

September 3, 2025

Re: Special Use Permit for Gypsum Hotel Partners

Mr. James Wooldrige

Town of Gypsum

Dear James:

Pursuant to our discussion, we are hoping to construct a 140-room Hilton branded hotel at 215 Lindbergh Drive in Gypsum.

We are hereby requesting a special use permit with the following **conditions**:

- No more than 50% of rooms may be used for stays of between 30 and 360 consecutive days.
- If the development is approved for up to 140 guest rooms, not more than 70 rooms at any time may be used as long-term lodging, and at least 70 rooms will be available at all times for short-term stays of 29 days or fewer.
- If fewer than 140 guest rooms are built, the 50% requirement will apply to the total number of guest rooms. Guests will not be moved from one guest room to another guest room in order to circumvent the limitation on stays or the percentage limitation on long-term rooms.
- All guest rooms used for stays of 30 to 360 days will be equipped with kitchen facilities within individual units and living and sleeping areas.
- No later than March 1 of each year after issuance of a Certificate of Occupancy, the Applicant will provide the Town Community Development Director with an accounting of the total number of stays in the prior calendar year, the total length of each stay, the total number of guest rooms available for long-term and short-term stays, and an affirmative statement that guests were not moved from one room to

another to circumvent the limitation on stays or the percentage limitation on long-term rooms. The Applicant will provide all additional information requested by the Town to confirm compliance with the terms and conditions of the Special Use Permit.

Expiration. We anticipate starting construction in late Q1 2026 with a completion in Q4 2027 (+/- 20 month construction cycle). We would request that this permit be valid until February 28, 2028 to give us a little cushion.

Renewal. We would request that the permit be automatically renewed and not revoked provided we are in compliance with the conditions listed above without violation.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Chris Manley". The signature is written in a cursive style with a large, sweeping initial "C".

Chris Manley

Owner

Cc: Bryan Desmond, Desmond Home Builders