**Project Narrative:**

This property was purchased as an investment property for family use and as a part-time nightly rental unit. Owners intend to rent to vetted nightly renters and stay at the property frequently to ensure it is properly maintained and well looked after. Owners intend to be long-term members of the Eden and Wolf Creek communities and are invested in their continued success and growth.

**To address how any reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated:**

**Noise:** This townhome unit is not only a building end unit but a development end unit, so there is only one shared wall on one side and open ground on the other. Multiple noise tests conducted with the neighbors have proven this shared wall to be so well insulated for sound that no noise from the adjacent unit can be heard.

**Security:** A video doorbell monitors all activity in front of the unit and alerts the owners remotely. The garage door can be monitored as well as opened and closed remotely. There is a lockbox for access in case of emergency.

**Parking:** Every unit in this development has an attached garage with at least one parking space. 2 units have a 2-car garage. 17 units in the development have private driveway space, and at least 8 of those are large enough to park an additional vehicle. There are 18 paved and designated parking spaces with an additional 4 committed to by the builder, due in spring when landscaping is complete. This makes 59 spaces for 27 units, exceeding the 1.75 spaces per unit required by County Code. CCRs strictly prohibit the parking of trailers and recreational vehicles in the development, and the HOA actively enforces this. Please see the attached Parking Diagram for details.

**Street Parking:** Residents and visitors of the Village at Wolf Creek always use the designated parking spaces for the community. Most vehicles parked on the street are construction-related, and the ones always parked along Wolf Lodge Drive are from the Wolf Lodge and not related to the Village residents or visitors.

**Garage Use:** Garage will always be available for renter off-street parking. It is large enough to also provide storage for bikes or other recreational equipment.