



October 5, 2011

Scot Hunn, AICP
Planner III
Eagle County Planning Department
500 Broadway
Eagle, CO 81631

Re: Cordillera Valley Club - Amendment to PUD Guide

Dear Scot:

I have received your letter regarding the proposed amendment to the PUD Guide proposed by the Cordillera Valley Club Property Owners Association sent to me on October 4, 2011 (attached). In reliance on this letter and conclusions of the letter and specifically that any amendment to the PUD or PUD Guide by any party will require the Cordillera Valley Club Property Owners Association to be essentially a co-applicant, we are withdrawing the application we processed on behalf of the POA.

We appreciate your assistance with the application and look forward to working with you in the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Mauriello', written in a cursive style.

Dominic F. Mauriello, AICP
Principal



October 4, 2011

Mauriello Planning Group
Attn: Dominic Mauriello
PO Box 4777
2205 Eagle Ranch Road
Eagle, Colorado 81631

Dominic,

County staff has reviewed the application for a PUD Guide Amendment that you submitted on behalf of your client, the Cordillera Valley Club ("CVC") Property Owners Association "POA").

Section 5-240 of the LURs requires "unified ownership or control" by an applicant seeking to create or amend an existing PUD. Although the County has for many years recognized property owners associations as the representative of all owners of property in a PUD for purposes of processing a PUD amendment application, in the case of the CVC PUD, as in some other Eagle County PUDs, there are property owners who are not represented by the homeowners association for the PUD because several parcels of land in the CVC PUD are excluded from the POA.

Accordingly, to process your PUD amendment application, we will require that all owners of parcels outside the POA join in the application.

The same requirement would apply to a CVC PUD amendment application submitted by any owner of parcels outside the POA; such an application would not be processed absent joinder of the POA (and the owner or owners any other parcel excluded from the POA) in the application. For example, were the The Club at Cordillera, the owner of the so-called "clubhouse parcel" (one of the parcels excluded from the POA) to apply for a PUD amendment addressing the issue of transferring unused density from a parcel or tract that allows such development to a parcel or tract that does *not* allow such development, the County would require that the POA and all other parcel owners join in the application.

Under the circumstances, the County requests that you withdraw the CVC POA's application for PUD amendment until such time as all property owners, including owners of all property outside the POA, join in the application.

Please contact me at (970) 328-8624 if you have any questions regarding this matter.

Sincerely,

Scot Hunn, AICP
Planner III
Eagle County Community Development Department

Cc: Bob Narracci
Robert Morris
Cathy Kulzer