

## REGION 2

# CABIN RENTAL FEDERAL LANDS RECREATION ENHANCEMENT ACT BUSINESS PLAN SUMMARY FORM

### 1. PROJECT DESCRIPTION

**Name of Proposed Fee Site:** 25 Mesa R.S. Cabins



**Project Contact Person & Phone #:** Tammy Randall Parker (970)-240-5415

**Forest:** Grand Mesa, Uncompahgre, Gunnison N.F.

**County:** Montrose

**District:** Ouray R.D.

**Congressional District:** 3

**NHPR Eligibility:** Yes      **Archeologist's signature:** Sally Crum

**Comments:** Any alterations in outside appearance; windows, doors, etc will be subject to NHPA clearance.

**Number of Cabins, Lookouts, etc:** 2      **Capacity:** 4 in main cabin, 6 in second cabin

**Season of Use:** year-round

The cabins are situated centrally on the Uncompahgre Plateau at 8,200 feet, positioned approximately 2 miles off of the Delta Nucla Road (also known as the 25 Mesa Road). The cabins are set behind a small rise in topography, which affords the visitors a very remote-like feeling. The forests surrounding the cabins are on the convergence zone of ponderosa pine trees into spruce/fir and aspen stands. These cabins were originally used as a Ranger Station and housed work crews for the forest. The cabins are approximately 1 hour and 15 minutes from Montrose, and 45 to 50 minutes from Delta. On your travel to the cabins the scenic opportunities are endless, as you pass through the Bureau of Land Management lands and onto the forest. The views of Camel Back Wilderness Study Area, Monitor Mesa, and Sawmill Mesa will surely impress the visitors stay.

During the summer and fall, visitors can expect to experience a semi-rustic cabin with some modern amenities. There is an indoor bathroom with a shower and flushing toilet. The cabin has a modernized kitchen with propane cooking stove, refrigerator, and sink. Electric lighting, a wood burning stove and screened in porch are a few of the other

extras. Although the cabin has indoor plumbing, the water system is not winterized and will only be available from approximately mid-June to mid-October.

Summer months afford visitors many outdoor activities. There are several hiking trails within a few miles, mountain biking, and opportunities for OHV use including both ATV and motorcycle. Its central location also offers scenic overlooks within a 1 hour drive and the Black Canyon National Park approximately 1 hour and 30 minutes away. Just east of Delta, approximately 1 hour away, is Devils Thumb rock formation right next to the Devils Thumb golf course.

During the fall and winter months, views are just as beautiful. The outdoor recreation opportunities include snowmobiling, snowshoeing, and cross country skiing. This area is also very popular with hunters due to the proximity to major hunting units.

The 25 Mesa R.S. offers 2 cabins. The main cabin houses a full kitchen and large family room and porch for gatherings. The second cabin can be used as additional sleeping area to accommodate large groups.

Main Cabin #1



Second Cabin #2



Ranger Station turn off



Windy Point overlook

Overall the 25 Mesa R.S. offers a wonderful retreat to our forest. With a backdrop to accommodate almost anything; weddings, family gatherings or just a quiet retreat to the beauty of the forest, visitors can expect to enjoy their time here.

**Facilities/Amenities Checklist (check all that apply, list each site separately):**

**Site Name:** 25 Mesa R.S. Cabins

- |   |   |
|---|---|
| <input type="checkbox"/> Drinking Water                       | <input checked="" type="checkbox"/> Fire Grills or Rings                                |
| <input checked="" type="checkbox"/> Picnic Tables             | <input type="checkbox"/> Benches  |
| <input type="checkbox"/> RV Hookups                           | <input checked="" type="checkbox"/> Toilets:  |
| <input checked="" type="checkbox"/> <b>Shower</b> /Bath House | <input checked="" type="checkbox"/> Flush   |
| <input checked="" type="checkbox"/> Garbage Cans or Bins      | <input type="checkbox"/> Vault  |
| <input type="checkbox"/> Paved Access Road                    | <input type="checkbox"/> Boat Ramp  |
| <input type="checkbox"/> Tent Pads                            | <input type="checkbox"/> Garbage Removal  |
| <input type="checkbox"/> Information Signs                    | <input checked="" type="checkbox"/> Firewood provided                                   |
| <input checked="" type="checkbox"/> Electricity               | <input checked="" type="checkbox"/> Other: 2 <sup>nd</sup> Cabin for more sleeping area |

## 2. CURRENT AND PROJECTED REVENUES and ANNUAL OPERATION & MAINTENANCE COSTS

Seasonal rates will apply. Regular season rate \$120.00; July 1<sup>st</sup> through November 30<sup>th</sup>, off season rate \$80.00; December 1<sup>st</sup> through June 30<sup>th</sup>. If second cabin is requested for additional sleeping space, add \$20.00 for off season and \$30.00 for regular season.

### Regular Season Rate: \$120.00 per night

Income estimate is based on no change in nightly rate or cost of inflation, adjusting for occupancy increase logarithmically through the years. The additional cabin was planned to increase 2 nights per year.

	2008	2009	2010	2011	Sum	Avg
<b>Sales</b>						
Cabin #1 (\$120/night)	\$1,560.00	\$4,680.00	\$9,360.00	\$14,040.00	\$29,640.00	\$7,410.00
Cabin #2 (\$30/night with #1)	\$60.00	\$120.00	\$180.00	\$240.00		
<b>Total Sales</b>	<b>\$1,620.00</b>	<b>\$4,800.00</b>	<b>\$9,540.00</b>	<b>\$14,280.00</b>	<b>\$29,640.00</b>	<b>\$7,560.00</b>
<b>Annual O/M Expenses</b>						
Propane						
Project Mgr salary (GS-11)						
Maintenance Crew (2 GS-4)						
Vehicle Mileage/FOR						
Cleaning Supplies	\$25.00	\$45.00	\$100.00	\$200.00	\$370.00	\$92.50
Annual Maintenance	\$100.00	\$300.00	\$500.00	\$1,500.00	\$2,400.00	\$600.00
5% to FDAS					\$0.00	
<b>Total Expenses</b>	<b>\$125.00</b>	<b>\$345.00</b>	<b>\$600.00</b>	<b>\$1,700.00</b>	<b>\$2,770.00</b>	<b>\$692.50</b>
<b>Total Net Income</b>	<b>\$1,495.00</b>	<b>\$4,455.00</b>	<b>\$8,940.00</b>	<b>\$12,580.00</b>	<b>\$26,870.00</b>	<b>\$6,867.50</b>

**Off Season Rate: \$80.00 per night**

Income estimate is based on no change in nightly rate or cost of inflation, adjusting for occupancy increase 5 more nights per year. The additional cabin was planned to increase 2 nights per year.

	2008	2009	2010	2011	Sum	Avg
<b>Sales</b>						
Cabin #1(\$80/night)	\$400.00	\$800.00	\$1,200.00	\$1,600.00	\$4,000.00	\$1,000.00
Cabin #2 (\$20/night with #1)	\$40.00	\$80.00	\$120.00	\$160.00	\$1,600.00	\$400.00
<b>Total Sales</b>	<b>\$440.00</b>	<b>\$880.00</b>	<b>\$1,320.00</b>	<b>\$1,760.00</b>	<b>\$5,600.00</b>	<b>\$1,100.00</b>
<b>Annual O/M Expenses</b>						
Propane						
Project Mgr salary (GS-11)						
Maintenance Crew (2 GS-4)						
Vehicle Mileage/FOR						
Cleaning Supplies	\$25.00	\$45.00	\$100.00	\$200.00	\$370.00	\$92.50
Annual Maintenance	\$100.00	\$300.00	\$500.00	\$1,500.00	\$2,400.00	\$600.00
5% to FDAS					\$0.00	
<b>Total Expenses</b>	<b>\$125.00</b>	<b>\$345.00</b>	<b>\$600.00</b>	<b>\$1,700.00</b>	<b>\$2,770.00</b>	<b>\$692.50</b>
<b>Total Net Income</b>	<b>\$315.00</b>	<b>\$535.00</b>	<b>\$720.00</b>	<b>\$60.00</b>	<b>\$2,830.00</b>	<b>\$407.50</b>

**3. Cost of Backlog work needs:**

<b>Roads/Parking Areas:</b>	\$0.00
<b>Building/Facilities:</b>	\$2,500.00
<b>Water/Waste water Systems:</b>	\$0.00
<b>Associated Trails:</b>	\$0.00
<b>Signs:</b>	\$0.00
<b>Other (list):</b>	\$0.00
<b>Total:</b>	<b>\$2,500.00</b>

**4. FEE COLLECTION METHOD AND ESTIMATED FEE COLLECTION COSTS**

**Collection Method:** NRRS Reservations (Required)

**Costs:** \$0, there are no costs to the Forest for reservations under NRRS

## 5. FEE DETERMINATION PROCESS

**Fair Market Value Comparison (compare fee pricing at other FS, state, federal, private, or concessionaire recreation sites in the area with similar facilities & services): Explain the process, what facilities/ fees you reviewed and how you decided on the fee.**

The nightly fee was based on regional review of comparable Forest Service Cabins available for rent as listed in the NRRS and Forest web sites. A comparison to privately owned sites with similar recreation opportunities within the area was also performed. The Cabin Price Form V1.0 was also completed.

## 6. PLANNED USE OF FEES RETURNED TO SITE (list top 5 priorities other than daily O&M)

1. Painting throughout
2. Remodel kitchen
3. New furniture for living room and kitchen
4. Begin work to restore adjacent bunkhouse to sleep additional 6 persons \$50,000
5. New toilet and shower for bathroom remodel

## 7. CUSTOMER/PUBLIC FEEDBACK MECHANISM

**Site Monitoring**

**Customer Survey Card**

**Comment Log**

**Other (list):** Voluntary occupant log or diary of visitors.

**Explain how this information will be used:** After reviewing the feedback the appropriate concerns would be addressed whether maintenance or general issues. The voluntary occupant log offers the visitors opportunity to write down their true opinions about their stay as well as which activities they participated in.

## 8. INITIAL LOCAL REACTION TO THE FEE PROPOSAL (primarily for sites where fees are not currently charged, or for sites where an increase in fees is proposed)

The concept of renting some of the Ouray Ranger District Guard Stations was discussed in several meetings and with several recreation user groups on the Western Slope over the past year. These groups include Public Land Partnership (PLP), Ouray County Commissioners, Thunder Mountain Wheelers, Western Slope 4-Wheelers, and the Ouray Trail Group. There has been an overwhelming positive response with the proposal. In

addition, our fall hunter contacts at Silesca and 25 Mesa Ranger Stations found the hunters to be very supportive and excited about the prospect of renting the cabins for family outings and future hunting trips. Several volunteered their time to help get the cabins ready for the program.

No negative comments have been received during these meetings and hunter contacts.

We received no comments to a six month notice in the Federal Register which advised the public that the GMUG National Forest proposed to begin implementation of a cabin rental program allowing public rental of several Ranger Stations.

## 9. PROJECT SUBMITTAL & CERTIFICATION

### **Project Submittal:**

This recreation site is submitted for inclusion in the Federal Lands Recreation Enhancement Act. I understand that all reservations must be made through the NRRS system and that only when these sites are on the NRRS system are they fully approved. I also fully understand and agree to comply with the accounting and reporting requirements necessary to participate in the fee program.

/s/ Corey P. Wong \_\_\_\_\_  
For FOREST SUPERVISOR

December 18, 2007  
DATE

### **Project Certification:**

This recreation site is accepted into the Federal Lands Recreation Enhancement Act. These sites are approved pending their inclusion in the NRRS system. If they are not included in the NRRS system this approval is rescinded.

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REGIONAL FORESTER

\_\_\_\_\_  
DATE