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Gentlemen and Lady,

As you are all aware, I was requested to issue a zoning interpretation request regarding the use of the Lodge Parcel as a clinic. I issued said interpretation on June 1, 2016. Mr. Harstead filed a timely appeal on June 29, 2016, on behalf of the Cordillera Metro District and Cordillera Property Owners Association. One of his arguments was that my interpretation should not have been given absent a request coming from someone who is a citizen, owns land, or has a land use application pending in Eagle County. The request was made by Dominic Mauriello, a local land use planner, on behalf of his client Concerted Care Group. Additionally and subsequent to my interpretation, the current owner of the Lodge Parcel, Behringer Harvard Cordillera, LLC, sent a clarification letter indicating the request was made on their behalf as a landowner in Eagle County.

I feel that the interpretation was appropriate based on the above. However, after consultation with our legal counsel, I feel it is best to clean up and moot any argument of procedural irregularity. I know this will add some brief time to the appeal process and add a slight delay to the ultimate resolution of the matter. However, I think we all agree that a clean record focused on the substantive rather than the procedural issues is desirable.

Accordingly, I shall rescind my interpretation of June 1, 2016. I will consider the Letter of July 7, 2016, to be a new request for interpretation from Behringer Harvard Cordillera, LLC. My interpretation will be identical to that interpretation given on June 1, 2016. I am attaching that prior

interpretation that shall serve as my interpretation being given today in response to a request from Behringer Harvard Cordillera, LLC.

Mr. Harstead will now have thirty (30) days to file an appeal pursuant to Section 5-2400(A)(1) of the Eagle County Land Use Regulations. I am assuming all parties will file similar, if not identical, materials that have already been submitted so I am hopeful this will not create any undue burdens. The hearing discussed for July 18 will be vacated. A new hearing date will be scheduled once a new appeal is received.

Thank you

A handwritten signature in black ink, appearing to read 'Robert Narracci', with a stylized flourish at the end.

Robert Narracci, AICP
Managing Director of Community Development