

RED MOUNTAIN RANCH

MAJOR DEVELOPMENT PERMIT (MDP) SET



PROJECT:
**RED MOUNTAIN
RANCH**

ADDRESS:
17500 US-6
EAGLE, CO 81631

ARCHITECTURE:
tres birds

PROJECT TEAM:
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**SET:
(PPR)
PRELIMINARY
PLAN REVIEW**

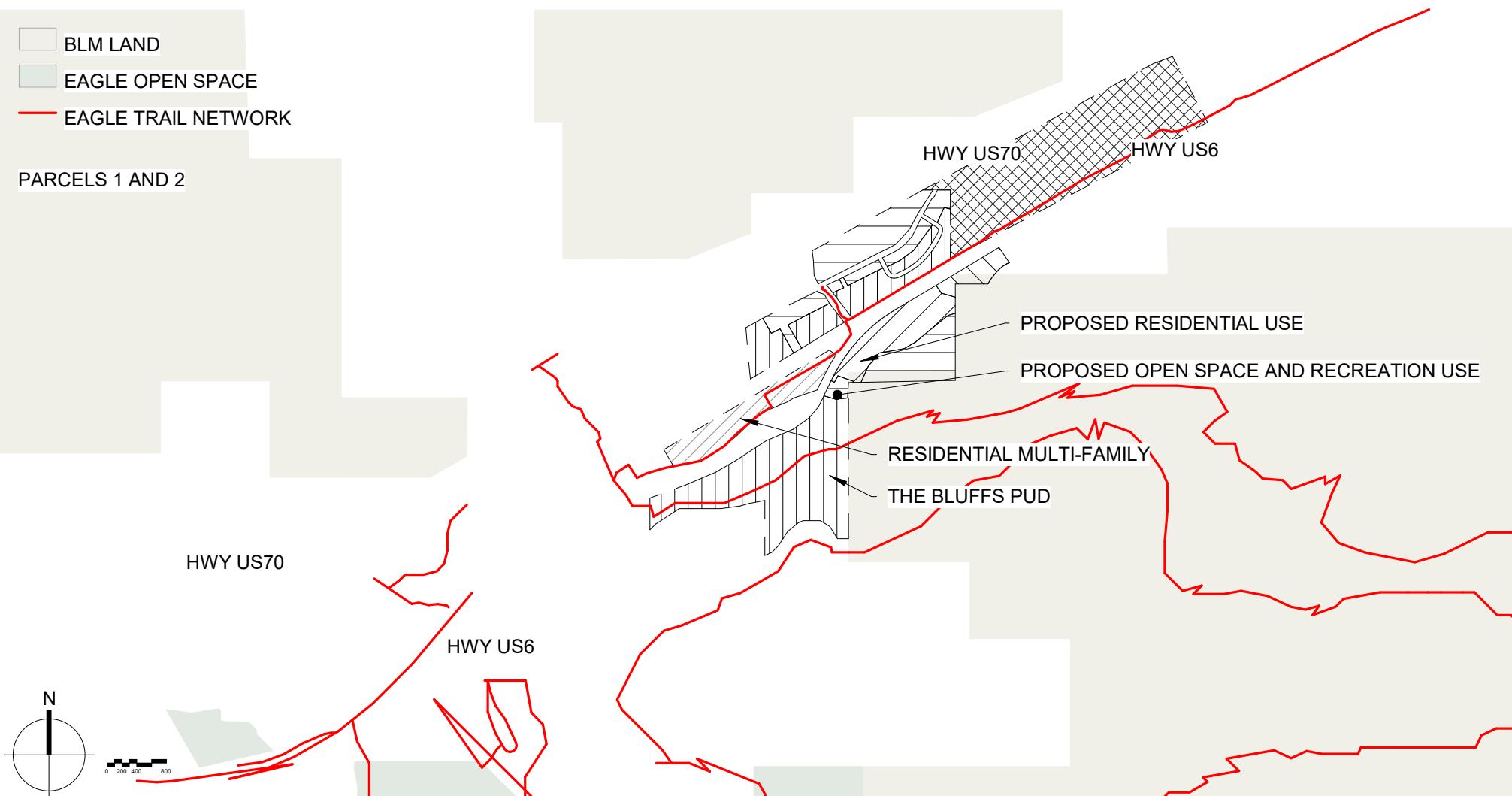
**ISSUANCE:
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09.22.2025**

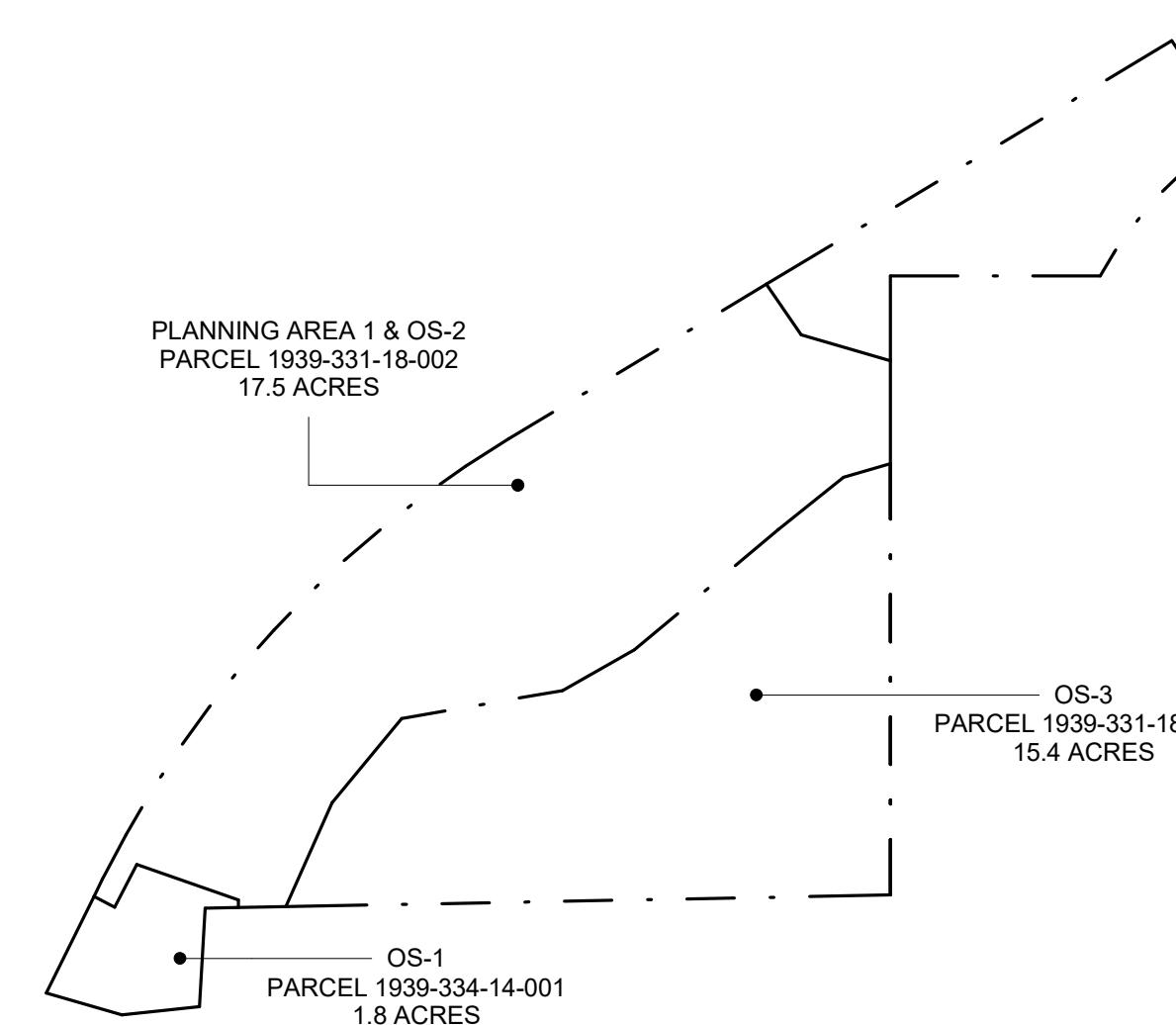
REVISION HISTORY:

**DRAWING SHEET TITLE:
COVER SHEET**

OVERALL VICINITY MAP



PLOT PLAN



PROJECT TEAM

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SHEET INDEX

G-01

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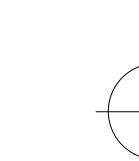
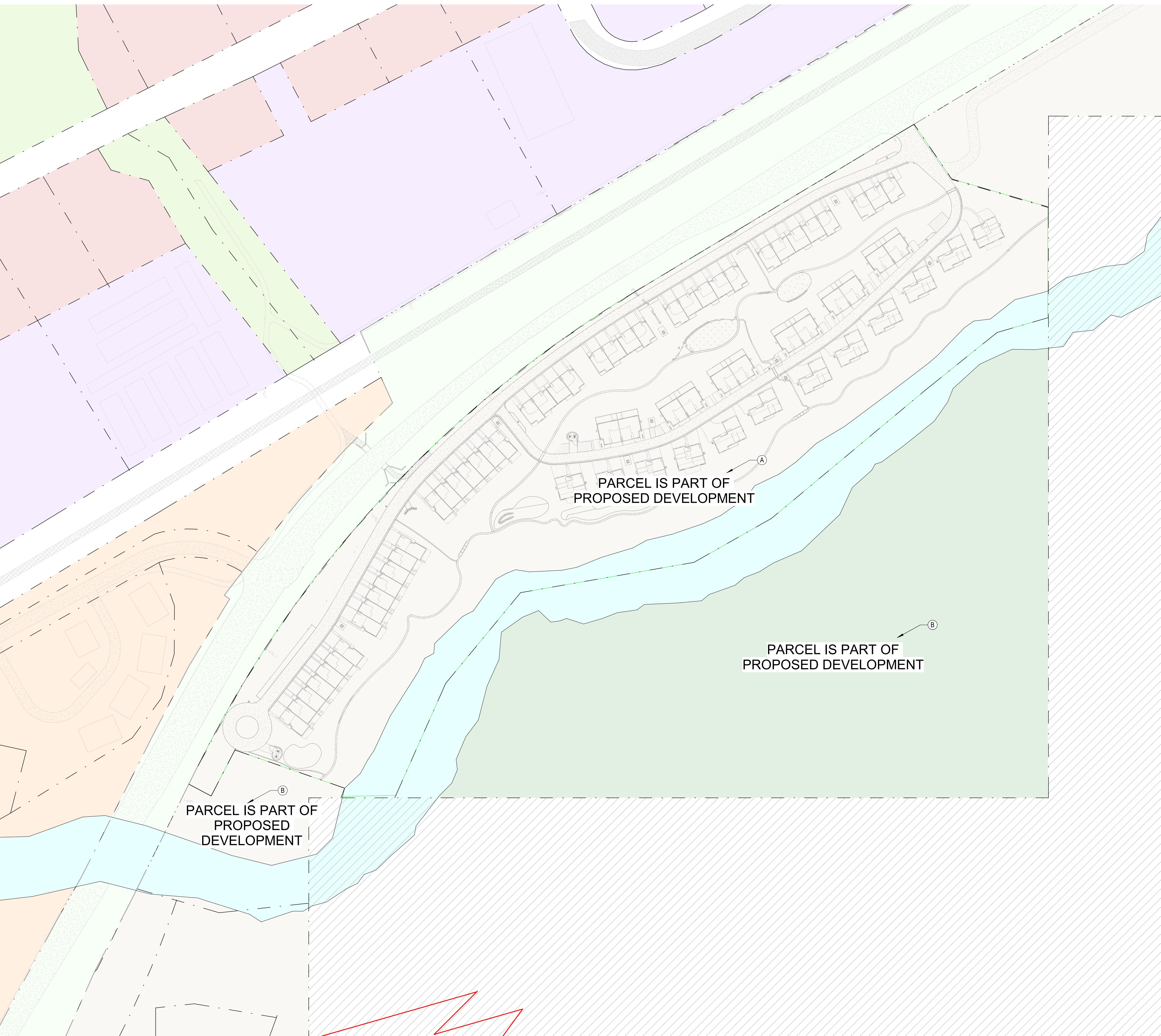
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VICINITY MAP

SHEET NOTES

A PROPOSED RESIDENTIAL USE
B PROPOSED OPEN SPACE AND RECREATION USE



PROJECT INFORMATION

PROJECT DESCRIPTION	
THE PROPOSED SCOPE OF RED MOUNTAIN RANCH - PARCEL 1 ENCOMPASSES PLANNING AREA 1 OF THE RED MOUNTAIN RANCH PARCEL LOCATED IN THE TOWN OF EAGLE. THIS SUBMITTAL DOES NOT INCLUDE PLANNING AREAS 2, 3, 4, 5, AND 6 OF RED MOUNTAIN RANCH.	
PLANNING AREA 1 CONSISTS OF 3 SEPARATE AREAS:	
<ul style="list-style-type: none"> OS-1 IS TO BE DEDICATED TO THE TOWN OF EAGLE FOR USE AS PUBLIC OPEN SPACE. OS-2 IS TO CONTAIN RESIDENTIAL DWELLING UNITS, LANDSCAPED PRIVATE OPEN SPACE, AND THE PUBLIC DISCOVERY TRAIL. OS-3 IS CURRENTLY OPEN SPACE INCLUDING NATURAL RIPARIAN ZONES ALONG THE EAGLE RIVER. UNDER THIS PROPOSAL, IT WILL REMAIN UNDISTURBED OPEN SPACE. 	
PLANNING AREA 1 LIES COMPLETELY WITHIN THE REGULATIONS SET FORTH IN THE PUD FOR RED MOUNTAIN RANCH AND CONSISTS OF 66 TOTAL DWELLING UNITS: 42 TOWNHOMES, 12 DUPLEXES, AND 12 SINGLE-FAMILY HOMES. THERE ARE TWO INTERNAL ROADS FOR CIRCULATION, A TWO-WAY ROAD NEIGHBORING HIGHWAY USE WITH ACCESS TO THE TOWNHOMES, AND A SECONDARY LOOP FOR ACCESS TO THE DUPLEXES AND SINGLE-FAMILY HOMES.	
CONSISTENT WITH THE RIPARIAN AREA MANAGEMENT PLAN (RAMP) AND THE TOWN OF EAGLE'S GUIDELINES, RED MOUNTAIN RANCH AIMS TO DISTURB THE EXISTING SITE AS LITTLE AS POSSIBLE. DWELLING UNITS ARE INCORPORATED INTO THE NATURAL TOPOGRAPHY OF THE SITE, WHILE MAINTAINING EXISTING HEALTHY ECOLOGY, WHILE ROADS ARE KEPT TO A MINIMUM TO INCREASE SHARED OUTDOOR SPACE FOR RESIDENTS.	
LEGAL DESCRIPTION	
GRIFFIN DEVELOPMENT LLC, EAGLE RIVER COMMERCIAL LLC, & RED MOUNTAIN RANCH PARTNERSHIP LLLP BEING THE OWNERS OF 100 PERCENT OF THE PROPERTY EXCLUSIVE OF STREETS AND ALLEYS DESCRIBED AS:	
A PARCEL OF LAND SITUATE IN SECTIONS 26, 27, 33, AND 34, TOWNSHIP 4 SOUTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, BEING A PORTION OF TRACTS 58, 59 AND 70, OF SAID TOWNSHIP AND RANGE, COUNTY OF EAGLE, STATE OF COLORADO, BEING A PORTION OF THESE LANDS DESCRIBED IN LAND SURVEY PLAT NO. 574, 575, AND 576, AS DESENSED IN THE EAGLE COUNTY LAND SURVEY PLAT RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
BEGINNING AT A POINT ON THE SOUTH LINE OF HIGHWAY 6 RIGHT OF WAY AND SUBJECT PROPERTY; THENCE DEPARTING SAID SOUTH LINE S 73°54'09" E, 166.17 FEET; THENCE N 83°53'51" E, 164.57 FEET; THENCE N 03°16'32" E, 207.75 FEET; THENCE N 88°53'49" E, 1444.68 FEET; THENCE N 00°03'48" E, 1304.45 FEET; THENCE N 89°56'08" E, 1452.88 FEET; THENCE N 01°26'49" W, 410.52 FEET TO APPROXIMATE CENTERLINE OF THE EAGLE RIVER; THENCE ALONG SAID APPROXIMATE CENTER OF THE EAGLE RIVER S 74°05'42" E, 168.02 FEET; THENCE N 89°29'45" E, 168.06 FEET; THENCE N 60°21'13" E, 237.26 FEET; THENCE N 41°29'08" E, 382.43 FEET; THENCE N 36°38'50" E, 287.00 FEET; THENCE N 47°37'56" E, 301.83 FEET; THENCE N 52°42'16" E, 221.67 FEET; THENCE N 52°42'49" E, 131.72 FEET; THENCE S 75°53'38" E, 341.84 FEET; THENCE N 83°57'06" E, 341.07 FEET; THENCE N 03°16'32" E, 310.58 FEET; THENCE N 88°53'49" E, 149.51 FEET; THENCE N 42°32'39" E, 144.44 FEET; THENCE N 00°03'48" E, 262.67 FEET; THENCE N 89°56'08" E, 271.70 FEET; THENCE N 18°01'20" E, 171.02 FEET; THENCE N 89°30'11" E, 164.44 FEET; THENCE N 52°40'07" E, 201.11 FEET; THENCE DEPARTING SAID APPROXIMATE CENTERLINE OF THE EAGLE RIVER N 26°50'41" W, 63.91 FEET TO THE SOUTH LINE OF HIGHWAY 6 RIGHT OF WAY; THENCE ALONG SAID SOUTH LINE OF HIGHWAY 6 RIGHT OF WAY S 63°08'01" W, 3932.72 FEET; THENCE IN A SOUTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 11410.00 FEET, HAVING A CHORD BEARING OF S 61°05'01" W AND A CHORD DISTANCE OF 816.31 FEET, HAVING A CENTRAL ANGLE OF 04°06'00" AND AN ARC LENGTH OF 816.48 FEET; THENCE S 59°02'01" W, 2572.80 FEET; THENCE IN A SOUTHWESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A CHORD OF 224.00 FEET, HAVING A CHORD BEARING OF S 42°41'01" W AND A CHORD DISTANCE OF 1262.26 FEET, HAVING A CENTRAL ANGLE OF 32°42'00" AND AN ARC LENGTH OF 1279.56 FEET; THENCE S 26°20'01" W, 267.31 FEET TO THE POINT OF BEGINNING - CONTAINING 166.19 ACRES MORE OR LESS.	
APPLICABLE CODES	
ZONING	<ul style="list-style-type: none"> TOWN OF EAGLE LAND USE DEVELOPMENT CODE (LUDC) (DATED OCTOBER 2023) RMR PLANNED URBAN DEVELOPMENT (PUD) GUIDE (DATED SEPTEMBER 15, 2020) RMR DESIGN GUIDELINES
BUILDING	<ul style="list-style-type: none"> 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 INTERNATIONAL MECHANICAL CODE (IMC) 2021 INTERNATIONAL PLUMBING CODE (IPC) 2021 INTERNATIONAL ENERGY CODE (IECC) 2020 INTERNATIONAL FIRE CODE (IFC) 2020 NATIONAL ELECTRICAL CODE (NEC) TOWN OF EAGLE LOCALLY ADOPTED AMENDMENTS

LAND USE ANALYSIS

ZONE LOT INFORMATION		
ZONE DISTRICT PER TOWN OF EAGLE ZONING MAP (08.03.2023)	PLANNED URBAN DEVELOPMENT (PUD) <ul style="list-style-type: none"> PUD 15: RED MOUNTAIN RANCH PLANNING AREA 1 (LOTS R/PUD-1, OS-1, OS-2, AND OS-3) 	
SITE ACREAGE		
PLANNING AREA 1	34.7 ACRES TOTAL	
R/PUD-1	12.5 ACRES (32%) - RESIDENTIAL	
OS-1	1.8 ACRES (5%) - PUBLIC PARK	
OS-2	5.0 ACRES (14%) - BUFFER SPACE	
OS-3	15.4 ACRES (45%) - OPEN SPACE	
LAND USES PER RMR PUD GUIDE (09.15.2020)		
USES @ R/PUD-1		
PERMITTED:	PROPOSED:	
<ul style="list-style-type: none"> SINGLE FAMILY HOMES TWO-FAMILY DWELLING MULTI-FAMILY RESIDENTIAL (INCLUDING TOWNHOMES) ACCESSORY DWELLING UNIT TO OWNER HOMEOWNER ASSOCIATION OWNED HOME PARKS, PLAYGROUND, POOLS (ACCESSORY) MODEL HOMES AND SALES OFFICE PEDESTRIAN AND CYCLE TRAILS (ACCESSORY) DETACHED GARAGES (ACCESSORY) 	<ul style="list-style-type: none"> SINGLE FAMILY HOMES TWO-FAMILY DWELLING MULTI-FAMILY RESIDENTIAL (TOWNHOMES SPECIFICALLY) PEDESTRIAN AND CYCLE TRAILS (ACCESSORY) 	
USES @ LOT OS-1		
PROPOSED:		
<ul style="list-style-type: none"> OS-1 WILL BE DEDICATED TO THE TOWN OF EAGLE FOR USE AS A PUBLIC OPEN SPACE 		
USES @ LOT OS-2		
PERMITTED:	PROPOSED:	
<ul style="list-style-type: none"> SOFT SURFACE TRAILS WITH LIMITED RIVER ACCESS NATURAL VEGETATION MANAGEMENT TO MAINTAIN THE NATIVE ECOSYSTEM PLANTING OF NATIVE VEGETATION 	<ul style="list-style-type: none"> SOFT SURFACE TRAILS WITH LIMITED RIVER ACCESS (RE: PUBLIC "DISCOVERY TRAIL") NATURAL VEGETATION MANAGEMENT TO MAINTAIN THE NATIVE ECOSYSTEM PLANTING OF NATIVE VEGETATION 	
USES @ LOT OS-3		
PROPOSED:		
<ul style="list-style-type: none"> OS-3 WILL REMAIN NATURAL PUBLIC OPEN SPACE. NO DEVELOPMENT IS PROPOSED 		
PLANNING AREA 1 OPEN SPACE		
DEVELOPMENT TO OPEN SPACE AREA	PER PUD	PROPOSED
PLANNING AREA 1 TOTAL SIZE MAXIMUM DEVELOPMENT AREA MINIMUM OPEN SPACE AREA	34.7 ACRES 22.2 ACRES - 68% 12.5 ACRES - 32%	34.7 ACRES 22.3 ACRES - 68% 12.5 ACRES - 32%
PLANNING AREA 1 DENSITY		
PER PUD	PROPOSED	
PLANNING AREA 1	97 RESIDENTIAL UNITS	66 RESIDENTIAL UNITS 42 TOWNHOMES 12 DUPLEXES 12 SINGLE FAMILY

UNIT LOTS BY BUILDING

BLDG #	BLDG TYPE	UNIT COUNT	RESIDENTIAL GFA			UNIT
			UNIT	LOWER	UPPER	
BLDG 01						
TH-E2	1,490 SF	1,606 SF	3,096 SF	3,432 SF	0.9	BLDG 08
TH-M1	1,506 SF	1,671 SF	3,177 SF	2,827 SF	1.1	TH-E1
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,824 SF	1.1	TH-M2
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,821 SF	1.1	TH-E1
TH-M1	1,506 SF	1,731 SF	3,237 SF	2,816 SF	1.1	TH-M2
TH-M1	1,506 SF	1,731 SF	3,237 SF	2,816 SF	1.1	TH-E1
TH-E2	1,490 SF	1,658 SF	3,148 SF	3,460 SF	0.9	BLDG 10
TH-E2	1,490 SF	1,606 SF	3,096 SF	3,470 SF	0.9	BLDG 02
TH-M1	1,506 SF	1,671 SF	3,177 SF	2,839 SF	1.1	BLDG 11
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,838 SF	1.1	BLDG 12
TH-M1	1,506 SF	1,731 SF	3,237 SF	2,836 SF	1.1	BLDG 13
TH-E2	1,490 SF	1,658 SF	3,148 SF	3,464 SF	0.9	BLDG 14
TH-E2	1,490 SF	1,606 SF	3,096 SF	3,470 SF	0.9	BLDG 15
TH-M1	1,506 SF	1,671 SF	3,177 SF	2,839 SF	1.1	BLDG 16
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,839 SF	1.1	BLDG 17
TH-M1	1,506 SF	1,731 SF	3,237 SF	2,836 SF	1.1	BLDG 18
TH-E2	1,490 SF	1,658 SF	3,148 SF	3,464 SF	0.9	BLDG 19
BLDG 03	TH-E2	1,490 SF	1,606 SF	3,096 SF	3,434 SF	0.9
TH-M1	1,506 SF	1,671 SF	3,177 SF	2,839 SF	1.1	BLDG 20
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,839 SF	1.1	BLDG 21
TH-M1	1,506 SF	1,731 SF	3,237 SF	2,836 SF	1.1	BLDG 22
TH-E2	1,490 SF	1,658 SF	3,148 SF	3,464 SF	0.9	BLDG 23
BLDG 04	TH-E2	1,490 SF	1,606 SF	3,096 SF	3,434 SF	0.9
TH-M1	1,506 SF	1,671 SF	3,177 SF	2,839 SF	1.1	BLDG 24
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,839 SF	1.1	BLDG 25
TH-M1	1,506 SF	1,731 SF	3,237 SF	2,836 SF	1.1	BLDG 26
TH-E2	1,490 SF	1,658 SF	3,148 SF	3,464 SF	0.9	BLDG 27
BLDG 05	TH-E2	1,490 SF	1,606 SF	3,096 SF	3,434 SF	0.9
TH-M1	1,506 SF	1,671 SF	3,177 SF	2,839 SF	1.1	BLDG 28
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,839 SF	1.1	BLDG 29
TH-M1	1,506 SF	1,731 SF	3,237 SF	2,836 SF	1.1	BLDG 30
TH-E2	1,490 SF	1,658 SF	3,148 SF	3,464 SF	0.9	BLDG 31
BLDG 06	TH-E2	1,490 SF	1,606 SF	3,096 SF	3,434 SF	0.9
TH-M1	1,411 SF	1,452 SF	2,863 SF	2,881 SF	1.0	BLDG 32
TH-E1	1,369 SF	1,504 SF	2,873 SF	3,277 SF	0.9	BLDG 33
TH-M2	1,411 SF	1,452 SF	2,863 SF	2,881 SF	1.0	BLDG 34
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,893 SF	1.1	BLDG 35
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,893 SF	1.1	BLDG 36
TH-E1	1,369 SF	1,504 SF	2,873 SF	3,277 SF	0.9	BLDG 37
TH-M2	1,411 SF	1,452 SF	2,863 SF	2,881 SF	1.0	BLDG 38
TH-M1	1,506 SF	1,701 SF	3,207 SF	2,893 SF	1.1	BLDG 39
TH-E1	1,369 SF	1,504 SF	2,873 SF	3,27		

GENERAL NOTES

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SHEET NOTES

NOT FOR
CONSTRUCTION

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SET:
(PPR)
**PRELIMINARY
PLAN REVIEW**

ISSUANCE:
R2 SUBMITTAL

ISSUE DATE:
09.22.2025

ANNOTATION TYPES

— — — PARCEL BOUNDARY

— PROPERTY BOUNDARY
SPECIFIC TO INDIVIDUAL UNITS

UNIT #
STREET NAME

ADDRESS TAG

REVISION HISTORY:

MATERIALS

ROAD
ASPHALT

CURB & GUTTER
CONCRETE

DRIVEWAYS
CONCRETE (BRUSHED)

DRIVEWAYS
GRAVEL/CRUSHER FINES

WALKWAYS
CONCRETE (EXPOSED AGGREGATE)

DRAWING SHEET TITLE:
**ADDRESSING
PLAN**

