

Appendix B

Application Forms For Major Development Plan and Final Plat



 Augustana Care

April 1, 2014

Tom Boni, Town Planner
Town of Eagle
Eagle, CO 81631

RE: Castle Peak Senior Care Community, Development Plan & Final Plat Applications, Lots 2, 3 and 4, Filing 26, Eagle Ranch

Dear Tom,

Please find enclosed with this cover letter the Major Development Plan (MDP) and Final Plat applications for the Castle Peak Senior Care Community at Eagle Ranch.

As discussed, we are scheduling review of the Castle Peak project with the Town Planning & Zoning Commission on April 15, 2014 and the Town Board of Trustees on May 13, 2014. Please advise us if these dates are incorrect.

As you know, Augustana Care and the Eagle County Housing and Development Authority are working together to bring essential senior care services to the area. Augustana Care – a non-profit organization with over 1,200 employees that owns and manages over 800 nursing home beds and 1,100 senior housing units – was selected to develop, design, own and manage the Castle Peak Senior Care Community.

The Major Development Plans submitted today are generally consistent with those submitted and approved as part of the Fourth Amended PUD Guide for Eagle Ranch Planned Unit Development, recorded June 26, 2013. We have also received approval for Preliminary Design Plan application from the Eagle Ranch Design Review Board (DRB) in the Spring of 2013, and will be submitting for Final Plan review and approval with the DRB as soon as practical so we can proceed

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P.O. Box 3722 Eagle, CO 81631 / ph 970.328.4364 / e landplan@centurytel.net / w www.landplanco.com

to Town building permit. We anticipate the only design variation requested for the MDP will be regarding project signage, which will be developed in detail after this submittal.

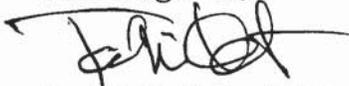
The Final Plat application is also generally reflective of our lot layout concept reviewed during the PUD amendment process. The purpose of the Final Plat is to create the various lots, tracts and easements as described. We are reviewing the Final Plat with Augustana this week and are working to finalize a form of pedestrian trail easement acceptable to Augustana and the Eagle County School District which will allow a trail from this project to Brush Creek Elementary.

The submittal checklist for each application is attached to this cover letter, public notices are included as required and a combined application fee in the amount of \$1,295.00 has been submitted, based on the following calculation provided in Chapter 4.03.080 of the Town Land Use and Development Code:

$\$350.00$ (deposit sum) + 64 Total Units: $\$250.00$ (1st 5 units) + $\$125.00$ (2nd 5 units) + $\$200.00$ (Next 10 units) + $\$150.00$ (Next 10 units) + $\$100.00$ (Next 10 units) + $\$120.00$ (Final 24 units) = $\$1,295.00$ fee

Tom, if you have any questions at all with the applications submitted please don't hesitate to contact me directly at 970.328.4364. We are looking forward to successful completion of the Town process and construction of the Castle Peak Senior Care Community.

Best Regards,



Tambi Katieb, AICP

cc: Kathy Kopp, Augustana
Jill Klosterman, Eagle County
File

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Town of Eagle, Colorado
Land Use And Development Code

Application Form
for
Development Review

Minor Development Review
 Major Development Review

Section I - General Information

Applicable Section No.: 4.06.030

Zone District: EAGLE RANCH PLANNED UNIT DEVELOPMENT (PUD)

Location:

Street Address 720 SYLVAN LAKE ROAD
Subdivision EAGLE RANCH, FL. 20 Lot (s) 2,3,4 Block _____
(Attach legal description if necessary)

Description / Purpose: TO CONSTRUCT A CONTINUUM OF
CARE SENIOR HOUSING COMMUNITY TO INCLUDE
20 ASSISTED LIVING APARTMENTS, 22 NURSING CARE BEDS,
10 TRANSITIONAL CARE SUITES, AND 12 MEMORY CARE SUITES.

Applicant Name: SENIOR CARE LAND CO. LLC Phone: 970.328.8565
Address: P.O. BOX 800, EAGLE, CO 81631

Owner of Record: SENIOR CARE LAND COMPANY LLC
Contact Person: JAMIE KATIES Phone: 970.328.4364

The above information is correct and accurate to the best of my knowledge.

 _____ Date APRIL 1, 2014

***** Town Use *****

Date Application Received _____ File Number _____

Review Fee _____ Date Paid _____ Received By _____

Date Application Certified As Complete: _____

By: _____

Public Hearing Schedule:

Planning & Zoning Commission _____ Town Board of Trustees _____

Action Taken:

Planning & Zoning Commission: _____

By: _____ Date: _____

Town Board of Trustees: _____

By: _____ Date: _____

**Development Review Application
Section II - Required Information**

Pursuant to Section 4.06.050, the Town Planner has determined that the items below having checks in the left column shall constitute the elements of the Development Plan for this application. Each item checked must be addressed in writing by the applicant and shall become a part of the Development Permit Application.

- A. A copy of the recorded subdivision plat (s) covering the subject lot (s), where the proposal is for development on previously subdivided lot (s):
- B. A brief description of the proposed development signed by the applicant;
- C. Mailing addresses of adjacent property owners (includes across the street & alley);
- D. A development plan map, at a scale of 1" = 50' or larger, with title, date, north arrow and scale, on a minimum sheet size of 8 1/2" x 14", which depicts the area within the boundaries of the subject lots and including:
 - 1. The location of existing and proposed land uses, and the square footage of building space devoted to each use;
 - 2. The location and dimensions, including building heights, of all existing and proposed:
 - a. Buildings or structures and setbacks from lot lines, or building envelopes where exact dimensions are not available,
 - b. Parking spaces and vehicular use area,
 - c. Utility distribution systems and utility easements,
 - d. Drainage improvements and drainage easements,
 - e. Roads, alleys, curbs, curbs cuts, and other access improvements,
 - f. Any other improvements
 - g. Any proposed reservations or dedications of public right-of-way, easements, or other public lands;
 - 3. Existing topography and any proposed changes in topography, using five-foot contour intervals, of smaller intervals as deemed appropriate by the Town Planner;
 - 4. Circulation and transportation conditions, such as volumes and traffic flow patterns, transit service needs, and potential changes or impacts, both on-and-off-site;
 - 5. Evidence of adequate water supply and other services - and facilities needed to serve the development;
 - 6. Evidence of adequate water rights needed to serve the development;
 - 7. A statement of compatibility with the Town's goals and policies, with specific reference to those affected;

Town of Eagle, Colorado
Land Use And Development Code

Development Review Application

Section II - Required Information

- 8. Plans and reports pursuant to Chapter 4.07 as follows:
 - a. Landscape Plan pursuant to Section 4.07.010
 - b. Architectural Design Plan pursuant to Section 4.07.020
 - c. Parking Plan pursuant to Section 4.07.050
- 9. A proposal for municipal or park land dedication or fee, pursuant to Section 4.013.060 or documentation that such dedication or fee has been previously made;
- 10. Any request for design variance or zoning action, including special use permit, zoning variance, or rezoning, with supporting evidence that the variance will be in conformance with the Town's goals and policies;
- 11. For any PUD, a list of any Zone District regulations and/or design requirements, as set forth in Chapters 4.04, 4.07 and 4.13, which the applicant proposes to vary, with the proposed variations and supporting evidence that the variations will produce a public benefit and are in conformance with Section 4.11.030;
- 12. A schedule for phasing of development;
- 13. All of the applicable certifications set forth in the appendix to this Title;
- 14. Any other information which the Town Planner determines is necessary to determine whether the proposed development will comply with the Town's regulations, goals and policies, including but not limited to any information set forth in Section 4.12.010 for Preliminary Subdivision Plan as follows:

Town Planner

Date

Pursuant to Section 4.07.030 each applicant for Development Review is required to fill out the following schedule to ensure that complete information is available to the Planning Commission and Town Board on potential environmental, socioeconomic, and utility impacts of the proposed development. For each potential impact, as listed below, the applicant must check one column stating that the project "will", "could possibly", or "will not" effect the environment either during construction or on a continuing basis.

W = Will CP = Could Possibly WN = Will Not

W	CP	WN	
		X	1. By altering an ecological unit or land form, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse, or other natural land form feature;
		X	2. By directly or indirectly affecting a wildlife habitat, feeding, or nesting ground;
		X	3. By substantially altering or removing native grasses, trees, shrubs, or other vegetative cover;
		X	4. By affecting the appearance or character of a significant scenic area or resource, or involving buildings or other structures that are of a size, bulk, or scale that would be in marked contrast to natural or existing cultural features;
		X	5. By potentially resulting in avalanche, landslide, siltation, settlement, flood, or other land-form change of hazard to health and safety;
		X	6. By discharging toxic or thermally abnormal substance or involving use of herbicides or pesticides, or emitting smoke, gas, steam, dust, or other particulate matter;
		X	7. By involving any process which results in odor that may be objectionable or damaging;
		X	8. By requiring any waste treatment, cooling, or settlement pond, or requiring transportation of solid or liquid wastes to a treatment or disposal site;
		X	9. By discharging significant volumes of solid or liquid wastes;
		X	10. By increasing the demand on existing or planned sewage disposal, storm drainage, water distribution system, streets, or other utility systems to a level which is likely to cause an adverse impact on the environment;
		X	11. By involving any process which generates noise that may be offensive or damaging;
		X	12. By either displacing significant numbers of people or resulting in a significant increase in population;
		X	13. By pre-empting a site which is desirable for recreational uses or planned open space;
		X	14. By altering local traffic patterns or causing an increase in traffic volume or transit service need;
		X	15. By substantially affecting the revenues or expenditures of the Town government;
		X	16. By being a part of a larger project which, at any future stage, may involve any of the impacts listed above.

I certify that the above information is correct and accurate to the best of my knowledge.

Signature 

Date APRIL 1, 2014

Town of Eagle, Colorado
Land Use and Development
Application Form
for
Subdivision or Planned Unit Development Review

Subdivision

Concept Plan
 Preliminary Plan
 Final Plat

Lot Line Adjustment
 Condominium & Townhouse
 Minor Subdivision
 P.U.D. Zoning Plan

Project Name: CASTLE PEAK SENIOR CARE COMMUNITY

Application Section No. 4.12.020

Location:
Street Address 780 SYLVAN LAKE ROAD
Subdivision EAGLE RANCH
(Attach legal description if necessary)

Description/Purpose: TO CREATE VARIOUS LOTS, TRACTS
AND EASEMENTS AS DESCRIBED BY P.U.D.

Attach List of Names and Addresses of the Following:

- Adjacent Property Owners
- Surface Mineral Rights Owners
- Lessees of Subsurface Mineral Rights
- Mortgages and Lienholders

Applicant Name: SENIOR CARE LAND COMPANY Phone: 970-328-8665
Address: P.O. BOX 800, EAGLE, CO 81631

Owner of Record: SENIOR CARE LAND COMPANY LLC
Contact Person: TAMBI VALLER Phone: 970.328.4364

The above information is correct and accurate to the best of my knowledge.

[Signature] Date APRIL 1, 2014

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