

## HERMOSA INN

### 2015 AMENDMENT TO SPECIAL USE PERMIT

The prior amendment to the Special Use Permit was done in September 2014. Allred's Hermosa Inn, LLC (Ron Allred) purchased this historic, boutique hotel in 2015. Shortly after acquiring the property, Ron Allred began a multi-year plan to upgrade the Hermosa Inn. In the summer of 2015, work began on a new arrival area and refurbishing of several rooms; this work will be soon completed. The second phase of the upgrade is scheduled to start in May 2016. As Mr. Allred has gotten more familiar with the property, he has decided that a few changes to the approved plan would better achieve his goal of creating one of the finest boutique hotels in the country.

Mr. Allred has been at the property almost every day during the ongoing construction project. During his walks around the property, he has focused on changes that will make Hermosa Inn ever better than what was envisioned by the 2014 approved SUP. For example, the vegetable/herb/fruit garden on the north side of the property will be kept; a minor reconfiguration of the parking area and a slight re-orientation to the new guest rooms in the northwest corner of the property will allow the garden to be retained.

The number of rooms (49) will remain the same. No new uses are being requested. The conditioned space will not exceed what is currently approved. The total proposed lot coverage will not exceed what is currently approved. The number of parking spaces will remain the same. The proposed chapel (# 26) will be removed and the free-standing fitness building on the 2014 plan will be eliminated and the spa building will be expanded to accommodate the fitness component. All of the buildings near the center of the site (# 19, 25, 26) will be single story with a maximum height of 26 feet; the architecture and color of these new buildings will be consistent with existing structures. The material palette of all modified buildings will match existing structures. All lighting will comply with the Town's requirements. The new and modified buildings will not impact on-site drainage. The number of separate structure will be not be increased. In short, the proposed revisions to the site plan will not have any material impact on the adjoining property owners.