

# GOLD DUST CAPITAL PARTNERS, LLC

PO Box 1672, Eagle, CO 81631

September 8<sup>th</sup>, 2020

Town of Eagle  
200 Broadway  
Eagle, CO 81631

Re: Sylvan Lake Roundabout PUD Guide Amendment

**Dear Town of Eagle:**

Please accept this as Gold Dust Capital Partners' request for a minor amendment to the Sylvan Lake Roundabout PUD Guide. The PUD guide allows for "minor changes to the plans, landscaping, signage, or building which do not change the overall intent of the character of the PUD" to be approved by the Town Planner.

We are requesting a change to Section 7 – Building Coverage and Impervious Coverage. We request the amended section to read as follows:

*Building coverage and impervious coverage shall be 70% total combined coverage allowed. Development areas shall not be considered individually. These coverages shall be based upon the combined area of Development Areas 1 and 2 and shall not include the area of the open space easement.*

This amendment to the Sylvan Lake Roundabout PUD Guide would bring the PUD guide into line with the set of development plans approved by the Town of Eagle Town Council on February 13th, 2018 in the Sylvan Lake Roundabout PUD First Amended Development Improvements Agreement. Currently, the approved development plans exceed the 20% "other lot coverage" allowed by the PUD guide. With the requested amendment, the building and impervious coverage in the approved development plans would align with the PUD guide.

The amendment will also allow for the creation of additional overflow parking spaces for resident use. We believe these additional parking spaces will provide a useful amenity to our residents. Parking is a perennial challenge in the Eagle Valley, so we believe the more overflow spaces we can provide to our residents without sacrificing thoughtful design, the better. An amended site plan reflecting the proposed changes is attached here.

Please let me know if we can provide any more information to aid in this review.

Sincerely,



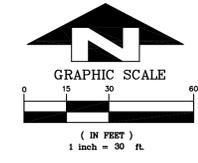
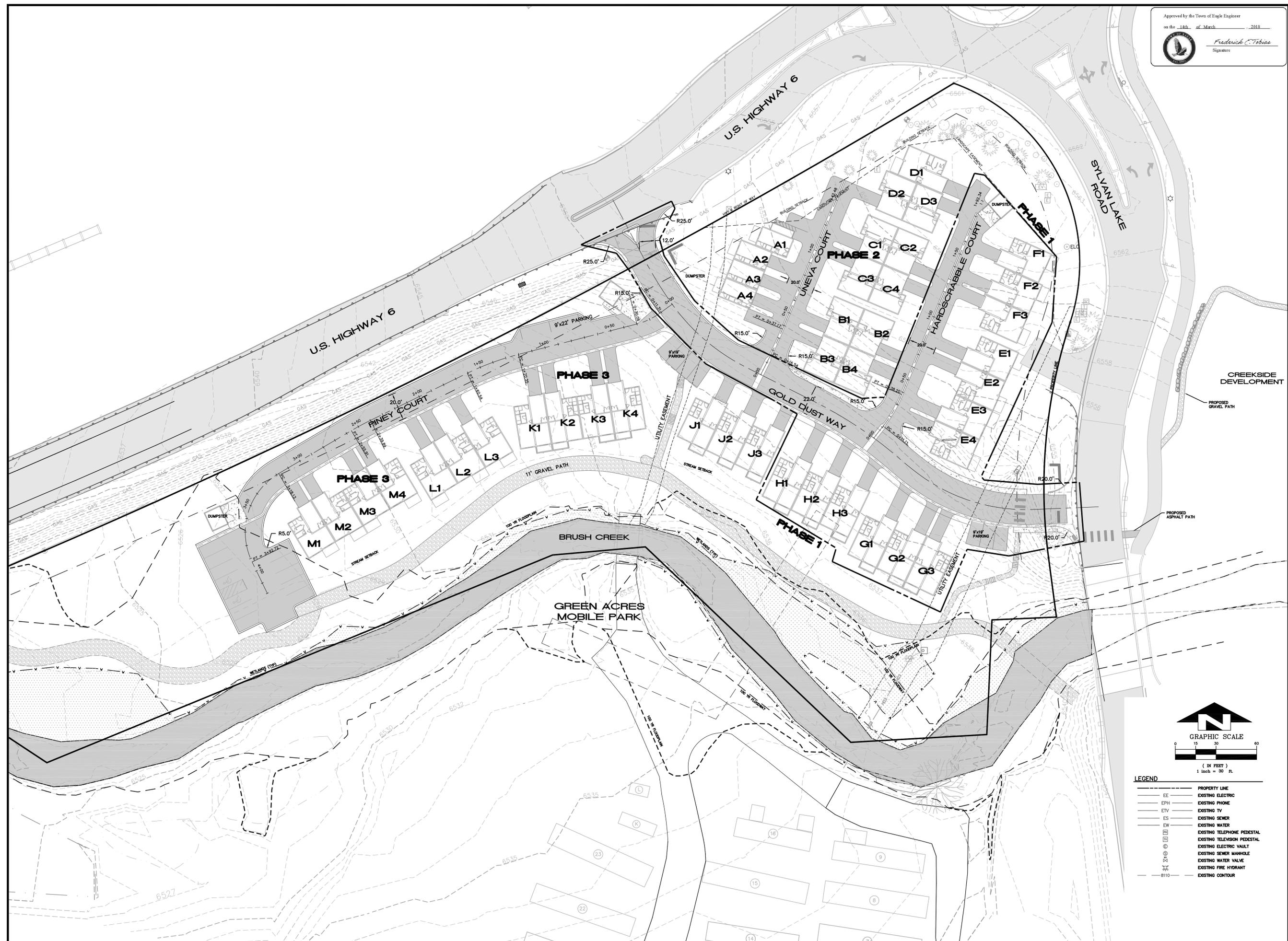
Brad Hagedorn  
**Gold Dust Capital Partners, LLC**

Approved by the Town of Eagle Engineer  
 on the 14th of March, 2018  
  
 Signature

**ALPINE ENGINEERING INC.**  
 3450 HWY 6 UNIT A9 PO BOX 57  
 EAGLE, CO 81631  
 WWW.ALPINECIVIL.COM



**EAGLE LANDING AT BRUSH CREEK**  
 EAGLE, CO  
**GEOMETRIC SITE PLAN**



**LEGEND**

---	PROPERTY LINE
---	EXISTING ELECTRIC
---	EXISTING PHONE
---	EXISTING TV
---	EXISTING SEWER
---	EXISTING WATER
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING TELEVISION PEDESTAL
---	EXISTING ELECTRIC VAULT
---	EXISTING SEWER MANHOLE
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING CONTOUR

NO.	DATE	REVISIONS
	11/17/2017	DEVELOPMENT PERMIT
	12/22/2017	TOWN COMMENTS
	3/14/2018	100% CONSTRUCTION DOCUMENTS
	3/22/2018	REV. BASEMENT ELEVATIONS-G,H,J,K
	5/08/2018	REMOVE PRIMARY ELEC ROUTE
	7/21/2020	REVISE PARKING WEST OF BLDG M

DESIGNED	MCW
DRAWN	MCW, RIF
CHECKED	GLB
JOB NO.	48445
DATE	11-7-2017

**SHEET C1.2**

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