

Environmentally Sensitive Lands  
Site Evaluation of 16 Action Items

10-Jul-18

ATTACHMENT B - MATRIX ON ENVIRONMENTALLY SENSITIVE LANDS

Action Item	Neighborhood	Owner	Zoning	Size (Acres)	Valuation (2018)*	Site Access	Floodplain	Steep Slopes	Avalanche	Rock Fall	Debris Flow	Challenges to Development	Development Feasibility
2	West Vail/Vail Ridge	L. LADNAR INC	Resource (Eagle County)	6.36	\$ 31,800	No legal access		X				terrain, site access	Very limited
5	Buffher Creek/Vail Heights	BRUCE H. ALLEN REVOCABLE TRUST - ETAL	Primary/Secondary	0.41	\$ 488,780	Yes	X				X	Limited building area, wetlands, floodplain, water body setback	Feasible
8	Matterhorn	RANCH CREEK DEV LLC	Single Family	0.47	\$ 578,450	Yes		X				>40% slope on portion of parcel	Feasible
10	Red Sandstone	SHAPIRO CONST CO PENSION PLAN	Outdoor Recreation	1.39	\$ 5,230	Yes		X		X		Nearly the entire parcel is >40% slope, narrow parcel, zone change	Very limited
12	Lionshead	EAGLE RIVER WATER & SANITATION DISTRICT	Outdoor Recreation	0.33	\$ 1,140	Yes	X					Floodplain, small and narrow parcel, zone change	No potential
13	Vail Village	VAIL CORP	Public Accommodation	0.12	\$ 400	Yes	X	X				Parcel size, floodplain, steep slopes	No potential
17	Golf Course	Pulis	Outdoor Recreation			Yes	X	X				Steep slopes, floodplain, wetlands, water body setback, zone change	Very Limited
19	Booth Falls	PEAK SERVICE REALTY	Low Density Multi-Family	0.59	\$ 20,000	No legal access		X		X		Entire parcel is >40% slope, rockfall, site access	Very Limited
20	East Vail	CHLOE HELD MORAN REVOCABLE TRUST	Primary/Secondary	0.65	\$ 492,210	Yes	X			X		Majority of parcel within the floodplain, wetlands, rockfall	Very Limited
21	East Vail	BIGHORN MUTUAL SANITATION & RECREATION CO	Agricultural and Open Space	2.16	\$ 7,560	Yes				X		Wetlands, zone change	Feasible
22	East Vail	BEUTEL, CARA	Agricultural and Open Space	45.26	\$ 226,300	No legal access	X	X	X	X	X	Large parcel, vast majority is >40% slope, rockfall, avalanche, debris flow hazards, site access, zone change	Very Limited
23	East Vail	STATE DEPARTMENT OF HIGHWAYS	No zoning	1.79	\$ 5,550	Yes	X	X		X	X	40% slopes on perimeter of parcel, floodplain, rockfall, debris flow, waterbody setback, zone change	Feasible
24	East Vail	VAIL CORP	Housing	5.40	\$ 1,152,820	Yes		X		X		Steep slopes on perimeter of parcel, rockfall	Feasible
24	East Vail	VAIL CORP	Natural Area Preservation	17.92	\$ 62,680	Yes		X		X		Majority of parcel is >40% slope, rockfall hazard, zone change	Very Limited
25	East Vail	RACQUET CLUB OWNERS ASSOC	LDMF	2.38	N.A.	Yes	X	X				Narrow parcel, steep slopes, water body setback	No potential
26	East Vail	MOUNTAIN MEADOW CONDOMINIUM ASSOC INC	Residential Cluster	2.94	\$ 10,300	Yes		X	X	X		Steep slope, avalanche and rockfall hazard	Very Limited
27	East Vail	DUANNE F. ROGERS REVOCABLE TRUST	No Zoning	1.90	\$ 6,650	No legal access		X		X		Steep terrain, rockfall, site access, zone change	Very Limited
	* - 2018 Valuation reflects "Total Actual Valuation" from Eagle County Assessor Office												

