

# CURRENT

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Minor Amendment to SDD #24

Deborah Webster  
1825 Sunburst Drive  
Vail, CO 81657  
Vail Valley 3<sup>rd</sup> Filing, Lot 4  
Parcel # 2101-091-03-010

Project Narrative:

Ms Webster is in the process of selling her home located at 1825 Sunburst Drive. SDD #24 ratified as part of the development of Vail Valley Filing Lots 3, 4, and 5, placed several restrictions on the subject property that some potential buyers are finding problematic. For the purposes of this application, this includes Section 5, Item 3 of SDD #24:

“The pool area on Lot 4 shall be permanently restricted to a pool. A declaration shall be filed of record in the office of the Eagle County Clerk and Recorder in a form approved by the Town Attorney.”

Given the current methods of calculating Gross Residential Floor Area (GRFA) within the Town of Vail and the underlying zoning of adjacent properties (Two-Family Primary/Secondary), the subject property has an excess of allowable GRFA remaining for development that should preclude the necessity of this restriction being placed on the property. Therefor we request that it be struck from the original ordinance.

A potential additional request to remove the EHU deed restriction placed on the property is also being investigated. Because of the on-going revisions being made to Employee Housing Requirements with the Town of Vail, we are uncertain of the viability of this request, so at this time we are just requesting the removal of the pool restriction. We will work with our client, the Town of Vail Housing Manager, and Community Development to ascertain whether the additional request to remove the EHU deed restriction will be sought.

Current Architects and Associates

Postal Box 5293  
Vail, Colorado 81657  
970.331.6345  
CURRENTARCHITECTS.COM









