

Nottingham Pilot Camp Narrative:

01/27/2025

Location: 52255 County Road 80, Routt County, CO; 40°41'03.7"N 107°06'36.1W

Subject: Land Use Change

To: Allen Goodrich

By: Nottingham Land & Livestock

Allen,

In addition to the vicinity maps and site plan, this narrative is to further communicate the existing conditions of the Pilot base camp in greater detail. In general, the site consists of nine structures, 3 propane tanks & one 12 Kw propane generator. The 9 structures (see attached photos) consist of 1 gathering place, 4 bunk houses, 3 storage facilities & 1 bath house. In addition 2 temporary tents will be utilized for operational headquarters seasonally. We are endeavoring to keep all the existing conditions operational with no new proposed work or structures.

Potable water is hauled to the site & stored in poly water tank. Waste water is deposited in existing serviceable septic & leach field. All meals are pre-prepared & packaged as ready to eat meals provided by "Cowboy In" from Bags WY.

Description of Use:

Pilot base camp is remote and is used throughout the year to reduce ingress and egress to facilitate the 60,000 acre operation of Nottingham L&L. While being accessed for agriculture and personal use throughout the year, it's function is expanded in the form of a "spike camp" from September to mid October. During this time it functions as a recreational headquarters with the addition of moveable structures i.e. tents (see attached photos).

These Improvements are used on a day-to-day basis as support for the main lodge located approx. 25 miles away in Carbon County Wyoming and Moffat County Colorado near Slater Colorado on the Wyoming State line. This use can result in the occasional overnight use when needed.

During this time weekly recreation use varies between 2 to 6 clients on an as needed basis with the occasional need for property boundary control agents required to limit trespassers.

Hours of Operation:

From Sept 1st through mid-October hunters are present approximately 30-60 hours a week, with the improvements being used primarily at midday, to avoid travel time to main headquarters. With occasional overnight use, through use of RV/Tents/in conjunction with improvements.

Property control agents for Nottingham are present approximately 8-10 hours daily during Colorado big game season structure, this use widely varies depending on issues caused from trespassing.

This facility is completely closed from approximately Mid Oct through approximately May 15th yearly, dependent on weather and road conditions.

Anticipated employees:

The total number of employees present would be less than 3 Sept. through October.

Anticipated traffic:

Sept-Oct//////// less than 5 per week.

Access to Property:

Private Road access off county road 80.

Type of Vehicles:

4x4 pickup/ATV/horses/Mules

Mitigation Plan:

No significant negative impacts to our knowledge.



Picture #1

View from gathering place looking east at bunks 1-4 and white storage facility #2



Picture #2

View of bath house looking west
(2 rooms with 1 sink, 1 shower, 1 toilet in each & propane heat)



Picture #3

View of gathering place looking west
(1 rooms with 1 sink, 1 cook top, 2 fridges, 1 wood stove, propane heat & 2 fridges)



Picture #4

View of gathering place looking north
(1 rooms with 1 sink, 1 cook top, 2 fridges, 1 wood stove, propane heat & 2 fridges)



Picture #5

View of storage #2 facility looking east
(2 rooms with propane heat)



Picture #6

View of bunk #4 looking north
(2 rooms with 1 queen bed in each & propane heat)



Picture #7

View of storage #1 looking west



Picture #8
View of wood shed looking west



Picture #9
2 temporary tents as operational headquarters