

January 30, 2026

DIANA CARUSO JENKINS  
303 575 7519  
DJENKINS@OTTENJOHNSON.COM

Via E-Mail

Tez Hawkins, Planner  
Town of Eagle, Community Development  
200 Broadway  
PO Box 609  
Eagle, CO 81631

Re: Right-of-Way Vacation Response Letter for Town Right-of-Way running north-south through the block bound by Capitol Street, Grand Avenue, Howard Street, and East Second Street (the “**ROW**”) (originally associated with Companion Project Number: SS24-02-Capitol Flats Sketch Plan)

Dear Tez:

This firm represents Eagle Multifamily LLC (the “**Applicant**”), with respect to certain real property located at 104 Capitol Street, 110 Capitol Street, 124 Capitol Street, 130 Capitol Street, 217 East Second Street, 103 Howard Street, 123 Howard Street, and 137 Howard Street (the “**Lots**”) in the Town of Eagle (the “**Town**”). This letter is submitted in response to the Town comments received following the Applicant’s request to vacate the ROW running north-south through the central land area between the Lots, pursuant to the Town’s Land Use and Development Code (“**LUDC**”) (this “**Application**” or the “**ROW Vacation**”).

As you are aware, a separate Rezoning application and Preliminary Plan application are being processed concurrently with this Application in furtherance of the Project (defined below). The Preliminary Plan requests consolidation of the Lots and ROW (the “**Property**”) into a single lot, which necessitates the ROW Vacation. The Applicant intends to develop the Property as a multi-family residential infill development that will provide an activated entry to Town from Grand Avenue, significant affordable and resident-occupied housing and underground parking in support of a pedestrian-focused community asset just one block from Historic Downtown Eagle (the “**Project**”).

This Response Letter is provided in response to the Town’s comments issued to the Applicant on February 13, 2025 (“**ROW Comment Letter**”). Since last February, the Applicant has worked diligently to revise Project plans in conformance with the Sketch Plan hearing feedback, completed in April of last year, as well as recent LUDC amendments. Additionally, the Applicant team’s representative, Alison Perry, has held a series of discussions with utility providers to ensure ROW Vacation feasibility. Lastly, prior to submitting this Response Letter, the Applicant’s representatives, including Diana Caruso Jenkins, Cory Rutz, and Alison Perry, met with

Town staff, Peyton Heitzman, Tez Hawkins, Ryan Johnson, Tom Gosiorowski, and Richard Peterson-Cremer, to discuss this Application on October 28, 2025.

Following those discussions and further diligence work, the Applicant team has prepared the below responses to the ROW Comment Letter. For convenience, the ROW Comment Letter is attached hereto as Attachment A. We look forward to continuing to work with the Town on this Application.

### **PLANNING DEPARTMENT COMMENTS**

#### **Comment 1.**

##### Chapter 4.17 - Administration and Procedures

1. A neighborhood meeting is required before the public hearing for the ROW vacation and its companion application for a Sketch Plan (SS24-02).

#### **Response 1.**

Noted. The Applicant completed the Sketch Plan process in April of 2025 and will hold a neighborhood meeting on the ROW Vacation request prior to being scheduled for the public hearing. The Applicant will work with Town staff to determine the best timing of such meeting, taking into account the other two active applications (Rezoning and Preliminary Plan), which are interrelated and being processed concurrently.

#### **Comment 2.**

##### Review Criteria

1. **A request for Vacation may be filed when the alley is not anticipated to be formally opened or used.** The Town understands that Eagle Multi Family, LLC intends to demo the existing buildings, consolidate the properties into a single parcel, and disconnect the existing utilities to demonstrate that the alley is no longer needed. Currently, the ROW is being used and is serving existing utilities, buildings, and properties.

#### **Response 2.**

As provided in the Preliminary Plan application submitted concurrently herewith, in connection with the Project, the Applicant will disconnect and relocate all utilities to serve the proposed Project. In preparing this Application, the Project team's consulting engineers met with Town staff and Public Works multiple times, including July 17, October 3, October 10 and December 9, 2025 to discuss the general Project utility planning, stormwater infrastructure, sewer infrastructure, and shared infrastructure in connection with the adjacent Grand Avenue improvements.

#### **Comment 3.**

Review Criteria

2. **A request for Vacation may be filed when the alley is no longer needed because of design changes made by the Town.** The ROW is currently needed, and the Town does not have any design changes.

**Response 3.**

The Applicant team understands that the Project, as a desired infill development opportunity, will warrant design changes. In particular, redevelopment of the Property is a supported goal of the 2021 Amended Elevate Eagle Comprehensive Plan, which recommends “[e]ncourag[ing] infill and the redevelopment of rundown, outdated, or underutilized parcels on Highway 6 to support Broadway.” Policy 2-2.6. The Project’s utility relocation plans negate the Town’s need for the ROW, as the Project will place all utilities in new locations and require no alley service to the proposed buildings.

**Comment 4.**

Review Criteria

3. **A request for vacation may be filed when the alley has never been used for public purposes or has been abandoned and removed.** Currently, the ROW is being used and is serving existing utilities, buildings, and properties. Eagle Multi Family, LLC will need to demonstrate that the existing utilities in the alley are abandoned and relocated with approval from all service providers. The Town at a minimum, will need utility relocation and civil design drawings approved by all utility providers that are affected by the vacation of the public ally. This ensures that the relocation is feasible and is moving forward. Additionally, construction or improvement agreements between all utility providers, including the Town and Eagle Multi-Family, LLC, are needed. The process and requirements of utility providers outside of the Town are unknown, and their requirements may be different from the Town’s. The Town has not received complete responses from all the applicable utility providers.

**Response 4.**

During the pre-application meeting on October 28, 2025, Town staff confirmed the referenced construction or improvement agreements between utility providers are not yet required at this early phase of ROW Vacation consideration. The Applicant team will provide these agreements as the Application proceeds, at the Town’s direction.

With this Response Letter, the Applicant submits the following utility relocation and civil design drawings, as well as the required utility provider approvals:

- Civil Set
- Holy Cross Will Serve Letter

- Comcast Will Serve Letter
- Lumen Approved Relocation Plans
- Lumen Will Serve Letter
- Black Hills Approved Relocation Plans
- Black Hills Will Serve Letter
- Preliminary Drainage Report, dated January 26, 2026

**Comment 5.**

Review Criteria

4. **A request for Vacation may be filed when all portions of the alley to be vacated are within the Town.** This criterion is met.

**Response 5.**

Noted.

**Comment 6.**

Review Criteria

5. **A request for Vacation may be filed when the alley No portion of the alley to be vacated constitutes a boundary line between two counties or the boundary of the Town.** This criterion is met.

**Response 6.**

Noted.

**Comment 7.**

Review and Decision Making

The ROW Vacation will not be brought before the Planning & Zoning Commission (P&Z) or Town Council (TC) at this time. The ROW alley vacation application can be discussed during public hearings as a companion application to the Capitol Flats Sketch Plan (SS24-02). At the time that the ROW alley is heard by P&Z or the TC, they will use the following criteria for their decision-making:

**Response 7.**

The Applicant has been advised by Town staff to bring the ROW Vacation forward at this time by providing this Response Letter and further completing the originally submitted application. There has been discussion as to whether the ROW Vacation should be decided prior to or concurrently with the other applications (Rezoning and Preliminary Plan). The Applicant maintains that processing the ROW Vacation first, or rendering a decision concurrently with the other application, would yield the most efficient use of resources for both the Applicant and Town, as the Preliminary Plan (in its requested form) cannot be approved without the ROW Vacation. Additionally, the ROW Vacation is an essential element to the overall Project due to the proposed underground parking garage.

The Applicant is happy to work with Town staff on however to most efficiently process this request, but the Applicant team has heard varying opinions from Town staff on the best timing approach due to the interrelated nature of the Project applications. The Applicant team remains open to discussing recommended processing of this Application.

Through previous discussions with Town staff, the Applicant team learned of the Town's hesitancy to grant a ROW Vacation without the assurance of an approved project, due to the concern with vacating Town ROW without an approved plan in place. The Applicant fully understands this concern and does not intend to place any uncertainty on the Town in connection with the approval of this Application. Instead, the Applicant proposes to request the ROW Vacation be approved with certain conditions to mitigate this risk. Those conditions can be discussed further with the Town attorney, but, for example, the Town could, (a) condition the ROW Vacation approval be granted concurrently with Preliminary Plan approval, and (b) receive an easement certifying continued ROW, use consistent with current Town needs, until utility relocation occurs in connection with development of the Property.

**Comment 8.**

Review and Decision Making

1. **Comprehensive Plan. The vacation is consistent with the Comprehensive Plan.** If the existing utilities are properly abandoned or relocated, then the application will be consistent with the Comprehensive Plan.

**Response 8.**

Noted. The existing utilities will be properly abandoned and/or relocated, as applicable, following ROW Vacation approval in connection with future development of the Property.

**Comment 9.**

Review and Decision Making

2. **Land Use and Development Code standards. The vacation will comply with the applicable standards of this LUDC.** If the existing utilities are properly abandoned or relocated, then the application will comply with the LUDC.

**Response 9.**

Noted. Please see Response 8.

**Comment 10.**

Review and Decision Making

3. **Public purpose. The street or alley is no longer needed for transportation, public utility, or drainage purposes.** If utilities are properly abandoned or relocated, then the application and the alley will no longer be needed for public purposes.

**Response 10.**

Noted.

**Comment 11.**

Review and Decision Making

4. **Property access. No land adjoining the street or alley to be vacated shall be left, as a result of the vacation, without adequate public services or vehicular access.** If the Property owner can demonstrate that access and utility service are no longer needed for the existing business and residences on the property. Clear demonstrations would include relocation of utilities and demolition of the existing business and residences.

**Response 11.**

With the approval of this ROW Vacation, no land will be left without adequate public services or vehicle access. As noted above, on the ground vacation of access and services will not occur until existing utilities are relocated for Property redevelopment, which, as proposed, requires no vehicular access on the current ROW land. The Applicant team will continue to discuss the least disruptive approach and timing to complete this process and welcomes Town staff feedback.

## **LUMEN COMMENTS**

### **Comment 12.**

Based on the email correspondence provided in the ROW Comment Letter, it appears that the Lumen representative did not respond to the Town's last email asking "Is this project set up where the 'Town of Eagle' is the Lumen applicant? If the developer is proposing to relocate Lumen's infrastructure and is bearing the cost of the relocation, are they required to do so through the Town of Eagle? Also, the proposed development is in its early stages of review which could span up to a year, would P864532 expire in that timeframe?"

### **Response 12.**

See Lumen Approved Relocation Plans and Lumen Will Serve Letter, as well as Civil Set reflecting Project utility plans.

## **PUBLIC WORKS DEPARTMENT COMMENTS**

Public Works submitted comments by marking up a copy of the Plan Set submitted with the Sketch Plan application, summarized as follows:

### **Comment 13.**

- Proposed Site Plan Sheet – Consider perimeter improvements in conjunction with Grand Avenue plans; connections to existing sidewalk infrastructure; placement of on-street parking; detailed trash service/dumpster location design; formal street end at north of Howard Street.

### **Response 13.**

See Civil Set, Proposed Site Plan, Sheet C.101; See Architectural Set, Floor Plan Level 1, Sheet A2.3 and Truck Turnaround, Sheet A4.1.

### **Comment 14.**

- Proposed Utility Plan Sheet – Consider overhead electric work logistics; coordinate pole location at northeast corner with Grand Avenue plans; seek Holy Cross overhead clearance requirements; protect water irrigation equipment and meter pit; provide new hydrants where noted; indicate proposed street cuts; show abandoned lines/existing locations.

### **Response 14.**

See Civil Set, Utility Plan, Sheet C.200 and Civil Set, Electric Plan, Sheet C.201.

**Comment 15.**

- Drainage Plan Sheet – Consider routing roof drain downspouts to northeast corner; consider relocating downspout away from front access point; roof drains should not flow over sidewalks; remove existing storm inlet in northeast corner; coordinate northeast corner manhole with Grand Avenue plans.

**Response 15.**

See Civil Set, Grading & Drainage Plan, Sheet C.300 and Preliminary Drainage Report, dated January 26, 2026.

**Comment 16.**

- Site Details Sheet – Pavement elevations to be coordinate with Grand Avenue plans.

**Response 16.**

See Civil Set, various Sheets contain road/elevation profiles.

**Comment 17.**

- Storm Drain Plan, Profile, and Cross Sections Sheet – Consider future grading in connection with Grand Avenue plans; note various comments for off-site improvements adjacent to roundabout off northeast corner of Property.

**Response 17.**

See Civil Set, Storm Sewer Plan and profiles at Sheets C.310 – 312.

Additionally, Public Works commented on a set of Architectural Plans submitted with the Sketch Plan and made minor comments regarding the tree line along the Grand Avenue Property line, dumpster area spacing and design, and utility planning considerations. These items are addressed in the Civil Set generally and the Architectural Set, Floor Plan Level 1, Sheet A2.3 and Truck Turnaround, Sheet A4.1.

**CDOT COMMENTS**

**Comment 18.**

It appears that this development will not increase traffic by 20% or more at the Hwy 6 roundabout. Due to that, CDOT has no comment.

Tez Hawkins, Planner  
January 30, 2026  
Page 9

**Response 18.**

Noted.

**CONCLUSION**

As provided herein the ROW Application is complete and meets the filing requirements pursuant to the Town's Land Use and Development Code, Section 4.17.100.G. We look forward to working with the Town on this Application.

Sincerely,

*Diana Caruso Jenkins*

Diana Caruso Jenkins  
For the Firm

**Attachment A**



**TOWN OF EAGLE  
REFERRAL RESPONSE SUMMARY REPORT**

**ISSUED:** February 13, 2025  
**Revised:**

Project Number-Name: ROW24-01-Capitol Flat Right-of-Way Vacation (ROW)  
-Companion Project Number: SS24-02-Capitol Flats Sketch Plan

Project Location: 104, 110, 124, & 130 Capitol Street; 217 Second Street; 103, 123, and 137

Owner/Applicant: Eagle Multifamily, LLC

Applicant Rep.: Vail Land Company; Alison Perry

Prepared by: Tez Hawkins, Planner (Contractor), Community Development Department  
Cc': Petyon Heitzman

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The Town of Eagle Community Development Department is issuing the following referral response summary report. If you have any questions or concerns regarding any comment, contact me or the individual agency to clarify the statement and reach an understanding. It is in the applicant's best interest to contact each internal and external referral agency directly to streamline the development review process. Because the ROW vacation is associated with a Sketch Plan, the comments below are intended to capture significant items of the Land Use Development Code and Comprehensive Plan under a high-level review. The ROW vacation application will need to be finalized later with the submittal of a lot consolidation application, a refined development plan application, and the feasibility of relocating utilities from the existing ROW.

**COMMENTS SECTION**

**Planning Department – [thawkins@townofeagle.org](mailto:thawkins@townofeagle.org)**

Eagle Multi-Family, LLC is proposing to vacate the public right-of-way for the alley that serves the properties listed above. located at the properties listed above. The alley runs north and south and is located between Capitol Street and Howard Street. The intent of vacating the alley is to redevelop the property.

**Chapter 4.17 - Administration and Procedures**

1. A neighborhood meeting is required before the public hearing for the ROW vacation and its companion application for a Sketch Plan (SS24-02).

**Review Criteria**



1. **A request for Vacation may be filed when the alley is not anticipated to be formally opened or used.** The Town understands that Eagle Multi Family, LLC intends to demo the existing buildings, consolidate the properties into a single parcel, and disconnect the existing utilities to demonstrate that the alley is no longer needed. Currently, the ROW is being used and is serving existing utilities, buildings, and properties.
2. **A request for Vacation may be filed when the alley is no longer needed because of design changes made by the Town.** The ROW is currently needed, and the Town does not have any design changes.
3. **A request for vacation may be filed when the alley has never been used for public purposes or has been abandoned and removed.** Currently, the ROW is being used and is serving existing utilities, buildings, and properties. Eagle Multi Family, LLC will need to demonstrate that the existing utilities in the alley are abandoned and relocated with approval from all service providers. The Town at a minimum, will need utility relocation and civil design drawings approved by all utility providers that are affected by the vacation of the public ally. This ensures that the relocation is feasible and is moving forward. Additionally, construction or improvement agreements between all utility providers, including the Town and Eagle Multi-Family, LLC, are needed. The process and requirements of utility providers outside of the Town are unknown, and their requirements may be different from the Town's. The Town has not received complete responses from all the applicable utility providers.
4. **A request for Vacation may be filed when all portions of the alley to be vacated are within the Town.** This criterion is met.
5. **A request for Vacation may be filed when the alley No portion of the alley to be vacated constitutes a boundary line between two counties or the boundary of the Town.** This criterion is met.

#### **Review and Decision Making**

The ROW Vacation will not be brought before the Planning & Zoning Commission (P&Z) or Town Council (TC) at this time. The ROW alley vacation application can be discussed during public hearings as a companion application to the Capitol Flats Sketch Plan (SS24-02). At the time that the ROW alley is heard by P&Z or the TC, they will use the following criteria for their decision-making:

1. **Comprehensive Plan. The vacation is consistent with the Comprehensive Plan.**  
If the existing utilities are properly abandoned or relocated, then the application will be consistent with the Comprehensive Plan.
2. **Land Use and Development Code standards. The vacation will comply with the applicable standards of this LUDC.**  
If the existing utilities are properly abandoned or relocated, then the application will comply with the LUDC.
3. **Public purpose. The street or alley is no longer needed for transportation, public utility, or drainage purposes.**  
If utilities are properly abandoned or relocated, then the application and the alley will no longer be needed for public purposes.
4. **Property access. No land adjoining the street or alley to be vacated shall be left, as a result of the vacation, without adequate public services or vehicular access.**  
If the Property owner can demonstrate that access and utility service are no longer needed for the existing business and residences on the property. Clear demonstrations would include relocation of utilities and demolition of the existing business and residences.

#### **Attached Comments**



1. Town of Eagle Public Works
2. Lumen Technologies

### Next Steps

For formal resubmittal, the Project Team can address the Town Staff and external referral agency comments with written responses to each comment, then submit revised application materials and other associated documents as referenced in the above comments. Please note that if new information is provided, then Town Staff may provide additional comments and requests. For the sketch plan application, the applicant may request a public hearing without addressing any comments.

If you have any questions concerning comments on your project or the development review process, please feel free to contact me at (970)-688-2175 or [thawkins@townofeagle.org](mailto:thawkins@townofeagle.org)

**Tez Hawkins**

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**From:** Canary, Stephanie <Stephanie.Canary@lumen.com>  
**Sent:** Thursday, February 6, 2025 8:27 AM  
**To:** Tez Hawkins  
**Subject:** Re: P864532-Vacate Capitol Flats Development Eagle

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Tez,

Thank you for checking on this review and offering more time for the response. The project was assigned to me on January 23, 2025 and I do need more time for the review.

Thank you again,

*Stephanie*

*Stephanie Canary  
ROW Agent/Contractor  
Lumen/Faulk and Foster  
stephanie.canary@lumen.com  
352-425-8763*

---

**From:** Tez Hawkins <thawkins@townofeagle.org>  
**Sent:** Wednesday, February 5, 2025 3:02 PM  
**To:** Canary, Stephanie <Stephanie.Canary@lumen.com>  
**Subject:** RE: P864532-Vacate Capitol Flats Development Eagle

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[Report Suspicious](#)

Hi Stephanie,

I'm checking in on this review. Please let me know if you need additional time.

Thank you,

**Tez Hawkins, AICP**  
Planner  
**TOWN OF EAGLE**  
200 Broadway, PO Box 609, Eagle Co 81631  
Phone: 970.688.2175  
**CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:**



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**From:** Canary, Stephanie <Stephanie.Canary@lumen.com>  
**Sent:** Wednesday, January 29, 2025 5:00 PM  
**To:** Tez Hawkins <thawkins@townofeagle.org>  
**Subject:** Re: P864532-Vacate Capitol Flats Development Eagle

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Hello Tez,

I haven't had a chance to review this project, since it was only created on Wednesday, 1-23-25. If easements are to be vacated, with existing Facilities to be relocated, the reviewing Engineer will determine the process needed to accomplish this. I plan on reviewing this project within the next few days. I will contact you then.

Thank you,

*Stephanie*

*Stephanie Canary  
ROW Agent/Contractor  
Lumen Faulk and Foster  
[stephanie.canary@lumen.com](mailto:stephanie.canary@lumen.com)  
352-425-8763*

**From:** Tez Hawkins <[thawkins@townofeagle.org](mailto:thawkins@townofeagle.org)>  
**Sent:** Wednesday, January 29, 2025 4:54 PM  
**To:** Canary, Stephanie <[Stephanie.Canary@lumen.com](mailto:Stephanie.Canary@lumen.com)>  
**Subject:** P864532-Vacate Capitol Flats Development Eagle

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[Report Suspicious](#)

Hi Stephanie,

I'm contacting you in response to the attached email. A project number was set up for a request to vacate. The project number is P864532. Is this project set up where the 'Town of Eagle' is the Lumen applicant? If the developer is proposing to relocate Lumen's infrastructure and is bearing the cost of the relocation, are they required to do so through the Town of Eagle? Also, the proposed development is in its early stages of review which could span up to a year, would P864532 expire in that timeframe?

Thank you,

**Tez Hawkins, AICP**

Planner

**TOWN OF EAGLE**

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970.688.2175

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[[eagleoutside.com](http://eagleoutside.com)]



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Review Type: Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation  
Review Date: 1/24/2025  
Development Name: Capitol Flats  
Applicant: Eagle Multifamily, LLC



## Public Works Department Review Comments

The comments below and attached to this document are the 1<sup>st</sup> review comments generated from the Public Works review of the submitted Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation plans and reports. The applicant shall review the comments and provide a response letter with the revised and resubmitted plans and reports.

### Sketch Plan General Comments

1. The plans have comments noted directly on the plan sheets. The link below contains the PW review commentary.
2. The plans shall be coordinated with the Capitol Street Reconstruction Project and Grand Ave Corridor Project and all applicable studies.

[Review Comments 1](#)

### Right of Way Vacation Comments

3. Public Works generally agrees that once the utility interests have been resolved that the alley can be vacated and incorporated into the property with the lot consolidation.
4. The ROW Vacation should not be executed until all utility interests from the alley have been properly relocated and existing facilities and sewer service lines have been abandoned.
  - a. The Town of Eagle utility interests include the sanitary sewer main.
5. All conditions from other utility owners should be satisfied prior to alley vacation.
6. Utility Relocations into the adjacent street rights of way will require Right of Way permitting.
7. Provide a final utility relocation and abandonment plan.

### Reference Plans and Reports for Coordination.

8. The link below contains plans and reports.
  - a. Please request further information as the design progresses and the design for the capitol street reconstruction is developed.

[TOE Docs](#)

Review Contact: Ryan Johnson, PE      Phone: 970.404.9702  
Email: [ryan.johnson@townofeagle.org](mailto:ryan.johnson@townofeagle.org)

Page 1 of 1

**Tez Hawkins**

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**From:** Killian - CDOT, Brian <brian.killian@state.co.us>  
**Sent:** Tuesday, January 7, 2025 3:47 PM  
**To:** Tez Hawkins  
**Cc:** Kandis Aggen - CDOT  
**Subject:** Re: Town of Eagle Electronic Referral-Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Vacation

You don't often get email from brian.killian@state.co.us. [Learn why this is important](#)

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Tez,

It appears that this development will not increase traffic by 20% or more at the Hwy 6 roundabout. Due to that, CDOT has no comment.

Thanks,

Brian Killian  
Region 3 Access Program Manager  
Traffic & Safety



P 970-683-6284 | C 970-210-1101 | F 970-683-6290  
222 S. 6th St, Room 100 Grand Junction, CO 81501  
[brian.killian@state.co.us](mailto:brian.killian@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

On Fri, Jan 3, 2025 at 3:52 PM Tez Hawkins <[thawkins@townofeagle.org](mailto:thawkins@townofeagle.org)> wrote:

**TOWN OF EAGLE COMMUNITY DEVELOPMENT DEPARTMENT**  
**ELECTRONIC REFERRAL**

Hi,

This notice is to advise you that a development application was submitted to the Town of Eagle for the following project:

**Project Name:** Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation

**Application Types:** Subdivision Sketch Plan & Right-of-Way Vacation

**File Number:** SS24-02 & ROW24-01

**Project Request:** A Subdivision Sketch Plan and Public ROW Alley Vacation application with the intent to construct five three-story residential buildings containing a total of 171 condominium and LERP/affordable housing units, a subsurface/underground parking garage, and associated utility relocations

**Project Location:** 104, 110, 124, & 130 Capitol Street; 217 Second Street; 103, 123, and 137 Howard Street

**Applicant:** Eagle Multifamily, LLC

**Return Requested:** February 2, 2025, Close of Business.

The plans and associated documents are viewable on the [Town of Eagle Active Land Use Website](#). If you need any additional information, please let us know.

**The Town of Eagle Community Development Department requests your review and response via email by February 2, 2025, or we will assume you have no comments or objections.** If you have any questions about these applications, please do not hesitate to contact me. **Please do not use the "Reply ALL" option when responding via email.** Thank you for your time and effort in reviewing these applications. Happy New Year!

Thank you,

**Tez Hawkins, AICP**

Planner

**TOWN OF EAGLE**

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970.688.2175

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