

Figure 5-1: No Action Alternative

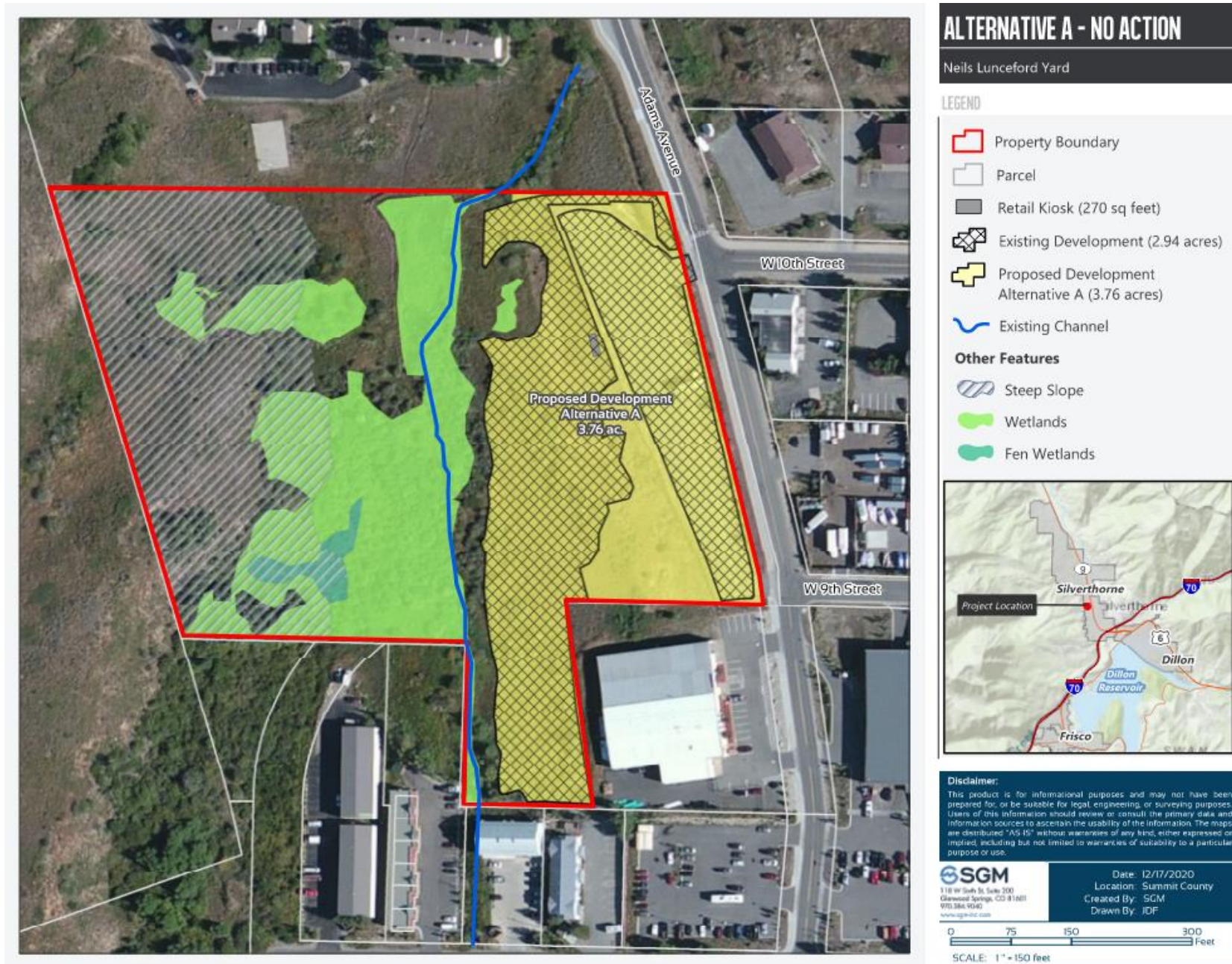


Figure 5-2: Alternative B, NWP-39

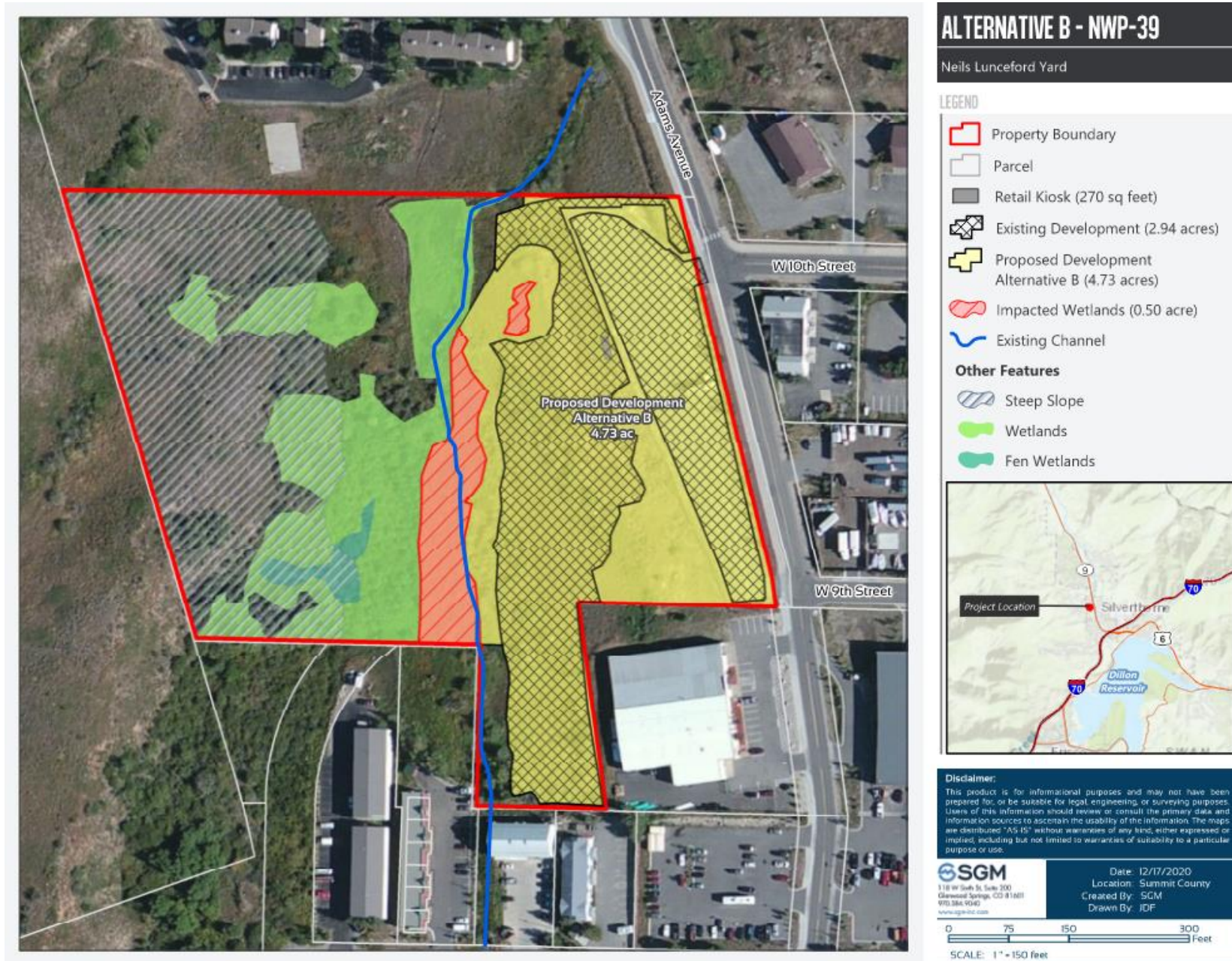


Figure 5-3: Alternative C - Proposed Action



ALTERNATIVE C - PROPOSED ACTION

Neils Lunceford Yard

LEGEND

- Property Boundary
- Parcel
- Retail Kiosk (270 sq feet)
- Existing Development (2.94 acres)
- Proposed Development Alternative C (5.71 acres)
- Impacted Wetlands (1.23 acre)
- 24" HDPE
- New Proposed Channel
- Existing Channel

Other Features

- Steep Slope
- Wetlands
- Fen Wetlands

Disclaimer:
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The maps are distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use.

SGM
118 W Steh St. Suite 300
Greenwood Springs, CO 81621
970.284.9040
www.sgmtr.com

Date: 12/23/2020
Location: Summit County
Created By: SGM
Drawn By: JDF

0 75 150 300 Feet

Summit County Property Availability Due Diligence

On January 22, 2019, Neils Lunceford Inc. received notice from the property owner of 28112 Hwy. 9 Silverthorne, CO that the lease on the property was to be terminated on April 30, 2019. Neils Lunceford had operated on this property in varying capacities since 1979. This led to an intensive property search and study of possible in and around Summit County that would allow for the continued operation of Neils Lunceford Inc. The following is a summary of the various properties and options pursued prior the eventual purchase of the property located at 981 Adams Ave. Silverthorne, CO.

- Town of Silverthorne Properties
 - 26362 Hwy. 9 Silverthorne CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=6514947>
 - Unusable due to restrictions from prior ownership of property for Town to lease property
 - Tract A Smith Ranch Subdivision
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=6517793>
 - Town would have considered temporary tree storage, but vehicle/equipment parking and business operations would not be allowed
- Town of Dillon Properties
 - 19186 Hwy. 6 Dillon, CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=4008476>
 - Town unwilling to lease property due to needs of seasonal boat and snow storage
 - 640 County Road 51 Dillon. CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=4008080>
 - Town unable to spare space for lease
- Denver Municipal Water Properties
 - TR 5-77 Sec 17 Qtr 1 Acres 114.3360
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=4008731>
 - TR 5-78 Sec 24 Qtr 1 Acres 162.0650
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=6504633>
 - Denver Municipal Water was unable to lease any of their land next to Lake Dillon
- Summit School District Properties
 - 450 Brian Ave Silverthorne CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=4008133>
 - 16201 Hwy 9 Breckenridge, CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=4009458>

- After correspondence with School Superintendent, Director of Business Services, and Principals, the school district was not interested in a lease agreement for the a portion of the unused properties and partnership with Neils Lunceford for work programs or internships
- Private Properties
 - 150 S. Adams Ave Silverthorne, CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=6518807>
 - Listed on MLS for sale
 - Silverthorne Town Core zoning would not allow for the parking of vehicles and equipment and general business operations
 - 240 S. Adams Ave Silverthorne, CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=3001760>
 - Listed on MLS for sale
 - Silverthorne Town Core zoning would not allow for the parking of vehicles and equipment and general business operations
 - 26705 Hwy. 9 Silverthorne, CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=1301079>
 - Listed on MLS for sale
 - Zoning within Summit County was A-1 which could allow for business operations, but single lane 55 MPH highway entrance/exit would require multiple acceleration/deceleration lanes which were cost prohibitive
 - 100 Fawn Ct Silverthorne, CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=601850>
 - Property was insufficient in size for business operations
 - Owner was pursuing a lease that was cost prohibitive for the property
 - 265 Brian Ave Silverthorne, CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=1500102>
 - Property was insufficient in size and cost prohibitive
 - The real estate agents quoted approximately \$6,000,000 asking price for the property
 - 591 Center Cir Silverthorne CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=4008563>
 - Zoning of property would not allow for business operations
 - Tract 1R2 (aka Tract Z) South Maryland Creek Ranch Silverthorne, CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=6518928>
 - Property would have required grading and disturbance of existing hay meadow
 - Property owners were unresponsive to lease after initial meetings
 - 716-748 Blue River Pkwy Silverthorne, CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=1500049>
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=1500025>
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=1500259>
 - Neils Lunceford currently leases these properties

- Owners of property are unsure of future of the properties and are considering development of the properties
 - Current zoning does not allow for business operations, but Neils Lunceford is grandfathered in at this time
- 19224 Hwy. 6 Dillon, CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=3000213>
 - Property was too small for all business operations
 - Owner of property unwilling to provide price for purchase, owner did not respond to purchase or lease offers
 - Site did not have public water or sewer
- 0776 Lowry AFB Camp Rd (County Road 93) Dillon, CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=3006012>
 - Listed on MLS for sale
 - Per Summit County Planning, Forrest Service restricted vehicle access and traffic for business operations to/from property
 - Water supply on site was restricted to a well that would have been insufficient for business operations
- 311 Giberson Rd Frisco, CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=6518603>
 - Owner was unwilling to discuss lease or purchase of any portion of property
- 140 Farmers Ln Breckenridge, CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=2801289>
 - Operations are contingent of conditional use permit
 - Zoning does not allow for business operations by right and limited access for traffic next to residential development
- 0067 Continental Ct Breckenridge, CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=6514908>
 - Listed on MLS for sale
 - Property size was insufficient for business operations
 - Property was cost prohibitive
 - Warehouse odor reflected decades of use by septic company
- Lot 2 Placer Flats Subdivision Breckenridge, CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=6518197>
 - Listed on MLS for sale
 - Insufficient land for business operations
 - Property value was cost prohibitive
- TR 6-78 Sec 24 Qtr 4 Acres Breckenridge, CO
 - <http://gis.summitcountyco.gov/Map/DetailData.aspx?Schno=2800589>
 - Owner of property non responsive to purchase discussion