










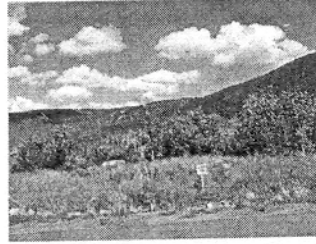




Available Sites






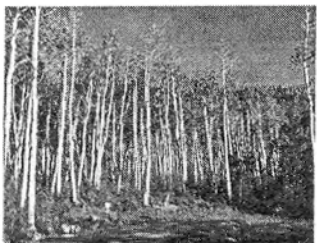






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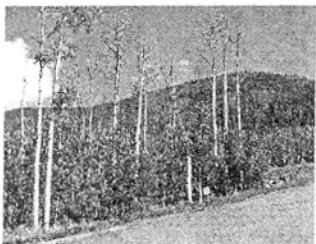



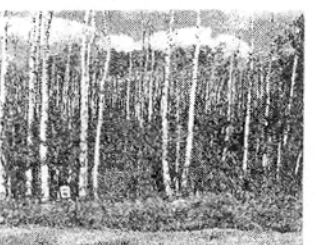

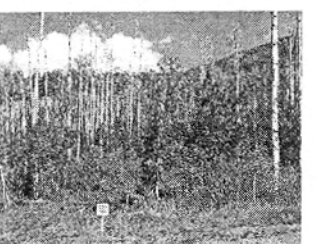
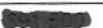


WILDEWOOD at Powderhorn Development Plan
residential mountain community

View	Site	Dimensions	Acreage	Price
	#2	10,759 sq ft	0.247	[REDACTED]
	#5	10,019 sq ft	0.230	[REDACTED]
	#10	11,282 sq ft	0.259	[REDACTED]
	#11	10,759 sq ft	0.247	[REDACTED]

				
	#12	8,668 sq ft	0.199	
	#14	9,627 sq ft	0.221	
	#18	8,712 sq ft	0.200	
	#19	9,627 sq ft	0.221	
	#20	10,019 sq ft	0.230	
	#21	10,019 sq ft	0.230	

				
	#22	10,019 sq ft	0.230	
	#23	10,062 sq ft	0.231	
	#35	11,500 sq ft	0.264	
	#37	11,238 sq ft	0.258	
	#38	11,238 sq ft	0.258	
	#39	9,453 sq ft	0.217	

				
	#40	10,454 sq ft	0.240	
	#43	10,759 sq ft	0.247	
	#44	10,846 sq ft	0.249	
	#45	11,892 sq ft	0.273	
	#46	11,761 sq ft	0.270	

Close Window



POWDERHORN RESORT

**MASTER DEVELOPMENT PLAN
PHASE I ENVIRONMENTAL ASSESSMENT**

JULY 2001



**USDA FOREST SERVICE
GRAND MESA UNCOMPAHGRE AND GUNNISON NATIONAL FORESTS
GRAND VALLEY RANGER DISTRICT**

Powderhorn 2

amount of terrain can be covered during a shorter period of time. Grooming operations would normally be carried out during nighttime hours. All other aspects of the Proposed Action (e.g. chairlifts, tree clearing, and construction) would blend in with existing ski area facilities.

The Proposed Action would result in changes to the character of the ski area by expanding the breadth and depth of existing ski area modifications. At build out, upland areas of Powderhorn would continue to meet the current VQO of "Modification." With implementation of the amendment proposed for the GMUG Forest Plan, all existing and proposed improvements would be in compliance with Forest Plan direction. If fully implemented, Alternative B is not anticipated to have a significant adverse direct, indirect, or cumulative effect on the scenic environment.

The visual effect of private land development would be as disclosed under Alternative A, but would be likely to proceed at a somewhat more rapid pace under Alternative B. The most notable impacts to visual resources would be construction of homes within the Wildewood Subdivision and construction of the Mountain View Condominiums. Other actions proposed for private lands would be renovation of the base lodge and decommissioning of the existing wastewater treatment system. The Wildewood Subdivision currently includes paved roads and utilities; complete build-out of the subdivision would involve some additional clearing for residential building envelopes and residential construction, but this would not substantially change the residential character that already exists. Likewise, the Mountain View Condominiums would be located in a previously disturbed area near existing structures. The foundation for this building is already in place and completion of construction will not significantly change the character of the base area. While anticipated base area improvements are expected to blend with existing structures and facilities, this conclusion is prefaced by the assumption that buildings will be constructed in an architectural theme and style that blends with existing structures. Overall, the base area will continue to present a suburban atmosphere though the extent of development will increase.

ALTERNATIVE C

The visual effects anticipated to result from approval and implementation of Alternative C are virtually identical to those disclosed under Alternative B. However, by precluding additional snowmaking installation, Alternative C reduces the amount of temporary scenic disturbance associated with pipeline installation. The visual effects of private land development would be as disclosed under Alternative A above.

ALTERNATIVE D

The visual effects anticipated to result from approval and implementation of Alternative D are virtually identical to those disclosed under Alternative B. However, while all clearing would occur within the same area, the substitution of four gladed trails for traditional trails may lessen the developed feel of the resort. This reduction in visual fragmentation is not anticipated to be readily apparent to the passing recreator or motorist. The visual effects of private land development would be as disclosed under Alternative B above.