



June 1, 2016

Mr. Dominic Mauriello
Mauriello Planning Group, LLC
PO Box 477
Eagle, Colorado 81631

RE: Zoning Interpretation Request / Cordillera Subdivision Eleventh Amended and Restated Planned Unit Development Control Document

Dear Dominic:

Following is the requested interpretation of the Cordillera Subdivision Eleventh Amended and Restated Planned Unit Development Control Document (PUD Guide), dated December 21, 2009, and which is Attachment 'A' to Board of County Commissioner Resolution No. 2010-001 recorded at reception number 201000508 in the records of the County Clerk and Recorder.

Section 2.01 of the above referenced PUD Guide delineates the uses-by-right for the Lodge Parcel. Section 3.01 of the PUD Guide delineates the uses-by-right for the Village Center Parcel. Specifically, the request for zoning interpretation pertains to the itemized use-by-right of ***"Medical Offices/Facilities, limited to clinic and outpatient facilities for non-critical care, including, without limitation, for outpatient plastic surgery and other cosmetic procedures"***. This allowed use pertains to both the Lodge Parcel and the Village Center Parcel.

The use proposed for the Lodge Parcel and lodge building itself, is a clinic including inpatient, non-critical care, for treatment of a variety of conditions including, but not limited to, eating disorders, alcoholism, chemical dependency, and behavioral health conditions with a focus on health and fitness, including fitness facilities, yoga, nutrition and recreation. It is presumed that the future use of the Village Center Parcel will likewise incorporate these types of uses.

Staff concurs that 'clinics' are clearly an allowable use for non-critical care; which may provide inpatient clinical facilities. 'Outpatient facilities' for non-critical care are likewise allowed as a use-by-right.

Thank you

Robert Narracci, AICP
Managing Director of Community Development

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