

Written narrative of proposed use

Description of use -

The building we are proposing to build would serve as the primary and sole use of a secured structure for Thunderstruck Adventures equipment to safely be kept in while we are operating our snowmobile tours at the end of the CO RD 80 winter turnaround. This building would allow Thunderstruck Adventures to safely keep their snowmobiles, groomer, trucks, and trailers in a locked and protected structure both during the day, as well as overnight. This structure would only be used by employees to stage equipment directly out of (instead of having to trailer equipment daily from Steamboat Springs).

Clients of Thunderstruck Adventures would still use our office that's located in Steamboat to check in at. We would not be running an office out of this proposed building, only a place to park our equipment on sight throughout our operating season. Customers would also not be allowed to park at this location either. They would still be required to ride the shuttle bus from our Steamboat office to this location.

We currently have to trailer our snowmobiles on a daily basis to the CO RD 80 winter turnaround. This area is not a legit parking lot (its natural pasture) nor has any improvements whatsoever. When the ground isn't frozen, it is often a mud hole where huge ruts are created throughout the area. This proposed building would allow us to park and stage from an area that has proper gravel, cement, and improvements that are environmentally friendly.

Hours Of Operation

Our snowmobile tours start at 9:00 am and run until 4:00 pm. Clients would be on sight at 9:00 am and then again when they return at 4:00 pm. Employees would be on sight as early as 8:00 am to start getting things ready and as late as 5:30 pm when they close up for the day and prepare for the next day. Hours of operation would be 8:00 am to 5:30 pm.

Anticipated Number of Employees

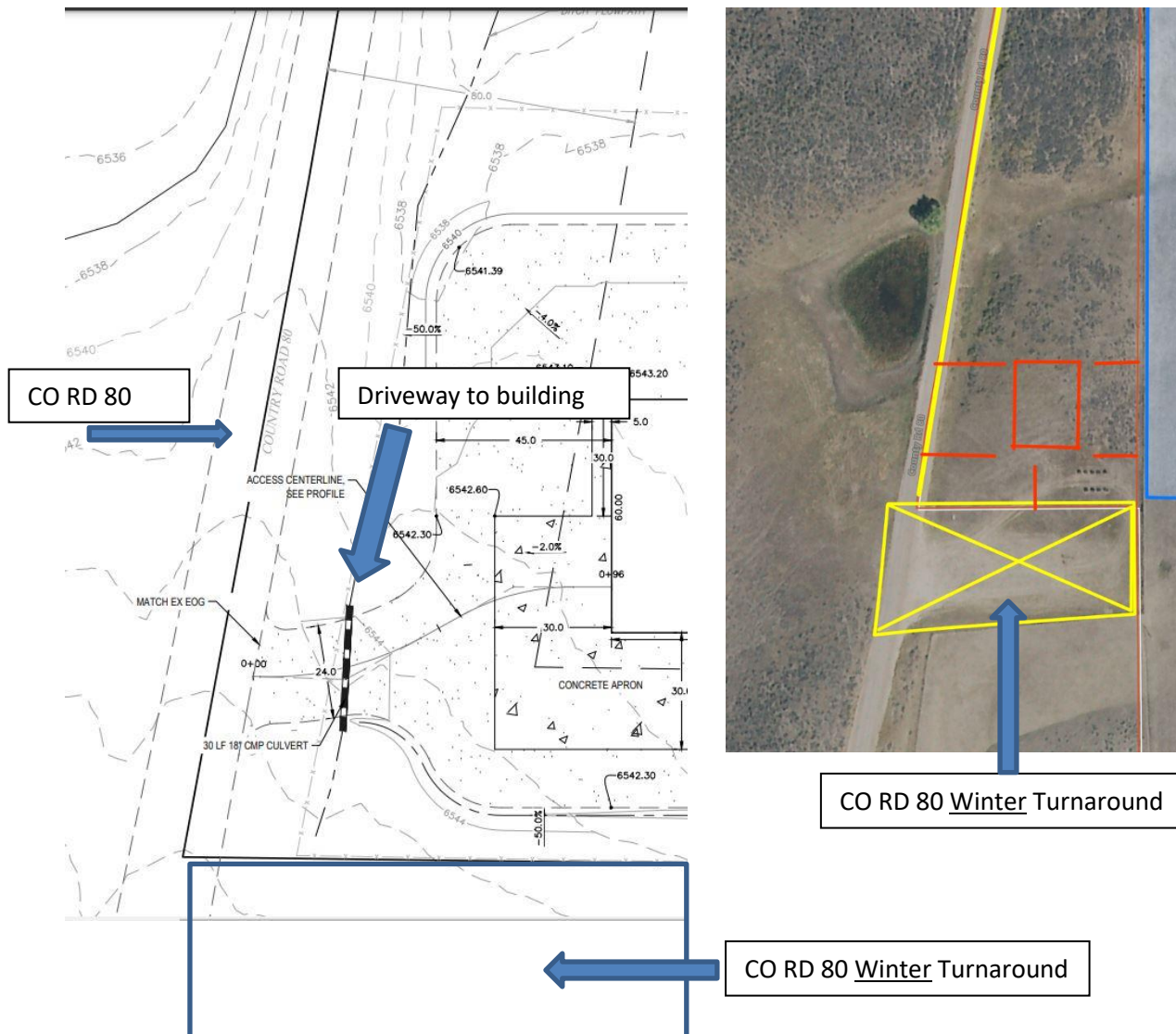
Due to offering 2 different types of snowmobile adventures (Trail Tour & our High Adventure Tour) and also trying to keep a good guide to client ratio, we anticipate 3-6 guides per day working out of this area. We will also have a shuttle bus driver that is coming and going throughout the day that is dropping off clients.

Anticipated Traffic

We are not proposing to change anything from our current SUP with how clients arrive at this location. We still intend for only our shuttle bus to transfer clients from Steamboat to this area. This approved structure would actually cut down on the amount of traffic to this area. We would no longer have to drive multiple trucks/trailers on a daily basis back and forth anymore. Employees would arrive on location in the morning and then depart in the evenings. The shuttle bus would make 2-3 roundtrip trips a day between this proposed location and Steamboat.

Access to the property

We will access the property from CO RD 80, just past the winter turnaround area. You can see in the survey below where we are proposing for our driveway to go off of CO RD 80. Here is a platted map & color map for reference.



Type of equipment & vehicles

Our equipment consists of the following:

2020 GMC 3500 Duramax, 2017 Chevy 3500 Duramax, 2015 Chevy 2500 Duramax, 2011 Chevy 2500 ext cab, (2) 34' Trails West RPM gooseneck trailers, (5) open place snowmobile trailers, 2005 Pisten Bully Edge Groomer, Polaris RMK snowmobiles, Ski-Doo touring snowmobiles, CAN-AM Defender, 2016 ford E350 Shuttle bus, 2018 Ford E350 Shuttle bus, 2022 Caterpillar 262 Skid-Steer with snow blower, and a 990 gallon fuel trailer