

3.11.20

Town Council of Town of Vail
C/O: Jonathan Spence, TOV Senior Planner
75 S. Frontage Road
Vail, Colorado 81657

Re: Easement Request for Mt Haus Condominiums AC Project

Dear Town Council Members,

Thank you for your assistance in these matters and we appreciate your consideration of this request to assist in adding Air Conditioning to the Mt Haus Condominium in Vail Village!

As Jonathan and I have discussed in recent weeks, we are looking for creative and functional solutions to locate condensers for the proposed system around the building. It has been a substantial challenge as the Mt Haus's property line is drawn virtually at the perimeter of the building as constructed leaving almost no groundspace whatsoever. We began this exercise by trying to locate the units on the roof of the building, but have found the roof and structure to not comply with today's Building Codes. We do not have the weight capacity to fit the units on the roof top and this would also make the building 8' to 9' taller, which has been deemed undesirable.

As you can see from the attached plan, we have distributed the units around the building as our Mechanical Engineer has required to make the system function and cannot realistically keep all of the units entirely on the Mt Haus property. On the South side of the Building along the Stream Tract, we are asking to plant screening vegetation on Town property in lieu of putting fencing screens in these locations. On the North side, we are asking to create two "mechanical wells" adjacent to the Mt Haus pool and matching its screen fence. We would also add additional vegetation to replace some of the not so healthy evergreen trees in this area. The screening would not exceed the height of the existing pool fence so it would be very minimal visual impact to an area already filled with utility pedestals.

We hope you will look favorably on this request so we may continue forward in an expeditious manner to complete this project this summer.

We look forward to your assistance!

Sincerely,

KHW

Kyle H. Webb, AIA

K.H. WEBB ARCHITECTS P.C.

Attachment: Mt Haus Site Plan

CC: Steve Hawkins, GM Mt Haus Condominiums