



7/3/2019

Dear Jefferson County,

Eudaimonia is proposing to rezone the 11.35+/- acre property located at 4471 Parmalee Gulch Rd Indian Hills, CO 80454 from one Mountain Residential-3 to two Mountain Residential-3 lots and one Commercial (Community) lot. Please see attach site plan to get a clear understanding of the property. To help clarify on the water usage the well located in the middle of the property serves the residential houses, the bath house adjacent to the houses, and the eastern most cabin. Both the large commercial building and the dorms will be served by a tap connected to Indian Hills Water District.

The Flourish Center will be located on the second floor of the old dormitory building. This will be a wellness center with various therapies designed to help people flourish.

The lower floor of the old dormitory is currently a large community room and commercial kitchen. This will be updated but remain significantly unchanged.

The Bath House is currently a men's and women's communal bathroom. It will be updated to include tubs of various temperature, but it will become more of an offshoot of the Flourish Center offering 'wet' therapies such as cryotherapy, cold water immersion, hyperthermia, etc. than a 'bathing' facility. We plan on tying the wastewater into the high-level treatment that will eventually be built for the Flourish Center which will then supply the gardens with water.

As explained above, the gardens will not be watered with either city or well-water.

On the next page is a list of all the item included in the rezoning application as requested by Jefferson County.

Sincerely,

Jasen Petersen

510-228-4323

President of the Board of Directors for Eudaimonia and Property Owner

List of rezoning items

- Application Form (3 pages)
- PD-Lite (2 pages)
- Site Plan (1 page)
- Parmalee Warranty Deed (2 pages)
- Ownership Letter (1 page)
- Indian Hills 5th Filing Plat (1 page)
- Indian Hills Tap Letter (1 page)
- Water Supply Information Summary (1 page)
- Well Permit (14 pages)
- Letter from Colorado Division of Water Resources (5 pages)
- Well Water Supply Report Summary (14 pages)
- Wastewater Collection Report (4 pages)
- OWTS Report Review (2 pages)
- Indian Hills Fire Protection Letter (1 page)
- Transportation Analysis (6 pages)
- Traffic Site Plan (1 page)
- Access Letter (1 page)
- Phase I Drainage Report (8 pages)
- Drainage General Location Map (1 page)
- Existing Drainage Area Map (1 page)
- FEMA FIRM Map (1 page)
- Environmental Questionnaire and Disclosure (1 page)
- Preblee Mouse Hole Letter (1 page)