

# Hoganwerks INC.

Your Source for Snowmass Village  
Complete Home & Condo Renovation

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## NOTIFICATION OF AVAILABILITY FOR PURCHASE

Owners within the  
**TOWN OF SNOWMASS VILLAGE**  
have an exclusive opportunity  
to submit offers for purchase of a  
**SOCIAL INTEREST IN THE TIMBERS CLUB**  
from January 24, 2009 to February 23, 2009

Please contact Garrett Reuss at  
970-379-3458 for further details.



## Snowmass Base Village

For Lease:

**Lower Level Restaurant  
Space 2,000-4,000 Sq Ft.**

Contact Matt Foley at 970.922.2850  
for more information.

## REAL ESTATE NEWS by Rick Griffin



### REMODELING: COST VS. RESALE VALUE

Data provided by Remodeling Magazine's latest Remodeling Cost vs. Value Report shows four projects that return the greatest profit at resale nationwide. This year, your home's curb appeal is at the top of the most profitable remodeling projects. Replacing your old siding with "green" insulation siding will provide an 83.2 percent return, while installing a new wooden deck or wood windows throughout will get you 81.2 percent back from your expenses.

This is not the year for big indoor remodeling projects. With construction costs still high and home sales slowing down, it's better to put off that luxury bath remodel if you are planning to sell your home this year. The one project that still holds value is the minor kitchen remodel. Replacing cabinet doors, flooring, sink and faucet, and upgrading your stove will bring you back 83 percent of your outlay.

In a market where property values are readjusting, remodeling can potentially help your home stand out among the crowd. To make sure your project will be cost effective call me or your real estate professional.

For professional advice on all aspects of buying or selling real estate call

**Rick Griffin, Broker**  
**Joshua & Co., Snowmass Village**  
**(970)379-5800 or 1(800)424-4447**  
**Rick@RickGriffin.net**

## POWDER PERFECTION



**Robin Smith/Snowmass Sun**  
Creekside resident Kelly Beairsto finds a line of untracked snow the day after our last big dump. While sunny skies have prevailed of late, a new storm could be moving in by the weekend.

# Decision on Little Nell permit put on hold

By Ashlee Fairey  
Sun Staff Writer

A final vote on the amendments to the Little Nell Snowmass (Building 8) was slated to take place this week during the Town Council meeting, but due to some vagueness regarding operations in the transit center as well as in the language of legal agreements, council tabled Related WestPac's application for a building permit until its next meeting.

In response to Town Council's insistence on bringing the vertical transit element of the arrival center online for next season, Related WestPac has proposed, in exchange for approval on Building 8 changes, to build two elevators and an escalator that would bring visitors from the parking garage to Base Village level, as well as public restrooms, lockers and a temporary arrival building.

Council and staff were concerned, however, about possible ice buildup on the driveways, problems in heating the arrival building and whether or not RFTA buses could actually fit into the allotted space. David Peckler, the town's transportation director, and RFTA officials are scheduled to meet this week to verify the buses will have adequate room.

Councilmen Reed Lewis and

**"We are more than ready to meet requirements so the transit center is ready for next November."**

– Scott Stenman, vice president of development for Related WestPac.

John Wilkinson were also wary of the proposed single escalator that would rise in the morning and descend in the late afternoon. "I want to have the opportunity to put in four escalators, although not at this moment," said Wilkinson. "I'm not sure if one will be enough."

Wilkinson was also anxious to ensure the creation of an aesthetic facade on the temporary arrival building, and the language in Related WestPac's development agreement regarding the facade was too indefinite for council's taste to move forward.

"We are more than ready to meet requirements so the transit center is ready for next November," said Scott Stenman, vice president of development for Related WestPac.

Although the developer expressed full cooperation, company representatives were also nervous about the postponement. "One thing we have used up is time," said Jim D'Agostino, Related WestPac's sen-

ior vice president of construction. "If we start (building the vertical element) tomorrow, it would be finalized by Nov. 10." As the transit center is expected to be completed by Nov. 26, in time for the start of next ski season, further delays could push that deadline back.

Related WestPac is awaiting a building permit to secure financing for the Little Nell. As time progresses, the developers worry their opportunity to obtain funding dwindles.

"There are too many little details that I'm sure can be worked out," John Wilkinson said, "but I want to see them worked out with staff."

The second reading and final vote on the changes to the Little Nell will be revisited at the next Town Council meeting on Feb. 17. The meeting has been moved to a Tuesday due to the President's Day holiday.

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