



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

File #

Date Received

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
☒ Special Use Permit ☐ Zoning Variance ☐ Rezoning ☐ Temporary Use Permit ☐ Encroachment Permit ☐ Wireless Communications Facility	☐ Minor Development Permit ☐ Major Development Permit PLANNED UNIT DEVELOPMENT (PUD) REVIEW ☐ PUD Zoning Plan ☐ PUD Development Plan	☐ Concept Plan ☐ Preliminary Plan ☐ Final Plat ☐ Lot Line Adjustment ☐ Condominium / Townhouse ☐ Minor Subdivision

If permit type not specified above, fill in here _____

PROJECT NAME M+K LLC Employee HOUSING USE

PRESENT ZONE DISTRICT INDUSTRIAL COMMERCIAL PROPOSED ZONE DISTRICT _____
I (if applicable)

LOCATION

STREET ADDRESS 245 MARMOT LANE #1

PROPERTY DESCRIPTION

SUBDIVISION BEDROCK INDUSTRIAL COMMERCIAL LOT(S) UNIT 1 BLOCK _____
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE CONTINUANCE OF EMPLOYEE HOUSING SPECIAL PERMIT INTO PERPETUITY SO THAT ANY PROSPECTIVE BUYER/OWNER WOULD HAVE THE ABILITY TO LIVE/WORK OR HAVE A COUPLE EMPLOYEES LIVE IN THE UNIT. 3 ASSIGNED PARKING + GARAGE

APPLICANT NAME MICHAEL KROHN PHONE (970) 390-6155

ADDRESS BOX 1517 VAIL CO 81658 EMAIL RUSTY SPIKE IN VAIL@EARTHLINK.NET

OWNER OF RECORD M+K LLC PHONE (970) 390-6155

ADDRESS BOX 1517 VAIL CO 81658 EMAIL RUSTY SPIKE IN VAIL@EARTHLINK.NET

REPRESENTATIVE* _____ PHONE _____

ADDRESS _____ EMAIL _____

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

Project Name: Michael Krohn Employee Housing Special Use Permit
File Number: SU11-07

Exhibit: Site Plan & Photos



Site Plan



Approaching property from the south west access off Marmot Lane.



Looking north east at the applicant's unit.



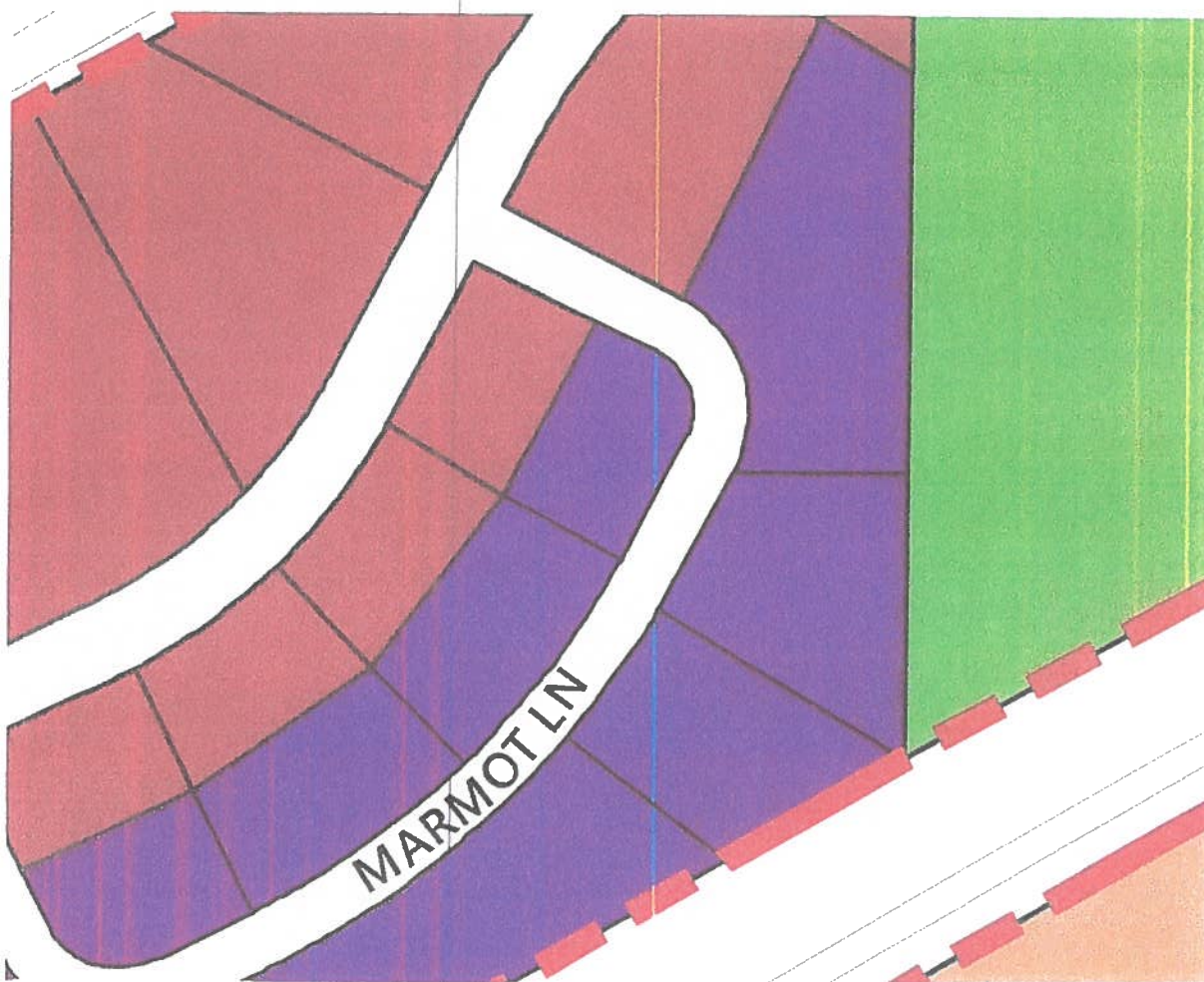
Parking on property.

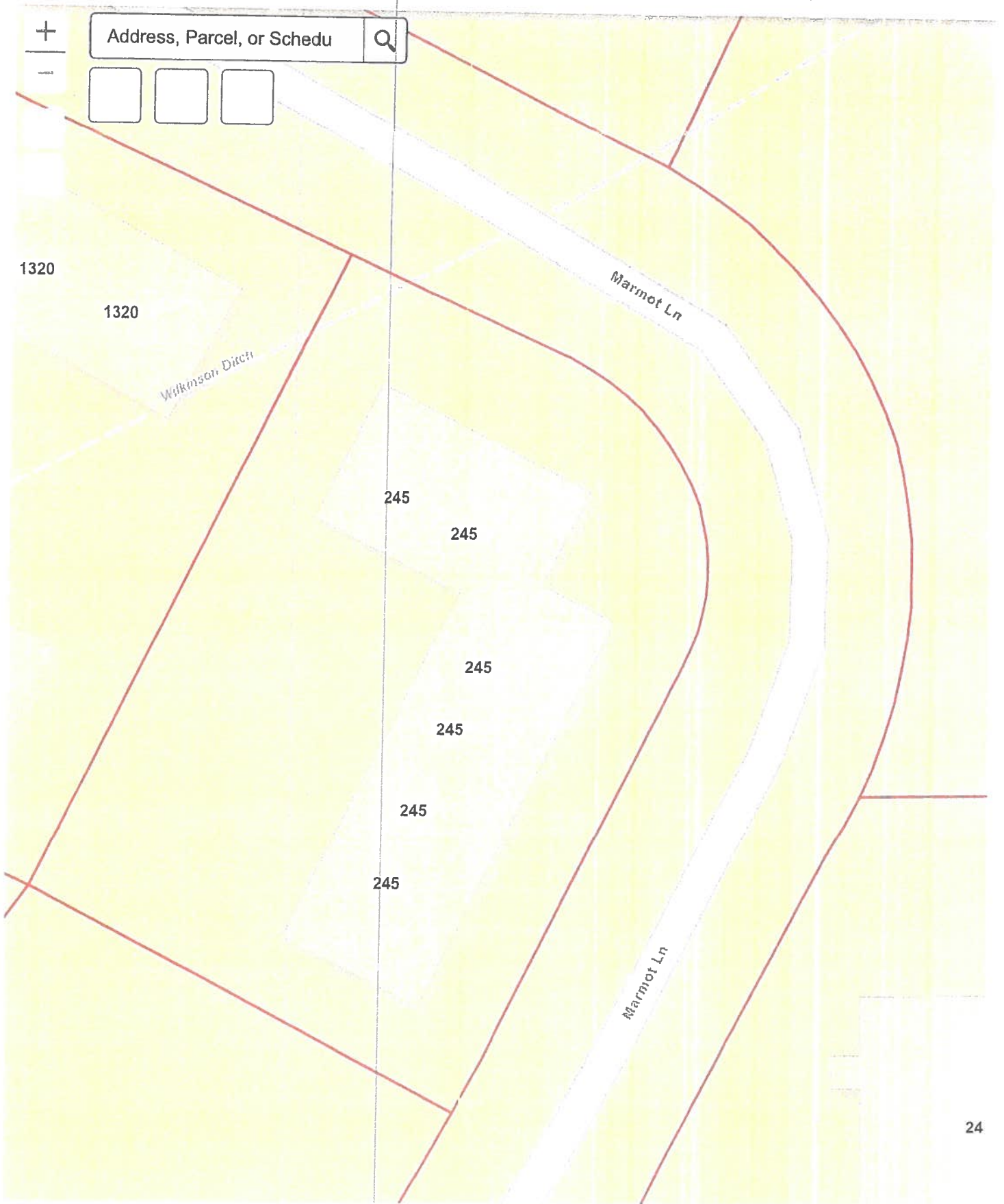


The Town of Eagle

Box 609 • Eagle, Colorado 81631
(970) 328-6354 • Fax 328-5203

November 18, 2011
Town Board of Trustees Hearing Exhibit





LEGEND



Town Boundary

Zone District



Central Business District (CBD)



Commercial General (CG)



Commercial Limited (CL)



Industrial (I)

SITE PLAN

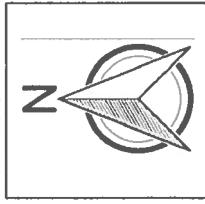
245 Marmot Lane

Eagle, CO 81631

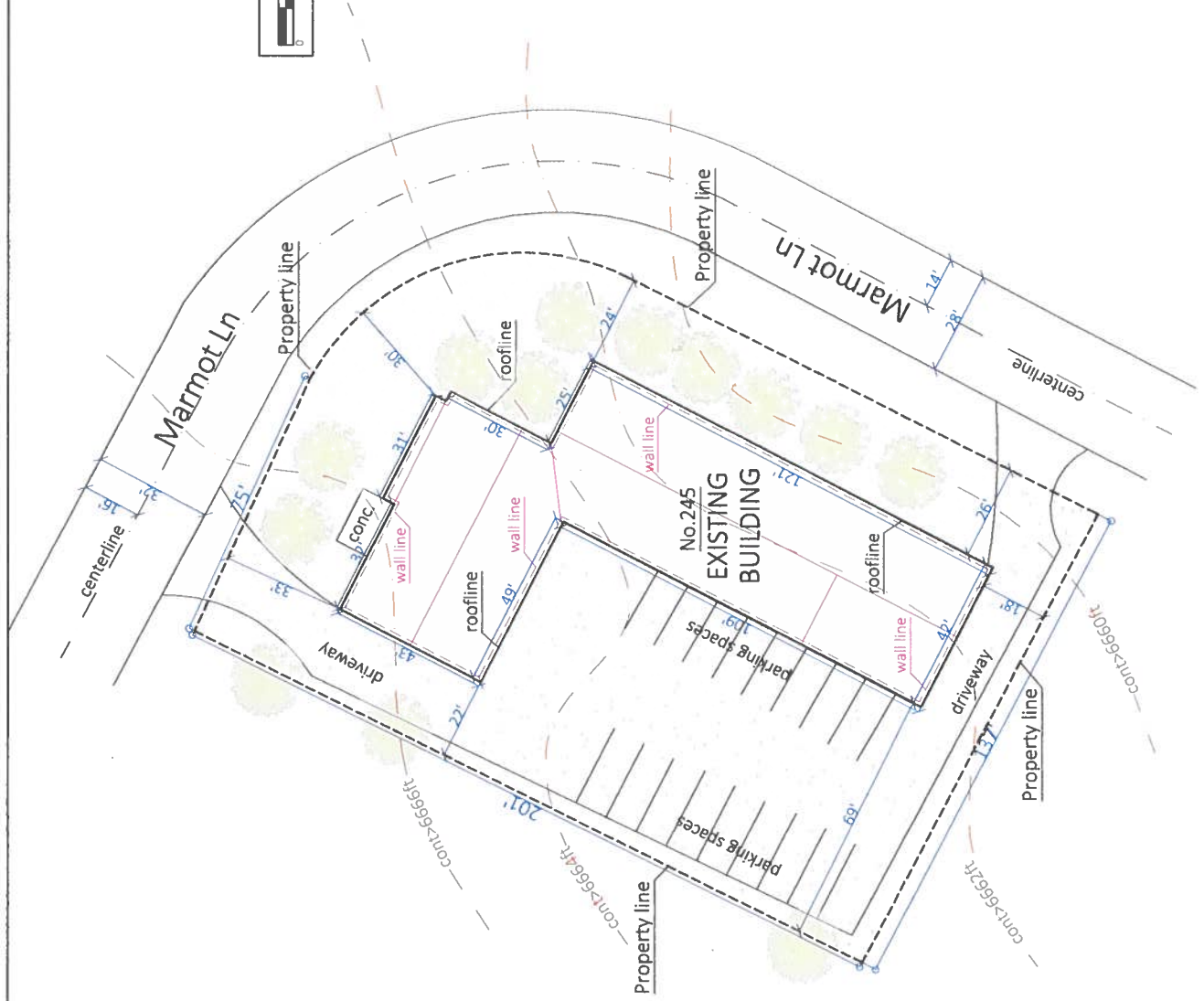
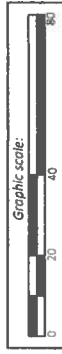
Parcel ID: 1939 331 06 001

Lot area: 0.1 Acres

Paper Size: 11"x17"



scale 1"=30'

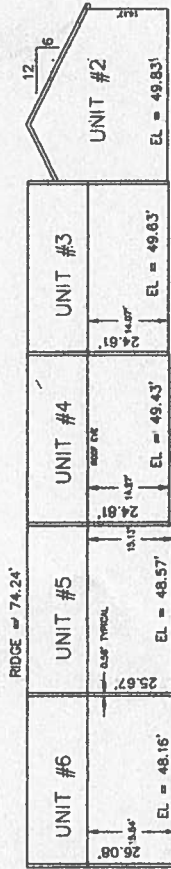
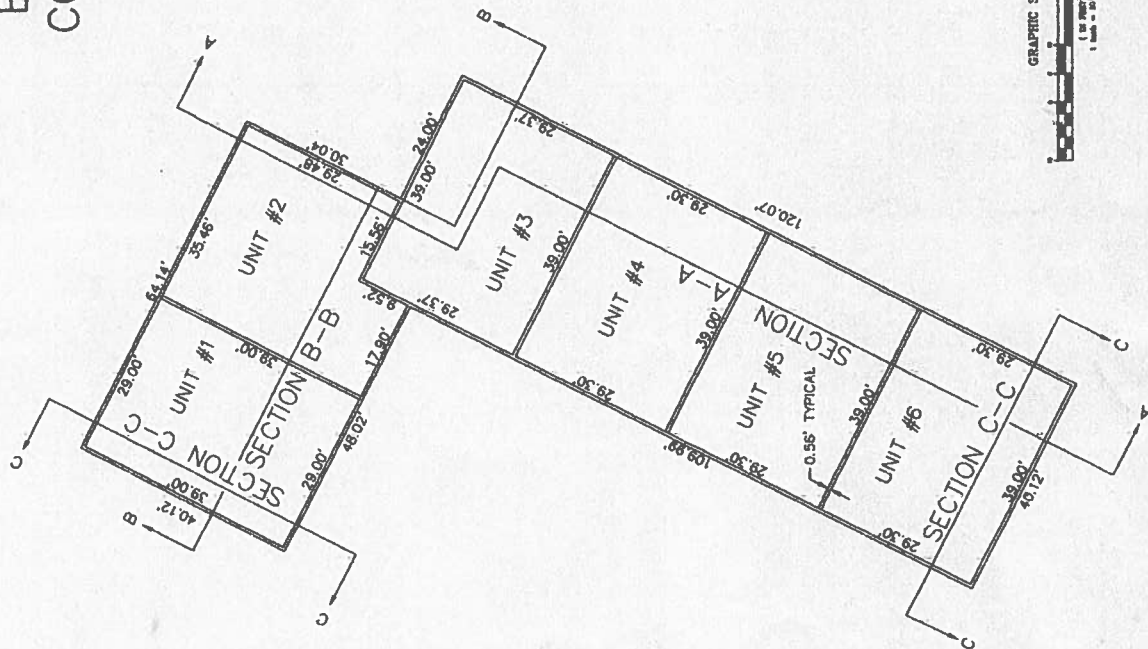


VICINITY MAP

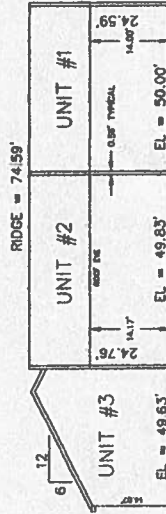
CONDOMINIUM PLAT

BEDROCK INDUSTRIAL AND COMMERCIAL CONDOMINIUMS

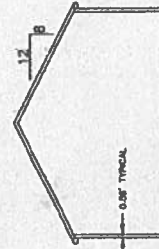
A RESUBDIVISION OF LOT 1-10
EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2
TOWN OF EAGLE, COUNTY OF EAGLE
STATE OF COLORADO



SECTION A-A



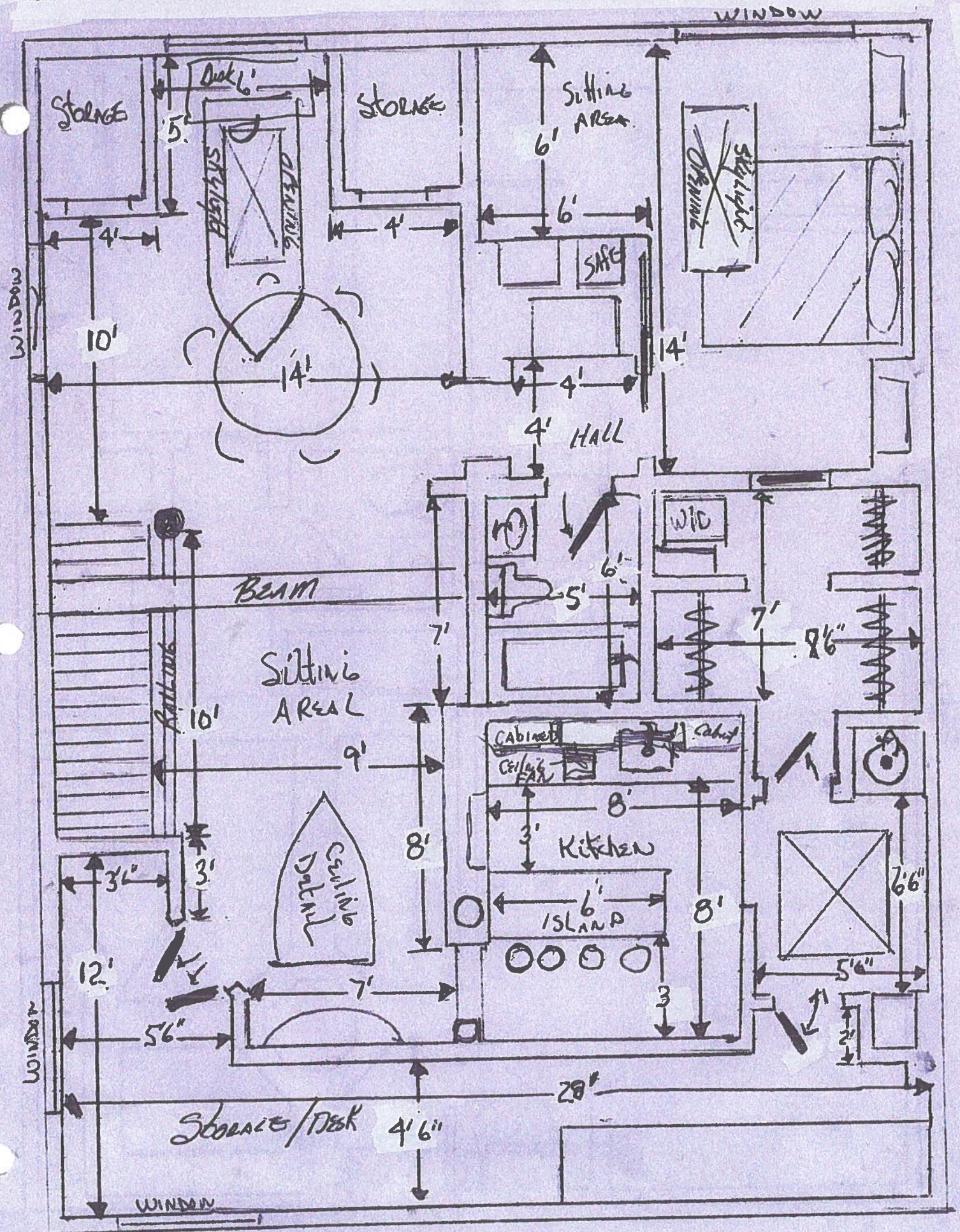
SECTION B-B



SECTION C-C

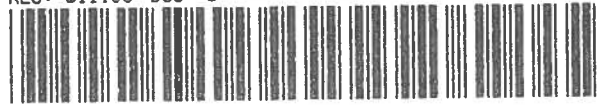


DESIGNED BY:
JOHN P. HARRIS
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
STATE OF COLORADO
DATE: MAY 15, 1987
PROJECT: 87000A-002
SHEET: 1 OF 1



245 MARMOT LANE UPPER LEVEL

UNIT A 1 BEDROOM



QUIT CLAIM DEED

2/11
THIS DEED is made as of the 15th day of April, 2006, between Michael D. Krohn and Krisanne Krohn, collectively referred to as grantor, and M & K Limited Liability Company, a Colorado limited liability company, whose legal address is P. O. Box 1517, Vail, Colorado 81658, grantee:

WITNESSETH, that the grantor, for and in consideration of the sum of ZERO DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and quit claimed and by these presents does remise, release, sell and quitclaim unto the grantee, it's successors and assigns forever, all the right, title, interest, claim and demand which the grantor has in and to the real property together with the improvements, if any, situate, lying and being in the County of Eagle and State of Colorado described as follows|

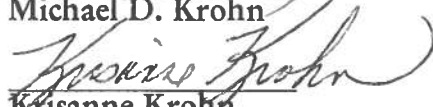
Unit 1, Bedrock Industrial & Commercial Condominiums, according to the Condominium Map recorded June 30, 1997 in Book 730 at page 750 and as defined and described in the Condominium Declaration recorded June 30, 1997 in Book 730 at Page 751, County of Eagle, State of Colorado,

commonly referred to as 245 Marmot Lane #1, Eagle, Colorado 81631.

NO DOCUMENTARY FEE DUE; FOR TITLE PURPOSES ONLY

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and privileges thereto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantee, it's successors and assigns, forever.

IN WITNESS WHEREOF, the grantor has executed this deed as of the date set forth above.


Michael D. Krohn

Krisanne Krohn

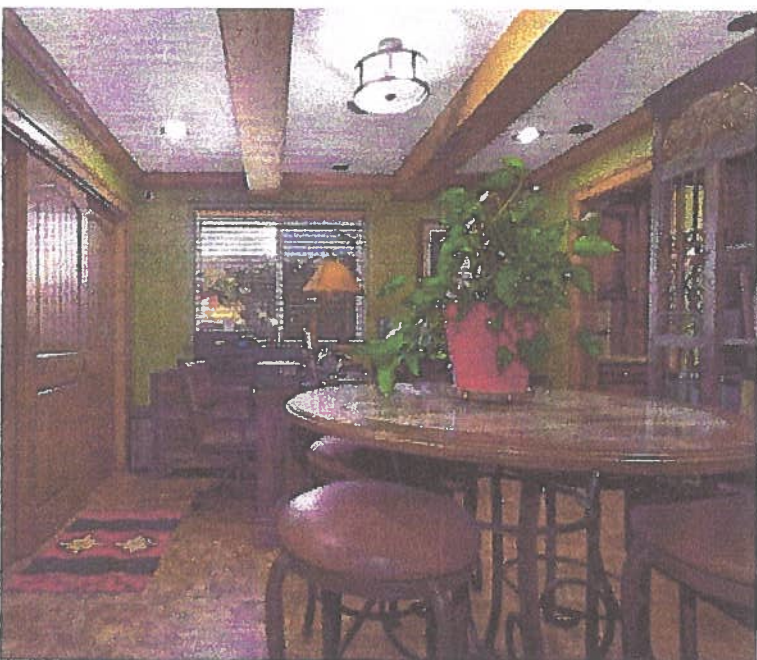


245 Marmot Lane 1, Eagle, CO, 81631
County: Eagle

PROPERTY INFORMATION

Finished Square Feet:	1,943
Furnished:	Unfurnished
Ceiling Heights:	8'-10'
Passenger Elevator:	
Freight Elevator:	
Loading Area:	
# of Garage Stalls:	
# of Parking Spaces:	

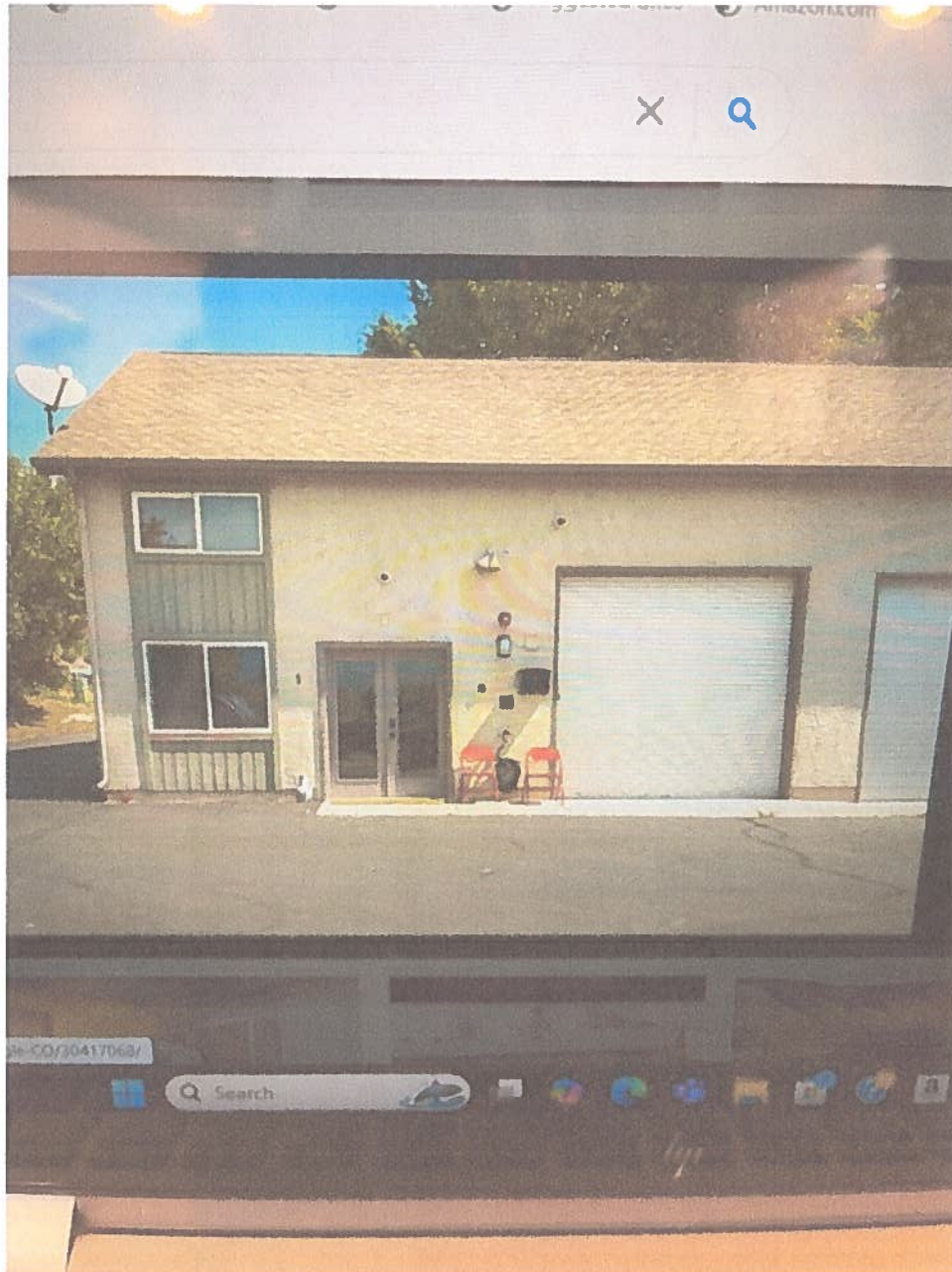
(3) Three



LAND AND SITE INFORMATION

Zoning Code:	Industrial
Parcel Number:	193933106001





245 MARMOT LANE #1



ATION

m
pany

ohn
55



S
T
R

SERVICE TECH RESTORATION

The Problem
Solving Company

Michael D. Krohn
(970) 390-6155

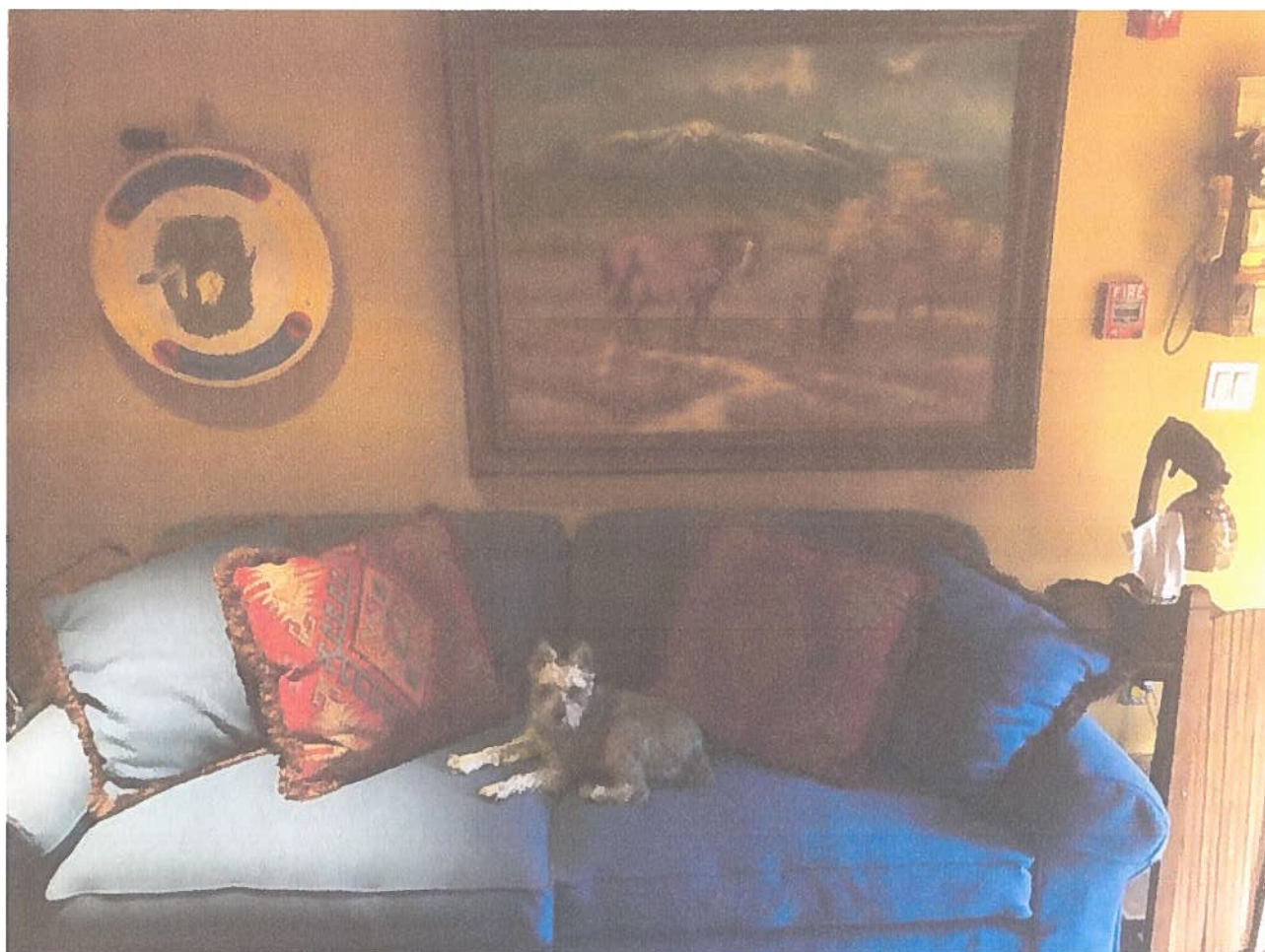
RUSTY SPIKE
Remodeling

245 Marm
Eagle, CO

Michael D
Kris K
(970) 390



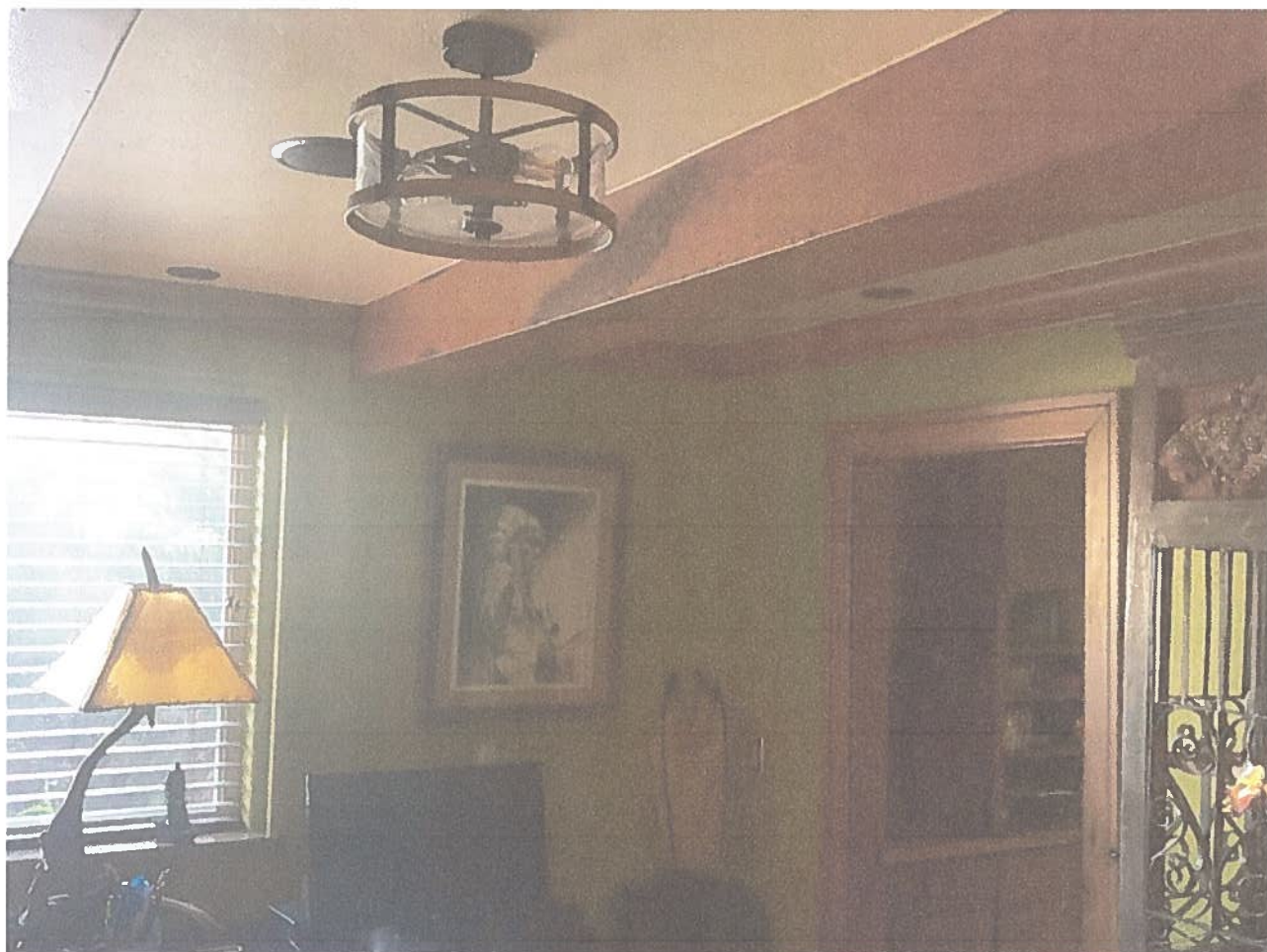
MAIN ENTRY



MAIN ENTRY



MAIN ENTRY



BACK OFFICE MAIN LEVEL



BACK KITCHENETTE MAIN LEVEL



BACK KITCHENETTE MAIN LEVEL



MAIN LEVEL TOILET



GARAGE MAIN LEVEL



GARAGE MAIN LEVEL



GARAGE TOILET MAIN LEVEL



MAIN LEVEL TO BACK OFFICE



UPPER LEVEL DESK AND LOUNGE



UPPER LEVEL DESK AND LOUNGE



UPPER LEVEL DESKS AND LOUNGE



UPPER LEVEL LOUNGE AND SINK



UPPER LEVEL LOUNGE



UPPER LEVEL LOUNGE AND SINK



UPPER LEVEL ACCESS STAIRS



UPPER LEVEL FULL BATHROOM



UPPER LEVEL



UPPER LEVEL SLEEPING AREA