



**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*

<p><b>ZONING REVIEW</b></p> <p><input type="checkbox"/> Special Use Permit  <input type="checkbox"/> Zoning Variance  <input type="checkbox"/> Rezoning  <input type="checkbox"/> Temporary Use Permit  <input type="checkbox"/> Encroachment Permit  <input type="checkbox"/> Wireless Communications Facility</p>	<p><b>DEVELOPMENT REVIEW</b></p> <p><input type="checkbox"/> Minor Development Permit  <input checked="" type="checkbox"/> Major Development Permit</p> <p><b>PLANNED UNIT DEVELOPMENT (PUD) REVIEW</b></p> <p><input type="checkbox"/> PUD Zoning Plan  <input type="checkbox"/> PUD Development Plan</p>	<p><b>SUBDIVISION REVIEW</b></p> <p><input type="checkbox"/> Concept Plan  <input type="checkbox"/> Preliminary Plan  <input type="checkbox"/> Final Plat  <input type="checkbox"/> Lot Line Adjustment  <input type="checkbox"/> Condominium / Townhouse  <input type="checkbox"/> Minor Subdivision</p>
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If permit type not specified above, fill in here

Major Development Plan and Resubdivision

**PROJECT NAME**

Haymeadow PUD

**PRESENT ZONE DISTRICT** PUD**PROPOSED ZONE DISTRICT** \_\_\_\_\_  
(if applicable)**LOCATION**

STREET ADDRESS \_\_\_\_\_

**PROPERTY DESCRIPTION** Neighborhood A1, Tracts RMF 4-A and RMF-5  
of the Haymeadow PUDSUBDIVISION \_\_\_\_\_ LOT(S) \_\_\_\_\_ BLOCK \_\_\_\_\_  
(attach legal description if not part of a subdivision)**DESCRIPTION OF APPLICATION/PURPOSE** \_\_\_\_\_  
Major Development Plan and Resubdivision of Haymeadow Neighborhood A1, Tracts RMF4-A and RMF-5  
\_\_\_\_\_**APPLICANT NAME** Haymeadow Homes, Suzanne Allen Sabo **PHONE** 970.453.7002 x 1  
ADDRESS 711 B Granite Street, PO Box 5540, Frisco, CO 80443 **EMAIL** suzanne@allen-guerra.com**OWNER OF RECORD** Abrika Properties, LLC **PHONE** \_\_\_\_\_  
ADDRESS 8250 Southwest 27th Ave, Ocala, FL 34476 **EMAIL** \_\_\_\_\_**REPRESENTATIVE\*** Michael Hood, Range Resources, LLC **PHONE** 970-331-4492  
ADDRESS PO Box 9091, Avon, CO 81620 **EMAIL** michael@rangeconsultingllc.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 per Chapter 4.17.030 of the Eagle Municipal Code (pg. 236) (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, title report, or other acceptable forms of proof) 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. .0 - (pg. 239)*

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.

DocuSigned by:

Suzanne Allen-Sabo

C978018000D6430...

Signature

8/27/2025

Date

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule A**

Order Number: ABC50073573-12

**Property Address:**

(NO SITUS ADDRESS), EAGLE, CO 81631

**1. Commitment Date:**

07/31/2025 at 5:00 P.M.

**2. Policy to be Issued and Proposed Insured:**

"ALTA" Owner's Policy 07-30-21 Builder/Developer Rate	\$17,000,000.00
Proposed Insured:	
HAYMEADOW HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY	

**3. The estate or interest in the land described or referred to in this Commitment and covered herein is:**

FEE SIMPLE

**4. The Title is, at the Commitment Date, vested in:**

ABRIKA PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY FORMERLY KNOWN AS NEWMAN REALTY HOLDING LLC, A FLORIDA LIMITED LIABILITY

**5. The Land is described as follows:**

LOTS 1, 2, 4 THROUGH 13, 15 THROUGH 42, LOTS 44 THROUGH 48, 50 THROUGH 52, AND TRACTS RMF-4-A AND RMF-5, HAYMEADOW FILING NO. 2, A REPLAT OF TRACT Z1 OF HAYMEADOW CABIN PARCEL AND TRACTS G, TRACT H, RMF-4 AND X OF HAYMEADOW FILING 1, ACCORDING TO THE PLAT RECORDED JUNE 16, 2025 UNDER RECEPTION NO. 202507875, COUNTY OF EAGLE, STATE OF COLORADO.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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