



Alpine Bank

Avon

10 W. Beaver Creek Boulevard
P.O. Box 7330
Avon, Colorado 81620
970-949-3333
Fax 970-949-3263

December 12, 2016

Honorable Mayor and Town Council
Town of Avon
P.O. Box 975
Avon CO 81620

Re: Avon Hotel Project
Lot B, Avon Center at Beaver Creek, Town of Avon

Dear Mayor and Council:

Alpine Bank is sending this letter to the Council as the owner of Lot 55, Block 2, Avon Center at Beaver Creek ("Lot 55") in connection with the Council's consideration of an application by SilverStar Rentals and Property Management ("SilverStar") for approval of a major development plan for Lot B, Avon Center at Beaver Creek ("Lot B"), as part of the approval of a new hotel on Lot B.

Alpine Bank supports SilverStar's hotel project and welcomes this addition to the Town of Avon. The Bank has engaged in discussions with Keith Hampton as the representative of SilverStar and has received and reviewed the Parking Management Plan dated November 30, 2016, and the Addendum to Parking Management Plan – Lot B dated December 8, 2016. The Bank believes that the Plan and Addendum, if properly implemented by all the affected users, will address the Bank's present need for parking on Lot B. However, the Bank wishes to have the assurance of the Town that the development plan approval will not impact uses by right or vested rights of the Bank as the owner of Lot 55.

Attached as exhibits to this letter are 1) Lot 55 LTD's (as the then owner of Lot 55) letter dated December 3, 1992, addressed to Rick Pylman as Director of Community Development and acknowledged by Mr. Pylman on behalf of the Town, 2) the recorded Reciprocal Easement Agreement dated October 3, 1992, and recorded at Reception No. 497429, an unrecorded copy of which was attached to the December 3, 1992, letter and 3) Staff Report to Planning and Zoning Commission dated April 6, 1993, including record of Planning and Zoning Action. It is recited in the fourth paragraph of that document that the submitted site plan with 30 outside parking spaces plus 15 structured spaces met the Town parking requirement and that "the criteria of 75 parking spaces was met through a parking agreement with the Avon Center." In

other words, the Final Design Review approval of the site plan was premised upon the availability of 30 additional parking spaces on Lot B for the benefit of Lot 55.

It is therefore respectfully requested that any approval of SilverStar's application include a recognition of both the uses by right and vested rights of Alpine Bank, as the owner of Lot 55 to the benefits of the April 6, 1993, Final Design Review Approval, including the Town's acknowledgement therein of the rights of the owner of Lot 55 under the Reciprocal Easement Agreement, notwithstanding the Bank's acceptance of the Parking Management Plan. It is also respectfully requested that this letter be made a part of the permanent record of the Council meeting.

Yours very truly,

ALPINE BANK

By: 

BN:jwd