VAIL TOWN COUNCIL MEETING

Evening Session Agenda

Vail Town Council Chambers and virtually by Zoom.
Zoom meeting link: https://vail.zoom.us/webinar/register/WN_05DdloXHS6yvgcYX56EuTQ

6:00 PM, December 16, 2025

Notes:
Times of items are approximate, subject to change, and cannot be relied upon to determine what time Council will consider an item.

Public comment will be taken on each agenda item.

Public participation offers an opportunity for attendees to express opinions or ask questions regarding town services, policies or other matters of community concern that are not on the agenda. Please keep comments to three minutes; time limits established are to provide efficiency in the conduct of the meeting and to allow equal opportunity for everyone wishing to speak.

1. **Call to Order (6:00pm)**

2. **Public Participation (6:00pm)**

   2.1 **Public Participation (10 min.)**
   Public Participation.pdf

3. **Any action as a result of Executive Session (6:10pm)**

4. **Consent Agenda (6:10pm)**

   4.1 **Resolution No. 56, Series of 2025, A Resolution Approving the Rules of Procedure Appeal Hearings Before the Vail Town Council**
   Approve, approve with amendments, or deny Resolution No. 56, Series of 2025.

   Resolution _ 2025 Appeal Hearing Procedures .docx
   Rules of Procedure for Appeals jmm.docx

5. **Action Items (6:10pm)**

   5.1 **Red Lion Permission to Proceed (6:10pm)** 10 min.
   Approve, approve with amendments, or deny permission to proceed.

   Presenter(s): Heather Knight, Planner II

   Background: The owner, Red Lion Building LLC, represented by Ruther Associates LLC, of the property located at 304 Bridge Street and 297 Hanson Ranch Road/Vail Village Filing 1, Block 5A, Lots E-H., is requesting permission for the use of Town property for patio spaces utilized by the redeveloped restaurant spaces. There are currently three separate leases for patios on Town right-of-way (ROW) for multiple tenants.

This application, in conjunction with a Conditional Use Permit, updates the separate patio leases and combines the redeveloped patio spaces into one lease.

Staff Memorandum 121625 Red Lion.pdf
Attachment A. Red Lion Vicinity Map.pdf

6. Public Hearings (6:20pm)

6.1 **Ordinance No. 32, Series of 2025, Second Reading, An Ordinance Making Budget Adjustments to the Town of Vail General Fund, Capital Projects Fund, Real Estate Transfer Tax Fund, Housing Fund, and Heavy Equipment Fund of the 2025 Budget for the Town of Vail; Colorado; and Authorizing the Said Adjustments as Set Forth Herein; and Setting Forth Details in Regard Thereto (6:20pm)** 10 min.

Approve, approve with amendments, or deny Ordinance No. 32, Series of 2025 upon second reading.

Presenter(s): Jake Shipe, Budget Manager

Background: Since the approval of the second supplemental budget of 2025 on June 17, various unanticipated events and decisions have occurred that require adjustments to the 2025 budget.

Ordinance #32, Series of 2025 - Third Supplemental Budget (2nd Reading).pdf
Third Supplemental of 2025 - Memo (2nd Reading).pdf
3rd Supp Powerpoint - Second Reading.pdf

6.2 **Appealing East Lionshead Circle Application (6:30pm)** 60 min.

Uphold, uphold with modifications, or overturn the Design Review Board's October 15, 2025, decision.

Presenter(s): Greg Roy, Planning Manager

Background: Telemark Ventures LLC, and Vail Property Group LLC, represented by Ruther Associates, pursuant to Section 12-11-3, Design Approval, Vail Town Code, for new construction of a new multi-family development within the Lionshead Mixed-Use 1 (LMU-1) Zone District located at 534 East Lionshead Circle, A Resubdivision of a part of Lots 1, 2, 3 and Tract E Block 1, Vail/Lionshead Filing No. 1. (DRB25-0343)
On October 15, 2025, the Design Review Board held a public hearing on the application and voted 4-0 to approve the application, finding that the application met section 14-10-3, 14-10-4, and 14-10-5 of Vail Town Code.
On November 4, 2025, Kenneth Rotman (Kenneth Joel Rotman Trust), an adjacent property owner, submitted an appeal of the approval of the DRB application (Attachment A).

TC25-0009 Appeal Memo.pdf
Attachment A. Kenneth Rotman (Kenneth Joel Rotman Trust) Appeal with supporting documentation 11-4-25.pdf
Attachment B. DRB25-0343 Record of Application.pdf
Attachment C. DRB25-0343 Application.pdf
Lionshead Circle Appeal Response 121625.pdf

7. **Adjournment 7:30pm (estimated)**

Meeting agendas and materials can be accessed prior to meeting day on the Town of Vail website www.vail.gov. All Town Council meetings will be streamed live by High Five Access Media and available for public viewing as the meeting is happening. The meeting videos are also posted to High Five Access Media website the week following meeting day, www.highfivemedia.org.

Please call 970-479-2460 for additional information. Sign language interpretation is available upon request with 48 hour notification dial 711.

AGENDA ITEM NO. 2.1

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE:	December 16, 2025
SUBMITTED BY:	Stephanie Bibbens, Town Manager
ITEM TYPE:	Citizen Participation
AGENDA SECTION:	**Public Participation (6:00pm)**
SUBJECT:	**Public Participation (10 min.)**

SUGGESTED ACTION:

ATTACHMENTS:
Public Participation.pdf

From: Cynthia Senko
To: Public Input Town Council
Subject: Frontage road
Date: Monday, December 15, 2025 8:32:13 AM

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact Vail IT Department

Two concerns living in Vail
When driving along the frontage road at night from Vail Village toward the West Vail Exit the oncoming, traffic lights are blinding.
When exiting the Neighborhoods by the Grand Hyatt and Donovan Park and turning to the left, it is almost impossible to distinguish the lights from
I 70 from the lights on the frontage road.
Also the traffic noise.
There are noise shields that could be placed along I 70 to help with the visual of having the headlights coming right at you from 1-70 and also the noise that goes up into our neighborhoods.
In Denver these have been in place for years along I 25 . We see this in other communities. It would be really great and make it so much safer and quieter.
If the Council could work with Colorado, Department of Transportation to mitigate the light and noise. The Vail community at large would be enhanced.
Thank you
Cynthia Senko

Sent from my iPhone

From: Michael Ducey
To: Council Dist List
Subject: Ford Park music on 12/13/25
Date: Saturday, December 13, 2025 9:46:20 PM

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact Vail IT Department

Dear Town Council Members,

I hope that I am one of many TOV residents who are writing to you to voice my utter displeasure at having to listen to blaring, thumping music this Saturday evening.

Please make sure that town residents do not have to experience such a despicable intrusion again.

Sincerely,

Bart Ducey
Sandstone Resident
Sent from my iPhone

AGENDA ITEM NO. 4.1

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE:	December 16, 2025
SUBMITTED BY:	Stephanie Bibbens, Town Manager
ITEM TYPE:	Consent Agenda
AGENDA SECTION:	**Consent Agenda (6:10pm)**
SUBJECT:	**Resolution No. 56, Series of 2025, A Resolution Approving the Rules of Procedure Appeal Hearings Before the Vail Town Council**
SUGGESTED ACTION:	Approve, approve with amendments, or deny Resolution No. 56, Series of 2025.

ATTACHMENTS:
Resolution _ 2025 Appeal Hearing Procedures .docx
Rules of Procedure for Appeals jmm.docx

RESOLUTION NO. 56

Series of 2025

A RESOLUTION APPROVING RULES OF PROCEDURE APPEAL HEARINGS BEFORE THE VAIL TOWN COUNCIL

WHEREAS, pursuant to Vail Town Code §§ 12-3-3(A)(4)(e) and 12-3-3(B)(4)(e) the Town Council may adopt procedures for the public hearing, including without limitation time allowances for the presentation of evidence and argument; and

WHEREAS, the Town Council hereby adopts the procedures attached hereto as **Exhibit A** and incorporated herein by this reference (the "Hearing Procedures") for the public hearing set for December 16, 2025, regarding the appeal of the Design Review Board decision on file number TC25-0009.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF VAIL, COLORADO THAT:

Section 1. The Town Council hereby adopts the Hearing Procedures for the appeal of the Design Review Board decision regarding file number TC25-0009 as attached hereto as **Exhibit A.**

Section 2. This Resolution shall take effect immediately upon its passage.

INTRODUCED, PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Vail held this 16th day of November 2025.

_____
Barry Davis, Mayor

ATTEST:

_____
Stephanie Kauffman, Town Clerk

RULES OF PROCEDURE
APPEAL HEARINGS BEFORE THE VAIL TOWN COUNCIL

1. Purpose. These Rules of Procedure ("Rules") are adopted pursuant to Vail Town Code §§ 12-3-3(A)(4)(e) and 12-3-3(B)(4)(e) to establish the procedures for appeal hearings to consider appeals of a decision by the Zoning Administrator, the Design Review Board (the "DRB") or the Planning and Environmental Commission (“PEC”) These Rules are intended to establish reasonable procedures to protect applicable due process rights and to ensure that hearings proceed in a fair and expeditious manner.

2. Burden of Proof. On all appeals challenging the decision of the Zoning Administrator, DRB and PEC the burden of proof is on the Appellant(s), as a whole, to establish that the decision was made in error.

3. Appearance and Representation. All Appellants must appear in person at the hearing to present evidence unless represented by a duly authorized representative. If any Appellant fails to appear in person at the hearing and is not so represented, that Appellant's appeal shall be deemed dismissed. No telephonic or virtual participation shall be allowed.

4. Testimony. All Appellants giving testimony to the Town Council shall be deemed to have given such testimony under oath. Each Appellant shall state their name and address for the record prior to presenting any testimony. Inflammatory, irrelevant, repetitive and incompetent testimony and hearsay will not be permitted.

5. Orderly Conduct. All persons appearing at the hearing shall act in an orderly and courteous manner.

6. Order of Proceedings.

a. The Mayor shall open the hearing, and Town staff shall present the procedural history, including date of the decision of the Zoning Administrator or the dates of the DRB or PEC hearings and the decision. The Town Council may ask questions of Town staff during this presentation.

b. Appellants shall present evidence, witness testimony, statements and arguments in support of the appeal, provided that pooling of time shall not be permitted between Appellants who are present or represented at the hearing. No cross examination of witnesses shall be allowed. The Town Council may ask questions of Town staff during this presentation.

c. Applicant or Appellee shall then present any evidence, witness testimony, statements and arguments in support of the decision. The Town Council may ask questions of Town staff during this presentation.

d. Following Applicant's/Appellee's presentation, if any, each Appellant shall have up to 3 minutes to respond only to issues raised by Applicant, provided that pooling of time shall not be permitted between Appellants who are present or represented at the hearing.

e. Town staff may then respond to or supplement the evidence and testimony presented by Appellants and Applicant.

f. No public comment shall be permitted.

g. The Town Council shall have the right at any time to temporarily recess to review any written evidence provided by any person if such review cannot occur while the hearing proceeds.

7. Continuance. Once the hearing has commenced, the Town Council may continue the hearing to a date certain upon its own motion, for good cause including without limitation the need for additional time for presentation or consideration of evidence or the need for additional information. Re-notification to adjacent property owners and interested parties shall not be required for any continued hearing.

8. Decision. At the conclusion of all of the testimony, the Town Council may deliberate. Following deliberation, the Town Council shall make a decision on all of the appeals at once by a voice vote, and a simple majority shall be required to uphold or reverse the decision of the Zoning Administrator, DRB or PEC.

AGENDA ITEM NO. 5.1

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE:	December 16, 2025
TIME:	10 min.
SUBMITTED BY:	Heather Knight, Community Development
ITEM TYPE:	Action Items
AGENDA SECTION:	**Action Items (6:10pm)**
SUBJECT:	**Red Lion Permission to Proceed (6:10pm)**
SUGGESTED ACTION:	Approve, approve with amendments, or deny permission to proceed.
PRESENTER(S):	Heather Knight, Planner II

ATTACHMENTS:
Staff Memorandum 121625 Red Lion.pdf
Attachment A. Red Lion Vicinity Map.pdf

TOWN OF VAIL

Memorandum

TO: Vail Town Council

FROM: Community Development Department

DATE: December 16, 2025

SUBJECT: Red Lion Patios Permission to Proceed

I. DESCRIPTION OF REQUEST

The owner, Red Lion Building LLC, represented by Ruther Associates LLC, of the property located at 304 Bridge Street and 297 Hanson Ranch Road/Vail Village Filing 1, Block 5A, Lots E-H., is requesting permission for the use of Town property for patio spaces utilized by the redeveloped restaurant spaces. There are currently three separate leases for patios on Town right-of-way (ROW) for multiple tenants. However, this application in conjunction with a Conditional Use Permit updates the separate patio leases and combines the redeveloped patio spaces into one lease. Staff recommends that Town Council **approve** the applicant's request.

II. BACKGROUND/PROPOSAL

The existing Red Lion Inn building was constructed in 1962 prior to the incorporation of the Town of Vail. After the incorporation of Vail, the property was subsequently zoned Commercial Core 1 (CC1). In 1974, the PEC approved an exterior alteration for an addition to the south and an outdoor patio. In 1980, the Red Lion became subject to the Vail Village Design Considerations of the Vail Village Master Plan which rendered the structure legally non-conforming with regard to site coverage. Several subsequent applications followed including several minor exterior alteration applications for the addition of patios and outdoor dining in front of the commercial spaces on the south side of the building.

Notably, on October 21, 2025, the Vail Town Council approved Resolution No. 50, Series of 2025, which established a "no net loss" policy for existing square footage of eating and drinking establishments within the Red Lion Building. Resolution No. 50 amended the Vail Village Master Plan. The applicants proactively submitted the master plan amendment application to support this upcoming renovation of the commercial spaces within the Red Lion Building.

Concurrently submitted with this Permission to Proceed application are Planning and Environmental Commission applications for a Major Exterior Alteration (PEC25-0041),

Conditional Use Permit (PEC25-0039) and Landscape Variance (PEC25-0040). The current redevelopment program for the Red Lion building commercial area is to include:

- Expansion of 2,761 square feet into an unexcavated space beneath the existing Red Lion patio for a restaurant space thus ensuring no net loss of eating and drinking establishment square footage
- Reorient the west and south building facades to better engage with the pedestrian traffic on Bridge Street and Hanson Ranch Road
- Realign the existing roof ridgelines over the street-level commercial spaces.
- Two new retail spaces totaling 3,449 square feet in size along Bridge Street
- **Outdoor dining patios for ground level eating and drinking establishment spaces**
- No changes are proposed to the GRFA or the density of the residential units

Three outdoor dining deck areas currently exist at the Red Lion Building. One each exists at the current Big Bear Bistro, Blue Cow Café, and the Red Lion Bar and Restaurant spaces. All have received prior approval of a conditional use permit from the Town of Vail Planning & Environmental Commission. Each of the outdoor dining decks continues to be operated in full compliance with the terms of the conditions granting the permit.

The revised outdoor patios are proposed to be located within a similar footprint as the existing patios along Hanson Ranch Road. The patio space that was permitted as part of the COVID emergency ordinance along Bridge Street is proposed to be removed. In addition, the existing patio space to the east of the Big Bear Bistro along the Town of Vail stream tract will not be utilized as part of this application and will revert to Town of Vail managed property.

The Fire and Public Works departments have reviewed the proposed patio locations and are approving of the layout as shown in the attached drawings. The applicant had previously proposed patio space between the southwest corner of the building and the Seibert fountain, but that portion of the patio was required to be removed to facilitate the required clearances for emergency vehicles. The proposed extent of the patios shown in the plans are the furthest that are permissible to maintain clearances necessary for public safety and no other option shall be reviewed as part of this application.

The underlying land use of the subject sites is Vail Village Master Plan, and many elements of the Vail Village Master Plan suggest a vibrancy from pedestrian-oriented activities and uses. Goal 3 states that entertainment-oriented business and cultural activities should be encouraged in the core areas to create diversity. More night-time businesses, on-going events and sanctioned “street happenings” should be encouraged. Decks and patios are specifically called out in the Urban Design Plan to

add to the pedestrian experience as they add an element of liveliness compared to an otherwise empty street.

III. APPLICABLE PLANNING DOCUMENTS

VAIL LAND USE PLAN

1. GENERAL GROWTH / DEVELOPMENT

1.3 The quality of development should be maintained and upgraded whenever possible.

1.4. The original theme of the old Village Core should be carried into new development in the Village Core through continued implementation of the Urban Design Guide Plan.

3. COMMERCIAL

3.5. Entertainment oriented business and cultural activities should be encouraged in the core areas to create diversity. More night-time businesses, on-going events and sanctioned "street happenings" should be encouraged.

4. VILLAGE CORE / LIONSHEAD

4.1. Future commercial development should continue to occur primarily in existing commercial areas. Future commercial development in the Core areas needs to be carefully controlled to facilitate access and delivery.

4.3. The ambiance of the Village is important to the identity of Vail and should be preserved. (Scale, alpine character, small town feeling, mountains, natural settings, intimate size, cosmopolitan feeling, environmental quality.)

VAIL VILLAGE MASTER PLAN

Objective 1.2:
Encourage the upgrading and redevelopment of residential and commercial facilities.

Objective 1.4: Recognize the "historic" importance of the architecture, structures, landmarks, plazas and features in preserving the character of Vail Village.

Objective 2.2: Recognize the importance of Vail Village as a mixed use center of activities for our guests, visitors and residents.

Objective 2.4:
Encourage the development of a variety of new commercial activity where compatible with existing land uses.

Objective 2.5: Encourage the continued upgrading, renovation and maintenance of existing lodging and commercial facilities to better serve the needs of our guests.

Objective 3.1:
Physically improve the existing pedestrian ways by landscaping and other improvements.

Objective 3.3:
Encourage a wide variety of activities, events, and street life along pedestrian ways and plazas.

VAIL VILLAGE URBAN DESIGN GUIDE PLAN (in part)

PEDESTRIANIZATION

All new or expansion construction should anticipate the appropriate level of pedestrianization adjacent to the site.

A major objective for Vail Village is to encourage pedestrian circulation through an interconnected network of safe, pleasant pedestrian ways. Many of the improvements recognized in the Urban Design Guide Plans, and accompanying Design considerations, are to reinforce and expand the quality to pedestrian walkways throughout the Village.

STREETSCAPE FRAMEWORK

Infill commercial storefronts expansion of existing buildings, or new infill development to create new commercial activity generators to give street life and visual interest, as attractions at key locations along pedestrian routes.

DECKS AND PATIOS

Dining decks and patios, when properly designed and sited, bring people to the streets, opportunities to look and be looked at, and generally contribute to the liveliness of a busy street, making a richer pedestrian experience than if those streets were empty.

IV. STAFF RECOMMENDATION

The Community Development Department recommends that the Town Council **approve** the applicant's request for permission to proceed for the use of Town Property.

V. ATTACHMENTS

A. Vicinity Map (with approximate locations of proposed patios)

TC25-0010 Red Lion Patios

Attachment A. Vicinity Map

304 Bridge Street & 297 Hanson Ranch Road
Vail Village Filing 1, Block 5A, Lots E-H
(Red Lion Inn Condos)

This map was created by the Town of Vail GIS Team. Use of this map should be for general purposes only. The Town of Vail does not warrant the accuracy of the information contained herein. (where shown, parcel line work is approximate)

Last Modified: December 3, 2025

TOWN OF VAIL

AGENDA ITEM NO. 6.1

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE:	December 16, 2025
TIME:	10 min.
SUBMITTED BY:	Jake Shipe, Finance
ITEM TYPE:	Action Items
AGENDA SECTION:	**Public Hearings (6:20pm)**
SUBJECT:	**Ordinance No. 32, Series of 2025, Second Reading, An Ordinance Making Budget Adjustments to the Town of Vail General Fund, Capital Projects Fund, Real Estate Transfer Tax Fund, Housing Fund, and Heavy Equipment Fund of the 2025 Budget for the Town of Vail; Colorado; and Authorizing the Said Adjustments as Set Forth Herein; and Setting Forth Details in Regard Thereto (6:20pm)**
SUGGESTED ACTION:	Approve, approve with amendments, or deny Ordinance No. 32, Series of 2025 upon second reading.
PRESENTER(S):	Jake Shipe, Budget Manager

ATTACHMENTS:
Ordinance #32, Series of 2025 - Third Supplemental Budget (2nd Reading).pdf
Third Supplemental of 2025 - Memo (2nd Reading).pdf
3rd Supp Powerpoint - Second Reading.pdf

ORDINANCE NO. 32
SERIES OF 2025

AN ORDINANCE MAKING BUDGET ADJUSTMENTS TO THE TOWN OF VAIL GENERAL FUND, CAPITAL PROJECTS FUND, REAL ESTATE TRANSFER TAX FUND, HOUSING FUND, HEAVY EQUIPMENT FUND, AND DISPATCH SERVICES FUND OF THE 2025 BUDGET FOR THE TOWN OF VAIL, COLORADO; AND AUTHORIZING THE SAID ADJUSTMENTS AS SET FORTH HEREIN; AND SETTING FORTH DETAILS IN REGARD THERETO.

WHEREAS, contingencies have arisen during the fiscal year 2025 which could not have been reasonably foreseen or anticipated by the Town Council at the time it enacted Ordinance No. 18, Series of 2024, adopting the 2025 Budget and Financial Plan for the Town of Vail, Colorado; and,

WHEREAS, the Town Manager has certified to the Town Council that sufficient funds are available to discharge the appropriations referred to herein, not otherwise reflected in the Budget, in accordance with Section 9.10(a) of the Charter of the Town of Vail; and,

WHEREAS, in order to accomplish the foregoing, the Town Council finds that it should make certain budget adjustments as set forth herein.

NOW, THEREFORE, BE IT ORDAINED, BY THE TOWN COUNCIL OF THE TOWN OF VAIL, COLORADO that:

1. Pursuant to Section 9.10(a) of the Charter of the Town of Vail, Colorado, the Town Council hereby makes the following budget adjustments for the 2025 Budget and Financial Plan for the Town of Vail, Colorado, and authorizes the following budget adjustments:

General Fund	$	1,520,168
Capital Projects Fund		3,266,647
Real Estate Transfer Tax Fund		1,325,325
Housing Fund		681,634
Heavy Equipment Fund		7,500
Dispatch Services Fund		6,500
Interfund Transfers		(383,493)
Total	$	6,424,281

2. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance; and the Town Council hereby declares it would have passed this ordinance, and each

part, section, subsection, sentence, clause or phrase thereof, regardless of the fact that any one or more parts, sections, subsections, sentences, clauses or phrases be declared invalid.

3. The Town Council hereby finds, determines, and declares that this ordinance is necessary and proper for the health, safety, and welfare of the Town of Vail and the inhabitants thereof.

4. The repeal or the repeal and reenactment of any provision of the Municipal Code of the Town of Vail as provided in this ordinance shall not affect any right which has accrued, any duty imposed, any violation that occurred prior to the effective date hereof, any prosecution commenced, nor any other action or proceedings as commenced under or by virtue of the provision repealed or repealed and reenacted. The repeal of any provision hereby shall not revive any provision or any ordinance previously repealed or superseded unless expressly stated herein.

5. All bylaws, orders, resolutions, and ordinances, or parts thereof, inconsistent herewith are repealed to the extent only of such inconsistency. This repealer shall not be construed to revise any bylaw, order, resolution, or ordinance, or part thereof, theretofore repealed.

INTRODUCED, READ, APPROVED, AND ORDERED PUBLISHED ONCE IN FULL ON FIRST READING this 2nd day of December 2025, and a public hearing shall be held on this Ordinance on the 16th day of December, 2025, at the regular meeting of the Town Council of the Town of Vail, Colorado, in the Municipal Building of the town.

_____
Barry Davis, Mayor

ATTEST:

_____
Stephanie Kauffman, Town Clerk

READ AND APPROVED ON SECOND READING AND ORDERED PUBLISHED IN FULL this 16th day of December 2025.

_____
Barry Davis, Mayor

ATTEST:

_____
Stephanie Kauffman, Town Clerk

TOWN OF VAIL

Memorandum

TO: Vail Town Council

FROM: Finance Department

DATE: December 16, 2025

SUBJECT: Third Supplemental Appropriation of 2025; 2nd Reading of Ordinance 32, Series of 2025

I. SUMMARY

Since the approval of the second supplemental budget of 2025 on June 17, various unanticipated events and decisions have occurred that require adjustments to the 2025 budget.

During Tuesday evening's session, the Town Council will be asked to approve the second reading of Ordinance No. 32 making supplemental appropriations and adjustments to the 2025 budget.

II. DISCUSSION

Changes to the budget supplemental request from first reading

General Fund

- Revenue collected for the rental of the Donovan Pavilion and Grand View Room has exceeded initial expectations. Staff has reflected the following adjustments to revenue:
  - An increase in revenue of $120,000 for rental revenue of the Donovan Pavilion. Total annual collections for 2025 are estimated at $438,034.
  - An increase in revenue of $1,800 for rental revenue of the Grand View Room. Total annual collections for 2025 are estimated at $9,800.

  Additionally, staff is requesting to increase expenditures related to the Donovan Pavilion by $35,115. This includes the following items:
  - $19,965 for an increase in operational costs of the Donovan Pavilion and Grand View room requested by the Donovan Pavilion Management company. This includes enhanced advertising ($10,324), an updated sales kit ($4,611), and repair and replacement of chair cushions, tables, and the floor sweeper ($5,030).
  - $8,250 increase in commissions due to the Donovan Pavilion Management company
  - $6,900 for increased cost of water and sewer service at the Donovan Pavilion.
- Staff is requesting to increase expenditures by $10,850 for insurance deductible payments related to claims for motor vehicle accidents.

Capital Projects Fund

- Staff is requesting to re-allocate $10,000 of funds originally intended for network upgrades to instead be used for computer/workstation hardware purchases. The total proposed amended budget for hardware purchases is $100,000. The increase is due to greater-than expected hardware replacements with Windows 10 nearing its end-of-life leading to hardware gaps on some current equipment.

Dispatch Services Fund

- Staff is requesting to increase expenditures by $6,500 to increase the scope of the Mobile Responder Command and Control Tool to include an improved interface that provides greater efficiency for firefighters, emergency medical personnel, and dispatchers when responding to a call by reducing redundancy in dispatcher's handling of calls after the initial dispatch. This is expected to decrease radio traffic and improve operational efficiency. The total cost of the command and control tool is $200,700.

Information below is repeated from first reading, but totals have been updated to reflect the changes above

Across all funds, this supplemental includes a net increase in expenditures totaling $6,424,281 to the 2025 budget. The majority of this amount, or $4,541,280, is attributed to expenditure increases previously approved by Council earlier in the year that now need to be caught up and reflected in the budget. An additional $865,586 represents increases which are directly offset by additional revenue sources, such as grants and donations. The remaining increase of $1,017,415 relates to costs proposed to increase due to unforeseen changes throughout the year as well as final true-ups of the capital projects. This supplemental budget also reflects the re-allocation of $813,491 of expenditures towards different uses than originally intended, which have a net-zero impact to the budget.

General Fund

Updated Revenue Projections

In total, General Fund revenues are proposed to increase by $2,166,138. This includes $2,113,583 of adjustments to revenue projections based on year-to-date collections offset by a decrease in revenues projections of $890,000; a net $715,978 in revenues reimbursements and grants that are directly offsetting an increase in expenditures; and lastly $226,577 in interfund revenue adjustments which have no net-zero impact to the Town-wide revenue budget.

During the 2025 budget process, revenue projections were developed conservatively, in-line with the Town's budgeting philosophy. However, year-to-date collections have outperformed initial expectations. As a result, revenue forecasts have been adjusted upwards by $2,146,898 and allocated as follows:

- **Special Events Sales Tax:** Budgeted revenue has been increased by $50,000. Total annual collections are forecasted to end the year at $200,000.
- **Design Review Board Fees:** Budgeted revenue has been increased by $120,000 to an annual total of $235,000. The increase is largely due to the impact of the fee increases implemented in mid-2024. The number of DRB applications year-to-date are pacing similarly to 2024.
- **License & Permit Revenue:** Budgeted revenue has been increased by a total of $115,060 including the following:

    - $54,000 for loading and delivery permits with annual collections estimated at $594,000
    - $37,060 for short-term rental licenses with annual collections estimated at $453,060
    - $24,000 for transportation permits with annual collections estimated at $39,000
- **Fines & Forfeitures:** Fine and penalty collections have been increased by $118,000 for Chain Law enforcement ($100,000) and higher-than anticipated fines on short-term rental properties ($18,000). Total annual collections for fines and forfeitures are budgeted at $337,116.
- **5% RETT Collection Fees**: An increase of $60,000, bringing the budgeted annual total to $445,000, with funds remitted to the General Fund. This corresponds with an increase in RETT forecasted RETT collections. RETT collections are estimated to end the year at $8,900,000, an increase of $1,200,000.
- **Insurance Reimbursements**: $32,900 in reimbursements from insurance claims has been included
- **Interest Earnings**: An increase of $1,590,938, bringing the annual total to $2,226,834. Year-to-date earnings through September total $1,926,835. Total interest earning across all funds has been increased by a total of $2,620,938 bring annual Town-wide estimated interest earnings to $4,972,826 for 2025.

The revenue increases above will be offset by a decrease in daily summer parking collections by $890,000. Total summer parking revenues during 2025 (including pass sales) totaled $1,612,542 compared to an original budget of $2,503,359. In 2025, the Town implemented a daily summer paid parking program to help cover capital maintenance costs of the ageing infrastructure Comparatively, in 2024, only overnight stays and event parking were charged fees. Staff originally estimated summer parking collections at $2.5M based off of transaction data in the prior year, but believes actual revenues were lower than projected due to a combination of factors, including the total number of transactions, average duration of stays, and the volume of employee parking passes sold and used.

Additionally, the Town expects to receive $715,978 in revenues that will be directly offset by increased expenditures. The increases include:

- $530,363 for wildland fire deployments including the Palisades, Derby, Elk, Cutaway, Turner Gulch, and Rim Road fires. This will be offset by $399,788 of personnel costs, and $130,575 of travel, vehicle and equipment use, and miscellaneous costs related to the deployments.
- Collections of a DUI enforcement grant award of $85,000 which go towards DIU enforcement efforts throughout the county
- $54,000 in reimbursements for police contract overtime related to special events. The majority of this amount is related to the John Summit and Oktoberfest events.
- A utilization of $10,500 of Friends of the Library donations towards a updating the new maker space including a new 3D printer, shelving, and workspaces
- A scholarship of $1,000 from the American Public Works Association for an employee to attend an Asset Management class.

Revenue increases will be reduced by $80,000 for a State Planning and Capacity grant originally budgeted in the General Fund. However those funds will be reallocated to the Capital Projects Fund to fund to be used towards the Community Development's new permitting software. General Fund Expenditures will reflect a corresponding decreased for this change. This are no net impact on the total budget. The total cost of the permitting software is $140,160 and is funded as follows:

    - $100,000 from the DOLA Housing Capacity grant ($80,000) and Town 20% match ($20,000).
    - $40,160 of savings in the Civic Area Master Plan.

Lastly, the General Fund reflects revenue adjustment of $260,077 related to the 5% administrative fee from the Housing Fund paid to the General Fund. This administrative fee reimburses the General Fund for administrative costs associated with collection of the Housing Sales Tax and the cost of administering the town's housing programs including legal fees, human resources, software costs, finance and accounting, and well as audit fees. This was approved and supported by Council during the 2026 budget process.

General Fund expenditures are proposed to increase by $1,520,168. Of this amount, $715,978 is reimbursed by the revenue reimbursement items listed above. The remaining $804,190 includes the following:

- A $456,000 contribution to the Vail Mountaineer Hockey Club for the Rodeo Rink. Of this amount $300,000 will be paid back over five years (2026-2030) at $60,000 per year. This contribution was approved by Council in September.
- $400,000 increase in legal and litigation fees. During 2025, the Town has incurred a higher-than-typical number of hours for legal services related to issues and lawsuits. This includes legal services related to the Loading & Delivery program, permitting disputes, election-related items, and deed restriction/EHU initiatives. The total proposed amended budget for legal services and litigation is $930,000.
- $65,000 for increased water and sewer costs at Town-wide facilities. Over the past few years, water rates have risen significantly. The rates have risen particularly sharply for users in the higher usage tiers. Due to the nature of the high-usage at many larger Town-owned facilities, many of the Town's meters fall into the highest tier, making the increase in water rates higher than the average increase implemented by the Eagle River Water and Sanitation district and difficult to estimate. The proposed amended budget for water and sewer fees at all General Fund facilities is $213,000. (An additional increase of $80,000 is included in the RETT fund for water and sewer fees at Town-owned parks and recreational facilities.)
- $20,000 for the contribution to the Eagle Valley Community Foundation's Community Market emergency food fund related to SNAP interruption. This represents up-to 4-weeks of support at $5,000 per week if the organization receives matching contributions of an equal amount from the community. This was approved by Council at the November 18th meeting.
- $6,000 to catch-up for fire-alarm inspection fees that took place in 2024 but were not billed until 2025

This supplemental also reflects a re-allocation of existing expenditures to other funds or planning projects. These adjustments have a net-zero impact to Town-wide expenditures and include:

- A decrease in General Fund expenditures by $140,160 to be reallocated to the Capital Projects fund towards the community development permitting software. This includes $100,000 from the DOLA Capacity Grant ($80,000) and Town match ($20,000), as well as $40,160 in savings from the Civic Area Master Plan. This was approved by Council at the July 15th meeting.
- A reallocation of $60,000 in General Fund expenditures related to the destination stewardship plan implementation to be transferred to the RETT fund for the installation of water refill stations in Town to encourage a reduction in single-use plastic bottles.
- A reallocation of $1,200 in planning project contingency towards the West Lionshead Master Plan ($1,000) and Transit Route and Operations planning ($200).

The above adjustments to the General Fund 2025 budget result in a total projected fund balance of $46.1M. **Of that amount, $19.5M is available above the minimum and not restricted for specific purposes.**

Capital Projects Fund

Budgeted revenues will be adjusted by a total of $2,443,760. This includes the following:

- $1,613,760 related to the Federal FTA 5339(B) grant towards the purchase of two electric buses. This grant was originally awarded in 2024 but was not re-appropriated in the first supplemental budget due to uncertainties around the collectability of this grant due to federal funding freezes. This grant has now been collected.
- An increase in interest earnings of $750,000, bringing the annual total to $1,611,957. Year-to-date earnings through September total $1,448,997.
- $80,000 in revenue from the DOLA Capacity Grant for the community development permitting software implementation re-allocated from the General Fund.

Capital Projects Fund expenditures are proposed to increase by $3,266,647. This includes the following:

- $1,940,000 for rockfall mitigation work near the Timber Ridge and Lionsridge developments. The total budget for this work is $2,040,000. This increase was approved by Council at the October 7th meeting.
- $1,125,280 for the implementation of the Payroll and Human Resources Information System. The total budgeted cost is $1,415,280. This increase was approved by Council at the April 15th meeting. The first phase of the system has been rolled out with employee benefit open enrollment. The next phase of the system will roll out with payroll in December and lastly with recruitment and workforce management in the first quarter of 2026.
- $61,207 for an increase to the Axon body worn camera contract. The total amount for 2025 is $163,207. In late 2024, the Police Department renewed the initial Axon contract early, which was set to expire in 2025. To ensure continuity of service and to upgrade departmental technology, the Police Department negotiated and executed a new five-year contract with Axon. This agreement included the acquisition of new and enhanced equipment for departmental use. However, due to miscommunications and billing discrepancies between both parties, an outstanding balance of $61,207 has been identified that includes charges associated with the original contract as well as the new and updated agreement.The 2026 budget will also require adjustment in-line with the updated contract. A request for $22,500 will be included in the first supplemental of 2026, for a total 2026 budget of $124,500.

This supplemental also reflects a re-allocation of existing projects expenditures within the Capital Projects Fund. These adjustments have a net-zero impact to expenditures and include:

- $268,791 has been reallocated from the Electric Bus Station installation project to the Bus Barn Fire Sprinkler upgrade. The total proposed amended budget for the Bus Barn Fire Sprinkler Upgrades is $1,018,791. The contract award for the construction of this project was approved by Council at the October 21st meeting.
- $140,160 reallocation of expenditures from the General Fund for the community development permitting software.
- To align with the final issuance of the Certificates of Participation for the Southface project, $30,416 will be transferred to the Housing Fund to reimburse the Housing Fund for predevelopment and issuance costs paid directly by the Town.

All of the above adjustments will result in an estimated available balance of $17.7 million by the end of 2025. Of this amount, $248.0K is available above the minimum reserve and not restricted for specific purposes.

Real Estate Transfer Tax (RETT) Fund

Real Estate Transfer Tax revenues include a projected increase of $1,843,725. Of this amount, $153,825 is directly offset by an increase in expenditures ($138,825) or a reimbursement for existing expenditures ($15,000). This includes the following items:

- $73,000 in donations from Kent Logan ($70,000), Winmax ($1,000), Bronfman ($1,000), and Vail International Gallery towards the art studio programming along with the studios Grand Opening Challenge
- $55,000 for the Eagle County intergovernmental agreement for wildfire mitigation work. Of this amount, $15,000 is for personnel and vehicle costs already in the budget.
- $15,000 donation from the Borgen Family towards the Booth Heights Open Space
- $11,400 for utilization of additional built-up bag fees towards the Hard to Recycle event and support for the Zero Hero program. In total, $64,400 in bag fees will be used in 2025 towards these events.
- $4,000 in donations towards prizes for the Sole Power program
- A $500 donation from the Vail Board of Realtors for the wildfire evacuation game night

The remaining increase in RETT fund revenues is related to the following items:

- $1,200,000 increase in Real Estate Transfer Tax collections with annual collections estimated at $8,900,000. Year-to-date collections through November 24 total $8,722,436. A corresponding expenditure increase in the 5% collections fee to the General Fund of $60,000 has also included.
- An increase in interest earnings of $420,000, bringing the annual total to $633,405. Year-to-date earnings through September total $617,695.
- A $60,000 transfer from the General Fund to utilize destination stewardship funding on the installation of water refill stations to encourage the reduction of single use plastics.

Staff is requesting to increase expenditures in the RETT Fund by $1,325,325. Of this amount, $138,825 is reimbursed by the revenue items listed. The remaining increases are related to the following items:

- $1,000,000 was shifted forward from 2026 in the five-year plan to allow construction of the Gore Creek Promenade rehabilitation and amenity upgrades to go under contract in 2025. This was approved by Council at the August 5th meeting.
- $80,000 for increased water and sewer costs at Town-wide parks. Over the past few years, water rates have risen significantly. The rates have risen particularly sharply for users in the higher usage tiers. Due to the nature of the high-usage at many larger Town-owned parks, many of the Town's meters fall into the highest tier, resulting in an increase in water rates higher than the average increase implemented by the Eagle River Water and Sanitation district and difficult to estimate. The proposed amended budget for water and sewer fees at all RETT parks and recreational facilities is $229,350.

This supplemental also reflects a re-allocation of existing projects expenditures in the Real Estate Transfer Tax Fund. These adjustments have a net-zero impact to expenditures and include:

- A reallocation of $158,000 in savings from the Ford Park Lower Bench Turf repair. At the September 2nd Council meeting, these savings were approved to be used towards the following:
    - $118,000 for improvements to the Ford Park Vehicle entryway, including an improved gate and equipment reconfiguration.
    - $40,000 for an increase in the cost of the construction of the Ford Park Art Studio
- A re-allocation of $2,500 in savings from streambank mitigation work at the Golf Course towards final repair and maintenance costs at the Dobson Arena prior to redevelopment.

The above adjustments will result in an estimated fund balance of $7.0M; however only, $5.0M of that amount is available above the minimum reserve.

Housing Fund

Budgeted revenue will increase by $953,936 offset by a decrease in revenue of $155,000 to reflect the following adjustments:

- $434,707 in revenue collections for the Timber Ridge EHU Credit program.
- An increase in interest earnings of $280,000, bringing the annual total to $330,000. Year-to-date earnings through September total $330,000.
- $180,000 for the buyout of the deed restriction associated with the property at 2349 Chamonix Lane
- $48,446 increase in reimbursements from the Vail Home Partners and Capital Projects fund for predevelopment costs at the Southface project based on final bond issuance details.
- $10,783 in collections of the Housing Fee in Lieu. These collections are offset by an equal increase in expenditures to be used towards future buydown program purchases.
- A decrease in revenue of $30,000 related to the reduced sales price of Pitkin Creek #7N. The final sales price of $450,000 was approved by Council on October 7th.
- A decrease in revenue of $125,000 related to the reduced sales price of Pitkin Creek #3B. The final sales price of $500,000 was approved by Council on November 4th.

Expenditures are proposed to increase by $681,634. Of this amount, $10,783 is reimbursed by the revenue items listed. The remaining increases in expenditures are related to the following items:

- A $410,774 increase in predevelopment costs for the Southface project based on the final project structure and timing.
- $260,077 for the 5% administrative fee from the Housing Fund paid to the General Fund. This administrative fee reimburses the General Fund for administrative costs associated with collection of the Housing Sales Tax and the cost of administering the town's housing programs including legal fees, human resources, software costs, finance and accounting, and well as audit fees. This was approved and supported by Council during the 2026 budget process.

This supplemental also reflects a re-allocation of existing expenditures in the Housing Fund. These adjustments have a net-zero impact to expenditures and include:

- A re-allocation of $250,000 of Vail InDeed expenditures towards the predevelopment of the East Vail housing project at the recently acquired East Vail parcel. This adjustment was requested by Council during the 2026 budget process.
- A re-allocation of $3,000 of place-held buy-down housing expenditures towards the Pitkin Creek #7N buydown unit ($2,500) and the Pitkin Creek #3B buydown unit ($500). These increases are due to final acquisition and holding costs prior to the resale of the units.

The above adjustments will result in an estimated fund balance of $1.4M at the end of 2025.

Heavy Equipment Fund

Budgeted expenditures are proposed to increase by $7,500 to adjust for the increase cost of outfitting a Ford F150 police vehicle which is reaching its end of life and being replaced with a PD Ford Interceptor. Generally, staff attempts to salvage add-on equipment such as light bars when an older police vehicle is up for replacement. However, due to differences in the current Ford F150 platform, the equipment cannot be transferred and needs to be purchased, increasing the cost of the vehicle from the original estimate. The total acquisition cost for this vehicle is $72,200.

III. ACTION REQUESTED OF COUNCIL

Staff recommends that council approve Ordinance No. 32, Series of 2025 upon Second Reading.

TOWN OF VAIL 2025 PROPOSED AMENDED BUDGET
SUMMARY OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
GENERAL FUND

Changes since First Reading

	2025 Budget	1st Supplemental	2025 Amended	2nd Supplemental	2025 Amended	3rd Supplemental	Proposed 2025 Amended	Notes
Revenue								
Local Taxes:	$ 42,064,000		$ 42,064,000		$ 42,064,000		$ 42,064,000	
Sales Tax Split b/t Gen'l Fund & Capital Fund	**62/38**		**62/38**		**62/38**		**62/38**	
Sales Tax	26,280,000		26,280,000		26,280,000	50,000	26,330,000	Increased special event sales tax ($50.0K)
Property and Ownership	8,083,644		8,083,644		8,083,644		8,083,644	
Ski Lift Tax	6,915,427		6,915,427		6,915,427		6,915,427	
Franchise Fees, Penalties, and Other Taxes	1,971,710		1,971,710		1,971,710		1,971,710	
Licenses & Permits	3,216,565		3,216,565		3,216,565	235,060	3,451,625	Increased DRB fees ($120.0K); Increased STR Licenses ($37.0K); Transportation permits ($24.0K); Loading & Delivery permits ($54.0K)
Intergovernmental Revenue	3,575,621	(4,820)	3,570,801	424,808	3,995,609	535,363	4,530,972	Wildland fire deployment reimbursements ($530.3K); 2025 - 2026 DUI Enforcement Grant ($85.0K); Portion of Housing Capacity Grant shifted to CPF for Permit System (-$80.0K)
Transportation Centers	8,992,252	2,173,244	11,165,496		11,165,496	(890,000)	10,275,496	Summer parking collections below initial first-year estimates (-$890.0K)
Charges for Services	1,586,377	12,883	1,599,260	86,848	1,686,108	374,077	2,060,185	Housing Fund Administrative Fee ($260.0K); Increased RETT Collection Fees ($60.0K) PD Event Contract OT ($54.0K)
Fines & Forfeitures	219,116		219,116		219,116	118,000	337,116	Increased court fines ($100.0K); STR Fines ($18.0K)
Earnings on Investments	635,896		635,896		635,896	1,590,938	2,226,834	Increased earnings on investments ($1.6M)
Rental Revenue	740,387		740,387		740,387	121,800	862,187	**Increased rental revenue at Donovan Pavilion ($120.0K) and Grand View Room ($1.8K)**
Miscellaneous and Project Reimbursements	116,000		116,000		116,000	44,400	160,400	Insurance reimbursements ($32.9K); Utilize Library donations towards Maker Space ($10.5K); AWPA Scholarship ($1.0K)
Total Revenue	**62,332,995**	**2,181,307**	**64,514,302**	**511,656**	**65,025,958**	**2,179,638**	**67,205,596**	
Expenditures								
Salaries	30,495,338	392,198	30,887,536	(59,070)	30,828,466	411,301	31,239,767	Wildland Deployment salaries/overtime ($357.3K); Reimbursed contract police overtime at special events ($54.0K)
Benefits	9,565,532	150,451	9,715,983	(5,741)	9,710,242	42,487	9,752,729	Wildland Deployment benefits ($42.5K)
Subtotal Compensation and Benefits	40,060,870	542,649	40,603,519	(64,811)	40,538,708	453,788	40,992,496	
Contributions and Welcome Centers	360,551		360,551		360,551	476,000	836,551	Rodeo Rink Contribution ($456.0K); Eagle Valley Community Foundation emergency food fund contribution ($20.0K)
Childcare Program Funding	551,000		551,000		551,000		551,000	
All Other Operating Expenses	13,219,704	529,499	13,749,203	174,000	13,923,203	744,040	14,667,243	Increased Legal Fees ($400.0K); DUI Enforcement funds ($85.0K); Wildland deployment operational costs ($130.6K); Increased water and sewer costs ($65.0K); Maker space upgrade ($10.5K); **Increased Donovan Pavilion operational Costs ($35.1K); Insurance deductible payments ($10.9K)**
Heavy Equipment Operating Charges	3,530,452	69,796	3,600,248		3,600,248		3,600,248	
Heavy Equipment Replacement Charges	1,340,867		1,340,867		1,340,867		1,340,867	
Dispatch Services	827,331		827,331		827,331		827,331	
Total Expenditures	59,890,775	1,141,944	61,032,719	109,189	61,141,908	1,673,828	62,815,736	
Surplus (Deficit) from Operations	**2,442,220**	**1,039,363**	**3,481,583**	**402,467**	**3,884,050**	**505,810**	**4,389,860**	

TOWN OF VAIL 2025 PROPOSED AMENDED BUDGET
SUMMARY OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
GENERAL FUND

Changes since First Reading

	2025 Budget	1st Supplemental	2025 Amended	2nd Supplemental	2025 Amended	3rd Supplemental	Proposed 2025 Amended	Notes
Transit Route & Operations Planning	-	(19,680)	(19,680)		(19,680)	(200)	(19,880)	Utilize portion of contingency towards West Lionshead ($200)
Destination Stewardship Mgmt. Plan	-	(160,596)	(160,596)		(160,596)	60,000	(100,596)	Utilize funds towards water filling stations in RETT fund (-$60.0K)
Civic Area Master Plan	(150,000)	(78,772)	(228,772)		(228,772)	40,160	(188,612)	Utilize savings in Civic Area Master Plan towards permitting software implementation (-$40.2K)
West Vail Master Plan	(150,000)		(150,000)		(150,000)		(150,000)	
West Lionshead Master Plan	-	(130,000)	(130,000)		(130,000)	(1,000)	(131,000)	Utilize portion of contingency towards West Lionshead ($1.0K)
Neighborhood Drainage Master Plan	(350,000)		(350,000)		(350,000)		(350,000)	
Housing Capacity Initiatives	-	(259,125)	(259,125)		(259,125)	100,000	(159,125)	Re-allocate portion of grant expenditures to CPF for permitting software implementation (-$100.0K)
Contingency	(50,000)		(50,000)		(50,000)	1,200	(48,800)	Utilize portion of contingency towards West Lionshead and Transit Route Planning (-$1.2K)
Net Increase /(Decrease) due to One- Time Items:	**(700,000)**	**(648,173)**	**(1,348,173)**	**-**	**(1,348,173)**	**200,160**	**(1,148,013)**	
Transfer (to)/from VLMD for Special Events	(2,522,299)		(2,522,299)		(2,522,299)		(2,522,299)	
Transfer to Capital Projects Fund for Dobson Renovation (CPF Loan)				(8,000,000)	(8,000,000)		(8,000,000)	
Transfer from RETT for Destination Stewardship	-		-	13,500	13,500	(13,500)	-	
Transfer (to) RETT for Destination Stewardship	-	(23,510)	(23,510)		(23,510)	(46,500)	(70,010)	Transfer Destination Stewardship funds to RETT for bottle filling station installations ($60.0K)
Timber Ridge								
Transfer to TR for Redevelopment (Loan to TR)	-	(229,233)	(229,233)		(229,233)		(229,233)	$20.3M Loan for TR units
Surplus (Deficit) Net of Transfers and One-Time Items	**(1,780,079)**	**1,138,447**	**(641,632)**	**(7,584,033)**	**(8,225,665)**	**645,970**	**(7,579,695)**	
Beginning Fund Balance	53,700,860		53,700,860		53,700,860		53,700,860	
Ending Fund Balance	**$ 51,920,780**		**$ 53,059,227**		**$ 45,475,194**		**$ 46,121,164**	
As % of Annual Revenues	83%		82%		70%		69%	
Reserved/Restricted Fund Balances								
Reserve Minimum Requirement (25% of Revenues)	15,583,249	545,327	16,128,575	127,914	16,256,489		16,256,489	
Parking Capital Reserve	5,000,000	1,230,000	6,230,000		6,230,000		6,230,000	
Employee Homeownership Program (EHOP) Balance	1,621,907		1,621,907	500,000	2,121,907		2,121,907	
Childcare Program Reserve funded by Tobacco Tax	2,032,179		2,032,179	2,032,179	2,032,179		2,032,179	
Total Ending Reserved Fund Balances	24,237,335	1,775,327	26,012,661	2,660,093	26,640,575	-	26,640,575	
Ending Fund Balance- Available	**$ 27,683,446**		**$ 27,046,566**		**$ 18,834,619**		**$ 19,480,589**	

TOWN OF VAIL 2025 PROPOSED AMENDED BUDGET
SUMMARY OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCE
CAPITAL PROJECTS FUND

								Changes since First Reading	
		2025	1st	2025	2nd	2025	3rd	Proposed 2025	
		Budget	Supplemental	Amended	Supplemental	Amended	Supplemental	Amended	Description
Revenue									
	Total Sales Tax Revenue:	$ 42,064,000		$ 42,064,000		$ 42,064,000		$ 42,064,000	
	Sales Tax Split between General Fund & Capital Fund	**62/38**		**62/38**		**62/38**		**62/38**	
	Sales Tax - Capital Projects Fund	$ 15,984,000		15,984,000		15,984,000		15,984,000	
	Use Tax	2,502,000		2,502,000		2,502,000		2,502,000	
	Franchise Fee	-	1,123,392	1,123,392		1,123,392		1,123,392	Utilization of 1% Franchise Fee for Holy Cross underground utilities project ($1.1M)
	Federal Grant Revenue	-		-		-	1,613,760	1,613,760	**Federal Grant #24-HTR0ZL00250 for purchase of two buses received ($1.6M)**
	Other State Revenue	-	1,246,043	1,246,043	(154,079)	1,091,964	80,000	1,171,964	Roll forward unused MMOF Grant towards Mobility Hub Design ($750.0K); CO Energy Office Geothermal Design Grant ($250.0K); MMOF Grant toward Bollards ($92.0K); CDOT Grant towards 3 electric bus chargers ($154.1K); Eliminate Reappropriation of CDOT #22-HTR-ZL-011 Received in 2024 (154.0K); **DOLA Housing Capacity Grant utilized towards permitting software ($80.0K)**
	Lease Revenue	172,270		172,270		172,270		172,270	Per Vail Commons commercial (incr. every 5 years)
	Project Reimbursement	-	774,437	774,437		774,437		774,437	Reappropriate utilization of HCE Funds for Underground Utility Project with Holy Cross ($774.4K)
	Timber Ridge Loan repayment	462,909		462,909		462,909		462,909	
	Earnings on Investments and Other	861,957		861,957		861,957	750,000	1,611,957	**Increased earnings based on YTD collections ($750.0K)**
	Total Revenue	**19,983,136**	**3,143,872**	**23,127,008**	**(154,079)**	**22,972,929**	**2,443,760**	**25,416,689**	
Expenditures									
	Facilities								
	Facilities Capital Maintenance	430,000		430,000		430,000		430,000	Annual repair and maintenance costs of Town-owned facilities.
	Municipal Complex Maintenance	260,000	442,788	702,788		702,788		702,788	Annual repair and maintenance cost of Municipal Complex including the Police Department
	Building Energy Enhancement Projects	25,000	50,000	75,000		75,000		75,000	Re-appropriate unspent placeholder funds towards efficiency enhancements in Town building, pending results of 2024 Energy Audit ($50.0K)
	Public Works Specialty Equipment	30,000		30,000		30,000		30,000	Purchase of Sign Shop Printer ($30.0K)
	Welcome Center/Grandview Capital Maintenance	25,000		25,000		25,000		25,000	Placeholder for annual capital maintenance of Welcome Center and Grandview Room
	Purchase of Employee Rental Units	-	2,046,641	2,046,641		2,046,641		2,046,641	Re-appropriate funds towards purchase of Hamlet Townhome Unit #3 ($1.8M); New funding as true-up for Hamlet #3 unit due to final commission negotiations and discrepancy during staff turnover ($234.9K); All Future purchases of employee units will be reflected in the Internal Housing Fund
	Geothermal Energy System	1,500,000	343,096	1,843,096		1,843,096		1,843,096	Placeholders for geothermal component of snowmelt boiler replacement ($1.5M); Re-appropriate design funds for Geothermal Energy District ($394.9K); Reduce budget by $51.8K for Art Studio budget increase to connect to existing Geothermal Well in RETT fund ($51.8K);
	Snowmelt Boilers Replacement	-	1,895,594	1,895,594		1,895,594		1,895,594	Placeholder for routine replacement of snowmelt boilers with like-equipment; May be necessary depending on financial and technical feasibility and timing of the Geothermal Energy District currently under exploration
	Arrabelle Snowmelt Boilers	-	190,000	190,000		190,000		190,000	Re-appropriate funds towards Arabelle Boiler Replacement - Shared cost managed by Vail Resorts ($190.0K)
	Donovan Pavilion Remodel	59,500	50,000	109,500		109,500		109,500	Main Floor refinishing/resealing ($35.0K); Walk-behind floor buffer/sweeper ($10.0K); Furniture Replacements ($14.5K); Re-appropriate 2024 placeholder as capital maint contingency ($50.0K)
	Mountain Plaza Elevator Renovation	100,000		100,000		100,000		100,000	Placeholder for Mountain plaza elevator renovation (shared cost with Vail Resorts)
	Vail Mobility Hub Expansion	-	1,500,000	1,500,000		1,500,000		1,500,000	Re-appropriate funds for design of Vail Mobility Hub Expansion, offset by $750K MMOF match grant included in state reimbursements above ($1.5M)

TOWN OF VAIL 2025 PROPOSED AMENDED BUDGET
SUMMARY OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCE
CAPITAL PROJECTS FUND

								Changes since First Reading	
		2025 Budget	1st Supplemental	2025 Amended	2nd Supplemental	2025 Amended	3rd Supplemental	Proposed 2025 Amended	Description
	Fire Sprinkler Upgrades at Bus Barn	-	780,000	780,000		780,000	268,791	1,048,791	Reappropriate funds towards Bus Barn fire sprinkler upgrades; Project is still in engineering phase ($600.0K); Utilize 2024 savings in routine PW Shops maintenance towards increase in estimated cost of Bus Barn fire sprinkler upgrades, pending design outcomes ($180.0K); **Utilize additional savings in Bus Barn Charger upgrades towards increased cost in Fire Sprinkler upgrades based on design outcomes ($268.8K)**
	Public Works Shops Expansion	-	18,058	18,058		18,058		18,058	Re-appropriate funds towards architectural feasibility and planning for identified phase two expansion opportunities ($18.0K)
	Total Facilities	2,429,500	7,316,177	9,745,677	-	9,745,677	268,791	10,014,468	
	Parking								
	Parking Structures	1,697,000	1,217,577	2,914,577		2,914,577		2,914,577	Various annual repairs including deck topping replacement, expansion joint repairs, ventilation, HVAC, plumbing and other structural repairs
	Parking Entry System / Equipment	-	353,214	353,214		353,214		353,214	Ongoing Parking Entry System capital repair and maintenance Re-appropriate funds for remaining parking system replacement costs, including subscription recognized over 5-years ($233.2K); Re-appropriate ongoing parking replacement equipment purchases for damaged items ($55.0K); Shift parking maintenance budget from GF for accounting consistency ($50.0K); Parking pass system buildout for summer passes ($15.0K) 2027: Placeholder for Parking Structure Entry System Replacement ($1.0M)
	Red Sandstone Parking Structure	-	40,000	40,000		40,000		40,000	Placeholder for routine capital maintenance at Red Sandstone Parking Structure ($40.0K)
	Total Parking	1,697,000	1,610,791	3,307,791	-	3,307,791	-	3,307,791	
	Transportation								
	Bus Shelters	50,000		50,000		50,000		50,000	Annual Bus Shelter Maintenance ($30.0K) Add solar lighting to existing shelters ($20.0K)
	Timber Ridge Transit Stop	-	1,908,277	1,908,277		1,908,277		1,908,277	Re-appropriate construction of a transit stop at the new Timber Ridge housing development ($1.9M)
	Replace Buses	-	2,139,050	2,139,050		2,139,050		2,139,050	Re-appropriate $2.1M for two electric buses which are still awaiting delivery (May be offset by $1.6M of potential federal grant funding)
	Electric bus chargers and electrical service rebuild	-	268,791	268,791		268,791	(268,791)	-	**Utilize savings in electric bus chargers towards Bus Barn Sprinkler Upgrades ($268.8K)**
	Car Share Program Infrastructure	117,675		117,675		117,675		117,675	Purchase of two vehicles ($100K) for car share program; upgrades to Electric Chargers ($17.7K) for implementation of Car Share program
	Total Transportation	167,675	4,316,118	4,483,793	-	4,483,793	(268,791)	4,215,002	
	Road and Bridges								
	Capital Street Maintenance	1,660,000		1,660,000		1,660,000		1,660,000	Annual Capital Maintenance of Town-maintained streets
	Street Light Improvements	75,000	440,000	515,000		515,000		515,000	Annual Town-Wide street light replacement ($80.0K); Re-appropriate funds towards neighborhood street light replacements scheduled for this year ($440.0K)
	Neighborhood Bridge Repair	-	408,036	408,036		408,036		408,036	Re-appropriate ongoing bridge scour mitigation project at Chamonix Rd ($408.0K)
	Seibert Fountain Improvements	-	27,082	27,082		27,082		27,082	Utilize 2024 savings from circulation pump replacement not implemented towards repairs to the drain lines in the equipment vault to prevent flooding ($27.1K)
	Roundabout Lighting Project	-	488,939	488,939		488,939		488,939	Re-appropriate funds to complete lighting project at Town Center ($488.9K)
	Neighborhood Road Reconstruction	-	1,553,694	1,553,694		1,553,694		1,553,694	Re-appropriate funds towards delayed Meadow Dr culvert lining, Black Gore Dr culver replacements, and Meadow Dr/Meadow Ln drainage improvements design ($1.6M)
	South Frontage Road Pedestrian Improvements	250,000		250,000		250,000		250,000	Design of pedestrian improvements on the South Frontage Road (paved bike lanes/shoulders, sidewalk sections) between W LH Circle and E LH Circle, and Donovan to Westhaven ($250.0K) 2027: Construction of pedestrian improvements from W LH Circle to E LH Circle ($1.0M)
	Vail Village Streetscape/Snowmelt Repair	-	900,000	900,000		900,000		900,000	Re-appropriate funds towards Vail Village snowmelt repairs with a reduced scope ($900.0K)

TOWN OF VAIL 2025 PROPOSED AMENDED BUDGET
SUMMARY OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCE
CAPITAL PROJECTS FUND

	2025 Budget	1st Supplemental	2025 Amended	2nd Supplemental	2025 Amended	3rd Supplemental	Proposed 2025 Amended	Description
						Changes since First Reading		
Lionshead Streetscape/Snowmelt Replacement (VRA)	-	50,000	50,000		50,000		50,000	Re-appropriate funds as contingency for snowmelt repairs ($50.0K)
Total Road and Bridge	2,020,000	3,867,751	5,887,751	(35,000)	5,852,751	-	5,852,751	
Technology								
Town-wide camera system	50,000	30,000	80,000		80,000		80,000	Annual maintenance of Town-wide camera system Utilize 2024 savings in routine camera maintenance towards placeholder for installation of cameras at
Audio-Visual capital maintenance	100,000		100,000		100,000		100,000	Annual maintenance of hardware set to support internal and external meeting spaces ($50.0K) Update of A/V systems in Council Chambers, Grandview/Library/Community room/Donovan A/V systems; Replacement cycle every 3-5 years ($100K)
Cybersecurity	140,000		140,000		140,000		140,000	Annual Investment in cybersecurity, to keeps up with the ongoing changes that are required to maintain a safe and secure computing environment; Includes annual fees for security programs
Software Licensing	959,135	36,000	995,135		995,135		995,135	Annual software licensing and support for town wide systems (3% Annual Increase) UbiPark annual fees - implemented Fall 2024 ($36.0K)
Hardware Purchases	90,000		90,000		90,000	10,000	100,000	Workstation replacements (20-25 per year); **Re-allocate $10.0K of network upgrade budget towards computer/workstation hardware purchases ($10.0K)**
Website and e-commerce	75,000		75,000		75,000		75,000	Annual website maintenance (3% Annual Increase)
Fiber Optics / Cabling Systems in Buildings	50,000	719,949	769,949		769,949		769,949	Repair, maintain & upgrade cabling/network Infrastructure ($75.0K) Reappropriate funds towards ongoing design of redundant Fiber Optic paths in the Town ($719.9K)
Network upgrades	150,000		150,000		150,000	(10,000)	140,000	Computer network systems - replacement cycle every 3-5 years ($150K)
Data Center (Computer Rooms)	150,000		150,000		150,000		150,000	Annual data center maintenance ($150K)
Broadband (THOR)	115,000		115,000		115,000		115,000	Annual Broadband Expenses (3% Annual Increase)
Business Systems Replacement	185,000	255,231	440,231		440,231	1,265,440	1,705,671	Placeholder for Human Resources/Enterprise Information System ($120.0K); Employee Housing Unit compliance software ($35.0K); Re-appropriate funds for ongoing Budget Software Implementation ($18.0K); Strategic Planning Milestone tracking software ($49.9K); Parking data reporting software ($17.3K); $150.0K increase in HR/Enterprise IS system to include replacement of the payroll system; **Increase in HR/Payroll system cost ($1.1M); Com Dev Permitting Software, partially offset by DOLA local capacity planning grant ($140.2K)**
Total Technology	2,064,135	1,041,180	3,105,315	-	3,105,315	1,265,440	4,370,755	
Public Safety								
Public Safety IT Equipment	75,000		75,000		75,000		75,000	Annual Maint/Replacement of PD IT Equipment including patrol car and fire truck laptops and software used to push information to TOV and other agencies; TOV portion of annual Intergraph software maintenance
Public Safety Equipment	241,387		241,387		241,387	61,207	302,594	Annual licensing/maintenance costs for Axon Body-Worn Camera Equipment ($102.0K), Flock License Plate Readers ($15.0K); Purchase of Skydio X10 Drones ($48.4K); **Increased cost of Axon body-worn camera licensing/maintenance ($61.2K)**
Fire Safety Equipment	45,000		45,000		45,000		45,000	Knox Box System Replacement/Upgrade ($45.0K): Drone Expansion ($16.0K); Extrication Equipment ($35.0K)
Radio Equipment replacement/expansion	1,020,000		1,020,000		1,020,000		1,020,000	Replacements of radios for PW, PD and Fire (approximately every 5 years) ($1.0M)
Fire Truck Replacement	-	69,285	69,285		69,285		69,285	Re-appropriate remaining funds for Enforcer Aerial Ladder Truck Upfitting ($69.3K)
Total Public Safety	1,381,387	214,285	1,595,672	(145,000)	1,450,672	61,207	1,511,879	
Community and Guest Service								
Children's Garden of Learning Capital Maintenance	-	32,248	32,248		32,248		32,248	West Side Siding replacement due to warping from weather exposure utilizing 2024 savings in gutter/heat tape replacement ($32.2K)

TOWN OF VAIL 2025 PROPOSED AMENDED BUDGET
SUMMARY OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCE
CAPITAL PROJECTS FUND

	2025 Budget	1st Supplemental	2025 Amended	2nd Supplemental	2025 Amended	3rd Supplemental	Proposed 2025 Amended	Description
						Changes since First Reading		
Energy Enhancements	130,000	62,872	192,872		192,872		192,872	Installation of EV stations to meet increased demand ($130.0K); Utilize 2024 savings in new charger installations towards upgrading existing Level 2 Wiring and addition of Tesla chargers to Level 3 stations in Lionshead Parking Structure ($62.9K); Utilize savings in 2025 deferred projects towards Energy Performance Contract which includes installation of new EV chargers (-$157.0K)
Pedestrian Safety Enhancements	200,000	366,213	566,213		566,213		566,213	Design of Pedestrian improvements through Main Vail Underpass ($200.0K); Re-appropriate funds towards RFP Crossing near Safeway to be constructed this year ($366.2K)
Bollard Installation Project	-	389,747	389,747		389,747		389,747	Re-appropriate ongoing bollard installation project partially offset by MMOF Grant funding ($389.7K)
Underground Utility improvements	-	4,181,558	4,181,558		4,181,558		4,181,558	Re-appropriate underground HCE from Main Vail to East Vail in conjunction with fiber conduit scheduled to begin in 2025 ($4.2M)
Land Safety Improvements	-		-	100,000	100,000	1,940,000	2,040,000	Rock fall mitigation on Town-owned land on the northside of Lionsridge Loop near Timber Ridge and Lionsridge housing sites; **Additional funding for larger scope of mitigation project ($1.9M)**
Guest Services Enhancements/Wayfinding	-	717,413	717,413		717,413		717,413	Re-appropriate funds towards ongoing replacement of damaged signs ($6.9K); Utilize savings from electric bus signage project towards ongoing replacement of damaged signs ($15.0K); Re-appropriate ongoing installation of new signage to guide guests to available parking ($695.5K)
Vehicle Expansion	65,000	45,974	110,974		110,974		110,974	Vehicle for Deputy Chief of Community Risk Reduction position (added in 2024); Upfitting of two PD take-home expansion vehicles ($46.0K)
Total Community and Guest Service	395,000	5,796,025	6,191,025	100,000	6,291,025	1,940,000	8,231,025	
Total Expenditures	**10,154,697**	**24,162,327**	**34,317,024**	**(80,000)**	**34,237,024**	**3,266,647**	**37,503,671**	
Dobson Financing Sources/(Uses)								
Transfer Fund Balance from RETT	762,546	(15,397)	747,149	5,000,000	5,747,149		5,747,149	Transfer Dobson maintenance budget from RETT 5 year plan; Reduce funds available for transfer used for repairs completed in 2024 ($15.4K); Increase transfer from RETT for Dobson Arena Redevelopment ($5.0M)
Transfer from General Fund	-		-	8,000,000	8,000,000		8,000,000	Transfer from General Fund for Dobson Arena Redevelopment (to be repaid 2026 - 2027)
Vail Recreation District Contribution	-		-	3,400,000	3,400,000		3,400,000	Contribution from VRD towards Dobson Redevelopment
Transfer from Vail Reinvestment Authority	4,361,633	1,741,906	6,103,539	9,381,033	15,484,572		15,484,572	Re-appropriate transfer from VRA for Dobson Redevelopment ($1.7M); Increase transfer from Vail Reinvestment Authority towards Dobson Arena Redevelopment ($6.1M)
Dobson Redevelopment	(50,350,000)	(1,741,906)	(52,091,906)		(52,091,906)		(52,091,906)	Dobson redevelopment; Reappropriate funds towards ongoing Dobson Arena Redevelopment to begin construction in spring ($1.7M)
Total Net Dobson Financing Sources/(Uses)	**(20,495,821)**	**(15,397)**	**(20,511,218)**	**1,051,033**	**(19,460,185)**	**-**	**(19,460,185)**	
Southface Certificates of Participation Source/(Uses)								
West Middle Creek COP Proceeds	-		-	65,308,920	65,308,920		65,308,920	Recognize revenues and expenditures related to the issuance of
Interest Earned on COPs	-		-	2,726,590	2,726,590		2,726,590	Certificates of Participation for the Southface project, and transfer of
Discount on Bond Proceeds	-		-	(186,307)	(186,307)		(186,307)	funds to Vail Home Partners for development
Costs of Issuance and Compliance	-		-	(323,250)	(323,250)	30,416	(292,834)	Cost of COP issuance; Reduced issuance costs (-$30.4K)
Debt Service Payments	-		-	(1,821,680)	(1,821,680)		(1,821,680)	Southface debt payments
Transfer to Vail Home Partners	-		-	(57,225,359)	(57,225,359)		(57,225,359)	COP funds transferred to Vail Home Partners for Southface development
Southface COP Sources/(Uses)	**-**	**-**	**-**	**8,478,914**	**8,478,914**	**30,416**	**8,509,330**	Excess Bond Proceeds are restricted for capitalized debt payments in the fund balance

TOWN OF VAIL 2025 PROPOSED AMENDED BUDGET
SUMMARY OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCE
CAPITAL PROJECTS FUND

	2025 Budget	1st Supplemental	2025 Amended	2nd Supplemental	2025 Amended	3rd Supplemental	Proposed 2025 Amended	Description
						Changes since First Reading		
Other Financing Sources/(Uses)								
Debt Service Payment	(1,158,298)		(1,158,298)		(1,158,298)		(1,158,298)	PW Shops Debt Service Payment
Transfer to Internal Employee Housing Fund	-	(52,631)	(52,631)		(52,631)		(52,631)	Transfer to IEHRF for incomplete remodel projects on new units from 2024, including Buffehr Creek Unit window replacements ($52.6K)
Transfer to Housing Fund	(2,500,000)		(2,500,000)		(2,500,000)		(2,500,000)	Annual appropriation towards community housing projects (Transfer to Housing Fund)
Transfer to Housing Fund (W. Middle Creek)	(9,000,000)	(1,000,000)	(10,000,000)	4,464,816	(5,535,184)	(30,416)	(5,565,600)	Loan to HF for W. Middle Creek (Increase total to $10.0M Previously in GF); Decrease loan to Housing Fund for W. Middle Creek (-$4.5M) reimbursed by bond proceeds; Reimburse Housing Fund for additional issuance/predev costs ($30.4K)
Total Other Financing Sources/(Uses)	**(12,658,298)**	**(1,052,631)**	**(13,710,929)**	**4,464,816**	**(9,246,113)**	**(30,416)**	**(9,276,529)**	
Revenue Over (Under) Expenditures	**(23,325,680)**	**(22,086,483)**	**(45,412,163)**	**13,920,684**	**(31,491,479)**	**(822,887)**	**(32,314,366)**	
Beginning Fund Balance	50,037,289		50,037,289		50,037,289		50,037,289	
Ending Fund Balance	**26,711,610**		**4,625,127**		**18,545,811**		**17,722,924**	
Reserved Fund Balances								
Minimum Reserve Requirement (25% of Sales Tax)	3,996,000		3,996,000		3,996,000		3,996,000	
Southface COP Debt Service Reserve	-		-	8,478,915	8,478,915		8,478,915	
Southface Operating Reserve	-		-	5,000,000	5,000,000		5,000,000	
Total Ending Reserved and Restricted Fund Balances	**3,996,000**	**-**	**3,996,000**	**8,478,915**	**17,474,915**		**17,474,915**	
Ending Fund Balance- Available	**22,715,610**		**629,127**		**1,070,896**		**248,009**	

TOWN OF VAIL 2025 PROPOSED AMENDED BUDGET
SUMMARY OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCE
REAL ESTATE TRANSFER TAX FUND

		2025	1st Supplemental	2025 Amended	2nd Supplemental	2025 Amended	3rd Supplemental	Proposed 2025 Amended	Description
Revenue									
	Real Estate Transfer Tax	$ 7,700,000		$ 7,700,000		$ 7,700,000	$ 1,200,000	$ 8,900,000	**Increased RETT collections based on YTD earnings ($1.2M)**
	Golf Course Lease	176,903	14,382	191,285		191,285		191,285	Annual lease payment from Vail Recreation District; Rent income funds the "Recreation Enhancement Account" below; Increase based on CPI
	Intergovernmental Revenue	155,000	216,192	371,192	5,000,000	5,371,192	55,000	5,426,192	Lottery proceeds used annual for park projects ($30.0K) 2025: Roll forward remaining ERWSD reimbursement for Dowd Junction stabilization ($205.3K); Roll forward remaining Bear Education Grant from Colorado Parks and Wildlife ($10.8K); USFS Grant for Booth Creek Fuels Reduction ($125K); County Contribution towards East Vail Bighorn Sheep Habitat Conservation ($5.0M); **Eagle County Wildfire Mitigation IGA ($55.0K)**
	Project Reimbursements	-	75,000	75,000		75,000	18,325	93,325	2025: Roll forward Middle Creek restoration contribution from Evergreen Redevelopment ($75.0K) 2025: **CC4CA Reimbursements towards additional conference costs ($18.4K)**
	Donations	-	10,000	10,000		10,000	92,500	102,500	2025: Kosloff Foundation and Winmax Foundation Donations towards Winterfest ($10.0K) **2025: Logan Donation towards Art Studio Programming ($70.0K)** **2025: WinMax Foundation & Vail International Gallery Donations towards Inaugural Art Studio Grand Prize ($2.0K)** **2025: Bronfman Donation towards Art Studio Programming ($1.0K)** **2025: Open Space donation from Borgen Family ($15.0K)** **2025: Vail Board of Realtors contribution to Evacuation Game Night ($500)** **2025: Donations towards Sole Power Prizes ($4.0K)**
	Recreation Amenity Fees	10,000		10,000		10,000		10,000	$10K annually
	Bag Fees	50,000		50,000		50,000	11,400	61,400	2025: Utilize bag fees towards Hard to Recycle events and Zero Hero support ($50K); **True-up bag fee usage to Hard to Recycle and Zero Hero budgets ($11.4K)**
	Earnings on Investments and Other	213,405		213,405		213,405	420,000	633,405	**2025: Increase based on YTD earnings ($420.0K)**
	Total Revenue	**8,305,308**	**315,574**	**8,620,882**	**5,000,000**	**13,620,882**	**1,797,225**	**15,418,107**	
Expenditures									
	Management Fee to General Fund (5%)	385,000		385,000		385,000	60,000	445,000	5% of RETT Collections - fee remitted to the General Fund for administration; **Adjusted based on increased RETT collections ($60.0K)**
	Wildland								
	Forest Health Management	744,450		744,450	2,749	747,199	5,500	752,699	Annual operating expenditures for Wildland department; **Operational supply reimbursements from Eagle County IGA ($5.0K)**; **Evacuation game night funding from VBR donation ($500)**
	Wildfire Mitigation	385,000		385,000		385,000	35,000	420,000	2025: Booth Creek Fuels Implementation, partially offset by USFS grant ($275.0K); Booth Heights and Booth Creek Trailhead Fuels Reduction ($100.0K); **Additional Mitigation related to Eagle County IGA ($35.0K)**
	Fire Free Five - Rebate Program	50,000	86,135	136,135		136,135		136,135	Annual Funding for Fire Free Five Community Assistance Program
	Fire Free Five - TOV Implementation	-	25,000	25,000		25,000		25,000	2025: Re-appropriate funds for Fire Free Five landscaping around gymnastics center ($25.0K)
	Total Wildland	1,179,450	111,135	1,290,585	2,749	1,293,334	40,500	1,333,834	
	Parks								
	Annual Park and Landscape Maintenance	2,078,443	107,500	2,185,943	8,799	2,194,742	80,000	2,274,742	Annual operating expenditures for Parks department (including personnel, supplies, utility, contract services); **Increased water & sewer costs at parks ($80.0K)**

TOWN OF VAIL 2025 PROPOSED AMENDED BUDGET
SUMMARY OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCE
REAL ESTATE TRANSFER TAX FUND

			1st	2025	2nd	2025	3rd	Proposed 2025	
		2025	Supplemental	Amended	Supplemental	Amended	Supplemental	Amended	Description
	Park / Playground Capital Maintenance	231,000	50,000	281,000		281,000		281,000	Annual maintenance items include projects such as playground surface refurbishing, replacing bear-proof trash cans, painting/staining of play structures, picnic shelter additions/repairs, and fence maintenance ($169.0K) 2025: Ford Park Entry Landscape ($45.0K) 2025: Re-appropriate funds towards ford Park Entry landscape improvements near Amp Bridge entry ($40.0K)
	Tree Maintenance	85,000	6,000	91,000		91,000		91,000	Annual on going pest control, tree removal and replacements in stream tract, open space, and park areas 2025: Re-appropriate funds towards new plantings to replace trees removed in 2024 ($6.0K)
	Street Furniture Replacement	35,000	72,000	107,000		107,000		107,000	Annual Placeholder for Street Furniture Replacements ($35.0K) Annual Replacement of existing trash/recycle cans with new models ($75.0K) 2025: Re-appropriate funds for ongoing Village and Lionshead picnic table replacement ($72.0K)
	Ford Park- Betty Ford Way Pavers	-	40,000	40,000		40,000		40,000	2025: Re-appropriate towards final gravel shoulder grading repair and landscaping ($40.0K)
	Ford Park Lower Bench Turf/Irrigation	300,000		300,000		300,000	(158,000)	142,000	2025: Replacement of worn turf grass and inefficient irrigation system ($300.0K); **Utilize savings in lower bench turf project towards Ford Park Vehicle Entryway improvements ($158.0K)**
	Ford Park Playground Improvements	-	125,000	125,000		125,000		125,000	2025: Re-appropriate funds towards replacement of wood fiber play surface under swings with rubber surfacing for better durability ($125.0K)
	Ford Park Master Plan Capital Design	-	199,909	199,909		199,909		199,909	2025: Re-appropriate funds for outcomes of Ford Park Masterplan Update. Projects include a park-wide ADA compliance Study, site planning for future facilities including a picnic shelter and expanded maintenance areas, wayfinding, etc. ($199.9K)
	Ford Park Vehicle Entryway Improvements	-		-		-	118,000	118,000	**2025: Utilize savings from Ford Park Lower Bench Turf repair towards:** **-Parking Lot Gate Equipment Configuration ($32.0K)** **-Oversize Vehicle Entrance Paving repair ($45.0K)** **-Tennis Center Lot Manual Gate ($38.0K)** **-Electronic Loops at West Betty Ford Way gate ($10.0K)**
	Turf Grass Reduction	15,000	85,836	100,836		100,836		100,836	2025: Completion of Main Vail Roundabout Turf Reduction ($100.8K)
	Donovan Park Improvements	-	20,000	20,000		20,000		20,000	2025: Replacement of play equipment ($20.0K)
	Pirateship Park Improvements	-	43,862	43,862		43,862		43,862	2025: Re-appropriate funds towards ongoing improvements including two play components and minor ADA upgrades ($43.9K)
	Bighorn Park Playground Improvements	150,000		150,000		150,000		150,000	2025: Bighorn Park Play Area Maintenance ($150.0K)
	Gore Creek Promenade Rehabilitation	750,000	368,460	1,118,460		1,118,460	1,000,000	2,118,460	2025: Re-appropriate funds towards ongoing refresh of the Gore Creek Promenade ($328.5K); Reclass children's fountain steps at promenade to be done as part of this project ($40.0K); **Gore Creek Promenade Rehabilitation budget moved forward from 2026 ($1.0M)**
	Slifer Fountain Feature Four Repair	-	75,000	75,000		75,000		75,000	2025: Re-appropriate funds towards incomplete plumbing leak; further investigation needed prior to repair ($75.0K)
	Total Parks	3,679,443	1,218,567	4,898,010	(51,201)	4,846,809	1,040,000	5,886,809	
	Rec Paths and Trails								
	Rec. Path Capital Maintenance	85,000		85,000		85,000		85,000	Annual Capital maintenance of the town's recreation path system ($85.0K)
	Recreation Path Safety Improvements	50,000	31,662	81,662		81,662		81,662	2025: Pedestrian Traffic Counters ($50.0K); Re-appropriate funds towards next phase of Antlers curve redesign ($31.7K)
	Bike Safety	10,000		10,000		10,000		10,000	Annual cost for bike safety programs ($5.0K)
	Pedestrian Bridge Projects	-	703,329	703,329		703,329		703,329	2025: Re-appropriate funds towards ongoing pedestrian overpass rehabilitation and outcomes of upcoming pedestrian bridge report ($703.3K)
	Gore Valley Trail Reconstruction	180,000	146,224	326,224		326,224		326,224	2025: Placeholder for Gore Valley Trail Maintenance ($80.0K); Library to Lionshead Nature Walk Environmental Assessment and Design ($100.0K); Utilize 2024 savings in the recreation path maintenance budget towards the rebuild of 1250' of the North Recreation Trail between Red Sandstone Road and the pedestrian overpass ($146.2K)

TOWN OF VAIL 2025 PROPOSED AMENDED BUDGET
SUMMARY OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCE
REAL ESTATE TRANSFER TAX FUND

	2025	1st Supplemental	2025 Amended	2nd Supplemental	2025 Amended	3rd Supplemental	Proposed 2025 Amended	Description
East Vail Interchange Improvements	-	190,543	190,543		190,543		190,543	2025: Re-appropriate funds for repairs due to landscaping and drainage issues, including plantings and parking area improvements ($190.5K); Additional funds using 2024 savings in Water Quality Infrastructure for drainage improvements including additional concrete gutters to direct to water quality vaults and bioswale areas, and the replacement of plantings ($40.0K)
Dowd Junction repairs and improvements	-	453,794	453,794		453,794		453,794	2025: Re-appropriate funds for ongoing restabilization of Dowd Junction retaining wall ($454.0K)
Portalet Enclosures	-	40,500	40,500		40,500		40,500	2025: Re-appropriate funds towards screening in residential-area portalets ($40.5K)
Total Rec Paths and Trails	325,000	1,566,052	1,891,052	-	1,891,052	-	1,891,052	
Recreational Facilities								
Nature Center Operations	117,437		117,437		117,437		117,437	2025: Nature Center operating costs
Nature Center Capital Maintenance	26,291		26,291		26,291		26,291	Placeholder for annual maintenance costs at or near Nature Center ($15.0K) 2025: Signage ($16.6K); Regravel access road ($9.7K)
Total Recreational Facilities	143,728	-	143,728	-	143,728	-	143,728	
Environmental								
Environmental Sustainability	884,177		884,177	8,486	892,663		892,663	Annual operating expenditures for Environmental department (including personnel and supplies)
Recycling and Waste Reduction Programs	127,050	15,000	142,050		142,050	3,000	145,050	Annual recycling and waste reduction programs; **Increased hard to recycle cost utilizing bag fees ($3.0K)**
Water Refill Station Installation	-		-		-	60,000	60,000	**2025: Installation of Water Refill stations - offset by Destination Stewardship funds transferred from GF ($60.0K)**
Ecosystem Health	281,000	300,000	581,000		581,000	18,325	599,325	Annual ecosystem health programs; **Increased cost of CC4CA conference - Offset by contributions from other members ($18.3K)**
Energy & Transportation	75,000	42,510	117,510		117,510	4,000	121,510	Annual energy and transportation programs; **Sole Power Prizes - Offset by donations ($4.0K)**
E-Bike Programs	193,000		193,000		193,000		193,000	Annual E-Bike Programs; 2026 includes: -$175.0K: Shift E-Bike Share Program (Ongoing) -E-bikes for essentials program proposed to be discontinued
E-Bike Share Infrastructure	-	14,711	14,711		14,711		14,711	2025: Re-appropriate funds as placeholder for additional gravel pads and bike racks at redevelopment locations ($14.7K)
Sole Power App	25,000	10,000	35,000		35,000		35,000	2025: Development of App modifications for the Sole Power Plus App Phase 2 Expansion to include Transit and Milestones ($25K); Re-appropriate funds towards original app development ($8.0K); Additional development funds to connect app to Town's Cloud service ($2.0K)
Streamtract Education/Mitigation	75,000		75,000		75,000		75,000	Annual streamtract education programming; 2026 includes: -$30.0K: General education programming (Ongoing) -$45.0K: Continuation of Restore the Gore Campaign Relaunch/rebrand
Water Quality Initiatives	-	121,729	121,729		121,729		121,729	Annual monitoring of Gore Creek Macroinvertebrates - previously conducted by ERWSD ($45.0K)
Streambank Mitigation	140,000		140,000		140,000		140,000	2025: Streambank Mitigation at Ford Park in conjunction with in-stream improvements by Trout Unlimited ($100.0K); Streambank Mitigation along Mill Creek ($40.0K)
Middle Creek Restoration Fund	-	75,000	75,000		75,000		75,000	2025: Re-appropriate funds towards the restoration of Middle Creek on TOV property in relation to the Evergreen redevelopment project. This will be reimbursed by the developer ($75.0K)
Private Streambank Mitigation Program	-	50,000	50,000		50,000		50,000	2025: Private Streambank Mitigation Program; 2025: Re-appropriate funds towards continuation of private streambank mitigation ($50.0K)
Booth Heights Open Space Conservation	-	-	-	84,800	84,800		84,800	2025: Costs to establish Booth Heights conservation easement ($84.8K)
Energy Efficiency Performance Contract	-	105,158	105,158		105,158		105,158	2025: Re-appropriate funds towards ongoing Energy Audit ($105.2K)
Total Environmental	1,800,227	734,108	2,534,335	93,286	2,627,621	85,325	2,712,946	
Art								

TOWN OF VAIL 2025 PROPOSED AMENDED BUDGET
SUMMARY OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCE
REAL ESTATE TRANSFER TAX FUND

	2025	1st Supplemental	2025 Amended	2nd Supplemental	2025 Amended	3rd Supplemental	Proposed 2025 Amended	Description
Public Art - Operating	196,599		196,599		196,599		196,599	Annual operating expenditures for Art in Public Places department; 2026 includes: -$187.6K: Personnel -$25.0K: miscellaneous Programs & Events (Ongoing)
Public Art Installations	-		-	60,000	60,000		60,000	Annual cost of installation and landscaping/beautification costs for new/donated Art
Public Art - General program / art	60,000	110,567	170,567		170,567		170,567	Annual appropriation of funds to purchase sculptures, artwork, and conduct art programs/events; remainder is re-appropriated each year to accumulate towards larger purchases ($60.0K) 2025: Re-appropriate unspent funds ($110.6K)
Public Art - Winterfest	30,000	53,967	83,967		83,967		83,967	Annual Winterfest budget ($30.0K) 2025: Increase Winterfest budget utilizing Kosloff Foundation and Winmax Foundation donations ($10.0K); Re-appropriate funds for Winterfest program ($44.0K)
Seibert Memorial Statue- Maintenance	-	11,192	11,192		11,192		11,192	2025: Re-appropriate donated funds towards upkeep of sculpture ($11.7K)
Art Space	-	1,015,232	1,015,232		1,015,232	40,000	1,055,232	2025: Re-appropriate funds towards construction of Art Space Studio in Ford Park anticipated to be completed in Summer of 2025 ($963.4K); Additional request for funding to connect Art Space Studio HVAC to existing Geothermal Test Well, offset by budget reduction in CPF Geothermal Project ($51.8K); **Additional funds from Ford Park Lower Bench turf repair savings ($40.0K)**
Art Studio - Programming & Operations	70,500		70,500		70,500	73,000	143,500	Operating costs for artist in residency program utilizing the new Art Space **2025: Increase Art Studio programming budget for Logan, WinMax Foundation, Bronfman, and Vail International Gallery Donations ($72.0K)**
Artist In Residency - Capital Art Acquisitions	37,500	20,000	57,500		57,500		57,500	Capital art acquisition costs associated with artist in residency program 2025: Re-appropriate unspent funds towards 2025 program ($20.0K)
Total Art	394,599	1,210,958	1,605,557	60,000	1,665,557	113,000	1,778,557	
Community								
Council Contribution: Betty Ford Alpine Garden Support	80,779		80,779		80,779		80,779	Annual operating support of the Betty Ford Alpine Gardens; annual increase to follow town's general operating annual increase
Council Contribution: Eagle River Watershed Support	42,000		42,000		42,000		42,000	Annual support of the Eagle River Watershed Council programs
Council Contribution: Trail Alliance	22,500		22,500		22,500		22,500	Adopt A Trail Council Contribution for trails in or bordering the Town
Total Contributions	145,279	-	145,279	-	145,279	-	145,279	
VRD-Managed Facilities & Maintenance								
Recreation Enhancement Account	176,903	569,837	746,740		746,740		746,740	Annual rent paid by Vail Recreation District; to be re-invested in asset maintenance 2025: Roll forward unspent Enhancement Funds ($539.3K); Increase for $16.1K paid above budget in 2024; Increase for $14.3K based on 2025 CPI true-up
Recreation Facility Maintenance	22,000		22,000		22,000		22,000	Annual RETT facility maintenance ($22.0K)
Synthetic Turf Replacement	-	472,000	472,000		472,000		472,000	2025: Re-appropriate funds towards synthetic turf replacement ($472.0K)
Golf Clubhouse	123,287		123,287		123,287		123,287	2025: Circulation Pump Replacement ($98.0K); Clubhouse parking lot mill & overlay ($23.9K); Clubhouse Signage ($9.4K)
Athletic Field Restroom/Storage Building	-	1,000,000	1,000,000		1,000,000		1,000,000	2025: Re-appropriate $1.0M for the replacement of existing restroom/concession with new 2000 sq. ft. restroom/storage building
Golf Course - Other	3,954	432,069	436,023		436,023	(2,500)	433,523	2025: Maintenance building asphalt driving and parking area ($4.0K); Re-appropriate funds towards ongoing routine projects with VRD including Streambank Restoration ($432.1K); **Decrease in streambank restoration (-$2.5K)**
Dobson Ice Arena	-		-		-	2,500	2,500	**Final Dobson maintenance costs prior to closing - offset by decrease in Golf Course streambank funds ($2.5K)**
Ford Park / Tennis Center Improvements	54,166	150,854	205,020		205,020		205,020	2025: Wood siding and windows ($54.2K); Re-appropriate funds towards Tennis Center Improvements ($150.9K)

TOWN OF VAIL 2025 PROPOSED AMENDED BUDGET
SUMMARY OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCE
REAL ESTATE TRANSFER TAX FUND

	2025	1st Supplemental	2025 Amended	2nd Supplemental	2025 Amended	3rd Supplemental	Proposed 2025 Amended	Description
Athletic Fields	99,319	74,490	173,809		173,809		173,809	2025: Asphalt parking lot ($99.3K); Re-appropriate funds towards ongoing improvements ($74.5K)
Gymnastics Center	3,863	361,058	364,921		364,921		364,921	2025: Replace Airconditioning Unit
Total VRD-Managed Facilities & Maintenance	483,492	3,060,308	3,543,800	-	3,543,800	-	3,543,800	
Total Expenditures	**8,536,218**	**7,901,128**	**16,437,346**	**104,834**	**16,542,180**	**1,338,825**	**17,881,005**	
Other Financing Sources (Uses)								
Transfer from General Fund - Destination Stewardship	-	23,510	23,510		23,510	46,500	70,010	2025: Transfer from General Fund for Implementation Steps of Destination Stewards Management Plan: Greenhouse Gas Inventory and Modeling ($10.0K) 2025: **Transfer from General Fund Destination Stewardship budget for installation of water refill stations**
Transfer from/(to) CPF	(762,546)	15,397	(747,149)	(5,000,000)	(5,747,149)		(5,747,149)	2025: Transfer to Capital Projects Fund for Dobson Arena (utilizing savings in annual Dobson maintenance); Reduce transfer based on funds spent in 2024 ($15.4K); Increase transfer to Capital Projects Fund towards Dobson Arena ($5.0M)
Revenue Over (Under) Expenditures	**(993,456)**	**(7,546,647)**	**(8,540,103)**	**(118,334)**	**(8,658,437)**	**518,400**	**(8,140,037)**	
Beginning Fund Balance	15,184,790		15,184,790		15,184,790		15,184,790	
Ending Fund Balance	**$ 14,191,334**		**$ 6,644,687**		**$ 6,526,353**		**$ 7,044,753**	
Minimum Reserve Requirement	$ 2,000,000		$ 2,000,000		$ 2,000,000		$ 2,000,000	
Above Minimum (Available Fund Balance)	**$ 12,191,334**		**$ 4,644,687**		**$ 4,526,353**		**$ 5,044,753**	

TOWN OF VAIL 2025 PROPOSED AMENDED BUDGET
SUMMARY OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
HOUSING FUND

	2025 Budget	1st Supplemental	2025 Amended	2nd Supplemental	2025 Amended	3rd Supplemental	Proposed 2025 Amended	Notes
Revenue								
Housing Fee in Lieu (balance)								
Housing Sales Tax	$ 5,201,534		$ 5,201,534		$ 5,201,534		$ 5,201,534	
Housing Fee in Lieu Annual Collections	-		-		-	10,783	10,783	**Housing Fee in-lieu collections ($10.8K)**
Transfer in from Capital Projects Fund - Community Housing	2,500,000		2,500,000		2,500,000		2,500,000	
Workforce Housing Sales	-	625,000	625,000	480,000	1,105,000	(155,000)	950,000	Roll forward resale revenue for Pitkin Creek #3B ($625.0K); Estimated Resale Revenue for Pitkin Creek #7N ($480.0K); **Reduced sales price on Pitkin Creek #3B (-$125.0K); Reduced sales price on Pitkin Creek #7N (-$30.0K)**
Housing Late Fees	-		-	12,300	12,300		12,300	
Government Reimbursements- Vail Home Partners	-		-	4,464,816	4,464,816	18,030	4,482,846	Repayment of predevelopment costs from Vail Home Partners for West Middle Creek bond proceeds ($4.5M); **True-up repayment from bond proceeds ($18.0K)**
Deed Restriction Buyouts		275,400	275,400	410,000	685,400	180,000	865,400	Deed Restriction buyout at 363 Beaver Dam Circle ($275.4K); Deed restriction buyout at 315 Mill Creek Cir ($410.0K); **Deed restriction buyout at 2349 Chamonix Lane ($180.0K)**
EHU Credit Program (Timber Ridge)	-		-		-	434,707	434,707	**YTD collections for EHU Credit program at Timber Ridge ($434.7K)**
Earnings on Investments	50,000		50,000		50,000	280,000	330,000	**Increase interest based on YTD earnings ($280.0K)**
Total Revenue	**7,751,534**	**900,400**	**8,651,934**	**5,367,116**	**14,019,050**	**768,520**	**14,787,570**	
Expenditures								
Management Fee to General Fund (5%)	-		-		-	260,077	260,077	**5% Housing Sales Tax Administrative fee ($260.0K)**
Housing Programs								
InDeed Program	1,500,000	2,885,645	4,385,645		4,385,645	(250,000)	4,135,645	Annual Funding for Vail InDeed Program; **Re-allocate portion of InDeed placeholder to East Vail Parcel Planning (-$250.0K)**
Buy Down Housing	-	150,904	150,904		150,904	10,783	161,687	Re-appropriate utilization of housing fee in lieu towards Buy Down housing; **Utilize housing fee in lieu toward Buy Down Housing ($10.8K)**
Future Purchases	2,275,000	1,500,000	3,775,000	(547,400)	3,227,600	(3,000)	3,224,600	Placeholder for Buy Down housing purchases; **Utilize portion towards Pitkin Creek #3B and #7N (-$3.0K)**
Pitkin Creek Unit #3B	-		-		-	500	500	**Final Pitkin Creek #3B resale costs paid in 2025 ($500)**
Pitkin Creek Unit #7N	-		-	547,400	547,400	2,500	549,900	Purchase of Pitkin Creek #7N for resale ($547.4K); **True-up acquisition cost ($2.5K)**
Construction Housing Projects								
Timber Ridge Habitat Contribution	2,000,000		2,000,000		2,000,000		2,000,000	$2.0M contribution to Habitat for Humanity for TR units
Southface Predevelopment	-	807,920	807,920		807,920	410,774	1,218,694	Re-appropriate West Middle Creek predevelopment costs ($808.5K); **True-up Southface predevelopment costs ($410.8K)**
Southface Development Legal Fee Contingency	-	50,000	50,000		50,000		50,000	Re-appropriate placeholder for West Middle Creek legal costs ($50.0K)
East Vail Parcel Predevelopment	-	400,000	400,000		400,000	250,000	650,000	Re-appropriate placeholder for West Middle Creek legal costs ($400.0K); **Re-allocate portion of InDeed placeholder to East Vail Parcel Planning (-$250.0K)**
Residences at Main Vail Opportunity Fee	-	50,000	50,000		50,000		50,000	Re-appropriation of remaining RMV opportunity fee
Land Purchases for Future Housing								
CDOT Parcel Acquisition Placeholder - East Vail	-	2,398,502	2,398,502	18,000	2,416,502		2,416,502	Re-appropriate purchase of CDOT East Vail parcel ($2.4M); Re-appropriate additional funds needed for East Vail CDOT parcel ($18.0K)
East Vail Carnie Parcel	-	17,900	17,900		17,900		17,900	Re-appropriate purchase of 1' wide parcel ($17.9K)
Eagle-Vail Parcel Placeholder	-	50,000	50,000		50,000		50,000	
Total Expenditures	5,775,000	8,310,871	14,085,871	18,000	14,103,871	681,634	14,785,505	
Operating Income	**1,976,534**	**(7,410,471)**	**(5,433,937)**	**5,349,116**	**(84,821)**	**86,886**	**2,065**	

TOWN OF VAIL 2025 PROPOSED AMENDED BUDGET
SUMMARY OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
HOUSING FUND

	2025 Budget	1st Supplemental	2025 Amended	2nd Supplemental	2025 Amended	3rd Supplemental	Proposed 2025 Amended	Notes
Other Finance Sources (Uses)								
Transfer to Vail Home Partners- WMC Contribution	(10,000,000)		(10,000,000)		(10,000,000)		(10,000,000)	$10.0M placeholder for W. Middle Creek housing projects
Transfer from CPF for Southface Contribution (Loan)	10,000,000		10,000,000	(4,464,816)	5,535,184	30,416	5,565,600	Loan from Capital Projects Fund for Southface contribution ($5.5M); Transfer from CPF for **HF reimbursement from COP proceeds ($30.4K)**
Transfer from/(to) Timber Ridge- Timber Ridge Sales	-	(10,541,295)	(10,541,295)		(10,541,295)		(10,541,295)	Transfer to/Frm TR for TR construction contribution paid back by TR sales
Total Other Finance Sources (Uses)	**-**	**(10,541,295)**	**(10,541,295)**	**(4,464,816)**	**(15,006,111)**	**30,416**	**(14,975,695)**	
Surplus (Deficit) Net of Transfers and One-Time Items	**1,976,534**	**(17,951,766)**	**(15,975,232)**	**884,300**	**(15,090,932)**	**117,302**	**(14,973,630)**	
Beginning Fund Balance	7,323,815		16,420,512		16,420,512		16,420,512	
Ending Fund Balance	**$ 9,300,349**		**$ 445,280**		**$ 1,329,580**		**$ 1,446,882**	

TOWN OF VAIL 2025 PROPOSED AMENDED BUDGET
SUMMARY OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
HEAVY EQUIPMENT FUND

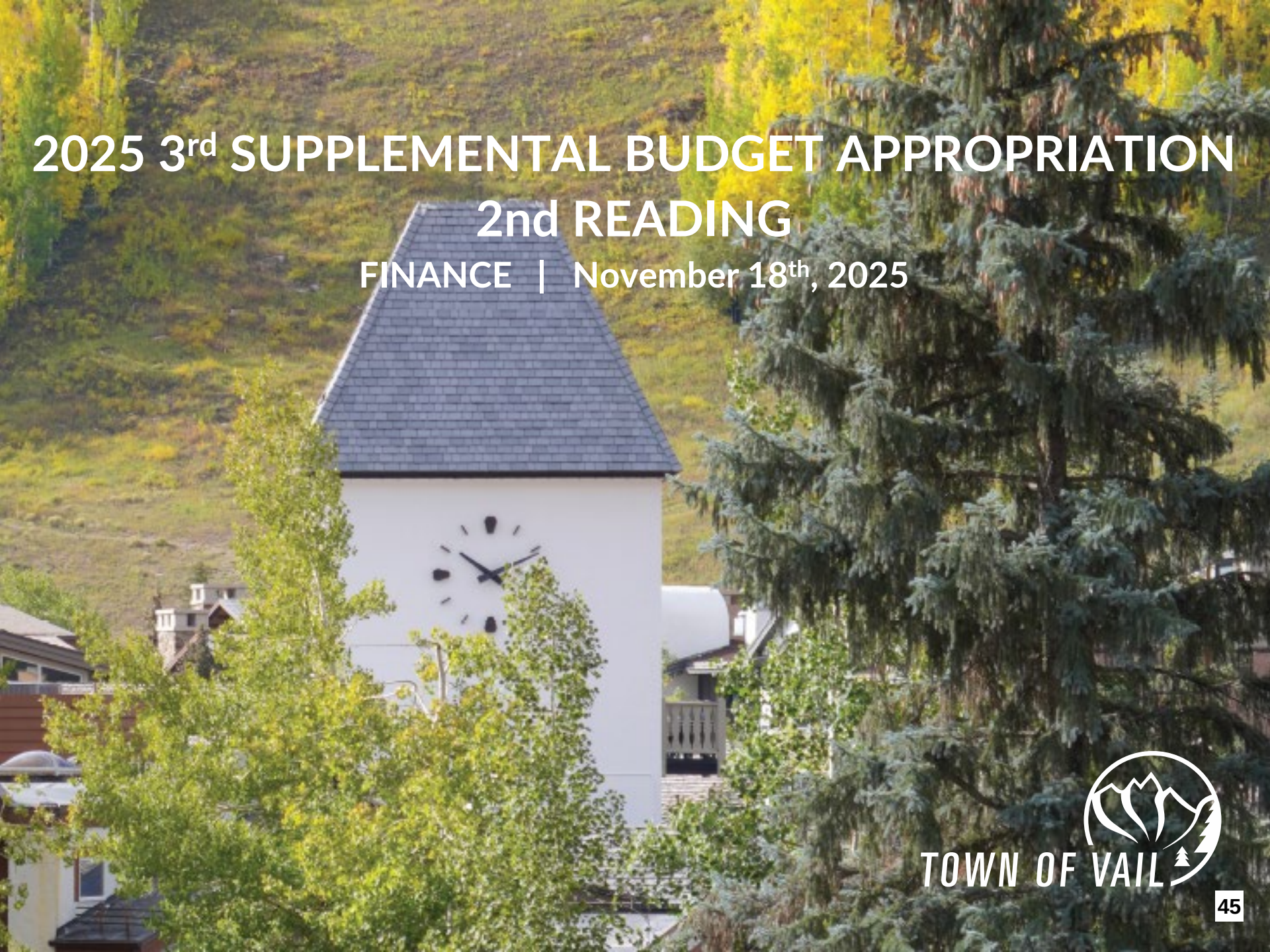
	2025 Budget	1st Supplemental	2025 Amended	2nd Supplemental	2025 Amended	3rd Supplemental	2025 Amended	Notes
Revenue								
Town of Vail Interagency Charge	$ 5,000,479	$ 69,796	$ 5,070,275		$ 5,070,275		$ 5,070,275	
Earnings on Investments	7,000		7,000		7,000		7,000	
Equipment Sales and Trade-ins	317,070		317,070		317,070		317,070	
Total Revenue	5,324,549	69,796	5,394,345	-	5,394,345	-	5,394,345	
Expenditures								
Salaries & Benefits	1,575,281		1,575,281	2,777	1,578,058		1,578,058	
Operating, Maintenance & Contracts	2,311,716	130,796	2,442,512		2,442,512		2,442,512	
Capital Outlay	1,603,200	1,350,715	2,953,915		2,953,915	7,500	2,961,415	**Increased cost of PD F150 Acquisition ($7.5K)**
Total Expenditures	5,490,197	1,481,511	6,971,708	2,777	6,974,485	7,500	6,981,985	
Revenue Over (Under) Expenditures	(165,648)	(1,411,715)	(1,577,363)	(2,777)	(1,580,140)	(7,500)	(1,587,640)	
Beginning Fund Balance	3,976,045		3,976,045		3,976,045		3,976,045	
Ending Fund Balance	**$ 3,810,397**		**$ 2,398,682**		**$ 2,395,905**		**$ 2,388,405**	

TOWN OF VAIL 2025 PROPOSED AMENDED BUDGET
SUMMARY OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCE
DISPATCH SERVICES FUND

	2025 Budget	1st Supplemental	2025 Amended	2nd Supplemental	Proposed 2025 Amended	
Revenue						
E911 Board Revenue	$ 1,246,961		$ 1,246,961		$ 1,246,961	
Interagency Charges	1,982,148		1,982,148		1,982,148	
Town of Vail Interagency Charge	827,330		827,330		827,330	
Earnings on Investments and Other	54,000		54,000		54,000	
Total Revenue	4,110,439	-	4,110,439	-	4,110,439	
Expenditures						
Salaries & Benefits	3,090,617	264,376	3,354,993		3,354,993	
Operating, Maintenance & Contracts	647,869	75,000	722,869		722,869	
Capital Outlay	-	847,110	847,110	6,500	853,610	2025: RMS Replacement ($750.0K); Mobile Responder Command and Control Tool ($97.1K); **Increased scope of Command and Control Tool ($6.5K)**
Total Expenditures	3,738,486	1,186,486	4,924,972	6,500	4,931,472	
Change in Net Position	**371,953**	**(1,186,486)**	**(814,533)**	**(6,500)**	**(821,033)**	
Beginning Fund Balance	2,977,684		2,977,684		2,977,684	
Ending Fund Balance	**$ 3,349,637**		**$ 2,163,151**		**$ 2,156,651**	

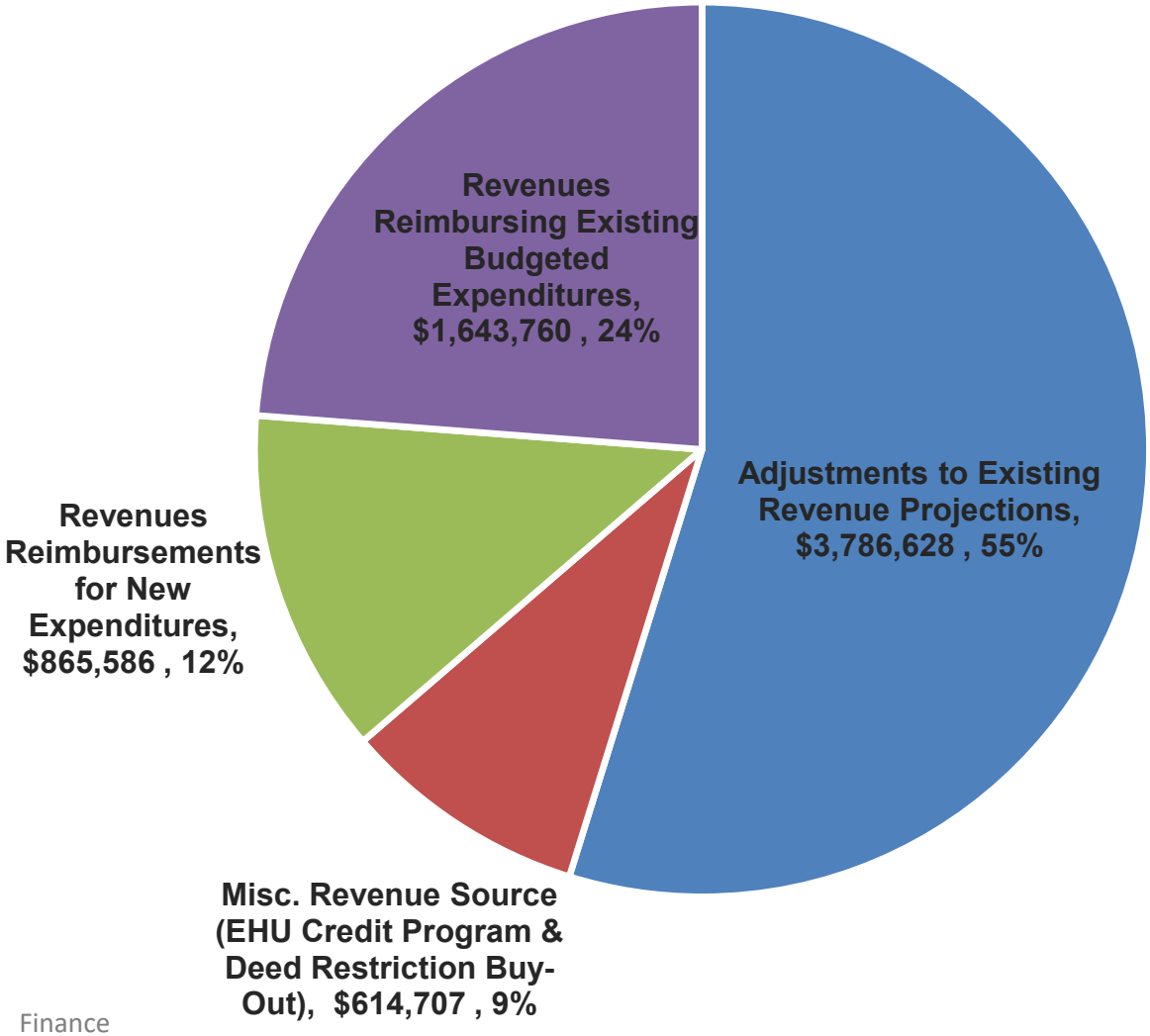
2025 3rd SUPPLEMENTAL BUDGET APPROPRIATION
2nd READING

FINANCE | November 18th, 2025



TOWN OF VAIL

Revenue Adjustments: $6,869,066 Increase



Major Revenue Adjustments Include:

Revenue Source	Fund	2025 Increase / (Decrease)	Total Proposed Amended Budget	YTD Collections (thru 11/24/25)
Earnings on Investments	All	$2,620,938	$4,972,826	$4,698,284*
FTA 5339(B) Grant (2 Elec. Buses)	CPF	$1,613,760	$1,613,760	$1,613,760
Real Estate Transfer Tax Collections	RETT	$1,200,000	$8,900,000	$8,722,436
Timber Ridge EHU Credits	HF	$434,707	$434,707	$434,707

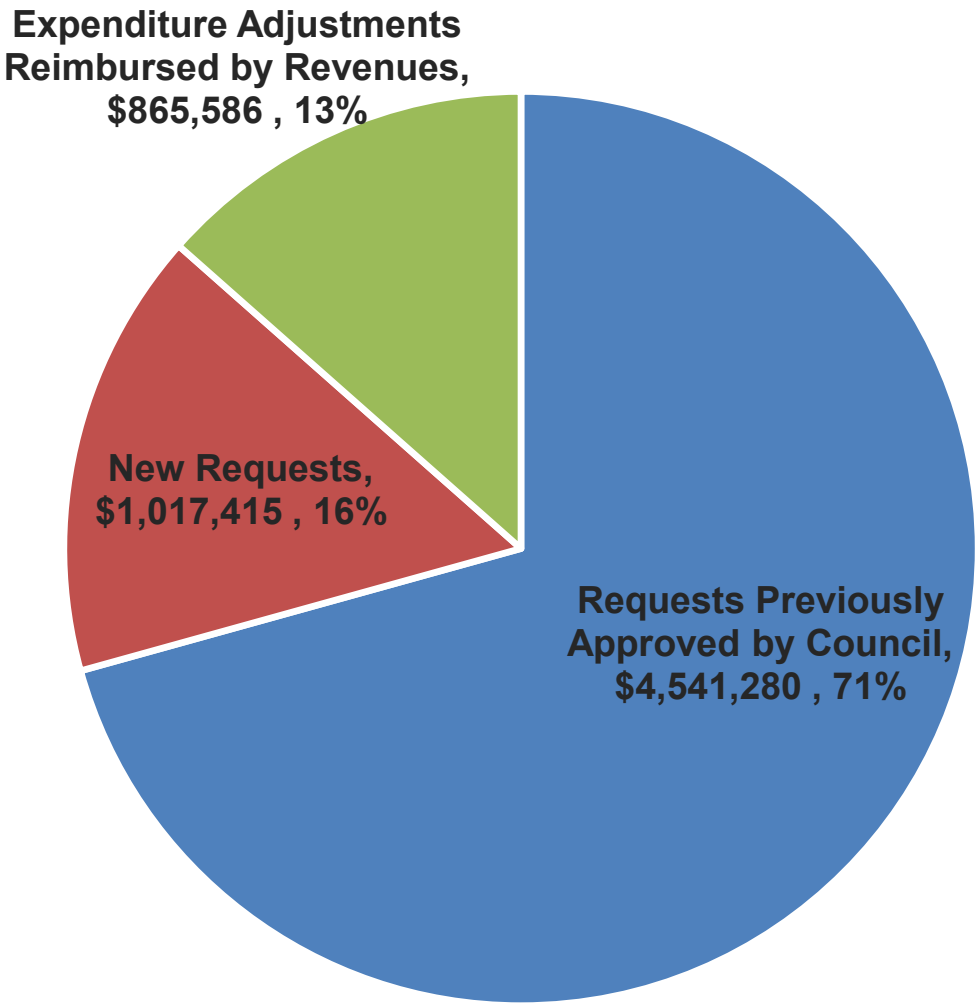
*Interest Earnings are through September 30th and exclude earnings on proceeds of Town-issued debt

Please see the included Memo for detailed information on all revenue adjustments

Changes since First Reading – Revenues

- $121,800 increase for Donovan Pavilion ($120,000) and Grand View Room ($1,800) Rental Revenue
  - This offsets a proposed increase of expenditures of $35,115 related to the Donovan pavilion (commissions, utilities, and repair & maintenance costs)

Expenditure Adjustments: $6,424,281 Increase



Larger/Significant Expenditure Adjustments Include:

Expenditure	Fund	Category	Amount
Gore Creek Promenade Rehabilitation	RETT	Previously Approved by Council	$1,000,000
Wildland Fire Deployment Costs	GF	Offset by Revenue	$530,363
Rodeo Rink Contribution (Vail Mountaineer Hockey Club)	GF	Previously Approved by Council	$456,000
Southface Predevelopment Costs	HF	True-Up to final project/bond issuance structure	$410,774
Legal Fees and Litigation*	GF	New Request	$400,000
Water & Sewer Fees	GF/RETT	New Request	$145,000

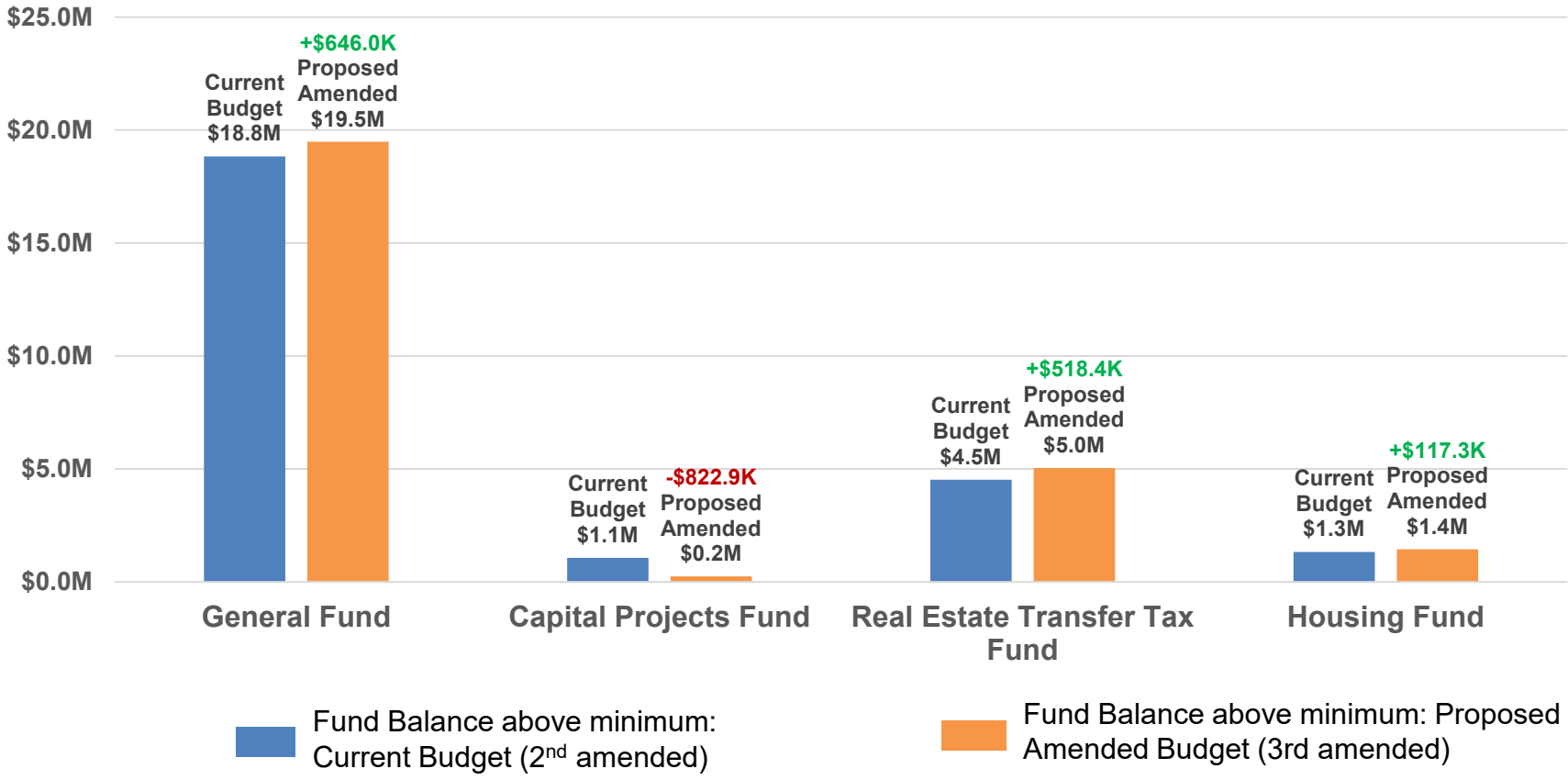
*The increase in legal fees is due to higher-than-typical costs associated with lawsuits, the Loading & Delivery program, permitting disputes, election-related items, and deed restriction/EHU initiatives.

Please see the included Memo for detailed information on all expenditure adjustments

Changes since First Reading – Expenditure Requests

- $10,850 for deductibles on insurance claims for motor vehicle accidents (General Fund)
- Re-allocate $10,000 of expenditures intended for Network Upgrades towards Computer Hardware Purchases (Capital Projects Fund)
- $6,500 for increase in scope of the Mobile Responder Command and Control Tool upgrade (Dispatch Services Fund)

Change in Reserve Projections since 2nd Supplemental: Non-Restricted Amounts



Net increase to Fund Balance due to Budget Adjustments: $444,785

Are there any questions?

AGENDA ITEM NO. 6.2

Item Cover Page

VAIL TOWN COUNCIL AGENDA ITEM REPORT

DATE:	December 16, 2025
TIME:	60 min.
SUBMITTED BY:	Greg Roy, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	**Public Hearings (6:20pm)**
SUBJECT:	**Appealing East Lionshead Circle Application (6:30pm)**
SUGGESTED ACTION:	Uphold, uphold with modifications, or overturn the Design Review Board's October 15, 2025, decision.
PRESENTER(S):	Greg Roy, Planning Manager

ATTACHMENTS:

TC25-0009 Appeal Memo.pdf
Attachment A. Kenneth Rotman (Kenneth Joel Rotman Trust) Appeal with supporting documentation 11-4-25.pdf
Attachment B. DRB25-0343 Record of Application.pdf
Attachment C. DRB25-0343 Application.pdf
Lionshead Circle Appeal Response 121625.pdf

TOWN OF VAIL

Memorandum

TO: Town Council

FROM: Community Development Department

DATE: December 16, 2025

SUBJECT: An appeal, pursuant to Section 12-3-3, Appeals and Call-Up, Vail Town Code, of the final decision of the Town of Vail Design Review Board on October 15, 2025, approving the new construction of a new multi-family development within the Lionshead Mixed-Use 1 (LMU-1) Zone District located at 534 East Lionshead Circle, A Resubdivision of a part of Lots 1, 2, 3 and Tract E Block 1, Vail/Lionshead Filing No. 1. (TC25-0009)

Appellant: Kenneth Rotman (Kenneth Joel Rotman Trust)
Applicant: Telemark Ventures LLC, and Vail Property Group LLC, Represented by Ruther Associates
Planner: Greg Roy

I. SUBJECT PROPERTY

The subject property is located at located at 534 East Lionshead Circle, A Resubdivision of a part of Lots 1, 2, 3 and Tract E Block 1, Vail/Lionshead Filing No. 1.

II. VAIL TOWN COUNCIL JURISDICTION

Pursuant to Section 12-3-3B Vail Town Code, the Town Council must hear and decide appeals from any decision, determination, or interpretation by the Design Review Board with respect to the provisions of Title 12, Zoning Regulations, and Title 14, Development Standards, Vail Town Code.

III. PROCEDURAL CRITERIA FOR APPEALS

Pursuant to Sections 12-3-3B, Vail Town Code, there are three basic procedural criteria for an appeal:

A) Standing of the Appellants

Pursuant to Section 12-3-3, Vail Town Code and the determinations made by the Community Development Director, the appellant has standing as an owner of real property that is adjacent to the property that is subject of the application.

B) Adequacy of the Notice of the Appeal

A copy of the Public Notice of the Vail Town Council, December 16, 2025, Public Hearing was mailed on November 26, 2025, pursuant to Section 12-3-3-3(B)(4)(d), Vail Town Code.

C) Timeliness of the Notice of Appeal

Section 12-3-3(B)(4)(a) of the Vail Town Code requires appeals to be filed within twenty (20) days of the decision being appealed. On or before November 4, 2025, the appellants filed their appeals.

IV. SUMMARY

The question to be answered by the Vail Town Council regarding this appeal is:

Should the October 15, 2025, decision of the Design Review Board be upheld?

Pursuant to Section 12-3-3, Vail Town Code, the Vail Town Council must uphold, uphold with modifications, or overturn the Design Review Board's October 15, 2025, decision.

V. BACKGROUND

Telemark Ventures LLC, and Vail Property Group LLC, represented by Ruther Associates, pursuant to Section 12-11-3, Design Approval, Vail Town Code, for new construction of a new multi-family development within the Lionshead Mixed-Use 1 (LMU-1) Zone District located at 534 East Lionshead Circle, A Resubdivision of a part of Lots 1, 2, 3 and Tract E Block 1, Vail/Lionshead Filing No. 1. (DRB25-0343)

On October 15, 2025, the Design Review Board held a public hearing on the application and voted 4-0 to approve the application, finding that the application met section 14-10-3, 14-10-4, and 14-10-5 of Vail Town Code.

On November 4, 2025, Kenneth Rotman (Kenneth Joel Rotman Trust), an adjacent property owner, submitted an appeal of the approval of the DRB application (Attachment A).

VI. APPLICABLE DOCUMENTS

The applicable Code section is Vail Town Code, Title 14 Development Standards of the Vail Town Code, as linked below.

Vail Town Code Title 14: Development Standards

VII. DISCUSSION ITEM

Should the October 15, 2025, decision of the Design Review Board be upheld?

VIII. REQUIRED ACTION

Pursuant to Section 12-3-3, Vail Town Code, the Vail Town Council must uphold, uphold with modifications, or overturn the Design Review Board of October 15, 2025, decision. The Town Council must act by motion, with such motion to be approved by a majority of those present.

Should the Vail Town Council choose to uphold the decision of the Design Review Board, the following motion is recommended:

> *"I move that the Town Council uphold the October 15, 2025, decision of the Design Review Board, because the DRB properly determined that the application did comply with the applicable design guidelines."*

Should the Vail Town Council choose to overturn the decision of the Design Review Board, the following motion is recommended:

> *"I move that the Town Council overturn the October 15, 2025, decision of the Design Review Board, because the submitted application does not comply with the applicable design guidelines."*

IX. ATTACHMENTS

A. Kenneth Rotman (Kenneth Joel Rotman Trust) Appeal with supporting documentation, 11-4-25
B. DRB25-0343 Record of Application
C. DRB25-0343 Application

LIONSHEAD CIRCLE RESIDENCES
Adjacent Property Owner List
(07.13.25)

VANTAGE POINT – VAIL CONDOMINIUMS, INC LOT 1
Attn: General Manager/HOA Representative
508 E. Lionshead Circle
Vail, CO 81657

VANTAGE POINT – VAIL CONDOMINIUMS, INC LOT 2
Attn: General Manager/HOA Representative
508 E. Lionshead Circle
Vail, CO 81657

TOWN OF VAIL
Attn: Finance Department
75 South Frontage Road
Vail, CO 81657

FIRST WESTWIND AT VAIL CONDOMINIUM ASSOCIATION
Attn: General Manager/HOA Representative
548 South Frontage Road
Vail, CO 81657

TELEMARK VENTURES LLC
2398 SW 76th Lane
Ocala, FL 34476-6770

LIONSHEAD ARCADE CONDO ASSOC.
c/o Fireside Property Management LLC/HOA Representative
P.O. Box 8366
Avon, CO 81620

LIFT HOUSE CONDOMINIUMS
Attn: General Manager/HOA Representative
555 E Lionshead Circle
Vail, CO 81657

VAIL 21 CONDOMINIUM ASSOCIATION, INC
Attn: General Manager/HOA Representative
521 East Lionshead Circle
Vail, CO 81657

LAZIER LIONSHEAD LLC
386 Hanson Ranch Road
Vail, CO 81657-4527

BATTLE MOUNTAIN LLC
Launch Development Inc.
9744 NW Conant Ave
Kansas City, MO 64153-1832

BLUE ICE 21 LLC
363 Faas Ranch Road
New Castle, CO 81647-8423

LIONSHEAD ARCADE CONDO ASSOC.
c/o Vail Resorts Rentals, Inc./HOA Representative
635 N Frontage Road
Vail, CO 81657

During the October 15, 2025 Design Review Board meeting on this project I both submitted a written letter and made an oral public comment presentation. As it turned out, my written submission, while made before the meeting, was missed. Not copied or otherwise presented to the Board members, or possibly even Mr. Ray, the planner. It was sent prior to the meeting, but only noticed during it. In that vein, I resubmit it, in addition to this narrative, in its entirety to be properly comprehended and reviewed.

The Prior Written Submission

The prior written submission that I resubmit today basically has three sections.

First, there is a narrative about how approving Telemark's project as currently designed could forever prevent the Lionshead Redevelopment Master Plan from being fully achieved given Telemark's negative impact on the ability to potentially ever redevelop the Lionshead Arcade.

The second part is literally a section-by-section analysis of the Lionshead Redevelopment Master Plan indicating every part of it that would not be achieved if the Lionshead Arcade's redevelopment is negatively impacted as suggested by Telemark's project being done by itself and perhaps not simultaneously. I ask that the Design Review Board review the Lionshead Redevelopment Master Plan in this detail, which it did not do so in the context of measuring the impact of the potential non-redevelopment of Lionshead Arcade and determine for itself and find that the goal and objective of EACH of the 72 sections cited might not be achieved if Telemark's project is approved as currently presented. Its in the resubmission, but for emphasis I include those 72 sections in footnote 1 below.

The third, and perhaps most importantly for impact and actions that should be taken by the Design Review Board as a result of this appeal, is a discussion with explicit references to Town of Vail rules and regulations, Design Review Board rules and regulations, and the Lionshead Redevelopment Master Plan itself where my written submission lays out the analysis regarding this Board's power and authority to require rejection of or change to Telemark's project based on precluding another Lionshead Redevelopment Master Plan component. THE REASON THIS IS IMPORTANT IS IT GETS TO A CORE OF THIS APPEAL. SPECIFICALLY, WHEN PLANNING MANAGER GREG ROY WAS ASKED IF THE DESIGN REVIEW BOARD CAN CONSIDER WHETHER A NEW STRUCTURE WOULD FORECLOSE THE COORDINATED IMPLEMENTATION OF ANOTHER LIONSHEAD REDEVELOPMENT MASTER PLAN COMPONENT (FOR EXAMPLE, A REDEVELOPMENT PARCEL IDENTIFIED IN THE PLAN, THE LIONSHEAD ARCADE) HE SAID "NO". AND WHEN IT CAME TIME FOR SOMEONE TO MAKE A MOTION, THE GENTLEMAN MAKING THE MOTION TO APPROVE PREFACED HIS MOTION WITH A STATEMENT THAT CONSIDERING THE ARGUMENT WAS BEYOND THE JURISDICTION OF THE DESIGN REVIEW BOARD, HE MOVED TO APPROVE. It is this position that I most disagree with and request that you reconsider your position, review the rules, regulations, and my written submission.

Restating that third part and highlighting some of the more significant and telling parts of that section:

The Lionshead Redevelopment Master Plan is the guiding design document for Lionshead-area reviews — i.e., Design Review Board decisions are meant to be in the context of that plan. (See Town master plans page and staff reports.)

What that means in practice is If a proposal conflicts with the Master Plan's goals the Design Review Board can require changes, deny the application, or condition approval on plan amendments.

If a Lionshead project prevents another Lionshead project contemplated in the Lionshead Development Master Plan from happening the Vail Design Review Board has the authority (and arguably the *obligation*) to reject or require modification of a project in the Lionshead district if it would materially prevent or conflict with another project or public improvement *expressly contemplated in the Lionshead Redevelopment Master Plan*.

Here's how that authority works under Vail's municipal code and the Town's planning hierarchy:

1. The Lionshead Redevelopment Master Plan is a governing document — not advisory

- Vail Town Code § 14-10-1 (Design Review Purpose) says the Design Review Board "shall use" several documents as *governing guidance* in evaluating design applications — *specifically naming* the Lionshead Redevelopment Master Plan among them.
- That means the Master Plan isn't a mere policy statement; it is an adopted component of the Town's development standards.

Implication:
If a proposed project blocks, precludes, or frustrates an improvement, or land use designated in the Lionshead Redevelopment Master Plan, the Design Review Board must consider that a direct inconsistency with governing design policy.

2. The Design Review Board's approval criteria explicitly require consistency with the Master Plan

When reviewing a design application, the Design Review Board must make findings that the proposal is:

"Consistent with the applicable elements of the Lionshead Redevelopment Master Plan."
— *Town of Vail Design Deviation Review Criteria (2023 update)*

If the proposal eliminates or blocks a planned element in the Lionshead Redevelopment Master Plan — such as a building site reserved for a future phase — then it is *inconsistent* by definition. The Design Review Board can therefore deny the application under its standard authority (§ 14-10-7, "Action by the Board").

3. The Design Review Board's purpose includes protecting long-range design intent

Per § 14-10-3, the Design Review Board's purpose is:

"to protect the integrity of the town's adopted design guidelines and master plans and to promote coordinated, harmonious development."

Thus, if approval of a new structure would foreclose the coordinated implementation of another Lionshead Redevelopment Master Plan component (for example, a redevelopment parcel identified in the Plan), the Design Review Board would be failing its statutory purpose by approving it.

Inference: Design Review Board power to reject on that ground

REQUEST

1) Reverse your presumption that the Design Review Board does not have authority to consider the potential negative impact on the Lionshead Arcade's ability to redevelop and the impact of that upon achieving the Lionshead Redevelopment Master Plan's imperatives.
2) Since Telemark's design does not meet the primary goals and objectives of the Lionshead Redevelopment Master Plan that should be considered by the Design Review Board, Telemark's application should be denied.

In addition to or in the alternative to the above:

3) Table any motion on the Telemark proposal so staff can research and advise about these points presented, not just merely what the Design Review Board has already considered about the specific Telemark project only by itself.

4) Defer Design Review Board action for a reasonable period of time to enable good faith discussions between Telemark and the Lionshead Arcade residential owners to coordinate for a "win-win" solution that will more fully realize the Lionshead Redevelopment Master Plan objectives while advancing the respective interests of Telemark and the Lionshead Arcade residential owners.

Separately:

We respectfully ask the Design Review Board to articulate whether they consider precluding another Lionshead Redevelopment Master Plan component (for example, a redevelopment parcel identified in the Plan) a valid or invalid basis for denial under their design review criteria.

CONCLUSION

The Design Review Board can reject or require modifications to plans that impact a neighboring property in a significantly adverse way relating directly to achieving the Lionshead Redevelopment Master Plan's explicitly significant directives. Not constructing a tunnel to a redeveloped Arcade, not providing parking for new units in a redeveloped Arcade if subgrade parking under the Arcade is not possible, and not simultaneously redeveloping or otherwise finding an economically viable way to redevelop the Arcade would leave Lionshead Arcade landlocked, non-economically developable, and be catastrophic to achieving the Lionshead Redevelopment Master Plan's major goals and objectives of expanded retail space, having an Alpine look and feel, increasing bed and property tax revenues, and being a world class Lionshead.

I believe the Design Review Board must follow the entirety of the Lionshead Redevelopment Master Plan and did not do so when considering the Telemark project.

Respectfully,

Kenneth Rotman of the Lionshead Arcade

Footnote 1:

- Page i — Introduction
- Sections 3.8.2.1, 3.10
- Sections 4.1.3, 4.4.1.2, 4.6.3.3, Page 4-21
- Section 4.8 (subsections a, b, c, d)
- Sections 5.7, 5.7.5, 5.7.6, Pages 5-13, 5-14
- Sections 5.8, Page 5-16, Section 5.8.5
- Page 6-7, Sections 7.5, 7.6
- Sections 8.1, 8.2, 8.3.1, 8.3.2, 8.3.3, 8.3.3.A, 8.3.4.1, 8.4.1.2, 8.4.2, 8.4.2.2, 8.4.2.9
- Sections 9.1.1.2, 9.1.1.8, 9.1.2.1, 9.1.2.3, 9.2, 9.4.1.2, 9.5.4, Pages 9-11, 9-18, 9-19, Last Page

October 15, 2025

To the Town or Vail Design Review Board,

Letting Telemark's project as it is currently designed could forever prevent the LRMP from achieving its explicitly stated major and priority goals and objectives for the Lionshead pedestrian portal, the Lionshead pedestrian core, and east Lionshead in general.

Because of this alone, it is an option for this Board to reject or require amendment to the Telemark project. To be clear, we are not asking for an outright rejection of the Telemark project. We want that project to go through. However, we feel it is this Board's obligation to require the project to best enable an adjacent project - the Lionshead Arcade - to be an economically viable project and to have access, through or coordinated with the Telemark project, access to subgrade parking beneath an Arcade development.

Allowing this project to proceed could prevent three things. One, it could prevent the Arcade from ever developing and leave it as a landlocked eyesore unimproved parcel. In fact, Reed Phillips of the Town Council, who also acts as the personal representative to Scott Ryan, the owner of Telemark, and who has a pecuniary interest in the project you are considering today, told our Board Chair on May 31, 2025 that if the parking lot project is approved as a stand alone project, it is likely that the Arcade will never be able to be developed. Two, it might prevent ever getting subgrade parking for the Arcade. And three, it will prevent a coordinated, economically viable simultaneous development of the parking lot and the Arcade.

Next is a section-by-section summary indicating every part of the LRMP that would be negatively impacted if Lionshead Arcade is affected in any of these ways. In this and in the last meetings taking up this project there is deference to staff which concludes that this project meets the zoning requirements of Telemark's particular parcel. Our position that this Board and staff is required to conclude many more things than just about this parcel. And that it has not yet done so. It has not studied 1) the impact of how doing the Telemark project as a standalone and with a design that ignores a parking connection for the Arcade negatively impacts a future adjacent Arcade project; 2) how such impact has negative implications for achieving the LRMP, and 3) whether those negative implications should result in denying this application or require this application to be significantly changed in order to better accommodate the redevelopment of the Arcade and, thereby, significantly better achieve the LRMP goals and objectives.

This Board and staff should review each and every one of the following sections of the LRMP and ask themselves whether the objective, goal, or recommendation of that particular section can be achieved in connection with a future development of the Arcade if it is either not viably able to proceed because of Telemark's stand alone project or if a parking connection from Telemark's project to an Arcade project is not a part of Telemark's design.

- Page i — Introduction
- Section 1.2 third bullet, 1.3.1, 1.3.2 second bullet, 1.3.4, 1.3.6
- Sections 2.2, 2.3, 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.4, 2.4.1, 2.4.4, 2.4.5, 2.4.6, 2.4 last sentence, 2.5, 2.6
- Sections 3.5.2, 3.8.2.1, 3.10
- Sections 4.1.3, 4.4.1.2, 4.6.3.3, Page 4-21, 4.8 (subsections a, b, c, d)
- Sections 5.7, 5.7.1, 5.7.2, 5.7.5 last two sentences, 5.7.6, Pages 5-13, 5-14, Sections 5.8, 5.8.1, 5.8.2, Page 5-16, Section 5.8.5
- Page 6-7, Sections 7.5, 7.6
- Sections 8.1, 8.2 first and second parapgraphs, 8.3.1, 8.3.2, 8.3.3, 8.3.3.A, 8.3.4.1, 8.4.1.2, 8.4.2, 8.4.2.1, 8.4.2.2, 8.4.2.4, 8.4.2.9
- Sections 9.1.1.2, 9.1.1.8, 9.1.2.1, 9.1.2.3, 9.2, 9.4.1.2, 9.5.4, Pages 9-9, 9-11, 9-18, 9-19, and the last page

Not in numerical order, but in the order of various goals and objectives of the LRMP, when I speak at the meeting today I will try to quickly cover a few major and glaring priority examples.

Conclusion Regarding DRB Power and Authority to Require Change to Telemark's Project

We recognize that this Board might grant final approval of Telemark's project as it currently exists. In this connection, we request the following be entered into the record regarding our belief that this would be in error:

The Lionshead Redevelopment Master Plan is the guiding design document for Lionshead-area reviews — i.e., DRB decisions are meant to be in the context of that plan. (See Town master plans page and staff reports.)

What that means in practice is If a proposal conflicts with the Master Plan's goals the DRB can require changes, deny the application, or condition approval on plan amendments.

If a Lionshead project prevents another Lionshead project contemplated in the Lionshead Development Master Plan from happening the Vail Design Review Board (DRB) has the authority (and arguably the *obligation*) to reject or require modification of a project in the Lionshead district if it would materially prevent or conflict with another project or public improvement *expressly contemplated in the Lionshead Redevelopment Master Plan*.

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Implication:
If a proposed project blocks, precludes, or frustrates an improvement, or land use designated in the LRMP, the DRB must consider that a direct inconsistency with governing design policy.

2. The DRB's approval criteria explicitly require consistency with the Master Plan

When reviewing a design application the DRB must make findings that the proposal is:

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If the proposal eliminates or blocks a planned element in the LRMP — such as a building site reserved for a future phase — then it is *inconsistent* by definition. The DRB can therefore deny the application under its standard authority (§ 14-10-7, "Action by the Board").

3. The DRB's purpose includes protecting long-range design intent

Per § 14-10-3, the DRB's purpose is:

"to protect the integrity of the town's adopted design guidelines and master plans and to promote coordinated, harmonious development."

Thus, if approval of a new structure would foreclose the coordinated implementation of another LRMP component (for example, a redevelopment parcel identified in the Plan), the DRB would be failing its statutory purpose by approving it.

Inference: likely DRB power to reject on that ground

In all this connection, we respectfully request DRB or staff to articulate whether they consider "precluding another LRMP component" a valid basis for denial under their design review criteria.

Kenneth Rotman on behalf of the Lionshead Arcade

Outlook

Fwd: Requestvfircadjacentvproperty owners PEC 25-0019

From Ken Rotman <ken@allianex.com>
Date Tue 11/4/2025 11:02 AM
To Hannah Whitton <HWhitton@vail.gov>

1 attachment (41 KB)
Adjacent Property Owner List 07132025.pdf;

Hannah, attached is the adjacent property report that I requested from the Vail Records Custodian. Please confirm that you can address, stamp, and mail notice to those listed. I confirm that I will reimburse you for whatever costs there are connected to this request. Just let me know how much and how to pay it.

Separately, I now think I have links to download documents related to this appeal. I will supplement my 1000 letter narrative that I submitted online, and will also include the same written document I submitted prior to the October 15, 2025 meeting but was not received in time to be reviewed by anyone.

As for what is next, how does it work? Does the appeal get scheduled for a future DRB meeting? Will all the appeal submissions be reviewed by the town planner and each board member? Is there an agenda item where I will be orally presenting what I am submitting? And I presume, if so, I can do that remotely?

Anything else, please let me know.

Ken Rotman
805-455-0835

---------- Forwarded message ---------
From: **Stephanie Kauffman** <SKauffman@vail.gov>
Date: Tue, Nov 4, 2025 at 8:38 AM
Subject: RE: Requestvfircadjacentvproperty owners PEC 25-0019
To: Ken Rotman <ken@allianex.com>, CORA Requests <CORARequests@vail.gov>, Hannah Whitton <HWhitton@vail.gov>

Good morning,

Please see the attached.

Stephanie Kauffman (Bibbens)
Town Clerk

TOWN OF VAIL

75 S. Frontage Road W.
Vail, Colorado 81657
970-479-2460
315-317-8991 cell
vail.gov

From: Ken Rotman <ken@allianex.com>
Sent: Monday, November 3, 2025 6:14 PM
To: CORA Requests <CORARequests@vail.gov>; Hannah Whitton <HWhitton@vail.gov>
Subject: Requestvfircadjacentvproperty owners PEC 25-0019

Sent from my iPhone

DRB25-0343 Record of Application

Design Review Board Meetings

October 1, 2025

Agenda/Packet with application materials:
https://granicus_production_attachments.s3.amazonaws.com/vailgov/315dd176db246f21541dbb2a117832180.html

Meeting Recording (Item starts: 00:41:00):

https://www.highfivemedia.org/episodes/drb-meeting-1012025

Results:

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3672539/DRB_Results_10-1-25.pdf

October 15, 2025

Agenda/Packet with application materials:
https://granicus_production_attachments.s3.amazonaws.com/vailgov/eb700ca4441f4d6a3b64d7965ab190a20.html

Meeting Recording (Item starts: 01:01:00):

https://www.highfivemedia.org/episodes/drb-meeting-10152025

Results:

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3678520/DRB_Results_10-13-25.pdf

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2. The DRB's approval criteria explicitly require consistency with the Master Plan

When reviewing a design application the DRB must make findings that the proposal is:

"Consistent with the applicable elements of the Lionshead Redevelopment Master Plan."
— Town of Vail Design Deviation Review Criteria (2023 update)

If the proposal eliminates or blocks a planned element in the LRMP — such as a building site reserved for a future phase — then it is *inconsistent* by definition. The DRB can therefore deny the application under its standard authority (§ 14-10-7, "Action by the Board").

3. The DRB's purpose includes protecting long-range design intent

Per § 14-10-3, the DRB's purpose is:

"to protect the integrity of the town's adopted design guidelines and master plans and to promote coordinated, harmonious development."

Thus, if approval of a new structure would foreclose the coordinated implementation of another LRMP component (for example, a redevelopment parcel identified in the Plan), the DRB would be failing its statutory purpose by approving it.

Inference: likely DRB power to reject on that ground

In all this connection, we respectfully request DRB or staff to articulate whether they consider "precluding another LRMP component" a valid basis for denial under their design review criteria.

Kenneth Rotman on behalf of the Lionshead Arcade

KUTAKROCK

Kutak Rock LLP
2001 Sixteenth Street, Suite 1800, Denver, CO 80202
office 303.297.2400

Kenneth K. Skogg
kenneth.skogg@kutakrock.com

August 21, 2025

Via E-mail: chendrickson@taftlaw.com

Christian H. Hendrickson, Esq.
Taft Stettinius & Hollister LLP
675 Fifteenth Street, Suite 2300
Denver, CO 80202

Re: Telemark Ventures LLC ("Telemark") Lionshead Project / Lionshead Arcade Building Condominium Association, Inc. Members' Parking Easements

Dear Mr. Hendrickson:

As you know from our prior communications and as evidenced by the fact that you carbon copied me on your August 8, 2025 letter, this office represents the Lionshead Arcade Building Condominium Association, Inc. ("Association") with respect to its Members' Parking Easements that encumber certain real property known as 534 E. Lionshead Circle in Vail, Colorado (the "Property"). This correspondence is written in response to your August 8, 2025 letter to the Association's designated committee members Ken Rotman, Rodrigo Orozco, and Josh Lemos.

In your letter, you contend that Telemark has rights to move and relocate easements, including some or all of the Association Members' parking spaces that encumber the Property in the form of Parking Easements. You also imply that Telemark will take legal action against any Association Members who may publicly make statements contrary to that contention. First, it is wholly improper to make such implicit threats of legal action against property owners who have a qualified privilege to stand up and publicly speak out to protect their property rights and interests. Further, we and the Association Members respectfully disagree with the contention that Telemark has the right to unilaterally relocate any of the Parking Easements/Parking Spaces. That contention is inconsistent with Colorado law and the express terms of the Parking and Access Easement Agreement ("Easement Agreement") that established the Parking Easements.

The Easement Agreement was recorded in the Eagle County real property records on February 9, 2023 at Reception No. 202301699, before Telemark acquired a record interest in the Property. Accordingly, Telemark acquired the Property subject to and with knowledge of the Parking Easements. Although paragraph 7 of the Easement Agreement contains provisions providing for an option to relocate all of the Parking Spaces, that option was not timely exercised nor were other conditions precedent to exercising the option satisfied. Thus, the option in the

Easement Agreement to relocate the Parking Space no longer has any force or effect. Consequently, as a matter of law and pursuant to the Easement Agreement, the Parking Easements are now deemed to be exclusive, permanent, and perpetual easements that may only be terminated or modified by written agreement executed by the parties to the Easement Agreement or their respective successors.

The Association's Members (i.e., the easement holders) do not intend to improperly interfere with your client's activities. That said, they will not, however, stand idly by and allow Telemark or anyone else to interfere with or infringe upon their property and easement rights established under the Easement Agreement. With respect your and Telemark representatives' desire to meet with the Association's Members, the Association's committee members are amenable to trying to coordinate such a meeting directly with Telemark's representatives. However, any further communications from you or any legal counsel for Telemark should go through me or Dana Baggs on behalf of our clients.

Sincerely,

Kenneth K. Skogg

cc: Mr. Ken Rotman (via e-mail)
Mr. Rodrigo Orozco (via e-mail)
Mr. Josh Lemos (via e-mail)
Mr. Jay Zenz (via e-mail)
Dana B. Baggs, Esq. (via e-mail)

Column

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Vail Daily (Eagle Valley Enterprise Alternative), that the same weekly newspaper printed, in whole or in part and published in the County of Eagle, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Eagle for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated September 26, 2025.
That said newspaper was regularly issued and circulated on the below dates.

PUBLICATION DATES: September 26, 2025

NOTICE ID: QDGXHvQwK5U2JCinHBFa
PUBLISHER ID: 379910
NOTICE NAME: 10-01-25 DRB Notice
Total cost for publication: 40.04

Edmar Corachia

(Signed)_____

VERIFICATION

State of Florida
County of Orange

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 186700
Expires on October 14, 2025

Subscribed in my presence and sworn to before me on this: 09/26/2025

_____
Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Design Review Board of the Town of Vail will hold a public hearing on **October 1, 2025** at 2:00 p.m. in the Town of Vail Municipal Building, 75 South Frontage Road West, Vail, Colorado.

Register in advance for this webinar: https://www.vailgov.com/government/boards-commissions-authority-district/design-review-board-drb . After registering, you will receive a confirmation email containing information about joining the webinar.

The applications and information about the proposals are available for public inspection during regular office hours in the project planner's office, located at the Town of Vail Community Development Department, 75 South Frontage Road West. Please call (970) 479-2139 for information. The Design Review Board agenda will be available on the Town of Vail official website 24 hours prior to the public hearing: www.vailgov.com

TOWN OF VAIL COMMUNITY DEVELOPMENT

Please call 970-479-2139 for additional information. Sign language interpretation available upon request with 24-hour notification, dial 711.

PUBLISHED IN THE VAIL DAILY ON FRIDAY, SEPTEMBER 26, 2025.

Column

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Vail Daily (Eagle Valley Enterprise Alternative), that the same weekly newspaper printed, in whole or in part and published in the County of Eagle, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Eagle for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated October 10, 2025.
That said newspaper was regularly issued and circulated on the below dates.

PUBLICATION DATES: October 10, 2025

NOTICE ID: 0nQAh1j8aXACgXgEnJdK
PUBLISHER ID: 381443
NOTICE NAME: 8CD09 10-15-25 DRB Notice
Total cost for publication: 40.04

Ankit Sachdeva

(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 10/13/2025

S Smith

Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Design Review Board of the Town of Vail will hold a public hearing on **October 15, 2025** at 2:00 p.m. in the Town of Vail Municipal Building, 75 South Frontage Road West, Vail, Colorado.

Register in advance for this webinar: https://www.vailgov.com/government/boards-commissions-authority-district/design-review-board-drb . After registering, you will receive a confirmation email containing information about joining the webinar.

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TOWN OF VAIL COMMUNITY DEVELOPMENT

Please call 970-479-2139 for additional information. Sign language interpretation available upon request with 24-hour notification, dial 711.

PUBLISHED IN THE VAIL DAILY ON FRIDAY, OCTOBER 10, 2025.

PLANNING MANAGEMENT (../mg_datagrid/index.php?section=planning&view=dg_planning_all)

View (../xajaxGrid/index.php?section=planning&page=edit_view&section_id=13538)
Edit (../xajaxGrid/index.php?section=planning&page=edit&section_id=13538)
Process Steps (../xajaxGrid/index.php?section=planning&page=approvals&section_id=13538)
Conditions (../xajaxGrid/index.php?section=planning&page=conditions&section_id=13538)
Fees (../xajaxGrid/index.php?section=planning&page=fees&section_id=13538)
Map it (../xajaxGrid/index.php?section=planning&page=mapit&section_id=13538)
Inspections (../xajaxGrid/index.php?section=planning&page=inspections&section_id=13538)
Notes (../xajaxGrid/index.php?section=planning&page=notes&section_id=13538)

Planning Management (TC25-

Case Type: Town Council (TC)
Subcases: Appeal
Start Date: 11/03/2025
Status: Under Review
Issued Date:

Fee Charges (2)

Item: Appeal Fee
Amount: $1,000.00
Fee Assessed By: System User

Item: Postage Fee
Amount: $8.88
Fee Assessed By: Hannah Whitton

Total Amount: $1,008.88
Amount Paid: $1,008.88
Amount Due: $0.00

Contacts (2)

Property Owner
BLUE ICE 21 LLC
Email:
EDIT

Applicant
Kenneth Rotman (Kenneth Joel Rotman Trust)
414 Chapala Street 307 Santa Barbara, CA 93101
Email: ken@allianex.com
EDIT

Properties (1)

[210106308014]
534 E LIONSHEAD CIR

TOV Block	1
Zoning	Lionshead Mixed Use 1
Land use	Lionshead Redevelopment Master Plan
Legal Subdivision	VAIL LIONSHEAD FIL 1
Lot #	2 & 3
Lot Area	No Data
TOV Subdivision	VAIL LIONSHEAD FILING 1
Transportati Core Area	Yes

Inspections (1)

Site Visit
Date:
Status: Unscheduled
Inspector:
Results: Uninspected

Documents (2)

fees_receipt_13538_2306.pdf
No Description
uploaded on 11/04/2025

ISSUE DOCUMENT

fees_receipt.pdf_11-04-2025_690a4afa702e1.pdf
No Description
uploaded on 11/04/2025

Tagged Cases (0)

There are no Tagged Cases at this time.

Activities (17)

Planning Management Case Updated.
Hannah Whitton has updated planning management case #TC25-0009.
04:49:15 PM / Tue, Nov 4th, 2025
Hannah Whitton

Project Changed.
hwhitton has moved this case to the Project Lionshead Circle Residences 2025 (Appeal).
04:49:07 PM / Tue, Nov 4th, 2025
Hannah Whitton

Planning Management Case Updated.
Hannah Whitton altered planning management case #TC25-0009 from Created to Under Review.
04:48:51 PM / Tue, Nov 4th, 2025
Hannah Whitton

Project Changed.
hwhitton has moved this case to the Project Lionshead Circle Residences 2025 (Appeal).
04:48:42 PM / Tue, Nov 4th, 2025
Hannah Whitton

Plan Reviewers Assigned.
has assigned Planning to plan review step Plan Review (Pdox)
04:48:30 PM / Tue, Nov 4th, 2025

Show all 17 Activities

Hide RHS

PROJECT

Project Name:	Lionshead Circle Residences 2025 (Appeal)	Goto
	(index.php?section=projects&page=edit_view&section_id=467497)	
Case Name:	Appeal	

PROPERTY INFORMATION

Properties:	**Primary:** 534 E LIONSHEAD CIR (210106308014)

INFORMATION

Status:	Under Review	**Case #:**	TC25-0009
Submittal Date:	11/03/2025	**Case Type:**	Town Council (TC)
Issued Date:		**Permit Subcases :**	Appeal
		Online Authentication Code:	
Date Closed:			

Description Of Work: If approval of a new structure would foreclose the coordinated implementation of another Lionshead Redevelopment Master Plan component (for example, a redevelopment parcel identified in the Plan - Lionshead Arcade), the Design Review Board would be failing its statutory purpose by approving it. The fact that the planner and the gentleman

ADDITIONAL INFORMATION

PARCEL DATA

Zoning:	Lionshead Mixed Use 1	**Land Use:**	Lionshead Redevelopment M
Subdivision:	VAIL LIONSHEAD FILING 1	**Legal Subdivision:**	VAIL LIONSHEAD FIL 1
Block:	1	**Lot Area:**	No Data
Lot #:	2 & 3	**Transportation Core Area:**	Yes
Accommodation Unit:			

PROJECT CRITERIA

Decision Being Appealed: *	Design Review Board	**Route To:**	Building,Planning,Public Wo
Date of Decision:	10/15/2025	**Does this appeal involve a specific parcel of land:**	Yes
Are you an Adjacent Property Owner:		**Submittal Type:**	Electronic
Planner:	Greg Roy		

MEETING INFORMATION

Number of Meetings:	1

MEETING 1

Meeting:	TC	**Decision:**	
Motion:		**Second:**	
Vote:		**Date:**	

LIONSHEAD CIRCLE RESIDENCES

DESIGN REVIEW BOARD SUBMITTAL | VAIL, CO | 2025.08.27

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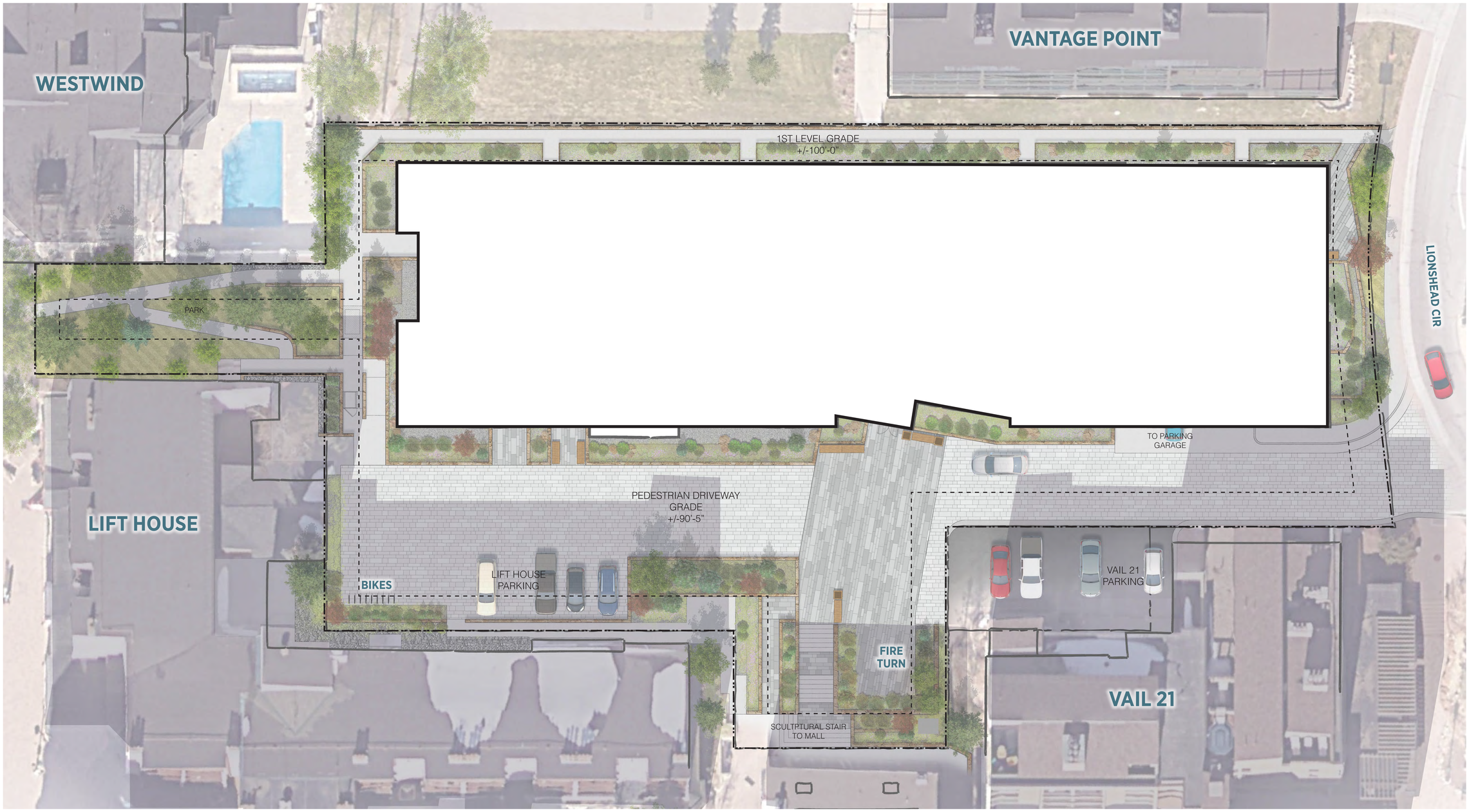
SITE | ILLUSTRATIVE SITE PLAN

SCALE: 1" = 10'-0"

A.000



0 5 10 20

N

SITE | ILLUSTRATIVE SITE PLAN - ROOF

SCALE: 1" = 10'-0"

0 5 10 20

N

SITE | SITE COVERAGE & SETBACK DIAGRAM

SCALE: 1" = 10'-0"

SITE COVERAGE		
TOTAL SITE AREA	**MAX ALLOWABLE SITE COVERAGE (70% OF TOTAL SITE AREA)**	**PROPOSED SITE COVERAGE**
45,432 SF	31,802 SF	29,698 SF (65.4% OF TOTAL SITE AREA)

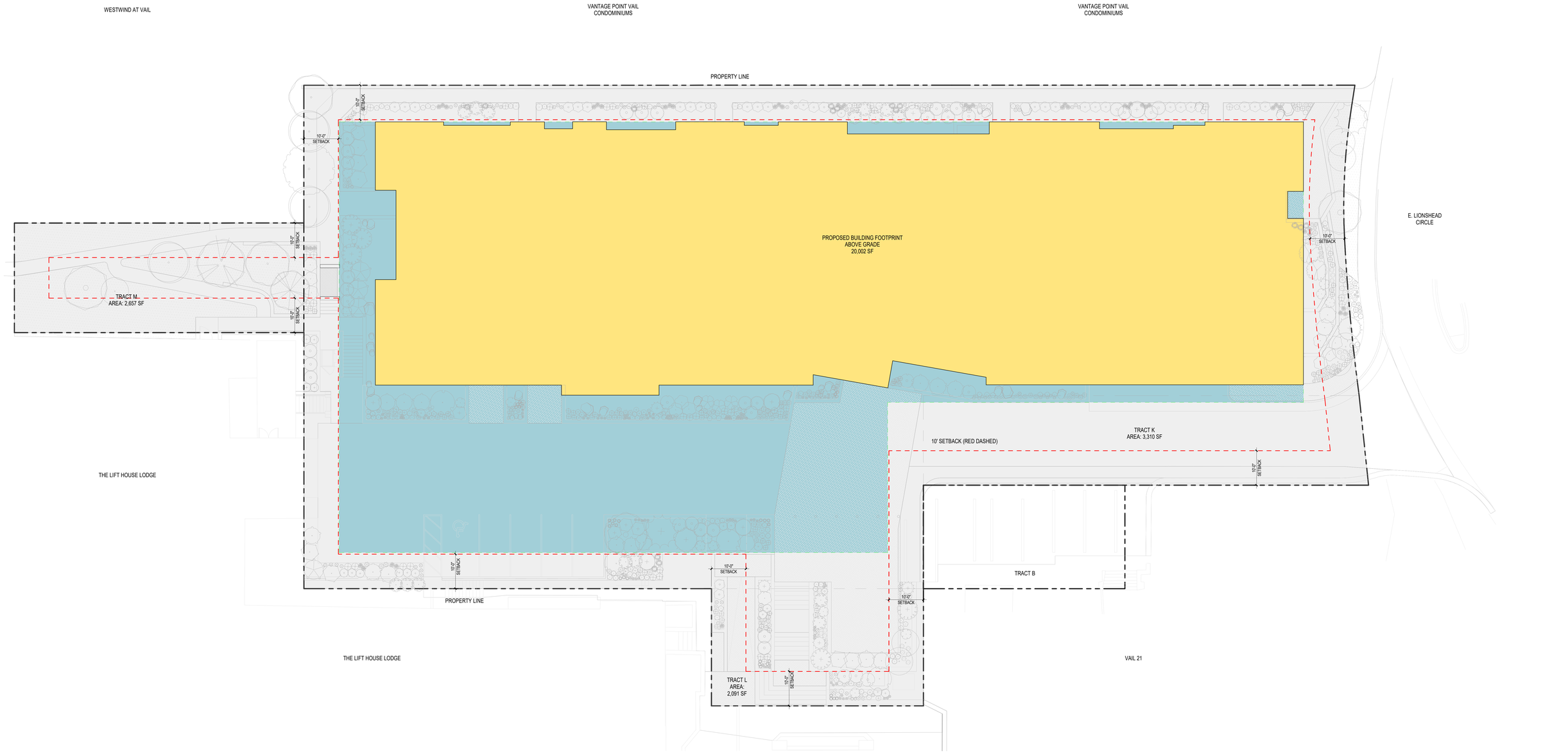
*INCLUDES BELOW GRADE SQUARE FOOTAGE

GENERAL SITE INFORMATION	
LOT 1A	0.62 ACRES, 27,007 SF
LOT 2A	0.238 ACRES, 10,367 SF
TRACT K	0.076 ACRES, 3,310 SF
TRACT L	0.048 ACRES, 2,091 SF
TRACT M	0.061 ACRES, 2,657 SF
TOTAL SITE AREA	**1.043 ACRES, 45,432 SF**

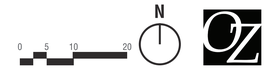
SITE COVERAGE AREA PLAN LEGEND

BUILDING FOOTPRINT ABOVE GRADE

BUILDING FOOTPRINT BELOW GRADE



KEY SECTION



SITE | SNOW REMOVAL COMPLIANCE DIAGRAM

SCALE: 1" = 10'-0"

A.052

SNOW STORAGE			
SNOW STORAGE AREA REQUIREMENT	**TOTAL HEATED SURFACE PARKING & ACCESS AREAS**	**SNOW STORAGE AREA REQ'D**	**SNOW STORAGE AREA PROVIDED**
FOR HEATED DRIVEWAYS MIN. SNOW STORAGE AREA TO BE 10% OF THE REQUIRED PARKING & ACCESS AREAS	10,400 SF	0.10 x 10,400 = 1,040 SF	1,060 SF (10% OF TOTAL HEATED SURFACE PARKING & ACCESS AREA)

GENERAL SITE INFORMATION	
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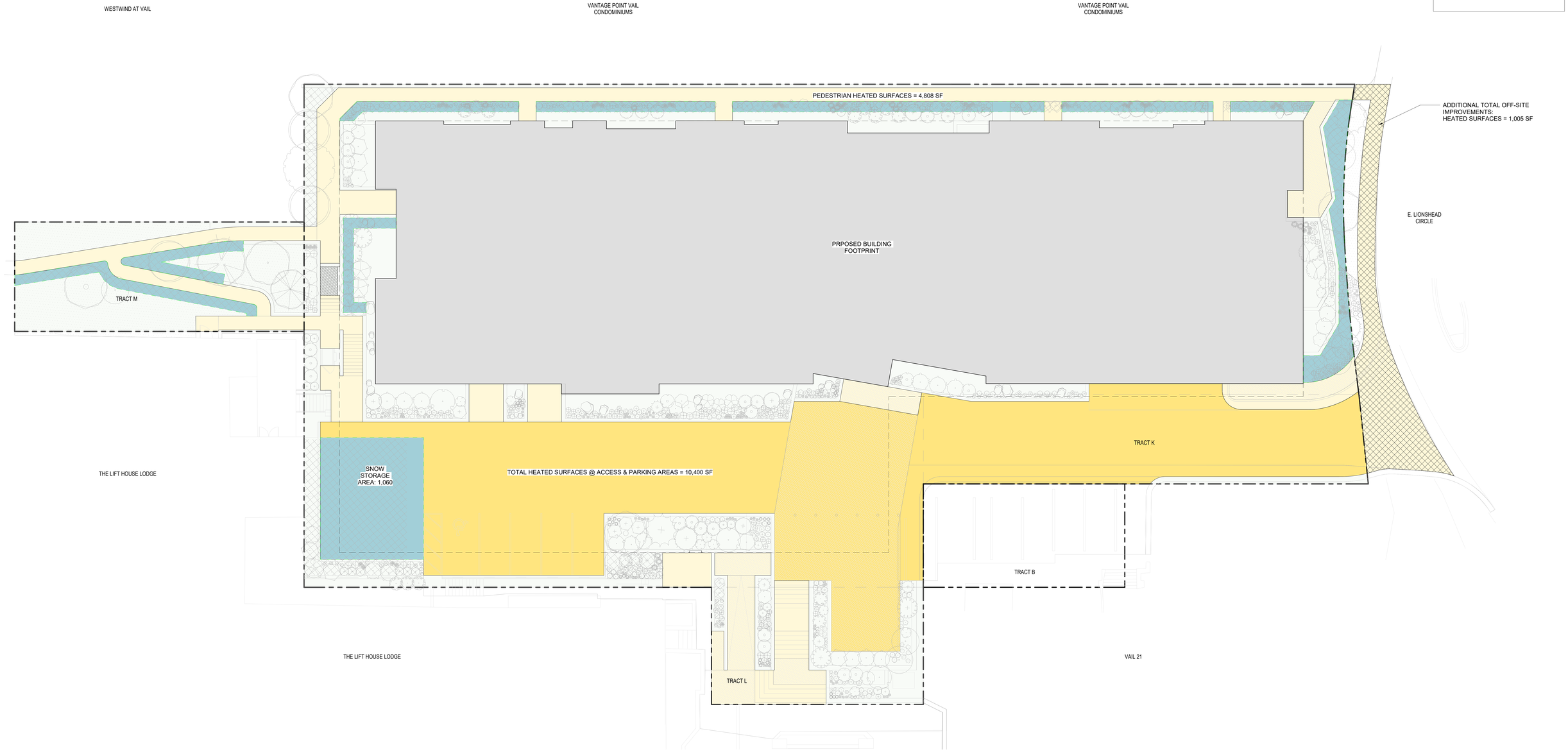
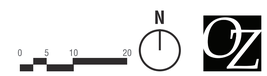
TOTAL SITE AREA	**1.043 ACRES, 45,432 SF**

SNOW REMOVAL PLAN LEGEND

- SNOWMELTED ACCESS & PARKING AREA
- SNOW STORAGE AREA
- SNOWMELTED PEDESTRIAN ACCESS
- SNOWMELTED ADDITIONAL OFF-SITE IMPROVEMENTS



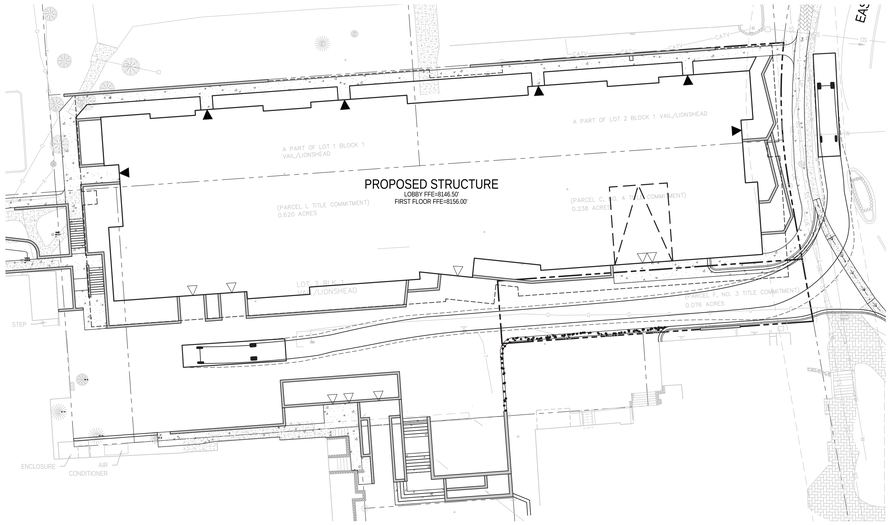
KEY SECTION

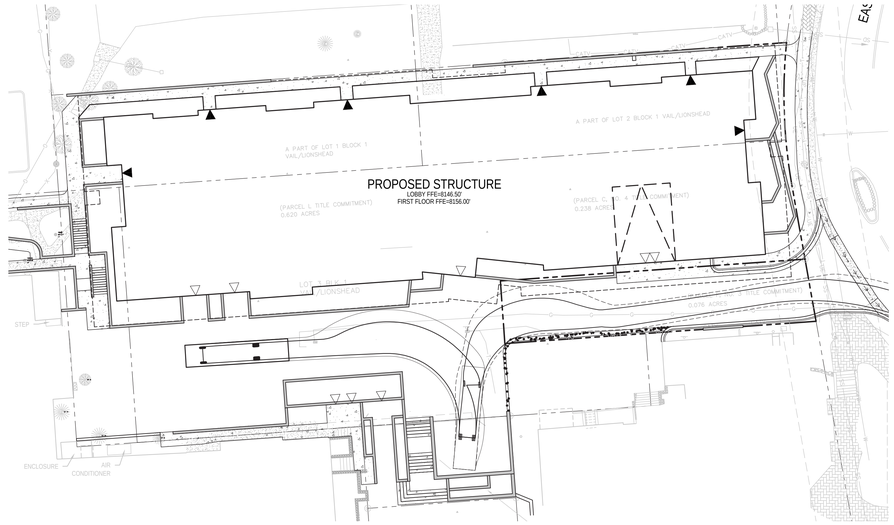


SITE | FIRE ACCESS DIAGRAMS

A.053

SCALE: 1" = 10'-0"



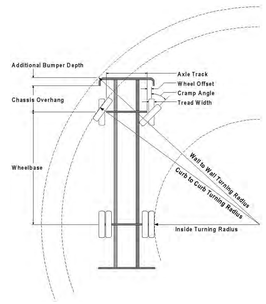


Turning Performance Analysis

01/27/2022

Bid Number: 1051
Department: Vail Fire Department

Chassis: Enforcer Chassis, 100AAT
Body: Aerial, 100AAT, Alum Body



Parameters:

*Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	16.6 in.
Chassis Overhang:	65.95 in.
Additional Bumper Depth:	21 in.
Front Overhang:	86.95 in.
Wheelbase:	265 in.

Calculated Turning Radii:

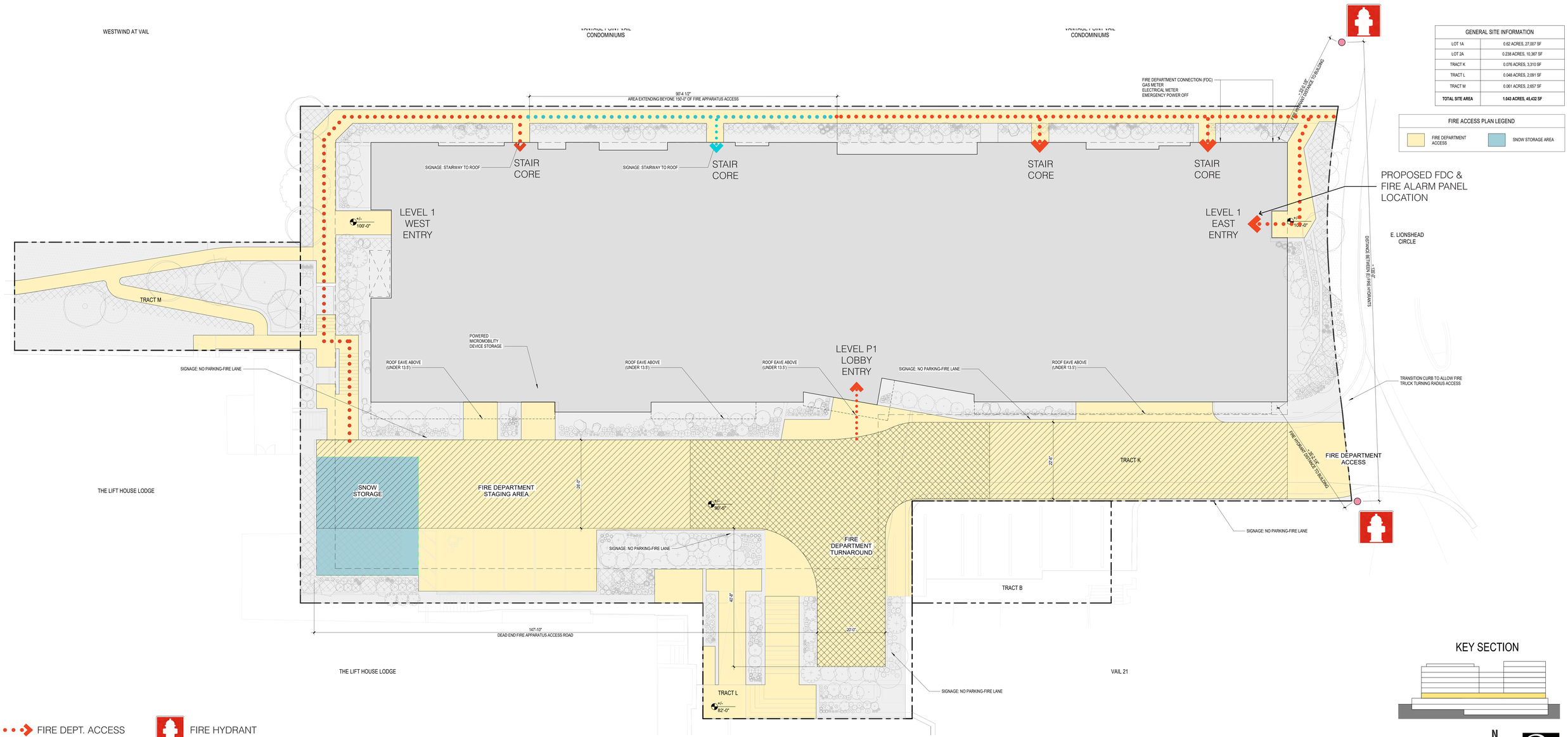
Inside Turn:	20 ft. 11 in.
Curb to curb:	37 ft. 7 in.
Wall to wall:	42 ft. 1 in.

Category	Option	Description
Tires, Front	0679621	Tires, Front, Michelin, XZY3 (wb), 425/65R22.50, 20 ply, Fire Service Load Rtng
Wheels, Front	0725046	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot, 24k
Bumpers	0725703	Bumper, 21" Total (10" Extension), Alum, Painted, Integrated, 100AAT, Enforcer
Axle, Front, Custom	0796912	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Enforcer
Aerial Devices	0771866	Aerial, Ascendant 100' Aerial Tower

Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.



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FIRE ACCESS PLAN LEGEND

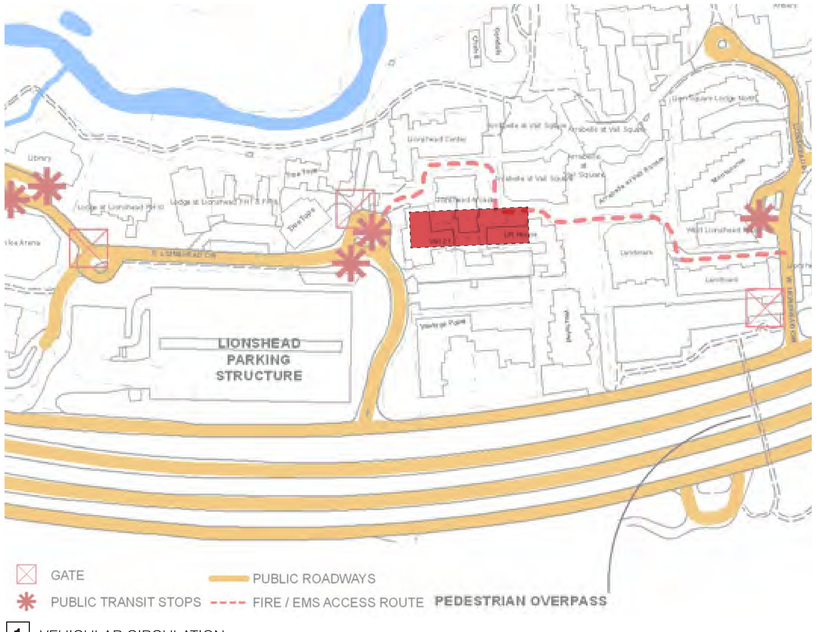
FIRE DEPARTMENT ACCESS

SNOW STORAGE AREA

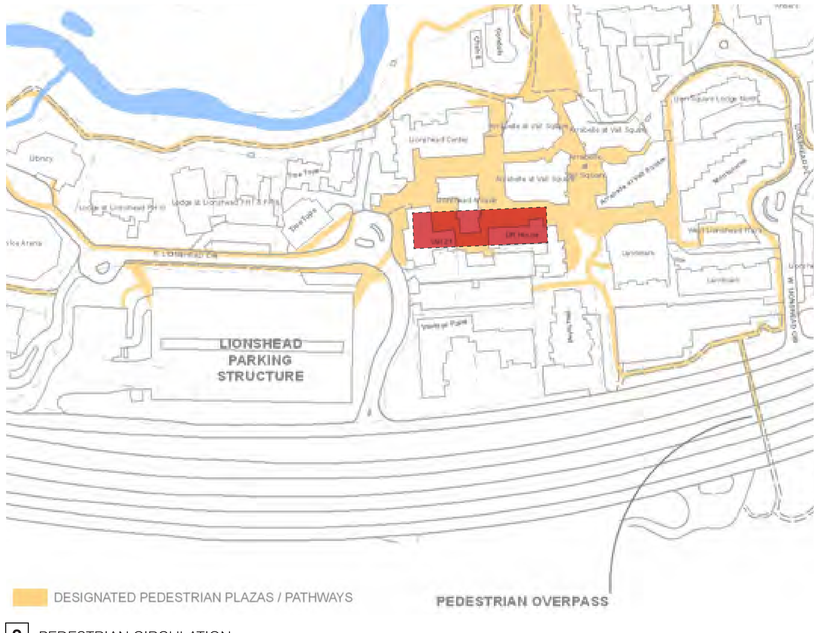
KEY SECTION

FIRE DEPT. ACCESS

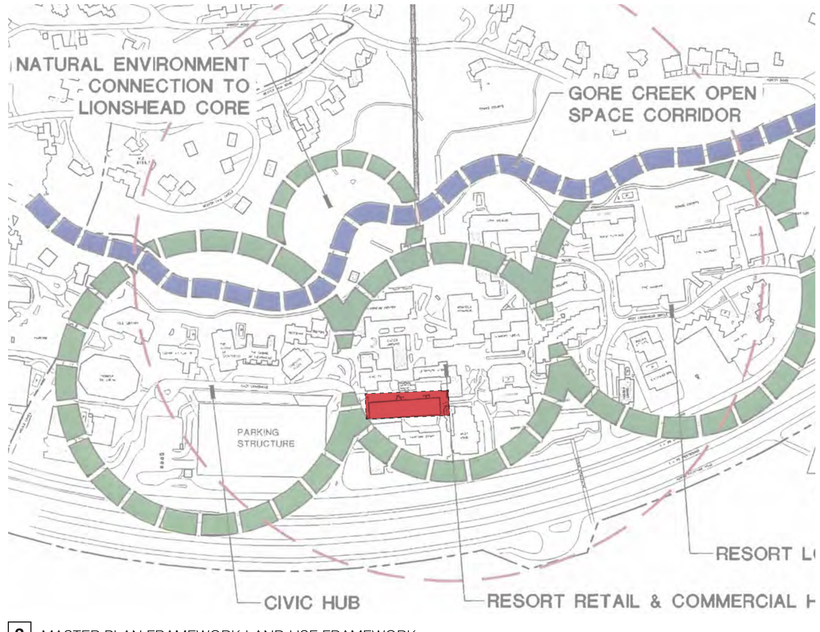
FIRE HYDRANT



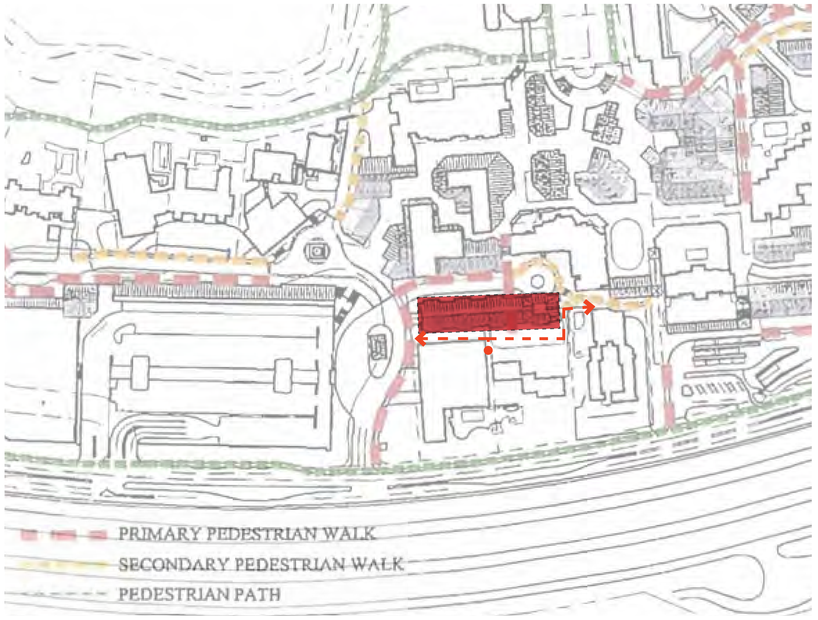
1 VEHICULAR CIRCULATION



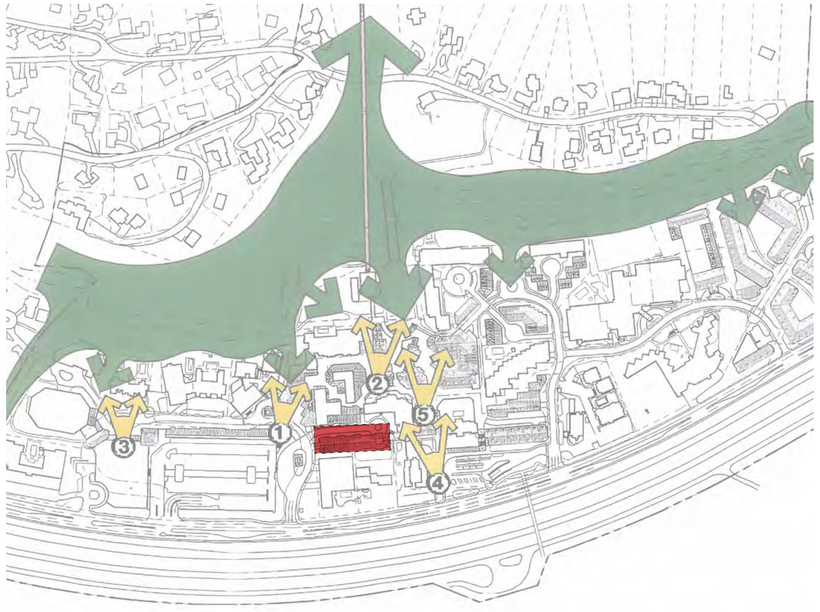
2 PEDESTRIAN CIRCULATION



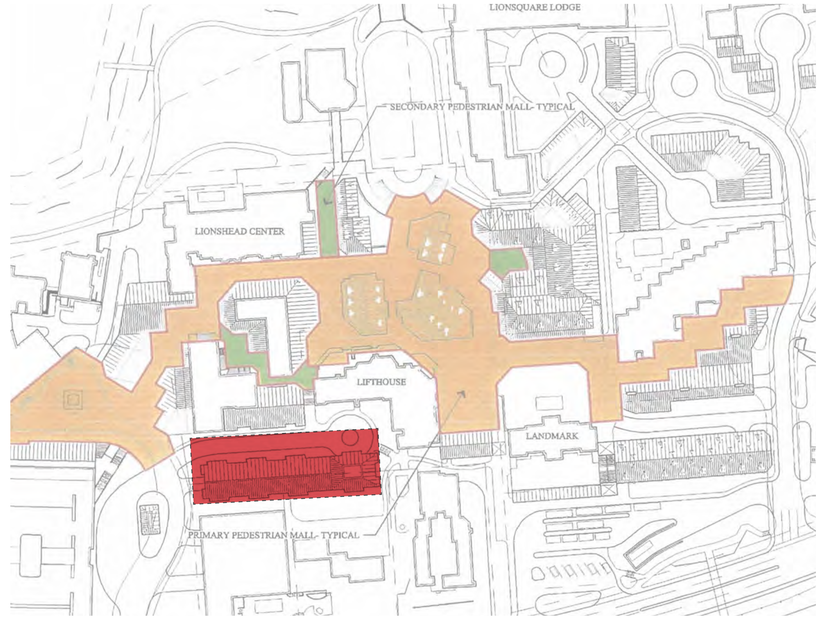
3 MASTER PLAN FRAMEWORK LAND USE FRAMEWORK



4 PEDESTRIAN WALKS & PATHS



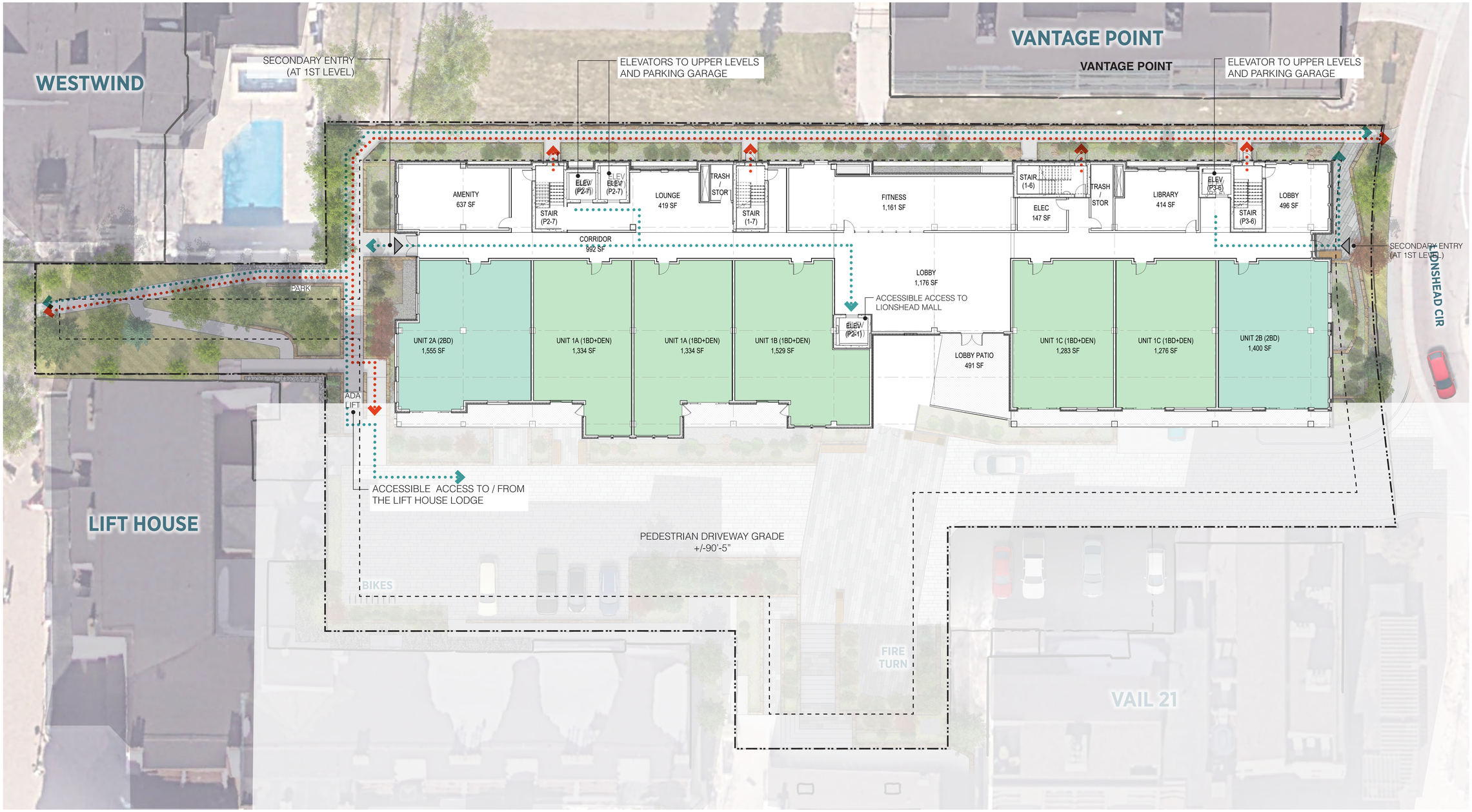
5 MASTER PLAN FRAMEWORK PUBLIC VIEW CORRIDORS OPENS SPACE CONNECTIONS



6 PEDESTRIAN MALL

SITE | LEVEL 1 SITE CIRCULATION & ACCESSIBILITY

SCALE: 1" = 10'-0"



BUILDING EGRESS | ACCESSIBLE ROUTE | PRIMARY BUILDING ENTRY | SECONDARY BUILDING ENTRY

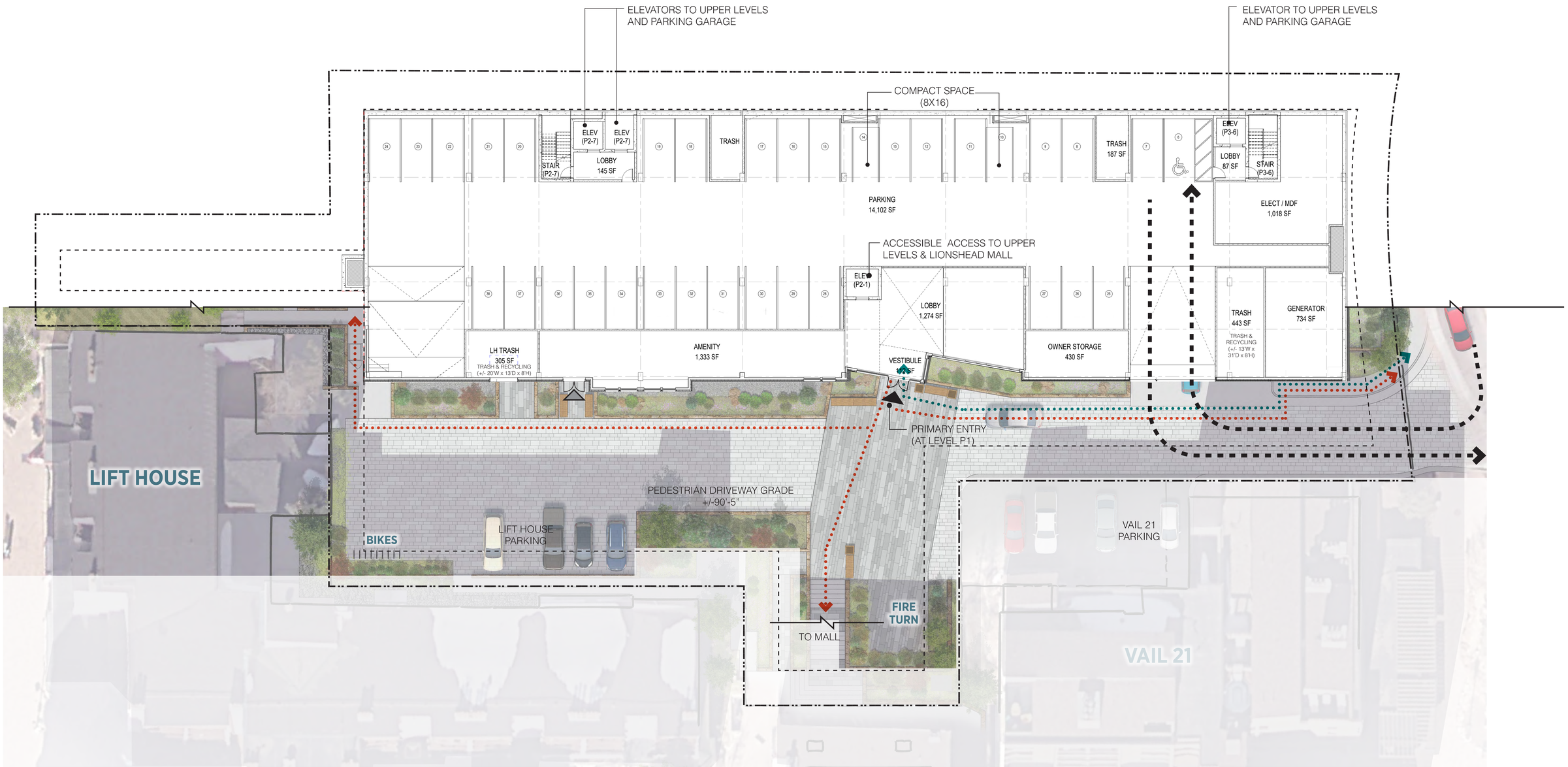
0 5 10 20

N

SITE | LEVEL P1 SITE CIRCULATION & ACCESSIBILITY

A.061

SCALE: 1" = 10'-0"



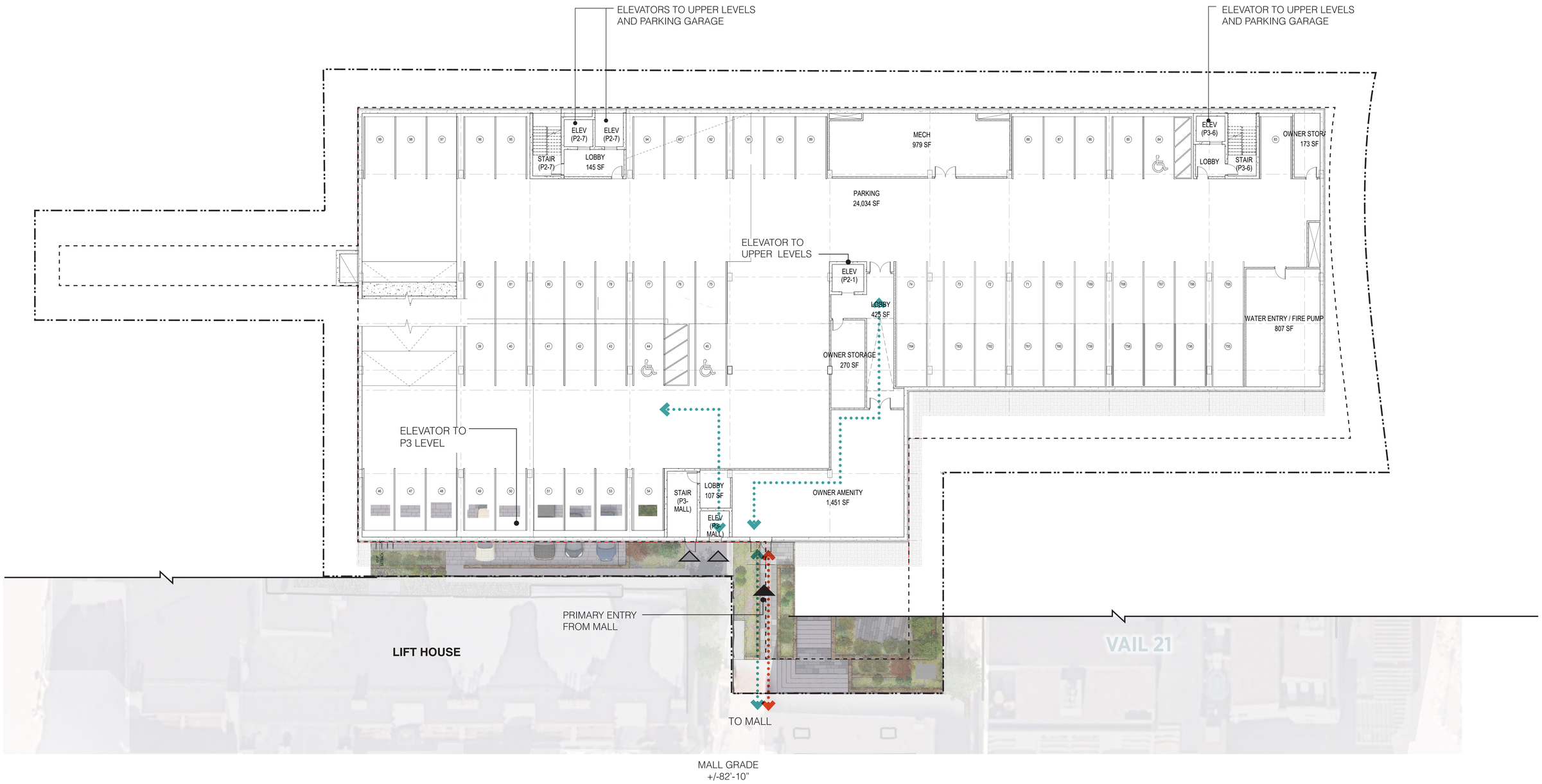
BUILDING EGRESS · ACCESSIBLE ROUTE · PRIMARY BUILDING ENTRY · SECONDARY BUILDING ENTRY · VEHICLE ACCESS

N

0 5 10 20

SITE | LEVEL P2 SITE CIRCULATION & ACCESSIBILITY

SCALE: 1" = 10'-0"



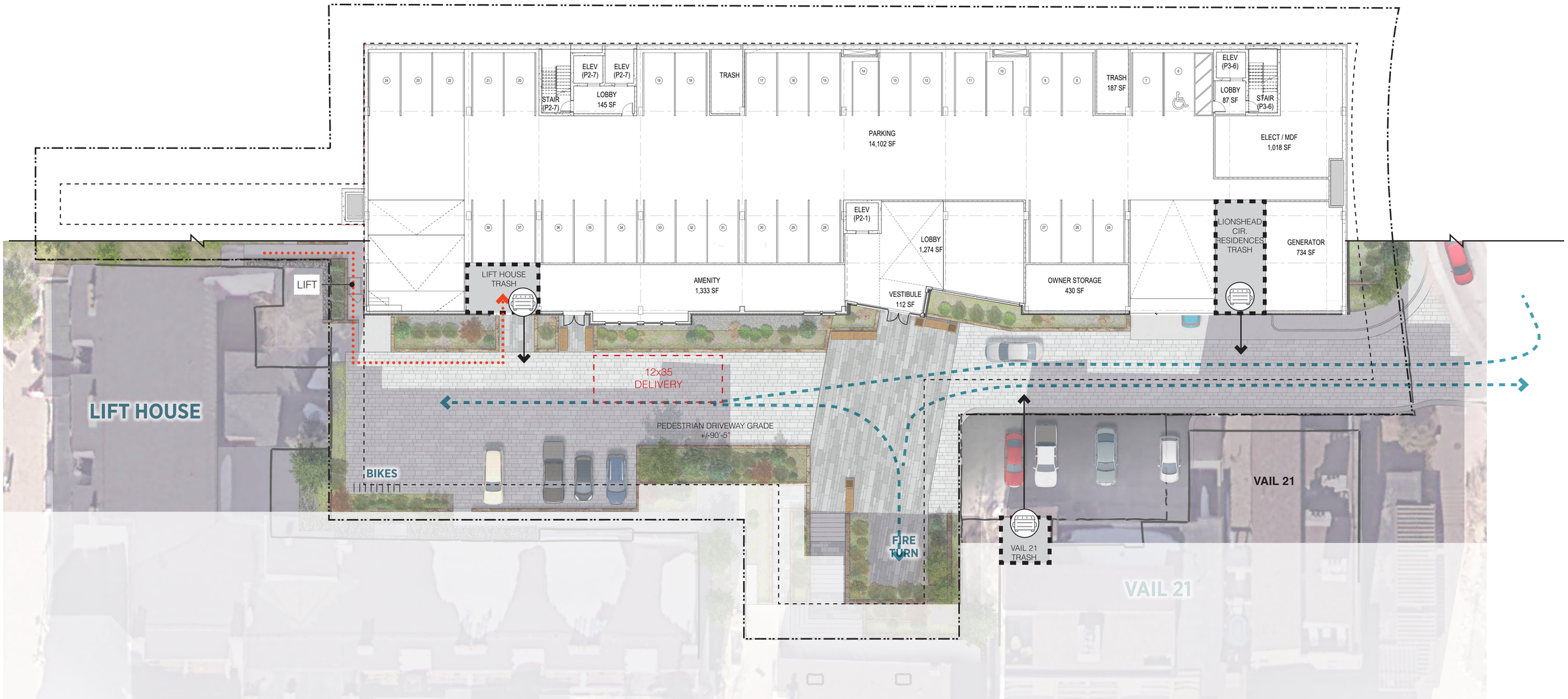
BUILDING EGRESS | ACCESSIBLE ROUTE | PRIMARY BUILDING ENTRY | SECONDARY BUILDING ENTRY

0 5 10 20

N

SITE | TRASH & DELIVERY SERVICE

SCALE: 1" = 10'-0"



LIFT HOUSE TRASH ACCESS | DUMPSTER ACCESS | TRASH TRUCK ACCESS | TRASH ACCESS

0 5 10 20

N

ARCHITECTURAL FLOOR PLANS | LEVEL P3

SCALE: 1/8" = 1'-0"

PARKING CALCULATION	
LOCATION	PROPOSED
SURFACE PARKING	5 SPACES (1 ADA)
PARKING LEVEL P1	33 SPACES (1 ADA, 2 COMPACT)
PARKING LEVEL P2	61 SPACES (2 ADA, 1 ADA VAN 22 TANDEM,2 COMPACT TANDEM)
PARKING LEVEL P3	60 SPACES (1 ADA, 26 TANDEM)
TOTAL PARKING PROVIDED	**159 SPACES**

PARKING REQUIREMENTS

1.4 SPACES PER EACH CONDO UNIT (TOWN OF VAIL CODE OF ORDINANCES 12-10-10 PARKING REQUIREMENTS SCHEDULES - COMMERCIAL CORE AREAS)

TOTAL NUMBER OF UNITS = 37

PARKING SPACE REQUIRED FOR THE BUILDING: 37 X 1.4 = 52

ADDITIONAL OWNER OBLIGATIONS SPACES PER PRIVATE AGREEMENTS: 66

TOTAL PARKING SPACES REQUIRED: 118

TOTAL PARKING SPACES PROVIDED: 159

EV Parking Requirements

Electric Vehicle Installed (EVI): A parking space for an EV that has the EV supply equipment fully installed from the electrical panel to the parking space, including charging equipment.

5% of Total Provided Parking Spaces: 159 X .05 = 7.95 Spaces

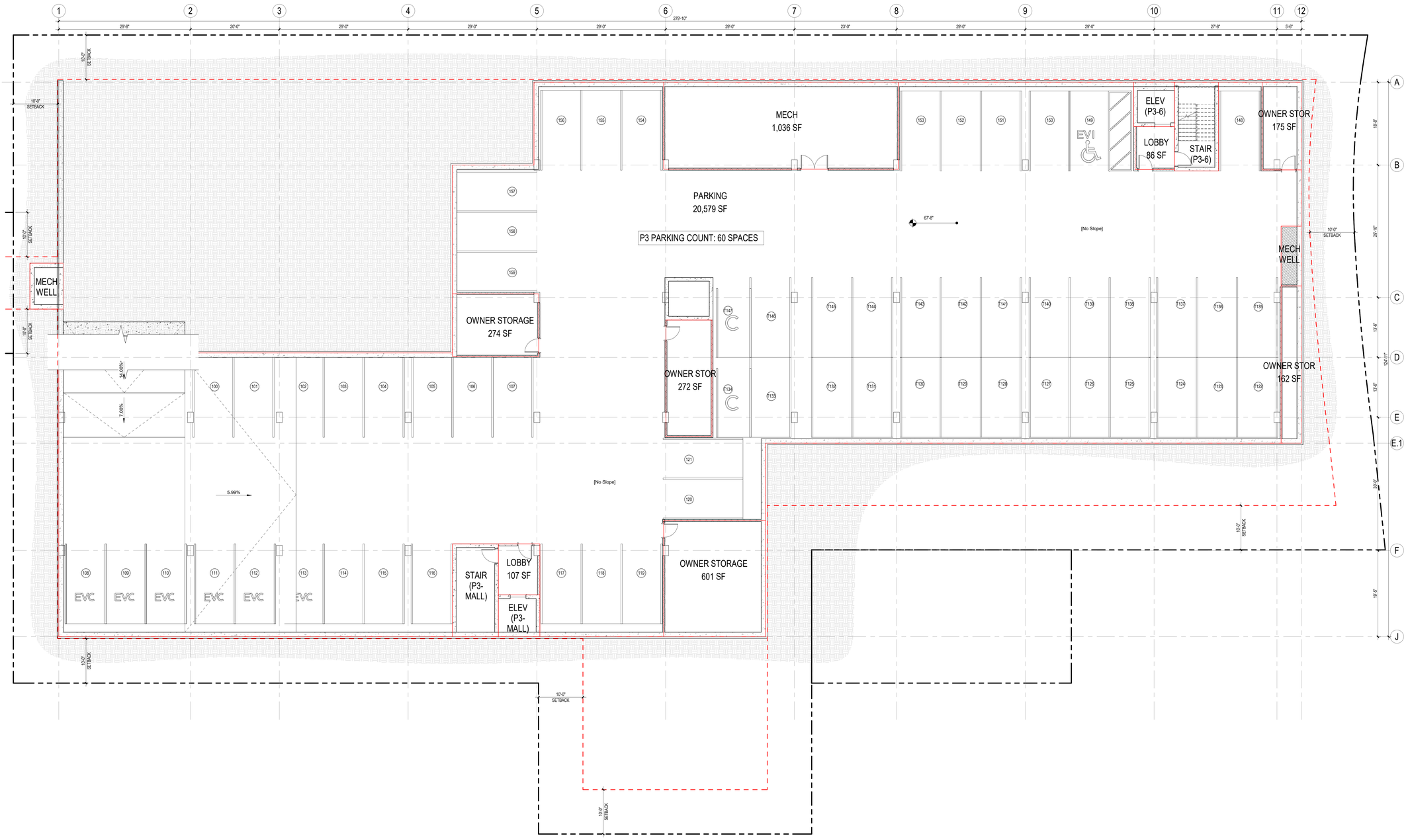
Electric Vehicle Capable (EVC): parking space for an electric vehicle with the electrical panel capacity and conduit installed to support future implementation of EV charging with a 208/240-volt (or greater), 40-ampere (or greater) circuit, and a dedicated, labeled space in the electrical panel.

50% EV Capable Parking Spaces: 159 X .50 = 79.5

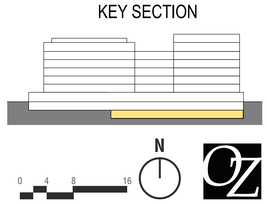
TOTAL EV PARKING SPACES PROVIDED: 8

TOTAL EV CAPABLE PARKING SPACES PROVIDED: 80

*AREA CALCULATIONS PER VAIL TOWN CODE 12-15-3, DEFINITION, CALCULATION AND EXCLUSIONS (C) WITHIN ALL OTHER DISTRICTS.
*GROSS RESIDENTIAL AREA (AS DEPICTED BY RED-LINES) CALCULATED TO:
1. THE EXTERIOR WALL INSIDE FACE OF SHEATHING (EXTERIOR FACE OF STUD)
2. CENTERLINE OF INTERIOR DEMISING WALLS



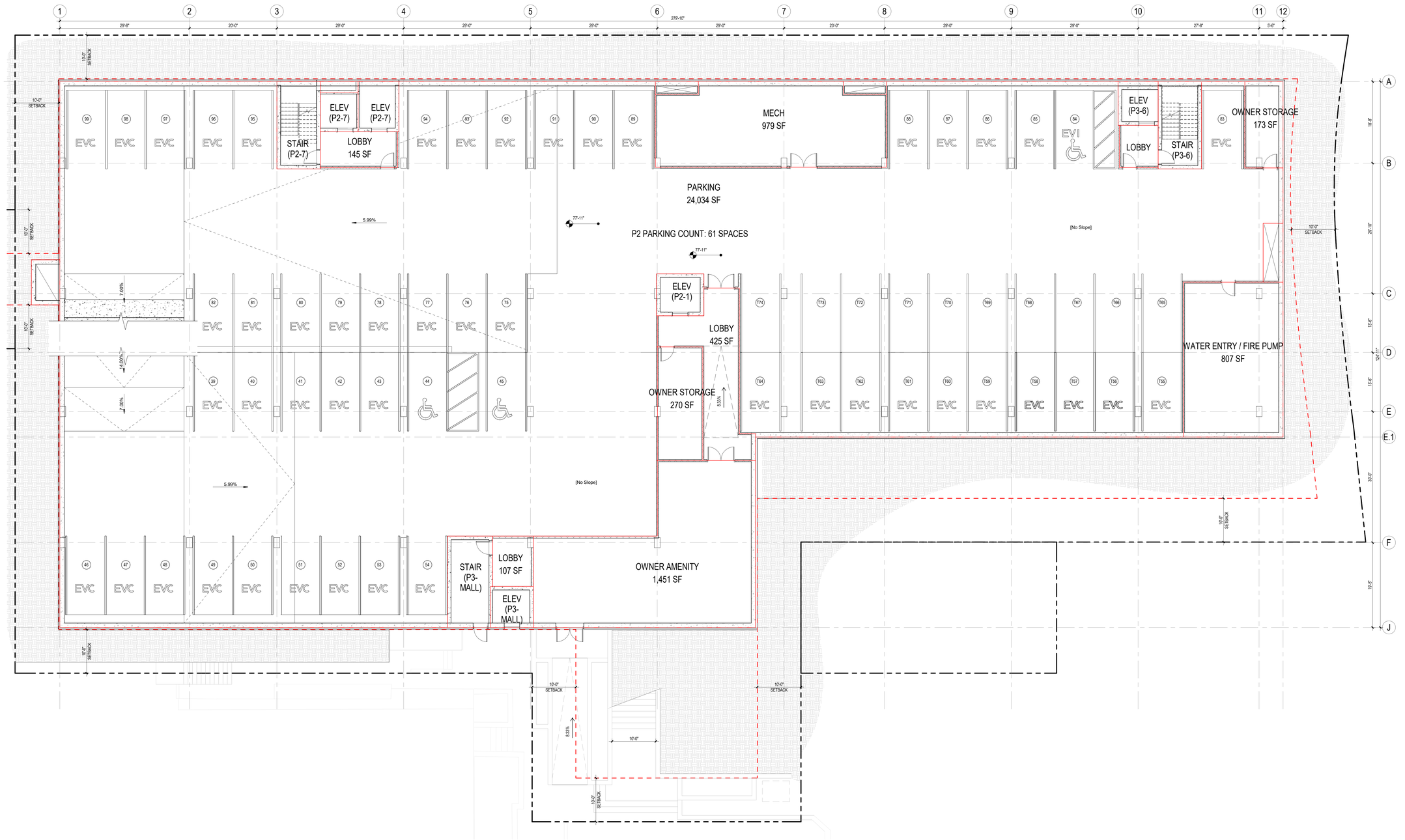
KEY SECTION



ARCHITECTURAL FLOOR PLANS | LEVEL P2

SCALE: 1/8" = 1'-0"

A.099



PARKING CALCULATION	
LOCATION	PROPOSED
SURFACE PARKING	5 SPACES (1 ADA)
PARKING LEVEL P1	33 SPACES (1 ADA, 2 COMPACT)
PARKING LEVEL P2	61 SPACES (2 ADA, 1 ADA VAN 22 TANDEM,2 COMPACT TANDEM)
PARKING LEVEL P3	60 SPACES (1 ADA, 26 TANDEM)
TOTAL PARKING PROVIDED	**159 SPACES**

PARKING REQUIREMENTS

1.4 SPACES PER EACH CONDO UNIT (TOWN OF VAIL CODE OF ORDINANCES 12-10-10 PARKING REQUIREMENTS SCHEDULES - COMMERCIAL CORE AREAS)

TOTAL NUMBER OF UNITS = 37

PARKING SPACE REQUIRED FOR THE BUILDING: 37 X 1.4 = 52

ADDITIONAL OWNER OBLIGATIONS SPACES PER PRIVATE AGREEMENTS: 66

TOTAL PARKING SPACES REQUIRED: 118

TOTAL PARKING SPACES PROVIDED: 159

EV Parking Requirements

Electric Vehicle Installed (EVI): A parking space for an EV that has the EV supply equipment fully installed from the electrical panel to the parking space, including charging equipment.

5% of Total Provided Parking Spaces: 159 X .05 = 7.95 Spaces

Electric Vehicle Capable (EVC): parking space for an electric vehicle with the electrical panel capacity and conduit installed to support future implementation of EV charging with a 208/240-volt (or greater), 40-ampere (or greater) circuit, and a dedicated, labeled space in the electrical panel.

50% EV Capable Parking Spaces: 159 X .50 = 79.5

TOTAL EV PARKING SPACES PROVIDED: 8

TOTAL EV CAPABLE PARKING SPACES PROVIDED: 80

*AREA CALCULATIONS PER VAIL TOWN CODE 12-15-3, DEFINITION, CALCULATION AND EXCLUSIONS (C) WITHIN ALL OTHER DISTRICTS.
*GROSS RESIDENTIAL AREA (AS DEPICTED BY RED-LINES) CALCULATED TO:
1. THE EXTERIOR WALL INSIDE FACE OF SHEATHING (EXTERIOR FACE OF STUD)
2. CENTERLINE OF INTERIOR DEMISING WALLS

KEY SECTION

ARCHITECTURAL FLOOR PLANS | LEVEL P1

SCALE: 1/8" = 1'-0"

A.100

PARKING CALCULATION	
LOCATION	PROPOSED
SURFACE PARKING	5 SPACES (1 ADA)
PARKING LEVEL P1	33 SPACES (1 ADA, 2 COMPACT)
PARKING LEVEL P2	61 SPACES (2 ADA, 1 ADA VAN 22 TANDEM,2 COMPACT TANDEM)
PARKING LEVEL P3	60 SPACES (1 ADA, 26 TANDEM)
TOTAL PARKING PROVIDED	**159 SPACES**

PARKING REQUIREMENTS

1.4 SPACES PER EACH CONDO UNIT (TOWN OF VAIL CODE OF ORDINANCES 12-10-10 PARKING REQUIREMENTS SCHEDULES - COMMERCIAL CORE AREAS)

TOTAL NUMBER OF UNITS = 37

PARKING SPACE REQUIRED FOR THE BUILDING: 37 X 1.4 = 52

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TOTAL PARKING SPACES REQUIRED: 118

TOTAL PARKING SPACES PROVIDED: 159

EV Parking Requirements

Electric Vehicle Installed (EVI): A parking space for an EV that has the EV supply equipment fully installed from the electrical panel to the parking space, including charging equipment.

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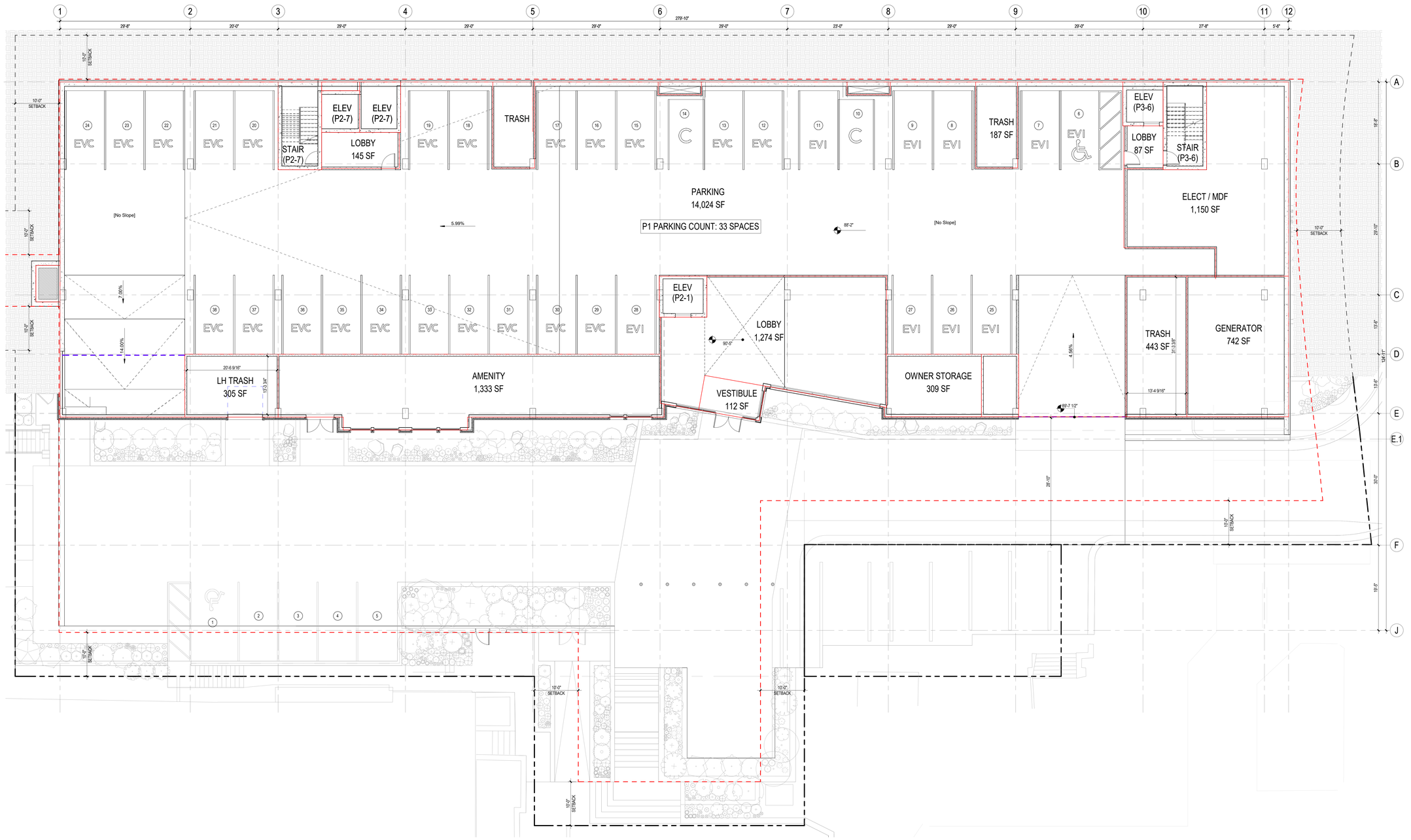
50% EV Capable Parking Spaces: 159 X .50 = 79.5

TOTAL EV PARKING SPACES PROVIDED: 8

TOTAL EV CAPABLE PARKING SPACES PROVIDED: 80

*AREA CALCULATIONS PER VAIL TOWN CODE 12-15-3, DEFINITION, CALCULATION AND EXCLUSIONS (C) WITHIN ALL OTHER DISTRICTS.
*GROSS RESIDENTIAL AREA (AS DEPICTED BY RED-LINES) CALCULATED TO:
1. THE EXTERIOR WALL INSIDE FACE OF SHEATHING (EXTERIOR FACE OF STUD)
2. CENTERLINE OF INTERIOR DEMISING WALLS



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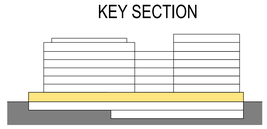


ARCHITECTURAL FLOOR PLANS | LEVEL 1

SCALE: 1/8" = 1'-0"

A.101

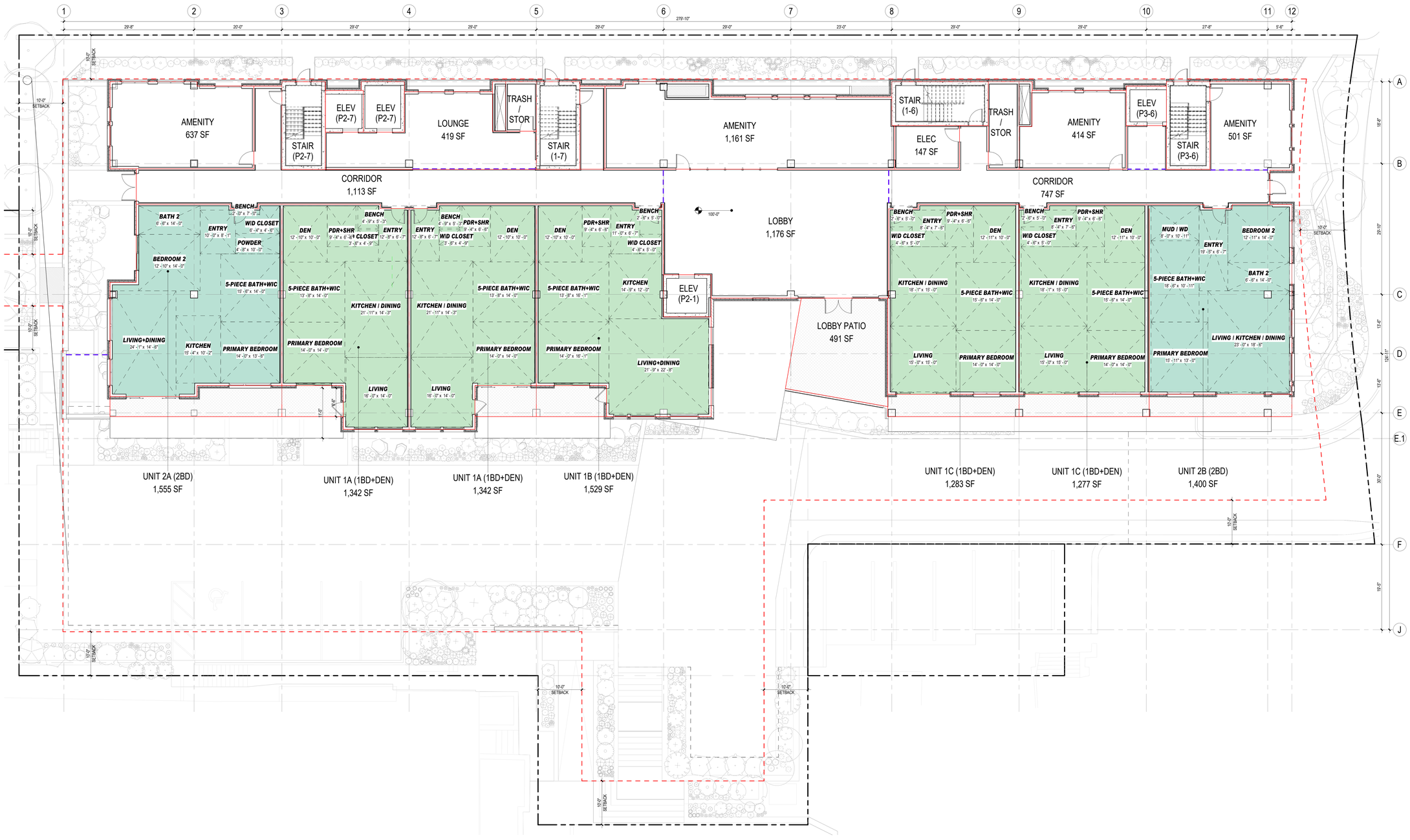
GROSS RESIDENTIAL FLOOR AREA (GRFA) REQUIREMENTS				
DESIGN GUIDELINE	**ALLOWABLE AREA CALCULATIONS**	**ALLOWABLE AREA**	**PROPOSED AREA**	**EXISTING**
MAX. ALLOWABLE GRFA	250% OF TOTAL SITE AREA 2.5 X 45,432 = 113,581 SF	113,581 SF	85,341 SF (188% OF TOTAL SITE AREA)	0 SF

GRFA UNIT FLOOR PLAN LEGEND

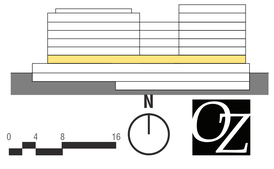
1 BEDROOM + DEN
2 BEDROOM
2 BEDROOM + DEN
3 BEDROOM
3 BEDROOM + DEN
4 BEDROOM
4 BEDROOM + DEN
5 BEDROOM

GRFA SUMMARY	
Name	Area
LEVEL 1	
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1B (1BD+DEN)	1,529 SF
UNIT 1C (1BD+DEN)	1,283 SF
UNIT 1C (1BD+DEN)	1,277 SF
UNIT 2A (2BD)	1,555 SF
UNIT 2B (2BD)	1,400 SF
	9,728 SF
LEVEL 2	
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 1E (1BD+DEN)	1,421 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3A (3BD+DEN)	2,599 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3C (3BD+DEN)	2,527 SF
UNIT 4A (4BD)	2,580 SF
	15,308 SF
LEVEL 3	
UNIT 1D (1BD+DEN)	1,419 SF
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,703 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,363 SF
LEVEL 4	
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 2E (2BD+DEN)	2,842 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,366 SF
LEVEL 5	
UNIT 2D (2BD+DEN)	2,341 SF
UNIT 2E (2BD+DEN)	2,830 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3F (3BD+DEN)	2,253 SF
UNIT 4A (4BD)	2,580 SF
	15,025 SF
LEVEL 6	
UNIT 3G + LOFT (3BD+DEN)	1,909 SF
UNIT 4B (4BD+DEN)	3,808 SF
UNIT 5A + LOFT (5BD)	3,106 SF
UNIT 5B (5BD)	3,538 SF
	12,361 SF
LEVEL 7	
UNIT 3G + LOFT (3BD+DEN)	994 SF
UNIT 5A + LOFT (5BD)	1,105 SF
	2,099 SF
	85,250 SF

*AREA CALCULATIONS PER VAIL TOWN CODE 12-15-3, DEFINITION, CALCULATION AND EXCLUSIONS (C) WITHIN ALL OTHER DISTRICTS:
*GROSS RESIDENTIAL AREA (AS DEPICTED BY THIS DRAWING) SHALL BE:
1. THE EXTERIOR WALL INSIDE FACE OF SHEATHING (EXTERIOR FACE OF STUD)
2. CENTERLINE OF INTERIOR DEMISING WALLS



KEY SECTION



ARCHITECTURAL FLOOR PLANS | LEVEL 2

SCALE: 1/8" = 1'-0"

A.102

GROSS RESIDENTIAL FLOOR AREA (GRFA) REQUIREMENTS				
DESIGN GUIDELINE	**ALLOWABLE AREA CALCULATIONS**	**ALLOWABLE AREA**	**PROPOSED AREA**	**EXISTING**
MAX. ALLOWABLE GRFA	250% OF TOTAL SITE AREA 2.5 X 45,432 = 113,581 SF	113,581 SF	85,341 SF (188% OF TOTAL SITE AREA)	0 SF

GRFA UNIT FLOOR PLAN LEGEND

1 BEDROOM + DEN
2 BEDROOM
2 BEDROOM + DEN
3 BEDROOM
3 BEDROOM + DEN
4 BEDROOM
4 BEDROOM + DEN
5 BEDROOM

GRFA SUMMARY	
Name	Area
LEVEL 1	
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1B (1BD+DEN)	1,529 SF
UNIT 1C (1BD+DEN)	1,283 SF
UNIT 1C (1BD+DEN)	1,277 SF
UNIT 2A (2BD)	1,555 SF
UNIT 2B (2BD)	1,400 SF
	9,728 SF
LEVEL 2	
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 1E (1BD+DEN)	1,421 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3A (3BD+DEN)	2,599 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3C (3BD+DEN)	2,527 SF
UNIT 4A (4BD)	2,580 SF
	15,308 SF
LEVEL 3	
UNIT 1D (1BD+DEN)	1,419 SF
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,703 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,363 SF
LEVEL 4	
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 2E (2BD+DEN)	2,842 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,366 SF
LEVEL 5	
UNIT 2D (2BD+DEN)	2,341 SF
UNIT 2E (2BD+DEN)	2,830 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3F (3BD+DEN)	2,253 SF
UNIT 4A (4BD)	2,580 SF
	15,025 SF
LEVEL 6	
UNIT 3G + LOFT (3BD+DEN)	1,909 SF
UNIT 4B (4BD+DEN)	3,808 SF
UNIT 5A + LOFT (5BD)	3,106 SF
UNIT 5B (5BD)	3,538 SF
	12,361 SF
LEVEL 7	
UNIT 3G + LOFT (3BD+DEN)	994 SF
UNIT 5A + LOFT (5BD)	1,105 SF
	2,099 SF
	85,250 SF

*AREA CALCULATIONS PER VAIL TOWN CODE 12-15-3, DEFINITION, CALCULATION AND EXCLUSIONS (C) WITHIN ALL OTHER DISTRICTS: "GROSS RESIDENTIAL AREA (AS DEPICTED BY THE FOLLOWING): 1. THE EXTERIOR WALL INSIDE FACE OF SHEATHING (EXTERIOR FACE OF STUD) 2. CENTERLINE OF INTERIOR DEMISING WALLS

UNIT 4A (4BD)
2,580 SF

UNIT 1D (1BD+DEN)
1,418 SF

UNIT 1E (1BD+DEN)
1,421 SF

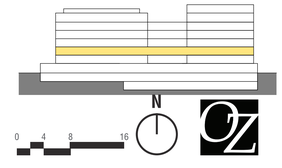
UNIT 3A (3BD+DEN)
2,599 SF

UNIT 3B (3BD)
2,319 SF

UNIT 2C (2BD+DEN)
2,444 SF

UNIT 3C (3BD+DEN)
2,527 SF

KEY SECTION



ARCHITECTURAL FLOOR PLANS | LEVEL 3

SCALE: 1/8" = 1'-0"

A.103

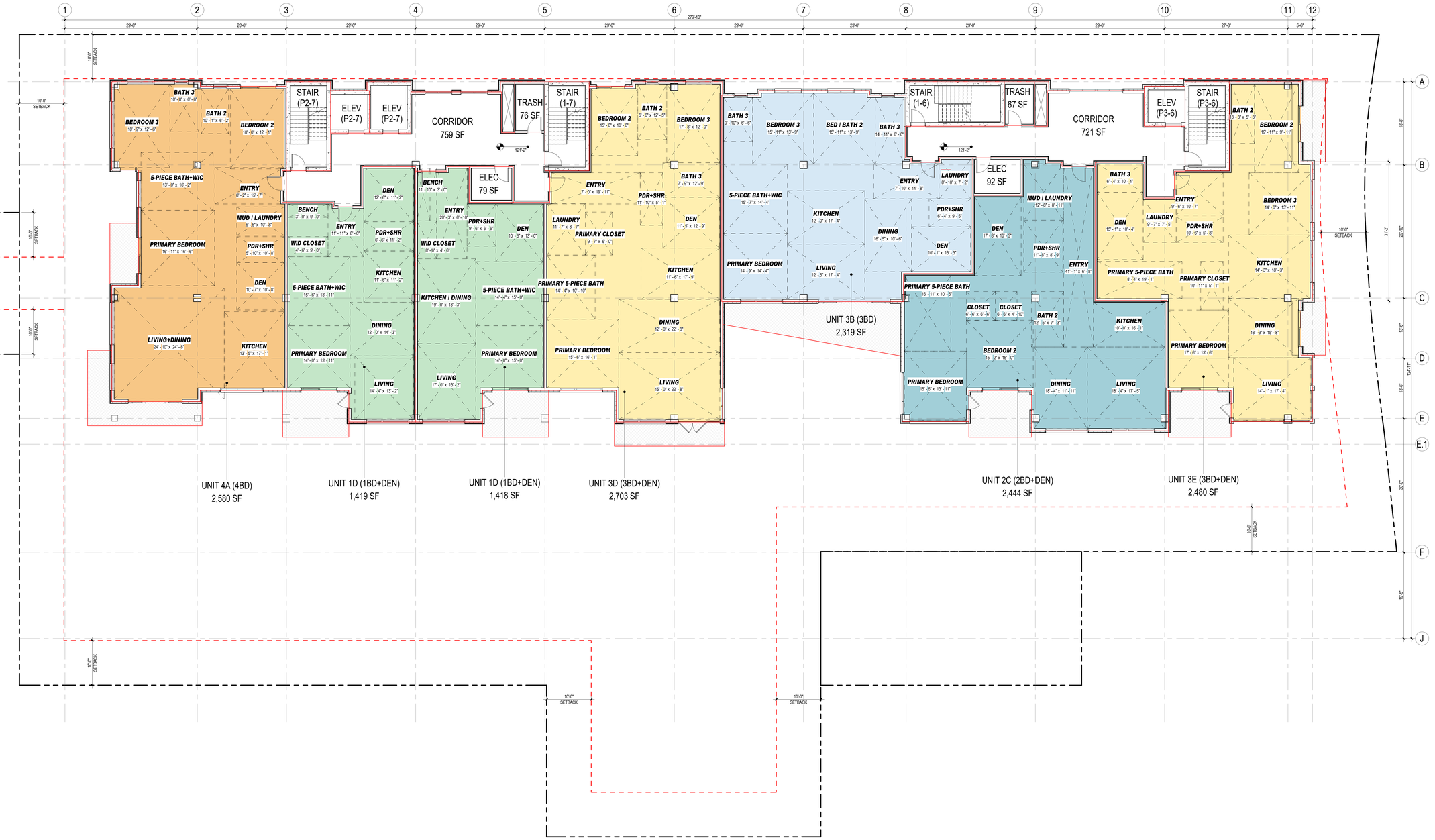
GROSS RESIDENTIAL FLOOR AREA (GRFA) REQUIREMENTS				
DESIGN GUIDELINE	**ALLOWABLE AREA CALCULATIONS**	**ALLOWABLE AREA**	**PROPOSED AREA**	**EXISTING**
MAX. ALLOWABLE GRFA	250% OF TOTAL SITE AREA 2.5 X 45,432 = 113,581 SF	113,581 SF	85,341 SF (188% OF TOTAL SITE AREA)	0 SF

GRFA UNIT FLOOR PLAN LEGEND

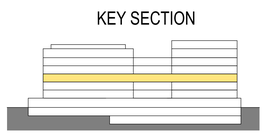
1 BEDROOM + DEN · 2 BEDROOM · 2 BEDROOM + DEN · 3 BEDROOM · 3 BEDROOM + DEN · 4 BEDROOM · 4 BEDROOM + DEN · 5 BEDROOM

GRFA SUMMARY	
Name	**Area**
LEVEL 1	
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1B (1BD+DEN)	1,529 SF
UNIT 1C (1BD+DEN)	1,283 SF
UNIT 1C (1BD+DEN)	1,277 SF
UNIT 2A (2BD)	1,555 SF
UNIT 2B (2BD)	1,400 SF
	9,728 SF
LEVEL 2	
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 1E (1BD+DEN)	1,421 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3A (3BD+DEN)	2,599 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3C (3BD+DEN)	2,527 SF
UNIT 4A (4BD)	2,580 SF
	15,308 SF
LEVEL 3	
UNIT 1D (1BD+DEN)	1,419 SF
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,703 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,363 SF
LEVEL 4	
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 2E (2BD+DEN)	2,842 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,366 SF
LEVEL 5	
UNIT 2D (2BD+DEN)	2,341 SF
UNIT 2E (2BD+DEN)	2,830 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3F (3BD+DEN)	2,253 SF
UNIT 4A (4BD)	2,580 SF
	15,025 SF
LEVEL 6	
UNIT 3G + LOFT (3BD+DEN)	1,909 SF
UNIT 4B (4BD+DEN)	3,808 SF
UNIT 5A + LOFT (5BD)	3,106 SF
UNIT 5B (5BD)	3,538 SF
	12,361 SF
LEVEL 7	
UNIT 3G + LOFT (3BD+DEN)	994 SF
UNIT 5A + LOFT (5BD)	1,105 SF
	2,099 SF
	85,250 SF

*AREA CALCULATIONS PER VAIL TOWN CODE 12-15-3, DEFINITION, CALCULATION AND EXCLUSIONS (C) WITHIN ALL OTHER DISTRICTS. *GROSS RESIDENTIAL AREA (AS DEPICTED BY RED-LINES) CALCULATED TO:
1. THE EXTERIOR WALL INSIDE FACE OF SHEATHING (EXTERIOR FACE OF STUD)
2. CENTERLINE OF INTERIOR DEMISING WALLS



KEY SECTION



ARCHITECTURAL FLOOR PLANS | LEVEL 4

SCALE: 1/8" = 1'-0"

A.104

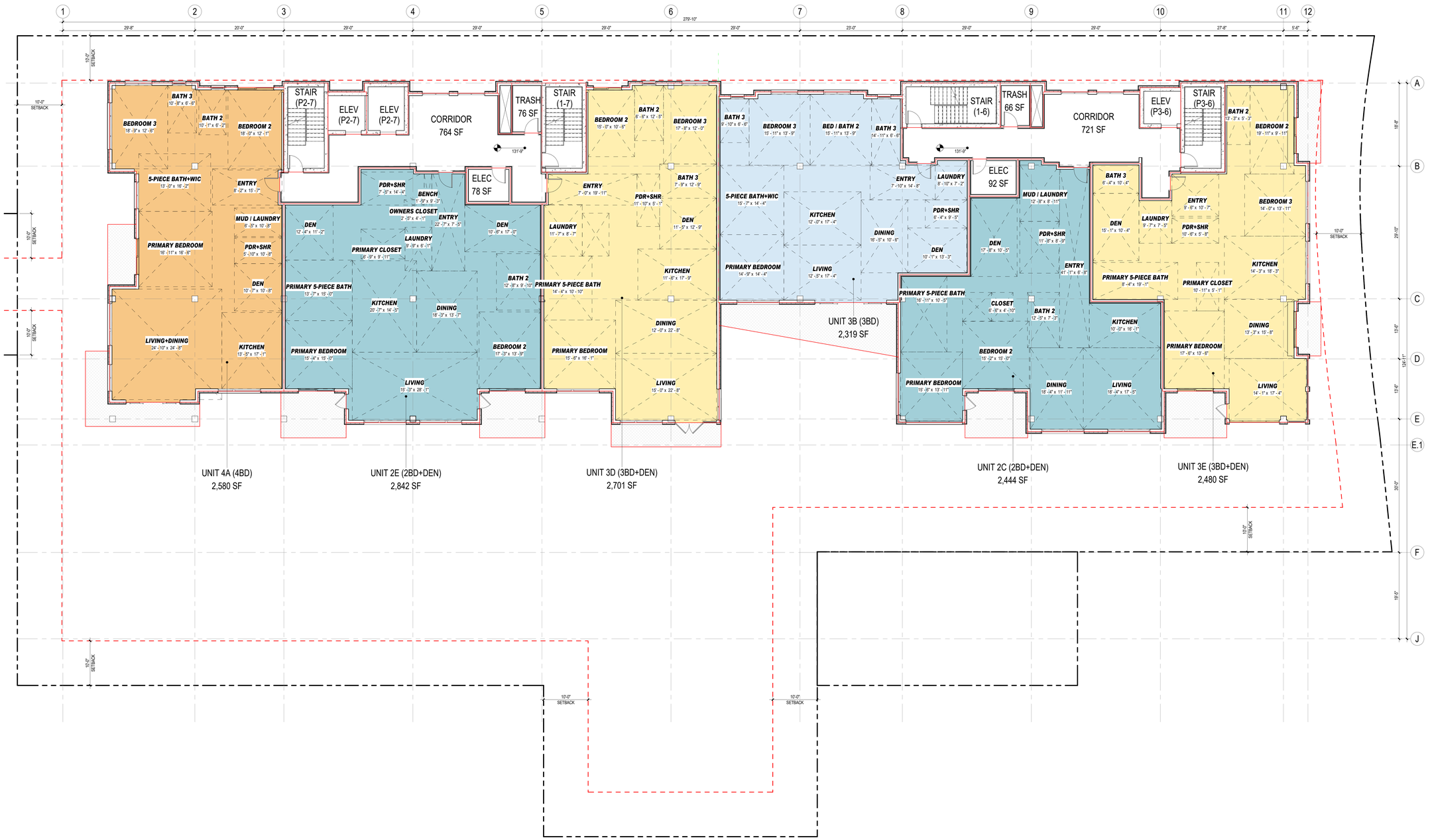
GROSS RESIDENTIAL FLOOR AREA (GRFA) REQUIREMENTS				
DESIGN GUIDELINE	**ALLOWABLE AREA CALCULATIONS**	**ALLOWABLE AREA**	**PROPOSED AREA**	**EXISTING**
MAX. ALLOWABLE GRFA	250% OF TOTAL SITE AREA 2.5 X 45,432 = 113,581 SF	113,581 SF	85,341 SF (188% OF TOTAL SITE AREA)	0 SF

GRFA UNIT FLOOR PLAN LEGEND

1 BEDROOM + DEN
2 BEDROOM
2 BEDROOM + DEN
3 BEDROOM
3 BEDROOM + DEN
4 BEDROOM
4 BEDROOM + DEN
5 BEDROOM

GRFA SUMMARY	
Name	**Area**
LEVEL 1	
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1B (1BD+DEN)	1,529 SF
UNIT 1C (1BD+DEN)	1,283 SF
UNIT 1C (1BD+DEN)	1,277 SF
UNIT 2A (2BD)	1,555 SF
UNIT 2B (2BD)	1,400 SF
	9,728 SF
LEVEL 2	
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 1E (1BD+DEN)	1,421 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3A (3BD+DEN)	2,599 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3C (3BD+DEN)	2,527 SF
UNIT 4A (4BD)	2,580 SF
	15,308 SF
LEVEL 3	
UNIT 1D (1BD+DEN)	1,419 SF
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,703 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,363 SF
LEVEL 4	
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 2E (2BD+DEN)	2,842 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,366 SF
LEVEL 5	
UNIT 2D (2BD+DEN)	2,341 SF
UNIT 2E (2BD+DEN)	2,830 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3F (3BD+DEN)	2,253 SF
UNIT 4A (4BD)	2,580 SF
	15,025 SF
LEVEL 6	
UNIT 3G + LOFT (3BD+DEN)	1,909 SF
UNIT 4B (4BD+DEN)	3,808 SF
UNIT 5A + LOFT (5BD)	3,106 SF
UNIT 5B (5BD)	3,538 SF
	12,361 SF
LEVEL 7	
UNIT 3G + LOFT (3BD+DEN)	994 SF
UNIT 5A + LOFT (5BD)	1,105 SF
	2,099 SF
	85,250 SF

*AREA CALCULATIONS PER VAIL TOWN CODE 12-15-3, DEFINITION, CALCULATION AND EXCLUSIONS (C) WITHIN ALL OTHER DISTRICTS.
*GROSS RESIDENTIAL AREA (AS DEPICTED BY RED-LINE(S) CALCULATED TO:
1. THE EXTERIOR WALL INSIDE FACE OF SHEATHING (EXTERIOR FACE OF STUD)
2. CENTERLINE OF INTERIOR DEMISING WALLS



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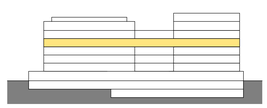


N

0 4 8 16

LIONSHEAD CIRCLE RESIDENCES | DRB SUBMITTAL | 2025.08.27

ARCHITECTURAL FLOOR PLANS | LEVEL 5

SCALE: 1/8" = 1'-0"

A.105

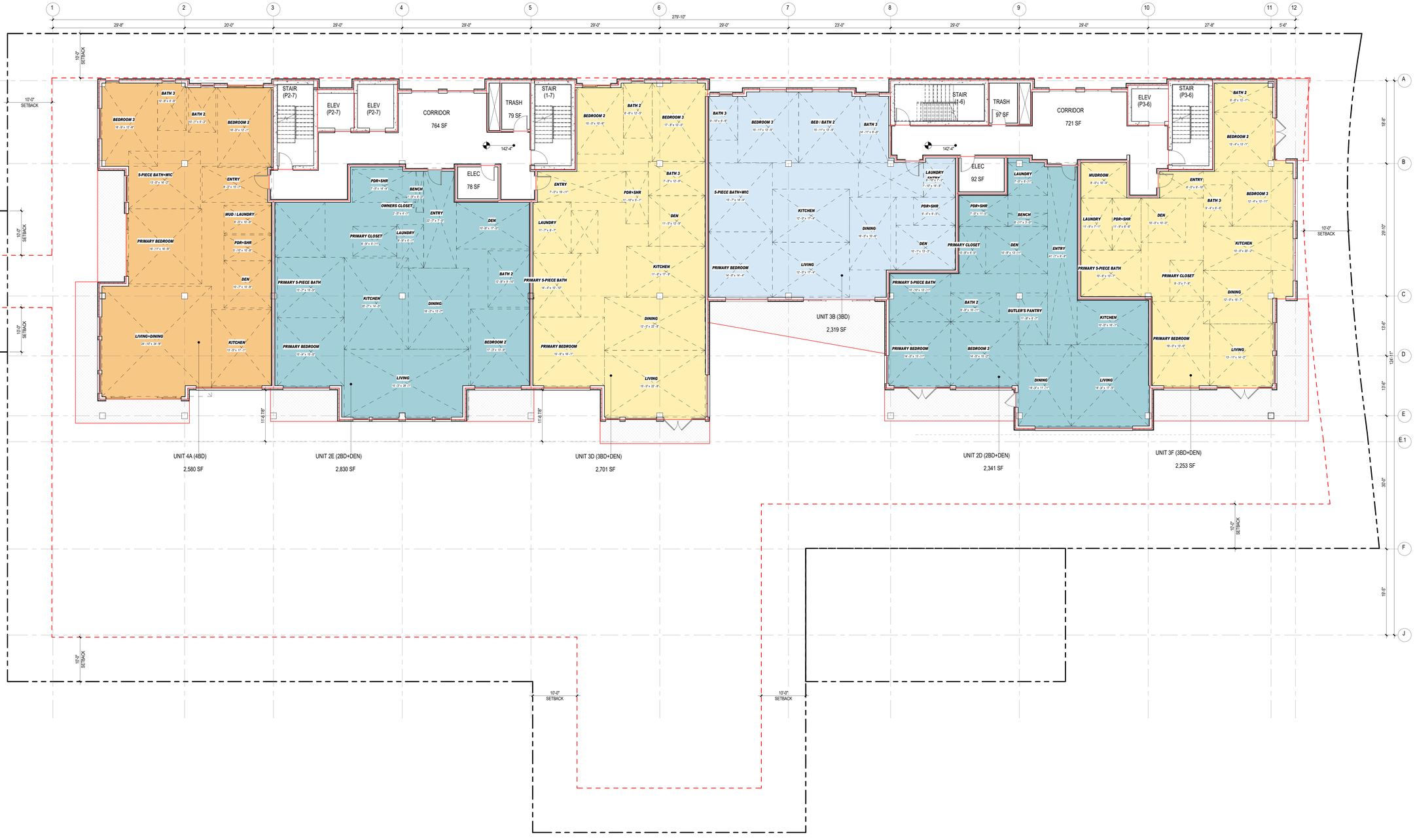
GROSS RESIDENTIAL FLOOR AREA (GRFA) REQUIREMENTS				
DESIGN GUIDELINE	**ALLOWABLE AREA CALCULATIONS**	**ALLOWABLE AREA**	**PROPOSED AREA**	**EXISTING**
MAX. ALLOWABLE GRFA	250% OF TOTAL SITE AREA 2.5 X 45,432 = 113,581 SF	113,581 SF	85,341 SF (188% OF TOTAL SITE AREA)	0 SF

GRFA UNIT FLOOR PLAN LEGEND

1 BEDROOM + DEN
2 BEDROOM
2 BEDROOM + DEN
3 BEDROOM
3 BEDROOM + DEN
4 BEDROOM
4 BEDROOM + DEN
5 BEDROOM

GRFA SUMMARY	
Name	Area
LEVEL 1	
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1B (1BD+DEN)	1,529 SF
UNIT 1C (1BD+DEN)	1,283 SF
UNIT 1C (1BD+DEN)	1,277 SF
UNIT 2A (2BD)	1,555 SF
UNIT 2B (2BD)	1,400 SF
	9,728 SF
LEVEL 2	
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 1E (1BD+DEN)	1,421 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3A (3BD+DEN)	2,599 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3C (3BD+DEN)	2,527 SF
UNIT 4A (4BD)	2,580 SF
	15,308 SF
LEVEL 3	
UNIT 1D (1BD+DEN)	1,419 SF
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,703 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,363 SF
LEVEL 4	
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 2E (2BD+DEN)	2,842 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,366 SF
LEVEL 5	
UNIT 2D (2BD+DEN)	2,341 SF
UNIT 2E (2BD+DEN)	2,830 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3F (3BD+DEN)	2,253 SF
UNIT 4A (4BD)	2,580 SF
	15,025 SF
LEVEL 6	
UNIT 3G + LOFT (3BD+DEN)	1,909 SF
UNIT 4B (4BD+DEN)	3,808 SF
UNIT 5A + LOFT (5BD)	3,106 SF
UNIT 5B (5BD)	3,538 SF
	12,361 SF
LEVEL 7	
UNIT 3G + LOFT (3BD+DEN)	994 SF
UNIT 5A + LOFT (5BD)	1,105 SF
	2,099 SF
	85,250 SF

*AREA CALCULATIONS PER VAIL TOWN CODE 12-15-3, DEFINITION, CALCULATION AND EXCLUSIONS (C) WITHIN ALL OTHER DISTRICTS: "GROSS RESIDENTIAL AREA (AS DEPICTED BY THE FOLLOWING) SHALL BE: 1. THE EXTERIOR WALL INSIDE FACE OF SHEATHING (EXTERIOR FACE OF STUD) 2. CENTERLINE OF INTERIOR DEMISING WALLS



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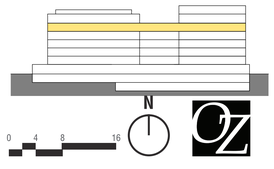


ARCHITECTURAL FLOOR PLANS | LEVEL 6

SCALE: 1/8" = 1'-0"

A.106

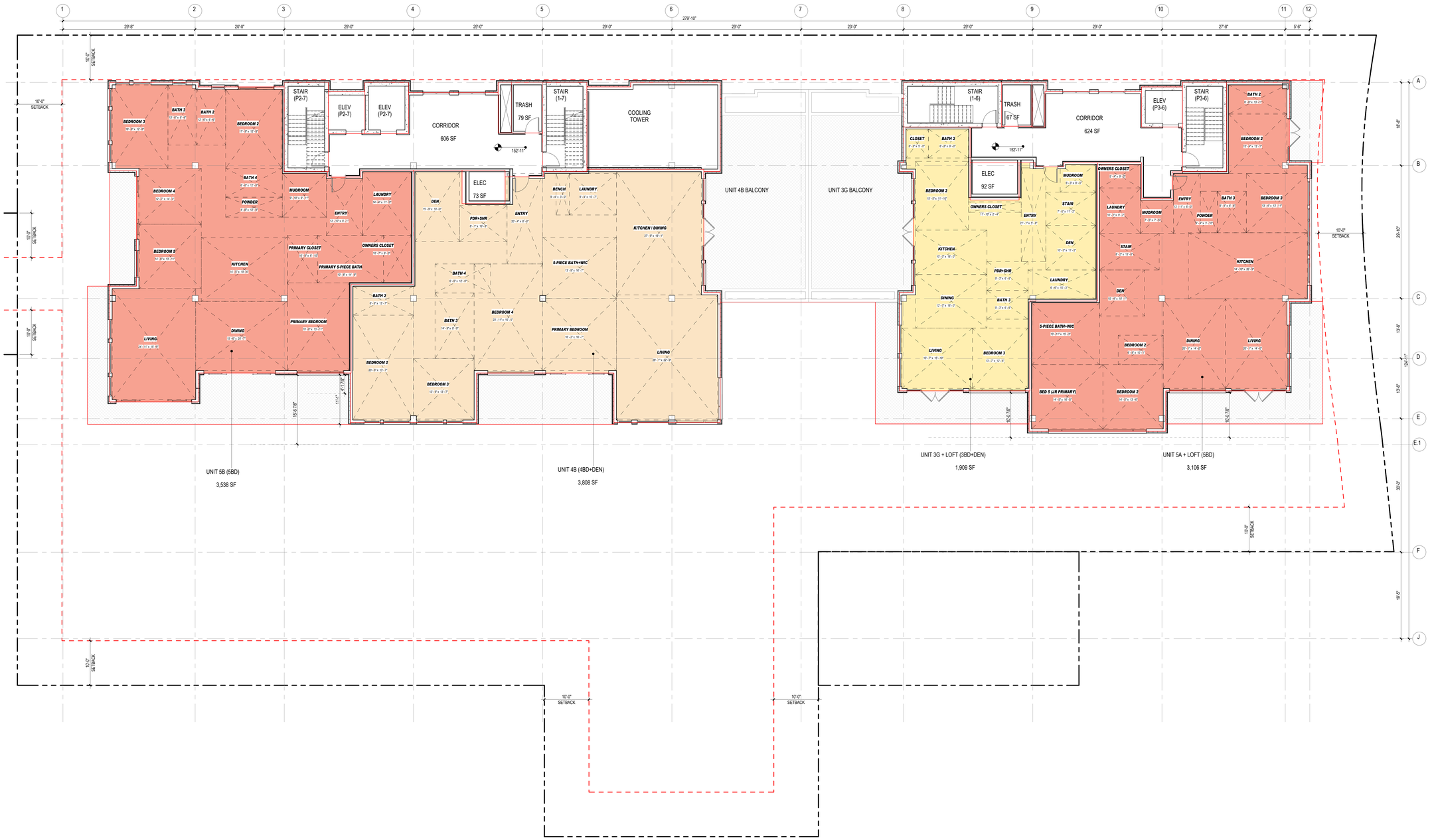
GROSS RESIDENTIAL FLOOR AREA (GRFA) REQUIREMENTS				
DESIGN GUIDELINE	**ALLOWABLE AREA CALCULATIONS**	**ALLOWABLE AREA**	**PROPOSED AREA**	**EXISTING**
MAX. ALLOWABLE GRFA	250% OF TOTAL SITE AREA 2.5 X 45,432 = 113,581 SF	113,581 SF	85,341 SF (188% OF TOTAL SITE AREA)	0 SF

GRFA UNIT FLOOR PLAN LEGEND

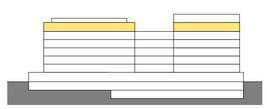
1 BEDROOM + DEN
2 BEDROOM
2 BEDROOM + DEN
3 BEDROOM
3 BEDROOM + DEN
4 BEDROOM
4 BEDROOM + DEN
5 BEDROOM

GRFA SUMMARY	
Name	**Area**
LEVEL 1	
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1B (1BD+DEN)	1,529 SF
UNIT 1C (1BD+DEN)	1,283 SF
UNIT 1C (1BD+DEN)	1,277 SF
UNIT 2A (2BD)	1,555 SF
UNIT 2B (2BD)	1,400 SF
	9,728 SF
LEVEL 2	
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 1E (1BD+DEN)	1,421 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3A (3BD+DEN)	2,599 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3C (3BD+DEN)	2,527 SF
UNIT 4A (4BD)	2,580 SF
	15,308 SF
LEVEL 3	
UNIT 1D (1BD+DEN)	1,419 SF
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,703 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,363 SF
LEVEL 4	
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 2E (2BD+DEN)	2,842 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,366 SF
LEVEL 5	
UNIT 2D (2BD+DEN)	2,341 SF
UNIT 2E (2BD+DEN)	2,830 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3F (3BD+DEN)	2,253 SF
UNIT 4A (4BD)	2,580 SF
	15,025 SF
LEVEL 6	
UNIT 3G + LOFT (3BD+DEN)	1,909 SF
UNIT 4B (4BD+DEN)	3,808 SF
UNIT 5A + LOFT (5BD)	3,106 SF
UNIT 5B (5BD)	3,538 SF
	12,361 SF
LEVEL 7	
UNIT 3G + LOFT (3BD+DEN)	994 SF
UNIT 5A + LOFT (5BD)	1,105 SF
	2,099 SF
	85,250 SF

*AREA CALCULATIONS PER VAIL TOWN CODE 12-15-3, DEFINITION, CALCULATION AND EXCLUSIONS (C) WITHIN ALL OTHER DISTRICTS.
*GROSS RESIDENTIAL AREA (AS DEPICTED BY RED-LINE(S) CALCULATED TO:
1. THE EXTERIOR WALL INSIDE FACE OF SHEATHING (EXTERIOR FACE OF STUD)
2. CENTERLINE OF INTERIOR DEMISING WALLS



KEY SECTION



ARCHITECTURAL FLOOR PLANS | LEVEL 7

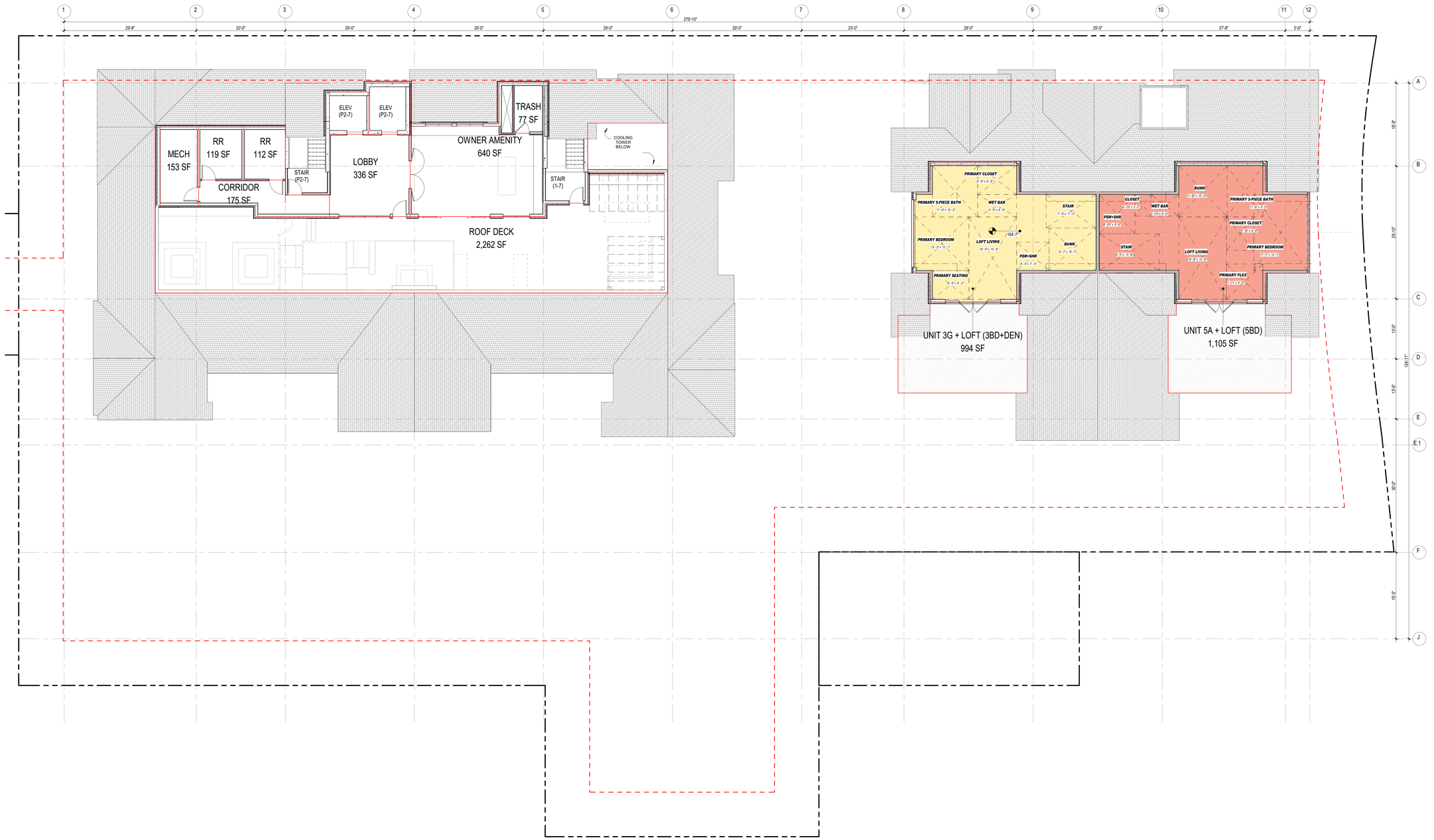
SCALE: 1/8" = 1'-0"

A.107

GROSS RESIDENTIAL FLOOR AREA (GRFA) REQUIREMENTS				
DESIGN GUIDELINE	**ALLOWABLE AREA CALCULATIONS**	**ALLOWABLE AREA**	**PROPOSED AREA**	**EXISTING**
MAX. ALLOWABLE GRFA	250% OF TOTAL SITE AREA 2.5 X 45,432 = 113,581 SF	113,581 SF	85,341 SF (188% OF TOTAL SITE AREA)	0 SF

GRFA UNIT FLOOR PLAN LEGEND

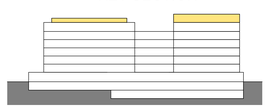
1 BEDROOM + DEN
2 BEDROOM
2 BEDROOM + DEN
3 BEDROOM
3 BEDROOM + DEN
4 BEDROOM
4 BEDROOM + DEN
5 BEDROOM



GRFA SUMMARY	
Name	Area
LEVEL 1	
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1A (1BD+DEN)	1,342 SF
UNIT 1B (1BD+DEN)	1,529 SF
UNIT 1C (1BD+DEN)	1,283 SF
UNIT 1C (1BD+DEN)	1,277 SF
UNIT 2A (2BD)	1,555 SF
UNIT 2B (2BD)	1,400 SF
	9,728 SF
LEVEL 2	
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 1E (1BD+DEN)	1,421 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3A (3BD+DEN)	2,599 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3C (3BD+DEN)	2,527 SF
UNIT 4A (4BD)	2,580 SF
	15,308 SF
LEVEL 3	
UNIT 1D (1BD+DEN)	1,419 SF
UNIT 1D (1BD+DEN)	1,418 SF
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,703 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,363 SF
LEVEL 4	
UNIT 2C (2BD+DEN)	2,444 SF
UNIT 2E (2BD+DEN)	2,842 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3E (3BD+DEN)	2,480 SF
UNIT 4A (4BD)	2,580 SF
	15,366 SF
LEVEL 5	
UNIT 2D (2BD+DEN)	2,341 SF
UNIT 2E (2BD+DEN)	2,830 SF
UNIT 3B (3BD)	2,319 SF
UNIT 3D (3BD+DEN)	2,701 SF
UNIT 3F (3BD+DEN)	2,253 SF
UNIT 4A (4BD)	2,580 SF
	15,025 SF
LEVEL 6	
UNIT 3G + LOFT (3BD+DEN)	1,909 SF
UNIT 4B (4BD+DEN)	3,808 SF
UNIT 5A + LOFT (5BD)	3,106 SF
UNIT 5B (5BD)	3,538 SF
	12,361 SF
LEVEL 7	
UNIT 3G + LOFT (3BD+DEN)	994 SF
UNIT 5A + LOFT (5BD)	1,105 SF
	2,099 SF
	85,250 SF

*AREA CALCULATIONS PER VAIL TOWN CODE 12-15-3: DEFINITION, CALCULATION AND EXCLUSIONS (C) WITHIN ALL OTHER DISTRICTS. *GROSS RESIDENTIAL AREA (AS DEPICTED BY RED LINES) CALCULATED TO: 1. EXTERIOR FACE OF FINISH (EXTERIOR FACE OF SHEATHING (EXT)/EXTERIOR FACE OF STUD) 2. CENTERLINE OF INTERIOR DEMISING WALLS

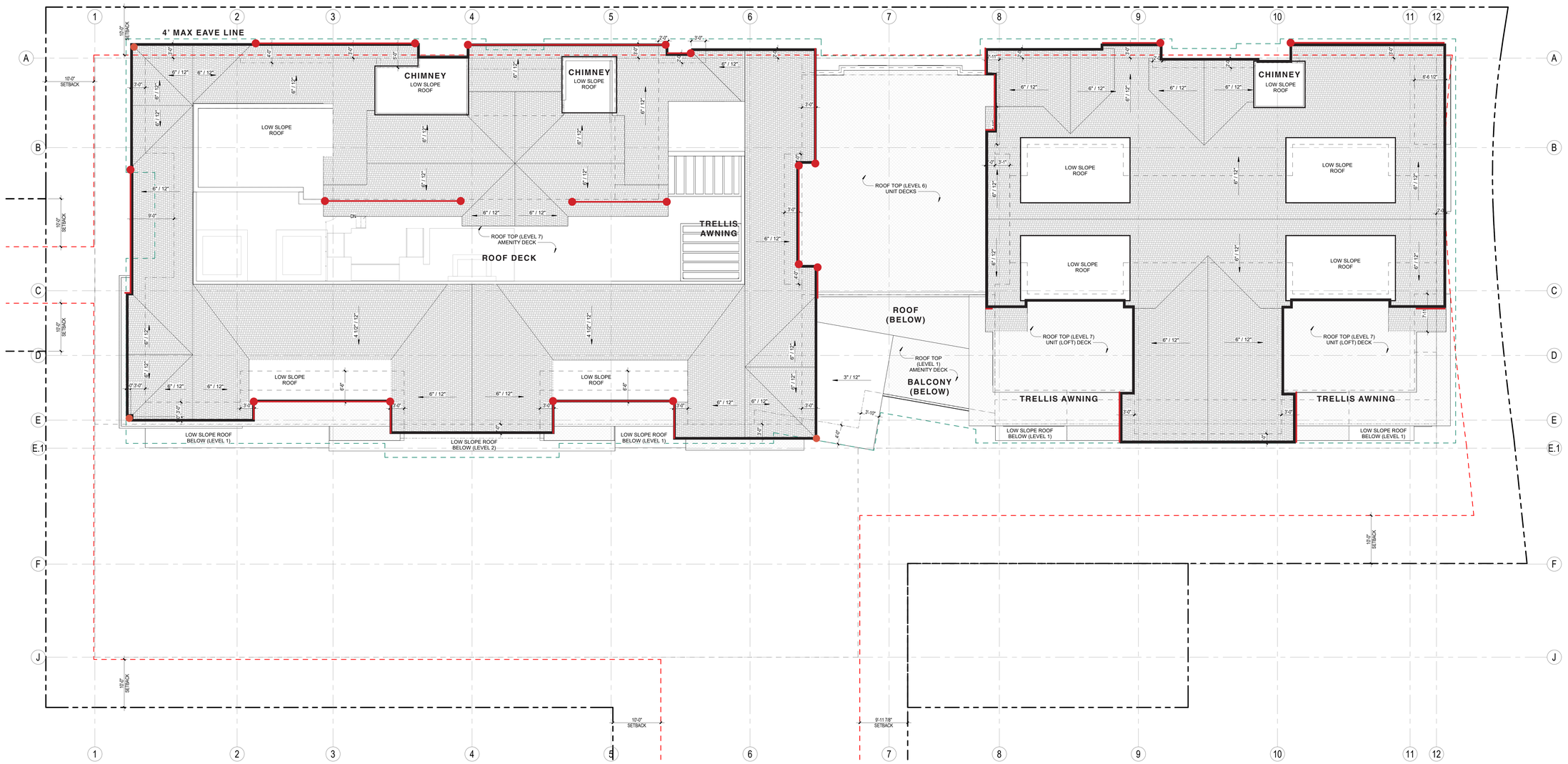
KEY SECTION



ARCHITECTURAL FLOOR PLANS | ROOF PLAN | GUTTERS & DOWNSPOUTS

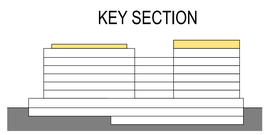
A.108

SCALE: 1/8" = 1'-0"



GUTTERS DOWNSPOUTS 4' MAX EAVE DIMENSION

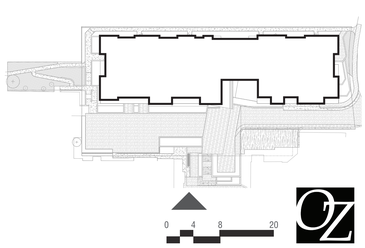
KEY SECTION



CONCEPTUAL BUILDING MASSING | PREVIOUS APPROVED DESIGN OVERLAY DIAGRAM

A.200

SCALE: 1/8" = 1'-0"



ARCHITECTURAL ELEVATIONS | SOUTH

A.201

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

WD-01
WOOD-LOOK SIDING
MFR: CERACLAD
PRODUCT: FIBER REINFORCED CEMENT PANEL
NAME / COLOR: BARNWOOD MEHOGANY

WD-02
WOOD-LOOK SIDING
MFR: CERACLAD
PRODUCT: FIBER REINFORCED CEMENT PANEL
NAME / COLOR: BARNWOOD BLACK

MAS-01
NATURAL STONE MASONRY
MFR: GALLEGOS
PRODUCT: LIMESTONE
NAME / COLOR: COURTLAND LOW RISE

R-01
FIBERGLASS ASPHALT SHINGLE
MFR: GAF
PRODUCT: TIMBERLINE HDZ
NAME / COLOR: SLATE

WINDOWS
ALUMINUM CLAD WOOD
MFR: SIERRA PACIFIC
PRODUCT: ASPEN 2.0 & DIRECT GLAZE
NAME / COLOR: ANODIZED DARK BRONZE

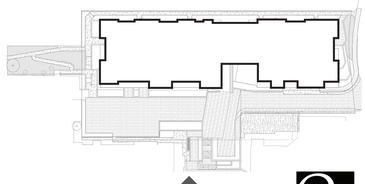
S-01
STUCCO
MFR: TBD
PRODUCT: TUSCAN 3-PART SMOOTH FINISH
NAME / COLOR: SAND GRAY TO MATCH ARCH SAMPLE

S-02
STUCCO
MFR: TBD
PRODUCT: TUSCAN 3-PART SMOOTH FINISH
NAME / COLOR: DARK BRONZE TO MATCH ARCH SAMPLE

MP-01
METAL PANEL
MFR: PAC CLAD PETERSON
PRODUCT: FLAT PANEL PRECISION SERIES
NAME / COLOR: SLATE/CHARCOAL

R-02
INTERLOCKING METAL SHINGLE
MFR: BERRIDGE
PRODUCT: CLASSIC INTERLOCKING SHINGLE
NAME / COLOR: SLATE/CHARCOAL

MTL-01
METAL TRIM, RAILINGS & EXPOSED STRUCTURE
MFR: COSTUM STEEL FABRICATION
PRODUCT:
NAME / COLOR: DARK BRONZE/SLATE/CHARCOAL



ARCHITECTURAL ELEVATIONS | WEST & EAST

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

WD-01
WOOD-LOOK SIDING
MFR: CERACLAD
PRODUCT: FIBER REINFORCED CEMENT PANEL
NAME / COLOR: BARNWOOD MEHOGANY

WD-02
WOOD-LOOK SIDING
MFR: CERACLAD
PRODUCT: FIBER REINFORCED CEMENT PANEL
NAME / COLOR: BARNWOOD BLACK

MAS-01
NATURAL STONE MASONRY
MFR: GALLEGOS
PRODUCT: LIMESTONE
NAME / COLOR: COURTLAND LOW RISE

R-01
FIBERGLASS ASPHALT SHINGLE
MFR: GAF
PRODUCT: TIMBERLINE HDZ
NAME / COLOR: SLATE

WINDOWS
ALUMINUM CLAD WOOD
MFR: SIERRA PACIFIC
PRODUCT: ASPEN 2.0 & DIRECT GLAZE
NAME / COLOR: ANODIZED DARK BRONZE

S-01
STUCCO
MFR: TBD
PRODUCT: TUSCAN 3-PART SMOOTH FINISH
NAME / COLOR: SAND GRAY TO MATCH ARCH SAMPLE

S-02
STUCCO
MFR: TBD
PRODUCT: TUSCAN 3-PART SMOOTH FINISH
NAME / COLOR: DARK BRONZE TO MATCH ARCH SAMPLE

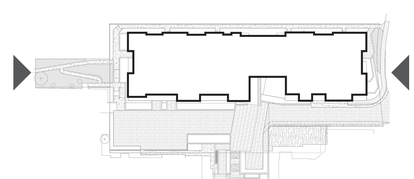
MP-01
METAL PANEL
MFR: PAC CLAD PETERSON
PRODUCT: FLAT PANEL PRECISION SERIES
NAME / COLOR: SLATE/CHARCOAL

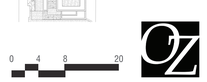
R-02
INTERLOCKING METAL SHINGLE
MFR: BERRIDGE
PRODUCT: CLASSIC INTERLOCKING SHINGLE
NAME / COLOR: SLATE/CHARCOAL

MTL-01
METAL TRIM, RAILINGS & EXPOSED STRUCTURE
MFR: COSTUM STEEL FABRICATION
PRODUCT:
NAME / COLOR: DARK BRONZE/SLATE/CHARCOAL

WEST ELEVATION

EAST ELEVATION

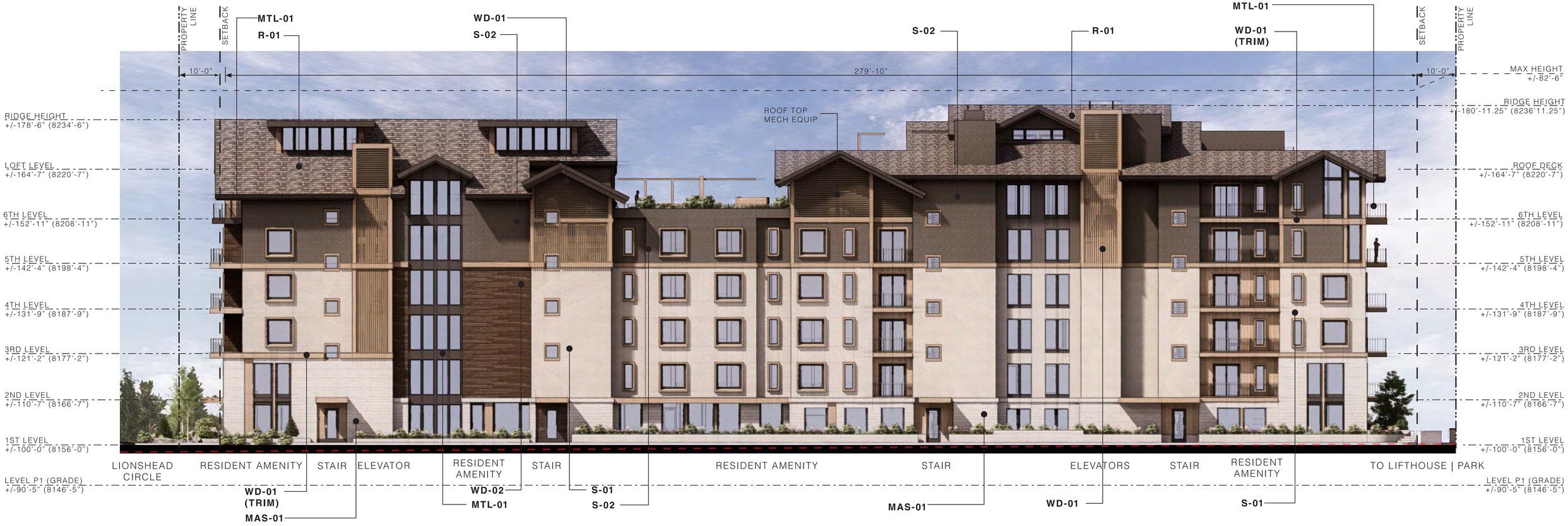




ARCHITECTURAL ELEVATIONS | NORTH

A.203

SCALE: 1/8" = 1'-0"



EXTERIOR MATERIALS LEGEND

WD-01
WOOD-LOOK SIDING
MFR: CERACLAD
PRODUCT: FIBER REINFORCED CEMENT PANEL
NAME / COLOR: BARNWOOD MEHOGANY

WD-02
WOOD-LOOK SIDING
MFR: CERACLAD
PRODUCT: FIBER REINFORCED CEMENT PANEL
NAME / COLOR: BARNWOOD BLACK

MAS-01
NATURAL STONE MASONRY
MFR: GALLEGOS
PRODUCT: LIMESTONE
NAME / COLOR: COURTLAND LOW RISE

R-01
FIBERGLASS ASPHALT SHINGLE
MFR: GAF
PRODUCT: TIMBERLINE HDZ
NAME / COLOR: SLATE

WINDOWS
ALUMINUM CLAD WOOD
MFR: SIERRA PACIFIC
PRODUCT: ASPEN 2.0 & DIRECT GLAZE
NAME / COLOR: ANODIZED DARK BRONZE

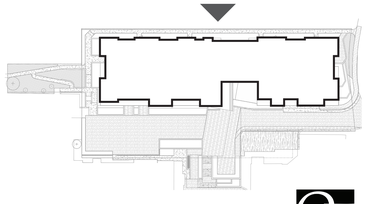
S-01
STUCCO
MFR: TBD
PRODUCT: TUSCAN 3-PART SMOOTH FINISH
NAME / COLOR: SAND GRAY TO MATCH ARCH SAMPLE

S-02
STUCCO
MFR: TBD
PRODUCT: TUSCAN 3-PART SMOOTH FINISH
NAME / COLOR: DARK BRONZE TO MATCH ARCH SAMPLE

MP-01
METAL PANEL
MFR: PAC CLAD PETERSON
PRODUCT: FLAT PANEL PRECISION SERIES
NAME / COLOR: SLATE/CHARCOAL

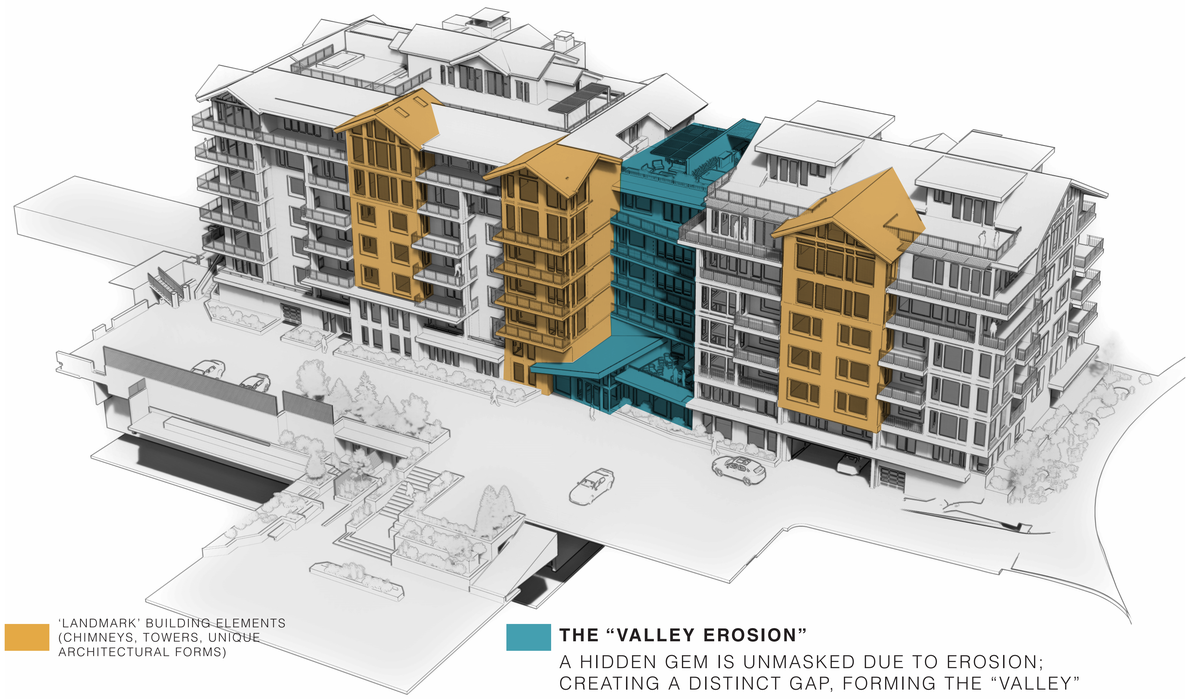
R-02
INTERLOCKING METAL SHINGLE
MFR: BERRIDGE
PRODUCT: CLASSIC INTERLOCKING SHINGLE
NAME / COLOR: SLATE/CHARCOAL

MTL-01
METAL TRIM, RAILINGS & EXPOSED STRUCTURE
MFR: COSTUM STEEL FABRICATION
PRODUCT:
NAME / COLOR: DARK BRONZE/SLATE/CHARCOAL



0 4 8 20

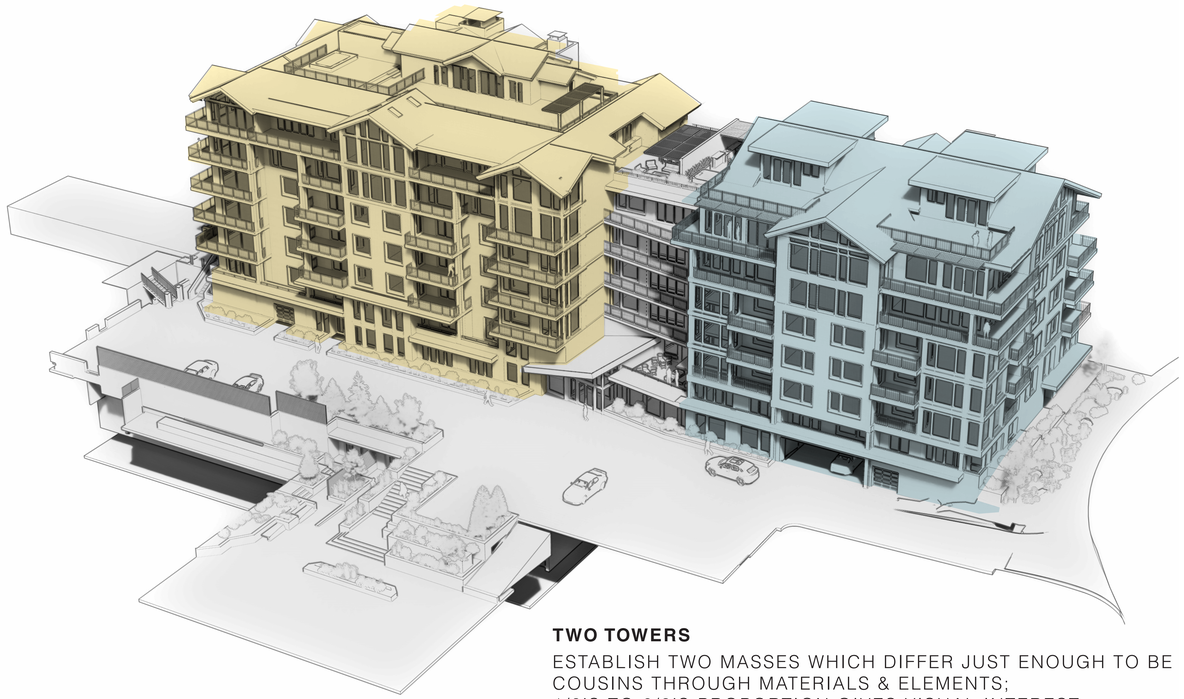
RESIDENCES



'LANDMARK' BUILDING ELEMENTS
(CHIMNEYS, TOWERS, UNIQUE
ARCHITECTURAL FORMS)

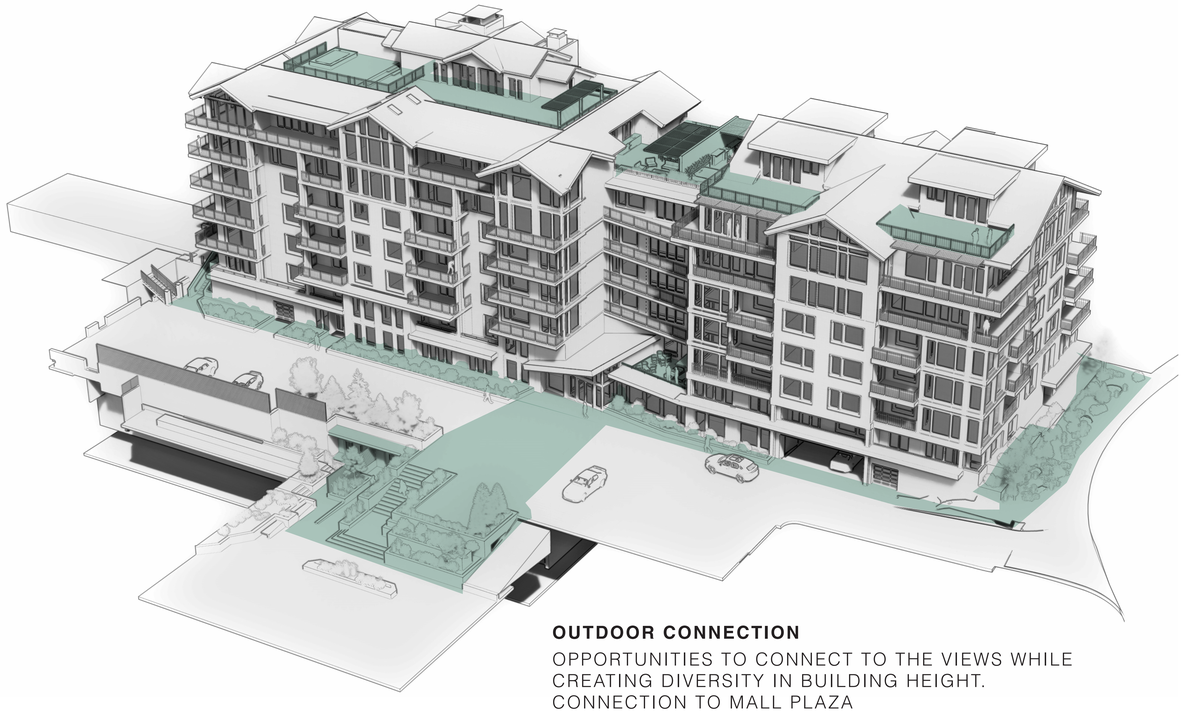
THE "VALLEY EROSION"

A HIDDEN GEM IS UNMASKED DUE TO EROSION;
CREATING A DISTINCT GAP, FORMING THE "VALLEY"



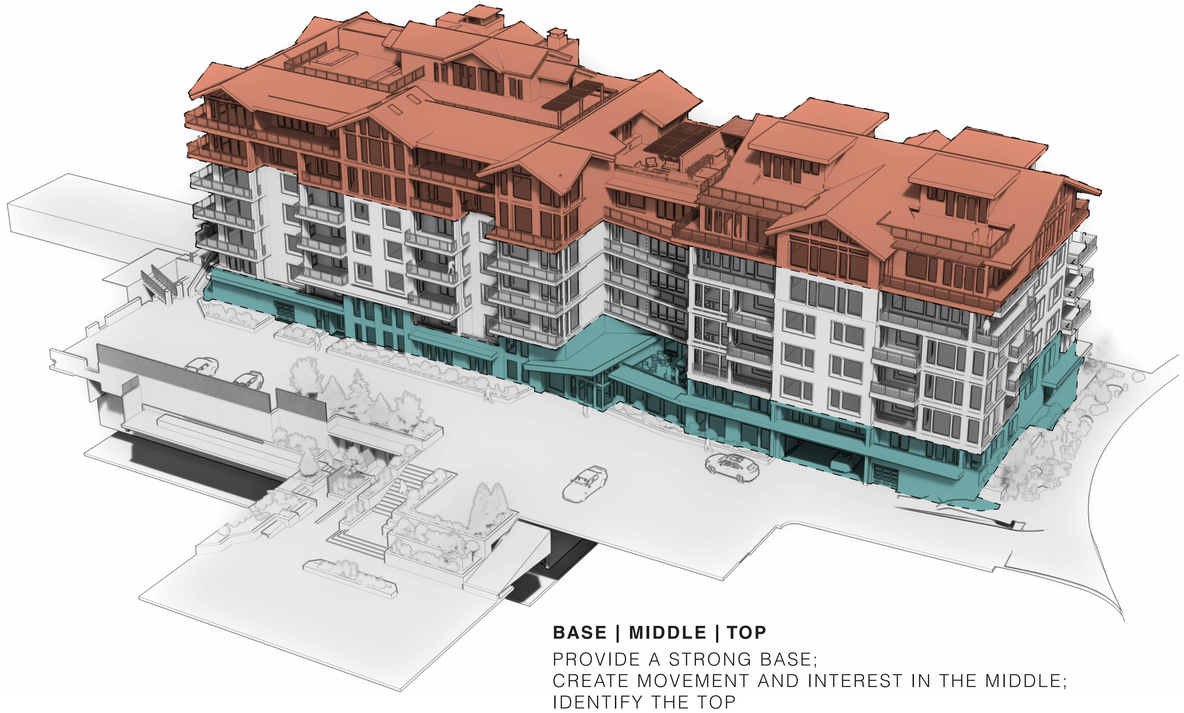
TWO TOWERS

ESTABLISH TWO MASSES WHICH DIFFER JUST ENOUGH TO BE
COUSINS THROUGH MATERIALS & ELEMENTS;
1/3'S TO 2/3'S PROPORTION GIVES VISUAL INTEREST



OUTDOOR CONNECTION

OPPORTUNITIES TO CONNECT TO THE VIEWS WHILE
CREATING DIVERSITY IN BUILDING HEIGHT.
CONNECTION TO MALL PLAZA

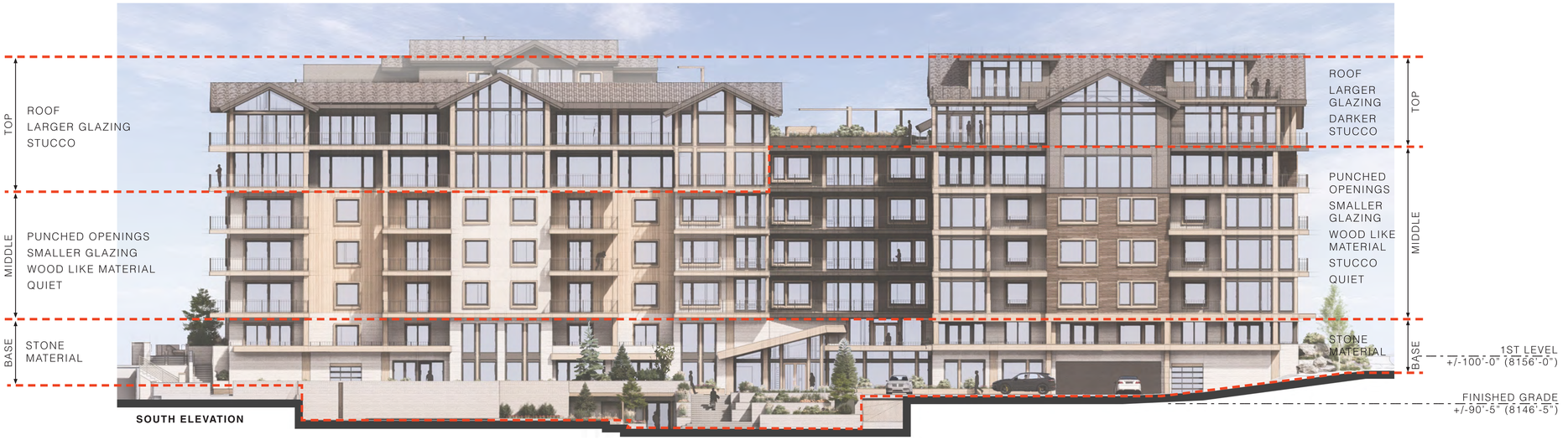


BASE | MIDDLE | TOP

PROVIDE A STRONG BASE;
CREATE MOVEMENT AND INTEREST IN THE MIDDLE;
IDENTIFY THE TOP

ARCHITECTURAL ELEVATIONS | DESIGN GUIDELINES - FACADE | BUILDING MATERIALS

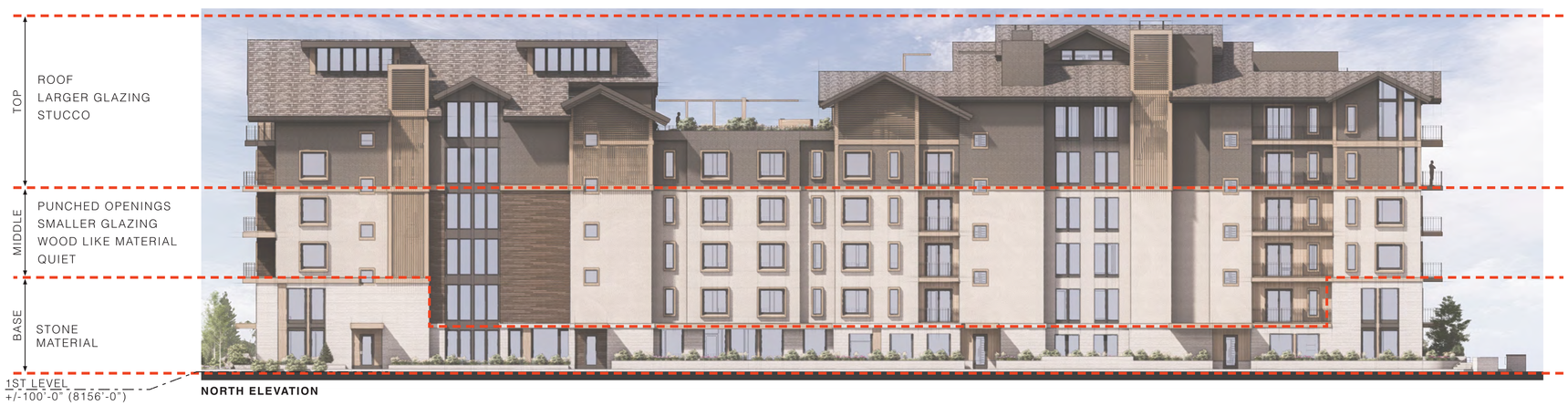
SCALE: N.T.S.



SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION

LIONSHEAD REDEVELOPMENT MASTER PLAN
8.4.2.4 EXTERIOR WALLS
GENERAL

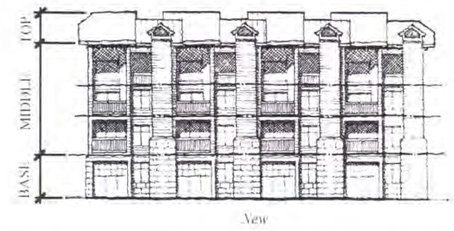
BASE | MIDDLE | TOP

Exterior walls within Lionshead shall be designed with clear definition of base, middle, and top

The bases of buildings should be visually dynamic to heighten the pedestrian experience.

The middles of buildings within Lionshead shall read as "quiet" masses when compared to building bases and roofs, and should act as a unifying background throughout the community

The tops of buildings shall be capped with well-proportioned, pitched roofs, acting as the uppermost unifying image within the architectural fabric of Lionshead.



New

8.4.2.4 EXTERIOR WALLS
MATERIALS (GENERAL)

As mentioned earlier, building materials should be carefully selected to recall the heritage of our alpine antecedents, yet look forward to the vision of Lionshead as a modern resort community

Chapter 10: Design Review Standards and Guidelines
14-10-5 BUILDING MATERIALS AND DESIGN

(B). The exterior use of wood, wood siding, native stone, brick, concrete, stucco and EIFS may be permitted

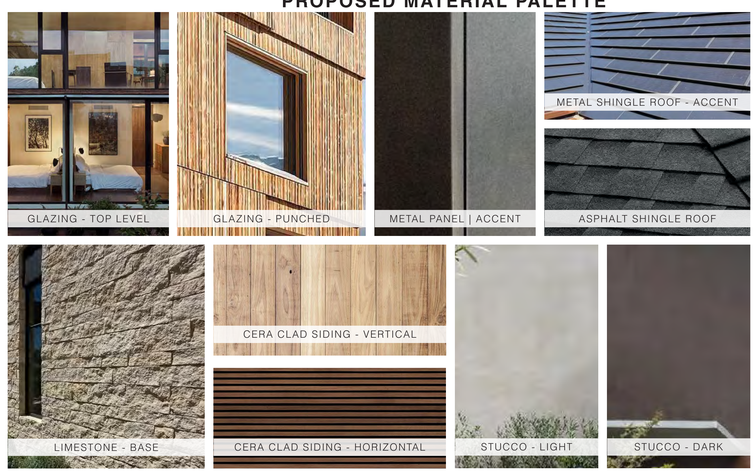
(5). Combustible siding, as defined in the town's adopted Building Code, may be used as long as it does not cover more than 33% of a given wall

	ZONING	PROJECT
PERMITTED MATERIALS	Wood, Wood Siding, Native Stone, Brick, Concrete, Stucco And Eifs	Wood Like Siding (Up To 46'); Stone (Base) Stucco (Above 46') Metal Roof | Accent

	ZONING	PROJECT
PERMITTED COLORS	Natural Colors	Wood Tones Light | Dark Tans Natural Stone

(D). Colors. Exterior wall colors should be compatible with the site and surrounding buildings. Natural colors (earth tones found within the Vail area) should be utilized

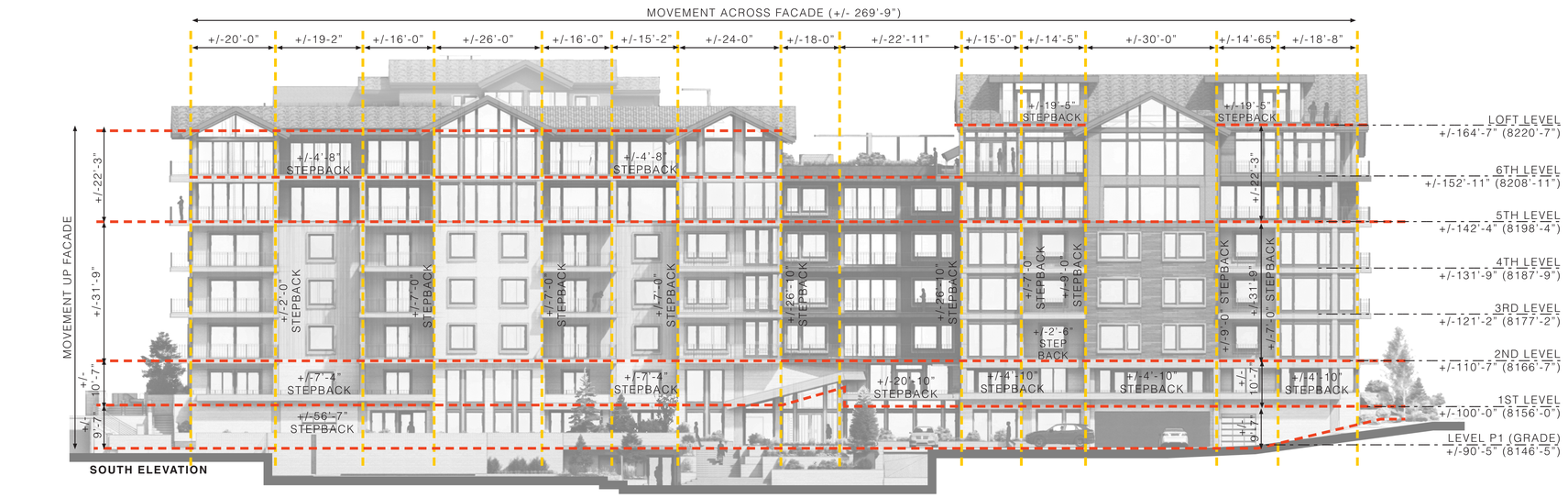
PROPOSED MATERIAL PALETTE



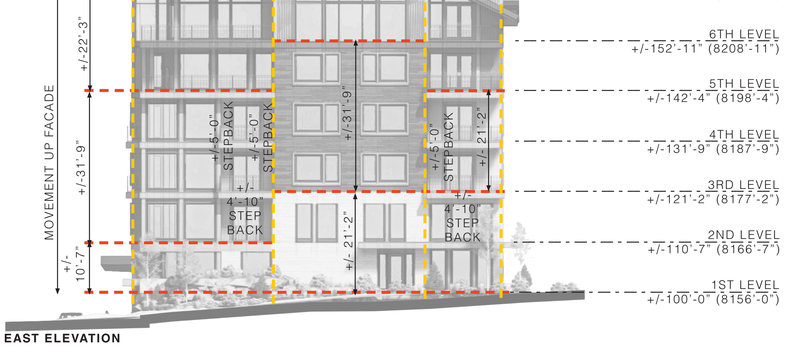
CONCEPTUAL INTERPRETATION OF COLOR PALETTE DERIVED FROM NATURAL MATERIALS

ARCHITECTURAL ELEVATIONS | DESIGN GUIDELINES - WALL SURFACE CRITERIA

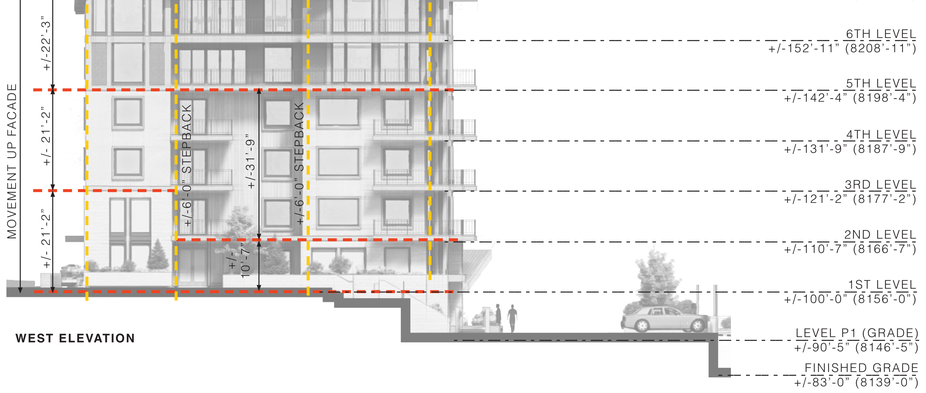
SCALE: N.T.S.



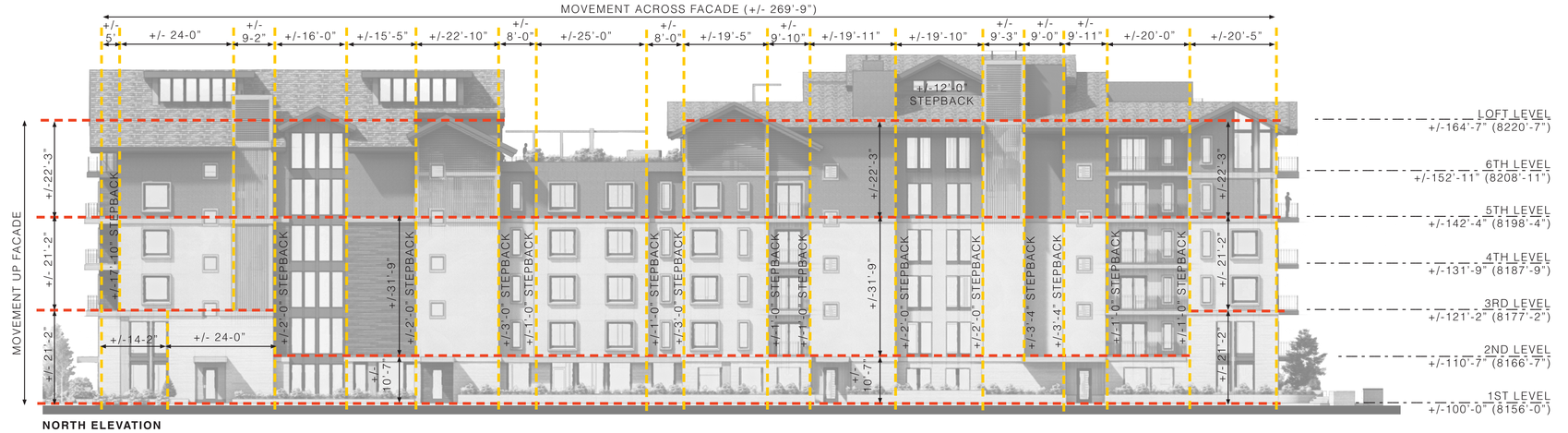
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

HORIZONTAL MOVEMENT — VERTICAL MOVEMENT

LIONSHEAD REDEVELOPMENT MASTER PLAN
8.4.2.3 BUILDING HEIGHT

WALL SURFACE CRITERIA

Notwithstanding the previous height and setback requirements, there shall be no vertical wall face greater than 35' on a building without a secondary horizontal step in the building face (the horizontal step may be a cantilever or a setback). This requirement is intended to prevent large, unbroken planes in the middles of building faces, to further mitigate the visual impact of building height, and to provide for higher quality and more interesting articulation of structures. While many instances will necessitate a distance of at least 24" for this movement, it shall be incumbent upon the developer to demonstrate that the intent of this requirement has been met.

LIONSHEAD REDEVELOPMENT MASTER PLAN
8.4.2.4 EXTERIOR WALLS

GENERAL

Rhythm and order should be introduced to guide the traveler through the streetscape, and offer an enhanced sense of movement through Lionshead. To reinforce this intent, street-level walls shall not span more than 30 feet horizontally without significantly varying at least 2 of the following 5 characteristics:

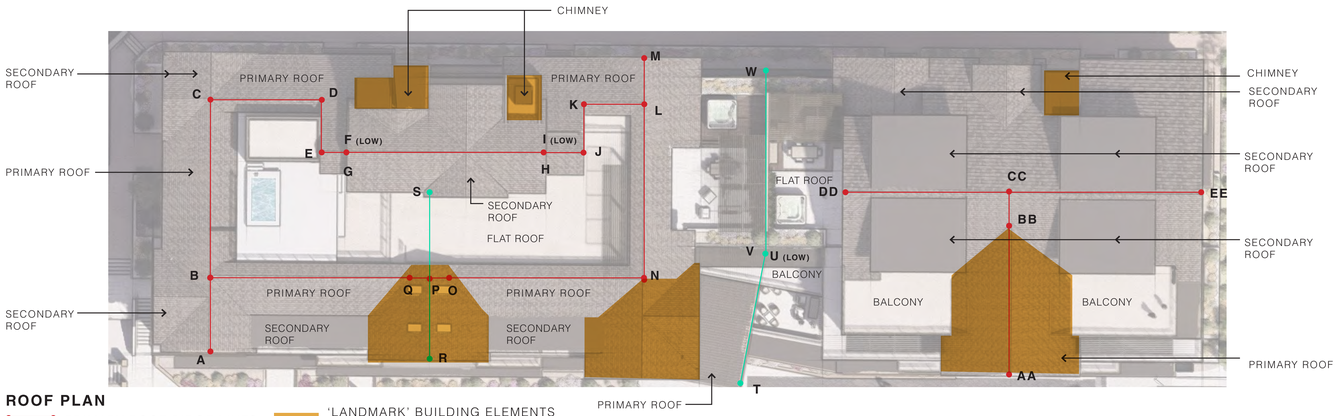
- Massing or Height
- Material, Fenestration, or Color

When massing or height are varied, buildings with street-level walls may vary material, fenestration, or color to meet the 30-foot span requirement; however, if massing or height are not varied within 30 feet, material, fenestration, and color must be varied.

ARCHITECTURAL ELEVATIONS | ZONING - BUILDING HEIGHT

SCALE: N.T.S.

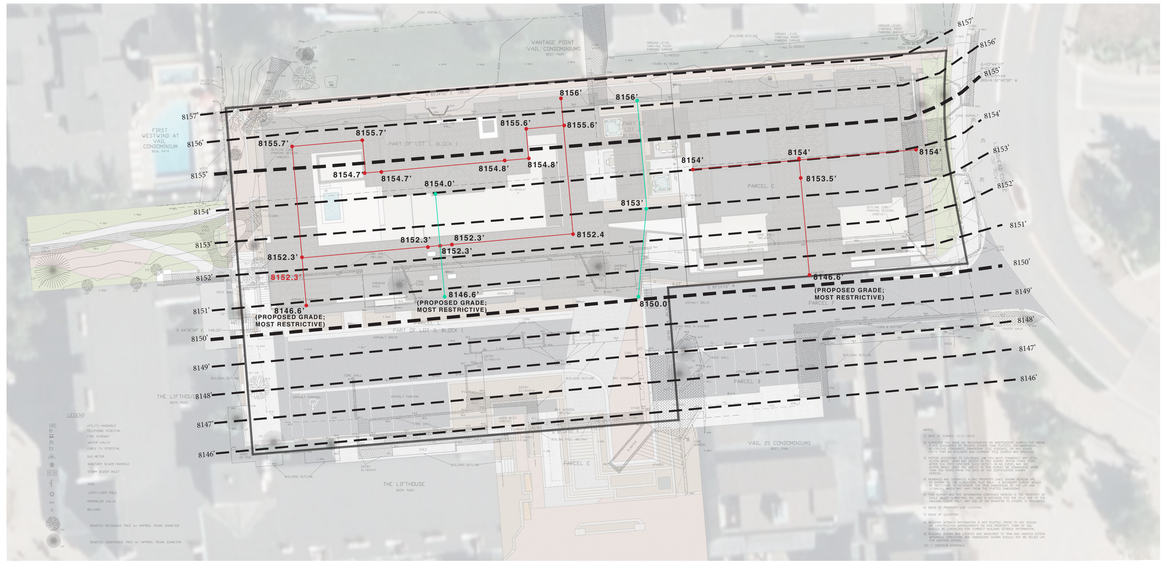
SOUTH ELEVATION



ROOF PLAN

PRIMARY ROOF RIDGE LINES

'LANDMARK' BUILDING ELEMENTS (CHIMNEYS, TOWERS, UNIQUE ARCHITECTURAL FORMS)

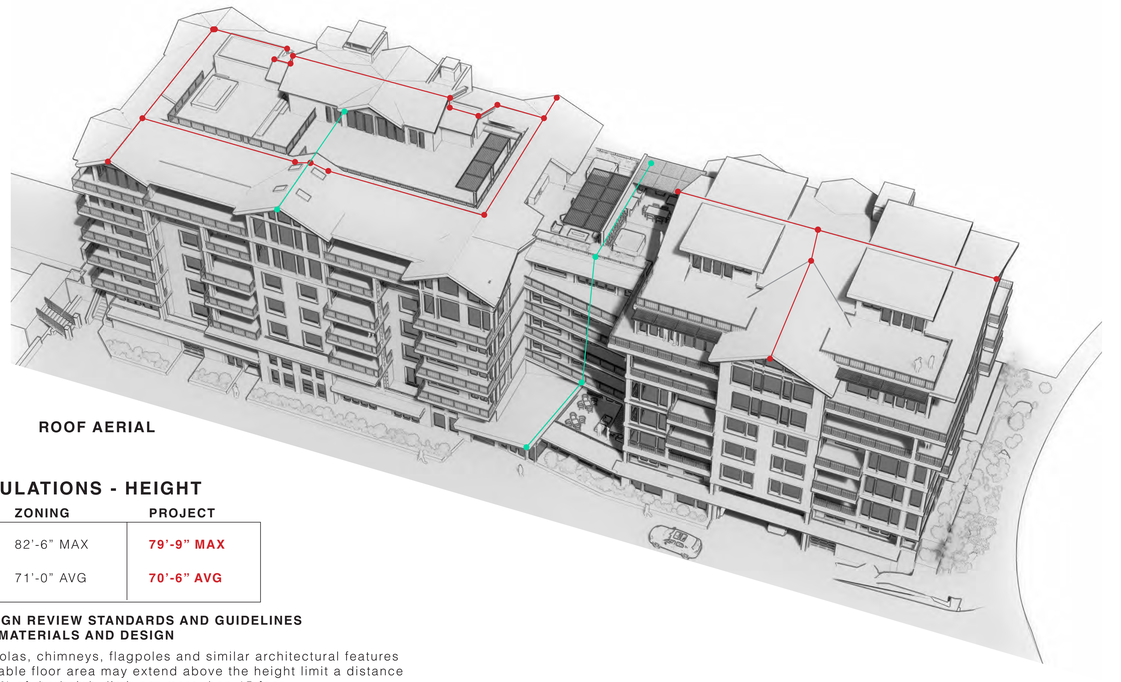


INTERPOLATED GRADES
PROPOSED 1ST LEVEL: 8,156'
PROPOSED P1 LEVEL: 8,146'-7"

HEIGHT CALCULATIONS

	POINT HEIGHT (ft)	AVG HEIGHT *ABOVE ORIGINAL GRADE (ft)	RIDGE LENGTH (ft)	HEIGHT x LENGTH (ft)										
A-C	77.1 69.3	73.2	66.75	4,886	N-O	72.6 72.7	72.65	51.1	3,712	AA-BB	81.9 75	78.45	41	3,216
C-D	69.3 69.3	69.3	29.3	2,030	O-P	72.7 75.2	73.95	5.5	407	BB-CC	75 78.3	76.65	8.6	659
D-E	69.3 77.05	73.175	15	1,098	P-Q	75.2 72.7	73.95	5.5	407	DD-EE	78.3 78.3	78.3	94.25	7,380
E-F	77.05 77.05	77.05	6	462	Q-B	72.7 72.7	72.7	53	3,853	EE-FF				
G-H	81.05 80.95	81	52	4,212	R-S	79.6 73.5	76.55	45.6	3,491	GG-HH				
I-J	76.95 76.95	76.95	10	769	T-U	15.85 10.75	13.3	32	426	HH-II				
J-K	76.95 69.4	73.175	15	1,098	V-W	56 53	54.5	45	2,453	JJ-KK				
K-L	69.4 69.4	69.4	16	1,110						**TOTAL (ft)**			**649.85**	**45,793**
M-N	69 72.6	70.8	58.25	4,124						**AVG RIDGE HEIGHT (ft)**			**70.47**	

*CALCULATION BASED ON MOST RESTRICTIVE GRADE: INTERPOLATED OR FINISH GRADE



ROOF AERIAL

ZONING REGULATIONS - HEIGHT

	ZONING	PROJECT
HEIGHT	82'-6" MAX 71'-0" AVG	**79'-9" MAX** **70'-6" AVG**

CHAPTER 10: DESIGN REVIEW STANDARDS AND GUIDELINES
14-10-5 BUILDING MATERIALS AND DESIGN

Towers, spires, cupolas, chimneys, flagpoles and similar architectural features not usable as habitable floor area may extend above the height limit a distance of not more than 25% of the height limit nor more than 15 feet.

CHAPTER 2: DEFINITIONS
14-2-1 DEFINITIONS OF WORDS AND TERMS:

BUILDING HEIGHT. The distance measured vertically from any point on a proposed or existing roof or eave to the existing (natural) or finished grade (whichever is more restrictive) located directly below said point of the roof or eave. Within any building footprint, height shall be measured vertically from any point on a proposed or existing roof to the existing grade directly below said point on a proposed or existing roof.

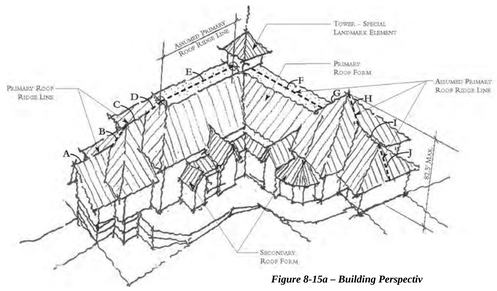
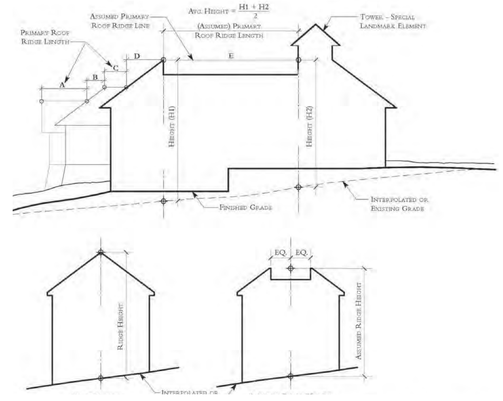
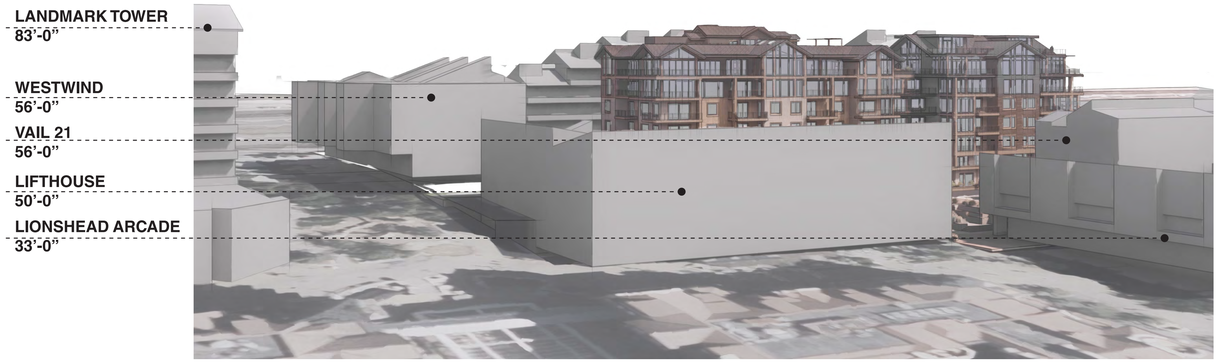


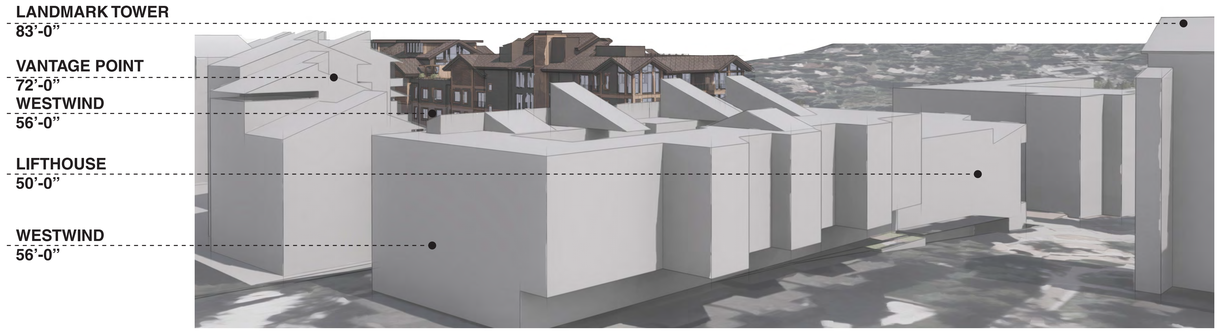
Figure 8-15a – Building Perspectiv

LIONSHEAD REDEVELOPMENT MASTER PLAN





SW CORNER

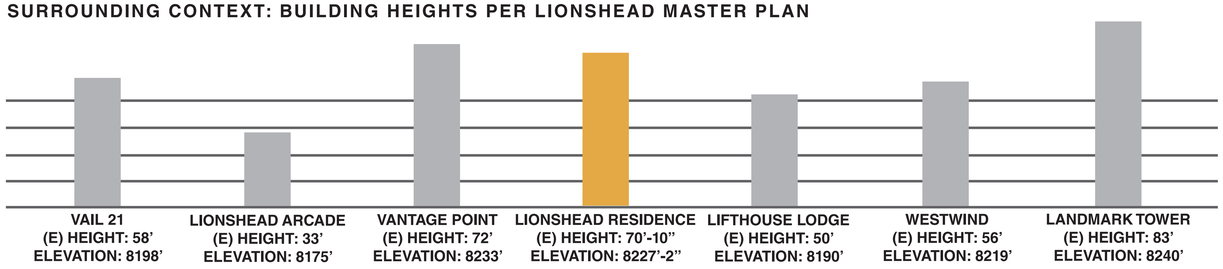


NW CORNER

SE CORNER

NE CORNER

SURROUNDING CONTEXT: BUILDING HEIGHTS PER LIONSHEAD MASTER PLAN



ZONING REGULATIONS - ROOF

	ZONING	PROJECT
ROOF FORMS	Primary Gable | Hip Other Forms Allowed	Primary: Gable Secondary:Flat Roofs for Snow Control & Height

CHAPTER 10: DESIGN REVIEW STANDARDS AND GUIDELINES
14-10-5 BUILDING MATERIALS AND DESIGN

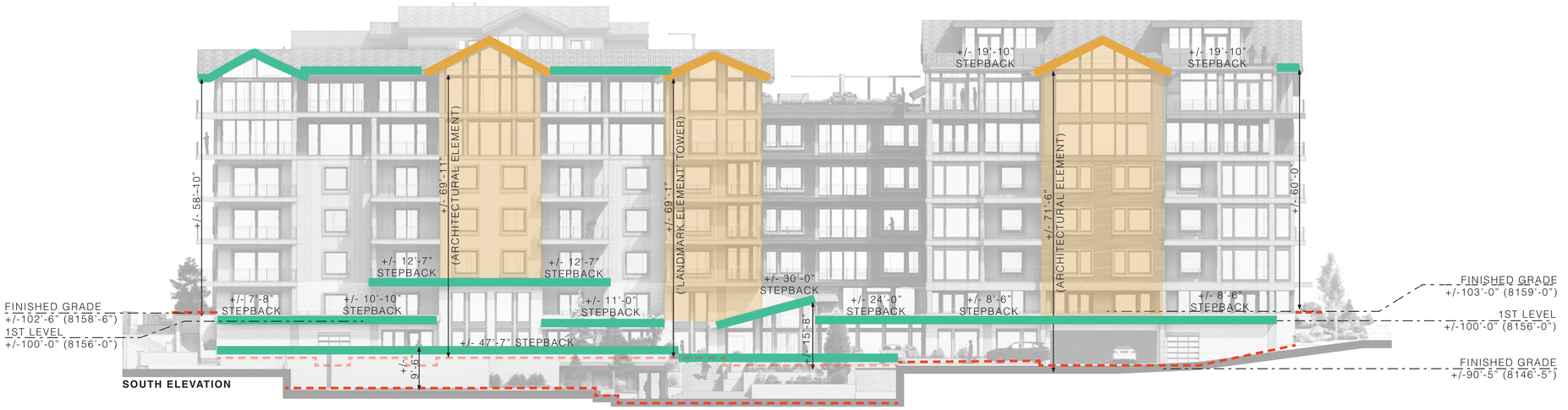
(E). Roof forms. The majority of roof forms within the town are gable roofs with a pitch of at least four feet in 12 feet. However, other roof forms are allowed. Consideration of environmental and climatic determinants such as snow shedding, drainage, fire safety and solar exposure should be integral to the roof design.

8.4.2.7 ROOFS
GENERAL

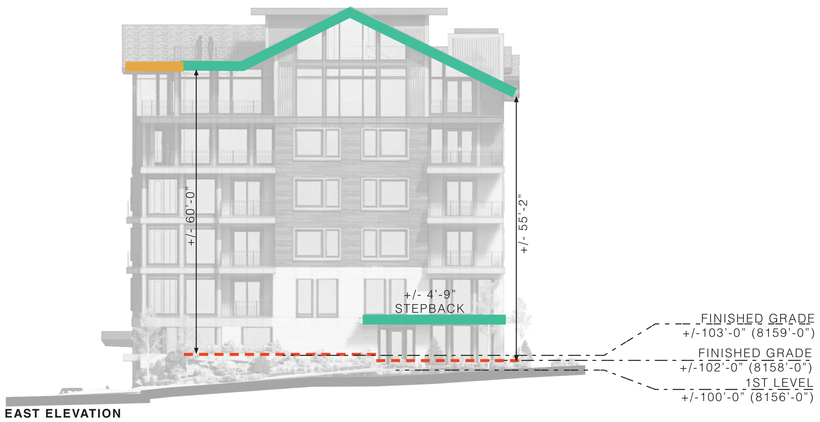
Primary roofs are defined as roofs which cover more than 500 SF of roof area, while secondary roofs are those which cover 500 SF of roof area or less

ARCHITECTURAL ELEVATIONS | DESIGN GUIDELINES - ROOF EAVE HEIGHTS

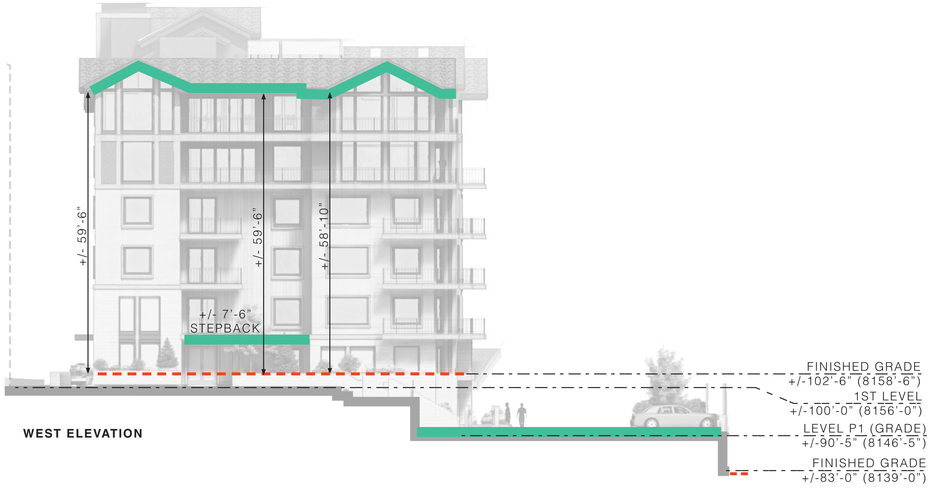
SCALE: N.T.S.



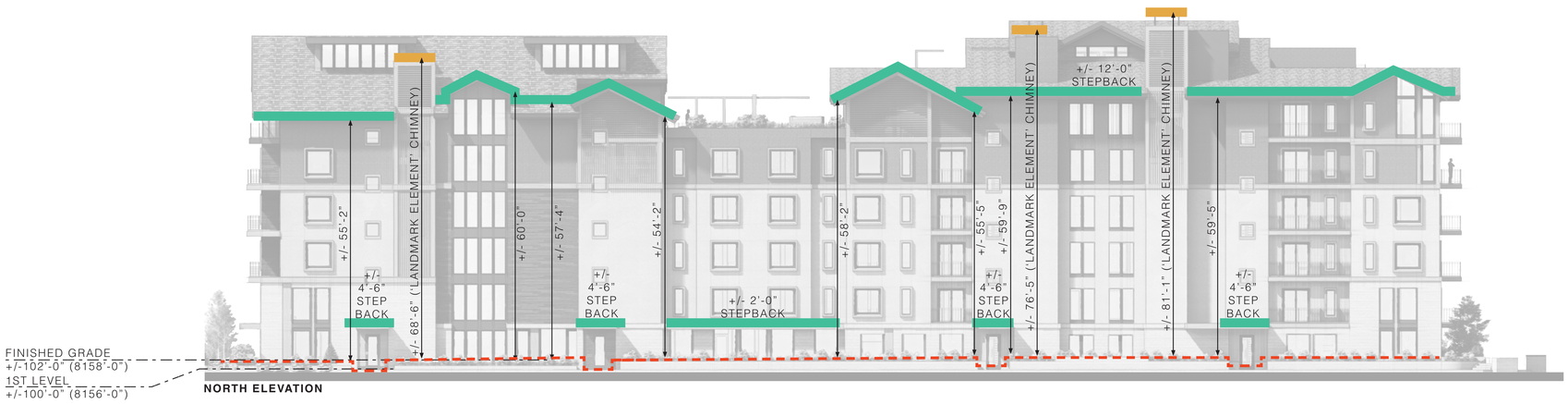
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

EAVE

'LANDMARK' BUILDING ELEMENTS (CHIMNEYS, TOWERS, UNIQUE ARCHITECTURAL FORMS)

FINISHED GRADE

LIONSHEAD REDEVELOPMENT MASTER PLAN
8.4.2.4 EXTERIOR WALLS
GENERAL

REMAINING BUILDING FRONTAGE

Building faces that do not meet the special site criteria of the sections above may have a maximum initial eave height of 60', at which point those faces must step back a minimum of 12'. To the extent possible, all new and redeveloped buildings in Lionshead should avoid "turning their backs" on other buildings or important pedestrian corridors. However, it must be acknowledged that very few buildings have prime frontage on all sides and almost all buildings will have different programmatic requirements and visual characteristics on their different faces. Toward that end, a building's greatest vertical mass and "back of house" functions should occur on the frontage with the least volume of pedestrian traffic. In addition, components of a building with the greatest vertical mass should be oriented north-south to minimize the blockage of southern views and sunlight.

It is critical to note that the 60' maximum initial eave height does not allow for an unarticulated, flat building face from grade to 60'. The horizontal and vertical maximum unbroken building face requirements, all other guidelines.

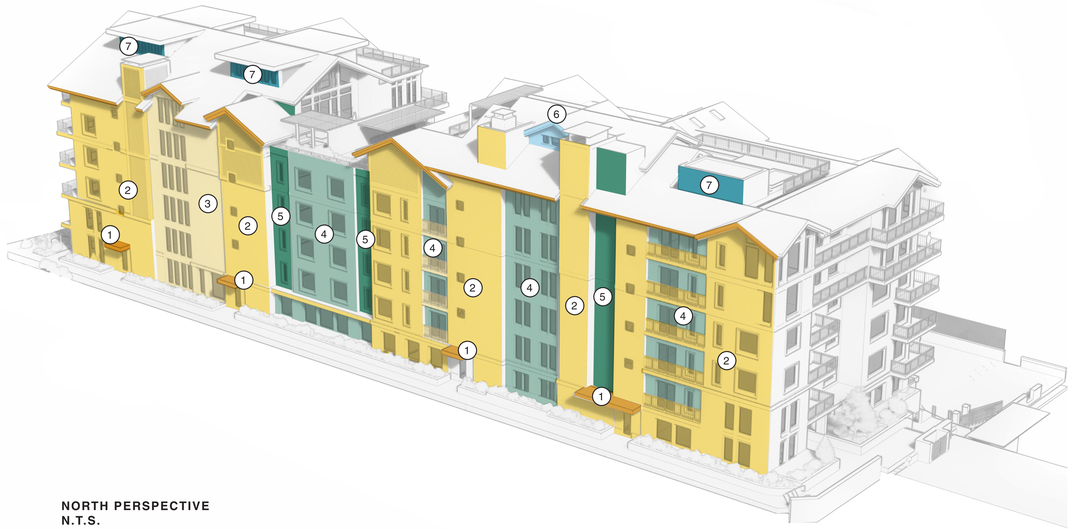
1. Initial Building Face
2. Stepback: +/-4'-0"
3. Stepback: +/-9'-0"
4. Primary Building Face
5. Steapback: +/-4'-0"
6. Steapback +/-8'-6"
7. Stepback: +/-11'-0"
8. Stepback: +/-15'-6"
9. Stepback: +/-23'-0"
10. Stepback: +/-29'-4"
11. Stepback: +/-30'-2"
12. Stepback: +/-48'-8"

SOUTH PERSPECTIVE
N.T.S.

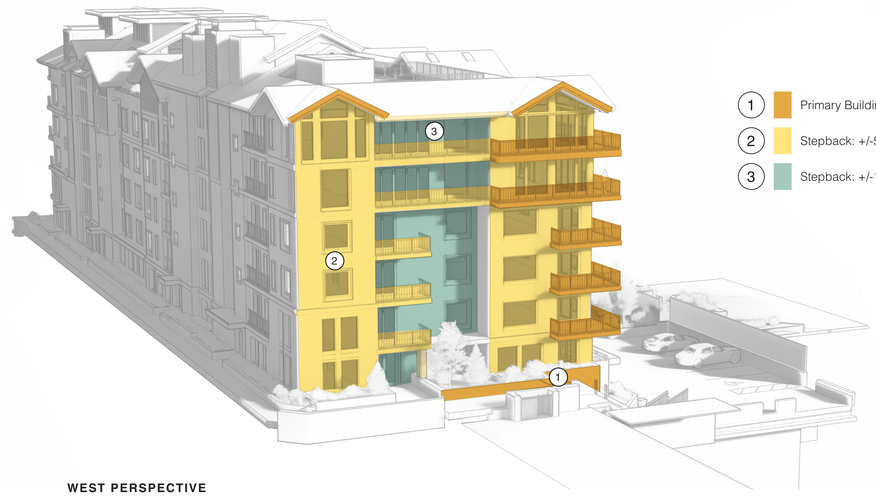
1. Primary Building Projection
2. Stepback: +/-4'-10"
3. Stepback: +/-9'-5"
4. Stepback: +/-17'-7"
5. Stepback: +/-35'-3"

EAST PERSPECTIVE
N.T.S.

1. Primary Building Projection
2. Stepback: +/-4'-2"
3. Stepback: +/-5'-8"
4. Stepback: +/-6'-7"
5. Stepback: +/-7'-6"
6. Stepback: +/-12'-0"
7. Stepback: +/-18'-0"



NORTH PERSPECTIVE
N.T.S.



1. Primary Building Projection
2. Stepback: +/-5'-2"
3. Stepback: +/-12'-2"

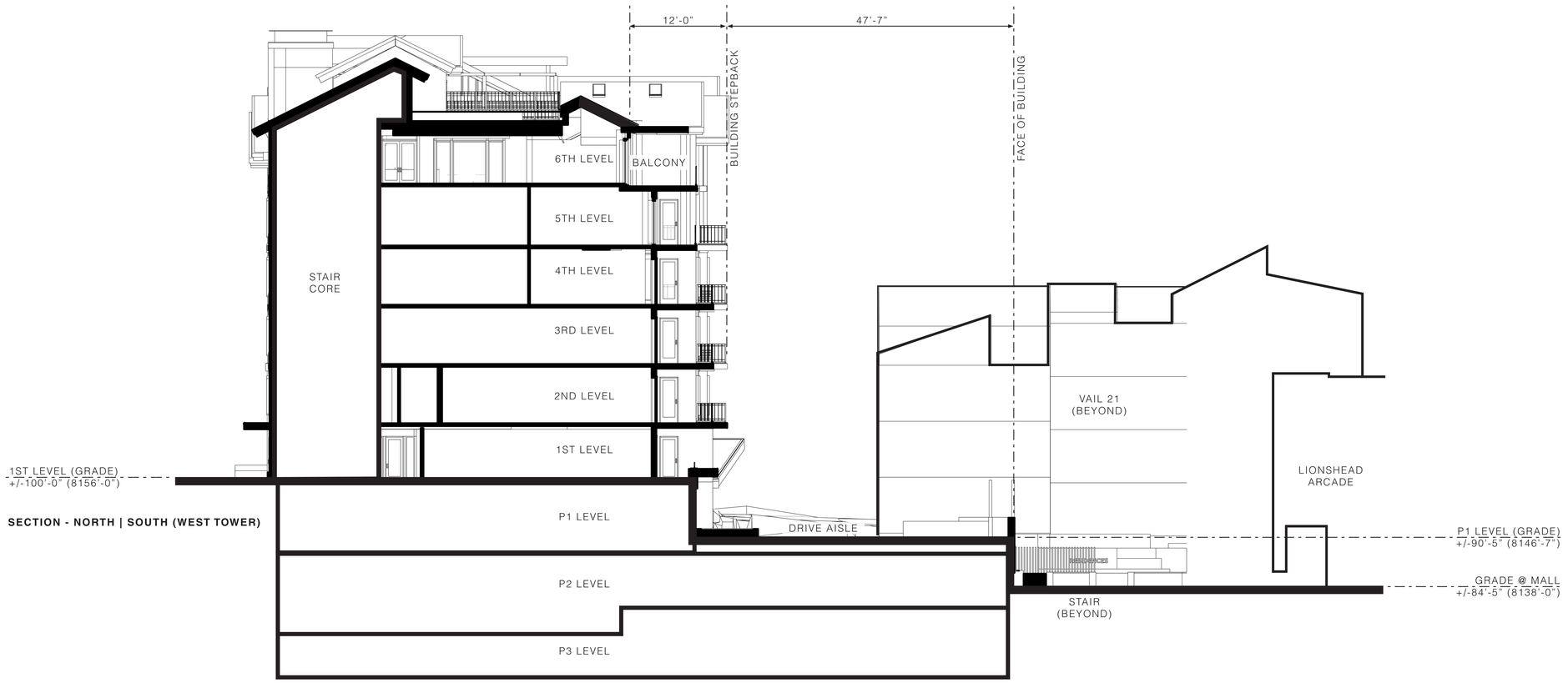
WEST PERSPECTIVE
N.T.S.

'LANDMARK' BUILDING ELEMENTS (CHIMNEYS, TOWERS, UNIQUE ARCHITECTURAL FORMS)

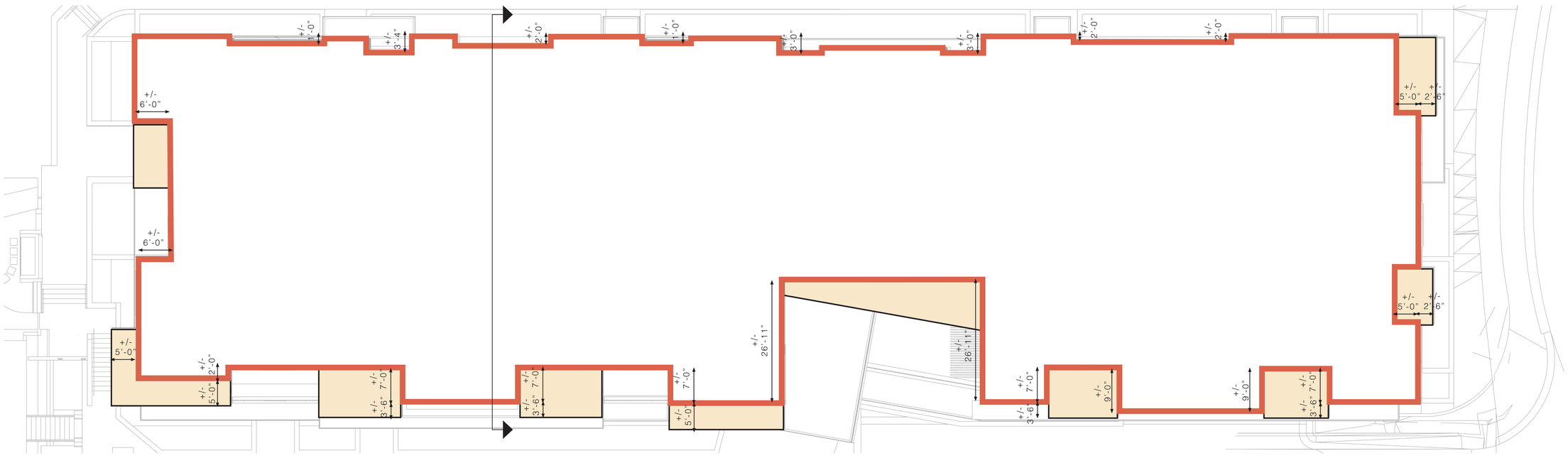
ARCHITECTURAL ELEVATIONS | DESIGN GUIDELINES - STEPBACK SECTION | FLOOR PLAN

A.215

SCALE: 1/8" = 1'-0"



SECTION - NORTH | SOUTH (WEST TOWER)



SECTION - TYPICAL FLOOR PLAN ARTICULATION

EXTERIOR BUILDING WALL **BALCONIES**

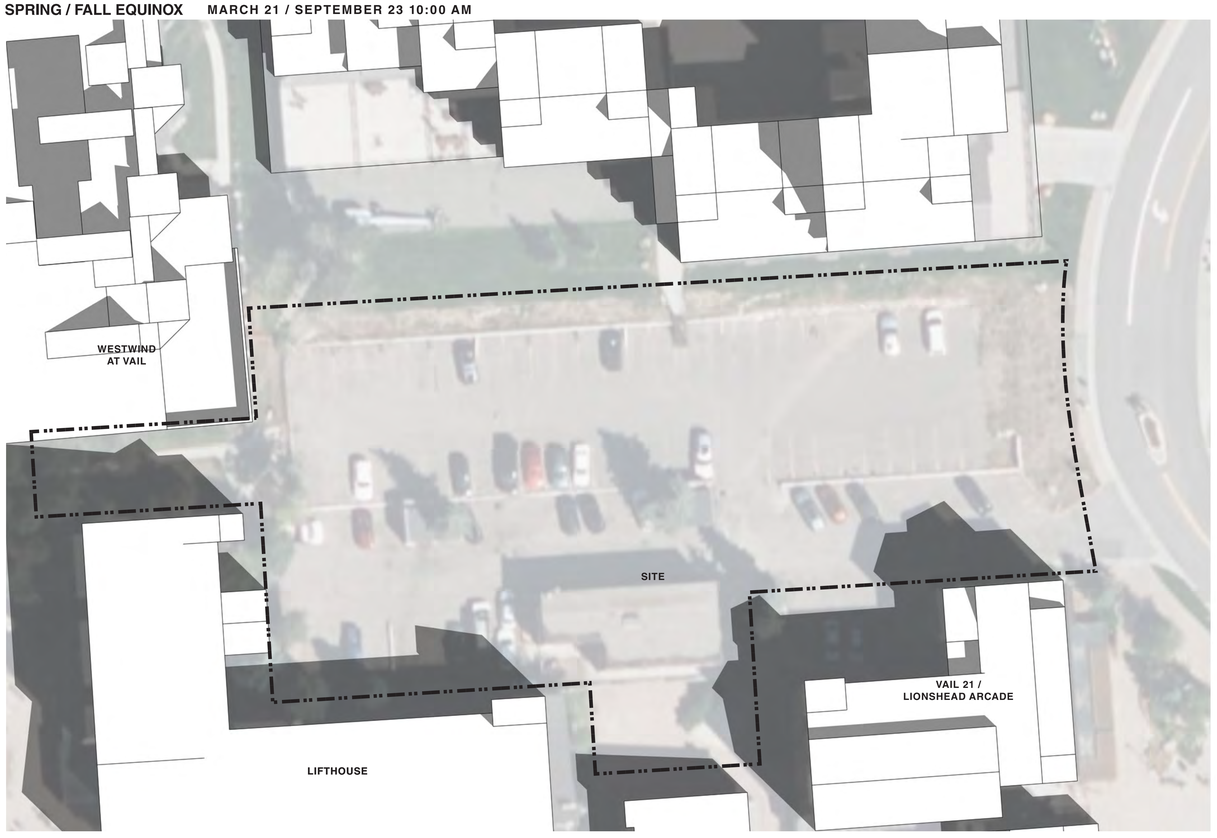
N

0 4 8 16

ARCHITECTURAL ELEVATIONS | SUN/SHADE ANALYSIS - EXISTING

SCALE: N.T.S.

SPRING / FALL EQUINOX **MARCH 21 / SEPTEMBER 23 10:00 AM**



WINTER SOLSTICE **DECEDMBER 21 10:00 AM**

SPRING / FALL EQUINOX **MARCH 21 / SEPTEMBER 23 2:00 PM**

WINTER SOLSTICE **DECEMBER 21 2:00 PM**

N

ARCHITECTURAL ELEVATIONS | SUN/SHADE ANALYSIS - PROPOSED

SCALE: N.T.S.

SPRING / FALL EQUINOX MARCH 21 / SEPTEMBER 23 10:00 AM

WINTER SOLSTICE DECEMBER 21 10:00 AM

SPRING / FALL EQUINOX MARCH 21 / SEPTEMBER 23 2:00 PM

WINTER SOLSTICE DECEMBER 21 2:00 PM

N

'LANDMARK' BUILDING ELEMENTS
(CHIMNEYS, TOWERS, UNIQUE
ARCHITECTURAL FORMS)

1

2

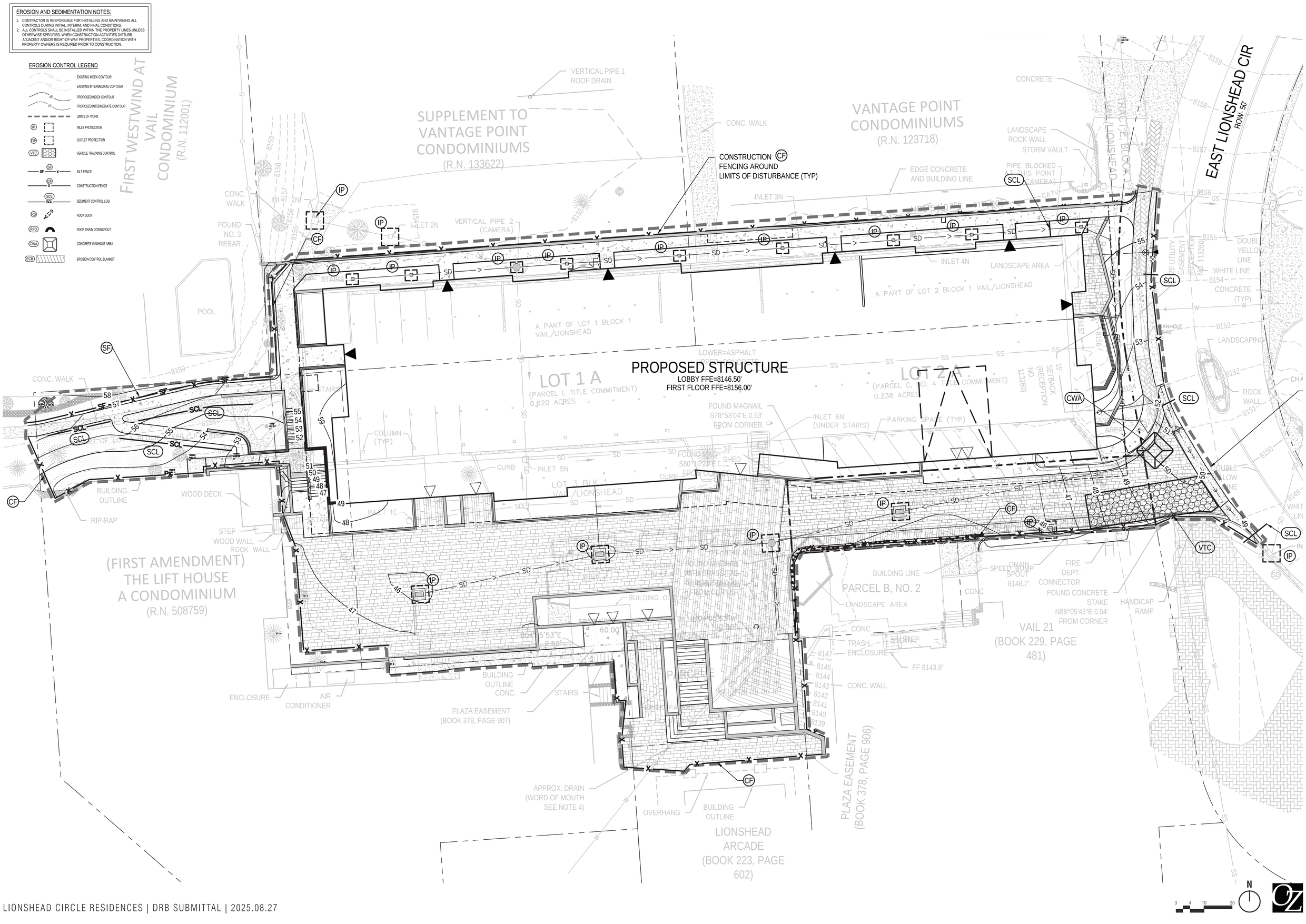
3

4

4
3
2
1

CIVIL | EROSION CONTROL PLAN

SCALE: 1" = 10'-0"



CIVIL | GRADING & DRAINAGE PLAN

SCALE: 1" = 10'-0"

C.002

PROPERTY LINE (TYP)

VERTICAL PIPE 1 ROOF DRAIN

FIRST WESTWIND AT VAIL CONDOMINIUM (R.N. 112001)

SUPPLEMENT TO VANTAGE POINT CONDOMINIUMS (R.N. 133622)

VANTAGE POINT CONDOMINIUMS (R.N. 123718)

CONC. WALK

INLET 1N

INLET 2N

FOUND NO. 3 REBAR

EDGE CONCRETE AND BUILDING LINE

LANDSCAPE AREA

CONCRETE

EXIST FIRE HYDRANT

LANDSCAPE ROCK WALL

STORM VAULT

BUILDING OVERHANG (RE:ARCH, TYP)

EAST LIONSHEAD CIR ROW= 50'

25' EXIST UTILITY EASEMENT

CURB INLET 4E

CONNECT WATER SERVICE TO EXIST MAIN

DOUBLE YELLOW LINE

WHITE LINE

CONCRETE (TYP)

LANDSCAPING

MANHOLE 0640

CHANGES TO 24" RC

CONCRETE WALL

INLET 5E

53.83 BG
55.69 TG

55.73 BG
58.50 TG

55.82 BG
58.00 TG

55.89 BG
58.00 TG

54.40 BG
55.81 TG

55.92 BG
58.00 TG

55.89 BG
57.99 TG

58.00 TG
55.78 BG

APPROX LOCATION OF GAS/ELEC METER (RE: MEP)

WATER SERVICE CONNECTION TO STRUCTURE (RE:MEP)

54.33 BG
55.74 TG

15' SETBACK (TYP)

59.00 TG
56.08 BG

SANITARY SERVICE CONNECTION TO STRUCTURE (RE:MEP)

CONNECT SANITARY SERVICE TO EXIST MAIN

R=22.5'
50.05

4' WIDE UNHEATED CONC PAN AT DRIVEWAY ENTRANCE

53.05 TG
50.46 BG

5.17'

9.2%

22.85'

9.6%

R=21.7'

49.18

46.40 BG
47.40 TG

DRAIN SPOUT 8148.7'

FIRE DEPT. CONNECTOR

FOUND CONCRETE STAKE N88°05'43"E 0.54' FROM CORNER

HANDICAP RAMP

BUILDING LINE

PARCEL B, NO. 2

VAIL 21 (BOOK 229, PAGE 481)

CONC TRASH ENCLOSURE

STEP

FF 8143.9'

CONC. WALK

POOL

SITE STAIRS (TYP)

55.68 BG
58.50 TG

51.15 BG
54.54 TG

58.50 TG
46.50 BG

47.91 TG
46.27 BG

46.50

46.50

BUILDING OUTLINE

WOOD DECK

RIP-RAP

STEP

WOOD WALL

(FIRST AMENDMENT) THE LIFT HOUSE A CONDOMINIUM (R.N. 508759)

BUILDING OVERHANG (RE:ARCH, TYP)

A PART OF LOT 3 BLOCK 1 VAIL/LIONSHEAD

A PART OF LOT 1 BLOCK 1 VAIL/LIONSHEAD

A PART OF LOT 2 BLOCK 1 VAIL/LIONSHEAD

PROPOSED STRUCTURE

LOBBY FFE=8146.50'

FIRST FLOOR FFE=8156.00'

LOT 1 A

(PARCEL L TITLE COMMITMENT)

0.620 ACRES

LOT 2A

(PARCEL C, NO. 4 TITLE COMMITMENT)

0.238 ACRES

ROOF DRAIN CONNECTION (RE:ARCH)

FOUND MAGNAIL S78°58'04"E 0.53' FROM CORNER

FOUND MAGNAIL S81°10'23"E 0.52' FROM CORNER

47.91 TG
46.36 BG

47.91 TG
46.26 BG

47.91 TG
46.43 BG

46.49

26.00' ACCESS ESMT

FOUND MAGNAIL WITH BRASS TAG 2.25' S04°05'53"W 2.50' FROM CORNER

46.50 BG
50.00 TG

FFE = 34.08

50.00 TG
34.08 BG

46.50 TG
50.00 TOW
40.50 BG

40.50 TG
36.00 BG

38.00 APPROX EG

46.00 TG
39.41 BG

CONC. WALL

43.0 TG
40.50 BG

40.50 TG
38.00 BG

BUILDING OUTLINE CONC.

STAIRS

ENCLOSURE

AIR CONDITIONER

PLAZA EASEMENT (BOOK 378, PAGE 907)

APPROX. DRAIN (WORD OF MOUTH SEE NOTE 4)

OVERHANG

BUILDING OUTLINE

PLAZA EASEMENT (BOOK 378, PAGE 906)

LIONSHEAD ARCADE (BOOK 223, PAGE 602)

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
6. IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)

N

0 4 10 20

INTRO | PROJECT INFORMATION

PROJECT SUMMARY

Development Standard	Permitted LMU – 1 District	Proposed PEC
Lot Size	Min. 10,000 sf buildable site area	**Total: 1.043 acres, 45,432 sf**
Density (dwelling units per acre)	Unlimited number of dwelling units per acre	**Total: 37 du's/ac**
Gross Residential Floor Area (GRFA) 250% of Total Site Area	**Total: 113,581 sf**	**Total: 85,341 sf (188%)**
Site Coverage 70% of Total Site Area	**Total: 31,802 sf (70%)**	**Total: 29,698 sf (65.4%)**
Height and Bulk	71 feet max. average w/ a max. of 82.5 feet	70.5 ft max. average w/ a max. of 79.75'
Setbacks	10'-0" min.	10'-0"
Landscaping and Site Development 20% of Total Site Area	**Total: 9,087 sf min. (20%)**	**Total: 9,630 sf (21%)** 8,220 sf Landscape + 1,410 sf Decorative Hardscape
Snow Storage Area Requirement 10% of total heated surface parking & access area	0.10 x 10,505 = **1,505 sf (10%)**	**Total: 1,060 sf**
Parking	1.4 per dwelling unit within Commercial Core area	37 units x 1.4 = **52 spaces**
	Additional Obligations per private agreements	Vail 21: 21 spaces Kurt Rhoden: 1 space Lifthouse: 30 spaces Arcade: 14 spaces **Sub-Total: 66 spaces** **Total Spaces Req'd: 118** **Total Spaces Provided: 159**

BUILDING CODE SUMMARY_CONCEPTUAL DESIGN

PROJECT INFORMATION

APPLICABLE CODES:
- 2024 INTERNATIONAL BUILDING CODE (IBC)
- 2024 INTERNATIONAL FIRE CODE (IFC)
- 2024 INTERNATIONAL MECHANICAL CODE (IMC)
- 2024 INTERNATIONAL PLUMBING CODE (IPC)
- 2024 INTERNATIONAL FUEL AND GAS CODE (IFGC)
- 2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2017 ICC/ANSI A117.1, 2017
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- 2023 NATIONAL ELECTRICAL CODE (NEC)
- WUI CHAPTER 7

LOCAL AMENDMENTS: TOWN OF VAIL 2024 CODE

ZONING DESIGNATION: LMU-1

FIRE SUPPRESSION: FULLY SPRINKLERED (PER NFPA 13) (IBC 903.3.1.1)

USE AND OCCUPANCY CLASSIFICATION

PRIMARY OCCUPANCY GROUPS: R-2, S-2, A-2, B, S-2

ACCESSORY OCCUPANCIES (<10%): S-1

NONSEPARATED OCCUPANCIES PER IBC 508.3

BUILDING HEIGHT AND AREA

CONSTRUCTION TYPE(S): IB

ALLOWABLE HEIGHT: 180 FT

ACTUAL HEIGHT: 90'-11 (FROM FIRE DEPARTMENT ACCESS TO T.O. ROOF)

LEVEL P3	-22'-5"
LEVEL P2	-12'-4"
LEVEL P1	0'-0" FD ACCESS
LEVEL 1	9'-7"
LEVEL 2	20'-2"
LEVEL 3	30'-9"
LEVEL 4	41'-4"
LEVEL 5	51'-11"
LEVEL 6	62'-6"
LEVEL 7	74'-2"

ALLOWABLE STORIES ABOVE GRADE: 12

ACTUAL STORIES: 7 ABOVE GRADE, 3 BELOW

ALLOWABLE AREA: 237,000 SF (S-2 OCCUPANCY)

ACTUAL AREA:

LEVEL P3	23,398 SF
LEVEL P2	28,832 SF
LEVEL P1	19,576 SF
LEVEL 1	16,508 SF
LEVEL 2	16,973 SF
LEVEL 3	16,982 SF
LEVEL 4	16,982 SF
LEVEL 5	16,706 SF
LEVEL 6	13,776 SF
LEVEL 7	5,497 SF (+3,044 SF ROOF DECK)
TOTAL	175,231 SF (+3,044 SF ROOF DECK)

FIRE RESISTANCE REQUIREMENTS

CONSTRUCTION TYPE:	TYPE IB
PRIMARY STRUCTURAL FRAME:	2
EXTERIOR BEARING WALLS*:	2
INTERIOR BEARING WALLS:	2
INTERIOR NON-BEARING WALLS:	0
FLOOR CONSTRUCTION:	2
ROOF CONSTRUCTION:	1

EXTERIOR NON-BEARING WALLS* BASED ON FIRE SEPARATION DISTANCE (FSD)

FSD < 5':	1**
5' ≤ FSD < 10':	1**
10' ≤ FSD < 30':	1*
FSD ≥ 30'	0

*RATED FOR EXPOSURE FROM THE INSIDE
**RATED FOR EXPOSURE ON BOTH SIDES

PROJECT TEAM

OWNER
VAIL PROPERTY GROUP, LLC
HECTOR ARECHIGA & JAIME RONDA
300 EUCLID AVE, SUITE 105
MIAMI BEACH, FL 33139

OWNER
TELEMARK VENTURES
SCOTT RYAN
2398 SW 76TH LANE
OCALA, FL 34476

ARCHITECT
OZ ARCHITECTURE
3003 LARIMER STREET
DENVER, CO 80205
PHONE: 303.861.5704

ENTITLEMENT CONSULTANT
RUTHER ASSOCIATES LLC
P.O. BOX 6516
VAIL, CO 81658
PHONE: 970.376.2675

LANDSCAPE
NORRIS DESIGN
409 EAST MAIN STREET
FRISCO, CO 80443
PHONE: 970.368.7068

CIVIL
JVA, INCORPORATED
817 COLORADO AVENUE
GLENWOOD SPRINGS, CO 81601
PHONE: 970.404.3100

LIGHTING DESIGN
IMEG
7600 E. ORCHARD ROAD, SUITE 250-S
GREENWOOD VILLAGE, CO 80111
PHONE: 303.796.6000

BUILDING TOTAL	
WEST TOWER SUMMARY	**PROPOSED**
GROSS FLOOR AREA	101,366
RESIDENTIAL	85,340
GARAGE SUMMARY	
GROSS FLOOR AREA	74,046
TOTAL BUILDING SUMMARY	
GROSS FLOOR AREA	175,412
RESIDENTIAL	85,340

VAIL ZONING CODE SUMMARY

Zone District

Commercial Core | Lionshead Mixed Use -1 (LMU-1)

Setbacks

§12-7H-10

Minimum building setback shall be 10'-0"

Building Height

§12-7H-11

Average building height of 71'-0" with a maximum height of 82'-6"

Gross Residential Floor Area

§12-7H-13

Up to 250 ft² of gross residential floor area for each 100 ft² of buildable site area

Site Coverage

§12-7H-14

Not to exceed 70% of total site area

Landscaping

§12-7H-15

At least 20% of total site area

Parking

§12-10-10

Schedule A: 1.4 Spaces per dwelling unit [Within Commercial Core]

have limited use as secondary forms.

LIONSHEAD REDEVELOPMENT MASTER PLAN SUMMARY

ARCHITECTURAL DESIGN GUIDELINES

Architectural Design Guidelines (ADG)

Building Height

§8.4.2.3

Remaining Building Frontage

Maximum initial eave height of 60', at which point those faces must step back a minimum of 12'

Wall Surface Criteria

There shall be no vertical wall face greater than 35' on a building without a secondary horizontal step in the building face

Exterior Walls

§8.4.2.4

General

Exterior walls shall be designed with clear definition of base, middle, and top.

Street-level walls shall not span more than 30 feet horizontally without significantly varying at least 2 of the following 5 characteristics:

- Massing or Height
- Material, Fenestration, or Color

Roofs

§8.4.2.7

General

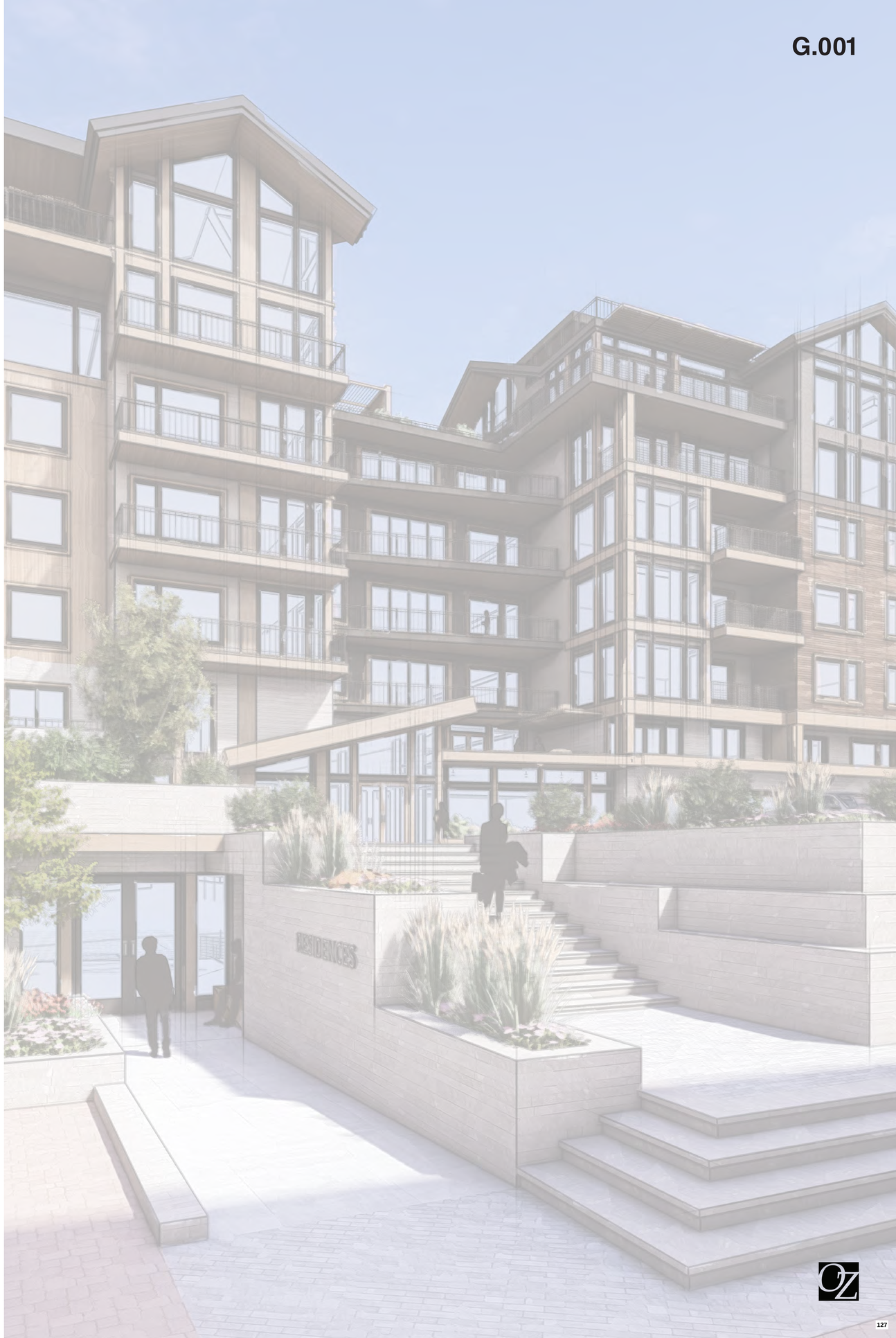
Primary roofs within Lionshead are to be predominantly gables and hips, with sheds or flat roofs permitted at smaller, secondary roofs

Dimensional Guidelines

Roofs should be constructed with 30" minimum eave and rake overhangs, with dimensions dependent upon overall building size. Secondary roofs may have overhangs as small as 18", but should work with the overall scale of the roofscape.

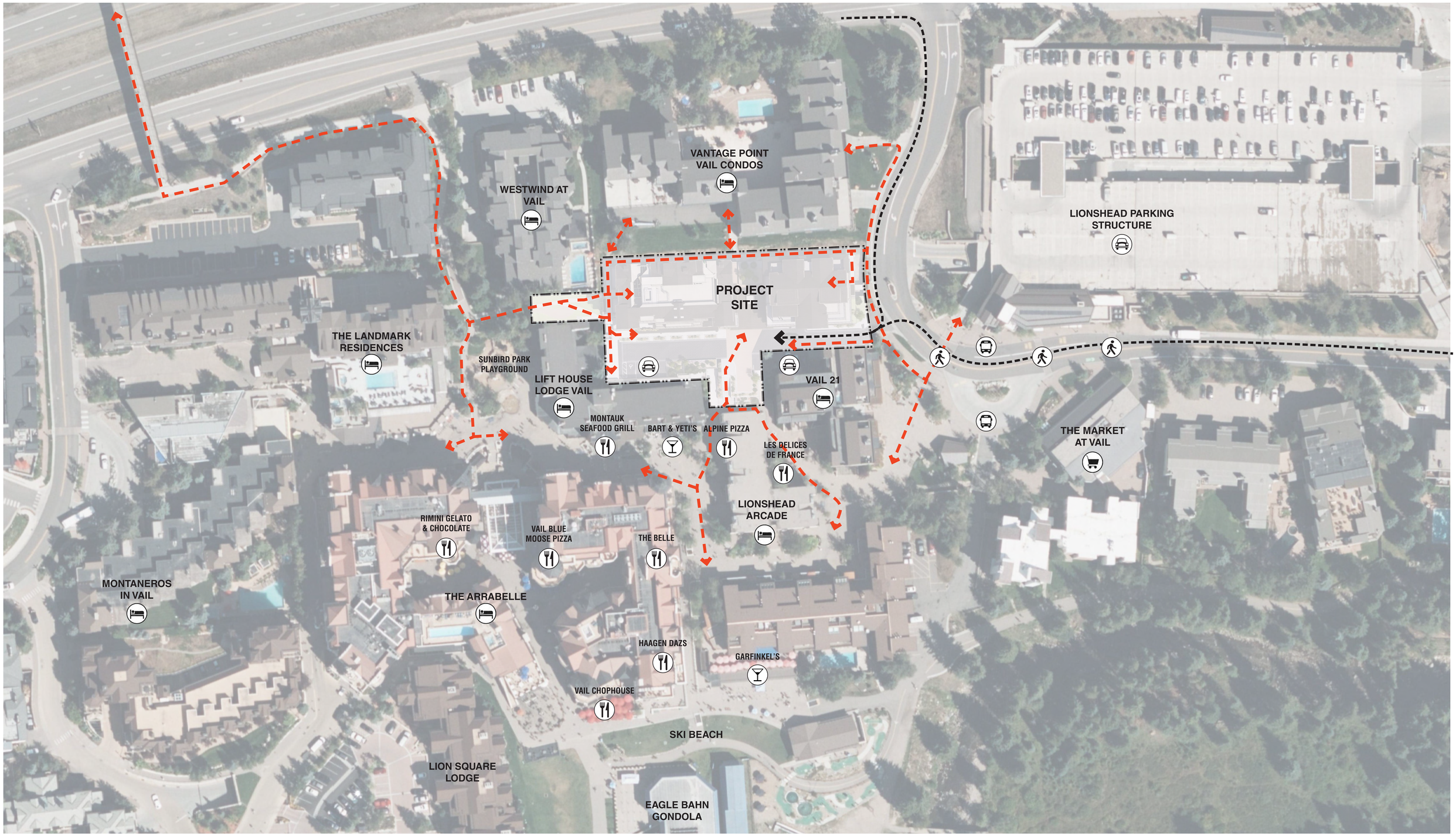
Pitch

Roof pitches for primary roofs shall be from 6:12 to 12:12, inclusive. Secondary sloped roofs may have pitches ranging from 4:12 to 12:12, and flat roofs may have limited use as secondary forms.



INTRO | VICINITY MAP & SITE ACCESS

SCALE: N.T.S.



SITE ACCESS - PEDESTRIAN | SITE ACCESS - VEHICULAR | HOTEL & CONDOS | BAR | RESTAURANT | GROCERY | RETAIL | PUBLIC TRANSPRTATION | PEDESTRIAN CROSSING | PARKING

N

IMPROVEMENT SURVEY PLAT

LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 80 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO

SHEET 1 OF 5

LEGAL DESCRIPTION PER TITLE COMMITMENT ORDER NO. ABC50072336

PARCEL 1: (FEE INTEREST)

LOT 1A, CORRECTION PLAT VAIL/LIONSHEAD FIRST FILING, A RESUBDIVISION OF A PART OF LOTS 1, 2, 3 AND TRACT E, BLOCK 1, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED AUGUST 6, 2020 UNDER RECEPTION NO. 202012791, COUNTY OF EAGLE, STATE OF COLORADO.

NOTE FOR INFORMATIONAL PURPOSES: EAGLE COUNTY ASSESSOR'S PARCEL NUMBER R067608

PARCEL 2: (FEE INTEREST)

AN UNDIVIDED 1/2 INTEREST IN AND TO TRACT K, CORRECTION PLAT VAIL/LIONSHEAD FIRST FILING, A RESUBDIVISION OF A PART OF LOTS 1, 2, 3 AND TRACT E, BLOCK 1, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED AUGUST 6, 2020 UNDER RECEPTION NO. 202012791, COUNTY OF EAGLE, STATE OF COLORADO.

NOTE FOR INFORMATIONAL PURPOSES: EAGLE COUNTY ASSESSOR'S PARCEL NUMBER R067611

PARCEL 3: (FEE INTEREST)

AN UNDIVIDED 73.41% INTEREST IN AND TO TRACT L, CORRECTION PLAT VAIL/LIONSHEAD FIRST FILING, A RESUBDIVISION OF A PART OF LOTS 1, 2, 3 AND TRACT E, BLOCK 1, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED AUGUST 6, 2020 UNDER RECEPTION NO. 202012791, COUNTY OF EAGLE, STATE OF COLORADO.

NOTE FOR INFORMATIONAL PURPOSES: EAGLE COUNTY ASSESSOR'S PARCEL NUMBER R067613

PARCEL 4: (FEE INTEREST)

TRACT M, CORRECTION PLAT VAIL/LIONSHEAD FIRST FILING, A RESUBDIVISION OF A PART OF LOTS 1, 2, 3 AND TRACT E, BLOCK 1, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED AUGUST 6, 2020 UNDER RECEPTION NO. 202012791, COUNTY OF EAGLE, STATE OF COLORADO.

NOTE FOR INFORMATIONAL PURPOSES: EAGLE COUNTY ASSESSOR'S PARCEL NUMBER R067607

PARCEL 5: (EASEMENT INTEREST)

A NON-EXCLUSIVE EASEMENT FOR PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AS SET FORTH AND GRANTED IN COMMON DRIVEWAY AGREEMENT RECORDED SEPTEMBER 1, 2022 UNDER RECEPTION NO. 202214453.

SHEDULE B, PART II - EXCEPTIONS - OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. ABC50072336

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. **(STANDARD EXCEPTION)**
2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. **(STANDARD EXCEPTION)**
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. **(STANDARD EXCEPTION)**
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **(STANDARD EXCEPTION)**
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **(STANDARD EXCEPTION)**
6. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. **(STANDARD EXCEPTION)**
7. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER. **(STANDARD EXCEPTION)**
8. EXISTING LEASES AND TENANCIES, IF ANY. **(STANDARD EXCEPTION)**

9. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENTS RECORDED MAY 24, 1904 IN BOOK 48 AT PAGE 503 **(NO DITCHES OR CANALS WERE OBSERVED DURING THE COURSE OF THIS SURVEY)**

10. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 04, 1923, IN BOOK 93 AT PAGE 98.

11. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 04, 1923, IN BOOK 93 AT PAGE 98.**(NO DITCHES OR CANALS WERE OBSERVED DURING THE COURSE OF THIS SURVEY)**

12. RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED MAY 18, 1970, IN BOOK 217 AT PAGE 675 AND AS AMENDED IN INSTRUMENT RECORDED JULY 30, 1970, IN BOOK 218 AT PAGE 334, AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 15, 1970 IN BOOK 218 AT PAGE 899. **(AFFECTS SUBJECT PROPERTY - NOT A SURVEY MATTER)**

13. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF VAIL/LIONSHEAD FIRST FILING RECORDED MAY 10, 1970 UNDER RECEPTION NO. 113260. **(AFFECTS SUBJECT PROPERTY - NO EASEMENTS PLOTTABLE)**

14. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED JUNE 08, 1973 IN BOOK 229 AT PAGE 481. **(AFFECTS SUBJECT PROPERTY - PLOTTED HEREON)**

15. WAIVER OF RIGHTS TO PARTITION LAND, AS AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 10, 1972 IN BOOK 223 AT PAGE 134. **(AFFECTS SUBJECT PARCEL 2)**

16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENTS RECORDED FEBRUARY 21, 1984 IN BOOK 378 AT PAGE 907. **(AFFECTS SUBJECT PROPERTY - PLOTTED HEREON)**

17. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF VAIL/LIONSHEAD FIRST FILING, A RESUBDIVISION OF A PART OF LOTS 1, 2, 3 AND TRACT E, BLOCK 1 RECORDED JUNE 17, 2019 UNDER RECEPTION NO. 201908933 AND AS AMENDED BY RATIFICATION AND CONFIRMATION OF PLAT RECORDED JULY 31, 2019 UNDER RECEPTION NO. 201911996. **(AFFECTS SUBJECT PROPERTY - NO ADDITIONAL EASEMENTS GRANTED)**

18. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CORRECTION PLAT VAIL/LIONSHEAD FIRST FILING, A RESUBDIVISION OF A PART OF LOTS 1, 2, 3 AND TRACT E, BLOCK 1 RECORDED AUGUST 6, 2020 UNDER RECEPTION NO. 2020012791. **(AFFECTS SUBJECT PROPERTY - NO ADDITIONAL EASEMENTS GRANTED)**

19. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN COMMON DRIVEWAY AGREEMENT RECORDED SEPTEMBER 01, 2022 UNDER RECEPTION NO. 202214453. **(AFFECTS SUBJECT PROPERTY - PLOTTED HEREON)**

20. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CONSTRUCTION COOPERATION AGREEMENT RECORDED SEPTEMBER 01, 2022 UNDER RECEPTION NO. 202214466. AMENDMENTS THERETO RECORDED OCTOBER 11, 2022 UNDER RECEPTION NO. 202216321 AND OCTOBER 13, 2022 UNDER RECEPTION NO. 202216438. **(AFFECTS SUBJECT PARCEL - NOT PLOTTABLE - SUBJECT TO CONSTRUCTION OF SUBJECT SITE)**

21. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN BLUE ICE PERMANENT PARKING SPACE EASEMENT RECORDED SEPTEMBER 01, 2022 UNDER RECEPTION NO. 202214468. **(AFFECTS SUBJECT PARCEL 1, PLOTTED HEREON - EFFECTIVE WHEN CONSTRUCTION BEGINS)**

22. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED OCTOBER 12, 2022 UNDER RECEPTION NO. 202216328.**(AFFECTS SUBJECT PARCEL - EASEMENT WILL NOT BE EFFECTIVE UNTIL NEW CONSTRUCTION IS COMPLETED - NOT PLOTTABLE)**

23. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PARKING AND ACCESS EASEMENT AGREEMENT RECORDED FEBRUARY 09, 2023 UNDER RECEPTION NO. 202301699. **(AFFECTS SUBJECT PARCEL 1 AND 2, APPROX. LOCATION PLOTTED HEREON)**

24. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED OCTOBER 11, 2022 UNDER RECEPTION NO. 202216322. **(AFFECTS SUBJECT PARCEL 4, NOT PLOTTABLE)**

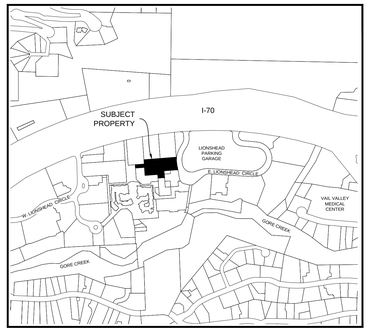
25. DEED OF TRUST DATED JUNE 17, 2022 FROM DIANE J. LAZIER TO THE PUBLIC TRUSTEE OF EAGLE COUNTY FOR THE USE OF STEPHEN D. TEBO DBA TEBO PROPERTIES TO SECURE THE SUM OF_____RECORDED JUNE 22, 2022, UNDER RECEPTION NO. 202210992.**(UNKNOWN IMPACT ON SUBJECT PROPERTIES - NOT A SURVEY MATTER)**

ASSIGNMENT AND ASSUMPTION AGREEMENT IN CONNECTION THEREWITH RECORDED _____, 2024 UNDER RECEPTION NO. _____. **(UNKNOWN IMPACT ON SUBJECT PROPERTIES - NOT A SURVEY MATTER)**

26. THOSE MATTERS DISCLOSED IN SECTIONS 2.4 AND 3.2 OF PURCHASE AGREEMENT DATED _____, 2024 BY AND BETWEEN LAZIER LIONSHEAD PARCEL L, LLC, LAZIER TRACT K LLC, LAZIER TRACT L, LLC AND LAZIER TRACT M, LLC, AS SELLER, AND SCOTT RYAN, AS PURCHASER. **(UNKNOWN IMPACT ON SUBJECT PROPERTIES - NO DOCUMENTS PROVIDED)**

NOTE: IT IS UNDERSTOOD THAT PARCELS 2 AND 3 HEREIN ARE UNDIVIDED INTERESTS AND THERE IS EXCEPTED FROM THIS POLICY THE RIGHTS, TITLE OR INTERESTS OF THE OTHER TENANTS IN COMMON; AND INSURER SHALL NEVER BE LIABLE TO REPRESENT THE INSURED OR TO PAY THE COURT COSTS IN ANY LITIGATION FOR PARTITION OR FOR ENFORCEMENT OF ANY OTHER RIGHTS, TITLE OR INTERESTS OF SUCH TENANTS IN COMMON.

VICINITY MAP



~ NOT TO SCALE ~

SURVEYOR'S CERTIFICATE

I, RY PATRICK RUSK, COLORADO PROFESSIONAL LAND SURVEYOR NO. 38226, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE CHARGE DURING APRIL AND MAY OF 2025 IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS OR LEGAL ENTITIES WITHOUT WRITTEN RECERTIFICATION EXPRESSLY NAMING SUCH PERSONS OR LEGAL ENTITIES. THIS CERTIFICATION DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

SIGNATURE AND DATE THROUGH SEAL:
(REQUIRED BY COLORADO LAW)
RY PATRICK RUSK, PLS
1309 S. INCA ST., DENVER, COLORADO 80223
303.504.4440
RRUSK@FORESIGHTWEST.COM
(REQUIRED BY COLORADO LAW)

Ry P. Rusk

Digitally signed by Ry P. Rusk
DN: C=US, E=rrusk@foresightwest.com, O="Foresight West Surveying, Inc.", OU=PLS, CN=Ry P. Rusk
Date: 2025.07.13 17:36:19-06'00'

LEGAL DESCRIPTION PER TITLE COMMITMENT ORDER NO. ABC50074228

PARCEL 1: (FEE INTEREST)

LOT 2A, CORRECTION PLAT VAIL/LIONSHEAD FIRST FILING, A RESUBDIVISION OF A PART OF LOTS 1, 2, 3 AND TRACT E, BLOCK 1, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED AUGUST 6, 2020 UNDER RECEPTION NO. 202012791, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL 2: (FEE INTEREST)

AN UNDIVIDED 1/2 INTEREST IN AND TO TRACT K, CORRECTION PLAT VAIL/LIONSHEAD FIRST FILING, A RESUBDIVISION OF A PART OF LOTS 1, 2, 3 AND TRACT E, BLOCK 1, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED AUGUST 6, 2020 UNDER RECEPTION NO. 202012791, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL 3: (FEE INTEREST)

AN UNDIVIDED 26.59% INTEREST IN AND TO TRACT L, CORRECTION PLAT VAIL/LIONSHEAD FIRST FILING, A RESUBDIVISION OF A PART OF LOTS 1, 2, 3 AND TRACT E, BLOCK 1, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED AUGUST 6, 2020 UNDER RECEPTION NO. 202012791, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL 4: (EASEMENT INTEREST)

A NON-EXCLUSIVE EASEMENT FOR PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AS SET FORTH AND GRANTED IN COMMON DRIVEWAY AGREEMENT RECORDED SEPTEMBER 1, 2022 UNDER RECEPTION NO. 202214453.

SHEDULE B, PART II - EXCEPTIONS - OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. ABC50074228

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. **(STANDARD EXCEPTION)**
2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. **(STANDARD EXCEPTION)**
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. **(STANDARD EXCEPTION)**
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **(STANDARD EXCEPTION)**
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **(STANDARD EXCEPTION)**
6. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. **(STANDARD EXCEPTION)**
7. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER. **(STANDARD EXCEPTION)**
8. EXISTING LEASES AND TENANCIES, IF ANY. **(STANDARD EXCEPTION)**

9. LACK OF ACCESS TO AND FROM PUBLIC ROAD, HIGHWAY, OR STREET. (AFFECTS PARCEL 3)

10. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENTS RECORDED MAY 24, 1904 IN BOOK 48 AT PAGE 503.**(NO DITCHES OR CANALS WERE OBSERVED DURING THE COURSE OF THIS SURVEY)**

11. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 04, 1923, IN BOOVENANT 93 AT PAGE 98.
12. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 04, 1923, IN BOOK 93 AT PAGE 98.**(NO DITCHES OR CANALS WERE OBSERVED DURING THE COURSE OF THIS SURVEY)**

13. RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED MAY 18, 1970, IN BOOK 217 AT PAGE 675 AND AS AMENDED IN INSTRUMENT RECORDED JULY 30, 1970, IN BOOK 218 AT PAGE 334, AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 15, 1970 IN BOOK 218 AT PAGE 899.**(AFFECTS SUBJECT PROPERTIES - NOT SURVEY MATTER)**

14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF VAIL/LIONSHEAD FIRST FILING RECORDED MAY 10, 1970 UNDER RECEPTION NO. 113260. **(AFFECTS SUBJECT PROPERTY - NO EASEMENTS PLOTTABLE)**

15. WAIVER OF RIGHTS TO PARTITION LAND, AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 10, 1972 IN BOOK 223 AT PAGE 134.**(AFFECTS SUBJECT PARCEL 2 -TRACT K)**

16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED JUNE 08, 1973 IN BOOK 229 AT PAGE 481. **(AFFECTS SUBJECT PARCEL - PLOTTED HEREON)**
17. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT RECORDED FEBRUARY 21, 1984 IN BOOK 378 AT PAGE 906. **(AFFECTS SUBJECT PARCEL - PLOTTED HEREON)**
18. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENTS RECORDED FEBRUARY 21, 1984 IN BOOK 378 AT PAGE 907. **(AFFECTS SUBJECT PARCEL - PLOTTED HEREON)**
19. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PARKING EASEMENT AGREEMENT RECORDED OCTOBER 28, 2008 UNDER RECEPTION NO. 200823067.
20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LEASE DATED AUGUST 1, 2012 BY AND BETWEEN LAZIER LIONSHEAD, LLC, A WYOMING LIMITED LIABILITY COMPANY AND DAVID S. COHEN, AS RECEIVER, APPOINTED PURSUANT TO THAT CERTAIN ORDER FOR APPOINTMENT OF RECEIVER DATED OCTOBER 20, 2010, LANDLORD, AND RESIDENTIAL LIONSHEAD ARCADE BUILDING CONDOMINIUM ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION, TENANT, AS MEMORIALIZED BY INSTRUMENT RECORDED SEPTEMBER 05, 2012 UNDER RECEPTION NO. 201217721. **(NOT A SURVEY MATTER)**
NOTE: UPON RECEIPT OF EVIDENCE SATISFACTORY TO LAND TITLE GUARANTEE COMPANY THAT
SAID LEASE HAS BEEN TERMINATED, THE FOREGOING EXCEPTION WILL BE DELETED.
21. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF VAIL/LIONSHEAD FIRST FILING, A RESUBDIVISION OF A PART OF LOTS 1, 2, 3 AND TRACT E, BLOCK 1 RECORDED JUNE 17, 2019 UNDER RECEPTION NO. 201908933 AND AS AMENDED BY RATIFICATION AND CONFIRMATION OF PLAT RECORDED JULY 31, 2019 UNDER RECEPTION NO. 201911996. **(AFFECTS SUBJECT PARCEL - PLOTTED HEREON)**
22. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CORRECTION PLAT VAIL/LIONSHEAD FIRST FILING, A RESUBDIVISION OF A PART OF LOTS 1, 2, 3 AND TRACT E, BLOCK 1 RECORDED AUGUST 06, 2020 UNDER RECEPTION NO. 202012791. **(AFFECTS SUBJECT PARCEL - PLOTTED HEREON)**
23. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN COMMON DRIVEWAY AGREEMENT RECORDED SEPTEMBER 01, 2022 UNDER RECEPTION NO. 202214453. **(AFFECTS SUBJECT PARCEL - PLOTTED HEREON)**
24. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CONSTRUCTION COOPERATION AGREEMENT RECORDED SEPTEMBER 01, 2022 UNDER RECEPTION NO. 202214466. **(AFFECTS SUBJECT PARCEL - EASEMENT WILL NOT BE EFFECTIVE UNTIL NEW CONSTRUCTION IS COMPLETED - NOT PLOTTABLE)**
AMENDMENTS THERETO RECORDED OCTOBER 11, 2022 UNDER RECEPTION NO. 202216321 AND OCTOBER 13, 2022 UNDER RECEPTION NO. 202216438.
25. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CONSTRUCTION EASEMENT AGREEMENT RECORDED SEPTEMBER 01, 2022 UNDER RECEPTION NO. 202214467.**(AFFECTS SUBJECT PARCEL - EASEMENT WILL NOT BE EFFECTIVE UNTIL NEW CONSTRUCTION IS COMPLETED - NOT PLOTTABLE)**
26. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN STORM SEWER EASEMENT LINE EXTENSION AGREEMENT RECORDED OCTOBER 11, 2022 UNDER RECEPTION NO. 202216323.**(AFFECTS SUBJECT PARCEL - EASEMENT WILL NOT BE EFFECTIVE UNTIL NEW CONSTRUCTION IS COMPLETED - NOT PLOTTABLE)**
27. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED OCTOBER 12, 2022 UNDER RECEPTION NO. 202216328. **(AFFECTS SUBJECT PARCEL - EASEMENT WILL NOT BE EFFECTIVE UNTIL NEW CONSTRUCTION IS COMPLETED - NOT PLOTTABLE)**
28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TRENCH, CONDUIT, AND VAULT AGREEMENT RECORDED NOVEMBER 28, 2022 UNDER RECEPTION NO. 202218290. **(AFFECTS SUBJECT PARCEL - NOT PLOTTABLE)**
29. EASEMENT GRANTED TO HOLY CROSS ENERGY, FOR UNDERGROUND ELECTRIC TRANSMISSION OR DISTRIBUTION LINE, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED NOVEMBER 28, 2022, UNDER RECEPTION NO. 202218291. **(AFFECTS SUBJECT PARCEL - PLOTTED HEREON)**
30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PARKING LICENSE BY AND BETWEEN BATTLE MOUNTAIN, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND RHODEN PROPERTIES LLC RECORDED _____ UNDER RECEPTION NO. _____ **(UNKNOWN IMPACT ON SUBJECT PROPERTIES - NO DOCUMENTS PROVIDED)**

REV:0	Job No.: 2025059
DATE: 07.13.2025	FWS FORESIGHT WEST SURVEYING INC.
FIELDWORK BY: RUSK	1309 S. Inca Street
DATE OF FIELDWORK: APRIL & MAY, 2025	Denver, Colorado 80223
DRAFTING BY: RUSK	303.504.4440
REVIEW BY: SCOTT	Scaled for 24" x 36" / Sheet: 1 of 5

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IMPROVEMENT SURVEY PLAT

LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 80 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO
SHEET 2 OF 5

GENERAL NOTES:

1. STATUTE OF LIMITATIONS DISCLOSURE REQUIRED PER 13-80-105, C.R.S.:
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. STATEMENT OF LINEAL UNITS REQUIRED PER 38-51-106(1)(L), C.R.S.: LINEAL UNIT OF MEASURE USED IN THIS SURVEY IS U.S. SURVEY FOOT.

3. THE BOUNDARY LINES SHOWN ON THIS SURVEY REPRESENT A PROFESSIONAL OPINION BY THIS SURVEYOR AS TO WHERE THE BOUNDARY LINES HEREBY RETRACED WERE ORIGINALLY LAID OUT ON THE GROUND AND SUBSEQUENTLY ACCEPTED BY THE AFFECTED LAND OWNERS. THE DISCOVERY OF ADDITIONAL EVIDENCE MAY RESULT IN A DIFFERENT OPINION.

4. ALL COPYRIGHTS TO PUBLICATIONS BY FORESIGHT WEST SURVEYING, INC. ARE RESERVED. ADDITIONALLY, ALL FIELD BOOKS, NOTES, SKETCHES AND ELECTRONIC FILES ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE SOLE PROPERTY OF FORESIGHT WEST SURVEYING, INC. IF THIS SURVEY IS DEPOSITED WITH THE COUNTY IN COMPLIANCE WITH 38-51-107, C.R.S., FORESIGHT WEST SURVEYING, INC. ACCEPTS NO LIABILITY FROM PROPRIETARY OR CONFIDENTIAL INFORMATION DISCLOSED TO THE PUBLIC BY THE CONTENTS HEREIN.

5. PRESERVATION OF BOUNDARY MONUMENTATION: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES:
1) ANY PUBLIC LAND SURVEY MONUMENT (DEFINED BY 38-53-103(18), C.R.S. AS ANY LAND BOUNDARY MONUMENT ESTABLISHED ON THE GROUND BY A CADASTRAL SURVEY OF THE UNITED STATES GOVERNMENT AND ANY MINERAL SURVEY MONUMENT ESTABLISHED BY A UNITED STATES MINERAL SURVEYOR AND MADE A PART OF THE UNITED STATES PUBLIC LAND RECORDS), OR
2) ANY LAND SURVEY CORNER (DEFINED BY 38-53-103(6), C.R.S. AS ANY LAND SURVEY CORNER THE POSITION OF WHICH CONTROLS THE LOCATION OF THE BOUNDARIES OF A TRACT OR PARCEL OF LAND), OR A RESTORATION OF ANY SUCH MONUMENT, EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR PUNISHABLE BY A FINE OF UP TO $1,000 AND/OR 1 YEAR IN JAIL UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S. (18-4-508, C.R.S.)

6. OIL, GAS, COAL, MINERAL, WATER, DITCH, RESERVOIR, GEOTHERMAL, AVIGATION, GRAZING OR OTHER RIGHTS, AS WELL AS DEVELOPMENT, ZONING, LEASE, FIRE DISTRICT OR OTHER RESTRICTIONS, BOTH RECORDED AND UNRECORDED, MAY AFFECT THIS PROPERTY AND NOT BE PLOTTABLE GRAPHICALLY HEREON.

7. THE LOCATIONS OF ANY UNDERGROUND UTILITIES SHOWN HEREON ARE NOT TO BE CONSIDERED ALL-INCLUSIVE AND MAY BE INACCURATE. UNDERGROUND UTILITY LOCATIONS MAY HAVE BEEN DETERMINED FROM AVAILABLE CONSTRUCTION PLANS AND AS-BUILT MAPS, SURFACE MARKINGS ESTABLISHED BY INDEPENDENT LOCATORS OR UTILITY COMPANIES, OR FROM SURFACE FEATURES. UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN EXPOSED BY THIS FIRM AND MAY VARY IN ACTUAL LOCATION, USAGE, MATERIAL, SIZE AND/OR EXISTENCE. THIS FIRM ACCEPTS NO LIABILITY FOR INACCURATE WORK BY UTILITY LOCATORS. PER TITLE 9, ARTICLE 1.5, C.R.S., UNDERGROUND UTILITIES MUST BE MARKED PRIOR TO ANY DIGGING OR DRILLING BY SUBMITTING A REQUEST TO THE UTILITY NOTIFICATION CENTER OF COLORADO. CALL (811) AT LEAST 72 HOURS IN ADVANCE. NO UTILITY PLANS WERE PROVIDED BY THE CLIENT IN REGARD TO TABLE A ITEM 11(A).

8. ANY OVERHEAD WIRES SHOWN HEREON ARE GENERALIZED LOCATIONS SHOWING THE WIRE CONNECTIONS BETWEEN UTILITY POLES AND OTHER STRUCTURES. THE LOCATIONS OF INDIVIDUAL WIRES WERE NOT MEASURED AND THEIR REPRESENTATION ON THIS DRAWING SHOULD NOT BE RELIED UPON WHERE ACCURATE CLEARANCE DISTANCES FROM OVERHEAD WIRES ARE REQUIRED.

9. ALL USERS OF THIS SURVEY ARE HEREBY NOTIFIED THAT THIS SURVEY IN NO WAY CONSTITUTES A TITLE SEARCH BY FORESIGHT WEST SURVEYING INC. FOR DETERMINATION OF (A)RIGHT TO TITLE, (B)CHAIN OF TITLE/ABSTRACT, (C)THE HISTORICAL COMPATIBILITY OF ALL DESCRIPTIONS OF THIS PROPERTY WITH ALL DESCRIPTIONS OF ADJOINING PROPERTIES, AND (D)EASEMENTS, RIGHTS-OF-WAY AND OTHER INSTRUMENTS OF RECORD THAT MAY IMPACT TITLE TO THIS PROPERTY. ADDITIONALLY, UNWRITTEN RIGHTS TO THIS PROPERTY MAY EXIST WHICH ARE UNKNOWN TO THIS FIRM. A REASONABLE EFFORT WAS MADE TO RESEARCH THE RECORDS FOR THIS PROPERTY AND THE ADJOINING PROPERTIES IN ACCORDANCE WITH THE USUAL AND CUSTOMARY STANDARD OF CARE FOR LAND SURVEYORS PRACTICING IN COLORADO.

10. TITLE POLICY REFERENCE: FOR ALL INFORMATION REGARDING RIGHT TO TITLE AND EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE BURDENS AFFECTING SUCH RIGHT TO TITLE TO THIS PROPERTY, THIS SURVEY RELIED UPON TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS AN AGENT FOR LAND TITLE GUARANTY COMPANY, ORDER NUMBER ABC50072336, WITH AN EFFECTIVE DATE OF 07.22.2024 AT 5:00 P.M. AND A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS AN AGENT FOR LAND TITLE GUARANTY COMPANY, ORDER NUMBER ABC50074228, WITH AN EFFECTIVE DATE OF 03.27.2025 AT 5:00 P.M

11. BUILDING SETBACK NOTICE: DUE TO FREQUENT CHANGES IN AND DIFFERING INTERPRETATIONS OF ZONING ORDINANCES, THE OWNER IS URGED TO CONTACT THE GOVERNING MUNICIPALITY(IES) FOR GUIDANCE RELATING TO SETBACK REQUIREMENTS PRIOR TO PLANNING FUTURE IMPROVEMENTS ON THIS PROPERTY. NO ZONING REPORT OR LETTER CITING SETBACK RESTRICTIONS WAS PROVIDED.

12. BASIS OF BEARINGS STATEMENT REQUIRED PER 38-51-106(1)(E), C.R.S.:
BEARINGS ARE BASED UPON THE NORTH LINES OF LOT 1 A AND LOT 2 A, CORRECTION PLAT VAIL/LIONSHEAD, FIRST FILING, A RESUBDIVISION OF A PART OF LOTS 1, 2, 3 AND TRACT E, BLOCK 1 AS RECORDED AUGUST 6, 2020 AT REC. NO. 202012791 AND BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID LOT 1 A BY DOUBLE SET NO.3 REBARS BEING ADJACENT TO EACH OTHER AND AT THE NORTHEAST CORNER OF SAID LOT 2 A BY DOUBLE SET NO.3 REBARS BEING ADJACENT OT EACH OTHER, WITH THE LINE BETWEEN ASSUMED TO BEAR NORTH 85° 54' 07" EAST PER SAID CORRECTION PLAT.

13. VERTICAL RELIEF SHOWN HEREON IS BASED UPON A POST PROCESSED STATIC GNSS CONNECTION MADE TO NGS POINT SPRADDLE (PID: AB2083) BEING A FOUND STANDARD NGS ROCK CAP IN A ROCK OUTCROPPING AS NOTED IN THE NGS DATA SHEET AND HAVING A PUBLISHED ELEVATION OF 8287.82' (NAVD88).
SAID BENCH MARK PER TOWN OF VAIL GPS CONTROL 2022 MAP IS STATED AS 8287.38' (NAVD88)
NOTE - AS REQUESTED BY CLIENT THE ORIGINAL BENCH MARK OF 8287.82' (NAVD88) WAS USED IN ORDER TO MATCH PREVIOUS WORK COMPLETED.CONTOUR INTERVALS SHOWN HEREON AT 1' INTERVALS

14. MEASURED DIMENSIONS SHOWN HEREON REFLECT THE RESULTS OF A LEAST SQUARES ADJUSTMENT OF THE FIELD MEASUREMENTS.

15. ALL FOUND AND SET MONUMENTS ARE FAIRLY CLOSE TO GROUND SURFACE UNLESS NOTED OTHERWISE.

16. ANY MONUMENTS SHOWN HEREON THAT ARE NOT TIED TO THIS SURVEY WERE NOT USED AS CONTROL CORNERS AND ARE SHOWN FOR POSTERITY ONLY.

17. MONUMENTS (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) HAVE BEEN SET AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.

18. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
ORDER NO. ABC50072336
PARCEL 1 (AKA LOT 1A): NO POSTED ADDRESS OBSERVED - TITLE COMMITMENT LISTS THIS PARCEL AS 500 LIONSHEAD CIRCLE
PARCEL 2 (AKA TRACT K): NO POSTED ADDRESS - NO ADDRESS GIVEN ON COUNTY GIS AND NO ADDRESS PROVIDED ON THE TITLE COMMITMENT
PARCEL 3 (AKA TRACT L): NO POSTED ADDRESS - NO ADDRESS GIVEN ON COUNTY GIS AND NO ADDRESS PROVIDED ON THE TITLE COMMITMENT
PARCEL 4 (AKA TRACT M): NO POSTED ADDRESS - NO ADDRESS GIVEN ON COUNTY GIS AND NO ADDRESS PROVIDED ON THE TITLE COMMITMENT

ORDER NO. ABC50074228
PARCEL 1 (AKA LOT 2A): NO POSTED ADDRESS OBSERVED - TITLE COMMITMENT LISTS THIS PARCEL AS 534 EAST LIONSHEAD CIRCLE
PARCEL 2 (AKA TRACT K): NO POSTED ADDRESS - NO ADDRESS GIVEN ON COUNTY GIS AND NO ADDRESS PROVIDED ON THE TITLE COMMITMENT
PARCEL 3 (AKA TRACT L): NO POSTED ADDRESS - NO ADDRESS GIVEN ON COUNTY GIS AND NO ADDRESS PROVIDED ON THE TITLE COMMITMENT
PARCEL 4 (EASEMENT INTEREST): NO POSTED ADDRESS - NO ADDRESS GIVEN ON COUNTY GIS AND NO ADDRESS PROVIDED ON THE TITLE COMMITMENT

19. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
ALL PARCELS ARE CLASSIFIED AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FIRM PANEL NO. 08037C0469D, REVISED DECEMBER 4, 2007

20. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
ORDER NO. ABC50072336
PARCEL 1 (AKA LOT 1A): 26,984 SQUARE FEET OR 0.619 ACRES, MORE OR LESS (AS MEASURED) - 0.620 ACRES, RECORD
PARCEL 2 (AKA TRACT K): 3,315 SQUARE FEET OR 0.076 ACRES, MORE OR LESS (AS MEASURED) - 0.076 ACRES, RECORD
PARCEL 3 (AKA TRACT L): 2,090 SQUARE FEET OR 0.048 ACRES, MORE OR LESS (AS MEASURED) - 0.048 ACRES, RECORD
PARCEL 4 (AKA TRACT M): 2,666 SQUARE FEET OR 0.061 ACRES, MORE OR LESS (AS MEASURED) - 0.061 ACRES, RECORD

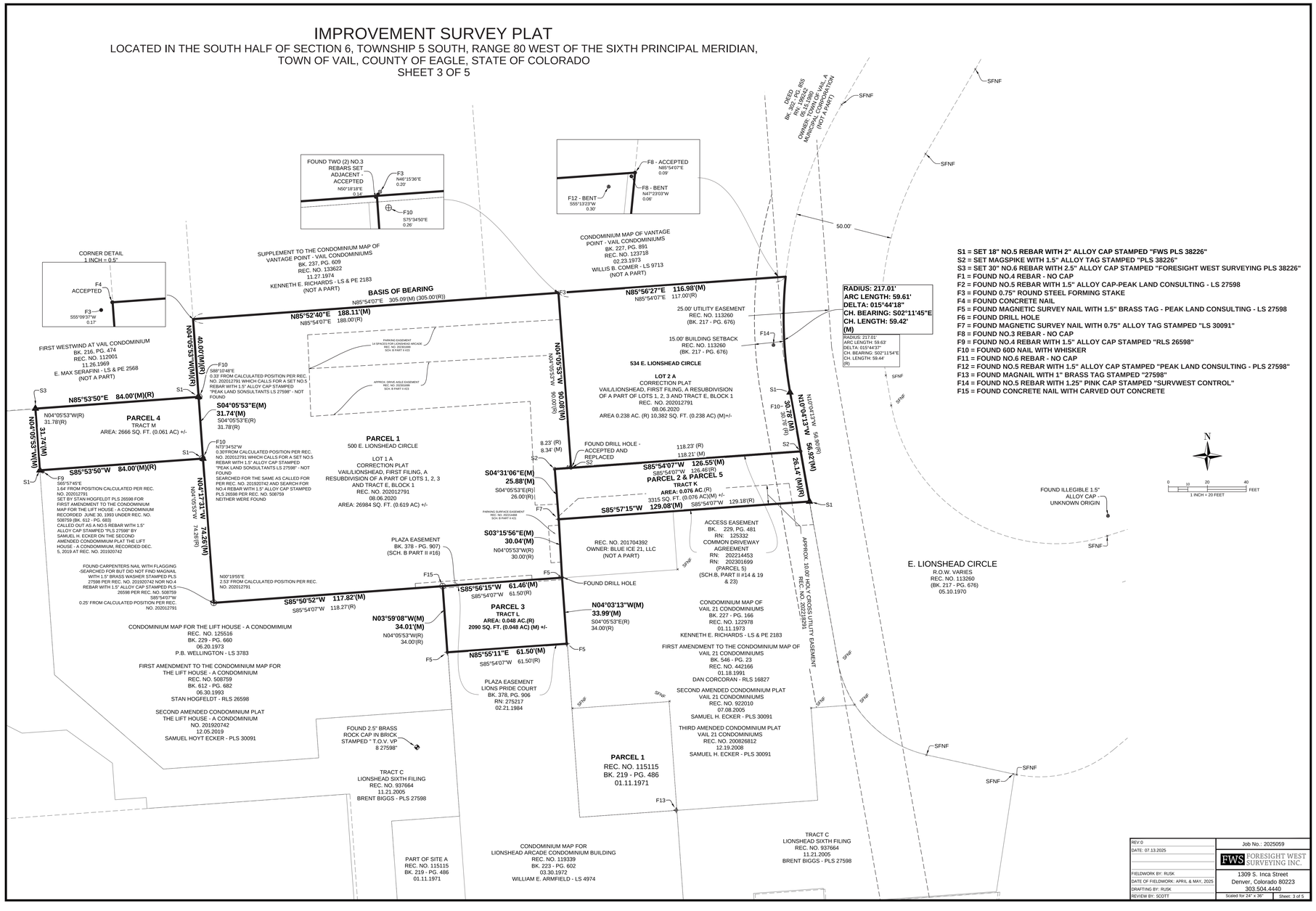
ORDER NO. ABC50073336
PARCEL 1 (AKA LOT 2A): 10,382 SQUARE FEET OR 0.238 ACRES, MORE OR LESS (AS MEASURED) - 0.238 ACRES, RECORD
PARCEL 2 (AKA TRACT K): 3,315 SQUARE FEET OR 0.076 ACRES, MORE OR LESS (AS MEASURED) - 0.076 ACRES, RECORD
PARCEL 3 (AKA TRACT L): 2,090 SQUARE FEET OR 0.048 ACRES, MORE OR LESS (AS MEASURED) - 0.048 ACRES, RECORD
PARCEL 4 (EASEMENT INTEREST): NA

REV: 0	Job No.: 2025059
DATE: 07.13.2025	FWS FORESIGHT WEST SURVEYING INC.
FIELDWORK BY: RUSK	1309 S. Inca Street Denver, Colorado 80223 303.504.4440
DATE OF FIELDWORK: APRIL & MAY, 2025	
DRAFTING BY: RUSK	
REVIEW BY: SCOTT	Scaled for 24" x 36" — Sheet: 2 of 5

R:\Projects\2025 Jobs\2025059 Vail LTD Lionshead\DP\2025059 ALTA\2025059 LIONSHEAD ALTA SHT 2 OF 5.dwg, 7/13/2025 3:34:08 PM

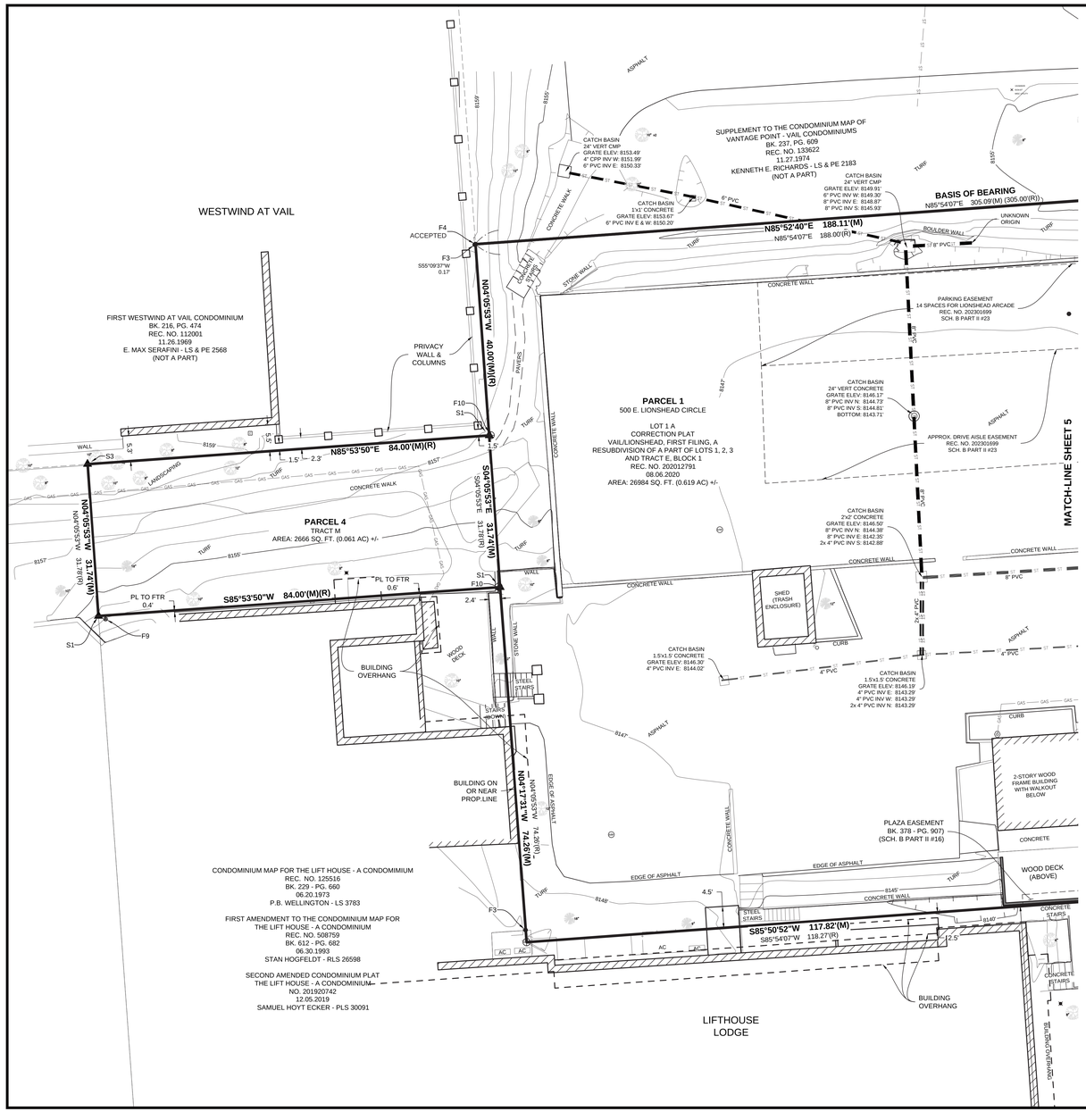
IMPROVEMENT SURVEY PLAT

LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 80 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO
SHEET 3 OF 5



S1 = SET 18" NO.5 REBAR WITH 2" ALLOY CAP STAMPED "FWS PLS 38226"
S2 = SET MAGSPIKE WITH 1.5" ALLOY TAG STAMPED "PLS 38226"
S3 = SET 30" NO.6 REBAR WITH 2.5" ALLOY CAP STAMPED "FORESIGHT WEST SURVEYING PLS 38226"
F1 = FOUND NO.4 REBAR - NO CAP
F2 = FOUND NO.5 REBAR WITH 1.5" ALLOY CAP-PEAK LAND CONSULTING - LS 27598
F3 = FOUND 0.75" ROUND STEEL FORMING STAKE
F4 = FOUND CONCRETE NAIL
F5 = FOUND MAGNETIC SURVEY NAIL WITH 1.5" BRASS TAG - PEAK LAND CONSULTING - LS 27598
F6 = FOUND DRILL HOLE
F7 = FOUND MAGNETIC SURVEY NAIL WITH 0.75" ALLOY TAG STAMPED "LS 30091"
F8 = FOUND NO.3 REBAR - NO CAP
F9 = FOUND NO.4 REBAR WITH 1.5" ALLOY CAP STAMPED "RLS 26598"
F10 = FOUND 60D NAIL WITH WHISKER
F11 = FOUND NO.6 REBAR - NO CAP
F12 = FOUND NO.5 REBAR WITH 1.5" ALLOY CAP STAMPED "PEAK LAND CONSULTING - PLS 27598"
F13 = FOUND MAGNAIL WITH 1" BRASS TAG STAMPED "27598"
F14 = FOUND NO.5 REBAR WITH 1.25" PINK CAP STAMPED "SURVWEST CONTROL"
F15 = FOUND CONCRETE NAIL WITH CARVED OUT CONCRETE

REV:0	Job No.: 2025059
DATE: 07.13.2025	FWS FORESIGHT WEST SURVEYING INC.
FIELDWORK BY: RUSK	1309 S. Inca Street Denver, Colorado 80223 303.504.4440
DATE OF FIELDWORK: APRIL & MAY, 2025	
DRAFTING BY: RUSK	
REVIEW BY: SCOTT	Scaled for 24" x 36" Sheet: 3 of 5



IMPROVEMENT SURVEY PLAT

LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 80 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO
SHEET 4 OF 5

LEGEND

- SET REBAR AND CAP AS DESCRIBED HEREON
- SET NAIL AND TAG AS DESCRIBED HEREON
- FOUND REBAR AND CAP AS DESCRIBED HEREON
- FOUND REBAR AS DESCRIBED HEREON
- FOUND NAIL AND TAG AS DESCRIBED HEREON
- FOUND DRILL HOLE
- FOUND MISC. CONTROL AS DESCRIBED HEREON
- LIGHT POLE
- GEOTECH MONITOR WELL
- GEOTECH BOREHOLE
- CATCH BASIN - SQUARE
- CATCH BASIN - ROUND
- BOLLARD
- IRRIGATION CONTROL PULL-BOX
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT/FIRE WATER BUILDING CONNECTION
- COMMUNICATIONS RISER
- ELECTRIC MANHOLE
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPERTY LINE
- EASEMENT
- FLOW-LINE
- GAS LINE
- BURIED COMM. LINE
- BURIED ELECTRIC LINE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER

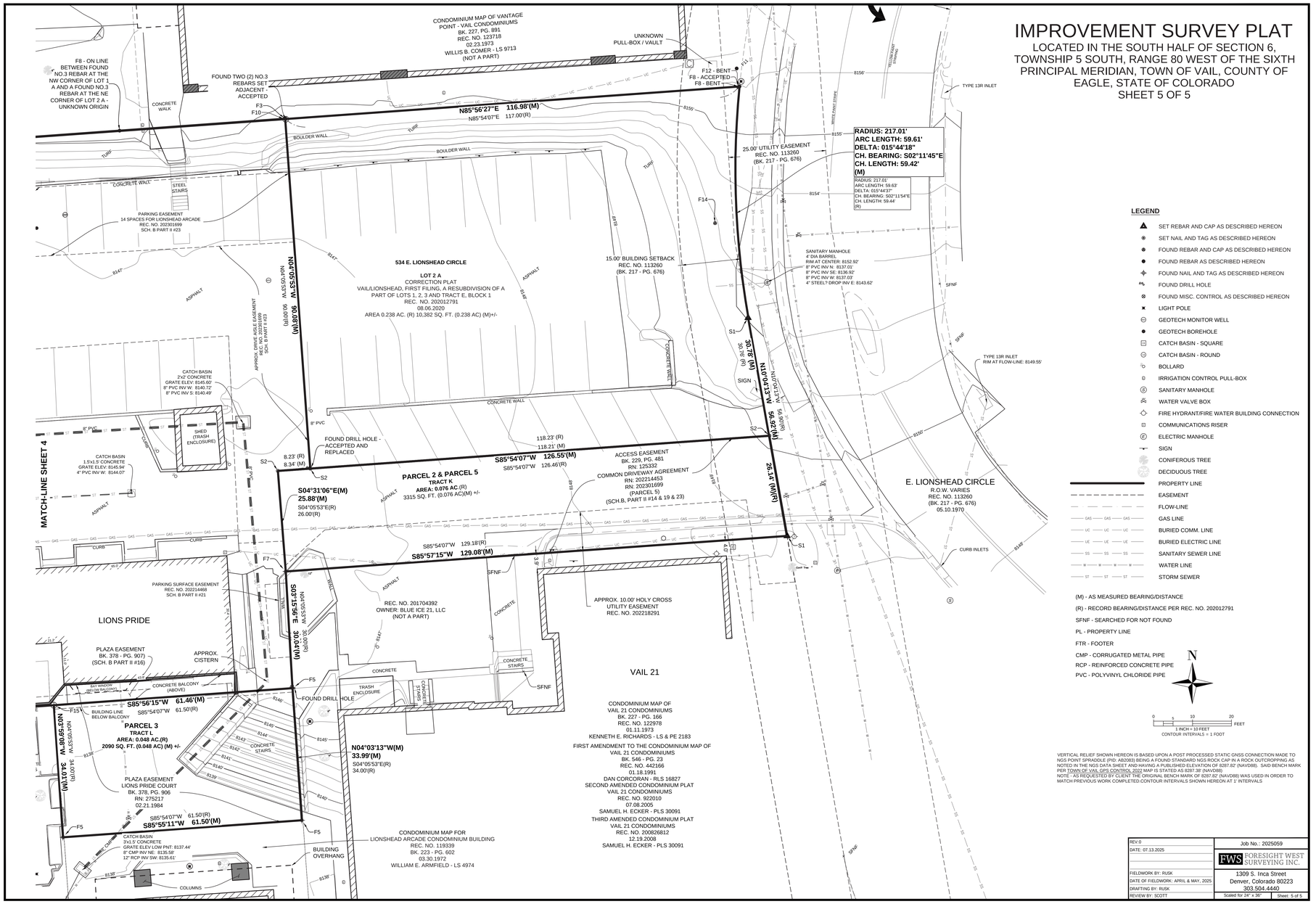
(M) - AS MEASURED BEARING/DISTANCE
(R) - RECORD BEARING/DISTANCE PER REC. NO. 202012791
SFNF - SEARCHED FOR NOT FOUND
PL - PROPERTY LINE
FTR - FOOTER
CMP - CORRUGATED METAL PIPE
RCP - REINFORCED CONCRETE PIPE
PVC - POLYVINYL CHLORIDE PIPE

N

0 5 10 20 FEET
1 INCH = 10 FEET
CONTOUR INTERVALS = 1 FOOT

VERTICAL RELIEF SHOWN HEREON IS BASED UPON A POST PROCESSED STATIC GNSS CONNECTION MADE TO NGS POINT SPRADDLE (PID: AB2083) BEING A FOUND STANDARD NGS ROCK CAP IN A ROCK OUTCROPPING AS NOTED IN THE NGS DATA SHEET AND HAVING A PUBLISHED ELEVATION OF 8287.82' (NAVD88). SAID BENCH MARK PER TOWN OF VAIL GPS CONTROL 2022 MAP IS STATED AS 8287.38' (NAVD88)
NOTE - AS REQUESTED BY CLIENT THE ORIGINAL BENCH MARK OF 8287.82' (NAVD88) WAS USED IN ORDER TO MATCH PREVIOUS WORK COMPLETED.CONTOUR INTERVALS SHOWN HEREON AT 1' INTERVALS.

REV:0	Job No.: 2025059
DATE: 07.13.2025	FWS FORESIGHT WEST SURVEYING INC.
FIELDWORK BY: RUSK	1309 S. Inca Street
DATE OF FIELDWORK: APRIL & MAY, 2025	Denver, Colorado 80223
DRAFTING BY: RUSK	303.504.4440
REVIEW BY: SCOTT	Scaled for 24" x 36" / Sheet: 4 of 5


IMPROVEMENT SURVEY PLAT
LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 80 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO
SHEET 5 OF 5
534 E. LIONSHEAD CIRCLE
LOT 2 A
CORRECTION PLAT
VAIL/LIONSHEAD, FIRST FILING, A RESUBDIVISION OF A PART OF LOTS 1, 2, 3 AND TRACT E, BLOCK 1
REC. NO. 202012791
08.06.2020
AREA 0.238 AC. (R) 10,382 SQ. FT. (0.238 AC) (M)+/-
PARCEL 2 & PARCEL 5
TRACT K
AREA: 0.076 AC.(R)
3315 SQ. FT. (0.076 AC)(M) +/-
PARCEL 3
TRACT L
AREA: 0.048 AC.(R)
2090 SQ. FT. (0.048 AC) (M) +/-
LIONS PRIDE
VAIL 21
E. LIONSHEAD CIRCLE
R.O.W. VARIES
REC. NO. 113260
(BK. 217 - PG. 676)
05.10.1970
RADIUS: 217.01'
ARC LENGTH: 59.61'
DELTA: 015°44'18"
CH. BEARING: S02°11'45"E
CH. LENGTH: 59.42'
(M)
LEGEND
SET REBAR AND CAP AS DESCRIBED HEREON
SET NAIL AND TAG AS DESCRIBED HEREON
FOUND REBAR AND CAP AS DESCRIBED HEREON
FOUND REBAR AS DESCRIBED HEREON
FOUND NAIL AND TAG AS DESCRIBED HEREON
FOUND DRILL HOLE
FOUND MISC. CONTROL AS DESCRIBED HEREON
LIGHT POLE
GEOTECH MONITOR WELL
GEOTECH BOREHOLE
CATCH BASIN - SQUARE
CATCH BASIN - ROUND
BOLLARD
IRRIGATION CONTROL PULL-BOX
SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT/FIRE WATER BUILDING CONNECTION
COMMUNICATIONS RISER
ELECTRIC MANHOLE
SIGN
CONIFEROUS TREE
DECIDUOUS TREE
PROPERTY LINE
EASEMENT
FLOW-LINE
GAS LINE
BURIED COMM. LINE
BURIED ELECTRIC LINE
SANITARY SEWER LINE
WATER LINE
STORM SEWER
(M) - AS MEASURED BEARING/DISTANCE
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SFNF - SEARCHED FOR NOT FOUND
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PVC - POLYVINYL CHLORIDE PIPE
1 INCH = 10 FEET
CONTOUR INTERVALS = 1 FOOT
VERTICAL RELIEF SHOWN HEREON IS BASED UPON A POST PROCESSED STATIC GNSS CONNECTION MADE TO NGS POINT SPRADDLE (PID: AB2083) BEING A FOUND STANDARD NGS ROCK CAP IN A ROCK OUTCROPPING AS NOTED IN THE NGS DATA SHEET AND HAVING A PUBLISHED ELEVATION OF 8287.82' (NAVD88). SAID BENCH MARK PER TOWN OF VAIL GPS CONTROL 2022 MAP IS STATED AS 8287.38' (NAVD88)
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REV:0
DATE: 07.13.2025
FIELDWORK BY: RUSK
DATE OF FIELDWORK: APRIL & MAY, 2025
DRAFTING BY: RUSK
REVIEW BY: SCOTT
Job No.: 2025059
FORESIGHT WEST SURVEYING INC.
1309 S. Inca Street
Denver, Colorado 80223
303.504.4440
Scaled for 24" x 36"
Sheet: 5 of 5

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS CANOPY TREES								
	PO TR	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2" CAL.	MOD	30`-40`	10`-15`
	PO ER	POPULUS TREMULOIDES ERECTA	SWEDISH ASPEN	B & B	2" CAL.	MOD	30`-40`	9`-10`
	SO BL	SORBUS AUCUPARIA 'BLACK HAWK'	BLACK HAWK ROCKY MOUNTAIN ASH	B & B	2" CAL.	MOD	20`-25`	15`-20`
EVERGREEN TREES								
	PI BA	PICEA PUNGENS GLAUCA `BAKERI`	BAKERI BLUE SPRUCE	B & B	6` HT.	MOD	15`-25`	8`-10`
	PI FL	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	B & B	6` HT.	LOW	20`-25`	9`-10`
ORNAMENTAL TREES								
	AC FL	ACER GINNALA `FLAME`	FLAME AMUR MAPLE	B & B	1.5" CAL.	LOW	10`-15`	10`-15`
	CR IN	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B & B	1.5" CAL.	LOW	15`-25`	10`-15`
	MA SS	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B & B	1.5" CAL.	MOD	15`-25`	10`-15`
	PR CH	PRUNUS VIRGINIANA 'CANADA RED'	SUCKER PUNCH CANADA CHOKECHERRY	B & B	1.5" CAL.	LOW	15`-25`	10`-15`
UPRIGHT EVERGREENS								
	PI IS	PICEA PUNGENS `ISELI FASTIGIATE`	FASTIGIATE SPRUCE	B & B	6` HT.	MOD	10`-15`	4`-6`
DECIDUOUS SHRUBS								
	CO RE	CORNUS SERICEA	RED TWIG DOGWOOD	CONT.	#5	MOD	6`-7`	6'-7'
	CO FA	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	CONT.	#5	MOD	4`-5`	4`-5`
	CO PE	COTONEASTER ACUTIFOLIUS (LUCIDUS)	PEKING COTONEASTER	CONT.	#5	LOW	9'-10'	4`-5`
	HO DU	HOLODISCUS DUMOSUS	ROCK SPIREA	CONT.	#5	LOW	3`-4`	3`-4`
	PH MO	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5	LOW	3`-4`	3`-4`
	PR BE	PRUNUS BESSEYI	WESTERN SAND CHERRY	CONT.	#5	LOW	6`-7`	5`-6`
	RH CI	RHUS GLABRA 'CISMONTANA'	WESTERN SMOOTH SUMAC	CONT.	#5	LOW	2`-3`	2`-3`
	RI AL	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5	LOW	4`-5`	4`-5`
	RI GR	RIBES ALPINUM `GREEN MOUND`	GREEN MOUND CURRANT	CONT.	#5	LOW	2`-3`	2`-3`
	SY OR	SYMPHORICARPOS OREOPHILUS	MOUNTAIN SNOWBERRY	CONT.	#5	LOW	3`-4`	3`-4`
	SY ME	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	CONT.	#5	LOW	4`-5`	4`-5`
	SY VU	SYRINGA VULGARIS	COMMON PURPLE LILAC	CONT.	#5	LOW	13`-15`	7`-8`
EVERGREEN SHRUBS								
	AR UV	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	CONT.	#5	LOW	<1`	4`-5`
	PI GL	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	CONT.	#5	MOD	4`-5`	5`-6`
	PI RO	PICEA PUNGENS 'ROUNDABOUT'	ROUNDABOUT COLORADO SPRUCE	CONT.	#5	MOD	2`-3`	2`-3`
	PI SE	PICEA PUNGENS 'SESTER DWARF'	SESTER DWARF COLORADO SPRUCE	CONT.	#5	MOD	7`-8`	4`-5`

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
ORNAMENTAL GRASSES								
	AC HY	ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	CONT.	#1	LOW	1`-2`	1`-2`
PERENNIALS								
	AE PO	AEGOPODIUM PODAGRARIA 'VARIEGATUM'	VARIEGATED BISHOP WEED	CONT.	#1	LOW	<1`	1`-2`
	AJ RE	AJUGA REPTANS	CARPET BUGLE	CONT.	#1	MOD	<1`	1`-2`
	AL CE	ALLIUM CERNUUM	NODDING ONION	CONT.	#1	MOD	1`-2`	<1`
	AN RU	ANTENNARIA DIOICA 'RUBRA'	PINK PUSSYTOES	CONT.	#1	LOW	<1`	<1`
	AQ CA	AQUILEGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	CONT.	#1	MOD	1`-2`	1`-2`
	AQ CR	AQUILEGIA X 'CRIMSON STAR'	CRIMSON STAR COLUMBINE	CONT.	#1	MOD	2`-3`	2`-3`
	AQ WH	AQUILEGIA X 'WHITE STAR'	WHITE STAR COLUMBINE	CONT.	#1	MOD	2`-3`	2`-3`
	AR SC	ARTEMISIA SCHMIDTIANA	SILVER MOUND ARTEMISIA	CONT.	#1	LOW	1`-2`	1`-2`
	AS JA	ASTILBE X JAPONICA	ASTILBE / FALSE SPIREA	CONT.	#1	MOD	1`-2`	1`-2`
	CE TO	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	CONT.	#1	MOD	<1`	1`-2`
	DE NU	DELOSPERMA NUBIGENUM 'YELLOW'	YELLOW ICE PLANT	CONT.	#1	LOW	<1`	2`-3`
	DI DO	DIANTHUS BARBATUS 'DOUBLE DWARF'	DOUBLE DWARF SWEET WILLIAM	CONT.	#1	MOD	<1`	<1`
	DI ZI	DIANTHUS DELTOIDES 'ZING ROSE'	ZING ROSE MAIDEN PINK	CONT.	#1	MOD	<1`	<1`
	DI FI	DIANTHUS X 'FIRST LOVE'	FIRST LOVE DIANTHUS	CONT.	#1	MOD	<1`	<1`
	HE HR	HEMEROCALLIS X `HAPPY RETURNS`	HAPPY RETURNS DAYLILY	CONT.	#1	LOW	1`-2`	1`-2`
	HE PE	HEMEROCALLIS X 'MINI PEARL'	MINI PEARL DAYLILY	CONT.	#1	LOW	1`-2`	1`-2`
	HE PO	HEMEROCALLIS X 'PURPLE D'ORO'	PURPLE D'ORO DAYLILY	CONT.	#1	LOW	1`-2`	1`-2`
	HE SN	HEUCHERA SANGUINEA 'SNOW ANGEL'	SNOW ANGEL CORAL BELLS	CONT.	#1	MOD	<1`	1`-2`
	HE EP	HEUCHERA X 'ELECTRIC PLUM'	ELECTRIC PLUM CORAL BELLS	CONT.	#1	MOD	1`-2`	1`-2`
	HO PA	HOSTA FORTUNEI 'PATRIOT'	PATRIOT HOSTA	CONT.	#1	MOD	1`-2`	2`-3`
	IR RO	IRIS MISSOURIENSIS	WESTERN BLUE IRIS	CONT.	#1	LOW	1`-2`	1`-2`
	LU AP	LUPINUS X 'GALLERY MIX'	POPSICLE MIX LUPINE	CONT.	#1	MOD	1`-2`	1`-2`
	NE WA	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	#1	MOD	2`-3`	2`-3`
	PA NU	PAPAVER NUDICAULE	ICELAND POPPY	CONT.	#1	MOD	1`-2`	1`-2`
	TH YR	THYMUS PRAECOX POLYTRICHUS	WOOLY THYME	CONT.	#1	LOW	<1`	1`-2`

LANDSCAPE MATERIAL SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	SUPPLIER/MANUFACTURER	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
M-01	PERENNIAL MULCH	PEA GRAVEL	PIONEER OR APPROVED EQUAL	N/A	NATURAL	SEE PLANS	TO BE PLACED IN TREE PLANTING RINGS AND PERENNIAL AREAS AT 3" MIN. DEPTH. WEED BARRIER NOT REQUIRED.
M-02	ROCK MULCH	DECORATIVE ROCK	PIONEER OR APPROVED EQUAL	DAGG-0954-TN	BULK BRECKEN GUNSMOKE	3/4"	TO BE PLACED IN SHRUB AREAS AT 3" MIN. DEPTH OVER WEED BARRIER
M-03	COBBLE MULCH	DECORATIVE ROCK	PIONEER OR APPROVED EQUAL	DAGG-0955-TN	BRECKEN GUNSMOKE	3"-6"	TO BE PLACED IN AREAS INDICATED ON PLAN AT 6" MIN. DEPTH OVER WEED BARRIER
M-06	CRUSHER FINES						
M-06	LANDSCAPE BOULDER						
M-07	METAL EDGER	METAL EDGER	DURAEDGE OR APPROVED EQUAL	ROLLED TOP EDGE	POWDER COAT GREEN	4" X 14 GAUGE	TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO GENERAL LANDSCAPE NOTES

PAVEMENT SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	COLOR / FINISH
P-101	PAVER A	ARTLINE	UNILOCK	
P-102	PAVER B	PROMENADE G	UNILOCK	
P-103	PAVER C			EXISTING PAVERS
P-104	CONCRETE			
P-105	ASPHALT			

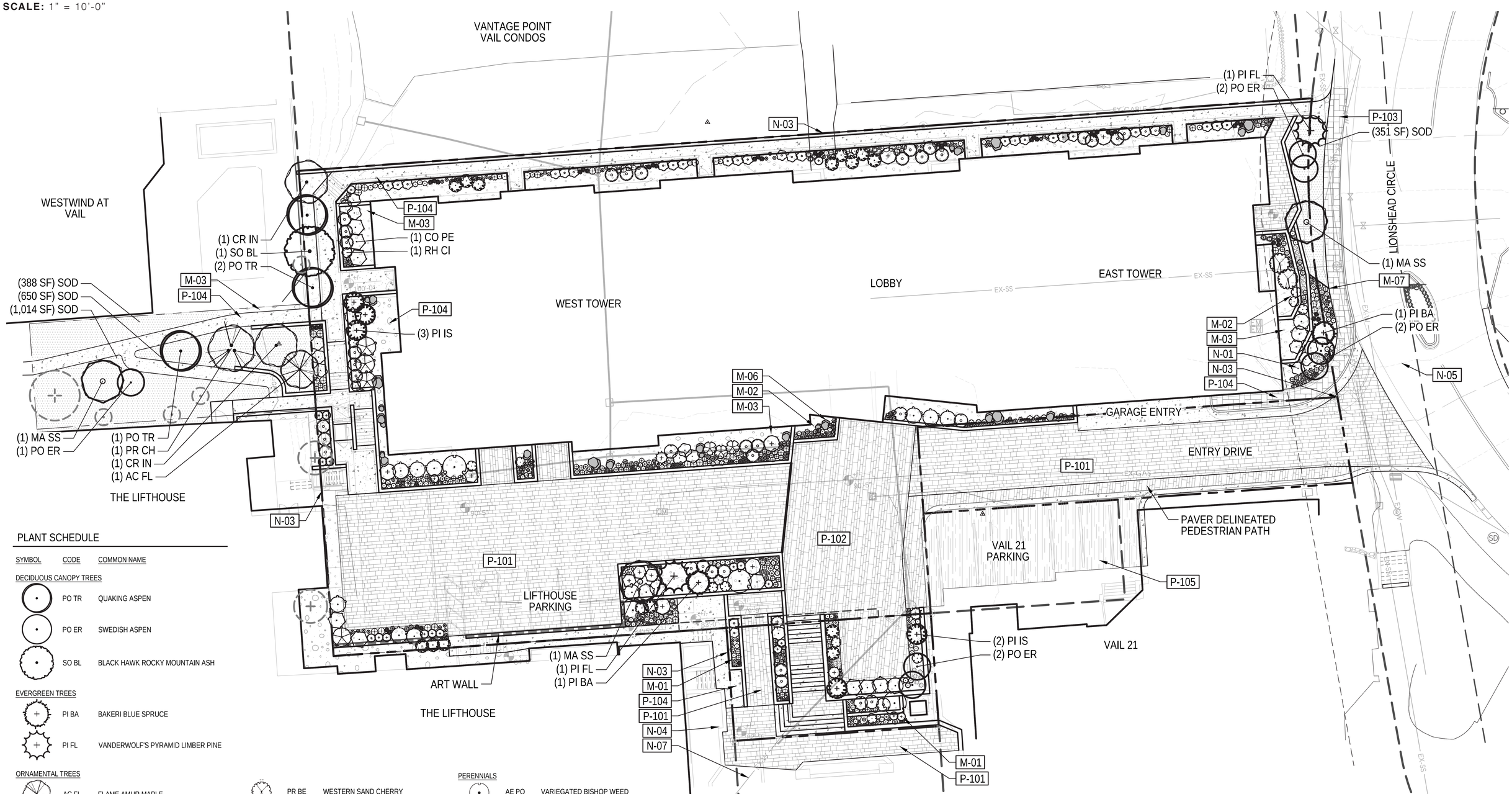
NOTES

DESCRIPTION	DETAIL
LANDSCAPE AREA	
SNOW STORAGE	
PROPERTY LINE	
WILDLAND URBAN INTERFACE PLANTING BUFFER	
EXISTING CONTOURS, TYP.	
PROPOSED CONTOURS, TYP.	
PROPOSED UTILITIES, TYP. RE: CIVIL DWGS.	

LANDSCAPE | LANDSCAPE PLAN

SCALE: 1" = 10'-0"

L.002



PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
DECIDUOUS CANOPY TREES		
	PO TR	QUAKING ASPEN
	PO ER	SWEDISH ASPEN
	SO BL	BLACK HAWK ROCKY MOUNTAIN ASH
EVERGREEN TREES		
	PI BA	BAKERI BLUE SPRUCE
	PI FL	VANDERWOLF'S PYRAMID LIMBER PINE
ORNAMENTAL TREES		
	AC FL	FLAME AMUR MAPLE
	CR IN	THORNLESS COCKSPUR HAWTHORN
	MA SS	SPRING SNOW CRAB APPLE
	PR CH	SUCKER PUNCH CANADA CHOKECHERRY
UPRIGHT EVERGREENS		
	PI IS	FASTIGIATE SPRUCE
DECIDUOUS SHRUBS		
	CO RE	RED TWIG DOGWOOD
	CO FA	ARCTIC FIRE® RED TWIG DOGWOOD
	CO PE	PEKING COTONEASTER
	HO DU	ROCK SPIREA
	PH MO	MOUNTAIN NINEBARK
	PR BE	WESTERN SAND CHERRY
	RH CI	WESTERN SMOOTH SUMAC
	RI AL	ALPINE CURRANT
	RI GR	GREEN MOUND CURRANT
	SY OR	MOUNTAIN SNOWBERRY
	SY ME	DWARF KOREAN LILAC
	SY VU	COMMON PURPLE LILAC
EVERGREEN SHRUBS		
	AR UV	KINNIKINNICK
	PI GL	DWARF GLOBE BLUE SPRUCE
	PI RO	ROUNDABOUT COLORADO SPRUCE
	PI SE	SESTER DWARF COLORADO SPRUCE
ORNAMENTAL GRASSES		
	AC HY	INDIAN RICEGRASS
PERENNIALS		
	AE PO	VARIEGATED BISHOP WEED
	AJ RE	CARPET BUGLE
	AL CE	NODDING ONION
	AN RU	PINK PUSSYTOES
	AQ CA	ROCKY MOUNTAIN COLUMBINE
	AQ CR	CRIMSON STAR COLUMBINE
	AQ WH	WHITE STAR COLUMBINE
	AR SC	SILVER MOUND ARTEMISIA
	AS JA	ASTILBE / FALSE SPIREA
	CE TO	SNOW IN SUMMER
	DE NU	YELLOW ICE PLANT
	DI DO	DOUBLE DWARF SWEET WILLIAM
	DI ZI	ZING ROSE MAIDEN PINK
	DI FI	FIRST LOVE DIANTHUS
	HE HR	HAPPY RETURNS DAYLILY
	HE PE	MINI PEARL DAYLILY
	HE PO	PURPLE D'ORO DAYLILY
	HE SN	SNOW ANGEL CORAL BELLS
	HE EP	ELECTRIC PLUM CORAL BELLS
	HO PA	PATRIOT HOSTA
	IR RO	WESTERN BLUE IRIS
	LU AP	POPSICLE MIX LUPINE
	NE WA	WALKER'S LOW CATMINT
	PA NU	ICELAND POPPY
	TH YR	WOOLY THYME
SOD/SEED		
	SOD	TURF GRASS

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
	M-01	PERENNIAL MULCH	
	M-02	ROCK MULCH	
	M-03	COBBLE MULCH	
	M-04	SOIL AMENDMENT	
	M-05	WEED BARRIER	
	M-06	CRUSHER FINES	
	M-06	LANDSCAPE BOULDER	
	M-07	METAL EDGER	

PAVEMENT SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
	P-101	PAVER A	
	P-102	PAVER B	
	P-103	PAVER C	
	P-104	CONCRETE	
	P-105	ASPHALT	

KEY NOTES

CODE	DESCRIPTION	DETAIL
N-01	LANDSCAPE AREA	
N-02	SNOW STORAGE	
N-03	PROPERTY LINE	
N-04	WILDLAND URBAN INTERFACE PLANTING BUFFER	
N-05	EXISTING CONTOURS, TYP.	
N-06	PROPOSED CONTOURS, TYP.	
N-07	PROPOSED UTILITIES, TYP. RE: CIVIL DWGS.	

N

0 4 10 20

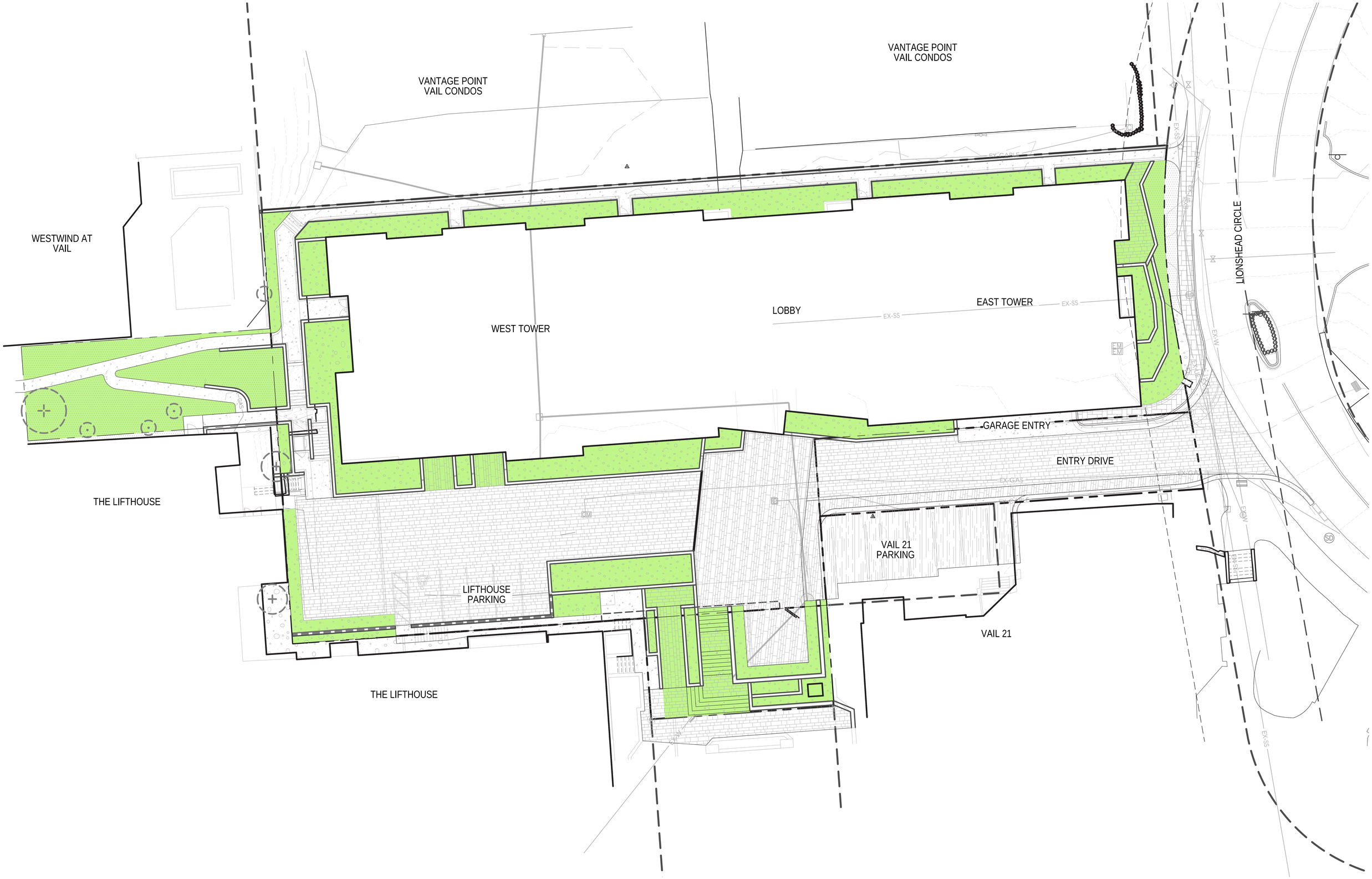
LANDSCAPE | LANDSCAPE AREA COVERAGE

SCALE: 1" = 10'-0"

L.003

LANDSCAPE AREA CALCULATIONS

PROJECT AREA:	45,432 SF
REQUIRED LANDSCAPE AREA (20%):	9,086 SF
PROVIDED LANDSCAPE AREA:	9,760 SF
LANDSCAPE:	8,350 SF
DECORATIVE HARDSCAPE:	1,410 SF



LANDSCAPE | TREE PRESERVATION PLAN

SCALE: 1" = 10'-0"

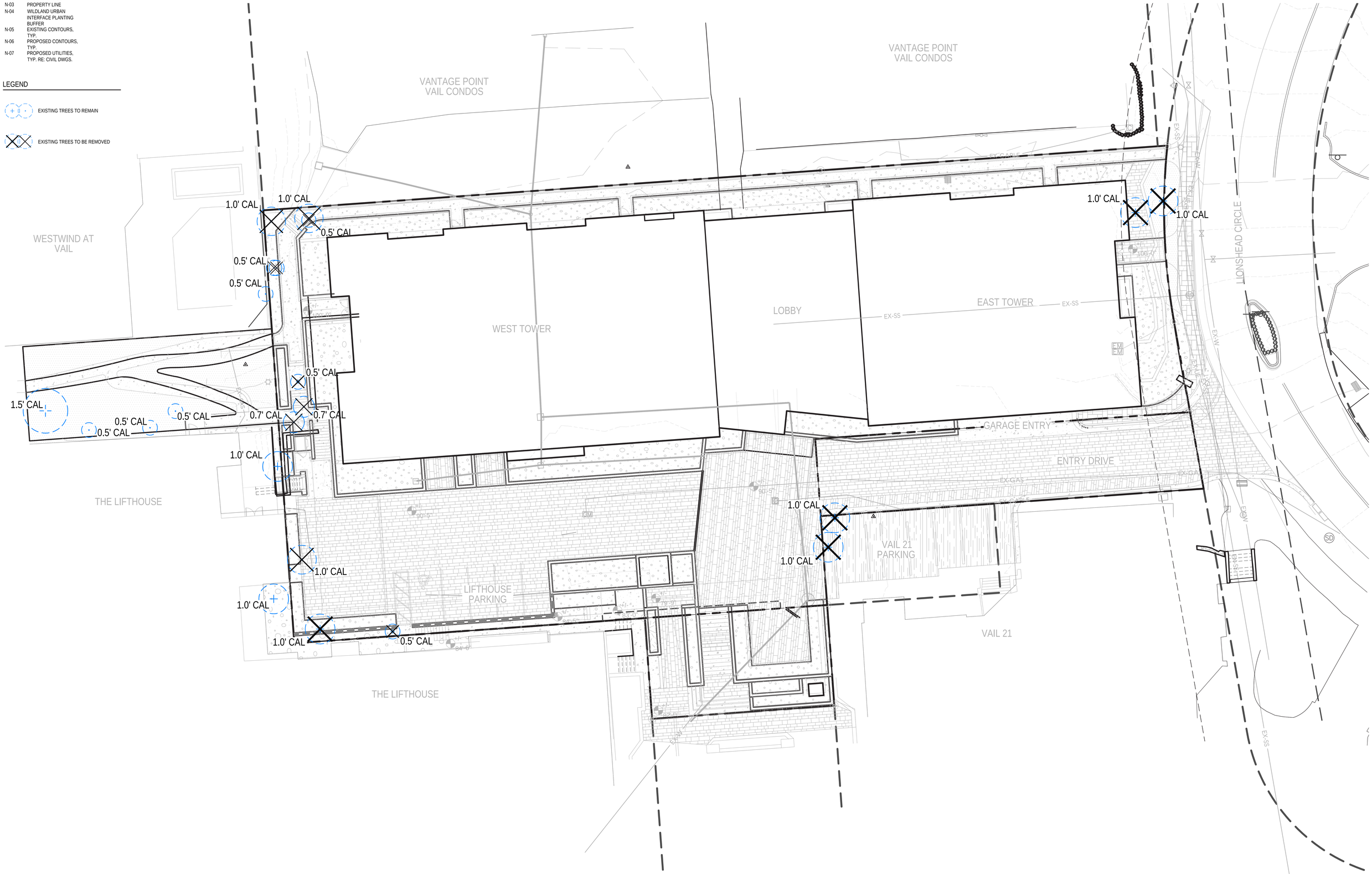
KEY NOTES

CODE	DESCRIPTION	DETAIL
N-01	LANDSCAPE AREA	
N-02	SNOW STORAGE	
N-03	PROPERTY LINE	
N-04	WILDLAND URBAN INTERFACE PLANTING BUFFER	
N-05	EXISTING CONTOURS, TYP.	
N-06	PROPOSED CONTOURS, TYP	
N-07	PROPOSED UTILITIES, TYP. RE: CIVIL DWGS.	

LEGEND

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED



LANDSCAPE | SNOW STORAGE EXHIBIT

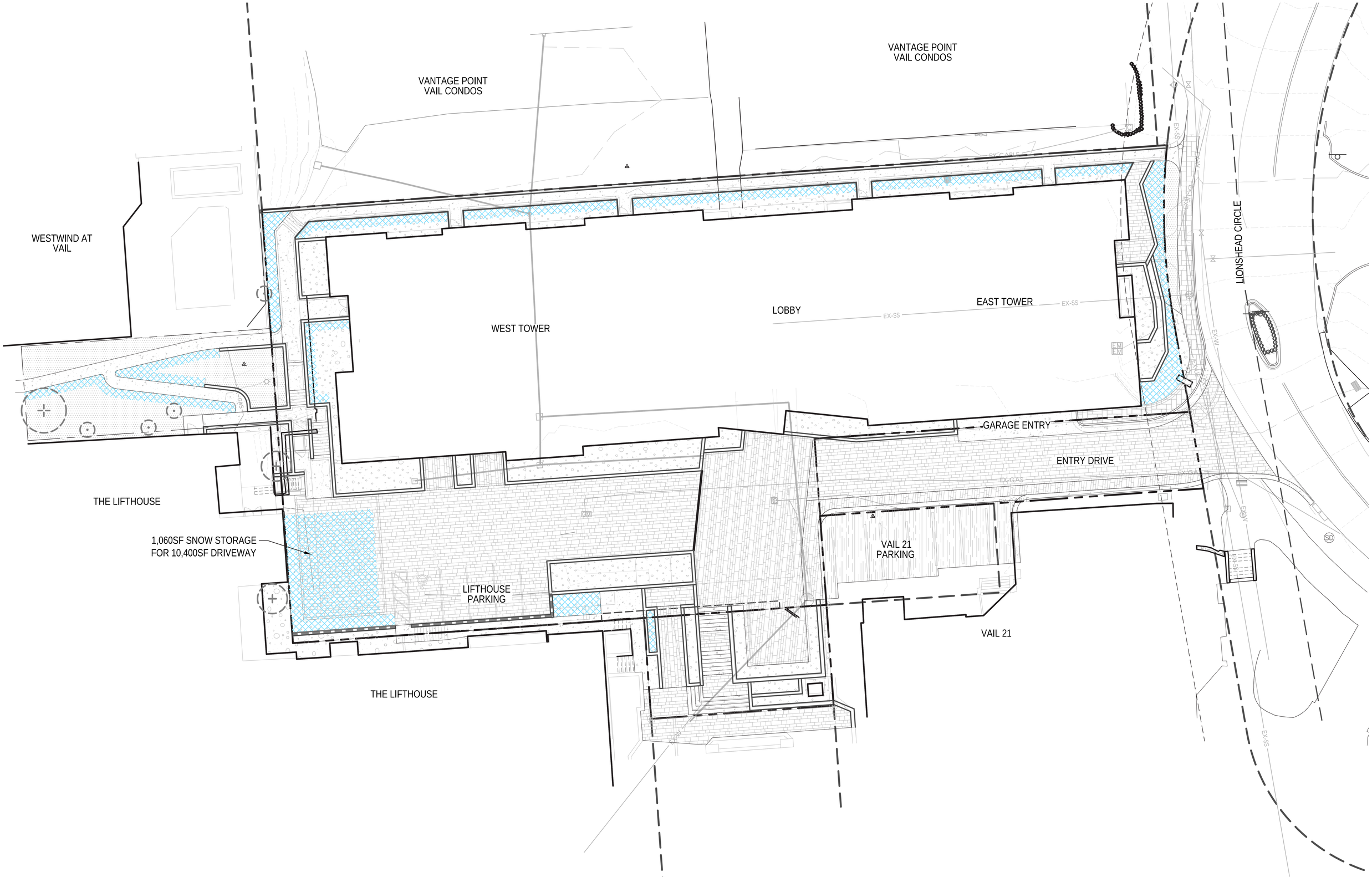
SCALE: 1" = 10'-0"

L.005

LANDSCAPE AREA CALCULATIONS

HARDSCAPE AREA (DRIVEWAY):	14,280 SF (10,400SF)
REQUIRED SNOW STORAGE AREA (DRIVEWAY):	1,428SF (1,040SF)
PROVIDED SNOW STORAGE AREA (DRIVEWAY):	3,300SF (1,060SF)

PAVED SURFACES ON LOTS 1 & 2 ARE TO BE SNOW MELTED



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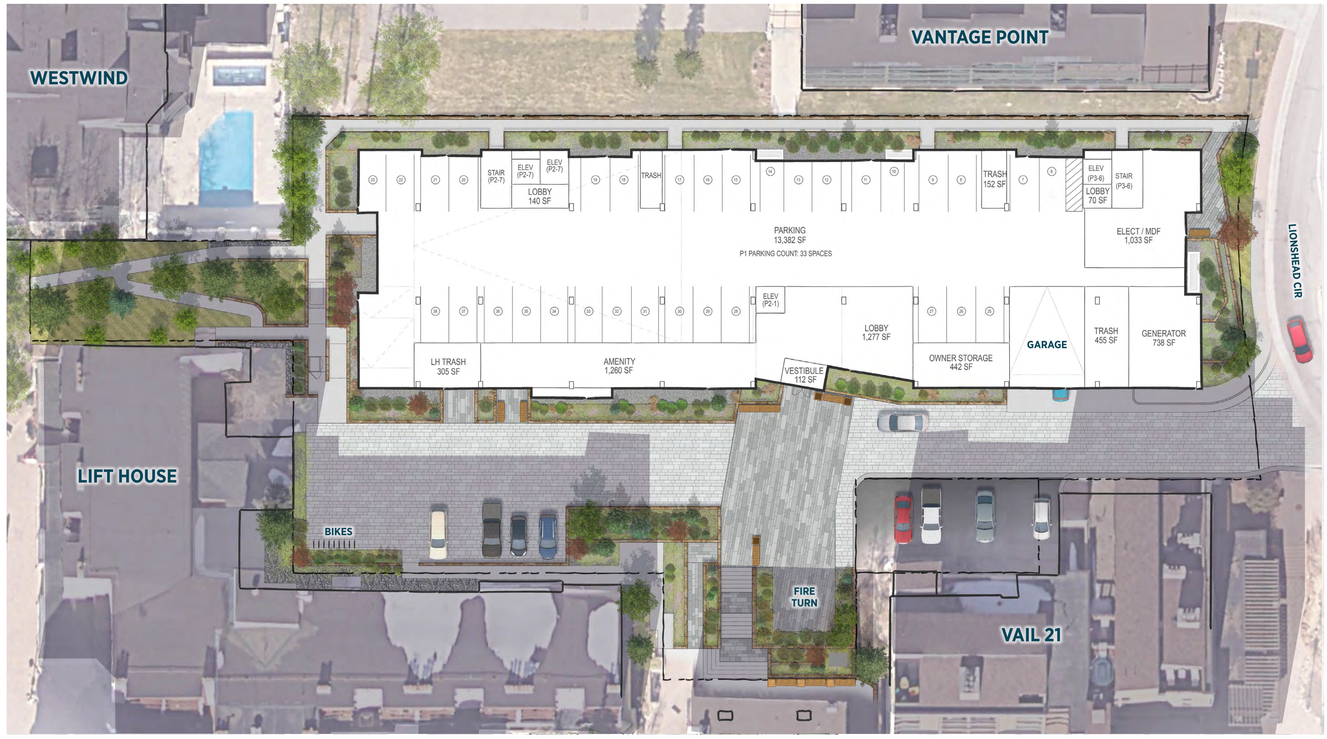
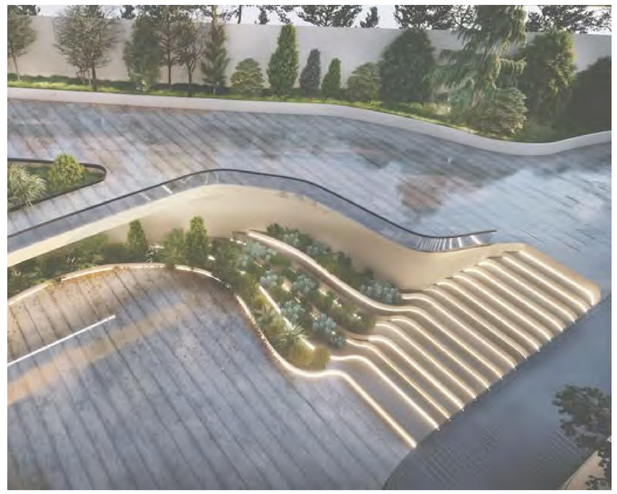
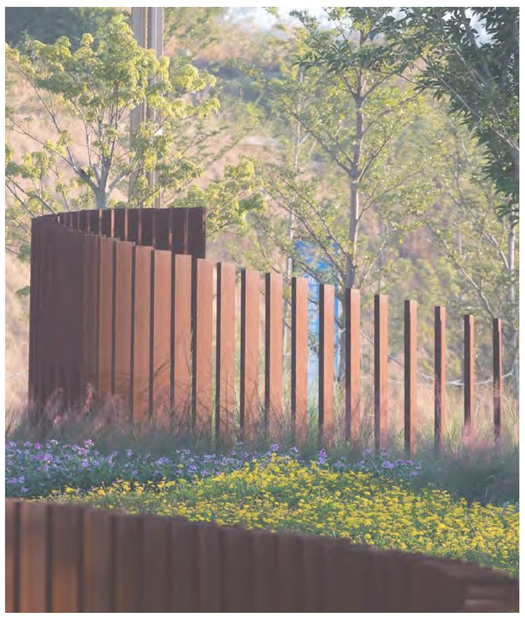
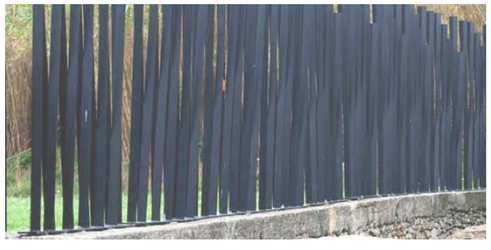

WESTWIND
VANTAGE POINT
LIONSHEAD CIR
STAIR (P2-7)
ELEV (P2-7)
ELEV (P2-7)
LOBBY 140 SF
TRASH
TRASH 152 SF
ELEV (P3-8)
LOBBY 70 SF
STAIR (P3-8)
PARKING 13,382 SF
P1 PARKING COUNT: 33 SPACES
ELECT / MDF 1,033 SF
ELEV (P2-1)
LOBBY 1,277 SF
GARAGE
TRASH 455 SF
GENERATOR 738 SF
LH TRASH 305 SF
AMENITY 1,260 SF
VESTIBULE 112 SF
OWNER STORAGE 442 SF
LIFT HOUSE
BIKES
FIRE TURN
VAIL 21







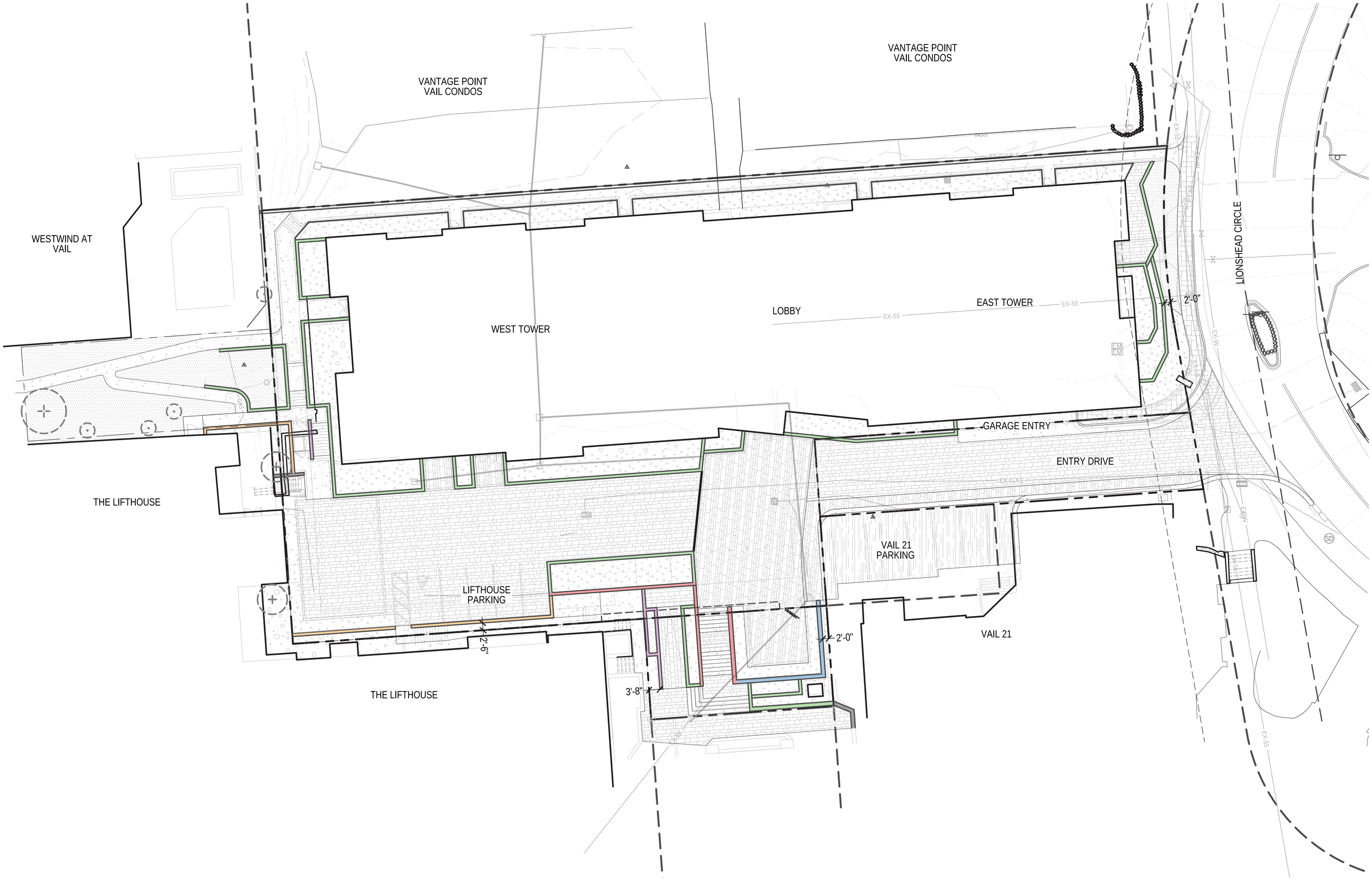
LANDSCAPE | SITE WALL TYPE EXHIBIT

SCALE: 1" = 10'-0"

L.007

SITE WALL DIAGRAM

- EXISTING WALL TO REMAIN AND CONNECT TO
- EXISTING WALL TO BE REPLACED
- WALL REQUIRED FOR PARKING GARAGE ACCESS
- WALL REQUIRED FOR ADA ACCESSIBLE CIRCULATION
- LANDSCAPE PLANTER LESS THAN 3 FEET
- RETAINING WALL FOR FIRE TURN AROUND, 2 FEET FROM PROPERTY LINE


VANTAGE POINT
VAIL CONDOS
VANTAGE POINT
VAIL CONDOS
WESTWIND AT
VAIL
WEST TOWER
LOBBY
EAST TOWER
LIONSHEAD CIRCLE
2'-0"
GARAGE ENTRY
ENTRY DRIVE
THE LIFTHOUSE
LIFTHOUSE
PARKING
VAIL 21
PARKING
VAIL 21
2'-6"
2'-0"
3'-8"
THE LIFTHOUSE
EX-SS
EX-GAS
EX-W
EX-GAS
EX-SS
EX-GAS
EX-SS
EX-GAS
EX-SS

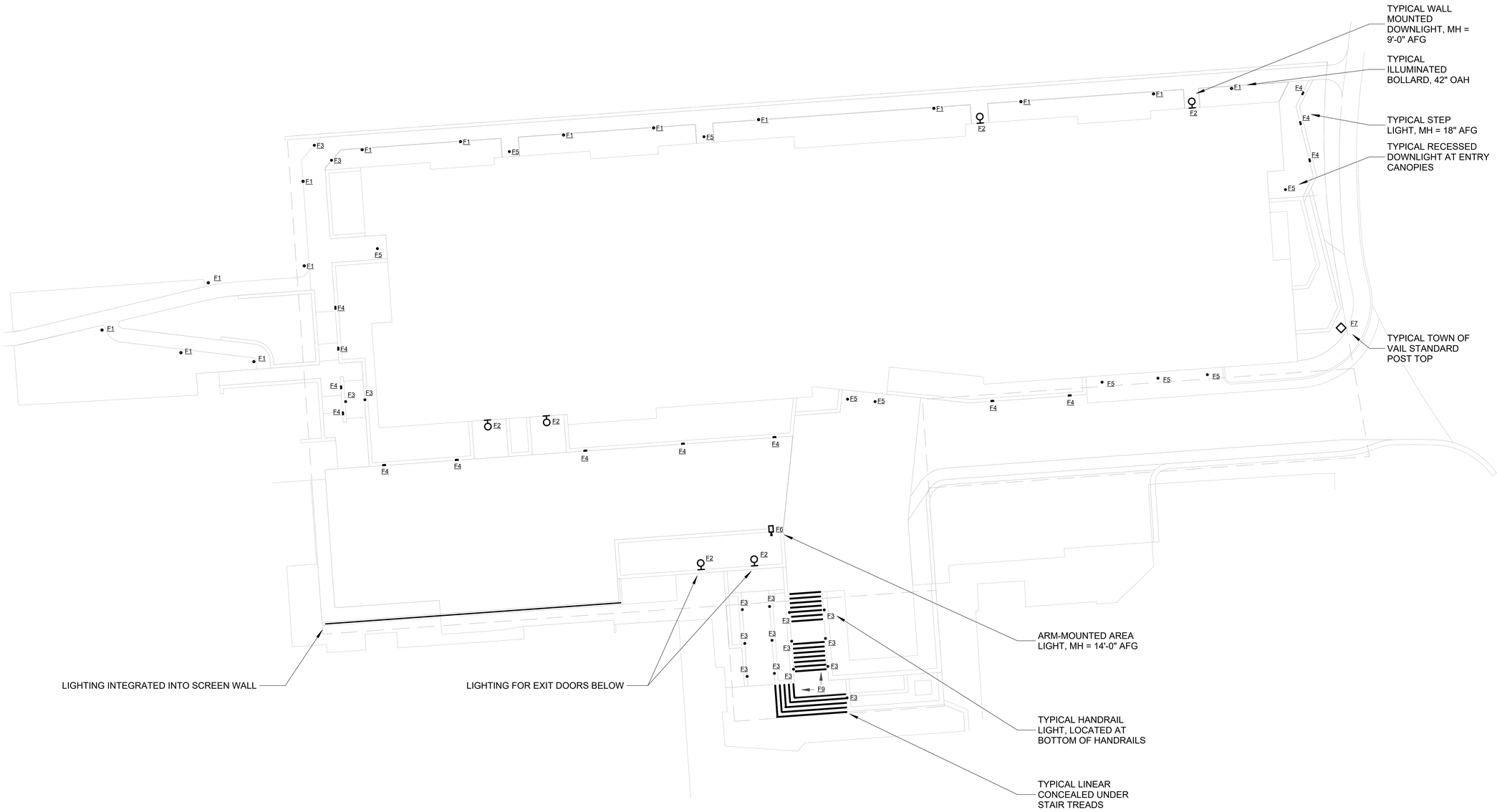
LIGHTING | OVERALL LIGHTING PLAN

LT.001

SCALE: 1" = 10'-0"

SITE LIGHTING GENERAL NOTES:

1. [redacted]
2. [redacted]
3. [redacted]



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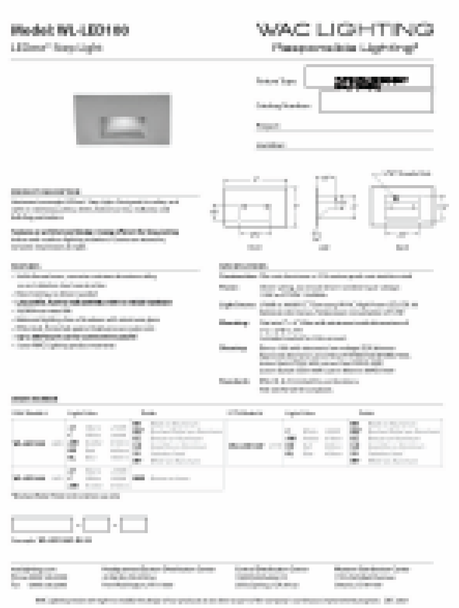

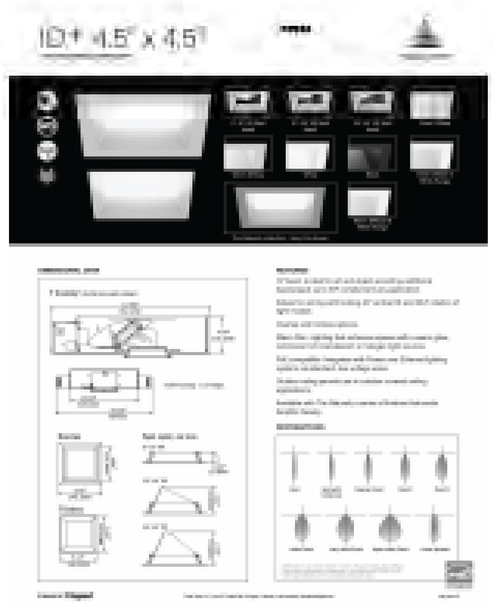

TOWN OF VAIL

2399 North Frontage Road West
Vail, CO 81657
www.vail.gov/government/departments/fire

Fire and Emergency Services
Main 970-479-2250
Fire Prevention 970-477-3536

New Building/Remodel Plan DRB Submittal Checklist

Submittal Process: ***Effective January 1, 2025, all plan submittals must include this completed checklist with DRB submittals and uploaded to the documents section of Project Dox.***

Besides all other applicable International Fire Codes, NPFA Standards, and other ICC codes, the following items are required for a New Building/Remodel Plan DRB Submittals for VFES Fire Code Officials to review a building plan properly. Failure to provide the following may require a plan to be marked as "Corrections Required" and require a resubmittal. All submittals shall specifically be labeled plan sheets that are detailed to the following requirements:

Project Name: Lionshead Circle Residences

Commercial Project	☑	Residential Project	☐	Fire Sprinkler (New)
New Project	☑	Remodel Project	☐	Fire Sprinkler (Retrofit)

General DRB Drawing Submittal Requirements for Fire Review:

- ☑ **Electronic plans in .pdf format. Please submit files in an unlocked and unsecured state for plan review**
- ☑ The building construction type(s), separation requirement(s), intended occupancy use, type fire sprinkler system
  - o Fire Sprinkler Retrofit will follow TOV IRC Amended Code R309.1.1 and R309.2.1
- ☑ The building(s) **total square footage**, including all levels and calculated fire-flow requirements per IFC, Appendix B
- ☑ The building(s) general overall height and each level to the lowest level of fire department access roadway(s)
- ☑ Fire apparatus access roads and turnaround areas per IFC Sections 503 through 503.6 and Appendix D

- ☑ Firefighters access walkways from fire apparatus access roads to exterior doors and openings per IFC Sections 504.1through 504.3
- ☑ Fire hydrant locations (existing or new), illustrating distances to the building(s) front side, spacing between each hydrant, per IFC Appendix C
- ☑ Snow management plan for fire apparatus access road(s), hydrant(s), firefighter pathway(s), egress path (s) buildings FDC(s) and utility isolation control(s)
- ☑ Landscape areas near or around fire apparatus access roads and walkways – illustrating the mature state of the landscape
- ☐ Landscape management written plan for fire apparatus access road(s), hydrant(s), firefighter pathway(s), egress path (s), buildings FDC(s), and utility isolation control(s) **– Provide in Documents Section of Project Dox at time of building permit**
- ☑ Buildings egress discharge(s) to public way
- ☑ Proposed vegetative and landscape roof designs
- ☑ When applicable, the location of Fire Command Center(s), per IFC Section 508
- ☑ Proposed location of fire sprinkler riser room and FDC proposed location(s) Locations of gas meter(s) and main electrical meter(s), per Town of Vail Amended Code
- ☑ Proposed location of *outdoor* fireplace features, heaters, cooking appliances, or any other open flame devices
- ☑ Proposed locations of **Electric Vehicle Charging Stations** and main isolation switch(s)
- ☑ Proposed locations of **Powered Micromobility Devices** storage and charging area(s), per IFC 322.4
- ☑ Proposed locations **Energy Storage System** and main isolation switches
- ☑ When applicable, the building(s) stationary generator and fuel type and the exhaust location
- ☑ Proposed locations **Solar Photovoltaic (PV) Power Systems** and access points
- ☑ Proposed locations **Emergency and standby power systems** (generators) and fuel type, per IFC Section 1203, NFPA 70, 110, and 111
- ☑ Any other relevant information at the DRB stage for fire review

08-27-2025

Fire & Emergency Services
2399 North Frontage Road West
Vail, CO 81657

RE: New Building Plan DRB Submittal

1. Electronic plans in .pdf format. Please submit files in an unlocked and unsecured state for plan review.

   Confirmed, please see linked submittal

2. The building construction type(s), separation requirement(s), intended occupancy use, type fire sprinkler system.

   Please refer to Building Code Summary on sheet G.001.

3. The building(s) total square footage, including all levels and calculated fire-flow requirements per IFC, Appendix B.

   Please refer to Building Code Summary on sheet G.001 for building total square footage.

   Per Appendix B of the IFC, B104.1, Exception 1. The fire -flow calculation area of buildings of Types IA and IB construction shall be the area of the three largest successive floors.

   The 3 largest successive floors are P3 – P1 and total 71,806 sf.

   Table B105.2 - Required Fire Flow for Buildings other than 1 and 2 Family Dwellings, Group R-3 and R-4

Automatic Sprinkler System	Min. Fire Flow (gpm)	Flow Duration (hours)
Section 903.3.1.1 IFC	25% of the value in table B105.1(2) (3,000 gpm)	B105.1(2) at the reduced flow rate

   *the reduced fire flow shall not be less than 1,000 gpm

   Table B105.1(2) Reference Table for Tables B105.1(1) and B105.2

Fire-Flow Calculation Area (sf)	Fire Flow (gpm)	Flow Duration (hours)
70,901-83,700	3,000 x 0.25= 750*	2

   *per table B105.2, the reduced flow rate cannot be less than 1,000 gpm

   Per Appendix B, the fire flow is 1,000 gpm with a flow duration of 2 hours.

4. The building(s) general overall height and each level to the lowest level of fire department access roadway(s).

   Please refer to Building Code Summary on sheet G.001.

5. Fire apparatus access roads and turnaround areas per IFC Sections 503 through 503.6 and Appendix D.

   Please refer to sheet A.053 Fire Access Diagrams for access roads and turnaround areas. Turning Performance Analysis is per the Pierce 100AAT Aerial Fire Truck.

3003 LARIMER ST
DENVER, CO 80205
(303) 861-5704
OZARCH.COM

Per IFC 503.1.1 Building and Facilities, the fire apparatus access shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet where any of the following conditions occur:
    a. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

The fire apparatus access does not extend to within 150 feet of all portions of the facility or exterior walls of the first story of the building. There is a 91' portion of the building that is not within the 150 foot fire apparatus access. Please consider Exception 1.a. of the IFC in this instance as the building will be equipped with an approved automatic sprinkler system.

503.2.1 Dimensions
Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

All fire apparatus access roads are a minimum 20 feet wide and no building projections extend into fire apparatus access roads.

D103.1 Access road width with hydrant

No hydrant is located on the fire department access road

D103.2 Grade
Fire apparatus access roads shall not exceed 10% grade

Confirmed, refer to sheet C.002

D103.4 Dead ends
Dead-end fire apparatus access roads in excess of 150' shall be provided with width and turnaround provisions in accordance with Table D103.4

Turnaround provisions per Table D103.1 are not required. Refer to sheet A.053 for fire apparatus access turnaround and dimensions.

D103.6.1 Roads 20 to 26 feet in width
Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide

Signs are indicated on both sides of the fire apparatus access, please refer to sheet A.053.

D104.1 Buildings exceeding 3 stories or 30 feet in height
Buildings or facilities exceeding 30 feet or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

Fire apparatus access roads are provided to the South and East (East Lionshead Circle) of the building.

D104.2 Buildings exceeding 62,000 square feet in area
Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.
Exception: Projects having a gross building area of up to 124,000 sf that have a single approved fire apparatus access road with all buildings are equipped throughout with approved automatic sprinkler systems.

Fire apparatus access roads are provided to the South and East (East Lionshead Circle) of the building. The building is equipped with an approved automatic sprinkler system.

D105.1 Aerial Fire Apparatus Access Roads
Where the vertical distance between the grade plan and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
Exception: where approved by the fire code official, buildings of Type IA, IB or IIA construction equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1 and having firefighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces.

As noted in the Building Code Summary, the Building Construction Type is IB and is equipped throughout with an approved automatic sprinkler system. There is also firefighter access through several enclosed stairways that can be equipped with a Class I standpipe at the lowest level of fire department access. Please consider the Exception.

6. Firefighters access walkways from fire apparatus access roads to exterior doors and openings per IFC Sections 504.1through 504.3.

504.1 Required Access
Exterior doors and openings required by this code or the IBC shall be maintained with ready access for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided where required by the fire code official.

Emergency access is provided around the entire building at grade. All paving for walkways is snow melted to maintain year-round access. Please refer to sheet A.053 for emergency access points to building and sheet A.052 for snow melt area diagram.

504.2 Maintenance of exterior doors and openings.
Exterior doors and openings shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words "THIS DOOR BLOCKED." The sign shall consist of letters having a principal stroke of not less than 3/4" wide and not less than 6" high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. Exit and exit access doors shall comply with Chapter 10. Access doors for high-piled combustible storage shall comply with Section 3206.7.

No doors are to be eliminated at this time since this is a new building.

504.3 Stairway access to roof

New buildings four or more stories above grade plane, except those with a roof slope greater than 4 units vertical in 12 units horizontal, shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with Section 1011.12. Such stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where the roof is a vegetative roof, includes a landscaped roof area, or is used or for other purposes, stairways shall be provided as required for such occupancy classification.

Stairway access is provided from the fire department access to the roof deck on the west tower. No other roofs are accessible because the slope is greater than 4/12. There is a small percentage of roof that is low slope roof. Please refer to roof plan on sheet A.108.

7. Fire hydrant locations (existing or new), illustrating distances to the building(s) front side, spacing between each hydrant, per IFC Appendix C

Appendix C - Fire Hydrant
Locations and Distribution
Table C102.1 Required Number and Spacing of Fire Hydrants*

Fire Flow Req. (gmp)	Min. # of Hydrants	Average Spacing between Hydrants (feet)	Max. distance from any point on street or Road Frontage to a Hydrant
1,750 or less	1	500	250

*The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards
**A 50% spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler systemin accordance with Section 903.3.1.1 of the IFC

Please refer to sheet A.053 for existing fire hydrant locations and distances.

8. Snow management plan for fire apparatus access road(s), hydrant(s), firefighter pathway(s), egress path (s) buildings FDC(s) and utility isolation control(s)

Please refer to sheets A.052, A.053, and A.060 for fire apparatus access roads, hydrant locations, firefighter pathways, egress paths, building FDC's and utility isolation controls. All hardscape surfaces and walkways on the site will be snow melted to allow for year-round ingress and egress for emergency activities.

Emergency Power Off (EPO) will be located at the northeast corner of the building next to the utility meters. Please refer to sheet A.053.

9. Landscape areas near or around fire apparatus access roads and walkways illustrating the mature state of the landscape

Please refer to landscape sheets indicating planting. All planting is depicted is at the mature state.

10. Landscape management written plan for fire apparatus access road(s), hydrant(s), firefighter pathway(s), egress path (s), buildings FDC(s), and utility isolation control(s) – Provide in Documents Section of Project Dox at time of building permit.

Landscape management written plan will be provided at time of building permit.

The Lionshead Circle Residences project features extensive landscaping in the areas surrounding the proposed building that integrates into Vail Village and Lionshead Circle. The building uses raised planters to add pedestrian scale and seasonal vibrancy, placing shrubs and perennials to the extent practicable while following WUI, Fire-resistance, & Town best practices. The planting palette is included in this submittal's drawings and focuses on high alpine native plantings that are drought tolerant and commonly used throughout the Village for consistency. Landscape is enhanced at building entry points and focused pedestrian circulation nodes.

Most of the southern portion of the site is dedicated to fire and vehicular access. This area features enhanced pavers and low retaining wall planters around the perimeter. To the south, this area steps down and features both step and ramp access. To the West, a ground-level landscape area features larger trees. Plant material shown is at mature size, to address Fire Department concern to any interference with aerial apparatus access. Plants have been chosen so that they will not interfere with Fire department access needs.

The rooftop features an outdoor deck with multiple amenities. Two spas, a sauna, kitchen, firepit and multiple lounge and table seating options fill this space. The roof deck will be raised around the spas, to increase the water depth and avoid lowering ceilings to floor below. Materials will match architecture and take inspiration from 'Modern Mountain' design aesthetics, featuring clean lines, natural stone and other enhanced finishes.

11. Buildings egress discharge(s) to public way

    Please refer to sheets A.060 and A.061.

12. Proposed vegetative and landscape roof designs

    Please refer to sheet A.001 for roof plan indicating landscaped areas.

13. When applicable, the location of Fire Command Center(s), per IFC Section 508

    Fire Command Center not required because the building is not a high rise or larger than 500,000 sf per 2024 IBC

14. Proposed location of fire sprinkler riser room and FDC proposed location(s) Locations of gas meter(s) and main electrical meter(s), per Town of Vail Amended Code
    Fire sprinkler riser room is located on the southeast corner of Level P2. It is directly across the drive aisle to the northeast stairs that opens to the exterior at grade which allows easy access to Lionshead Circle Drive, please refer to sheet A.099.

    Fire Department Connection (FDC), Gas and Electrical Meters are located on the northeast corner of the building. Please refer to sheet A.053 for location.

15. Proposed location of outdoor fireplace features, heaters, cooking appliances, or any other open flame device.

    Please refer to sheet A.001 and A.107 for roof deck amenities which include (1) gas fireplaces and (2) grills. Heaters will be located on the noncombustible trellis over the east side of the roof deck as well. Please refer to sheet A.101 for outdoor deck at level 1 which will include (1) gas fireplace and heaters. There are (2) large balconies on level 6 that will include some landscaping, (2) grills, and a noncombustible trellis, please refer to sheet A.106

16. Proposed locations of Electric Vehicle Charging Stations and main isolation switch(s).

    Electrical Vehicle and Electric Vehicle Capable Charging Stations are indicated on levels P1-P3, please refer to sheets A.098 – A.100. The 8 required Electrical Vehicle Charging Stations are located as close to the garage entrance as possible in case of an emergency. The 80 required Electric Vehicle Capable stalls are located as close to the entrance as well and extend down into level P3. An Emergency Power Off will be located on the northeast corner of the building at level 1, please refer to sheet A.053.

17. Proposed locations of Powered Micromobility Devices storage and charging area(s), per IFC 322.4.

    Powered Micromobility Device storage is preliminarily located at the Fire Access Drive Level (P1), please refer to sheet A.053. Doors with direct access to the Fire Access Drive are provided.

18. Proposed locations Energy Storage System and main isolation switches.

    No energy storage locations are proposed.

19. When applicable, the building(s) stationary generator and fuel type and the exhaust location.

    Generator is located on level P1 near the garage entry and next to the stair core on the northeast corner of the site, see sheet A.099. The generator fuel type is Deisel, and the exhaust location will be at the roof.

20. Proposed locations Solar Photovoltaic (PV) Power Systems and access points.

    No PV Power Systems are planned for the development currently.

21. Proposed locations Emergency and standby power systems (generators) and fuel type, per IFC Section 1203, NFPA 70, 110, and 111.

    The only Emergency and Standby power system is the generator per item 19 above.

Sincerely,

OZ Architecture, Inc.
Becky Stone
Partner

TOWN OF VAIL

ACTION FORM

Design Review Board (DRB)
Department of Community Development
75 South Frontage Road West
Vail, CO 81657
Tel: 970-479-2139
www.vailgov.com

Project Name:	Telemark Ventures LLC 2025 (New Construction)	**Application Number:**	DRB25-0343
Application Type:	New Construction	**Date Applied:**	08/20/2025
Project Description:	A request for the final review of a design review application for the new construction of the Lionshead Circle Residences, located at 500 and 534 East Lionshead Circle, Lots 1 and 2A, Tracts M, L & K, Block 1, Vail Lionshead Filing No. 1.		

CONTACTS

Contact Type:	Applicant		
Full Name:	Ruther Associates LLC (George Ruther)		
Address:	PO Box 6516 P.O. Box 6516 Vail, CO 81658-6516	**Phone:**	9703762675
Contact Type:	Property Owner		
Full Name:	TELEMARK VENTURES LLC		
Address:		**Phone:**	None
Contact Type:	Property Owner		
Full Name:	BATTLE MOUNTAIN LLC LAUNCH DEVELOPMENT INC		
Address:	9744 NW CONANT AVE KANSAS CITY, MO 64153-1832	**Phone:**	None
Project Address:	534 E LIONSHEAD CIR (210106308017)		
Job Site Location:			

Legal Description:	**Subdivision:**	VAIL LIONSHEAD FILING 1	**Lot:**	2 & 3	**Block:** 1
Parcel Number:	210106308017				

BOARDS/STAFF ACTION

Motion By:	Kjesbo	**Action:**	Approved
Second By:	Roth		
Vote:	4-0	**Date:**	10/15/2025

Conditions:

See attached conditions document.

Planner: Greg Roy

CONDITIONS OF APPROVAL

Community Development Department
75 South Frontage Road West
Vail, Colorado 81657

Case No.: DRB25-0343
Project Address: 534 E LIONSHEAD CIR (210106308017)
Project Name: Telemark Ventures LLC 2025 (New Construction)
Project Description: A request for the final review of a design review application for the new construction of the Lionshead Circle Residences, located at 500 and 534 East Lionshead Circle, Lots 1 and 2A, Tracts M, L & K, Block 1, Vail Lionshead Filing No. 1.

TERMS OF PERMIT ISSUANCE*:*

WARNING! THIS IS NOT A BUILDING PERMIT.

1. **Work Prohibited Prior to Permit Issuance**. No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Permit and/or any other required permit (e.g., building permit).
2. **Design Review Board approval.** Shall not become valid for twenty days following the date of approval, pursuant to the Vail Town Code Chapter 12-3-3 Appeals.
3. **No changes**. No changes to these plans may be made without the written consent of Town of Vail staff and or the appropriate review committee(s).
4. **Case Expiration.** Approval of this project shall lapse and become void one (1) year following the date of final approval, unless a building permit is issued, and construction is commenced and is diligently pursued toward completion.
5. **Conditions of approval.** This permit is issued subject to compliance with the attached Conditions of Approval. Failure to comply with the conditions of this permit may result in a civil fine pursuant to the Town Code.

NOTE: This document serves as the Conditions of Approval for this project. Issuance of a permit for this project does not allow construction or use outside of the project description, or terms or conditions; nor shall it be construed to be an approval of a violation of any provision of any Town policy, ordinance or other governmental regulation.

Attachment A

CONDITIONS OF APPROVAL
CASE NO. # DRB25-0343

- With the conditions added by the PEC

- End of Conditions -

RUTHER ASSOCIATES LLC
P.O. Box 6516, Vail, CO. 81658
(970) 376-2675
george@rutherassociates.com

To: Vail Town Council
From: Telemark Ventures, LLC and Vail Property Group, LLC, represented by Ruther Associates LLC and OZ Architecture
Date: December 16, 2025
Re: TC25-0009 - Appeal of DRB25-0343 – Lionshead Circle Residences

I. Purpose

The purpose of this memorandum is to provide a written response to the appeal of the unanimous decision of the Town of Vail Design Board approving the design review application (DRB25-0343) for the Lionshead Circle Residences, located at 500 and 534 East Lionshead Circle, Vail, Colorado.

According to the Appeal Form filed under TC25-0009, the appellant alleges that the approval of DRB25-0343,

1. *"…could forever prevent the Lionshead Redevelopment Master Plan from being fully achieved given Telemark's negative impact on the ability to potentially ever redevelop the Lionshead Arcade."*
2. *"…the Lionshead Redevelopment Master Plan…would not be achieved if the Lionshead Arcade's redevelopment is negatively impacted as suggested by Telemark's project being done by itself and perhaps not simultaneously.",* and
3. *"…the Town of Vail rules and regulations, Design Review Board rules and regulations, and the Lionshead Redevelopment Master Plan itself…regarding this Board's power and authority to require rejection of or change to Telemark's project based on precluding another Lionshead Redevelopment Master Plan component."*

Of significance, nowhere in the appellant's arguments do they allege that the approved Lionshead Circle Residences fail to comply with the adopted architectural design guidelines and standards of the Town of Vail or the adopted architectural design guidelines adopted for Lionshead Village, specifically.

II. Background

Telemark Ventures, LLC and Vail Property Group, LLC, represented by OZ Architecture and Ruther Associates LLC, submitted a design review application to the Town of Vail Design Review Board for approval of the new Lionshead Circle Residences. The Lionshead Circle Residences is a new multiple-family development containing thirty-seven (37) residential dwelling units in Lionshead Village. The new dwelling units are situated atop a fully enclosed, below-grade parking garage. This new multiple-family development was designed and approved in full compliance with the recommendations of the Lionshead Redevelopment Master Plan and the provisions of the Lionshead Mixed Use 1 District.

A copy of the Town of Vail Planning and Environmental Commission and Design Review Board application submittal materials, approved development plans, and minutes of the public hearings is maintained in the Town of Vail Community Development Department's public records.

III. Summary of Compliance with the Adopted Architectural Design Guidelines

The applicants submitted the proposed design review application to the Town of Vail Design Review Board at least three times. Each time, the applicant's design team responded positively to the Board's questions, as shown in the public record. Additionally, the applicant requested a minor design deviation from the adopted Lionshead Architectural Design Guidelines. The process for approving this deviation was followed, demonstrating compliance with the review criteria, and the Town of Vail Design Review Board recommended approval to the Town of Vail Planning & Environmental Commission. Consequently, the Planning & Environmental Commission approved the proposed development plan as presented.

Approved Perspective of the Lionshead Circle Residences as Viewed from the Lionshead Village Mall

As demonstrated in the approved development plan set, the approved Lionshead Circle Residences comply with the adopted architectural design guidelines. Since the appellant has failed to identify any specific design guideline that is not met, it is difficult for the applicant to address any particular concern or allegation. Generally speaking, however, the approved Lionshead Circle Residences comply with the following requirements:

- The purpose and intent of the adopted architectural design guidelines,
- The requirement to establish a base, middle, and top of the building,
- The use of exterior materials that match the character of the neighborhood,
- The use of earth-toned exterior materials and colors,
- A site plan that responds to the existing topography of the development site and surrounding structures.
- Roof forms and building masses that are proportionate to existing and future buildings in the nearby area.
- A landscape plan that fully adheres to the wildfire reduction recommendations of the Vail Fire Department, and a planting plan that offers visual and aesthetic interest throughout the year and across seasons.
- Horizontal and vertical articulation in the building mass to avoid large, unbroken, and monotonous wall surfaces.
- Architectural details and features consistent with development near the Lionshead Circle Residences.

Approved West Looking Perspective of the Lionshead Circle Residences

Once again, it is hard to go beyond general statements because the appellant has not provided specific examples of non-compliance with the established architectural design guidelines. Importantly, the Town of Vail Design Review concluded that the proposed plans met the architectural design guidelines after multiple rounds of review.

A complete set of approved development plans is kept in the public record files of the Town of Vail Community Development Department for reference.

IV. Recommended Findings

Based on the review of the Appellant's information presented in the Appeal Form filed under TC25-009, the public record of the development review proceedings of the Design Review Board leading to the unanimous approval of DRB25-0343, and the evidence and testimony presented, the Vail Town Council finds that:

1. The appellant has failed to demonstrate that the Lionshead Circle Residences somehow prevents the future redevelopment of the Lionshead Arcade property,
2. The approval of the Lionshead Circle Residences does not preclude the goals and objectives of the Lionshead Redevelopment Master Plan from being achieved, and
3. The Town of Vail Design Review acted within its authority. In doing so, the Board properly reviewed and approved DRB25-0343, taking into account the applicable elements of the Lionshead Redevelopment Master Plan.

Approved Architectural Elevations with Approved Exterior Materials