



**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*

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

PRESENT ZONE DISTRICT Eagle Ranch PUD PROPOSED ZONE DISTRICT N/A  
 (if applicable)

**LOCATION**

STREET ADDRESS 1203 Capitol Street / 761 Sylvan Lake Rd

**PROPERTY DESCRIPTION**

SUBDIVISION Eagle Ranch PUD / Filing 27 LOT(S) 2 BLOCK 0  
 (attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE Review of improvements within Capitol Street and Sylvan Lake Road R.O.W's

APPLICANT NAME Venture Associates LLC PHONE 303 517 2305

ADDRESS PO Box 403 Niwot, Co 80514 EMAIL info@venturaco.com

OWNER OF RECORD \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ EMAIL \_\_\_\_\_

REPRESENTATIVE\* Brian Diamond PHONE 970 376 7162

ADDRESS \_\_\_\_\_ EMAIL \_\_\_\_\_

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

**APPLICATION SUBMITTAL ITEMS:**

The following submittal materials must be submitted in full before the application will be deemed complete (please check all items that are being submitted):

- Applicable fees and deposits.
- Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- Proof of Ownership (ownership & encumbrance report) for subject property.
- Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- Project specific checklist.

**FEES AND DEPOSITS:**

See Eagle Municipal Code Section 4.03.080

1. Application fees shall be paid in full at the time of the filing of the application and unless paid, the application shall not be deemed complete. All fees are nonrefundable.
2. As described in Eagle Municipal Code § 4.03.080, third-party consultants may be necessary for the review and processing of applications. These costs ("pass-through costs") must be paid by the applicant. If pass-through costs are expected, the applicant must pay a deposit at the time the application is filed. If at any time the deposit does not fully cover the pass-through costs, the applicant must pay another subsequent deposit before the Town will continue processing the application.
3. The Town may withhold the recording of any Subdivision Final Plat or Development Plan or the signing of any Resolution or Ordinance until all pass-through fees are paid in full.
4. Within 30 days of approval or denial of an application, any remaining deposit shall be returned to the applicant. If an application is withdrawn, any remaining deposit shall be returned to the applicant within 60 days.

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.

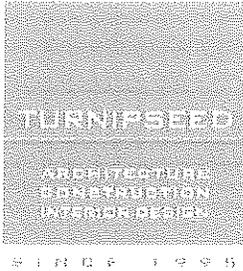


Signature



Date

<b>FOR OFFICE USE ONLY</b>		
DATE RECEIVED _____	BY _____	FILE NUMBER _____
REVIEW FEE _____	DATE PAID _____	RECEIVED BY _____
DATE CERTIFIED COMPLETE _____	BY _____	
P&Z HEARING DATE _____	DECISION _____	
BOT HEARING DATE _____	DECISION _____	



February 11, 2020

RE: Talon Flats – Minor Development Permit Narrative  
1203 Capitol Street, Eagle, CO 81631

We are seeking Minor Development Permit approval for Talon Flats, 1203 Capitol Street (formerly known as Eagle Ranch Apartments, 761 Sylvan Lake Road). The project is on the northwest corner where Capitol Street terminates into Sylvan Lake Road. 1203 Capitol Street is located within Parcel A of the Eagle Ranch PUD. Ordinance No. 07 (Series of 2017) granted an increase of stories to three and an additional five dwelling units within Parcel A, thereby increase the allowed units within Filing 27, Lot 2 from 15 units to 20 units. The allowed height is 35 feet not including non-habitably architectural features (i.e. parapets, towers, chimneys, etc.)

The proposed building is mixed-use with 1,264 sf of retail space; 1,014 sf of office space and 22,905 sf of residential including lobbies, storage and circulation. The building is three stories and 34' in height to a flat roof.

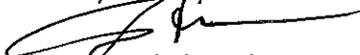
The project has final approval from the Eagle Ranch Design Review Board on February 26, 2020 (see attached).

It is our understanding that the project requires a Minor Development Permit due to the fact that this is a zero-lot line setback project within Eagle Ranch Village commercial village. The project is subject to approval by the Planning and Zoning Board for improvements within the Right-of-way of Capitol and Sylvan Lake Roads respectfully.

Our intent is to replicate the diagonal concrete paving pattern typical of Eagle Ranch Village. We also intend to use the same lamp posts and tree grates that exist within Eagle Ranch Village. (see proposed landscape plan).

We will review our final lighting plan with the Eagle Ranch Design Review Board as part of our final technical approval and will include lighting documentation as part of our permit submittal documents.

Thank you for your considerations.

  
Glenn Harakal, Architect