



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
 200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
 PHONE: 970-328-9655 • FAX: 970-328-9656
 www.townofeagle.org

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
<input type="checkbox"/> Special Use Permit <input type="checkbox"/> Zoning Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Amendment to Zone District Regulations <input type="checkbox"/> Encroachment Permit	<input type="checkbox"/> Minor Development Permit <input type="checkbox"/> Major Development Permit PLANNED UNIT DEVELOPMENT (PUD) REVIEW <input type="checkbox"/> PUD Zoning Plan <input type="checkbox"/> PUD Development Plan	<input type="checkbox"/> Concept Plan <input checked="" type="checkbox"/> Preliminary Plan <input checked="" type="checkbox"/> Final Plat <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Condominium / Townhouse <input type="checkbox"/> Minor Subdivision

PROJECT NAME Red Mountain Ranch

PRESENT ZONE DISTRICT CC Reserve PROPOSED ZONE DISTRICT RD
 (if applicable)

LOCATION

STREET ADDRESS SEE ATTACHED PLAT FOR ADDRESSES

PROPERTY DESCRIPTION

SUBDIVISION SEE ATTACHED TITLE REPORT LOT(S) _____ BLOCK _____
 (attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE SEE ATTACHED NARRATIVE DESCRIPTION

APPLICANT NAME Red Mountain Ranch Partnership LLC PHONE 970 471 4224

ADDRESS 232 West Meadow Drive Vail CO EMAIL _____

OWNER OF RECORD SEE TITLE REPORT PHONE _____

ADDRESS _____ EMAIL _____

REPRESENTATIVE* _____ PHONE _____

ADDRESS _____ EMAIL _____

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.



July 17, 2019

Ms. Carrie McCool
Town of Eagle
PO Box 609
Eagle, CO 81632

HAND DELIVERED

Re: Red Mountain Ranch

Dear Carrie:

On behalf of the Red Mountain Ranch Partnership, Ltd, the Mervyn Lapin Revocable Trust and Griffin development LLC please accept this letter and the attachments as a formal application for a combined Subdivision Preliminary Plan and Final Plat application for the Red Mountain Ranch property.

These applications are submitted in support of and in combination with previously submitted applications for annexation and PUD Zoning Plan.

Under cover of this letter please find:

- An application form for a combined Subdivision Preliminary Plan and Final Plat. Red Mountain ranch is currently working under a deposit system with the Town of Eagle and the appropriate fees may be deducted from the account.
- Four copies of a brief application narrative describing the intent of the proposed subdivision.
- Four full size copies of the proposed final plat;
- One copy of a property title report.

Thank you for your attention to this application. We look forward to continuing to work with you on this exciting project. If you have any questions or require additional information please contact me at your convenience.

Sincerely,

Rick Pylman

Rick Pylman
Copy: Mervyn Lapin, Eric Eves

RED MOUNTAIN RANCH
SUBDIVISION COMBINED PRELIMINARY
& FINAL PLAT APPLICATION

JULY 2019

Introduction

In May of 2017 Red Mountain Ranch submitted applications to the Town of Eagle for annexation, PUD Zoning, Subdivision Sketch Plan and for an Exception to the Eagle Area Community Plan for 130 acres of land adjacent to the Town of Eagle. The applications have been under review since that time.

On February 19, 2019 the Town of Eagle Planning Commission voted in favor of a request for exception to the Eagle Area Community Plan and to recommend approval, with conditions, for the PUD Zoning Plan and the Subdivision Sketch Plan.

The applicant has continued to work with staff and with the Town Board of Trustees as the applications have moved forward in the review and public hearing process. This has resulted in some revisions to the application which include, among other details, the commitment and requirement to serve all of the development with municipal water and wastewater service. To accommodate this commitment/requirement a portion of the property at the eastern end has been eliminated from the annexation, zoning and subdivision applications.

The proposed annexation and development area now consists of approximately 106 acres.

The Town of Eagle staff has requested that the applicant further revise the application by adding a combined Preliminary Plan/Final Plat application to the review process. The previously submitted Subdivision Sketch Plan application will be waived by the Town of Eagle.

Purpose of Subdivision Application

The PUD Zoning Plan identifies seven (7) Planning Areas within the overall PUD. Each Planning Area is identified in the PUD Guide and the PUD Guide includes land use regulations and development standards specific to each Planning Area. Each Planning Area identifies land appropriate for development and lands to be designated and maintained as open space.

Planning Area 1 includes two areas identified as open space parcels/parks that are to be dedicated to the Town of Eagle. Planning Area 5B is designated as a Town of Eagle park and will also be dedicated to the Town of Eagle.

The proposed Preliminary Plan/Final Plat does not propose any development and does not include the design of any improvements whatsoever. No roads, utilities, development lots or blocks are proposed or requested for review and approval with this subdivision.

The sole purpose and intent of this initial subdivision is to divide the overall 106 acres of the annexed land into parcels of land that match the proposed Planning Areas of the PUD Zoning Plan and to create the two open space parcels in Planning Area 1 that are to be dedicated to the Town of Eagle. The town staff has requested that the two open space parcels and Planning Area 5B

that will be dedicated to the Town of Eagle be created as fee simple parcels of land at time of annexation. This subdivision application accomplished that request.

Future Applications

In order to continue the Town of Eagle review and approval process toward actual development of the properties in accordance with the Town of Eagle municipal code, there will be several application processes that will be required once the annexation, PUD Zoning Plan and this initial subdivision are completed.

Each Planning Area will be required to receive Town of Eagle approval for Development Permit that will detail the specific location, design and appropriate level of engineering of utilities, roads, parking, lots, blocks and any other associated improvements. These development permit applications will be accompanied by or followed up with detailed subdivision applications that will create the single family, duplex, multi-family lots and development parcels as well as any common area and open space lots and tracts that match the development permit approval.