

IMPROVEMENT PERMIT APPLICATION

**Proposed Carolina Mill Site Cabin
U.S. Mineral Survey No. 5569B**

Sketch Plan Submittal

Applicant:

Frank J. Anesi

835 E 2nd Ave Suite 220

Durango, CO 81301

Submitted:

March 25th, 2022

ANESI LAW FIRM

835 EAST SECOND AVE., SUITE 220

DURANGO, COLORADO 81301

T. 970.247.9246

F. 970.259.2793

Email: nick@fjanesi.com

March 25, 2022

Hand Delivered to San Juan County Court House on 3/25/22

San Juan County
ATTN: Lisa M. Adair, P.E.
1360 Greene Street
Silverton, Colorado 81433

RE: Improvement Permit Application, Sketch Plan Submittal, Proposed Carolina Mill Site Cabin.

Dear Ms. Adair and Commissioners:

This submittal describes the proposed improvements on the Carolina Mill Site which is 5.07 acres in size (the "Property"). The Property is owned by Anesi Mining Venture, LLC and its managing member is Frank Anesi (the "Applicant"). The Property is located on Kendall Mountain off San Juan County Road 33.

The attached documents have been prepared as a Sketch Plan submittal for a San Juan County Improvement Permit Application. The Applicant requests review of this project by the Planning Commission during its April 19th, 2022, meeting.

The Property is located at an approximate elevation of 11,400 feet. The proposed improvements consist of a two-story residential cabin, a shed and associated utility improvements. County Road 33 traverses through the Property. A short driveway is proposed from County Road 33 to the proposed cabin location. Please let me know if you have any questions.

Very truly yours,

Nicholas F. Anesi

Enclosures:

14 binders for Staff/ Commissions:

Check to County Treasurer for \$840.00, Improvement Permit Application Fee

Original Signed San Juan County Application for Improvement Permit Form

Adjacent Landowner Envelope

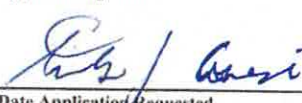
**IMPROVEMENT PERMIT APPLICATION
Sketch Plan Submittal**

**Proposed Carolina Mill Site Cabin
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Application for Improvement Permit

		APPROVAL CHECKLIST		Initial	Date
Applicant	Name	FRANK J. ANESI			
	Address	835 E. 2ND AVE. SUITE 220 Dg. CO 81301 (970) 747-9246			
Owner	Name	ANESI MINING VENTURE, LLC			
	Address	" "			
	Phone				
Contractor	Name	PETE MAISEL			
	Address	MAISEL EXCAVATION, LLC			
	Phone	PO Box 286, Silverton, CO 81433 759-9291			
Legal Description of Property:		Road System Relationship			
CAROLINA MILL SITE U.S. MINERAL SURVEY NO. 5569 B ANIMAS MINING DISTRICT ASSESSOR'S PARCEL NO. 4829000010048 Township N, Range W, Section		Zoning Compatibility			
		State Mining Permit			
		Owner Notification			
		Avalanche Hazard			
		Geologic Hazard			
		Floodplain Hazard			
		Wildfire Hazard			
		Mineral Resource Impact			
		Wildlife Impact			
		Historic Site Impact			
Nature of Improvement Planned:		Watershed Gearance			
ONE PROPOSED CABIN & ASSOCIATED UTILITY IMPROVEMENTS		County Building Inspector			
		Building Permit			
		State Electrical Inspector			
		Electrical Permit			
		San Juan Basin Health Unit			
		Sewage Disposal: Test			
		Design			
		Central Sewage Collection			
		State Division of Water Resources			
		Adequate Water Source			
Land Use Zone:		MOUNTAIN			
Applicant Signature					
Date Application Requested					
Date Submitted for Permit					
Date Permit Issued					
Date Permit Denied					
Reason for Denial		Well Permit			
		Central Water Distribution			
		U.S. Forest Service/BLM			
		Access Approval			
		State Division of Highways			
Receipt		Driveway Permit			
FEE PAYMENT		Amount	Date		
Application					
Building Permit					
Subdivision/PUD					
Hearing Notice					
		Subdivision Variance			
		Subdivision Approval			
		PUD Approval			

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**Proposed Carolina Mill Site Cabin
U.S. Mineral Survey No. 5569B**

LIST OF ADJACENT LANDOWNERS

As of 3/23/2022

Adjacent Landowner

Property

Dale Hicks
PO BOX 1304
Clarkdale AZ 86324-1304

Independence -14383 & Temptation -14383

***All other adjacent land is owned by the BLM as confirmed by the enclosed email from Kim Buck, San Juan County Assessor, dated 3/23/2022.**

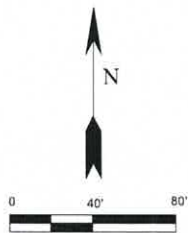
Nick Anesi

From: Kimberly Buck <assessor@sanjuancolorado.us>
Sent: Wednesday, March 23, 2022 3:06 PM
To: Nick Anesi
Subject: Property within 1500' of Carolina Mill Site

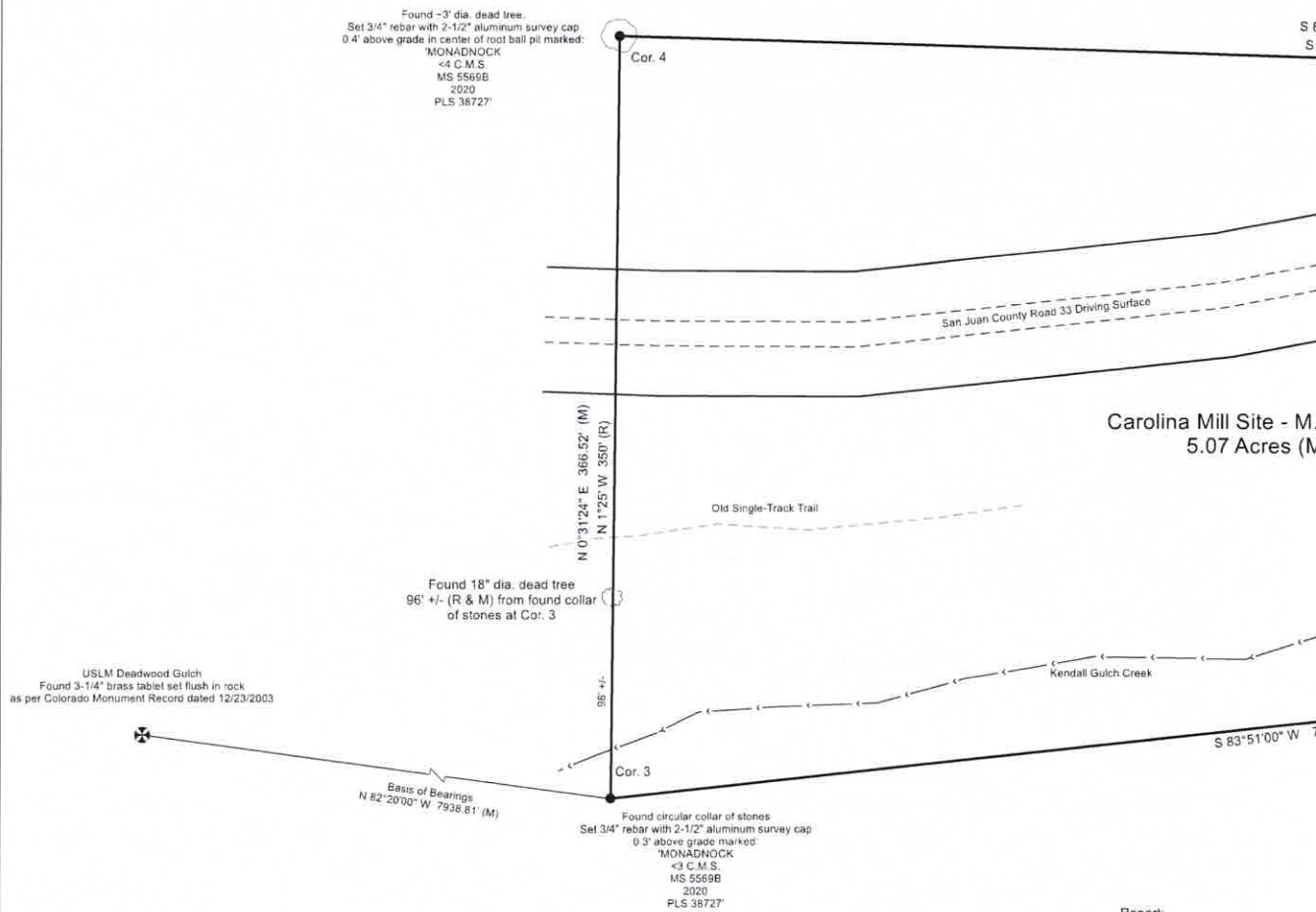
Nick,
The following is the only parcel within 1500' of the Carolina Millsite. All other land is BLM.

<https://property.spatalest.com/co/sanjuan#/property/48290000010042>

Kim Buck
San Juan County Assessor
assessor@sanjuancolorado.us
PO Box 596 Silverton CO 81433
office: 970-387-5632
mobile: 970-903-5647



Scale: 1"=40'
 Linear Units: U.S. Survey Feet



1. Survey prepared without the benefit of a title policy or commitment. Research conducted at the Assessor's Office and Clerk & Recorder's Office of San Juan County, Colorado, and the Colorado Office of the Bureau of Land Management.
2. Property description from U.S. Mineral Patent dated 3/11/1892.
3. This survey is valid only if print has original seal and signature of surveyor.
4. Basis of Bearings: Bearings are local grid bearings. The bearing of the line between Corner No. 3 of the Carolina Mill Site (MS 5569B) and U.S.L.M. Deadwood Gulch is N 82°20'00" W. Monuments fully described and shown hereon. All bearings shown hereon are relative thereto.
5. No utility locates were performed as part of this survey. No research has been done concerning the existence, size, depth, condition, capacity or location of any utility or municipal/public service facility. For information regarding these utilities, please contact the appropriate agencies. All underground utilities must be field located by the appropriate agency or utility company prior to any excavation, pursuant to C.R.S. 9-1.5-103.
6. Only specific improvements are shown hereon for informational purposes. This is not an improvement survey plat as defined by C.R.S. 38-51-102 (9).
7. Dates of fieldwork: September 2018; July and September 2020
8. According to Colorado Law, you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten (10) years from date of certification shown hereon.
9. Any person who knowingly removes, alters, or defaces any legal land boundary monument and/or boundary monument accessory, commits a class 2 misdemeanor pursuant to C.R.S. 18-4-508.

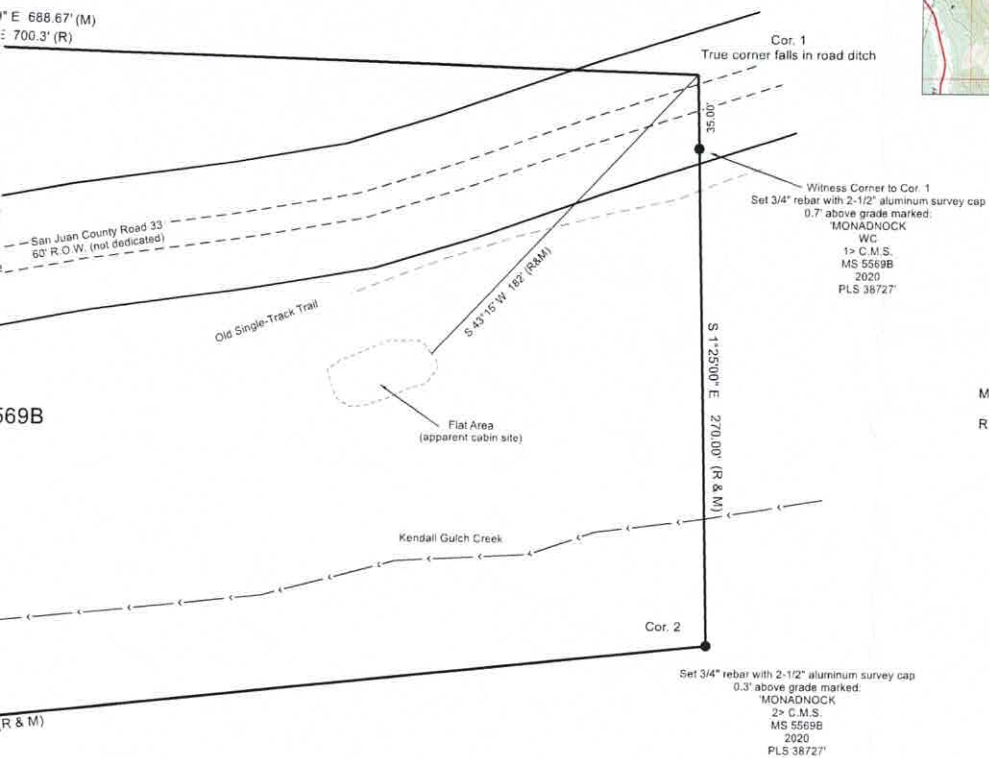
Report:
 The best evidence found for the l...
 stones for Corner No. 3 and a de...
 as the bearing tree for Corner No...
 presumed that any scribing set by...
 found at Corner No. 4, which was...
 only pieces of a dead, 3-foot diam...
 the center of the pit left by the tre...
 An extensive search was conduc...
 5569A) and other lode claims tha...
 workings and remnants of claim c...
 of those lode claims, when applyi...
 theoretical position over 900 feet...
 would have placed the Mill Site or...
 position where neither Kendall G...
 U.S.L.M. Seymour, the only direc...
 Therefore, a measurement was m...
 Gulch. This monument was found...
 accepted on 12/23/2003.

Survey Plat

Carolina Mill Site
 Survey No. 5569B
 Mining District
 County, Colorado
 T1N, R7W, N.M.P.M.



Location Map - not to scale



LEGEND

- M - Measured at time of survey
- R - Record as per U.S. Mineral Patent of 3/11/1892

The Carolina Mill Site (MS 5569B) is the circular collar diameter tree found at the same bearing and distance over half of the tree's diameter rotted away, it is a mineral surveyors is gone. A similar situation was documented as a 3-foot diameter dead spruce. Again, could be found, no scribing. Corner No. 4 was set in all when it toppled.

corners and workings of the Carolina Lode (MS 5569B) have been tied to the Carolina Mill Site. While some mine are found, any reasonable interpretation of the position record ties back to the Carolina Mill Site, moved the site of its final retraced location. That general location talus slope, void of any trees or cabin sites, and in a the old trail and road cross the Mill Site.

monument tie in the original survey, could not be found the nearest location monument, U.S.L.M. Deadwood conformance to the Colorado Monument Record

Surveyor's Certification Statement

I, Timothy A. Pasek, a Professional Land Surveyor licensed in the State of Colorado, do hereby certify that this plat, consisting of one sheet, accurately represents, to the best of my knowledge, information and belief, a survey made by me or under my responsible charge in accordance with applicable standards of practice. This survey is not a warranty or guarantee, expressed or implied. This survey does not show easements except those specifically shown hereon.



Timothy A. Pasek
 Colorado P.L.S. 38727

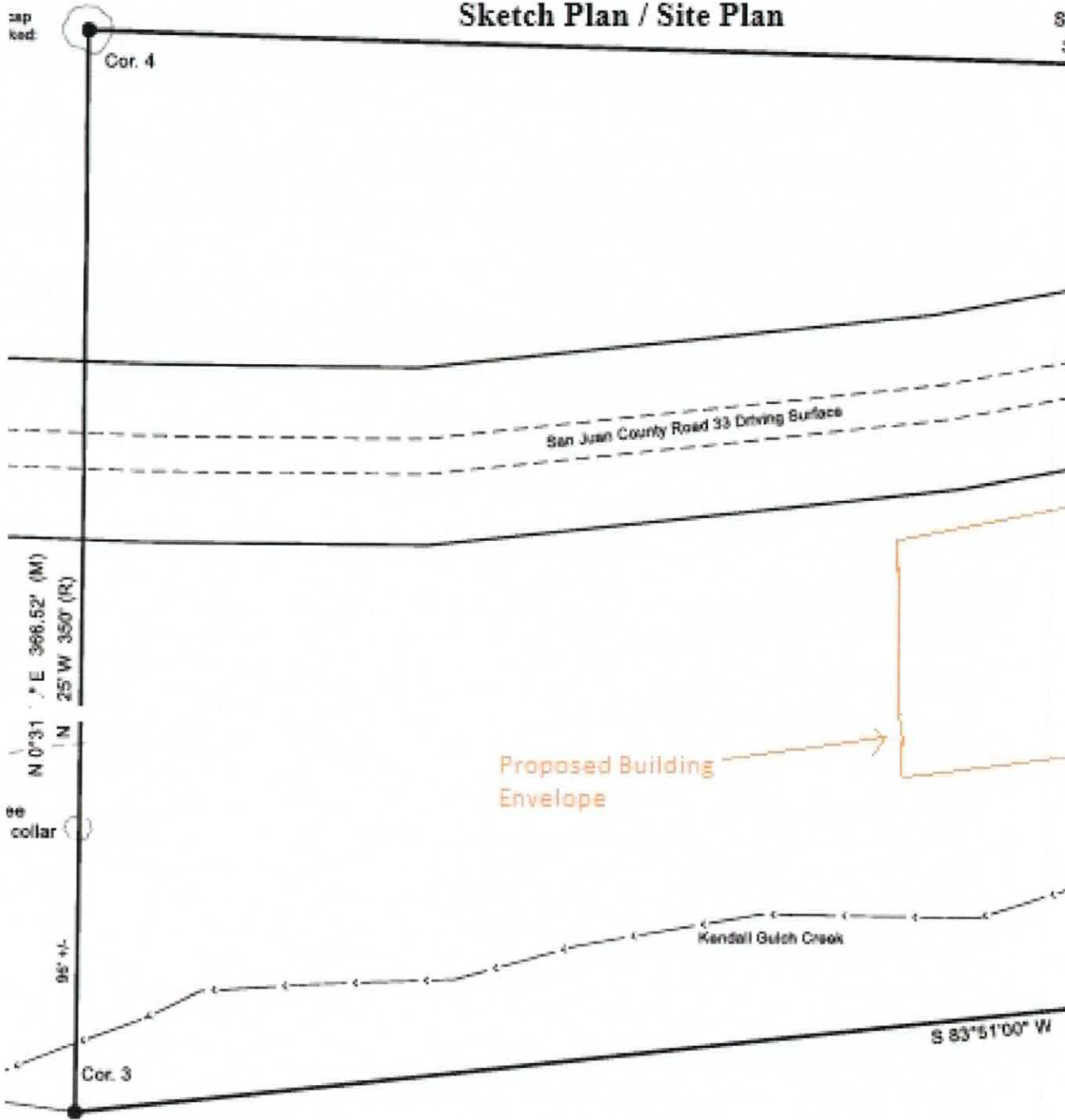
LAND SURVEYOR'S DEPOSIT

San Juan County Surveyor's Office

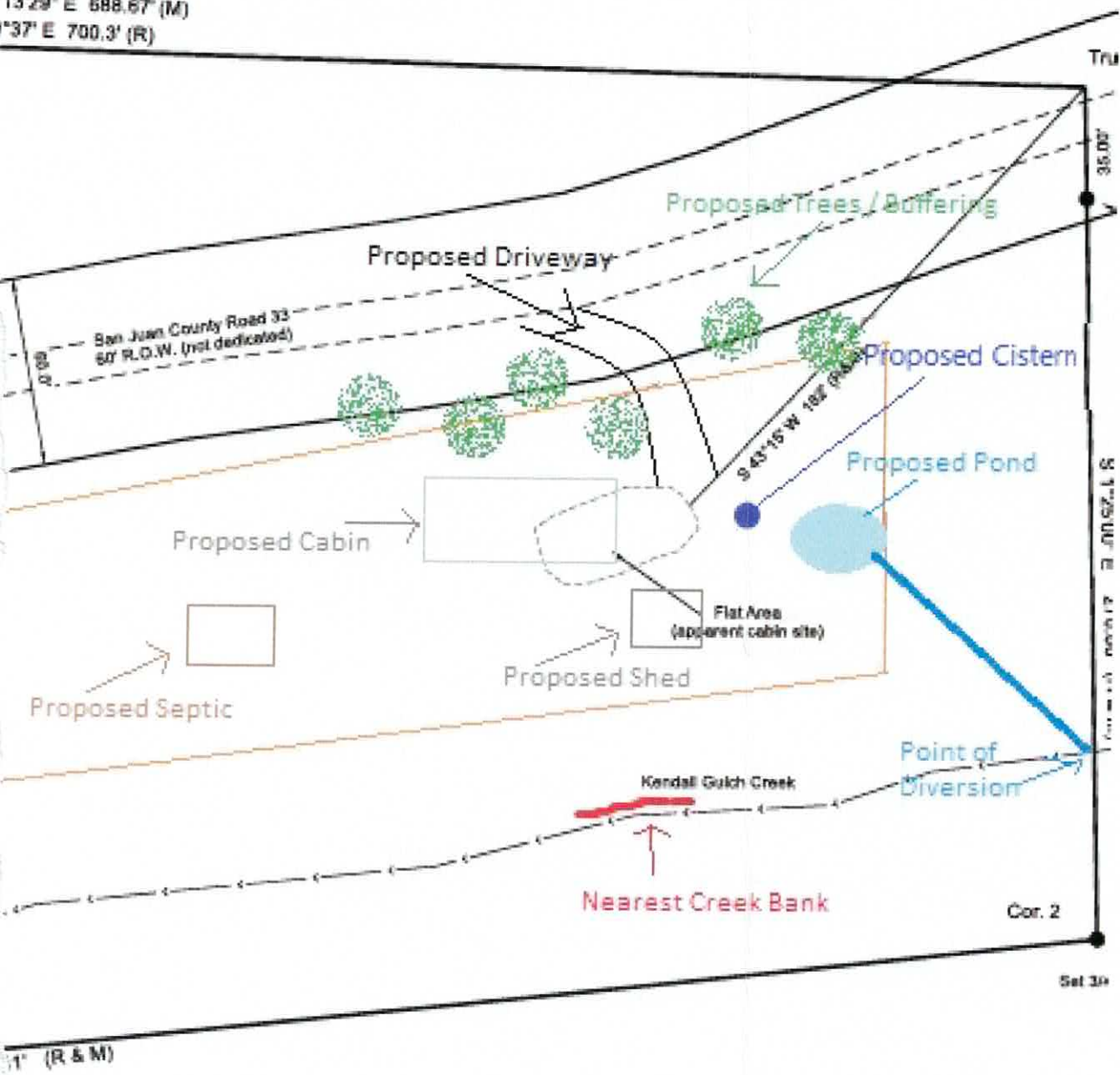
Date: _____ Map No. _____

N. Anesi P.O. Box 2185 Durango, CO 81301	
Monadnock Mineral Services LLC P.O. Box 85 - 342 7th Ave Durango, CO 81327	
Job No. J18045	Sheet 1 of 1

Carolina Mill Site Sketch Plan / Site Plan



13°29' E 688.67' (M)
37° E 700.3' (R)



Tru

35.00'

Proposed Trees / Buffering

Proposed Driveway

San Juan County Road 33
60' R.O.W. (not dedicated)

Proposed Cistern

Proposed Cabin

Proposed Pond

Flat Area
(aparent cabin site)

Proposed Septic

Proposed Shed

Point of
Diversion

Kandall Gulch Creek

Nearest Creek Bank

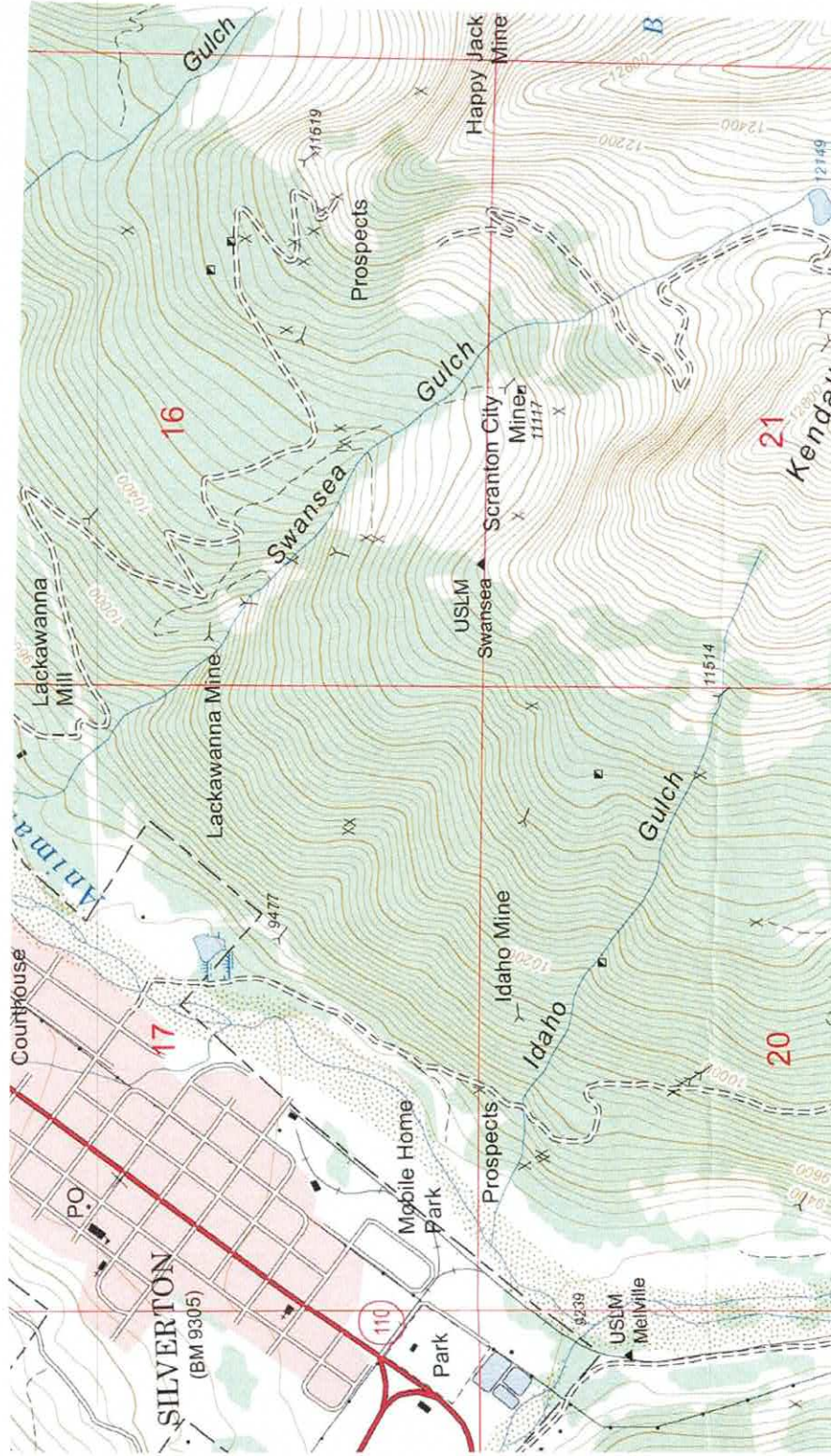
Cor. 2

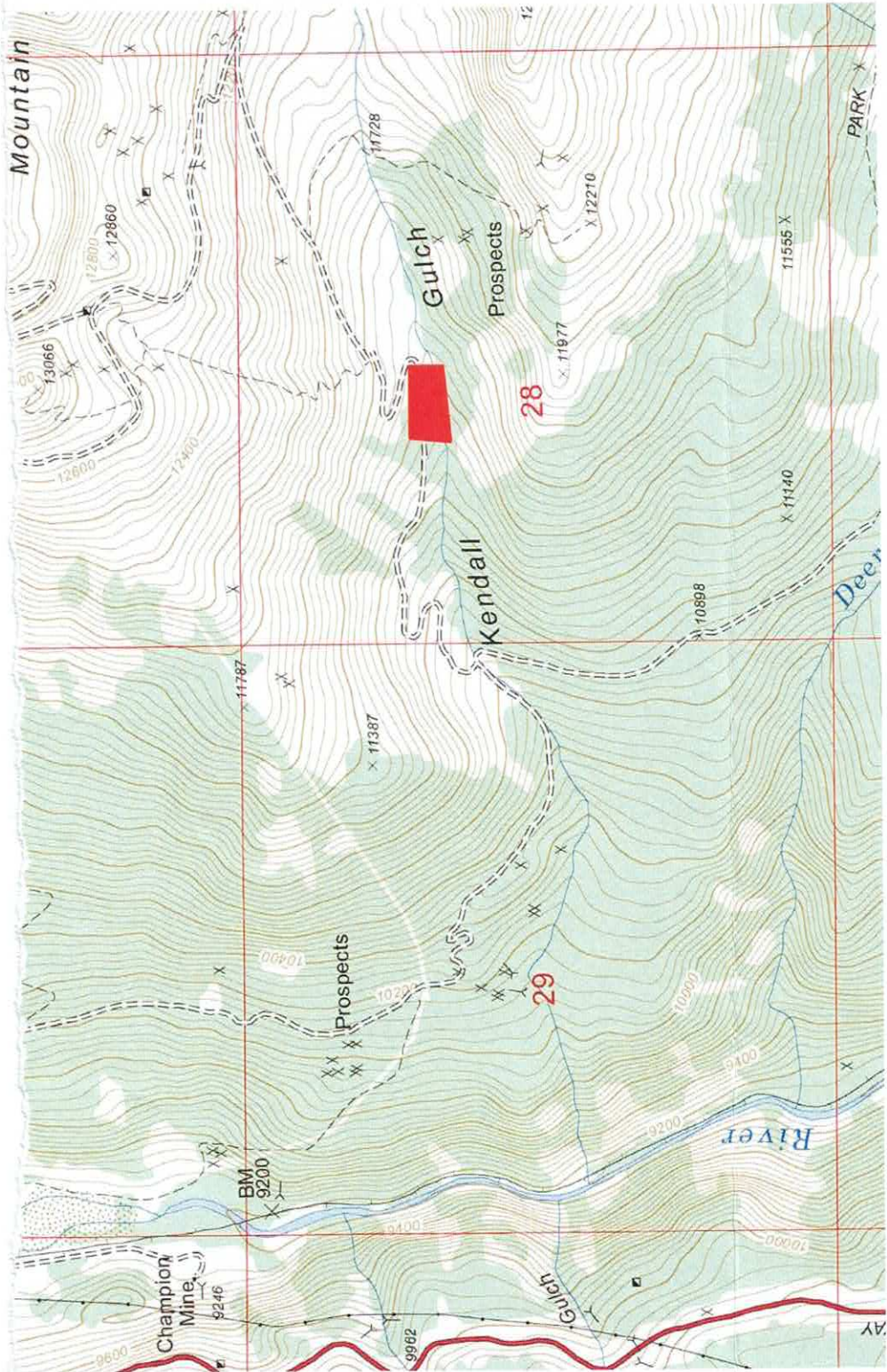
Set 30

1° (R & M)

**Proposed Carolina Mill Site Cabin
U.S. Mineral Survey No. 5569B**

VICINITY & TOPOGRAPHY MAP





IMPROVEMENT PERMIT APPLICATION

Proposed Carolina Mill Site Cabin U.S. Mineral Survey No. 5569B

PROJECT NARRATIVE

Introduction

Anesi Mining Ventures, LLC owns the Carolina Mill Site which is located on San Juan County Road 33 (the "Property"). Frank Anesi is the managing member of Anesi Mining Ventures, LLC and is proposing a two-story residential cabin, shed and septic system. The Property is located within Mountain Zoning District.

Water Services

The applicant plans to draw water from Kendall Gulch Creek as supported by the attached water application, Case No. 2022CW3003. The water draw from Kendall Gulch Creek will be stored in a buried cistern and/or small holding pond which has been approved by the Southwestern Water Conservation District ("SWCD") as set forth in the notice of intent to make the conditional water rights absolute -filed on 10-27-2021 and attached hereto.

Sewer Services

A septic system is proposed for the cabin. The septic system will be engineered by Engelhardt Environmental, LLC. Mr. Engelhardt has performed a site visit and finds the soil to be conducive for a new OWTS. An application for the San Juan Basin Health Department is included within this submittal for your review. Also included is a letter from Mr. Engelhardt setting forth his findings from his site visit.

Power

The Applicant plans to utilize passive and active solar, propane and a generator kept within the shed for use during construction. The Applicant plans to utilize a gravity fed water turbine from the holding pond as an electrical power source. Any propane tanks will be stored outside the cabin and away from any combustibles. Solar panels will likely be mounted to the roof of the cabin and positioned to maximize sun exposure.

Heating

Heating is planned to include passive solar, a fireplace and possibly a wood-fired boiler system.

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PROJECT NARRATIVE

Lighting

For safety reasons, a minimal amount of exterior lighting may be installed at the cabin. The Applicant may install automatic on/off motion detection solar lights. All exterior lighting will conform with San Juan County requirements. Interior lighting shall include low voltage LED bulbs.

Solid Waste Management

The Applicant will be responsible for trash disposal. According to County regulations, property owners are responsible for solid waste transport and solid waste disposal fees. Onsite trash will be contained within a structure at all times until removed and taken to the Transfer Station.

Phone Services

Cell phones work at the Property. No land line is proposed at this time.

Landscaping

Landscaping shall include planting of trees to conceal the cabin from visibility as much as possible. County Road 33 passes through the center of the Property and therefore all "safe" building sites are viable from the County Road. The enclosed Avalanche Hazard Assessment & Mapping for the Carolina Mill Site (the "Study") identifies three locations that are safe to construct a Cabin. Location number "3" is proposed for two reasons: First, it is the historic location of the original cabin and/or mill. Second, it is the least visible location from County Road 33. While all three locations are clearly visible from the County Road, location 3 has the most existing vegetation and can be further concealed by planting more trees. Raking and removal of combustible ground cover will be needed, as recommended by the Colorado State Forest Service Firewise Practices, to develop adequate defensible space.

Access

A short driveway is proposed off County Road 33. The driveway will be constructed to County specifications.

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PROJECT NARRATIVE

Foundation

Depending on the bearing conditions encountered during excavation, the foundation will most likely consist of a concrete pier system. If the conditions are favorable, the Applicant may build a small basement used for storage and utility placement.

Surveying

The survey plat for the Property was prepared by Professional Licensed Surveyor (PLS) Timothy A. Pasek, Monadnock Mineral Services, LLC. A signed and stamped copy of the survey plat is included within this application for your review.

Subsurface Conditions

Subsurface conditions in the area generally consist of topsoil and are conducive to a septic system. The Property was inspected by Chad Engelhardt, Engelhardt Environmental, LLC, and his findings are set forth in his attached letter dated March 23, 2022.

Building Envelope

The building envelope is shown on the attached plans and described within this application. As noted above, the selected building envelope has been evaluated for avalanche and geohazards potential. Site number "3" as set forth in the Study, is "buildable" and relatively safe.

Avalanche and Geohazards

The Applicant retained avalanche consultant, Chris Wilbur PE, to further evaluate the Property. Mr. Wilbur works with avalanche engineer Art Mears PE and has performed a detailed review of the potential avalanche hazards as set forth in his attached Study. As noted above, there are three buildable locations. The applicant elected site number 3 due to the fact that is the most concealed from the County Road and it is the location of the historic cabin / mill. Mr. Wilbur will be consulted prior to construction, to check mitigation measures.

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PROJECT NARRATIVE

Elevation of Structure

The elevation of the Property is above 11,400 feet, and as such the cabin design cannot exceed 1000sq in size. The entire Property is well below tree line, however, as evidenced by the photos included within this application.

Cabin Size

The proposed cabin is two stories with a possible basement and will be 1000 square feet. Covered decking will exist on three sides of the cabin with a small porch on the back side as illustrated in the attached plans.

Cabin Height

The proposed roof pitch is 12:12. The cabin height will depend somewhat on the location it is built (i.e., the sloping topography will impact the overall height depending upon whether it is measured at the lowest grade or highest grade.

Cabin Style

The Applicant is designing the cabin in the traditional "mountain-style cabin" with timber / steel framing and architectural features designed to duplicate a historic mining structure.

Building Materials

Photos of the proposed building material are included within this application, and they consist of the following:

- Wood timbers and/or structural steel
- Non-reflective, rust color metal siding and/or native stone found onsite
- Minimal window glazing
- Non-reflective metal roofing

Proposed Shed

The proposed shed is being designed to match the cabin and will be a one-story structure able to accommodate the parking of only one vehicle inside.

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**Proposed Carolina Mill Site Cabin
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PROJECT NARRATIVE

Building Plans

Draft building plans for the proposed cabin have been prepared by the Applicant and are included in this submittal.

SAN JUAN BASIN public health

Permit # _____

Year 2022

APPLICATION to Construct, Alter, or Repair an On-site Wastewater Treatment System

Owner: Anesi Mining Ventures, LLC (ATTN: Frank Anesi) Phone: 970-247-9246

Site address: Carolin Mill Site U.S. Mineral Survey No. 5569B Animas Mining District

Assessor's parcel # 48290000010048 Subdivision: San Juan County Lot#: N/A

Lot size: 5.07 (acres) # of Dwellings: 1 # of Bedrooms: 2 Water supply: Cistern

I acknowledge: (1) This application does not guarantee that an On-site Wastewater Treatment System ("OWTS") can be installed or a building permit issued; (2) The issuance of the OWTS permit does not imply any warranty by San Juan Basin Public Health as to the operation of the OWTS; (3) The OWTS must be constructed in accordance with the San Juan Basin Public Health On-site Wastewater Treatment System Regulations; and (4) The owner of the property assumes the responsibility and liability for the proper maintenance of the OWTS.

Date: 3/21/22 Owner's signature: *Frank Anesi*

Owner's mailing address: 835 E 2nd Ave. Suite 220, Durango CO 81301

Owner's email address: nick@fjanesi.com

[DEPARTMENT USE ONLY]

Permit fee: \$ _____ Payment type: _____ Rec'd by: _____ Date: _____

Site Evaluation LTAR: _____ Limiting Zone: _____ Depth: _____

PERMIT to _____ an On-site Wastewater Treatment System

Septic tank(s): _____ Design flow: _____ (gal/day) Distribution: Gravity or Pressure siphon pump

Soil treatment area: _____

Design Specifications and Comments:

Authorization to begin Construction

Permit must be signed by EHS **BEFORE** construction begins

Environmental Health Specialist Date

Final Inspection The above system has been inspected and found to comply with the above requirements.

System Installed by (name, company, phone)

Environmental Health Specialist Date

System Designed by (name, company, phone)

Engelhardt Environmental, LLC.

March 23, 2022

PROPERTY: Carolina Mill Site, Silverton, CO

PROPERTY OWNER: Frank Anesi

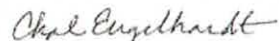
To Whom It May Concern:

This purpose of this letter is to confirm that a site and soil evaluation for the above referenced property was conducted on July 19, 2021 as per San Juan Basin Public Health protocol for OWTS permitting. At the time of site visit, I evaluated two soil profile pits and determined that the soil is suitable and site conditions conducive for construction of a new OWTS.

Once I receive a site plan and SJBPH OWTS permit application number from Mr. Anesi, I intend to design the new OWTS for the proposed cabin.

Please contact me with any questions you may have regarding this matter.

Sincerely,



Chad Engelhardt
Engelhardt Environmental, LLC.

San Juan County District Court, Water Division No. 7, Colorado P. O. Box 900 Silverton, CO 81433	DATE FILED: January 25, 2022 3:33 PM RIGHTS OF DDD00C77936CE7D CASE NUMBER: 2022CW3003
CONCERNING THE APPLICATION FOR WATER RIGHTS OF Applicant: ANESI MINING VENTURES, LLC In the Animas River or its Tributaries In SAN JUAN COUNTY	▲ COURT USE ONLY ▲
Attorney: Anesi Law Firm Frank J. Anesi, Reg. 1365 Nicholas F. Anesi, Reg. 41610 Attorneys for Applicant 835 E. Second Ave, #220 Durango, Colorado 81302 (970) 247-9246 frank_15@fjanesi.com nick@fjanesi.com	Case Number: Division: Courtroom:
APPLICATION FOR <input checked="" type="checkbox"/> CONDITIONAL <input type="checkbox"/> ABSOLUTE WATER RIGHTS (SURFACE)	
Instructions: All lines and boxes should be filled in or shown as not applicable (N/A) with the exception of section 3.B where only 3.B.1 or 3.B.2 should be completed. Attach additional sheets as needed. Attach all maps as required. It is the applicant's responsibility to provide the location for each structure in this application. For structures that are already decreed, use, verbatim, the location from the most recent decree that adjudicated the location. For new structures, provide a PLSS location (quarter-quarter, section, township and range) and a single point location description using either UTM coordinates (for example from a GPS device) (preferred) or measured distances from known section lines.	

1. Name, mailing address, email address and telephone number of applicant(s) (if there are multiple applicants and the space provided is not adequate, provide additional sheets as needed):

Name of Applicant	Mailing Address	Email address	Telephone Number
Anesi Mining Ventures, LLC	835 E. 2 nd Ave, #220, Durango CO 81301	Frank_15@fjanesi.com	970-247-9246

2. Name of structure: Carolina Mill Site Diversion ditch spring other _____

3. Location of Structure

A. Public Land Survey System (PLSS) (Required):
 Include the source of PLSS information, for example: GIS system such as CDSS MapViewer (<http://water.state.co.us/DATAMAPS/GISANDMAPS/MAPVIEWER/Pages/FAQ.aspx>); field survey; scaled from USGS topographic map; or other source:

Legal Description:							
County San Juan	_____ 1/4 of the	_____ 1/4	Section	Township 41 N or S <input checked="" type="checkbox"/> <input type="checkbox"/>	Range 7 E or W <input type="checkbox"/> <input checked="" type="checkbox"/>	Principal Meridian N.M.P.M.	

B. Point of diversion (Required) (Complete either 1 or 2 below)

1. Location information in UTM format (Preferred):
 UTM Zone must be 12 or 13; Units must be Meters; Datum must be NAD83; and Units must be set to true North. Include the source of the UTM coordinates, for example: GPS device; GIS System such as CDSS MapViewer (<http://water.state.co.us/DATAMAPS/GISANDMAPS/MAPVIEWER/Pages/FAQ.aspx>); scaled from USGS topographic map; or other source. In areas having generally recognized street addresses, also include street address, and if applicable, the lot, block, and subdivision. Attach a legible 8 1/2 x 11 inch map to this application illustrating the location of the structure.

UTM coordinates		
Easting 13S 0267408E Northing 4185143N		
<input type="checkbox"/> Zone 12 <input type="checkbox"/> Zone 13		
Street Address: Latitude: 37° 47' 03" Longitude: 107° 38' 28"		
Subdivision:	Lot	Block
Source of UTM's (for example, hand-held Garmin GPS or located from aerial map, etc): <u>Survey map</u>		
Accuracy of location displayed on GPS device (for example, accurate to within 200 feet): <u>±20 feet</u>		

2. Distance from Section Lines (if not providing a UTM coordinate above):
 Include perpendicular distances from section lines to the structure location. Include the source of PLSS information, for example: GIS system such as CDSS MapViewer (<http://water.state.co.us/DATAMAPS/GISANDMAPS/MAPVIEWER/Pages/FAQ.aspx>); field survey; scaled from USGS topographic map; or other source. In areas having generally recognized street addresses, also include street address, and if applicable, the lot, block, and subdivision. Attach a legible 8 1/2 x 11 inch map to this application illustrating the location of the structure.

Distance from Section Lines (not from property lines)		
_____ Feet from <input type="checkbox"/> N <input type="checkbox"/> S and _____ Feet from <input type="checkbox"/> E <input type="checkbox"/> W		
Source of PLSS information:		
Street Address:		
Subdivision:	Lot	Block

4. Source: (for example, unnamed tributary to North Clear Creek, tributary to Clear Creek, tributary to the South Platte River) Kendall Gulch Creek
5. A. Date of appropriation: The date of appropriation was initiated by legal research on the requirement of Southwest Water Conservation District in Case No. 06CW127. However, the stipulated initial date of appropriation will not occur until August 15, 2022.
- B. How appropriation was initiated: See paragraph 9.
- C. Date water applied to beneficial use: Anticipated to be August 15, 2022

6. Amount claimed in cubic feet per second (cfs) or gallons per minute (gpm) (1 cfs = 448.8 gpm).
 Conditional _____ (cfs gpm) Absolute 15 (cfs gpm)

If claiming an absolute water right, application shall include supporting evidence that applicant diverted water in-priority and applied such water to the beneficial uses claimed in the amounts claimed.

7. List All Uses or Proposed Uses: Residential, small garden, decorative tree planing

A. If irrigation, complete the following:

Number of acres historically irrigated _____; proposed to be irrigated 2000 square feet.
 Does the Applicant intend to use this water right to supplement irrigation on an area of land already irrigated under another water right? yes no
 Legal description of irrigated acreage. Mark the location of the irrigated acreage on a USGS topographic map and attach to this application a legible 8 1/2 x 11 inch copy of the applicable portion of the map.

See attached map

- B. If non-irrigation, describe purpose fully. Mark location of use on a USGS topographic map and attach to this application a legible 8 1/2 x 11 inch copy of the applicable portion of the map.

N/A

8. Name(s) and address(es) of owner(s) or reputed owner(s) of the land upon which any new or existing diversion or storage structure, or modification to any existing diversion or storage structure is or will be constructed or upon which water is or will be stored, including any modification to the existing storage pool. The applicant must notify these persons that the applicant is applying for this water right, and certify to the Court that the applicant has done so by no later than 14 days after filing this application. The certification form is on page 4 of this form.

Name of Owner	Mailing Address
Anesi Mining Ventures LLC	835 E. 2 nd Ave, #220, Durango, CO 81301

9. Remarks or any other pertinent information:

The Applicant plans to build a residential cabin of approximately 1500 square feet and a 2000 square foot lined pond to be used for irrigation of a small garden and a few decorative trees. The pond will divert its water back to Kendall Gulch Creek to run through an electric turbine to generate electricity for the cabin. Also attached to this Application is Notice of Intent to Make Absolute subject to the water right decreed in Case No. 06CW127. The stipulated date of appropriation with the Southwest Water Conservation District is August 15, 2022.

By checking this box, I am acknowledging I am filling in the blanks and not changing anything else on the form.

By checking this box, I am acknowledging that I have made a change to the original content of this form.

[Signature]
 Signature of Attorney (if any)

1/25/22
 Date

10-27-11

Notice of Intent to Make Absolute

N.O.I. # 34
(Assigned by SWCD)

The below identified applicant hereby notices its intent to make absolute an increment of the Animas Service Area conditional water right decreed in **Case No. 06CW127** consistent with the terms and conditions decreed therein. Use additional pages as needed.

Applicant Information:

Name: Anesi Mining Venture LLC Telephone: 970-247-9246

Email Address: frank_15@fjanesi.com

Mailing Address: 835 E. Second Avenue, #220; Durango, CO 81301

(The approved NOI will be mailed to this address)

Prospective Water Right Increment Information:

Proposed Use of Water (e.g. domestic, irrigation, commercial):

Domestic use for one cabin, one pond with 400 ft2 surface area and possible small hydropower turbine.

Proposed Source (groundwater, surface water):

Kendall Gulch Creek - maximum 15 gpm.

Proposed Place of Use (include parcel # if possible):

Carolina Mill Site, San Juan County, Colorado

Anticipated Amount of Depletions (number of acres irrigated, stock use, domestic surface area, and pond evaporation, etc. in the time periods per the 06CW127 decree):

See attached sheet.

The applicant is advised and recognizes that the execution of this Notice of Intent to Make Absolute confers no right, title, or interest in water beyond the right to perfect an increment of the Animas Service Area conditional water right consistent with the decree in Case No. 06CW127.

Applicant is hereby given authority by Southwestern Water Conservation District and La Plata County to file an application to make the conditional water right absolute pursuant to the terms and conditions in Case No. 06CW127. The Southwestern Water Conservation District and La Plata County reserve the right to file opposition to such claim if deemed necessary.

Frank J. Anesi
Signed for the Applicant, (Title)

10/27/21

(Date)

Frank J. Anesi, Managing Member

Printed Name

Governmental Endorsements:

N. Starkebaum
La Plata County

1/18/22

(Date)

N STARKEBAUM
Printed Name

Steve Wolff
SWCD

10/27/21

(Date)

STEVE WOLFF
Printed Name

ANESI NOI - 06CW0127

San Juan County - Kendall Gulch Creek (11,000 feet elevation)

	<u>Single Home</u>	<u>Pond¹</u>	<u>Total</u>
January 1- 31	0.000081	0.000000 <i>ICE</i>	0.000081
February 1- 28 (29)	0.000081	0.000000 <i>ICE</i>	0.000081
March 1 -31	0.000081	0.000000 <i>ICE</i>	0.000081
April 1 -14	0.000081	0.000000 <i>ICE</i>	0.000081
April 15 - 30	0.000081	0.000000 <i>ICE</i>	0.000081
May 1- 30	0.000081	0.000055	0.000136
June 1 - 14	0.000081	0.000070	0.000151
June 15 - 30	0.000081	0.000070	0.000151
July 1 - 14	0.000081	0.000070	0.000151
July 15 - 31	0.000081	0.000070	0.000151
August 1- 31	0.000081	0.000057	0.000138
September 1 - 30	0.000081	0.000049	0.000130
October 1 -31	0.000081	0.000032	0.000113
November 1 - 30	0.000081	0.000000 <i>ICE</i>	0.000081
December 1- 31	0.000081	0.000000 <i>ICE</i>	0.000081

¹ - Pond with 400 square feet of surface area (0.0092 acres)

Evap Rates above 8,500'	<u>Per Acre</u>	<u>For Anesi Pond</u>	<u>Pond SA</u>
January 1- 31	0.000441	0.000004	0.009183
February 1- 28 (29)	0.001587	0.000015	
March 1 -31	0.002867	0.000026	
April 1 -14	0.004444	0.000041	
April 15 - 30	0.004444	0.000041	
May 1- 30	0.005955	0.000055	
June 1 - 14	0.007635	0.000070	
June 15 - 30	0.007635	0.000070	
July 1 - 14	0.007610	0.000070	
July 15 - 31	0.007610	0.000070	
August 1- 31	0.006176	0.000057	
September 1 - 30	0.005356	0.000049	
October 1 -31	0.003529	0.000032	
November 1 - 30	0.001937	0.000018	
December 1- 31	0.000662	0.000006	

**AVALANCHE HAZARD
ASSESSMENT & MAPPING**

for

**CAROLINA MILL SITE
U.S. SURVEY NO. 5569
COUNTY ROAD 33
SAN JUAN COUNTY COLORADO**

Prepared for:

Frank Anesi
835 E 2nd Ave. Suite 220.
Durango, Colorado 81301

Prepared by:

Wilbur Engineering, Inc.
Durango, Colorado

October 14, 2020

WILBUR ENGINEERING, INC.

150 East 9 St., Suite 201 • Durango CO 81301
(970) 247-1488 • chris@mearsandwilbur.com

October 14, 2020

Frank Anesi
835 E 2nd Ave. Suite 220.
Durango, Colorado 81301

RE: Avalanche Hazard Assessment
Carolina Mill Site, U.S. Survey No. 5569
CR 33, Kendall Mtn. Rd., San Juan County, Colorado

Dear Mr. Anesi:

At your request, we have completed our avalanche hazard assessment. We have also developed recommendations for avoiding and reducing exposure to avalanche hazards at the site.

If you have any questions, please contact me at (970) 247-1488.

Sincerely,
Wilbur Engineering, Inc.



Chris Wilbur, P.E.

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1. Introduction

This study describes snow avalanche hazards at the Carolina Mill Site Claim on CR 33 (Kendall Mountain Road). Figure 1 shows the site location approximately 2 miles southeast of Silverton. Figure 2 shows the site on a Caltopo slope angle map. This report includes a map delineating high and moderate avalanche hazard zones, and provides recommendations for the planned cabin.

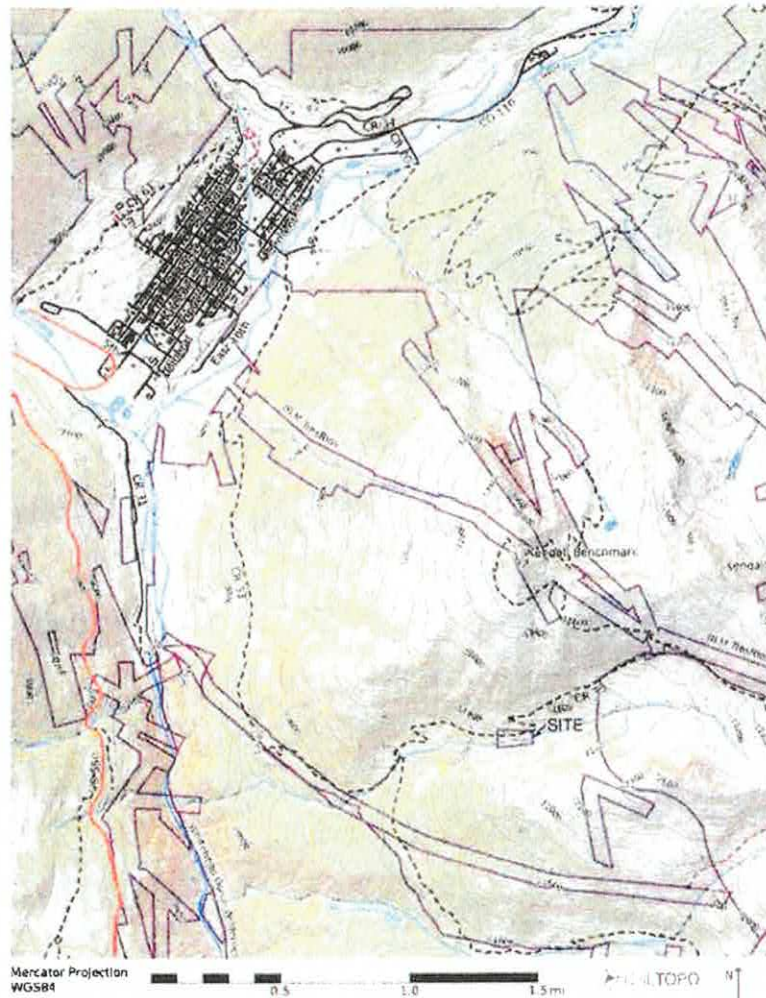


Figure 1 – Site Location Map

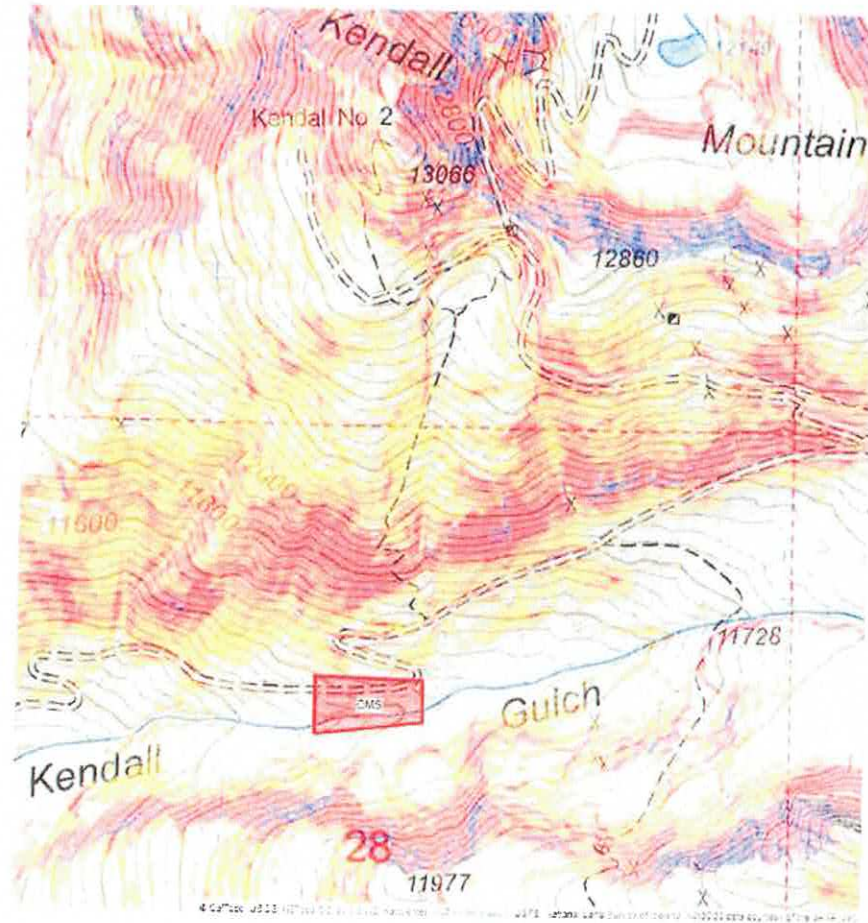


Figure 2 – Site on Caltopo Slope Map
(Site boundaries are approximate)

2. Objectives

This report has the following **objectives**:

1. Delineate avalanche hazard zones for High (Red) Avalanche Hazard and Moderate (Blue) Avalanche Hazards at the site.
2. Provide recommendations for reducing and mitigating avalanche hazards, including recommendations for siting of a proposed cabin to avoid or minimize exposure to avalanche hazards.

3. Limitations

This report also has the following **limitations**, which must be understood by all those relying on the results, conclusions, and recommendations:

1. Avalanches larger than the design-magnitude¹ avalanche are possible, will travel farther, spread wider, and possess greater impact pressures; the probability of such events is small enough that it is generally considered within acceptable limits of risk in this location at this time for the type of land use proposed.
2. This study is site and time specific; it should not be applied to adjacent lands nor should it be used without updating in the future when additional data and improved methods become available.
3. The avalanche hazard assessment is based on current forest and climatic conditions. Changes in forest cover and/or climatic conditions could increase or decrease the avalanche hazard;
4. No avalanche mitigation design specifications are provided. Avalanche design loads cannot be determined until the location, orientation and geometry of buildings and other structures have been determined. If mitigation is needed, additional analyses will be required to determine avalanche impact and static loads on walls, roofs, eaves and other exposed objects. A structural engineer, experienced in applying dynamic and static snow loads must be retained to design any structures to resist design snow and avalanche loads.
5. The scope of work does not include evaluation of any other geologic hazards, except for snow avalanche processes.

4. Methods

The avalanche hazard assessment, mapping and recommendations presented in this report are based on:

1. Review of reference documents listed in Section 11 of this report.
2. Terrain analyses using a 3-meter topographic map derived from LiDAR data downloaded from the USGS 3D Elevation Program (3DEP);
3. Site observations of vegetation and ground conditions made by Chris Wilbur on September 30, 2020.

¹ The *Design-Magnitude Avalanche* has an approximate annual probability of one-percent, or an average return period of 100-years.

4. Analysis of various sources of aerial imagery, including Google Earth, Bing, USGS, USDA, and San Juan County GIS Department.
5. Review of historic weather data, including SNOTEL, Coop Weather Stations, Colorado Avalanche Information Center (CAIC) and the Center for Snow and Avalanche Studies (CSAS);
6. Avalanche dynamic modeling with the Swiss program, RAMMS, Version 1.7.20 utilizing a 3-meter resolution digital elevation model (DEM) developed from LiDAR data.
7. Our local and regional knowledge of terrain, climate and avalanche hazards.

5. Snow Climate

The site is located in the Colorado Avalanche Information Center's (CAIC) Northern San Juan recreational forecast zone. Kendall Mountain and surrounding mountains are characterized by a continental snow climate. This snow climate is widely known for its characteristics that include development of a weak early season snowpack that can persist throughout the winter and spring. The weak lower snowpack can become overloaded by snow slabs that form during large storms and wind events, resulting in widespread avalanche activity. Northwest through southwest winds commonly transport snow into lee areas, especially above timberline. Avalanches that can reach the site will occur generally between November and June, with January-March as the most likely months of activity.

6. Terrain

The Carolina Mill Site (el. ~11,400') is located near Kendall Gulch south of Kendall Mountain (el. 13,066'). The site has slopes ranging from a minimum of about 9 degrees near a proposed cabin site to over 30 degrees. The relatively gentle terrain near county Road 33 has typical slopes between 14 and 17 degrees.

The Carolina Mill Site location appears to have been selected for its location between two large south-facing avalanche paths that start above timberline on Kendall Mountain (Figure 3). These paths are favorable for wind-loading and can produce up to Size 3 avalanches. Table 1 describes the destructive size scale for avalanches. The east path is the largest and has a vertical drop of about 1500 feet. While it can release near the summit of Kendall Mountain, there is an area favorable for wind-loading near elevation 12,300 feet that is expected to produce the largest avalanches near the site. The avalanche path west of the site drops about 1000 feet and does not affect the site, except for the County Road 33 access.

While the site mostly avoids the two large destructive avalanche paths on either side of the site, Figure 3 also shows the starting zones² for lower elevation avalanche terrain directly above the site to the north can produce Size 2.5 avalanches that reach the site. These avalanche paths have a total starting zone size of about 1.4 acres and a vertical drop of 560 feet. The average slope angle (alpha angle) of these less obvious avalanche paths is about 27 degrees to the creek.

Figure 4 shows the north-facing slopes south of Kendall Gulch also can produce size D2.5 avalanches that can reach the site. The total start zone areas are about 2.2 acres and the maximum vertical drop is about 420 feet. The average slope angle (alpha angle) to the creek is about 26 degrees.

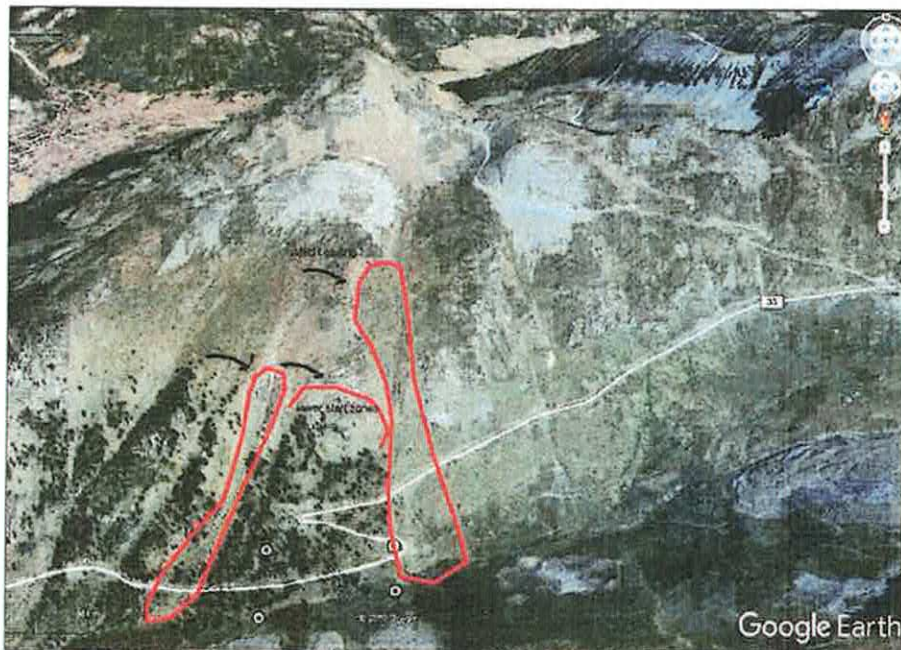


Figure 3 – Google Earth Image of South-facing Terrain

² The *Starting Zone* of an avalanche is the area where snow releases, accelerates and increases in mass.

Table 1 – Destructive Scale for Avalanche³

Canadian classification system for avalanche size (McClung and Schaerer, 1981)

Size	Destructive potential (definition)	Typical mass (t)	Typical path length (m)	Typical impact pressure (kPa)
1	Relatively harmless to people.	<10	10	1
2	Could bury, injure or kill a person.	10 ²	100	10
3	Could bury a car, destroy a small building*, or break a few trees.	10 ³	1000	100
4	Could destroy a railway car, large truck, several buildings or forest with an area up to 4 hectares (ha).	10 ⁴	2000	500
5	Largest snow avalanches known; could destroy a village or forest up to 40 ha.	10 ⁵	3000	1000

* e.g. a wood frame house

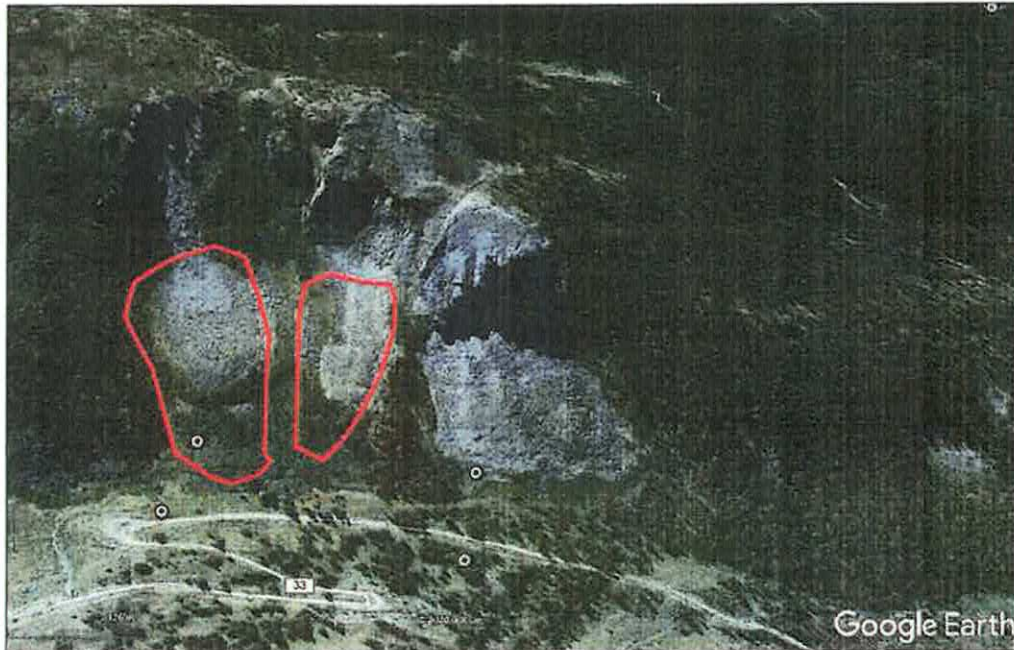


Figure 4 – Google Earth Image of North-facing Terrain

Figure 5 shows a slope angle map a slope aspect map with 20 meter contours and the site boundary.

³ McClung, D. and Schaerer, P., 1980. Snow Avalanche Size Classification. Proceedings ISSW 1980. International Snow Science Workshop, Vancouver BC, Canada, 29 November 3-5, pp. 12-30.

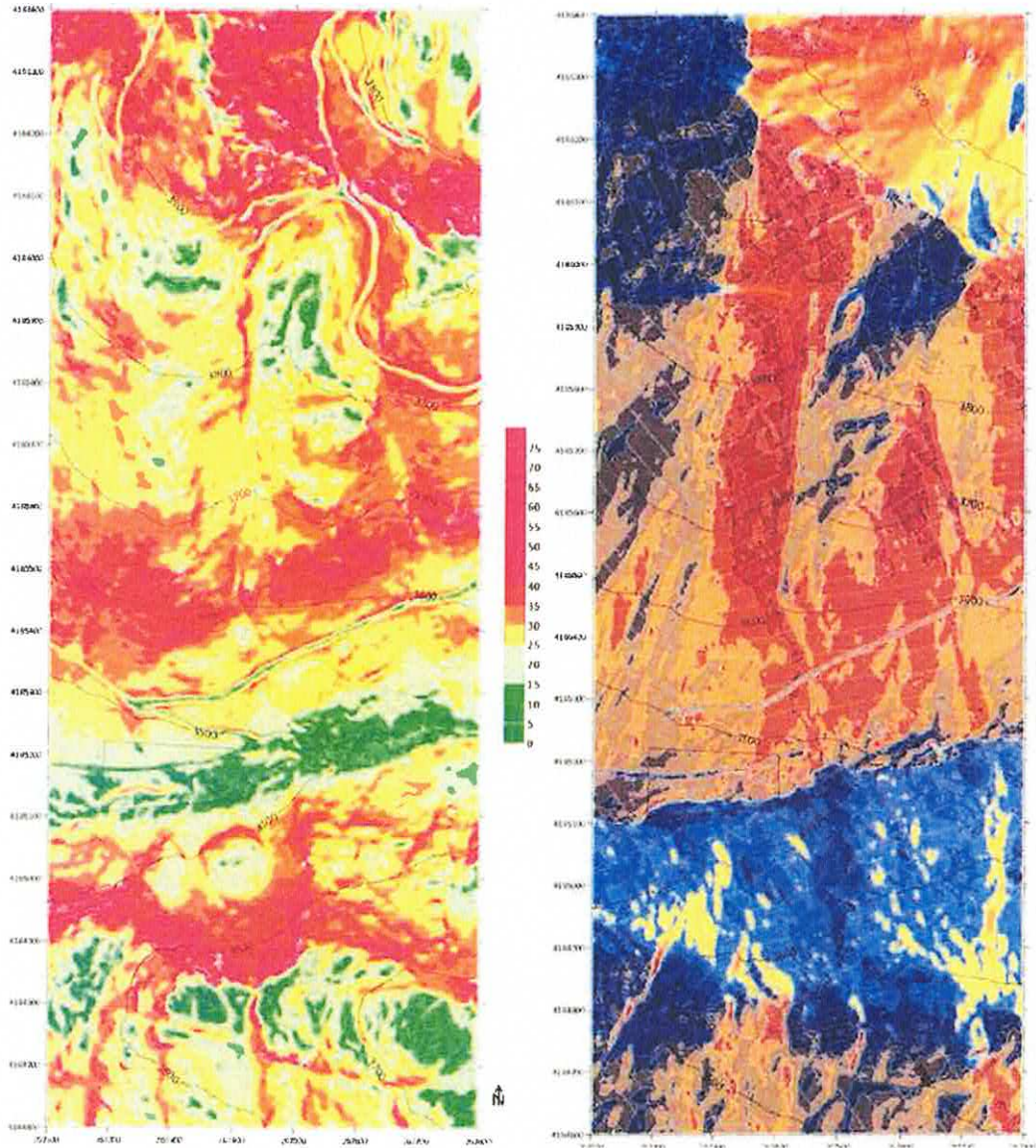


Figure 5 – LiDAR Slope Angle (left) and Aspect (right) Maps
 (Site boundary approximate; 50 meter contours; WGS84 UTM zone 13N)

7. Vegetative Indicators

The spruce forest at the site provides vegetative indicators for historic and undocumented avalanches, including lateral and vertical extents. Figure 6 and Figure 7 show photos of the site with representative vegetation. Additional photos are provided in Appendix B. Figure 8 shows the non-ground LiDAR reflections that indicate tree canopy

height and density. Many trees are 18-inches in diameter or larger, and can withstand modest avalanche pressures.



Figure 6 – Photo of North-facing Avalanche Terrain



Figure 7 – Photo of South-facing Avalanche Terrain

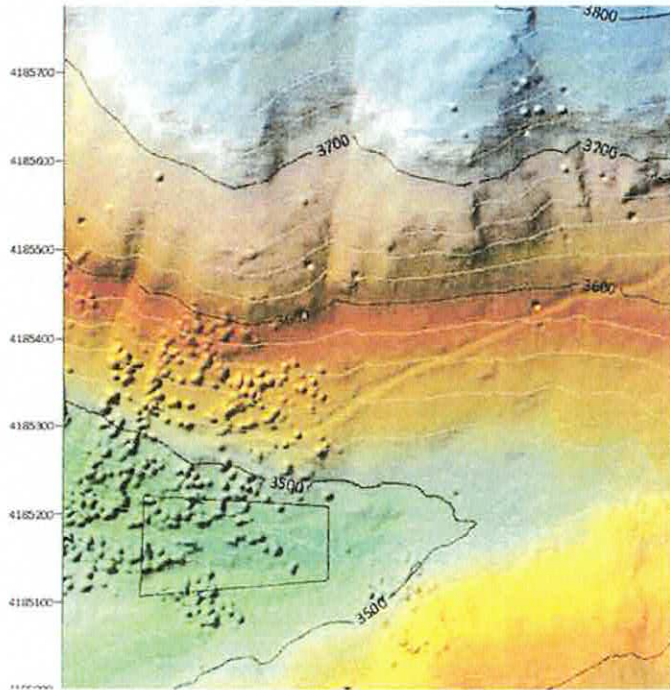


Figure 8 – Unclassified LiDAR Reflections showing Road and Trees
(Site boundary approximate; 20 meter contours; WGS84 UTM zone 13N)

8. *Avalanche Dynamics Modeling*

We used the Swiss avalanche dynamics program RAMMS Release 1.7.20 to evaluate flow directions, thickness and velocities for the design-magnitude avalanche. Figure 9 through Figure 12 show representative model results. The model calibration was based on our experience with other avalanches in Colorado, including well-documented historic avalanches and regional runout statistics. Model assumptions and parameters and additional results are presented in Appendix A.

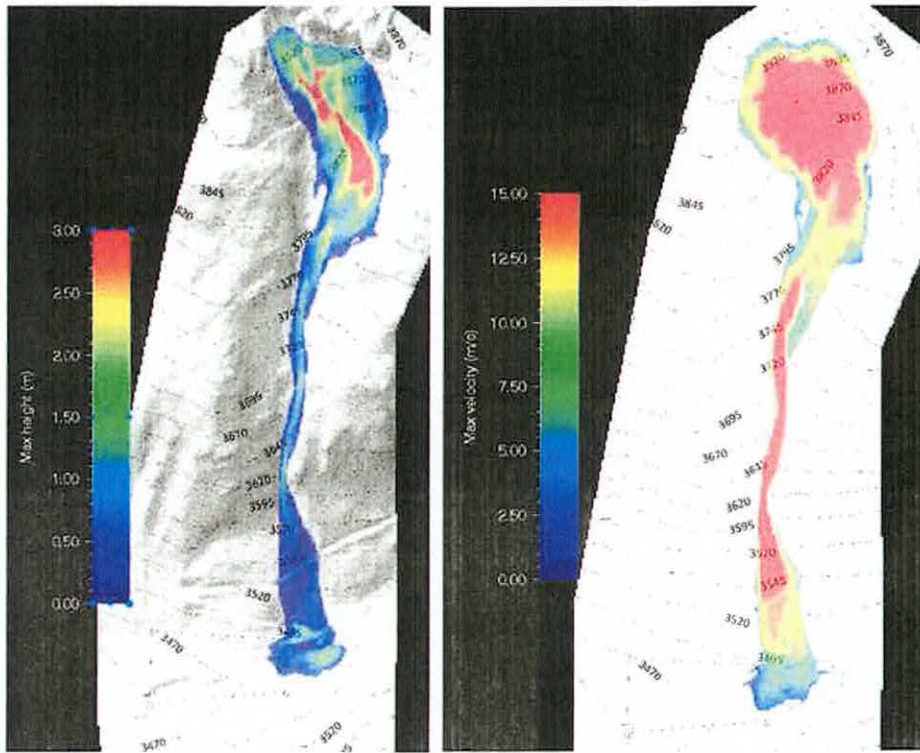


Figure 9 – RAMMS Model of High Elevation Release on Kendall Mtn.

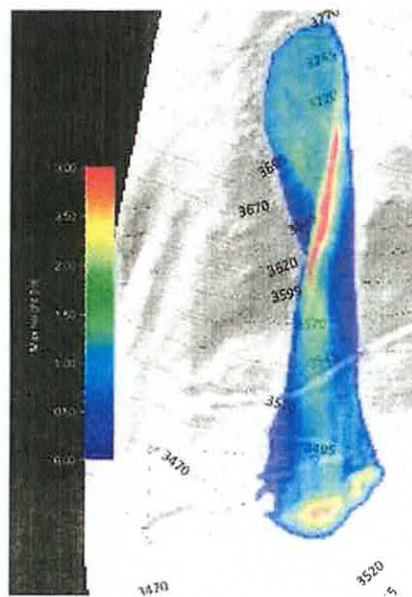


Figure 10 – RAMMS Predicted Maximum Flow Heights Mid-slope Kendall Mtn.

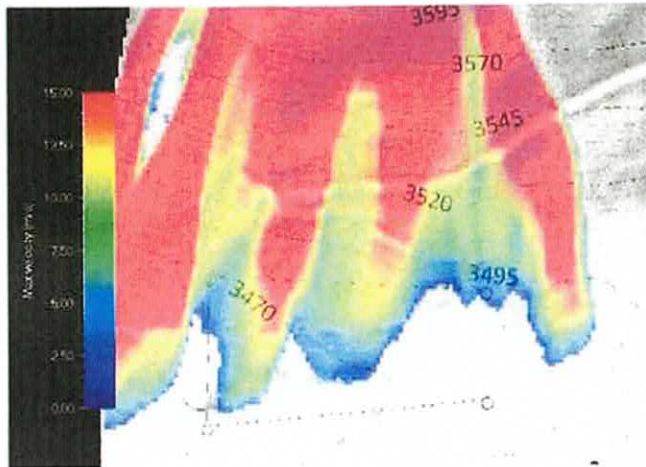


Figure 11 – RAMMS Predicted Maximum Velocities for Lower North Slopes

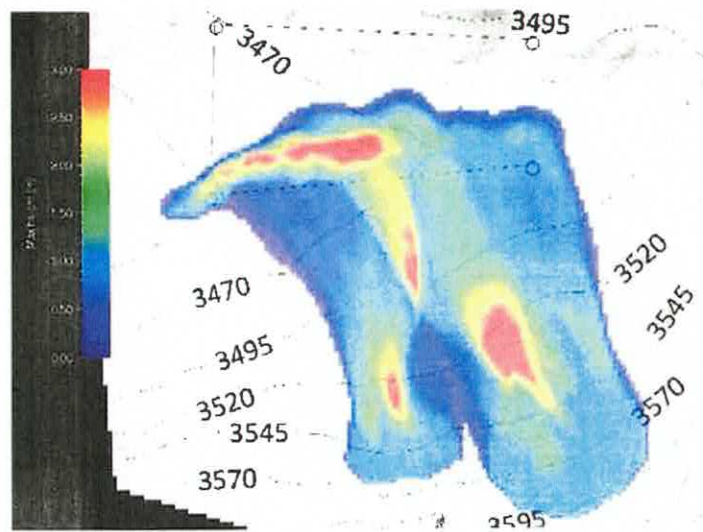


Figure 12 – RAMMS Predicted Maximum Flow Heights for South Slopes

9. Findings

Based on the observations, analyses and methods described in this report, we developed the Avalanche Hazard Zone Map shown in Figure 13. The Moderate Hazard Zone (or Blue Zone) represents an area of low frequency avalanches and low to moderate impact pressures. The pressures generally decrease towards the outer limits

of the Blue Zone. The High Hazard (or Red Zone) is also shown in Figure 13. This represents an area that includes frequent avalanches (less than 30-year average return periods) and areas where the design-magnitude avalanche impact pressures exceed 30 kPa (600 pounds per square foot (psf)) on a flat surface normal to the flow direction.

Powder avalanches will affect some of the Blue Zones, especially at the east end of the site. Some areas within the Blue Zone may require special designs for powder impact pressures.

Wet avalanches are likely at the site and will have different properties from cold dry avalanches. Many of the boulders at the site were probably transported by wet avalanches.

10. Recommendations

Based on the methods and findings described above, we offer the following recommendations:

Permanent Structures

Avoidance of avalanche hazards is the most reliable form of mitigation. No permanent structures should be placed in High Avalanche Hazard (Red) Zones. Figure 13 shows three numbered locations that are outside of the Blue Zones. Each of these location will be impacted by avalanches with average return periods of between 100-years and 300-years. The relative hazards increase with proximity to the Red Zone. Thus, Site #1 has the lowest hazard and Site #3 has the highest relative hazard. Due to the sizes of avalanche that can reach each site, the uncertainties about probability and magnitude also increase from Site #1 to Site #3. While Site #1 is the least hazardous location, it is possible to design an avalanche resistant structure at and near any of the three locations.

The most practical avalanche mitigation for the proposed cabin will be to design the building to withstand impact. This is known as "direct protection." Avalanche impact loads cannot be determined until the location, geometry and orientation of the structure are known. It is possible to achieve a high level of avalanche protection for building occupants, but persons outside will not be protected.

In addition to dynamic avalanche impact loads, walls or structures with slopes steeper than about 15 degrees uphill of the walls or structures may be exposed to significant static snow loads caused by creep and glide of the snowpack. These loads are site- and structure-specific and cannot be determined until the locations, site conditions, structure geometry and orientations of the structures are known.

Site Access Road

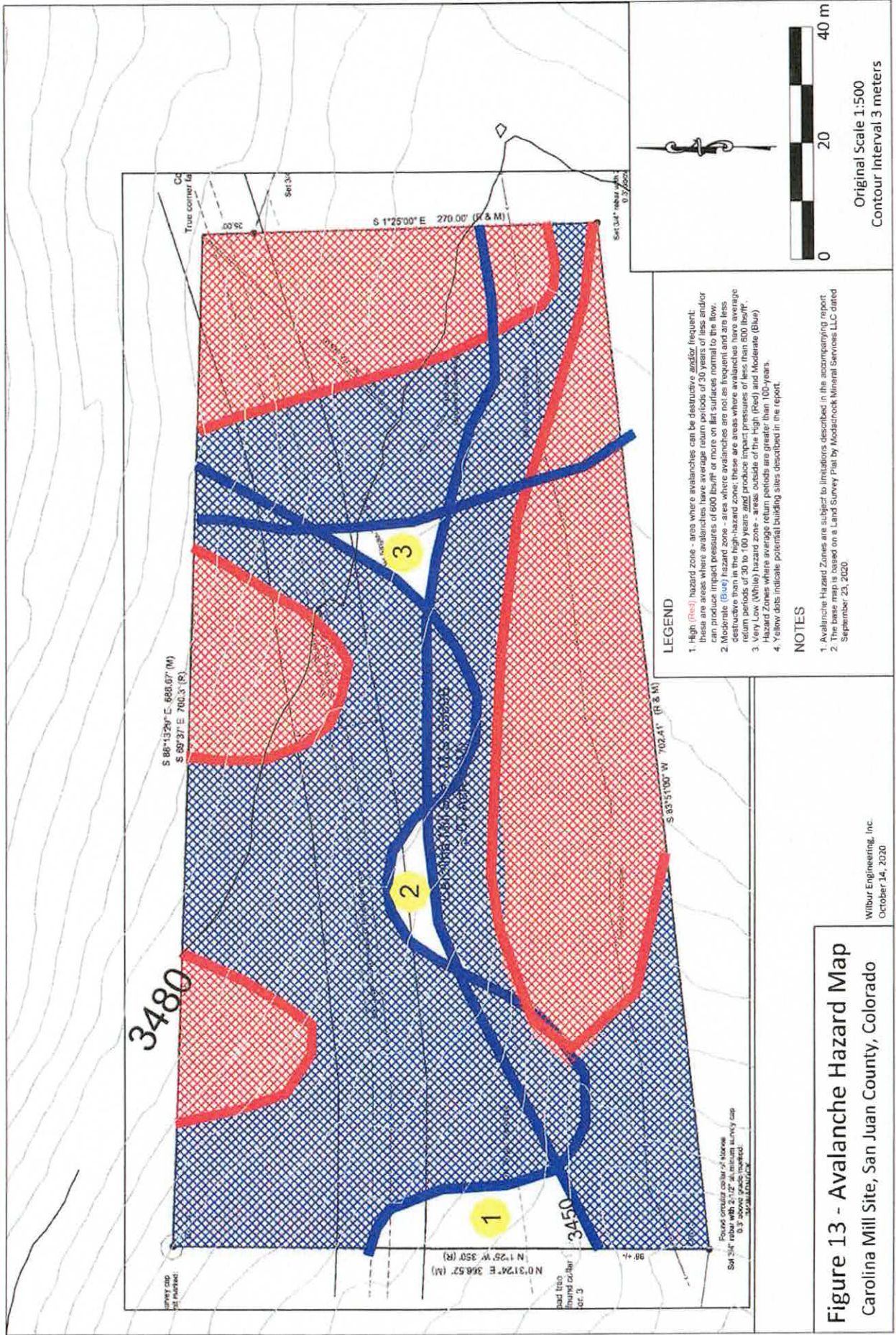
County Road 33 crosses several large avalanche paths between Silverton and the site. This study does not assess hazards or risks of any of the off-site avalanche paths.

Avalanche Education & Awareness

It is prudent for occupants and guests of residential buildings in and near avalanche hazard zones to become educated and keep current on local avalanche conditions, including the local and regional avalanche danger forecasts. However, reliance upon forecasts and avoiding avalanche terrain during elevated avalanche danger conditions can reduce, but not eliminate avalanche risk, especially to persons outside of buildings.

11. References

1. "Avalanche Hazard Map, San Juan County", prepared by Rebecca Summer and Margaret Squier, INSTAAR (Institute of Arctic and Alpine Research), Boulder, Colorado, for San Juan County in 1976
2. "Natural Hazards of San Juan County, Colorado", prepared by Michael J. Bovis, Institute of Arctic and Alpine Research, Boulder, Colorado, for San Juan County in 1976
3. "Avalanche Atlas, San Juan County, Colorado", prepared by Len Miller, Betsy R. Armstrong and Richard L. Armstrong, Institute of Arctic and Alpine Research, for San Juan County in 1976, published as Occasional Paper No. 17 by INSTAAR
4. "Century of Struggle Against Snow: A History of Avalanche Hazard in San Juan County, Colorado", prepared by Betsy R. Armstrong, Institute of Arctic and Alpine Research, for San Juan County in 1976, published as Occasional Paper No. 18 by INSTAAR "Overall Hazard Map", prepared by INSTAAR for San Juan County in 1976.



LEGEND

- 1. High (Red) hazard zone - area where avalanches can be destructive and/or frequent; these are areas where avalanches have average return periods of 30 years or less and/or can produce impact pressures of 600 lb/ft² or more on flat surfaces normal to the flow.
- 2. Moderate (Blue) hazard zone - area where avalanches are not as frequent and are less destructive than in the high-hazard zone; these are areas where avalanches have average return periods of 30 to 100 years and produce impact pressures of less than 600 lb/ft².
- 3. Very Low (White) hazard zone - areas outside of the High (Red) and Moderate (Blue) Hazard Zones where average return periods are greater than 100-years.
- 4. Yellow dots indicate potential building sites described in the report.

NOTES

- 1. Avalanche Hazard Zones are subject to limitations described in the accompanying report.
- 2. This base map is copied on a Land Survey Plat by Modernock Mineral Services LLC dated September 23, 2020.

Figure 13 - Avalanche Hazard Map
 Carolina Mill Site, San Juan County, Colorado

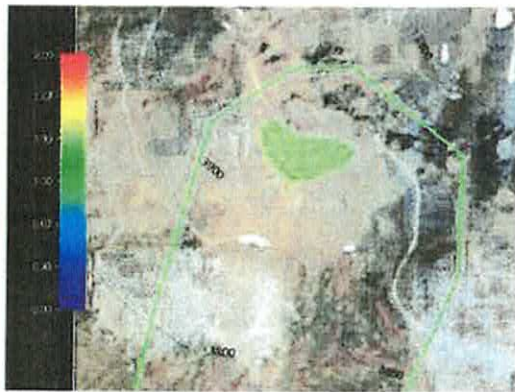
Wilbur Engineering, Inc.
 October 14, 2020

Appendix A RAMMS Parameters & Results

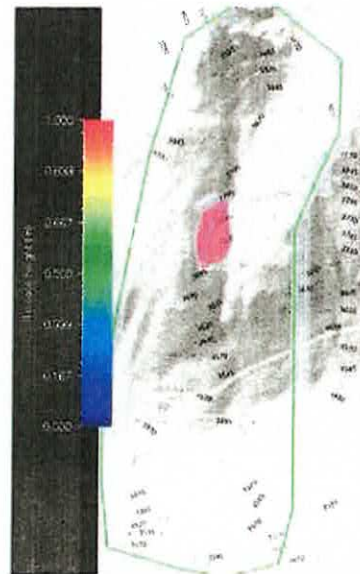
*** Important Note: ***

Interpretation of avalanche dynamics model results requires an understanding of the model assumptions, simplifications and limitations of the underlying equations of motion. The models do not accurately show wet avalanche runouts, flow heights or impact pressures, nor the variations in avalanche properties with depth, including density and velocity.

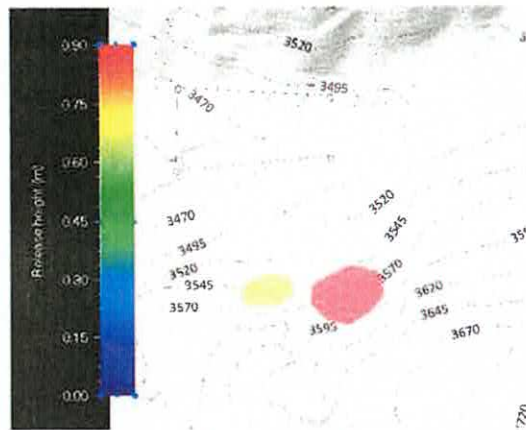
run	res.	Release			Friction	cohesion (Pa)	Comments
		name	ht. (m)	vol(m ³)			
run1	3	R1	1.2	12,700	S100	0	upper N (Kendall) -slope map
run2	3	R2	1.0	12,400	S100	0	Lwr N - spreads E 1/3 site
run3	3	R3	1.0	22,600	S100	0	So slope - ovrflo chan E 1/3
run4	3	R4	1.2	17,500	S100	0	upper N - GE only E 1/4 site
run5	3	R5	1.0	10,300	S100	0	freq gullys NW - runs W of site
run6	3	R6	0.8	22,100	S100	0	lwr short slopes N single rel.
run7	3	R6	0.8	22,100	S100	100	lwr short slopes N add coh
run8	3	R7	0.7	14,600	S100	0	So 2 rel areas
run9	3	R3a	1.0	11,700	S100	0	So 2 rel areas
run10	3	R3a	0.7-0.9	9,800	S100	0	So 2 rel areas
run10c	3	R3a	0.7-0.9	9,800	S100	100	So 2 rel areas
run11	3	R8	0.9-0.10	21,800	S100	0	N R6 3 rel areas



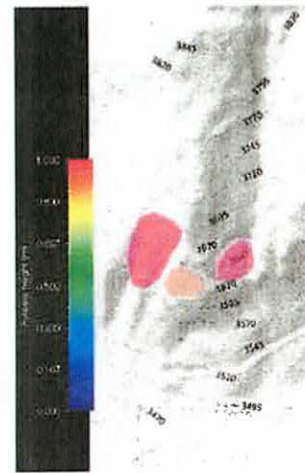
Release area R1



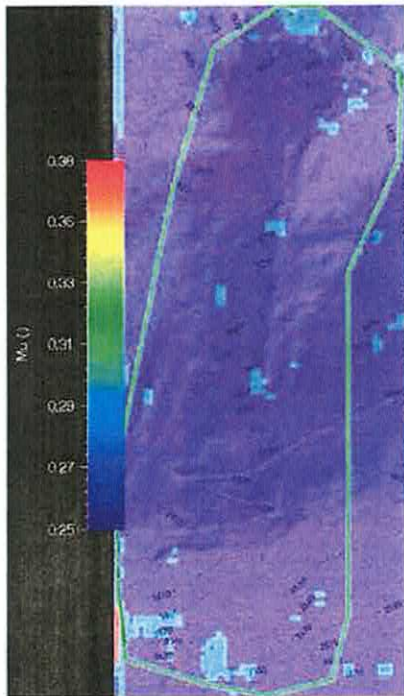
Release area R2



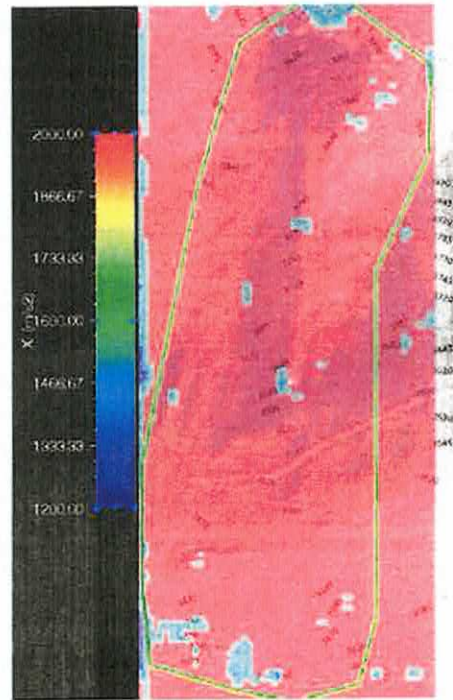
Release area 3



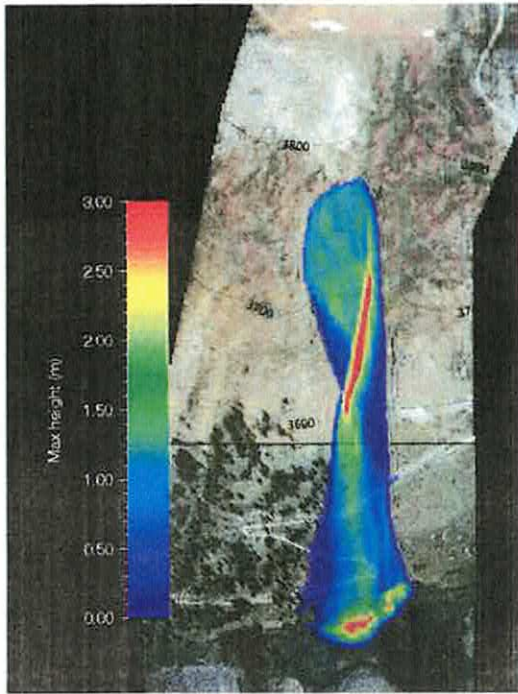
Release area R4



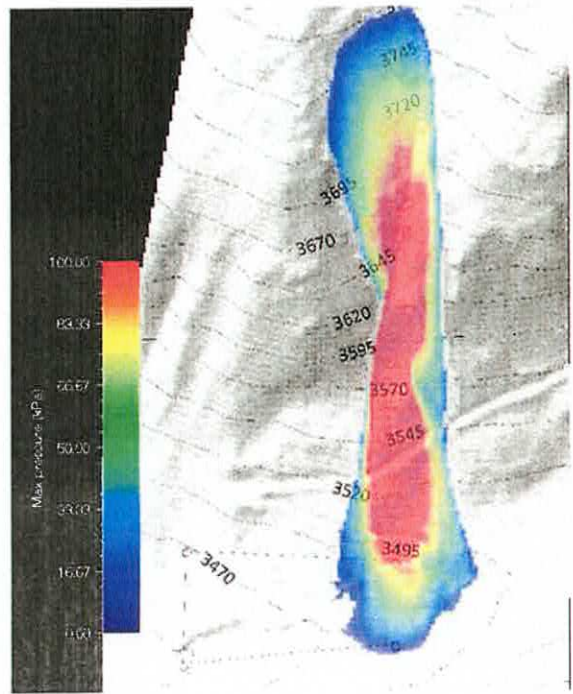
Friction mu-S100



Friction xi-100

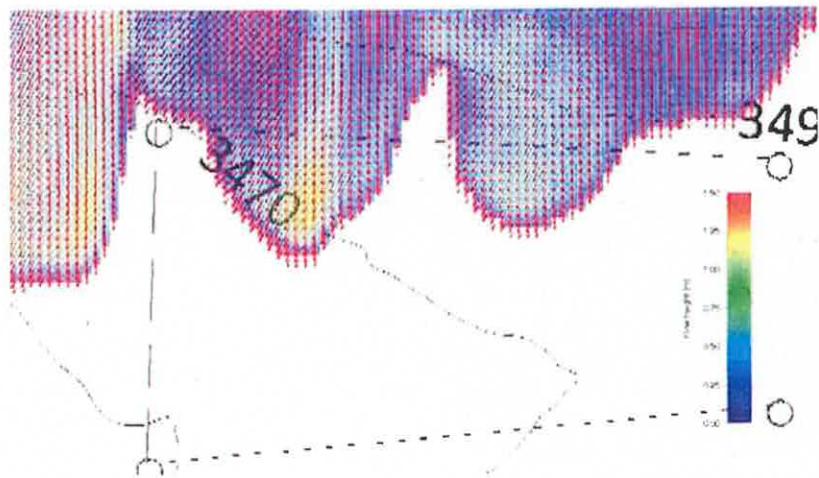


Maximum Heights

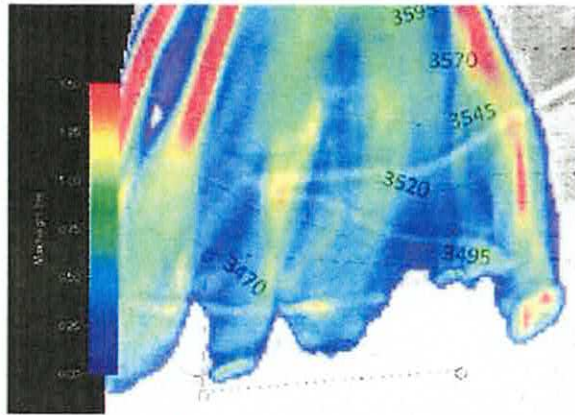


Maximum Pressure

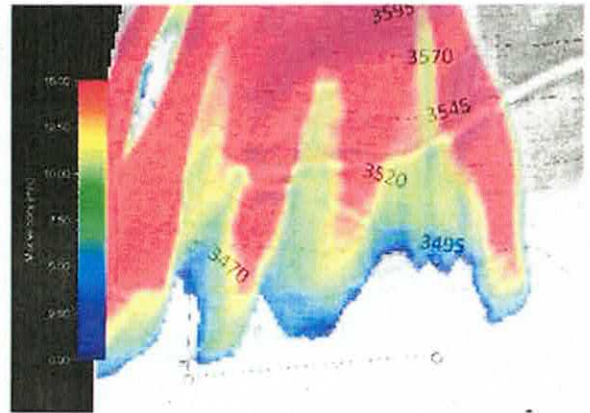
Run 2



Run 6 Flow Heights and Velocity Arrows at t=18 seconds

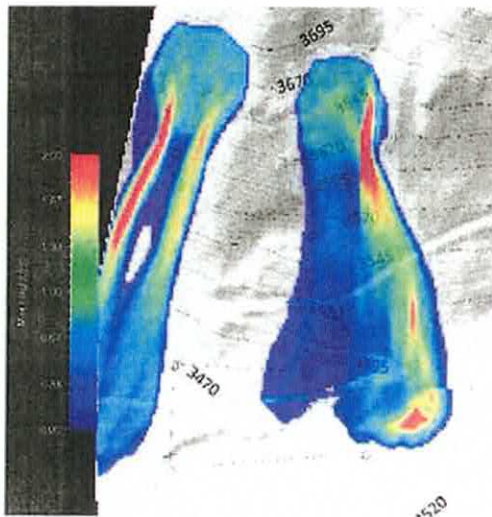


Maximum Heights

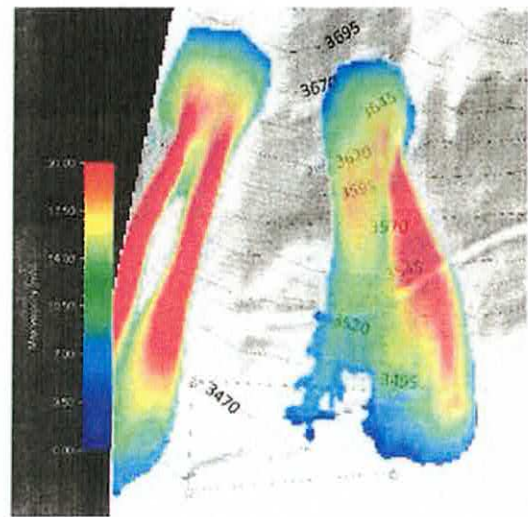


Maximum Velocity

Run 7

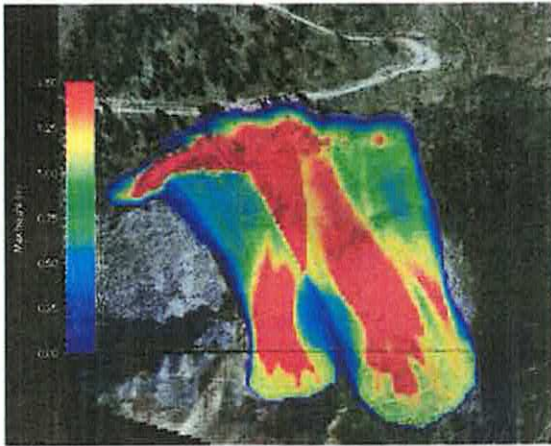


Maximum Heights

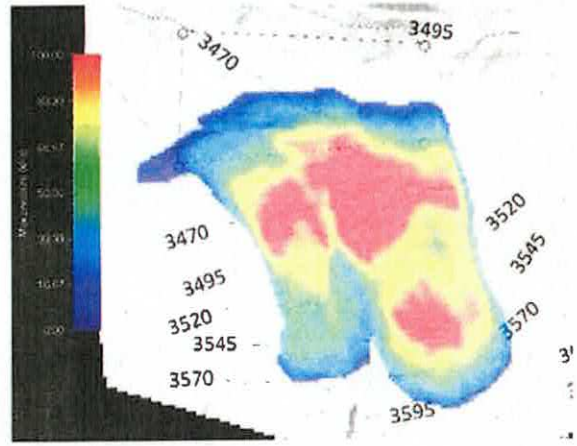


Maximum Velocity

Run 8

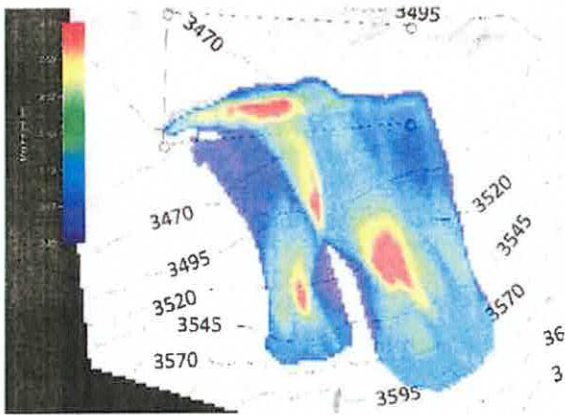


Maximum Heights

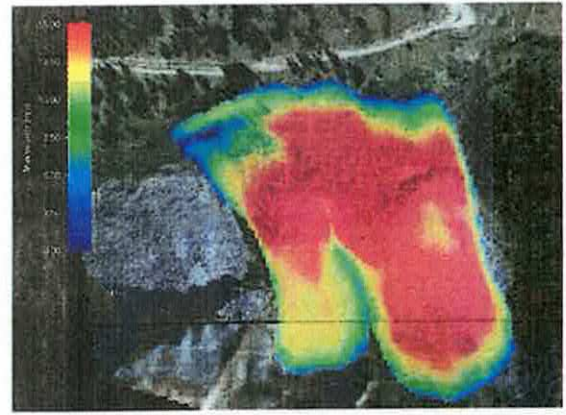


Maximum Pressure

Run 9

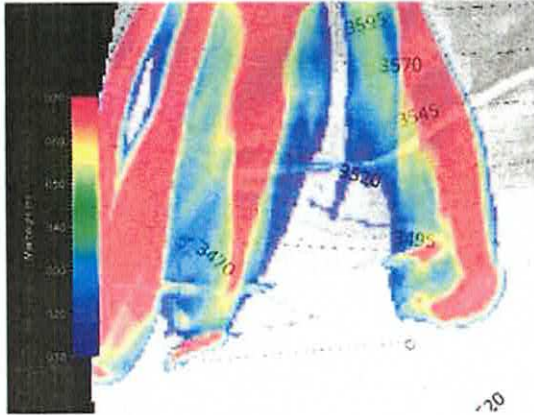


Maximum Heights

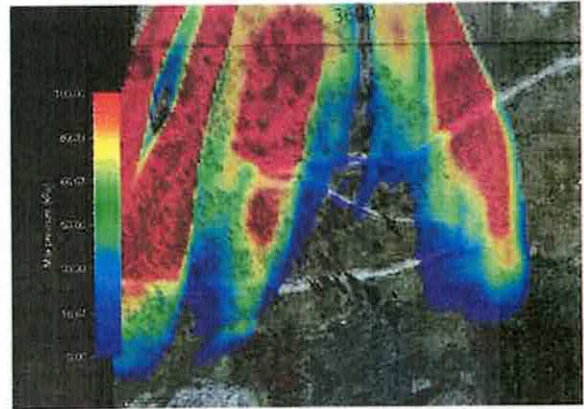


Maximum Velocity

Run 10c



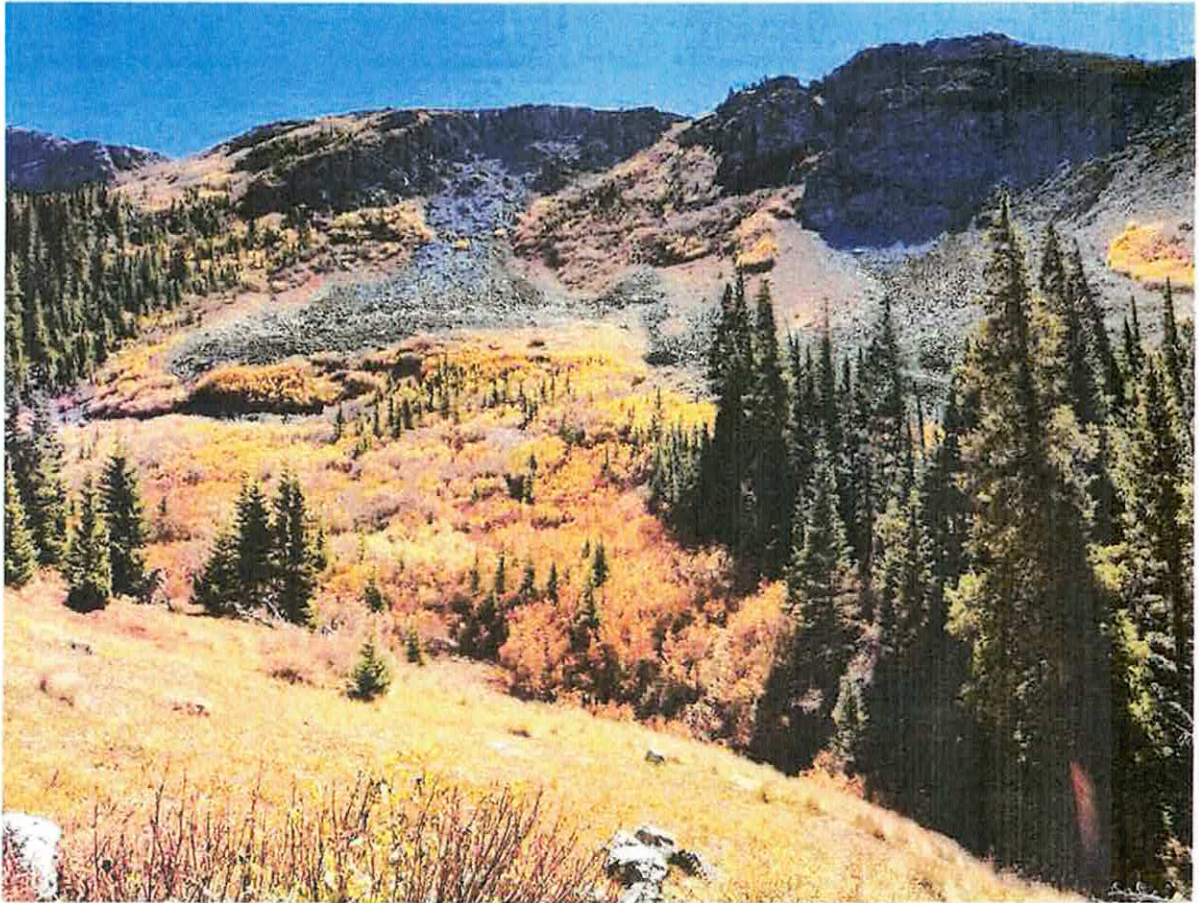
Maximum Heights



Maximum Pressure

Run 11

Appendix B - Site Photos



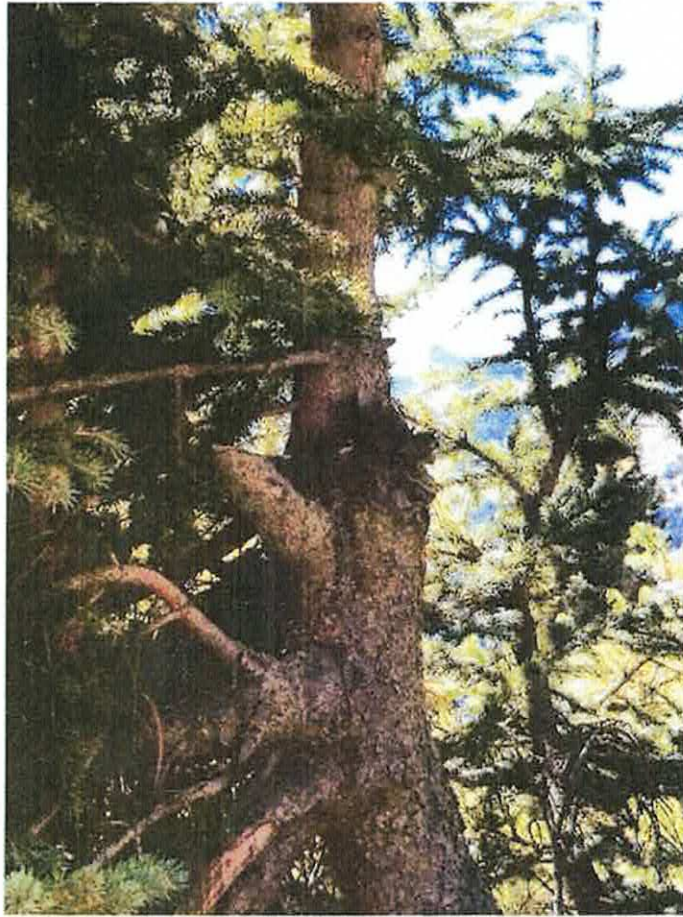
N-facing paths – note avalanche trim height on branches at lower right;
Rocks on surface possibly/likely avalanche transported



Avalanche damage from S Slopes



Avalanche flagging on Lower Slopes North of Site



Avalanche damage above site on Lower Slopes North of Site



Large Boulders at Site – Possibly Avalanche Transported



Old large diameter tree damage – Poss. debris flow or wet avalanche caused

IMPROVEMENT PERMIT APPLICATION

Proposed Carolina Mill Site Cabin
U.S. Mineral Survey No. 5569B

ACCESS INFORMATION REPORT & SCENIC QUALITY REPORT

SCENIC QUALITY REPORT

Introduction and Site Location

The Carolina Mill Site is accessible via County Road 33. A location map is included within the application. It depicts the general location of the Property. The County Scenic Quality regulations state the following:

All residential development shall be required to submit a Scenic Quality Report at the time of the sketch plan submittal.

County Road 33 Property travels through the entire length of the Property. As such, most of the Property is visible to those traveling on the County Road. There is a notation on the attached survey of an "old single-track trail" which apparently existed prior to the installation of County Road 33. Such trail has since been abandoned, and there is no evidence of it connecting through the Property. The attached survey shows a notation of where the trail may have been located at either end of the Property with a large gap in-between. Significant photo documentation has been obtained to show the lack of any trail system on the Property.

PUBLIC VISIBILITY

All potential building sites are visible from County Road 33.

San Juan County regulations require that the Scenic Quality Report include the following information:

"Destinations of scenic views of natural and historic features both from and toward the site and descriptions of how these vistas shall be preserved. Graphic depiction of the proposed structure's impact on these views shall be submitted to allow staff, the Planning Commission, and the Board of County Commissioners to assess the impacts of the project and the effectiveness of proposed mitigation measures."

The Property is encumbered by County Road 33, which renders all building locations visible to those using the County Road. -There is no known location on the Property from which a cabin would not be visible. The selected building site is the most concealed of the possible building sites identified in the attached Avalanche Study. Moreover, it is the historic location of the cabin and/or mill that previously existed.

IMPROVEMENT PERMIT APPLICATION

Proposed Carolina Mill Site Cabin U.S. Mineral Survey No. 5569B

ACCESS INFORMATION REPORT & SCENIC QUALITY REPORT

The Applicant has located original building timbers and multiple ore buckets that were left on the Property. On information and belief, some form of milling occurred on the Property. As such, the Applicant believes the proposed building site is in keeping with the historic spirit of the mill site and also takes into consideration the maximum amount of concealment to preserve the public's view. With the addition of trees along the edge of County Road 33, the Applicant believes a significant portion of the cabin will be concealed.

Attached is a superimposed image of a cabin as seen by a passerby on County Road 33. The remaining photos show the Property from northern, southern, eastern and western vantage points.

MINIMIZING VISUAL IMPACTS

The County Scenic Quality regulations require the following information:

"Evidence that the location of the structure is designed to minimize the visual impacts and to not detract from the scenic quality of the adjacent public lands or existing trails."

The Property is surrounded by BLM land on all sides. The only road or existing trail is County Road 33. County Road 33 appears to be used primarily by vehicles and occasional pedestrian use. The Applicant has satisfied the above listed criteria by selecting the site that is least visible from the County Road and still deemed safe by the Avalanche Study. The Applicant proposes the addition of several trees / screening along County Road 33 to further conceal the cabin.

The amount of time a person traveling in a vehicle sees the proposed cabin is limited and depends upon how fast they are driving. Driving through the entire Property takes about one minute, so the time a person would see the cabin would only be a matter of seconds. There are several cabins that are similarly situated at the base of County Road 33 which passerby's see as they drive up Kendal Mountain. As such, the Applicant's proposal is in keeping with existing precedent.

BLENDING WITH NATURAL TOPOGRAPHY / ENVIRONMENT

County regulations require that the Scenic Quality Report includes information regarding the following:

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Proposed Carolina Mill Site Cabin U.S. Mineral Survey No. 5569B

ACCESS INFORMATION REPORT & SCENIC QUALITY REPORT

"Evidence that the designs orient improvements in ways that allow them to blend in with and utilize the natural topography. The submittal shall include, but not be limited to, elevations at a scale suitable for a determination that all standards in this section have been met, Three-Dimensional Modeling, etc."

The proposed cabin has been designed to blend in with the surrounding landscape by using non-reflective materials and earth tone colors. Also, the applicant plans to use native stone from the mill site to cover portions of the cabin's exterior and chimney. There is a large boulder located within the proposed building envelope which, if architecturally feasible, will be incorporated into the corner of the cabin. The Applicant will make best efforts to maintain old growth trees close to the cabin to conceal it further.

TOPSOIL, UTILITIES, LIGHTING AND DRIVEWAYS

TOPSOIL

County regulations require that the project should include the following:

"Plans to remove and save topsoil, prior to any grading or excavation and replacement, for reuse during re-vegetation."

Any topsoil found during construction will be separately stockpiled on-site, to be used for landscaping / screening and the row of trees along the County Road.

UTILITIES

County regulations require that the project should include the following:

"Location and illustration of utilities in ways that will cause the least damage to the natural environment."

The project includes the following proposed utilities: an underground septic leach field, underground water tank cistern, an above ground holding pond and underground water and sewer piping. The septic system location was selected based on San Juan Basin Health Department regulations and setbacks. The buried cistern location and holding pond have been placed uphill of the cabin to allow gravity flow.

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Proposed Carolina Mill Site Cabin U.S. Mineral Survey No. 5569B

ACCESS INFORMATION REPORT & SCENIC QUALITY REPORT

The water and sewer construction will occur with the least amount of disturbance necessary, to limit any damage to the natural environment. No overhead powerlines, power poles or overhead cable is proposed. Power sources include solar, propane, water turbine, fireplace / boiler and a backup generator, none of which are anticipated to cause physical damage to the natural environment.

EXTERIOR LIGHTING

County regulations require that the project should include the following:

“Provisions requiring shielding of exterior lighting to prevent direct visibility of light bulbs from off-site, directing of all exterior lighting toward either the ground or the surface of a building and prohibiting high intensity sodium vapor or similar lighting.”

The proposed exterior lighting shall include a minimum amount of automatic on-off motion detection solar lights for safety and security purposes. No sodium vapor lights are proposed.

DRIVEWAYS

County regulations require that the project should include the following:

“Design and construction plan for roads and associated structures that bear a logical relationship to existing topography to minimize the need for cuts and fills.”

The proposed driveway enters the Property at a location where minimal fill is required to meet requisite grade and road design. The width of the driveway will not exceed that of the County Road (i.e., one lane).

BUILDING MATERIALS

County regulations require that the project should include the following:

“Utilization of colors and textures found naturally in the landscape and prohibition of reflective materials such as highly reflective glass or metals.”

The proposed colors and textures of the cabin are as follows:

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Proposed Carolina Mill Site Cabin U.S. Mineral Survey No. 5569B

ACCESS INFORMATION REPORT & SCENIC QUALITY REPORT

- Wood and/or Steel framing covered by rusted metal siding and or natural stone recycled from the Property.
- Non-reflective, earth-tone metal roofing material
- Minimal window glazing.

Attached photos illustrate the types of proposed building materials.

CONCLUSION

This project appears to be in conformance with the County Scenic Quality regulations due to the following:

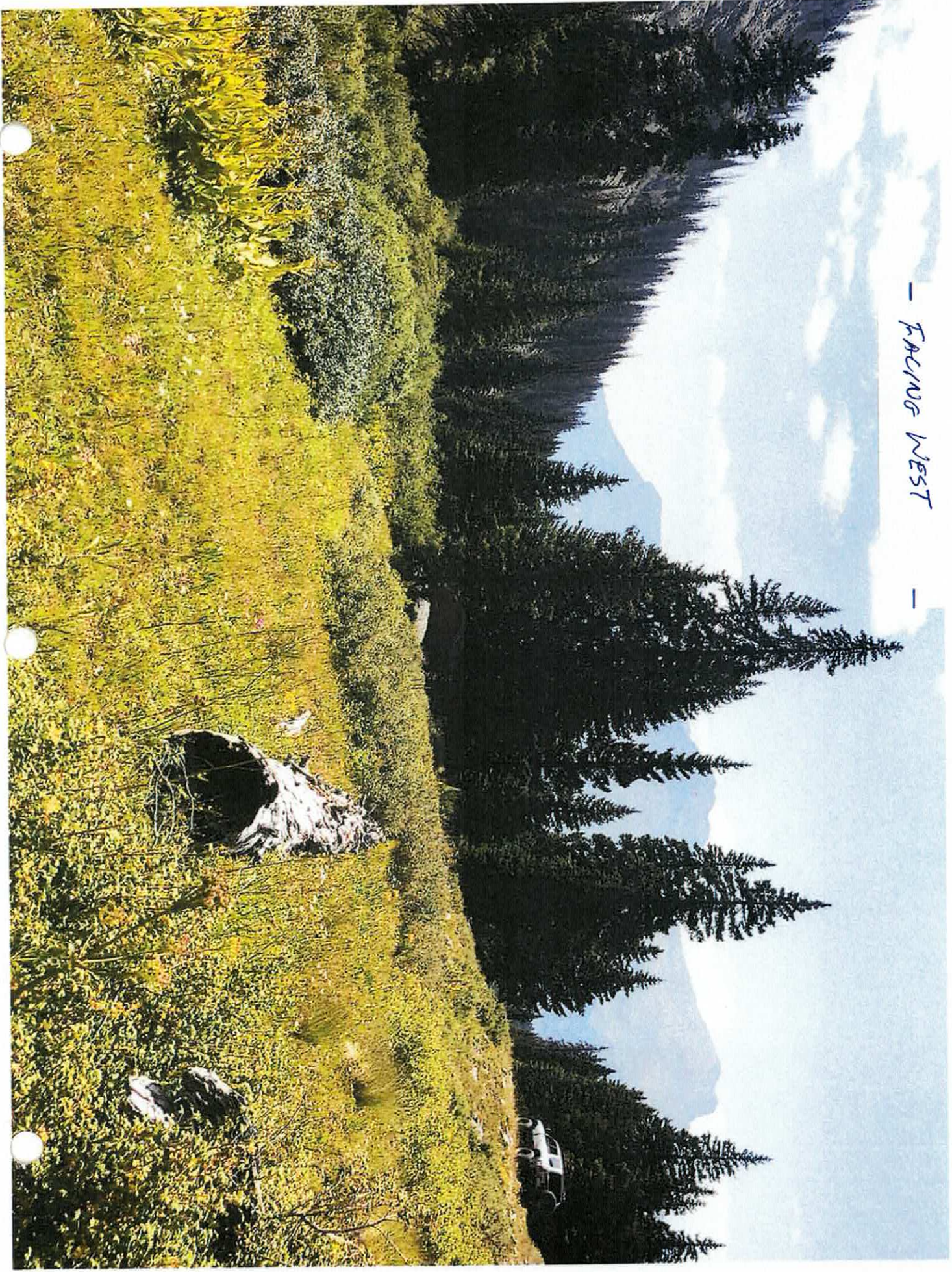
- Significant screening measures will be implemented to conceal the cabin.
- Building materials will be unobtrusive and subtle to minimize visual impact.
- The size of the cabin will not exceed the 1000sf limitation.
- Access to the cabin has virtually no impact on the environment since the County Road already exists.

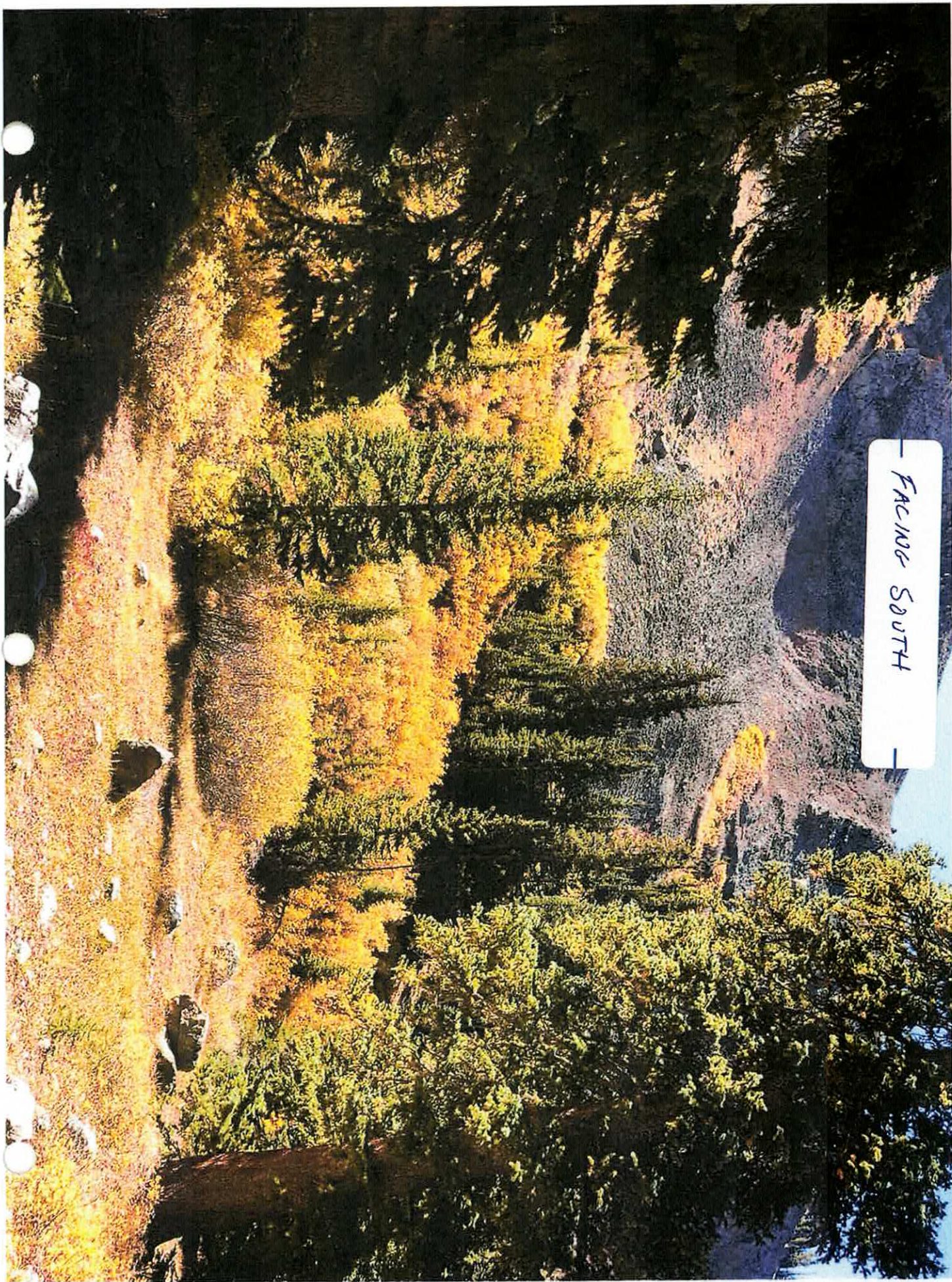
Thank you for your consideration and review of the proposed Carolina Mill Site Cabin. If you need additional information or have questions, please contact me or Frank.

Very truly yours,

Nicholas F. Anesi

- FACING WEST -



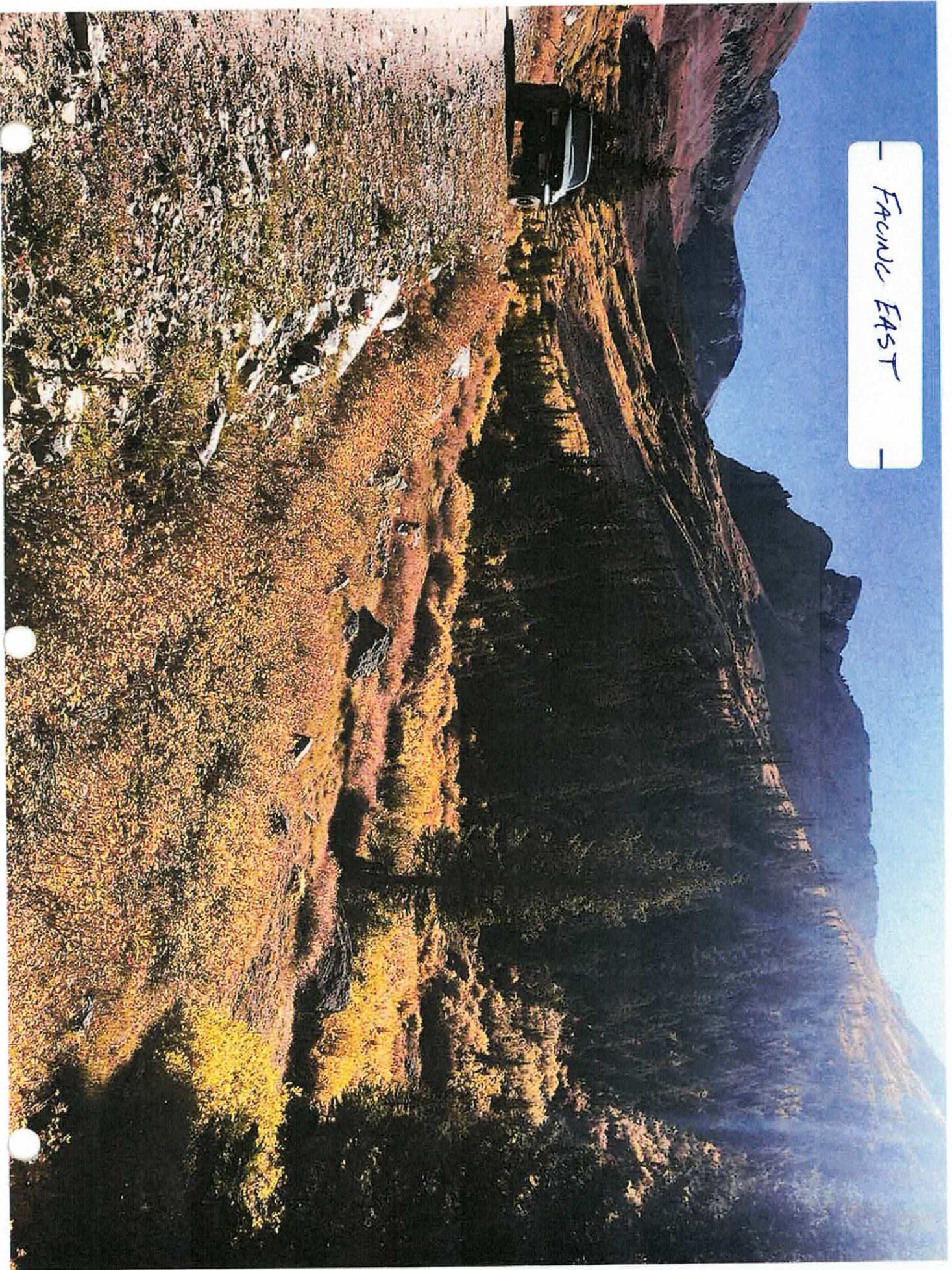


FACING SOUTH

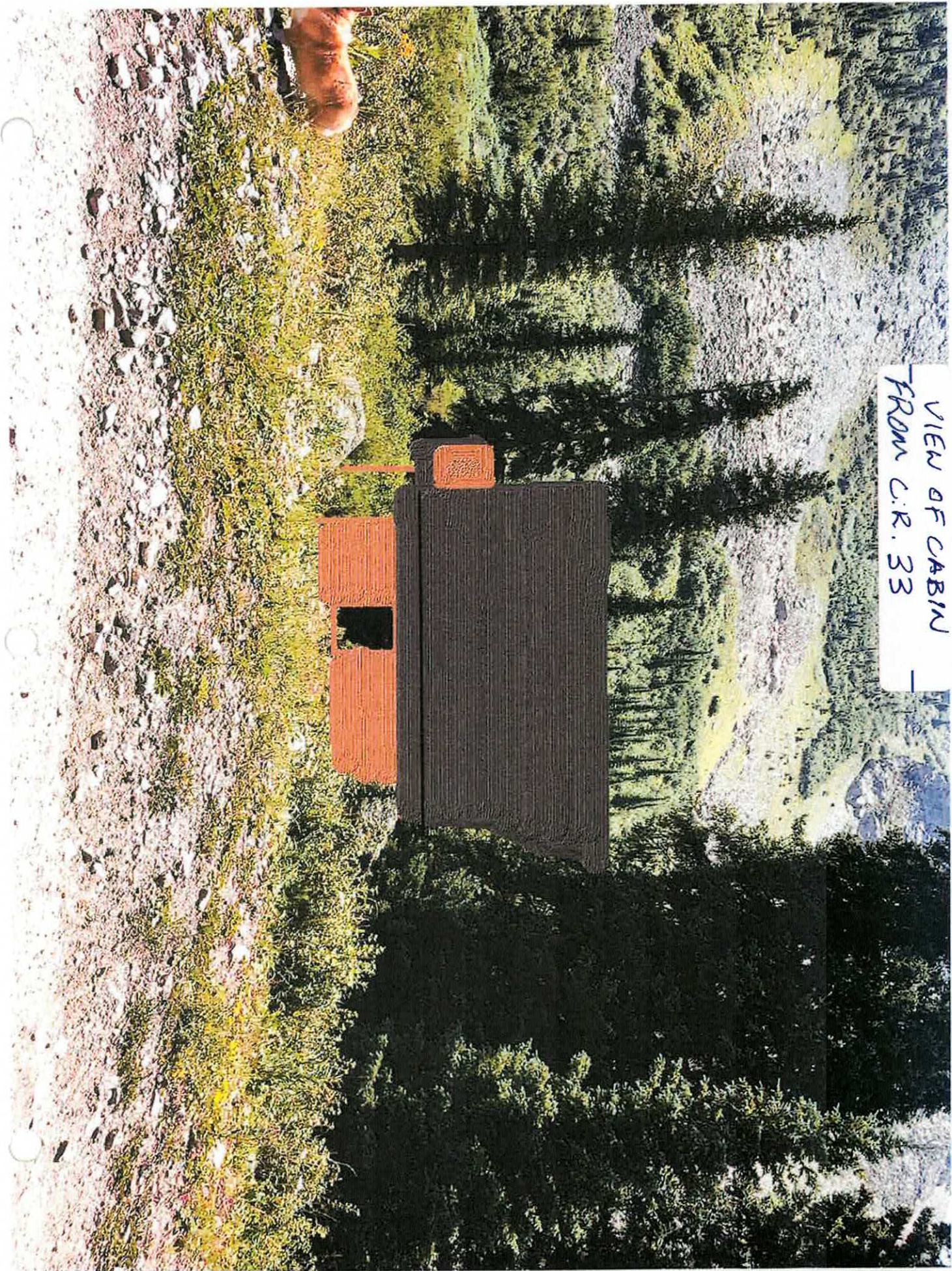
FACING NORTH

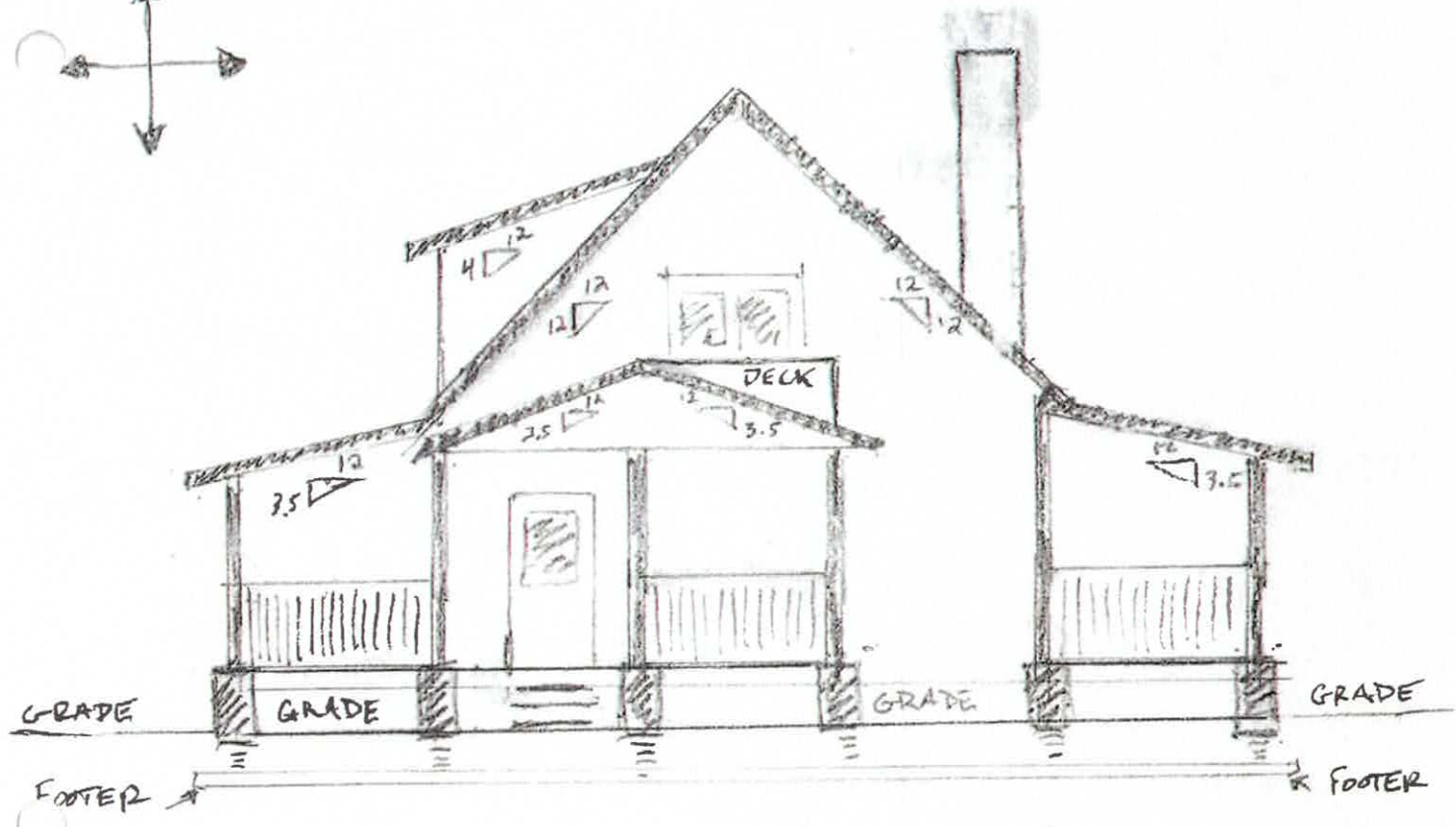
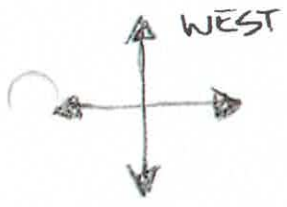


— FACUNE EAST —

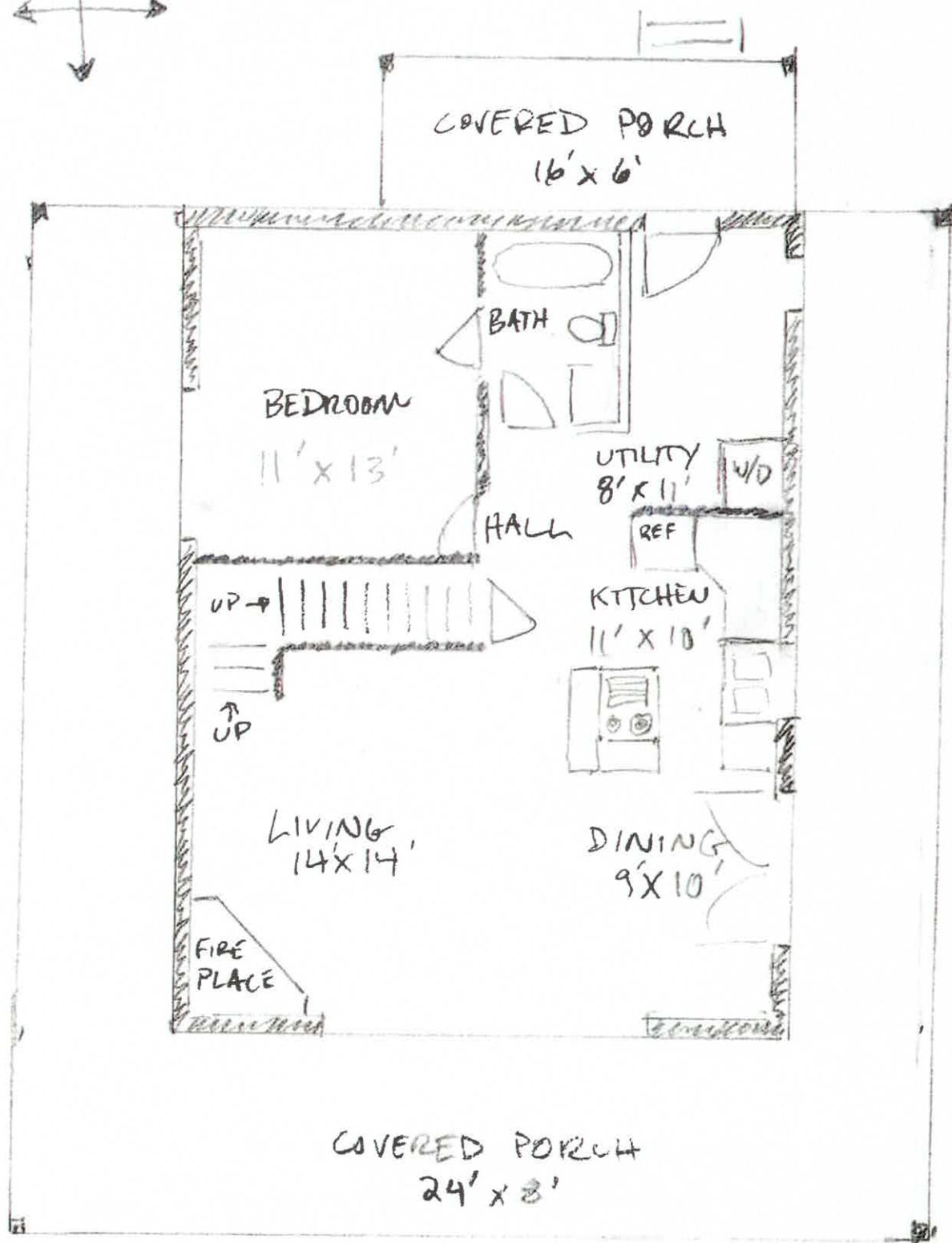


VIEW OF CABIN
FROM C.R. 33

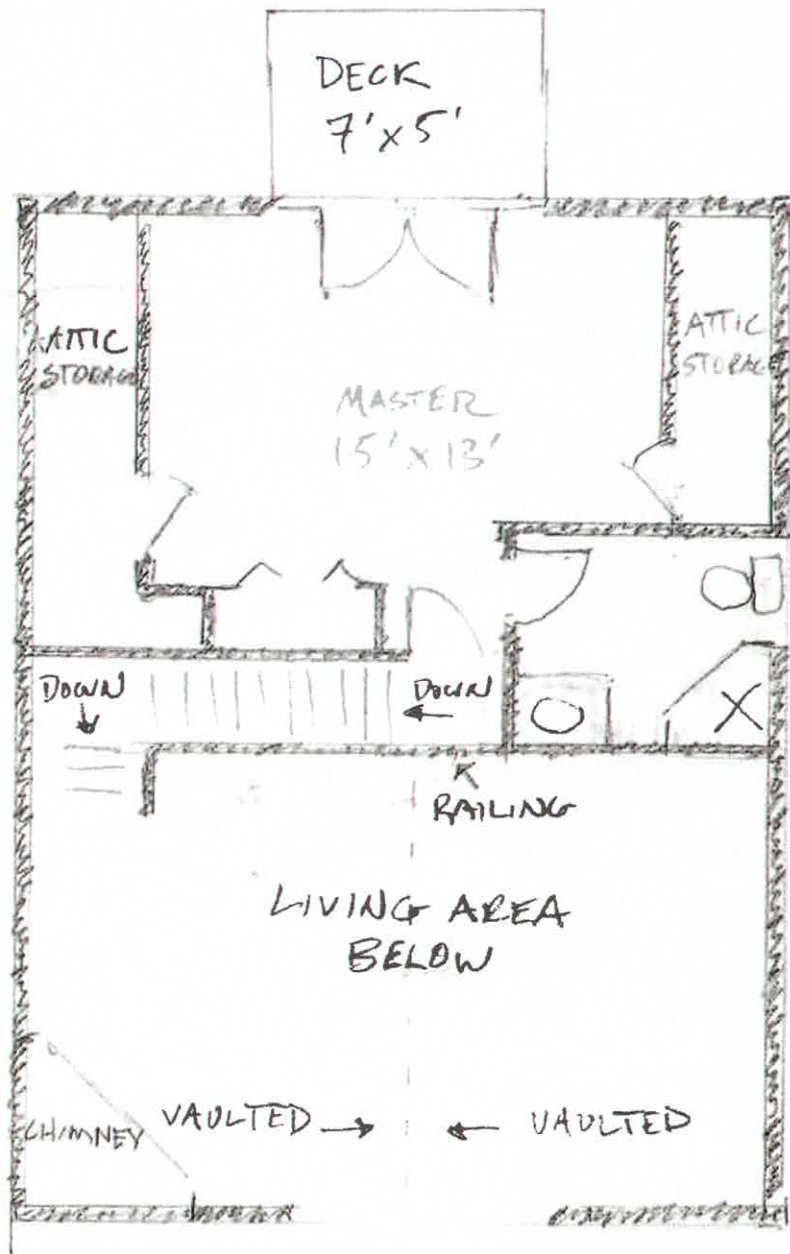




CAROLINA MILL SITE CABIN
BACK VIEW

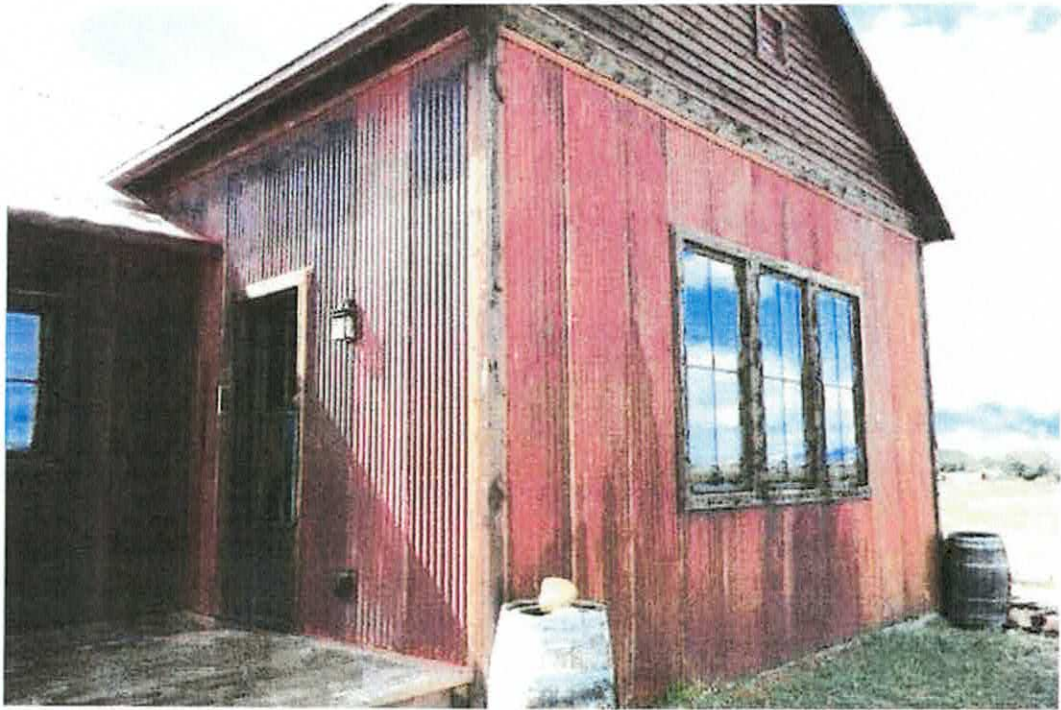


CAROLINA MILL SITE CABIN
LOWER FLOOR



CAROLINA MILL SITE CABIN
UPPER FLOOR

- RUST COLOR SIDING -



NON-REFLECTIVE
- METAL ROOFING

