

# CrestedButte **MOUNTAIN**

## CONSTRUCTION PLAN

Summer Season – 2004

### **Crested Butte Mountain Ski Area** Gunnison National Forest

Administered by  
**Gunnison Ranger District**  
Grand Mesa, Uncompahgre and Gunnison National Forest  
R2 - Rocky Mountain Region  
U.S.D.A. Forest Service

*Enclosure 2*



**Peachtree and T-Bar Lifts:**

## **Crested Butte 2**

Peachtree and T-Bar Lifts will need to be shortened if development of The West Wall condominium project is started in the summer of 2004. The bottom terminals of both lifts now sit on the West Wall land within the building envelope. The bottom terminals of both lifts will move uphill in the existing alignment. This move will put these terminals on private land owned by Crested Butte LLC.

### **Adult Beginner Shortcut Lift:**

This magic carpet lift will receive a forty-foot extension downhill at the bottom of the lift. This extension will receive walkways on both sides of the carpet as will the existing portion of the lift. This lift sits on private land owned by Crested Butte LLC.

### **Lift Painting:**

The lift painting by priority is as follows –

1. Teocalli
2. Painter Boy
3. Gold Link
4. East River (top and bottom terminals only) *grey-fc paint*
5. Peachtree (subject to construction completion)
6. T-Bar (subject to construction completion)
7. Twister

At this time two colors are being considered, the existing flat green or flat black. Crested Butte Mountain Resort will obtain USFS approval before proceeding with a color change to flat black.

### **Paradise Lift:**

The electrical transformer outside of the top terminal of Paradise Lift needs to be leveled. Removal of the transformer and the existing concrete is necessary. Leveling and compaction of the site, new concrete, and replacement of the transformer complete this project.

## OTHER CONSTRUCTION PROJECTS

### **Restaurants:**

Paradise Warming House will receive substantial maintenance to the interior and exterior. On the inside the Andiamo Bar will be remodeled; new baseboard heaters and carpet will be installed. The interior will be repainted. On the outside windows and doors will be replaced as necessary. The front of the building will be resided, and the complete exterior will be painted. The decking boards on the deck will be replaced and sealed. A new water pump will be installed for the fresh water system.





## NEWS

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### **Crested Butte Mountain Resort Closes on Largest Lot Transaction in Gunnison County History**

**(Mt. Crested Butte, COLO) July 23, 2002** - Fourteen lots closed today at Crested Butte Mountain Resort's (CBMR) ski-in, ski-out Prospect development. Total sales equal almost seven million dollars--the largest lot transaction in Gunnison County history.

*"The people who bought at Prospect could have purchased mountain land anywhere in the state," said John Norton, President and CEO of CBMR, "but chose Crested Butte because they were tired of fighting with the crowds at the interstate highway resorts and because of the beauty of the property. On Colorado's western slope generally, and in Crested Butte in particular, people enjoy the sense of having gotten away from it all."*

Not only does this sale represent the largest single transaction in the history of Gunnison County, but these lots are closing at an average price point never before achieved.

*"As well, Prospect lot sales provide a critical source of funding for local land preservation groups by virtue of a pledge made by ownership. Four percent of Prospect's gross land sales go towards open space preservation," added Norton.*

Prospect at Mt. Crested Butte has only 38 single-family homesites in its first phase offering with prices ranging from \$245,000 to \$695,000 and an average parcel size of just over one acre.

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in this EA. If and when development of Snodgrass is proposed, it will be subject to appropriate NEPA analysis. Therefore, such development is not considered further in this EA.

### 2.3.3 North Village and Other Potential CBMR Realty Development

CBMR owns about 350 acres of mostly undeveloped land north of the resort and adjacent to the Gold Link area. All of it lies within the Town of Mt. Crested Butte, and some of it is zoned for development. The existing Gold Link and Gold Link North developments comprise about 35 acres nearest to the proposed Gold Link base area. Other holdings across Gothic Road and to the north could also be developed, as outlined below.

In 1985 the Town of Mt. Crested Butte approved a proposal from CBMR for the North Village PUD. That proposal called for development of a resort village on 140 acres owned by CBMR across Gothic Road from the Gold Link area. The proposal included 1,009 condominium units, 754 hotel units, 150 townhouse units, 204,000 square feet of commercial space, and 60 acres of open space.

The North Village proposal was last reconsidered in the course of environmental analysis of CBMR's proposal to develop Snodgrass Mountain. To insure that NEPA analysis and subsequent DOA wetland permitting included North Village and potential development north of the PUD, CBMR revised the development footprint to reflect current thinking regarding village design and to substantially reduce potential wetland impacts. No unit numbers, unit densities, or commercial space projections were presented in association with this revised footprint. When the Snodgrass proposal was shelved in 1996, so was the North Village proposal, and no action has been taken on the proposal since. Therefore, it is unlikely that any development of the PUD would occur prior to 2003.

North of the proposed site of North Village, CBMR owns 50 acres zoned for various types of residential and commercial development. CBMR representatives have said that some single-family residential development on this parcel will probably occur before 2003. Formal plans are being developed for submittal to Mt. Crested Butte.

### 2.3.4 Land Exchange

Since December 1994, the USFS and the State of Colorado have been discussing the possibility of conveying state lands within the Gunnison National Forest to the USFS to consolidate federal holdings. In addition, the USFS has identified lands within CBMR's SUP boundary potentially suited for exchange to the ski area. In June 1995, the state and CBMR executed an agreement to exchange real estate. On September 10, 1996, the USFS and CBMR signed an agreement to initiate a land exchange, and the stage was set to further investigate a three-way land exchange involving these entities.

In May 1997, the GMUG National Forests initiated NEPA analysis of a proposed exchange involving nearly 7,300 acres of inholdings in the National Forest, about 875 acres of National Forest System lands in five parcels within CBMR's SUP boundary (see Fig. 4), and some further acreage of other federal lands to be traded to allow the consolidation.

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The exchange would not involve all five of the CBMR SUP parcels under consideration; the alternatives under consideration include various combinations. Parcels B, C and E were proposed in the scoping notice, but other configurations are under consideration.

The three parcels which overlap lands in this mountain development proposal are parcels C (455 acres north of Crested Butte Mountain, on slopes above the East River, which includes the proposed Gold Link base area), E (160 acres in the southwest corner of CBMR's SUP), and F (160 acres adjoining parcel C to the southeast, on the hill overlooking Gold Link and the resort's base area). If the land exchange occurs as proposed, CBMR would gain ownership of some of these parcels and would develop them in a manner consistent with applicable municipal, county and other regulations. CBMR has agreed that development of these parcels would also be consistent with prior Forest Supervisor decisions regarding ski area development. While no development plans have been formally discussed, CBMR has indicated that a maximum of 350 residential units would be constructed on all property gained through the exchange. For more information on the proposed land exchange, please contact Jim Dunn at the Forest Supervisor's office (970/874-6600).



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While there is some overlap in the lands involved in this proposal and the land exchange proposal, the Forest Supervisor determined that the two proposals comprise separate actions which would take place independently of each other and thus should be addressed in separate environmental analyses and separate decisions. In addition, separate environmental analyses will provide the clearest description of the effects of each proposal.

The basis for this decision is the *Council on Environmental Quality Regulations* regarding the definition of connected actions. According to Section 1508.25(a)(1) of the CEQ regulations, actions are connected, and should be addressed in the same analysis, if they (i) automatically trigger other actions which may require NEPA analysis, (ii) cannot or will not proceed unless other actions are taken previously or simultaneously, or (iii) are interdependent parts of a larger action and depend on the larger action for their justification. Neither this proposal nor the proposed land exchange would trigger the other. Either would proceed with or without the other; CBMR has agreed to complete this proposal, pending USFS approval, whether or not the land exchange is approved. The two proposals are not part of any larger action.

Development of any lands acquired by CBMR through the proposed land exchange may well not occur within the build-out period of this project. The prospect of some development of these parcels taking place in the reasonably foreseeable future will be considered in this analysis.