

August 9, 2012

Missy Olsen
Edwards Metro District

Dear Missy,

Enclosed you will find the information for the presentation to the Metro District. It is a simple amendment to the PUD and a request for zone change. I have worked with Eagle County Community Development to meet their requirements. Let me know if I can provide you with any additional information.

Location

Remonov and Company, Inc. (Remonov") currently owns 1.376 acres of land known as Tract K, Remonov Center, which is located behind the Edwards Post office in Edwards Colorado. Remonov has owned the property since 1994. The property when purchased was zoned Commercial General (CG) as originally platted. Current use of Tract K includes vacant land and vehicular access to Eagle River Fire Protection District, and the Eagle County Health Services.

History

In 1998, The Edwards Area Task Force was formed by 26 individuals selected at large by the Eagle County Commissioners to develop a plan for the greater Edwards area. Members were selected from Homestead, Lake Creek, Singletree, Cordillera, Old Homestead, South Forty, Riverwalk, Edwards Metro District, Heritage Park, Trinity Baptist Church, Arrowhead, Wolcott, and surrounding areas as a representative group to provide support, direction and future growth in Edwards Area.

A plan was devised and forwarded to Eagle County Long Range Planning coordinator Rebecca Leonard and to the Eagle County Community Development. In collaboration with Eagle County Long Range Planning, Eagle County Affordable Housing, and the Edwards Area Task Force, the Eagle County Comprehensive Plan was created and approved by the Eagle County Planning Commissioners regarding future growth in the Greater Edwards Area.

From the Community Plan the Future Land Use Map (FLUM) was created which indicates the "Highest and Best Use" for land use in the Edwards Community specifically for this application. The FLUM shows Tract K to be High Density Residential.

Within the content of the Edwards Community Plan was the intention to develop the core area and eliminate as much as possible development in the Rural areas. Within the context of the Affordable Housing Plan is the development of affordable Housing that integrates Affordable Housing within the Edwards Community core area.

Proposal

The Remonov and Company request to Eagle County will coincide with the guidelines of the Affordable Housing, Long Range Plan, Edwards Task Force, Edwards Community Plan, and the Eagle County Comprehensive Plan with no variances requested. Remonov is requesting an Amended final plat and zone change to High Density Residential for Tract K. When approved, Remonov and Company will donate the land to **Habitat for Humanity** which will build 16 Affordable housing units under the Habitat For Humanity guidelines.

The 16 HFH units (8 duplexes) appraised at \$275,000 per unit and will be approximately 1250 square feet each, three to 4 bedrooms, with improved and increased size of access thru the property for the benefit of the Eagle River Fire Protection (plus an additional 5 parking spaces), Eagle County Health Services and Metro Districts, allocation of land for future round-a-bout for the future development known as "The West End Project", access to bike paths and access thru the property from Homestead to Edwards Village Center, play areas, plus provide local resident affordable housing within walking distance of work , shopping and play.

Access to ambulance and fire districts will increase from 20 feet to 24-26 feet for better traffic and emergency access. Parking requirements requires three parking spaces per unit for a total of 48 parking spaces.

Any additional comments or questions would be welcomed that would be to the benefit of the Eagle River Fire Protection District.

Thank you for your interest and time.

Sincerely,



Rick Mueller

President

Remonov and Company, Inc.

