

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 / (c) landplan@centurvet.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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