82)

As a result, the proposed condominium map is consistent with this criterion.

2. *Land Use and Development LUDC standards. Whether the approved lots will be consistent with the intent of the underlying zone district and the applicable standards of this LUDC*

Applicant Response: There are no new additional lots and as a result, the proposed condominium map is consistent with the LUDC. Therefore, the condominium map is consistent with this criterion.

3. *Easements, facilities, and services. That the proposed lot changes:*
 - a) *Do not affect a recorded easement without approval from the easement holder; and*
 - b) *Will not limit the Town's ability to effectively provide facilities or services*

Applicant Response: There are no proposed lot changes because this is a condominium map and no lots are being adjusted. As result, no easements are affected. Additionally, the Town already provides services as the units are already existing. The proposed condo map therefore complies with this criterion.