

882 CHAMBERS AVENUE
EAGLE, CO 81631

MINOR DEVELOPMENT
PERMIT SUBMITTAL PACKAGE

PREPARED AND SUBMITTED BY:
MICHAEL MOOTZ
(970) 331-4180



TOWN OF EAGLE
 COMMUNITY DEVELOPMENT
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LAND USE & DEVELOPMENT APPLICATION
Pursuant to the Land Use & Development Code, Title 4

<p style="text-align: center;">ZONING REVIEW</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><input type="checkbox"/> Wireless Communications Facility</p>	<p style="text-align: center;">DEVELOPMENT REVIEW</p> <p><input checked="" type="checkbox"/> Minor Development Permit</p> <p><input type="checkbox"/> Major Development Permit</p> <p style="text-align: center;">PLANNED UNIT DEVELOPMENT (PUD) REVIEW</p> <p><input type="checkbox"/> PUD Zoning Plan</p> <p><input type="checkbox"/> PUD Development Plan</p>	<p style="text-align: center;">SUBDIVISION REVIEW</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 882 Chambers

PRESENT ZONE DISTRICT Industrial Zone District PROPOSED ZONE DISTRICT N/A
 (if applicable)

LOCATION

STREET ADDRESS 882 Chambers Avenue, Eagle, Colorado 81631

PROPERTY DESCRIPTION

SUBDIVISION Gallegos Industrial Subdivision LOT(S) 1 BLOCK N/A
 (attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE The purpose of this application is to propose two new buildings to be built on the Gallegos Industrial Subdivision, Lot 1. Said buildings are slated to host two local Vail Valley businesses. Within this application you will find all required documentation noting the use of said buildings, along with their overall aesthetics and how they are intended to fit in with the community on Chambers Avenue.

APPLICANT NAME Michael Mootz PHONE (970) 331-4180

ADDRESS PO Box 365, Wolcott, CO 81655 EMAIL mike.mootz@candcpm.com

OWNER OF RECORD Hillcara LLC PHONE (970) 766-4442

ADDRESS PO Box 99, Wolcott, CO 81655 EMAIL dan.white@gallegoscorp.com

REPRESENTATIVE* Dan White PHONE (970) 766-4442

ADDRESS PO Box 99, Wolcott, CO 81655 EMAIL dan.white@gallegoscorp.com

*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.

Michael Mootz
Signature

8 JULY, 2023
Date

FOR OFFICE USE ONLY			
DATE RECEIVED _____	BY _____	FILE NUMBER _____	
REVIEW FEE _____	DATE PAID _____	RECEIVED BY _____	
DATE CERTIFIED COMPLETE _____	BY _____		
P&Z HEARING DATE _____	DECISION _____		
TC HEARING DATE _____	DECISION _____		

A Statement of Compatibility

882 Chambers Avenue, Eagle, CO 81631

The industrial lot at 882 Chambers Avenue in Eagle, CO was recently purchased by longtime local Mike Mootz of C&C Plumbing and Mechanical to provide a new home for his business along with his new commercial tenant, Rio Grande. The lot will be comprised of two buildings: One building totaling 9600SF, known as building A, and the second building totaling 6000SF, known as building B. The buildings, made up of primarily warehouse space with small offices, along with their additional impervious materials plan to take up 75% or less of the lot square footage and are proposed to meet the design standards set for the area.

Building A will host Rio Grande which has been providing masonry supplies for over 100 years, while Building B will host C&C Plumbing and Mechanical, which has been servicing the Vail Valley for over 25 years. Both local businesses mentioned have been supplying essential services to the Vail Valley and in turn servicing the needs of both commercial and residential buildings alike, providing the Vail Valley with invaluable service to its businesses and residents.

The proposed buildings are designed to fit in with the overall aesthetic of Chambers Avenue and the Town of Eagle. They will not only complement the existing businesses around them but will also help to hide the dilapidated building on the lot to the south of 882, thus improving the experience for tourism by enhancing the overall look and feel of the area. In efforts to add architectural interest and enhanced exterior curb appeal, the garage doors, man doors and main entrances of each building will each host a 3' gable roof.

The areas of the property not hosting warehouse space will be carefully manicured to fit all town requirements, including parking and curb appeal. The new landscape will be home to (5) Mountain Ash shade trees, (2) CO Blue Spruce evergreens, (4) Rocky Mountain Birch Ornamental Trees, (13) Purple Leaf Sand Cherry shrubs, and (9) Mountain Snowberry shrubs, while keeping existing shrubs and removing those in bad health or in the way of the existing civil plan. Said trees and shrubbery will be placed throughout the property as requested among crushed gravel, organic mulch and sod. Please see the landscape plan for detailed placement.

The property will be well lit with (3) pole-based lighting, (13) incandescent downlight sconces, and (4) steel dome lights at entrances. Please see the lighting plan and lighting spec sheets for details regarding placement and fixture specifications meeting town requirements.

As for the building exteriors, we have sourced a special type of steel, referred to as "Eclipse" from Lester Builds which provides a faux board and batten look. We plan to install a wainscot base in black along the bottom of each building, affix the faces of the buildings with

pewter gray, accent the entrances and garages of each building with wood planks, and have selected bone white for the roof color. For a thorough understanding of the visual aesthetics, and materials being proposed, please refer to the elevations provided in this set along with Exhibit A.

Transportation for both businesses combined will have a minimal impact on the volume of traffic on Chambers Avenue, as the number of vehicles coming/going is estimated to be roughly 20-30 vehicles per business day. Vehicles will enter the premises from Chambers Avenue and exit the premises on Sawatch Road. Regarding parking while on site, each building has been designed with its own designated parking area. Please refer to the Civil Plan for details.

Both buildings will be located on a town lot which will have the benefit of using the Town of Eagle Public Works water and sewer services. Additionally, each building will be equipped with fire and smoke alarms throughout. According to section 4.07.055 the buildings are not required to have a sprinkler system as they are under 12,000SF.

As a valuable member and business of the community, I, Mike Mootz, along with C&C Plumbing and Mechanical will continue in our efforts to be a favorable image of the community as we plant down our new roots in the Town of Eagle, Colorado. I thank you for your time and consideration of the newly proposed buildings and invite you to reach out with any questions.

Sincerely,



Michael Mootz

Owner, C&C Plumbing and Mechanical