

Letters of support

1. Tim Thompson, member of Eagle County Workforce Housing Coalition, Undated
2. Jeff Morgan with Ron Byrne and Associates and member of housing coalition (2 letters, 5-15-2017 and 7-26-2017)
3. Derek Schmidt, General Manager of The Wren at Vail, 5-15-2017
4. Chris Romer, President and CEO, Vail Valley Partnership, 5-15-2017
5. Rick Smith, CAO, VVMC, 4-11-2017
6. Dan Godec, Citizen of Edwards, 6-06-2017
7. Michael Connolly, General Manager, Triumph Development, 6-07-2017
8. Stan Cope, Gemini Resort Management, 5-15-2017
9. David Charles, owner, Mountain View Phase 1, 7-28-2017
10. Adrian Fernandez, owner of Unit #305, Mountain View Phase 1, 7-26-2017
11. Tom Talbot, Vail resident, 7-28-2017

Letter of Opposition

1. Argos Vail, LLC, owner of Unit #6, Tyrolean Condominiums, 6-09-2017
2. Jay Levine and Mary Ann Childers, owners of Unit #403, Mountain View Phase 1, 7-11-2017
3. Foster Graham Milstein & Calisher, LLP, representing the Tyrolean Condominium Association, 7-11-2017
4. Dan and Carol Wolfe, owners of Unit #303, Mountain View Phase 1, 7-19-2017
5. Don Cameron and Marie Harrison, owners of Unit #3, Tyrolean Condominiums, 7-24-2017
6. Wizenburg, Leff, Purvis and Payne, LLP, representing the Tyrolean Condominium Association, 05-17-2017
7. Herbert Tobin, owner and HOA president, Tyrolean Condominiums, 7-26-2017
8. Goodman and Wallace P.C., representing a collation on Phase 1 owners, 7-31-2017
9. Foster Graham Milstein & Calisher, LLP, representing the Tyrolean Condominium Association, 7-31-2017, notice regarding inability to attend.

Letter of No Opposition:

1. David Zessin, President Apollo Park at Vail HOA, 5-15-2017

Letters from Town Attorney

1. Response to Jay Levine and Mary Ann Childers, owners of Unit #403, Mountain View Phase 1, 7-17-2017
2. Response to Foster Graham Milstein & Calisher, LLP, representing the Tyrolean Condominium Association, 7-21-2017

Letter from Staff

1. Response to Dan and Carol Wolfe, owners of Unit #303, Mountain View Phase 1, 7-21-2017

Letter from Holland & Hart representing the applicant concerning the rights of Phase 1 owners, 5-17-2017, with attachments

Letter from Ron Byrne to Phase 1 owners, 7-26-2017 and responses

Letter from Dominic Mauriello, MPG concerning letter from Foster Graham Milstein & Calisher, LLP, representing the Tyrolean Condominium Association, 7-13-2017, with attachments

Vail Planning and Environmental Commission
Vail Town Council
c/o Jonathan Spence, AICP
Senior Planner, Town of Vail
75 South Frontage Road
Vail, Colorado 81657

Dear PEC and Town Council members:


New workforce housing in Vail Village? A resounding YES from members of the newly formed Eagle County Workforce Housing Coalition! We are very pleased to support the Mountain View Residence Phase II project and the developer's application for a Special Development District in Vail.

It is clear that our workforce housing crisis requires a multi-pronged approach. We are very much in favor of the 10 livable workforce housing units proposed with this project, recognizing that the town of Vail will reach its ambitious goal of 1,000 deed restricted housing units by taking small bites out of a very large apple.

Further, locating these units on the east end of Vail Village and on the in-town bus route will help reduce traffic and parking, making them highly desirable and more environmentally sustainable. We believe demand for these units, that also include dedicated parking, will be tremendous.

Finally, a public-private partnership such as this that requires no financial investment from taxpayers is a win for everyone. Seeking creative solutions to the housing problem that plagues every municipality and business owner in Eagle County is the way we will collectively solve it. We must look for ways to increase the number of workforce housing units at every opportunity. We urge you to approve this well-considered plan in a timely fashion so that construction can begin this fall.

Respectfully,

 Tim Thompson, PE
35 Stone CK. Dr., Avon, CO 81620

May 15, 2017

Planning and Environmental Commission
Town Council
c/o Jonathan Spence, AICP
Senior Planner, Town of Vail
75 South Frontage Road
Vail, Colorado 81657

Dear Mr. Spence, PEC and Town Council Members:

As a member of the Workforce Housing Coalition, I am writing you today to ask for your approval on the Mountain View Residences Phase II SDD application. The Workforce Housing Coalition is a very large group of engaged business owners, employees, elected officials and other concerned Eagle County residents who are looking for ways to address our housing crisis.

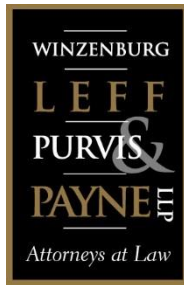
One of our recent topics of discussion was the value of public-private partnerships in addressing this crisis. I believe this project with its 10 workforce housing apartments paid for completely by the developer is a perfect example of a public-private partnership. We must be prepared to make some accommodations for developers to be successful if we want them to build more than the required square footage of EHUs.

I support this project 100% and see it beautifying our view of Vail from the highway.

Sincerely,

A handwritten signature in cursive script, appearing to read 'JM'.

Jeff Morgan
Associate Broker
Ron Byrne & Associates Real Estate
285 Bridge Street
Vail CO 81657



WENDY E. WEIGLER
wweigler@wlpplaw.com
www.cohoalaw.com

May 17, 2017

VIA EMAIL AND U.S. MAIL

Town of Vail
Planning and Environmental Commission
Department of Community Development
75 South Frontage Road
Vail, Colorado 81657

Re: Tyrolean Condominium Association
Special Development District for Vail Mountain View Residences

Dear Members of the Commission:

Winzenburg, Leff, Purvis & Payne, LLP represents the Tyrolean Condominium Association (“Tyrolean”). I had the opportunity to attend the April 24, 2017 Commission meeting, along with Tom Saalfeld of Ptarmigan Management, who briefly addressed the Commission. We appreciated the thoughtful consideration given by the Commission and we share many of the concerns raised by the Commission.

The proposed development of Phase II of Vail Mountain View Residences (“Phase II”), in our opinion, has the greatest impact on the Tyrolean building, as the neighboring property. The Tyrolean and its owners formally object to the application of Gore Creek Group, LLC for a Special Development District (“SDD”), submitted on March 27, 2017 (the “Application”).

Tyrolean is the condominium association for the Tyrolean Condominiums, consisting of nine (9) residential units and four (4) parking space units, which was originally developed in 1981. When Phase I of Vail Mountain View Residences was developed in 2008, Tyrolean was not notified and had no opportunity to be heard or object to the parking structure constructed directly next to the Tyrolean. Although the permitted design requirement for the garage was a “subterranean” parking structure, the parking structure actually looms 25 feet above ground on the west side that borders the Tyrolean, as reflected in Pictures 1 and 2.



Focused on Communities

8020 Shaffer Parkway, Suite 300
Littleton, Colorado 80127
303.863.1870
Fax 303.863.1872

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Picture 1 – 1st Floor Deck

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Picture 2 – 2nd Floor Deck

It is our understanding that the parking structure was constructed in such a manner that would support an additional building above it, again, without notice to Tyrolean or any opportunity to be heard. The approval of the parking structure alone, let alone Phase II, substantially impaired the Tyrolean owners' use and enjoyment of their property, constituting a *de facto* taking of property.

The Application includes a letter from Vail Mountain View Residences on Gore Creek Owners' Association ("Phase I"), stating that, pursuant to its governing documents, the consent of the Association is not required for the proposed expansion and development. However, the Town of Vail Code (the "Code"), at

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Chapter 9, Article A, Section 12-9A-3, requires that the Application include “written consent of owners of all property to be included in the special development district, or their agents or authorized representatives.” Despite what the governing documents of Phase I say, written consent of the owners within Phase I is a requirement under the Code. The Application fails to meet this requirement.

Because the proposed development is located within the High Density Multiple-Family (HDMF) District, the Application is required to comply with the underlying HDMF zoning, as set forth in Chapter 6, Article H of the Code, in addition to the design criteria for an SDD, as set forth in Chapter 9, Article A. The SDD criteria requires conformity with the Vail Village Master Plan. These three standards – HDMF, SDD and Master Plan – are addressed in turn.

A. UNDERLYING HDMF ZONING

1. **Building Height.** The most significant deviation requested in the Application, and that most affects Tyrolean, is the increase in building height from the Code requirement of 48 feet for a sloping roof, to 71.9 feet. A building almost 24 feet above the maximum height would wall in several units in Tyrolean, block views and create significant shade onto Tyrolean.



Picture 3 – 3rd Floor Deck

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2. Density. The next significant deviation in the Application is the increase from the Code maximum of 32 dwelling units to 45.5 dwelling units for the combined Phase I and Phase II, which does not include the proposed 9 Employee Housing Units (EHU). Although the EHU are not counted in the Code's density calculations, the reality is that they certainly will impact the quality of life for Tyrolean owners. The proposal to have all of the EHU and hotel units on the first and second floors, which are the floors closest to Tyrolean, will have a dramatic impact on Tyrolean, in terms of noise level and foot traffic. Similarly, the deviation in gross residential floor area (GRFA) from the Code's maximum of 42,871 square feet to 79,548 square feet – almost twice the Code maximum – will have an irrevocable impact on Tyrolean for the same reasons.

B. SDD DESIGN CRITERIA

1. Compatibility. The Application does not reflect design compatibility and sensitivity to the Tyrolean, as the adjacent property. The Application fails to comply with this standard, and simply seeks approval based on the argument that there have been similar deviations approved in the Town of Vail.
2. Relationship. The Application fails to establish that the proposed uses, activity and density are compatible with the surrounding uses and activity, namely the Tyrolean. Tyrolean's 9 wholly owned units would not have a workable relationship with Phase II's 12 for-sale units, with 6 lock-offs, 9 EHU and 21 hotel rooms. The proposed density is not at all similar to the Tyrolean, as represented in the Application.

C. CONFORMITY WITH MASTER PLAN

1. Goal #2. The Application cites Objective 2.3 of Goal #2 and states that Phase II will increase the number of residential units available for short term overnight accommodations. However, the Application shows that participation in a short term rental program is voluntary for the 12 dwelling units. There is no way to predict whether the owners of those units would participate in the rental program. Additionally, the Application fails to explain whether the hotel units will be deed-restricted, to guarantee availability for short term rental. The Application, therefore, is not necessarily consistent with Objective 2.3.
2. Goal #5. The Application cites Objective 5.1 of Goal #5, which is to meet parking demands with public and private parking facilities. The existing parking structure has 112 parking spaces, the excess of which have been available for lease to the public. The parking requirements for Phase II will use up all of the excess parking spaces, resulting in no available parking for the public. Therefore, Phase II is not consistent with Objective 5.1 and

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may actually create more demand for parking, if the parking spaces being leased are no longer available.

3. Building Height Plan. The Application is inconsistent with the Building Height Plan, which anticipated a limit of 4 stories for this property. Phase II will be 5 stories, with the ground floor already elevated at least 10 feet. If mechanical components are located on the roof, it will be even higher. The result will be an inordinately tall building that is not consistent with the Building Height Plan.



Picture 4 – Ground Level



Winzenburg Leff Purvis & Payne, LLP

May 17, 2017

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In summary, the Application seeks such significant deviations that it all but ignores the standards set forth for HDMF, SDD and in the Master Plan. As pointed out by the Commission, the existing zoning is in place for a reason. The applicant's suggestions that the zoning is inappropriate and should be changed, and that other developments had deviations so this one should as well, do not further the Master Plan or the development objectives of the Town. The negatives of Phase II clearly outweigh the potential public benefits. As such, Tyrolean respectfully requests that the Commission decline to approve the Application.

If you have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,

WINZENBURG, LEFF, PURVIS & PAYNE, LLP

WENDY E. WEIGLER

*cc: Jonathan Spence, Senior Planner
Tyrolean Condominium Association
c/o Ptarmigan Management*

May 15, 2017

The Vail Town Council
Vail Planning & Environmental Commission
75 South Frontage Road
Vail, Colorado 81657

Dear Mayor Chapin, Council Members and PEC members:

I'm writing to voice my support for the proposed Mountain View Residences Phase II development. I believe the project brings a good balance of hot beds and employee housing units along with the additional new condominiums.

Also, Vail and all of Eagle County continue to desperately need livable workforce housing , especially located close to our largest employment centers. Having the proposed 2-bedroom apartments for rent in Vail Village and on the in-town bus route will be a positive addition to our town and will help to fill a crucial need.

It is my opinion that this project brings numerous public benefits to the east end of Vail Village and I urge you to approve it.

Thank you for your time, and for your dedication to the town of Vail.

Sincerely,

Stan Cope
Gemini Resort Management
Lodge Tower
Vail Mountain Lodge
Residences at Solaris

APOLLO PARK AT VAIL

HOMEOWNERS' ASSOCIATION

**8547 E. Arapahoe Road, #J542
Greenwood Village, CO 80112-1436
303-690-6038 - 303-690-6511 FAX**

May 15, 2017

Jonathan Spence, AICP
Town of Vail
Planning and Environmental Commission
75 South Frontage Road
Vail, CO 81657

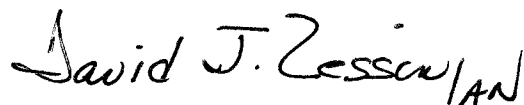
Via e mail: jspence@vailgov.com

Dear Mr. Spence:

As President of the Apollo Park at Vail Homeowners' Association, I write to notify you that our Board of Directors has reviewed the plans for Mountain View Residences Phase II.

We will not oppose the plans as presented.

Sincerely,

A handwritten signature in black ink that reads "David J. Zessin" followed by a stylized "AN" or "AN" mark.

David J. Zessin, President
Apollo Park at Vail

DJZ:an



East West Destination Hospitality

May 15, 2017

Planning and Environmental Commission
Town Council
c/o Jonathan Spence, AICP
Senior Planner, Town of Vail
75 South Frontage Road
Vail, Colorado 81657

Dear PEC and Town Council Members:

I am in favor of Phase II of the Mountain View Residences currently before the town of Vail Planning and Environmental Commission. As the general manager of a neighboring property, I believe this project will go a long way toward enhancing the Golden Peak area.

In addition to the workforce housing units, I am excited to see new and modern hotel and condominium inventory proposed for this location. It will bring much needed activity and vibrancy to our end of the village.

Please approve this project.

Thank you,

A handwritten signature in blue ink, appearing to read 'D. Schmidt', with a stylized, flowing script.

Derek Schmidt
General Manager, The Wren

April 11, 2017

181 West Meadow Drive, Vail, CO 81657
PO Box 40,000, Vail, CO 81658

Planning and Environmental Commission
Town Council
c/o Jonathan Spence, AICP
Senior Planner, Town of Vail
75 South Frontage Road
Vail, Colorado 81657

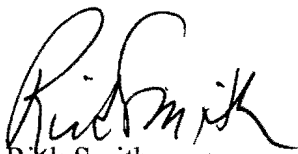
Dear PEC and Town Council Members:

On behalf of Vail Valley Medical Center, I am writing to you to voice our support for the proposed Mountain View Residences Phase 2 project. As you are likely aware, it is a challenge for VVMC and most all employers to find available housing in the Vail Valley, especially in Vail. We were encouraged to see the plans for the second phase of the Mountain View Residences include nine functional and livable EHUs, on the periphery of Vail Village and on the in-town bus route.

A project like this and other projects of its kind are important for employers' staff, particularly mid to upper level managers and professionals so they have the opportunity to both work and live in Vail. More projects like this are seriously needed in Vail and will help assist employers in hiring and retaining quality staff who will continue to provide critical services to residents and guests of Vail.

We view this project as yet another step forward in Vail's plan to acquire 1,000 deed-restricted workforce-housing units, without spending a dime of taxpayer dollars. We hope you'll consider this critical public benefit as the Mountain View project moves through the town's approval process. We urge you to approve this project in as timely a manner as your schedules and processes allows.

Respectfully,



Rick Smith
Chief Administrative Officer
Vail Valley Medical Center



May 15, 2017

Vail Planning & Environmental Commission
Town of Vail
75 South Frontage Road
Vail, Colorado 81657

Dear PEC members:

Vail Valley Partnership (VVP) is the regional chamber of commerce representing Eagle County, Colorado. Our organization has over 840 member organizations, representing over 80% of the local workforce within the valley.

As you are aware, the Mountain View project proposes both a mid-range hotel product and much needed workforce housing, both of which are aligned our list of community priorities. As such, the Vail Valley Partnership encourages your committee to move forward with the proposed Mountain View project and we look forward to continuing discussions to give our full and enthusiastic endorsement.

We feel this project addresses several critical issues facing Vail and Eagle County:

1. The dire need for deed-restricted workforce housing with 10 deed restricted apartments
2. Mid-priced, or entry-level, lodging options with 19 units

Through our lens of economic vitality and business success, this project is exactly what is needed in Eagle County. The project's location within the town of Vail and in close proximity to the Vail Village commercial core is another plus. We believe it is important to provide housing within developed areas and within easy access to transit and close to jobs. This is a good example of appropriate in-fill and is similar to other projects along the Frontage Road.

Additionally, we believe now is the time to take bold steps to address the needs of the Vail community, both business and residential, relative to both workforce housing and addressing entry-level lodging options. This project checks every box and does so with a thoughtful and impressive design, careful consideration of the surrounding neighborhood, and located in the highly desirable town of Vail. This type of project is a win for Vail as far as the Vail Valley Partnership is concerned. .

We strongly and respectfully urge the members of town council to consider the many public benefits of this project as it moves through the approval process.

Best regards,

A handwritten signature in black ink, appearing to read "Chris Romer", written over a horizontal line.

Chris Romer
President & CEO
Vail Valley Partnership

PO Box 1130, Vail, CO 81658

VailValleyPartnership.com / VisitVailValley.com / VailValleyMeansBusiness.com / VailonSale.com

Dan E. Godec
P.O. Box 292
Edwards, CO 81632

June 6, 2017

Mr. Jonathan Spence

Vail Planning Board

Vail, CO

Mr. Spence:

I am writing in support of Mountain View Residences in Vail. The project addresses housing needs as defined by the Town of Vail. There are 10 employee housing units representing over 30% of the project. It is unusual that a project contains this amount of affordable housing. The need for housing is well documented with the project target audience being mid-level professional residents, the group who will be tomorrow's leaders in the community.

The Town supports hot beds; this project includes 19 hotel rooms which helps events at the Amphitheater. I am past Chairman of BravoVail Board of Trustees. Having rooms available close to our venue helps our visitors. We have abundant hotel rooms in the Village and West Vail but fewer units on the east side of Town. EDU's and hotel rooms make up 50% of the project. Mountain View Residences clearly meet the essential project criteria desired by the Town.

The parking garage was built in 2008; it provides all parking onsite and underground. The site was designed for a later project. The garage was appropriately suited for a building over the top; this project is effective use of space.

This is an infill project located on the South Frontage Road. There are several examples of height management and density to the west. Where better to place the units? Impact is minimal on surrounding buildings and overall benefit outweighs negative effect.

This project appears to fill several needs for the Town of Vail. It brings EDU's and hotel rooms to an underserved location. It creates a barrier between the highway and town and the development team seem to understand what it takes to build a project in Vail unlike other proposed additions.

Thank you for your consideration

Respectively



Dan E. Godec

970-390-6630

7 June 2017

Jonathan Spence
 Planning Department
 Town of Vail
 75 South Frontage Road
 Vail, CO 81657

Jonathan:

I am submitting this letter today in advocacy for the approval of the Vail Mountain View Residences Phase 2 development project.

For the better part of the last 18 years I have been engaged in the business of managing residential resort property in the geographic area from East Vail to Cordillera, though always with a high concentration of properties within the Town of Vail.

A good number of those properties (currently including 4 units in Phase 1 of the Vail Mountain View Residences) are part of our vacation rental program.

Additionally, until 2006, Peak Properties, the forerunner of Triumph Mountain Properties, built and remodeled numerous residential properties in the Town of Vail, a few of which incorporated the requirement of EHUs.

Given my background and experience in Vail I am in favor of the proposed project for two main reasons.

First, there can be no doubt that our valley is in need of more housing of a standard that works for professional individuals, including those with families. The Town has already demonstrated a willingness to help address this need through a variety of recent housing initiatives.

This project is dedicating 30% of the square footage it intends to build to employee housing - in my time here I am unaware of another project that has dedicated such a large portion of space for this purpose.

By approving this project the Town can help set a standard for future similar development projects and take credit for another successful addition to the stock of housing that expands the year round population of the Town.

Second, the mix of rentable accommodations (i.e. hot beds) available within the proposed building can also be construed as a public good. The planned hotel rooms will certainly be of a high standard from a finish quality level but can occupy a more moderate price point in the marketplace thus making them an attractive lodging option on a year round basis.

For sale condo units with rooms that can be locked off contribute to both the hotel bed base and the bed base of vacation rental condos.

My experience working with owners of luxury resort property is that the flexibility of being able to generate rent revenues from a lock off unit will be highly attractive.

Many owners of these types of properties are hesitant to commit their entire property to being available for rent, though they would like to have the revenues to offset the costs of ownership (maintenance, property taxes, etc.). They often perceive the wear and tear risk to outweigh the rent rewards.

The opportunity to generate rent revenues without having to commit the entirety of their unit to a rental program should be enticing to those more risk averse owners, thereby increasing the number of available short term beds.

Having represented some of the Phase 1 Mountain View units for short term rental since they came out of construction at the very end of 2008 I can personally attest to their popularity. The location allows guests to quickly access Vail Mountain in the winter either via Gondola 1 or Chair 6. Similarly, within a 5-6 minute walk one can be at the center of Vail Village to access shopping and dining.

Understanding that available inventory in these units is governed by the usage patterns of owners, over the past 8 + years the units we have managed for vacation rentals have generated approximately \$2.5 million in taxable rents, contributing nearly \$100K in sales tax revenues to the Town and another \$35K in revenues to the Vail Marketing District.

Given the planned mix of hotel rooms, lock offs, and potentially rentable condos that are included in the current plan it is not unreasonable in my view that the new building could generate at least \$2 million per year in taxable rents which would be a nice addition to the Town's sales tax collections.

I welcome the opportunity to discuss my perspective on this project with the Commission.

Regards,

A handwritten signature in dark ink, appearing to read 'Michael J. Connolly', written in a cursive style.

Michael J. Connolly
General Manager

June 9, 2017

Planning and Environmental Commission
Town of Vail
Department of Community Development
75 South Frontage Road
Vail, Colorado 81657

Attn: Johnathan Spence, AICP

Re: Vail Mountain View Residences Phase II

Dear Members of the Planning and Environmental Commission:

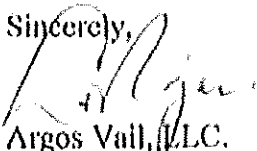
We are writing to inform you and the Town of Vail that as owner of the upper residential unit in the Tyrolean Condominiums, Unit 6, we oppose the plans submitted for the development of Vail Mountain View Residences Phase II and encourage you to recommend denial of the proposed Special Development District. Our Unit #6 is by far the most affected unit in the Tyrolean building by Phase II of the Vail Mountain View Residences.

We are concerned about increased density, building height, setbacks, site coverage, and product mix. We are concerned about the impact on sun, light and views for our unit. We are also very concerned about the impact on the value of our unit if the District is approved.

We do not believe the approval of this project by the Town of Vail would comply with the overall goals of the Vail Master plan to provide more employee housing, additional lock-offs, and mid-priced hotel rooms to provide additional revenues to the Town of Vail.

Please accept this letter as our disapproval of the Vail Mountain View Residences Phase II.

Sincerely,


Argos Vail, LLC.

Jay Levine and Mary Ann Childers
434 South Frontage Road East, Unit 403
Vail, CO 81657

July 11, 2017

Town Council
Town of Vail
75 South Frontage Road
Vail, Colorado 81657

Subject: Ordinance No. 9, Series of 2017, Special Development District No. 42

Dear Council Members:

My wife and I are owners of Vail Mountain View Residences #403. It has just come to our attention that Lunar Vail LLC has filed an application for establishment of a special development district that includes our property, and, much to our surprise, that a first reading of the ordinance was scheduled for today, July 11, 2017, before being postponed until next week. Given that we were not informed of the application and timetable for this significant project just a few steps from our residence, we write to voice our strong objection to the Town Council's approval of the proposed SDD at this time.

Our first concern is with the application itself.

It wasn't until March 10th of this year that we first learned in an email from Ron Byrne, that the project, on hold for many years, would be going forward. An email asking for more details, was met with "We are still working on the entitlement process for phase II." In his email, Mr. Byrne promised: "We will continue to keep you informed as Phase II progresses." After that, not a word from Mr. Byrne.

Therefore, we were shocked and dismayed to recently read in the July 3rd Vail Daily about its current status and apparent fast track toward approval. Prompted by this surprising news, we did some research and

discovered an application for approval of a special development district requires the written consent of owners of all property to be included in the special development district.

According to Section 12-9A-3 of the Town Code:

“An application for approval of a special development district...shall include: a legal description of the property, a list of names and mailing addresses of all adjacent property owners and **written consent of owners of all property to be included in the special development district**, or their agents or authorized representatives.”

We **have not consented** to the application for approval of Special Development District No. 42. **And have not given our Homeowners Association or any individual the authority to indicate otherwise.** Indeed, the developer did not even inform us that the application had been made, much less seek our consent. We can only conclude that the secretive nature with which the developers have proceeded suggests that they are attempting an end-run around the rights of property owners while simultaneously flouting the Town Code.

Our second concern is with the potential impact of granting the application for a Special Development District which includes our home. We have serious concerns about this unprecedented development of “low frills hotel rooms and employee housing” shoe-horned into a complex where owners have made significant investments in Vail and its future.

We recognize Vail’s need for hotel tax revenue and EHUs. The question is where they are placed, and how they will affect existing homeowners.

Our choice of where to invest; where we’d want to be as we move toward spending more and more time in the Vail Valley was predicated on what kind of neighborhood and neighbors we wanted to have. We find as disingenuous the claims made by developers that they could and would insulate them new residents from the old with separate garages, the lack of balconies and/or sliding doors. To us, this appears to be their recognition of the problems they'd create; itself an argument against approval of the SDD. We are also concerned about the “slippery slope” such an SDD would have

on neighboring properties, like Apollo Park. Is our entire neighborhood destined to become a hotel and EHU heaven?

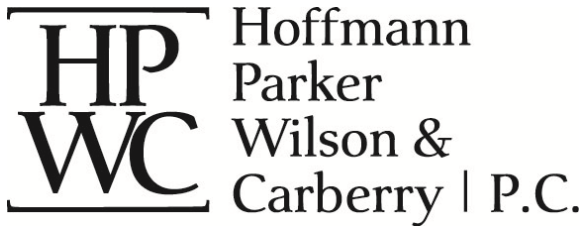
In conclusion, we are appalled by the apparent attempt to rush through the approval of a Special Development District without our consent. We suspect that other owners would share these concerns if they too were aware of the facts.

Therefore, please regard this letter as our objection to the Town Council's approval of Special Development District No. 42. Given the short notice, we are unfortunately unable to attend the Town Council meeting. However, we are reachable by email at airlevine1@gmail.com or cellphone ([312-501-4000](tel:312-501-4000)).

Respectfully,

Jay Levine
Mary Ann Childers

cc: George Ruther, Community Development
Jonathan Spence, Community Development
Matt Mire, Town Attorney



Corey Y. Hoffmann
Kendra L. Carberry
Jefferson H. Parker
M. Patrick Wilson

Of Counsel
J. Matthew Mire
Hilary M. Graham

Denver Office
511 16th Street, Suite 610
Denver, CO 80202-4260
(303) 825-6444

Vail Office
P.O. Box 2616
Vail, CO 81658
(970) 390-4941

Kathryn M. Sellars
M. Keith Martin
Andrew J. Gomez
Daniel P. Harvey

July 18, 2017

Jay Levine and Mary Ann Childers
434 South Frontage Road East, Unit 403
Vail, CO 81657
via email to: jjlevine@cbs.com

Re: Letter dated July 11, 2017 to Vail Town Council

Dear Mr. Levine and Ms. Childers:

I write on behalf of the Town of Vail in response to the above-referenced letter. In that letter, you state your personal objection to Ordinance No. 9, Series 2017, which concerns an application for Special Development District No. 42, Mountain View Residences.

The Town appreciates your interest in this ordinance, but your consent to the application was already given, pursuant to the attached Written Approval Letter executed by your homeowners' association. In addition, the applicant's counsel provided an explanation of the written approval, a copy of which is also attached for your convenience. The consent given by your homeowners' association cannot be revoked by one property owner, so the Town must proceed to consider the application under the consent already provided.

If you wish to dispute the authorization provided by your homeowners' association on your behalf, please take this matter up directly with your homeowners' association. The Town is not in a position to arbitrate these issues.

If you have any questions, please let me know.

Very truly yours,

Kendra L. Carberry
klc@hpwclaw.com

c: Jonathan Spence, Town Planner, *via email*




JOINT PROPERTY OWNER WRITTEN APPROVAL LETTER

The applicant must submit written joint property owner approval for applications affecting shared ownership properties such as duplex, condominium, and multi-tenant buildings. This form, or similar written correspondence, must be completed by the adjoining duplex unit owner or the authorized agent of the home owner's association in the case of a condominium or multi-tenant building. All completed forms must be submitted with the applicants completed application.

I, (print name) Mary Anne Redmond, a joint owner, or authority of the association, of property located at 434 S. Frontage Road Mountainview Residences on Gore Creek, provide this letter as written approval of the plans dated March 27, 2017 which have been submitted to the Town of Vail Community Development Department for the proposed improvements to be completed at the address noted above. I understand that the proposed improvements include:

Application of an SDD overlay zone district which allows the construction of new dwelling units, accommodation units,
and employee housing units generally above the current parking structure and related applications and improvements.

I understand that modifications may be made to the plans over the course of the review process to ensure compliance with the Town's applicable codes and regulations; and that it is the sole responsibility of the applicant to keep the joint property owner apprised of any changes and ensure that the changes are acceptable and appropriate. Submittal of an application results in the applicant agreeing to this statement.


Signature

3/27/17
Date

Mary Anne Redmond
Print Name

President VMVR HOA
Title/Position

(Initials) I/We authorize any and all changes submitted to the Town in reference to the above mentioned project.
I/We waive all rights to notification and review of submitted changes.

(Initials) I/We do not authorize any changes submitted to the Town in reference to the above mentioned project
I/We wish to receive notifications and reviews of submitted changes



FOSTER GRAHAM MILSTEIN & CALISHER, LLP
ATTORNEYS AT LAW

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July 11, 2017

Matthew Mire, Esq.
Town of Vail
75 South Frontage Road
Vail, Colorado 81657
mmire@vailgov.com
jmm@hpclaw.com

Via E-Mail and U.S. Mail

Re: Ordinance No. 9, Series of 2017; Proposed Ordinance Establishing Special Development District No. 42 (Vail Mountain View Residences).

Dear Mr. Mire:

This firm represents the Tyrolean Condominium Association (“Tyrolean”) in the above-referenced matter (the “Proposal”). Vail Town Council (“Town Council”) has set this matter for a continued “first reading” on July 11, 2017 at 6:00 p.m. Town Council’s agenda has listed the matter as a “public hearing.” Due to the lack of sufficient notice, we will not be able to attend the meeting. As I have conveyed to the town’s counsel, due to the lack of proper notice to our client, and the procedural errors that have occurred in presenting the Proposal, I strongly urge Town Council to re-start the review process for the Proposal by providing the proper notice required to protect our client’s due process rights and as required by the Vail Town Charter and Code.

It is my understanding that the relevant sequence of events leading up to the continued first reading are as follows:

- Planning and Environmental Commission (“PEC”) began hearing the proposal in March 2017, culminating in a formal hearing. Tyrolean’s HOA’s Counsel, Ms. Weigler attended two meetings at PEC and submitted a letter of opposition to the PEC, dated May 17, 2017. The matter was continued to June 12, 2017, “...in order to respond to questions raised by staff and for the applicant to provide detailed responses to anticipated questions from Commissioners and the general public.” *Community Development Department Memorandum to the PEC, May 22, 2017*, p. 14.
- No prior notice was provided to Tyrolean or Ms. Weigler regarding the June 12th meeting. At that meeting, the PEC recommended approval of the Proposal to the Town Council.

- On June 20, 2017, eight days after the PEC's recommendation, Town Council took the matter up for a "first reading" of the Proposal. No notice of this consideration of the Proposal by Town Council was provided to Ms. Weigler or Tyrolean. The applicant and the town's counsel requested that the first reading be continued to July 11, 2017. However, at the same time, the June 20th session "is the public hearing" for the Proposal and the floor was opened up to the public for comment; one individual spoke about the Proposal.
- At some point in time prior to the June 20th session, council members participated in an on-site visit along with the applicant. Although Ms. Weigler had appeared in this matter on behalf of Tyrolean, Ms. Weigler was not provided notice of the on-site visit; nor was the public invited.
- Tyrolean and its counsel only recently learned of the Town Council's hearing on June 20, 2017, and the continued first reading set for July 11, 2017.

My client has serious concerns about how the Proposal has been handled. First and foremost, the PEC and Town Council have ignored my client's fundamental due process rights. As property owners who reside adjacent to the Proposal, our client's members have the requisite standing to oppose the Proposal. *See, Condiotti v. Board of County Com'rs of County of La Plata*, 983 P.2d 184, 187 (Colo. App. 1999). With respect to zoning changes, "...notice should unambiguously set forth the information which would give adequate warning to all persons whose rights could be adversely affected by any action of the zoning entity, so they may appear and have an opportunity to be heard." *Jafay v. Board of County Comm'rs of Boulder County*, 848 P.2d 892, 889 (Colo. 1993) (quoting *Sundance Hills Homeowners Ass'n v. Board of County Comm'rs*, 534 P.2d 1212, 1214 (1975)). In spite of the fact that Tyrolean, through its counsel, had objected to the Proposal, no notice was given to prior to the June 12th meeting or the June 20th meeting. This is especially concerning in light of the fact that the June 20th hearing was apparently intended to be the "public hearing" for the Proposal, and in fact, was opened to the public to comment.

Compounding the lack of notice with respect to the June 12th and June 20th hearings, an on-site visit with Town Council members and the applicant occurred prior to the June 20th hearing. Again, no notice was provided to Tyrolean or its counsel so that it could participate in the on-site visit. This *ex parte* meeting with council members was not only professionally discourteous, it undermines the fundamental fairness of the process, and raises questions as to whether undue influence was brought to bear upon Town Council.

Finally, the sequence of events in presenting the Proposal does not conform with the Vail Town Code (the "Code") or the Vail Town Charter (the "Charter"). Pursuant to Section 12-3-6 of the Code: "[u]pon the filing of an application, petition or appeal, the disposition of which requires a hearing before either the planning and environmental commission or the town council or both....a date for the hearing shall be set which shall not be more than thirty (30) days from the date of filing of the application or receipt of the document." The PEC recommended approval

Matthew Mire, Esq.

July 11, 2017

Page 3

of the Proposal on June 12, 2017, thereby triggering a hearing requirement by Town Council. The procedures set forth in the Charter relating to the enactment of ordinances state, in pertinent part:

If the ordinance is approved on first reading, it shall be published once in full unless otherwise provided herein. **The council shall set a day, hour, and place at which council shall hold a public hearing on the ordinance** and notice of said day, hour, and place shall be included in the first publication.

Charter, ¶4.10 (d)(emphasis added). Therefore, the Charter also clearly contemplates a public hearing, and that the public hearing shall occur *after* the first reading.

It appears that Town Council and the PEC have tried to meet the thirty-day hearing requirement set forth in Section 12-3-6 of the Code by categorizing the June 20th meeting as the “public hearing.” At the same time, however, the first reading did not actually occur, as it was continued to July 11th. All of this has been done without sufficient notice to all interested parties.

My client desires to work with Town Council, the PEC, and the applicant to allow all interested parties an opportunity to be heard regarding the Proposal, and to participate in the process (including any site visits with the applicant). Based upon the procedural and due process concerns I have expressed in this letter, I respectfully request that the Town Council re-start the review process by providing the proper and sufficient notice to all interested parties as required to protect our client’s due process rights and to comply with the Vail Town Charter and Code.

Thank you in advance for your consideration.

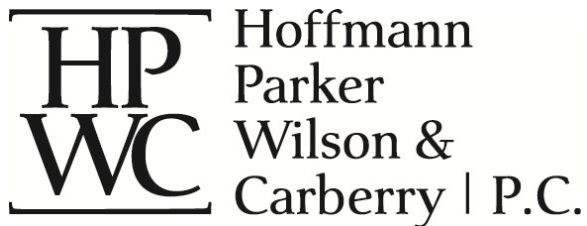
Sincerely,

FOSTER GRAHAM MILSTEIN &
CALISHER, LLP



David Wm. Foster

cc: Ms. Wendy Weigler
Mr. Herb Tobin
Mr. Tom Saalfeld
Mayor and Town Council



Corey Y. Hoffmann
Kendra L. Carberry
Jefferson H. Parker
M. Patrick Wilson

Of Counsel
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Kathryn M. Sellars
M. Keith Martin
Andrew J. Gomez
Daniel P. Harvey

July 21, 2017

David Foster, Esq.
Foster Graham Milstein & Calisher, LLP
360 South Garfield Street, 6th Floor
Denver, CO 80209
via email to: david@fostergraham.com

Re: Vail Mountain View Residences

Dear David:

I write on behalf of the Town of Vail (the "Town") in response to your letter dated July 11, 2017 concerning Ordinance No. 9, Series 2017. First and foremost, I disagree with your assertion that the Town has ignored your client's fundamental due process rights. While I am not convinced that your client, a homeowners' association, even has such rights, your client received notice of the April 2017 Planning and Environmental Commission hearing, in full compliance with the Vail Town Code. In addition, Ordinance No. 9 was properly listed as an agenda item for the Town Council meetings on both June 12, 2017 and June 20, 2017, and the agenda was properly posted according to the Colorado Open Meetings Law, C.R.S. § 24-6-401, *et seq.* Moreover, no action was taken on Ordinance No. 9 at either meeting – instead, the matter was continued to July 11, 2017. And you and I first spoke about this matter on Friday, July 7, 2017, so you had actual notice of the July 11th hearing, but you and your client chose not to appear at that hearing.

Second, your argument that the Town Council may only have one public hearing under the Vail Town Code and Charter is without merit. It also completely undermines your argument that your client's due process rights are being ignored. Having two public hearings provides more due process, not less, because the public has additional opportunities to be heard.

Finally, as you may have heard, the public hearing and consideration of Ordinance No. 9 was continued again, this time to August 1, 2017. Though not legally required, the Town provided your client with a courtesy notice of the August 1st hearing, a copy of which is attached hereto. The Town looks forward to hearing from your client at the August 1st hearing.

July 21, 2017
Page 2

Should you have any questions or need additional information, please let me know.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kendra L. Carberry". The signature is fluid and cursive, with the first name "Kendra" being more prominent.

Kendra L. Carberry
klc@hpwclaw.com

c: Jonathan Spence, Senior Planner

From: Dan Wolfe [<mailto:wolfdog@saunders-therapy.com>]

Sent: Wednesday, July 19, 2017 9:59 PM

To: Info

Subject: Vail Mountain View Residences Proposed Phase II/Special Development District

To Whom it may concern -

We are the owners of the Phase I Vail Mountain View Residences, condo - #303. We are the second owners of the condo, although we are the first ones to actually have inhabited it. We knew from the onset that a Phase II was a possibility in the future; however, we have just for the first time seen the plans that will be now be discussed at the August 1st, Town Council meeting.

We have some comments/questions:

1. In the information we received regarding Phase II development at Vail Mountain View Residences, there are references to comments made early on in the planning process from residents of the Tyrolean, who are our next door neighbors to the west. As owners in Phase I of Vail Mountain Residences, we were never included in the comment process in the early planning phase. While I'm sure the next door neighbors are interested in what may be developed next door, I would argue that those of us who purchased in Phase I of the project would have more interest and input from the start than anyone else. This is the first time we have been informed of the plans for Phase II and we are upset at the timing and lack of involvement of those of us in Phase I.
2. We were given no indication that Phase II would actually be larger than Phase I. The foot print of the existing garage, on which Phase II is to be built, is smaller than what is now being proposed. The claim is that EHU's do not count. Is that actually the case at this point in time? We are shocked to find out, at this late stage in the planning process, that the size of the proposed Phase II is so large. We were not made aware of this at the time we purchased in Phase I.
3. The graphic representation of the view looking north (page 7 of the application) is misleading. It shows the pool oriented perpendicular to the actual orientation. Also, they show a fairly large green space in front (south side) of Phase II, as if looking from Phase I). This is a false representation. There is a sidewalk and small planting area between Phase I and the wall of the garage, which would be the start of Phase II.
4. Our understanding when we purchased our unit in Phase I, was that Phase II would not be taller than Phase I. Because Phase II starts at an elevation above Phase I, and has 4 above ground levels, Phase II is taller than the peak height of Phase I. The proposal states that the maximum height exceeds the height limitation. They offer that the Tyrolean does not reach the height maximum, but if it did, the height difference would not appear as great. This argument is ridiculous. The report also states that the setback requirements are not within specifications. Why would you approve a building that does not meet height and setback requirements. They offer other exceptions as a reason that this should be accepted now. This

includes the statement that, " EHU's do not count towards GRFA. Exceeding GRFA is not uncommon with most SDDs approved by the Town, especially where the underlying zoning has not been updated to reflect current town goals for in-fill development." We disagree. Multiple exceptions to a rule or policy do not make it a viable policy, and because a policy has not been updated is not an excuse for ignoring it. It appears that the planning commission has made too many exceptions to existing policies and therefore is not fulfilling their obligation to uphold those policies. While the proposed project appears to meet some of the stated goals related to Vail development, it does so by ignoring several regulations set forth to responsibly manage that development.

5. It is our understanding that the resident units, employee units and hotel units will not have access to the Phase I pool/hot tub. Is that the understanding of the Planning Commission?

The owners of Phase I should have been involved earlier. I am wondering what rights we have in this process and how we can be more involved going forward? What is the timeline for approval of the proposed plan? Please let us know how this will proceed and if there is an opportunity to be involved from a remote sight, in the Town Council meeting on Aug 1st? I'd also be interested in the Council's feelings about governance and their responsibility to uphold current policies/regulations vs. making multiple exceptions to those current policy/regulations the norm.

Thank you

Dan & Carol Wolfe
Vail Mountain View Residences - #303

A handwritten signature in black ink, appearing to read 'Dan', with a stylized flourish at the end.

From: [Jonathan Spence](#)
To: ["wolfdog@saunders-therapy.com"](mailto:wolfdog@saunders-therapy.com)
Cc: [George Ruther](#); [Matt Panfil](#); [Patty McKenny](#)
Subject: Re: Vail Mountain View Residences Proposed Phase II/Special Development District
Date: Friday, July 21, 2017 10:07:16 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[Joint Property Owner MV.pdf](#)

Good Morning

My name is Jonathan Spence and I am the Town of Vail planner working on the Vail Mountain View Residences application. Please accept my responses below to some of the questions you have raised in your email received July 19, 2017. I am also available by phone to discuss the application in greater detail.

1. In the information we received regarding Phase II development at Vail Mountain View Residences, there are references to comments made early on in the planning process from residents of the Tyrolean, who are our next door neighbors to the west. As owners in Phase I of Vail Mountain Residences, we were never included in the comment process in the early planning phase. While I'm sure the next door neighbors are interested in what may be developed next door, I would argue that those of us who purchased in Phase I of the project would have more interest and input from the start than anyone else. This is the first time we have been informed of the plans for Phase II and we are upset at the timing and lack of involvement of those of us in Phase I.

Phase 1 of Mountain View Residences are considered by the Town of Vail to be an applicant for the new Special Development District (SDD) that will include Phase 2. The Vail Town Code requires all owners or their authorized representatives to consent to an application for new SDD. The homeowners association for Phase 1 has consented to this application speaking on your behalf. I have attached the letter provided to the town. If you wish to dispute the authorization provided by your homeowner's association, please take up this matter directly with the association as unfortunately the town is not in a position to arbitrate these issues.

That being said, the Town of Vail welcomes comments from all affected parties and citizens of the community in regard to planning applications. I apologize that we were unable to receive your comments earlier in the process.

2. We were given no indication that Phase II would actually be larger than Phase I. The foot print of the existing garage, on which Phase II is to be built, is smaller than what is now being proposed. The claim is that EHU's do not count. Is that actually the case at this point in time? We are shocked to find out, at this late stage in the planning process, that the size of the proposed Phase II is so large. We were not made aware of this at the time we purchased in Phase I

The Town of Vail has a number of different standards used to evaluate proposed projects. Two of these standards related to density are Gross Residential Floor Area (GRFA) and number of dwelling units per acre. Per the Vail Town Code, EHUs are not considered for either of these standards as to not dis-incentivize their use. All of the dimensional standards relative to this application are reviewed in the staff report. Please find a link below to the staff report and its attachments. It is the second to the last item on the agenda.

<https://vail.novusagenda.com/agendapublic/DisplayAgendaPDF.ashx?MeetingID=663>

3. The graphic representation of the view looking north (page 7 of the application) is misleading. It shows the pool oriented perpendicular to the actual orientation. Also, they show a fairly large green space in front (south side of Phase II, as if looking from Phase I). This is a false representation. There is a sidewalk and small planting area between Phase I and the wall of the garage, which would be the start of Phase II.

I would agree that the artist rendering included in the application referenced above took a certain amount of artistic liberty and is not an accurate representation.

4. Our understanding when we purchased our unit in Phase I, was that Phase II would not be taller than Phase I. Because Phase II starts at an elevation above Phase I, and has 4 above ground levels, Phase II is taller than the peak height of Phase I. The proposal states that the maximum height exceeds the height limitation. They offer that the Tyrolean does not reach the height maximum, but if it did, the height difference would not appear as great. This argument is ridiculous. The report also states that the setback requirements are not within specifications. Why would you approve a building that does not meet height and setback requirements. They offer other exceptions as a reason that this should be accepted now. This includes the statement that, "EHU's do not count towards GRFA. Exceeding GRFA is not uncommon with most SDDs approved by the Town, especially where the underlying zoning has not been updated to reflect current town goals for in-fill development." We disagree. Multiple exceptions to a rule or policy do not make it a viable policy, and because a policy has not been updated is not an excuse for ignoring it. It appears that the planning commission has made too many exceptions to existing policies and therefore is not fulfilling their obligation to uphold those policies. While the proposed project appears to meet some of the stated goals related to Vail development, it does so by ignoring several regulations set forth to responsibly manage that development.

The SDD process allows an application to request deviations from required standards, including height, setbacks, GRFA etc. The decision makers (The Planning and Environmental Commission and the Town Council) are tasked with determining if such deviations provide benefits to the town that outweigh the adverse effects of such deviations. In addition, the Town Council must also determine that the SDD meets the required standards and findings for approval. These standards and findings are included in the staff report. A link to the SDD portion of the Vail Town Code can be found below:

http://www.sterlingcodifiers.com/codebook/index.php?book_id=560&chapter_id=34607

5. It is our understanding that the resident units, employee units and hotel units will not have access to the Phase I pool/hot tub. Is that the understanding of the Planning Commission?

The Town of Vail is unaware of what the internal relationship between Phase 1 and Phase 2 is proposed to be regarding access to amenities.

The owners of Phase I should have been involved earlier. I am wondering what rights we have in this process and how we can be more involved going forward? What is the timeline for approval of the proposed plan? Please let us know how this will proceed and if there is an opportunity to be involved from a remote sight, in the Town Council meeting on Aug 1st? I'd also be interested in the Council's feelings about governance and their responsibility to uphold

current policies/regulations vs. making multiple exceptions to those current policy/regulations the norm.

The application received a recommendation from the Planning and Environmental Commission for approval by a vote of 4-3 on June 12th of this year. The proposal requires two readings of an ordinance before the Vail Town Council. First reading is scheduled for August 1st with a second reading tentatively scheduled for August 15th. Unfortunately, the Town Council meetings are not set up for remote participation but can be viewed online through the town's website, www.vailgov.com. All correspondence received, both in support and opposition to the project, is forwarded to the Town Council members. Your email of the 19th will be forwarded prior to the August 1st meeting. If you would like to provide any additional information/correspondence, please forward directly to me prior to Wednesday, July 26 so I can include it in the packet.

As I mentioned previously, I am available to discuss this application further.

Sincerely,

Jonathan Spence, AICP

Senior Planner

Community Development Department

TOV-email-logo



970.479-2321

vailgov.com

twitter.com/vailgov

Love-Vail-email



Don Cameron
Marie Harrison
Tyrolean #3
Mailing Address;-
3000 E 5th Ave
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303 564 4491

July 24, 17

Ron Byrne:
Ron Byrne Associates Real Estate
285 Bridge St,
Vail, CO.
ron@ronbyrne.com

Dear Ron:

It has been brought to my attention that in a city planning and environmental meeting you, inaccurately, said you had an agreement with me concerning the approval of your Mountain View project (this is not correct).

I do not approve of the project and was lead to believe that the Town Planner was not going to support it prior to the hearing.

We are absentee owners, therefore, I may not have seen if the property was properly posted. However, we did not receive an official notice of the hearing as required in most other communities.

I was surprised that it was approved by vote by the planning and environmental commission.

If it was approved based on the perception that Herb Tobin, the Julius Roja's family, and I, the owners that were totally impacted, were in support, based on the presentation, this perception was totally false and misleading.

Although you mentioned the potential of phase 2, Mountain View, when I purchased the property, my due diligence revealed that you had exceeded a number of the zoning criteria to get your initial approval, and I didn't think the Town would allow any greater deviation from the Town Plan than they already had.

I can't speak for the Mr. Rojas or Mr. Tobin, but we are being damaged by a diminution of value by our loss of view and privacy, with potential adjacent owners/occupants having a view into our units, along with a loss of natural light.

It's unrealistic to ask us to accept a footprint based on an existing parking structure that was built at an elevation contrary to normally accepted zoning principles without any consideration for elevation and property line setbacks.

It is my understanding that our HOA has hired counsel to object to this project, and to pursue any other remedies available to us.

Sincerely,

Donald Cameron
Marie Harrison

cc:-

Town Clerk City of Vail; Patty McKenny	pmckenny@vailgov.com,
Town Manager of Vail: Patty McKenny	pmckenny@vailgov.com,
Town Attorney Vail; Matt Mire	mmire@vailgov.com,
Mayor Town of Vail; Dave Chapin	dchapin@vailgov.com,
City Planner Vail; Chris Neubecker	cneubecker@vailgov.com,
Town Council Vail;	
David Foster	david@fostergraham.com,
Tyrolean HOA – Tom Saalfeld	ptarmmgt@vail.net,
Herbert A. Tobin	HTobin@tobinprop.com,
Luis Rojas c/o Wendal Porterfield	wporterfield@opa-law.com,