

**SAN JUAN COUNTY, COLORADO**  
**BOARD OF COMMISSIONERS MEETING AGENDA**  
**OCTOBER 9, 2024**

**CALL TO ORDER:** 6:30 P.M.

**OLD BUSINESS:**

Consider Bills and Authorize Warrants  
BOCC Regular Meeting Minutes for September 25, 2024

**APPOINTMENTS:**

8:40 A.M. - County Road Supervisor Rusty Melcher  
9:10 A.M. - Sarah Moore. SJDA – Request for Funding. Highway Entrance Signs  
9:20 A.M. - Anne Chase. Silverton Housing Authority – Request for Funding. Geotechnical Study  
9:30 A.M. - County, State, Federal 150-250 Celebration  
10:00 A.M. - Public Hearing: David Breed. Ute Chief Lode MS 18463 Sketch Plan Application for the development of a single-family dwelling and associated utility improvements located in the Deer Park area accessed from CR 33A  
10:30 A.M. - Public Hearing: Travis Mohrman. GW Lode MS 1132 Sketch Plan Application for the construction of a 160 sq. ft storage shed at the Opus Hut located near Ophir Pass and accessed from CR 8  
11:00 A.M. - Klem Branner-Baker's Park Update  
11:30 A.M. - Sunnyside Gold Property Transfer  
Other

**CORRESPONDENCE:**

Hard Rock 100  
DOLA Small Community Workshop

**NEW BUSINESS:**

Treasure's Report  
Public Comment  
Commissioner and Staff Reports

**OTHER:**

**ADJOURN:**

**Times listed above are approximate.**  
**Discussion of an agenda item may occur before or after the assigned time.**

**Work Session 3:00 PM, October 16, 2024**

**Next Regular Meeting – 8:30 AM, Friday November 8, 2024**

Join Zoom Meeting

<https://zoom.us/j/92136473203>

By Telephone: Dial 1 669-900-6833 and enter the Webinar ID 92136473203 when prompted.

Meeting ID: 921 3647 3203

You Tube (live and recorded for later viewing. does not support public comment):

<https://www.youtube.com/@sanjuancountycolorado/streams>

SAN JUAN COUNTY BOARD OF COMMISSIONERS MET OCTOBER 9, 2024  
 AND THE FOLLOWING BILLS WERE APPROVED FOR PAYMENT.

|       |                            |                        |          |
|-------|----------------------------|------------------------|----------|
| 25400 | LAPLATA CO DETENTION       | AUG 24, JAIL BILL      | 156.00   |
| 25401 | AMAZON CAPITAL SERVICES    | BILL                   | 43.07    |
| 25402 | CENTURY LINK               | SHERIFFS BILL          | 337.14   |
| 25403 | CO BUREAU OF INVERTIGATION | SHERIFFS BILL          | 105.00   |
| 25404 | AMAZON CAPITAL SERVICES    | CUSTODIAN BILL         | 380.92   |
| 25405 | DEPT OF THE TREASURY       | 2ND QTR LATE FEE       | 568.14   |
| 25406 | AMAZON CAPITAL SERVICES    | CUSTODIAN BILL         | 380.92   |
| 25407 | ANTHEM BLUE CROSS          | MEDICAL INSURANCE      | 20506.49 |
| 25408 | LAPLAT CO DHS              | INV 201                | 3639.46  |
| 25409 | CITIZENS STATE BANK        | ANVIL PAYMENT          | 6770.33  |
| 25410 | PEI                        | HOSPITAL INSPECTION    | 175.00   |
| 25411 | PHOENIX DATA PROTECTION    | SHREDDING DOCS         | 1205.24  |
| 25412 | TOWN OF SILVERTON          | W/S THRU 08-31-2024    | 4511.31  |
| 45413 | SAN MIGUEL POWER           | BILLS                  | 2772.63  |
| 25414 | SIVERTON ELECTRIC          | FIX HEAT HOSPITAL      | 2095.00  |
| 25415 | AXXIS AUDIO INC            | HOSPITAL WORK          | 136.62   |
| 25416 | AMBULANCE ASSOC            | MONTHLY PAYMENT        | 49133.33 |
| 25417 | IMAGENET CONSULTING        | COPIER USAGE           | 553.20   |
| 25418 | I.P CONSTRUCTION           | DRYWALL APARTMENT      | 450.00   |
| 25419 | SILVERTON FIRE AUTHORITY   | JULY-AUG 24 CLEANING   | 400.00   |
| DD    | ABIGAIL H. ARMISTEAD       | SHERIFF DEPUTY WAGES   | 3796.72  |
| DD    | ADAM D. CLIFTON            | SHERIFF DEPUTY WAGES   | 3864.72  |
| DD    | AMIE R. GARDINER           | SHERIFF-NURSE WAGES    | 3334.35  |
| DD    | ANTHONY D. EDWARDS         | COMMUNICATION WAGES    | 4582.96  |
| DD    | ARTHUR J. DONOVAN          | EPD WAGES              | 4725.49  |
| DD    | AUSTIN P. LASHLEY          | COMMISSIONERS WAGES    | 2289.99  |
| DD    | BRUCE T. CONRAD            | SHERIFF WAGES          | 4331.99  |
| DD    | CHARLES A. LANIS           | DEPUTY CLERK WAGES     | 3378.91  |
| DD    | DEANNA M. JARAMILLO        | TREASURERS WAGES       | 3685.79  |
| DD    | GARY L. DAVIS              | VETS OFFICER WAGES     | 897.53   |
| DD    | JOHN A. JACOBS             | SHERIFF DEPUTY WAGES   | 3671.83  |
| DD    | KERI METZLER               | CORONER WAGES          | 1002.02  |
| DD    | KIMBERLY A. BUCK           | ASSESSORS WAGES        | 4254.98  |
| DD    | KRISTINA L. RHOADES        | SOCIAL SERVICE WAGES   | 2958.22  |
| DD    | LADONNA L. JARAMILLO       | COUNTY CLERK WAGES     | 3756.60  |
| DD    | PETER C. MAISEL            | COMMISSIONERS WAGES    | 2192.03  |
| DD    | REBECCA B. JOYCE           | COUNTY NURSE WAGES     | 4398.90  |
| DD    | REBECCA J. RHOADES         | CUSTODIAN WAGES        | 1710.95  |
| DD    | STEPHEN W. LOWRANCE        | UNDERSHERIFF WAGES     | 4263.01  |
| 25420 | SCOTT L. FETCHENHIER       | COMMISSIONERS WAGES    | 2149.03  |
| 25421 | WILLIAM A. TOOKEY          | ADMINISTRATOR WAGES    | 5610.52  |
| 25422 | CITIZENS STATE BANK        | FEDERAL TAXES WITHHELD | 23005.06 |
| 25423 | CITIZENS STATE BANK        | STATE TAXES WITHHELD   | 3709.00  |
| 25424 | GREAT-WEST LIFE            | GROUP RETIREMENT       | 6378.20  |

|       |                         |                         |           |
|-------|-------------------------|-------------------------|-----------|
| 25425 | CITIZENS STATE BANK     | H S A SAVINGS           | 2075.00   |
| 25426 | KANSAS CITY LIFE        | LIFE-DENTAL INSURANCE   | 880.76    |
| 25427 | AMWINS GROUP BENEFITS   | VISION INSURANCE        | 180.19    |
| 25428 | AFLAC                   | INDIVIDUAL INSURANCE    | 295.14    |
| 25429 | COLO STATE PATROL       | DISPATCH THRU 6-2025    | 18067.00  |
| 25430 | CITIZENS STATE BANK     | 3RD QTR UNEMPLOYMENT    | 377.84    |
| 25431 | REPLACED CHECK# 25391   |                         |           |
| 25432 | VISA                    | BILLS                   | 8923.74   |
| 25433 | VISA                    | SOC SER-COMMUNICATION   | 723.70    |
| 25434 | J & J LANDSCAPING       | IRRIGATION WINTERIZED   | 230.00    |
| 25435 | VERO FIBER              | BILLS                   | 967.44    |
| 25436 | IDS                     | TITLES-REG              | 59.76     |
| 25437 | VERIZON                 | SHERIFFS BILL           | 122.07    |
| 25438 | CENTURY LINK            | CUST.BILL ELEVATOR ROOM | 97.71     |
| 25439 | GRAN FARNUM PRINTING    | PRIMARY ENVELOPES       | 438.00    |
| 25440 | CENTURY LINK            | SHERIFFS BILL           | 72.22     |
| 25441 | DAYNA KRANKER           | REIMB SUPPLIES          | 292.21    |
| 25442 | DAYNA KRANKER           | NURSE ASSISTANT PAY     | 2052.00   |
| 25443 | 4 CORNERS POWER GEN     | KOHLER GENERATOR        | 809.43    |
| 25444 | JOEL BERDIE             | NURSE COUNSELING PAY    | 100.00    |
| 25445 | CASSANDRA ROOF          | YOG & SERNIO CARE PAY   | 442.00    |
| 25446 | ROBERT ROOF LPC         | COUNSELING PAY          | 500.00    |
| 25447 | BRUCE E. HARING, MA LPC | MENTAL HEALTH PAY       | 5100.14   |
| 25448 | MEGAN BROSH             | NURSE ASSISTANT PAY     | 100.00    |
| 25449 | DEAN HAVLIK MD          | AUTOPSY 24-212          | 1482.00   |
| 25450 | GARY L. DAVIS           | REIMB MILEAGE           | 112.00    |
| 25451 | SILVERTON HARDWARE      | SHERIFF-ANVIL SUPPLIES  | 167.20    |
| 25452 | LA PLATA CO DETENTION   | SEPTEMBER 24 JAIL BILL  | 468.00    |
| 25453 | IRELAND STAPLETON       | CERCLA PROPERTY TRANS   | 2040.00   |
| 25454 | DENNIS R. GOLBRICHT     | SEPT 24 SERVICES        | 3022.50   |
| 25455 | DISASTER RECONSTRUCTION | FINAL DRAW SCOPE WORK   | 12895.93  |
| 25456 | TOWN OF SILVERTON       | REIMB MARKET STUDY      | 1000.00   |
| 25467 | WEX BANK                | SHERIFFS FUEL           | 1875.75   |
| 25468 | SJLO, LLC               | SERVICES RENDERED       | 2007.00   |
| 25469 | KERI METZLER            | SUPPLEMENT AREA AGENCY  | 975.00    |
|       | TOTAL GENERAL           |                         | 267220.33 |

ROAD

|      |                       |                            |          |
|------|-----------------------|----------------------------|----------|
| 7447 | MATHEW ZIMMERMAN      | CLOTHING ALLOWANCE         | 101.97   |
| 7448 | ANTHEM BLUE CROSS     | MEDICAL INSURANCE          | 3991.35  |
| 7449 | MELCHER BROTHERS INC  | AR400F PLATE 1/4 28" X 32" | 126.58   |
| 7450 | TOWN OF SILVERTON     | W/S THRU 08-31-24          | 684.86   |
| DD   | DANIEL W. BECHTEL     | WATER DRIVER WAGES         | 1445.21  |
| DD   | MATHEW J. ZIMMERMAN   | ROAD OPERATER WAGES        | 3602.37  |
| DD   | MICHAEL W. KRISNOW    | ROAD OPERATER WAGES        | 3742.99  |
| DD   | RUSTY D. MELCHER      | ROAD OVERSEER WAGES        | 4759.69  |
| DD   | WILLIAM T. MACDOUGALL | WATER DRIVER WAGES         | 1267.90  |
| 7451 | SAN MIGUEL POWER      | BILLS                      | 337.89   |
| 7452 | CITIZENS STATE BANK   | FEDERAL TAXES WITHHELD     | 4826.50  |
| 7453 | CITIZENS STATE BANK   | STATE TAXES WITHHELD       | 738.00   |
| 7454 | GREAT-WEST LIFE       | GROUP RETIREMENT           | 683.42   |
| 7455 | CITIZENS STATE BANK   | SEPT 24 H S A SAVINGS      | 375.00   |
| 7456 | KANSAS CITY LIFE      | LIFE & DENTAL INSURANCE    | 193.08   |
| 7457 | AMWINS GROUP BENEFITS | VISION INSURANCE           | 27.66    |
| 7458 | DEERE CREDIT INC      | HD GRDR PAYMENT            | 6589.95  |
| 7459 | CITIZENS STATE BANK   | 3RD QTR UNEMPLOYMENT       | 157.08   |
| 7460 | ALSCO                 | BILLS                      | 80.00    |
| 7461 | VISA                  | SUPPLIES                   | 1136.48  |
| 7462 | FOUR CORNERS WELDING  | KOX-MAC                    | 45.00    |
| 7463 | PMC                   | PARTS                      | 9756.78  |
| 7464 | WAGNER                | PARTS                      | 2025.16  |
| 7465 | CENTURY LINK          | BILL                       | 156.02   |
|      | TOTAL ROAD            |                            | 46850.94 |

GENERAL 267220.33  
ROAD 46850.94  
TOTAL ALL FUNDS 314071.27

WERE ALLOWED SETTLEMENT IN FULL BY ORDER OF SAN JUAN COUNTY COMMISSIONERS.

\_\_\_\_\_  
AUSTIN LASHLEY-CHAIRMAN

\_\_\_\_\_  
SCOTT L. FETCHENHIER, COMMISSIONER

\_\_\_\_\_  
PETER C. MAISEL, COMMISSIONER

\_\_\_\_\_  
LADONNA . JARAMILLO, CLERK

SAN JUAN COUNTY BOARD OF COMMISSIONERS  
REGULAR MEETING WEDNESDAY, September 25, 2024  
AT 6:30 P.M.

Call to Order: The meeting was called to order by Chairman Austin Lashley. Present were Commissioners Scott Fetchenhier and Pete Maisel, County Attorney Dennis Golbricht (via Zoom) and Administrator William Tookey.

Commissioner Fetchenhier moved to approve the September 11, 2024 minutes with a correction to the 5<sup>th</sup> line of the 13 paragraph to read wildfire fighting truck. Commissioner Maisel seconded the motion. The motion passed unanimously.

The proposed snow shoveling subcontract in the amount of \$10,960.00 with the San Juan Basin Area Agency on Aging was presented to the Commissioners for their consideration. Commissioner Fetchenhier moved to approve the contract as submitted. Commissioner Maisel seconded the motion. The motion passed unanimously.

Commissioner Maisel moved to approve the Memorandum of Understanding for Control of Confidential Data appointing County Administrator William Tookey to receive Sales Tax, Lodging Tax and Retail Marijuana Sales Tax information from the Colorado Department of Revenue. Commissioner Fetchenhier seconded the motion. The motion passed unanimously.

A draft Lease Purchase Agreement for a Komatsu Excavator was presented to the Commissioners. Attorney Golbricht explained that there were some issues with the Agreement that needed to be resolved before it could be approved. Commissioner Maisel moved to approve entering into the Lease Agreement in the amount of \$205,612.50 and to Authorize Chairman Lashley to sign the Lease Agreement provided that the Attorney Golbricht could successfully negotiate the terms of the Lease Agreement to his satisfaction. Commissioner Maisel seconded the motion. The motion passed unanimously.

The Commissioners received written correspondence for the Silverton Singletrack Society with an update of the work at Baker's Park.

Dave Brown and Yvonne Naughton were present to provide a proposal to use the Miner's Union Hospital Building for a clinic on Mondays, Wednesdays and Fridays. The Commissioners were very supportive of the proposal and encouraged Brown and Naughton to work out a sublease for the space with the Silverton Clinic.

Administrator Tookey informed the Commissioners that the meeting room would not be available for their regular meeting of October 23, 2024, because the room would be occupied for the election. The options were to move the location or date of the meeting. It was the consensus of the Commissioners to combine the October 23<sup>rd</sup> meeting with the November 13<sup>th</sup> meeting and reschedule the date to Friday November 8, 2024 at 8:30 am. It was also the consensus to reschedule the November 25<sup>th</sup> meeting to Wednesday November 20<sup>th</sup> at 6:30 pm.

Having no further business, the meeting was adjourned at 8:11 P.M.

At 8:15 pm the Board of Health convened a training session that included Commissioners Lashley, Fetchenhier and Maisel, Public Health Director Becky Joyce and County Administrator William Tookey.

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Austin Lashley, Chairman

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Ladonna L. Jaramillo, County Clerk

**SAN JUAN COUNTY  
SEPTEMBER 2024  
ROAD REPORT**

**EQUIPMENT TIME**

D6T 11 hrs

#1 772G grader 23hrs

#2 772g grader 38hrs

Water tuck 725 miles

Ford truck 124 miles

Gmc 399 miles

Chevy Silverado 396 miles

D6n 3hrs

936 loader 13hrs

Peter built dump truck 6 miles

International dump truck 30 miles

## **COUNTY ROAD 2**

Applied 228,600 gallons of water to road surface

Full blade of road twice

Applied earthbind to resident areas of road

Rock run every morning

Extend colvert at mudslide and built shoulder of road up

#1 772g grader 23hrs

#2 772g grader 28hrs

936 loader 13hrs

Ford f-150 127 miles

Chevy Silverado 100 miles

Gmc 100 miles

Water truck 725 miles



## **COUNTY ROAD 110**

Cleaned out 5 culverts

Inspected all 8ft and 6ft coverts

Repair signs

Repair delineators

Prep for screening

Rock run every morning

D6T 11 hrs

Gmc truck 100 miles

Chevy Silverado 100 miles

936 loader 4hrs

## **CUNNINGHAM COUNTY ROAD 4**

Bladed hole road

#1 772g grader 10 hrs

## **SUMMARY OF MOUNTH OF SEPTEMBER**

Clean out culvert at pride of west mill

Rebuilt county loader bucket, trained Micheal on welding, he did most the welding

Made a round on all major county roads, and cleared culverts by hand

Pluming and welding on water truck to set up a fixed hose and new valve

Meeting with Forest Service about moving black bear gate and south mineral gate. Blake bear gate is going to be moved to San Miguel side above the black bear mine.

South Mineral gate will be moved to the first bridge

Applied earthbind to county road 2, first shot at Howardsville lasted 10 days, at 30 to 1 mix

second shot was Howardsville, Middleton, Cole ranch, at a 8 to 1 mix, the products proper ratio, starting to loose it in 3 days, where ever there is clays with the gravel it holds well, where there are no clays it falls apart fast.

## LOADER BUCKET REPAIR

Rebuilt the bottom skid plats out of AR steel



Left side main bushing mount was cracked all the way through, repair was air gouge and weld back together





SUBJECT: Town of Silverton Entryway Signs

DATE: 10/7/2024

CONTACT:

**Sarah Moore**, SJDA Silverton Main Street Manager, [smoore@sanjuandevlopment.com](mailto:smoore@sanjuandevlopment.com)

**Deanne Gallegos**, Executive Director- Silverton Chamber of Commerce, [chamber@silvertoncolorado.com](mailto:chamber@silvertoncolorado.com)

## History

The Town of Silverton has been dedicated to enhancing its entryway by the Y junction through ongoing efforts to replace our entryway signs. This project plays a vital role in welcoming tourists and visitors, highlighting the charm and character of our community while improving navigation into town. In partnership with the Chamber of Commerce and San Juan Development Association, we have actively explored funding opportunities for this project to boost both aesthetic appeal and wayfinding effectiveness, ensuring that more visitors are drawn to explore all that Silverton has to offer.

Currently, our signs are significantly damaged and show signs of wear, which diminishes their effectiveness in welcoming visitors of Silverton and San Juan County. Upgrading our entryway signage is essential not only for the beautification of our town but also for providing clear directions and enhancing our town's profile. By investing in new, attractive signage, we can create a more inviting atmosphere that highlights the unique character of Silverton, ensuring visitors drive into our town, rather than moving on to Ouray or Durango.

## Project Summary

SJDA Grant & Sustainability Coordinator in partnership with Silverton Chamber of Commerce and Town of Silverton, will be applying for Round 2 of the Revitalizing Main Streets Grants for two new entryway signs into Silverton. This grant program enhances active transportation safety and strengthens the connection of people to main streets and central economic hubs. It encourages physical activity and enhances local economic vitality in towns and cities across Colorado through funding infrastructure improvements to make walking and biking easy, yielding long-term benefits that bolster community connections. Funds requested will be put towards two new/improved entryway signs, with electric lighting and the ability to slow cars down. The current project design will include the original infrastructure, including 3 large posts, that will be reused to decrease the signage costs. Ken Webb, local welder and blacksmith aims to design metal signage that can withstand our year-round climate, and also matched our current town structures including our trash cans and flowerpots in our Main Street District.

## Budget/Grant Opportunity

We are expecting this project to cost up to \$275,000 including the following budget:

- Welding and design by Ken Webb
- Electric lighting (electric is currently installed)
- 10% of total project cost towards Project Admin fees

Requirements for this grant:

- The signage will be required to slow cars down and decrease speed
- 10% match minimum
- may request up to \$250,000 from Rev. Main Streets, must request at least \$10,000
- Due date for grant: **Wednesday, Oct. 30<sup>th</sup>, 2025**. If the project cannot be met by Oct. 30<sup>th</sup>, SJDA will apply for the final grant cycle due **December 18<sup>th</sup>, 2024**.

**Motion/Direction:**

SJDA & Silverton Chamber of Commerce requests commitment and support for a 10% match of the total project cost, up to \$25,000 max.

SUBJECT: SJDA Art Through the Seasons Match Request

DATE: 10/7/2024

CONTACT: Sarah Moore, SJDA Silverton Main Street Manager, smoores@sanjuandevlopment.com

### History

In May 2023, the Town of Silverton was accepted into the Main Street Program through the Department of Local Affairs. The San Juan Development Association (SJDA) is the host of this program. Over the next three years, SJDA will work to address four strategic priorities on Greene and Blair Streets: 1) Build a cohesive business community in the Historic Core along Greene and Blair Streets; 2) Offer resources for historic preservation and property beautification; 3) Advocate for streetscape enhancement; and 4) Develop a year-round thriving economy.

In the fall of 2023, SJDA designed “Art Through the Seasons” to create visual interest in our Historic Core throughout the year. Artists in San Juan County were invited to apply for a chance to have their art selected for printing on vinyl window clings, which would be installed in the windows of seasonally closed or vacant storefronts on Greene and Blair St. Last year, we had 12 artists submit their work. The Volunteer Art Selection Committee assigned the submitted artwork to participating businesses and buildings. 25 windows were enrolled in the project last year, 9 buildings total.

### Project Overview

This fall, we are excited to bring back “Art Through the Seasons” for a second round of this fantastic program. 13 windows were recently selected for the program for 2024 by our Art Selection Committee, with 25 window clings from the first round that will go back up for this years off-season. Once businesses close during the third/fourth week of October, SJDA Main Street Manager will assist with the installation of window clings from the previous year, and this year's installations as well. 8 artists were selected for this year's round, with 4 returning artists from last years round.

### Budget Overview and Funding Request

Round 2 funding will be requested through our Colorado Main Street Mini-Grant funds, which requires a 25% match. SJDA is requesting a \$510 match (25% of \$2,040). Total includes 13 banners/window clings, materials including Goo Gone and Tape, and Payment to Artists (8 artists total).

\*See Main Street request below\*

#### BUDGET AND MATCHING FUNDS

Please contact DOLA staff if you believe a match waiver is merited.

| Project Task/Item  | Total Cost    | DOLA Funds    | Local Match  |
|--|---------------|---------------|--------------|
| Outdoor Banner- UV Treated, 13 banners/art installations | \$1200        | \$690         | \$510        |
| Amazon Order- Materials including Goo Gone & Tape        | \$40          | \$40          |              |
| Payment to Artists- \$100 each artist, 8 artists total   | \$800         | \$800         |              |
| <b>Totals:</b>   | <b>\$2040</b> | <b>\$1530</b> | <b>\$510</b> |



Issue Date: 10/7/2024

Due Date: 11/1/2024

| DESCRIPTION            | RATE  | QUANTITY | SUBTOTAL |
|------------------------|-------|----------|----------|
| Selected Artists       | \$100 | 8        | \$800    |
| Vinyl Window Clings    |       | 13       | \$1200   |
| Installation Materials |       | misc.    | \$40     |

MAIN STREET MINI GRANT FUNDS \$1530

SAN JUAN COUNTY MATCH  
REQUEST \$510

TOTAL \$2040

## PAYMENT DETAILS

MATCH PAYMENT WILL BE MADE TO  
SAN JUAN DEVELOPMENT ASSOCIATION  
P.O BOX 722 SILVERTON, CO 81433

SANJUANDEVELOPMENT.COM  
970-316-2129  
SMOORE@SANJUANDEVELOPMENT.COM

THANK YOU.





# MAIN STREET MINI-GRANT: PROJECT PROPOSAL

Town of Silverton

City or Town

Sarah Moore

Silverton Main Street Manager

Principal Representative/Main Street Manager

smoore@sanjuandevlopment.com

Title

970-316-2129 (work)

Email

Gloria Kaasch-Buerger

Phone

Town of Silverton Administrator

Responsible Administrator (from Local Government)

gkaasch-buerger@silverton.co.us

Title

970-387-9922 (work)

Email

Phone

## QUESTIONS

1. How is this project part of your transformational strategy? Is it included in your annual work plan?

Art Through the Seasons Project has been part of our annual work plan in Year 1 and Year 2. This project has continued to grow, with now a total of 14 businesses/vacant buildings involved. This project advocates for and supports the implementation of streetscape and beautification efforts in Silvertons historic core on Greene St. and Blair Street.

2. In no more than 200 words, provide a brief description of the proposed project (scope of work), planned outcomes, and benefit to your downtown district.

This project is designed to maintain visual interest and vibrancy in the downtown area during seasonal or permanent business closures. Local art is displayed on the inside of vacant windows, which increases the visual appeal of buildings and provides local artists with a high-impact marketing opportunity. Art Through the Seasons continues to receive positive community support, and enhances Silverton's offseason-winter season.

## BUDGET AND MATCHING FUNDS

Please contact DOLA staff if you believe a match waiver is merited.

| Project Task/Item  | Total Cost    | DOLA Funds    | Local Match  |
|--|---------------|---------------|--------------|
| Outdoor Banner- UV Treated, 13 banners/art installations | \$1200        | \$690         | \$510        |
| Amazon Order- Materials Including Goo Gone & Tape        | \$40          | \$40          |              |
| Payment to Artists- \$100 each artist, 8 artists total   | \$800         | \$800         |              |
| <b>Totals:</b>   | <b>\$2040</b> | <b>\$1530</b> | <b>\$510</b> |

## SIGNATURES

  
Chief Elected Official

\_\_\_\_\_  
Local Main Street Chair/President



Anne Chase  
Executive Director  
achase@silverton.co.us

funding from the Colorado Health Foundation in Q1 of 2025, utilizing SMPA's rebate program, and other funding sources if needed.

While we wait on other project funding, we are requesting your financial support for the geotechnical study to complete this fall before the snow flies to help expedite the groundbreaking process in the spring.

We believe this project will have a significant impact on our community by providing much needed affordable housing for local residents and workforce members. Your continued support and partnership are invaluable as we work together to address Silverton's housing challenges.

Please let me know if you have any questions or require additional information about the geotechnical study or the Anvil Townhome Project. Thank you for your consideration of this funding request.

Sincerely,

Anne Chase

Director, Silverton Housing Authority.



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Anne Chase  
Executive Director  
achase@silverton.co.us

October 8, 2024

Board of County Commissioners

San Juan County

Re: Affordable Housing Fund – Funding Request

Dear Commissioner Lashley, Fetchenhier, and Maisel,

Firstly, the Silverton Housing Authority thanks you for conveying Lots 15, 16, and 17 in the Anvil Mountain Subdivision to pursue a 9-unit development of affordable, work-force housing. Thank you for your continued support of affordable housing development.

In that spirit, I am writing to you today to request critical predevelopment funding for a geotechnical analysis of Lots 15, 16 and 17 from the County's Lodgers Tax Affordable Housing Fund. SHA has requested quotes from firms and wishes to move forward with Lambert and Associates' proposal for \$6,850 as it is the most cost effective yet equally as comprehensive as other received proposals.

In June, the Silverton Housing Authority requested \$4,900 for a Housing Market Study from the BOCC, which was graciously approved. Afterwards, we pursued grant funding and sourced \$3,900 for the project, reducing the County's contribution from \$4,900 to \$1,000. We are very appreciative of the County's support and provide this update as a testament to our commitment to leveraging resources and minimizing the financial impact on our community partners. The Housing Market Study has been completed and I invite you to review it on our new website: [www.silvertonhousingauthority.colorado.gov](http://www.silvertonhousingauthority.colorado.gov).

The Anvil Townhome Project (9 new units on Lots 15, 16, and 17) is moving right along through the predevelopment process. We have been working very hard with our development partners at Tributary Development on getting this project ready to break ground in Spring of 2025. The current unit mix, subject to change, is 3 units at 80% AMI, 4 units at 100% AMI, and one market rate unit to help subsidize the \$3.9 million dollar project. We are pursuing grant funding from the CO Division of Housing in December,

## MEMORANDUM

October 9, 2024

TO: San Juan County Commissioners

FR: William A. Tookey

RE: Ute Chief Lode #18463

David Breed has submitted an Improvement Permit application for the development of a 1000 sq. ft. cabin, 200 sq. ft. shed and associated utility improvements on the Ute Chief Lode MS 18463. The property is located in Deer Park and will be accessed by Country Road 33A.

The property was previously approved for the development of a cabin, shed and associated utilities in 2014. The development did not occur, and the property was sold. A copy of the Staff Report from Planning Director Bob Nevins is included in the application.

The property is currently owned by David Breed and the taxes are current.

The application fees have been paid.

The adjacent landowners have been notified via US Mail of the proposed Improvement Permit application. The list of adjacent property owners and copy of the letter are included.

**Mountain Zoning District** requires a minimum parcel or lot area of 5 acres with a setback of 20 feet from public lands and 30 feet from private property lines. The Ute Chief Lode is 10.33 acres. The proposed cabin would exceed the setback requirements.

The applicant has substantially met the requirements for application submittals as required by 3-102 Requirements for Uses and Improvements.

All applications for review will be examined initially to determine whether the proposal is consistent with the County's Master Plan.

**Master Plan Strategy LU-2.1 Encourages future development in the economic corridors which include the upper Animas Valley from Silverton to Eureka, Cement Creek from Silverton to Gladstone and the South County Line to just above the Mill Creek Subdivision. And Strategy LU-2.2 Identify areas in the growth corridors that are suitable for residential use considering natural hazards, habitat resources, scenic impacts and sensitivity to residential land uses. The proposed development is not located in the identified growth corridors. However, the Master Plan notes that private property rights are respected in San Juan County. The Plan also states that residential development on mining claims are to be built in low-visibility places outside of environmentally sensitive areas, leaving visible ridgelines**

**and other scenic resources undeveloped and minimizing the impacts on the environment. I believe this application is attempting to meet the intent of the Master Plan.**

- a. Adequate potable water is available or can be developed to safely support the proposed use.

**The applicant plans to haul water to the site and store it in a cistern. The applicant has also submitted an application for surface water rights that would be stored in a secondary cistern. The size of the cisterns has not been specified**

- b. Adequate sewage disposal can be provided to support the proposed use.

**The applicant has proposed installing an engineered septic system in compliance with San Juan Public Health regulations.**

- c. Will the proposed use have any adverse impact on public or private property in the vicinity of the development?

**The proposed improvements should have minimal impact on the adjoining properties. Adjoining property owners have been notified and at this time I have received one written comment from Michele and Garrick Dooley owners of the adjacent Broadway Lode. Access to the Ute Chief Lode is via an easement through the Broadway Lode. They believe that Mr. Breed's access to the Ute Chief has not been respectful of their property. Their comments are attached.**

- d. Will the proposed use have any adverse effect on scenic values, historic sites or structures, air or water or environmental quality, wildlife, erosion or other geological conditions?

- 1. The applicant has included a scenic quality report. It appears that the cabin has been located to minimize the visual impact.**
- 2. I do not believe that the site has any historic significance.**
- 3. The improvements should create minimal adverse impacts upon wildlife. All solid waste, garbage and refuse must be kept within the building, in a separate secure enclosed area or in wildlife/bear-resistant containers until it is properly disposed of at the Transfer station.**

- e. Adequate road access exists or can be developed to ensure access appropriate to the use.

**The applicant will access the property from CR 33A via an easement through the Broadway Lode. The driveway to the property has already been constructed.**

- f. The design and development of the site shall preserve, insofar as possible, the natural terrain and drainage of the land, the existing topsoil and existing vegetation. Disturbed areas shall be revegetated with native plant species certified weed free as soon as possible after disturbance in order to prevent the establishment and dominance of non-native invasive species.

**The proposed improvement will preserve, insofar as possible, the natural terrain and drainage of the land. All disturbances will be revegetated with native plant species certified to be weed free.**

- g. Sites subject to hazardous conditions, for example avalanche, flood, land slide, rock fall, mud flow, open mine shaft, corrosive water, etc., shall be identified and shall not be built upon or used until satisfactory plans have been approved by the County for eliminating or appropriately mitigating such hazards. The provisions of Chapters 8, 9, 10 and 11 shall govern the evaluation of those natural hazards covered by such provisions.

**The proposed cabin and building envelope does not appear to be located in a potential Avalanche Hazard Zone.**

**The County Geohazards Map identifies that the cabin site as est, defined as an area of thick colluvial or glacial accumulations, generally thicker than 6 feet with a potential for mass failure.**

- h. The applicant shall permit continued public access to any historic public trails that cross the property.

**I do not believe that there are any public trails identified on this property. If any trails are identified, they will need to be added to the certified survey plat.**

- i. Individual building sites shall be placed on the Town of Silverton's utility billing system for water and refuse when water is hauled to the site.. Any applicant who shows that it is obtaining water from an approved permitted well or is purchasing water from an acceptable source of potable water other than the Town of Silverton may be permitted to be placed on the Town of Silverton's billing system for refuse only.

**The applicant will be required to be placed on the Town's utility billing system for refuse.**

The San Juan Regional Planning Commission reviewed this application during their regular meeting of September 17, 2024. It is the recommendation of the Planning Commission that the Sketch Plan be conditionally approved with the conditions listed below with the exception of Condition #11 which was added by staff after receiving the written comments from Michele and Garrick Dooley of the Broadway Load.

The Board of County Commissioners has the option to approve the Sketch Plan Application as submitted, approve with conditions or deny.

Should the County Commissioners choose to approve this application, they should do so with the following conditions prior to the issuance of an Improvement Permit:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the Ute Chief Lode shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.
3. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits.
4. If any historic artifacts are discovered on site during the excavation or construction, all work on the project will be stopped immediately until the Historic Review Committee or qualified archeologist can visit the site to document and preserve those artifacts.
5. That the proposed improvements are identified and staked on site by a Colorado Licensed Surveyor.
6. That the Land Use Administrator visits the site after the proposed improvements have been identified and staked on site and prior to the submittal of the Preliminary/Final Application.
7. That the applicant be placed on the Town of Silverton's Utility billing system for refuse.
8. That a Cumulative Impact Report be submitted with the Preliminary/Final Application.
9. That the septic system be engineered and permitted.
10. That the on-site water be tested for potability.
11. That the applicant be respectful and considerate of the access and security of the Broadway Load.

12. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.
13. Any other conditions that the County Commissioners deems necessary.





Willy Tookey &lt;admin@sanjuancolorado.us&gt;

**David Breed Application**

3 messages

**Michele Dooley** <mickydooley@msn.com>  
To: "admin@sanjuancolorado.us" <admin@sanjuancolorado.us>

Fri, Sep 27, 2024 at 4:50 PM

September 27, 2024

RE: David Breed Improvement Application for the Ute Chief Lode

Good Afternoon Mr. Tookey,

My name is Michele Dooley. My husband , Garrick and I are the owners of the Broadway Lode mining claim off of CR 33A Deer Park.

We see that David Breed has put in an application to build on the Ute Chief Lode, which is above our property.

When we purchased this land several years ago there was a preexisting easement to give access to the other two claims above us from Road 33A, since they are landlocked.

At that time Pete Maisal owned the Ute Chief and now Sheriff Bruce Conrad owns the Moqui Chief Lode.

Once we built our cabin we put up a gate so nobody could access our road or be driving around our property. Pete and Bruce were given "DO NOT DUPLICATE" keys to the gate, for their access.

We never had any issues up there on the mountain until Mr. Breed moved in. Since then we have had many issues with people camping on our property, moving boulders around, changing the locks on our gate, moving our gate, breaking our gate, bending our gate, anchoring it to different trees, our metal gate posts broken off at the ground level and messing with the driveway. We have explained to him that the gate must stay closed and locked at all times due to the motorcyclist , ATV's , Hunters and Jeepers site seeing up there. He never abided to those rules.

We brought this to Bruce's attention many times and have yet to have ever meet with or talked to Mr. Breed. He contacted us once in the earlier days to say that he wanted to install a digital gate that entered by a code etc.... but that never came to fruition.

We even came up one spring to open up our cabin to find that we were locked out of our own property with no key because he had changed the lock without our permission. He was no where to be contacted and we had to cut the lock off. !!!!!!!!!!!

He has access to the road and that is it. NOTHING ELSE !!!!! The gates and locks are not for him to change. Those are our gates and our locks.

We have even considered removing his access legally because of this behavior.

We am very concerned that with all the traffic that will be going up there in the next couple of years that he will be building, will allow many outsiders access to our house.

10/8/24, 11:08 AM

San Juan County Mail - David Breed Application

We would require that he write up a letter to us stating that he understands that he only has access to the road. Not Our Driveway and must abide by the gate and the locks that we provide. That he will be liable for any gate ,lock, tree, posts damages from himself or anyone that he has allowed access to.

We hope you understand our concerns at this time. And hope fully we can come to a FIRM UNDERSTANDING on this matter.

We will await your response regarding our concerns.

Best Regards,

Michele and Garrick Dooley

**San Juan Regional  
Planning Commission**  
SAN JUAN COUNTY TOWN OF SILVERTON  
Silverton, Colorado 81433  
P.O. Box 223

September 17, 2024

Board of County Commissioners  
San Juan County  
Silverton, CO 81433

Members of the Commission:

RE: County Improvement Permit Application  
Ute Chief Lode MS 18463 Sketch Plan  
For Single-family dwelling and associated  
utility improvements located in the Deer  
Park area accessed from CR 33A

At the regular meeting of the San Juan Regional Planning Commission on September 17, 2024, members of that Commission held a meeting to discuss the Proposed County Improvement Permit Application for a Preliminary/Final Plan for the development of a single-family dwelling and associated improvements for Ute Chief Lode MS 18463 located in Deer Park area are accessed from CR 33A. The property was previously approved for development in 2014. The development did not happen and was sold. The present owner, David Breed was present via zoom. The proposed Breed Cabin was prepared by Engineer Mountain, INC and Lisa Adair was present to answer questions.

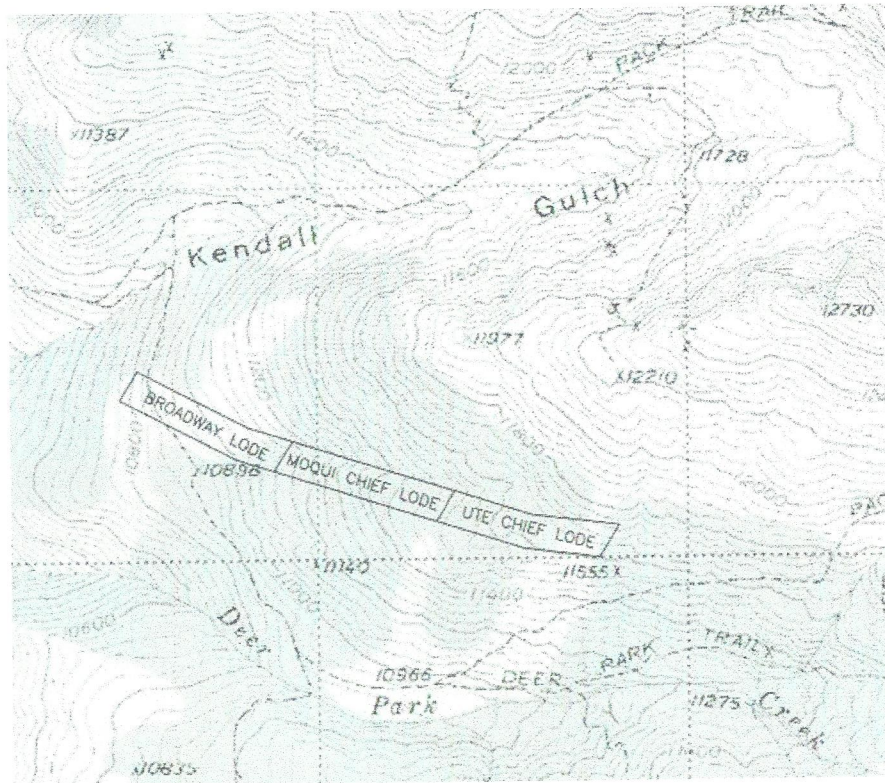
After discussion and background of the project, questions and presentations from William Tookey, Land use Administrator, and the applicant with input from Lisa Adair, the Planning Commission voted unanimously to recommend to the San Juan County Commissioners that you approve the proposed County Improvement Permit Application and Sketch Plan with the 12 proposed conditions of approval. The motion passed unanimously.

Thank you for considering these recommendations.

Sincerely,  
The Planning Commission Members and  
James Weller, Chairman

**APPLICATION FOR IMPROVEMENT PERMIT  
Sketch Plan**

**Proposed Breed Cabin  
Ute Chief Lode USMS No. 18463  
County Road 33A, Deer Park  
San Juan County, Colorado**



**Applicant:**

David Breed  
PO Box 239  
Silverton, Colorado 81433  
(603) 738-7161

**Prepared By:**

Engineer Mountain, Inc.  
962 Reese Street  
PO Box 526  
Silverton, Colorado 81433  
(970) 387-0500  
Job No. 2007-113

**Submitted:**

August 30, 2024



\*SOILS \*RETAINING WALLS  
\*SEPTICS \*FOUNDATIONS  
\*GRADING AND DRAINAGE  
\*SITE DEVELOPMENT

August 28, 2024

San Juan County  
Attn: Willy Tookey  
1557 Greene Street  
Silverton, Colorado 81433

EMI Job No. 2007-113

Subject: Application for Improvement Permit, Proposed Breed Cabin, Ute Chief Lode  
USMS No. 18463, County Road 33A, Deer Park, San Juan County, Colorado.

Dear Willy and Commissioners:

This submittal has been prepared to describe the proposed improvements on the Ute Chief Lode, owned by David Breed of Silverton. The property is located in Deer Park.

The attached documents have been prepared as Sketch Plan for a San Juan County Improvement Permit Application. The Applicant requests review of this project by the Planning Commission at their meeting on September 17, 2024.

The proposed improvements consist of a residential cabin with loft, shed, and associated utility improvements. The project was approved previously for the former landowner in 2014, but the proposed cabin was never constructed. The driveway that was previously permitted for construction was constructed in 2015.

The proposed cabin site is located above 11,000 feet elevation, and the project site has dense trees. The Applicant is proposing a maximum of 1,000 square feet of cabin floor area. We believe that the proposed cabin will not be visible from any County Roads or Highway 550, because the Applicant has selected the least visible proposed cabin location.

Please contact Engineer Mountain, Inc. if you have any questions.

Sincerely,

Matthew Green, EIT  
Engineer Mountain, Inc.

Lisa M. Adair, PE  
Engineer Mountain, Inc.

Attachments for Willy Tookey, with 15 Binders for Staff/Commissioners:

Receipt from County Treasurer for \$840 Improvement Permit Application Fee  
San Juan County Application for Improvement Permit  
San Juan County Driveway and Road Access Permit  
San Juan County Relationship to County Road and State Highway System  
Envelopes for Adjacent Land Owners

Cc: David Breed, Bevan Harris, Dudley Ashwood

P.O. Box 526 - 962 Reese Street - Silverton, Colorado 81433 - phone (970) 387-0500

**APPLICATION FOR IMPROVEMENT PERMIT**  
**Sketch Plan**

**Proposed Breed Cabin**  
**Ute Chief Lode USMS No. 18463**  
**County Road 33A, Deer Park**  
**San Juan County, Colorado**  
**Engineer Mountain, Inc.**

**TABLE OF CONTENTS**

1. San Juan County Application for Improvement Permit
2. Warranty Deed
3. Assessor Property Card
4. Adjacent Land Owner Map
5. List of Adjacent Land Owners
6. Survey Plat
7. Project Plans
  - Sheet 1 of 5: Vicinity Map
  - Sheet 2 of 5: Sketch Plan
  - Sheet 3 of 5: Sketch Plan with Topography
  - Sheet 4 of 5: Sketch Plan + County Avalanche Map
  - Sheet 5 of 5: Sketch Plan + County Geohazards Map
8. Project Narrative
9. Application for Surface Water Rights
10. San Juan County Public Health Department Septic System Permit Application
11. Letter Regarding Proposed Septic System
12. San Juan County Driveway and Road Access Permit
13. San Juan County Relationship to County Road and State Highway Systems Form
14. Approved Land Use Permit
15. Driveway Plans
  - Sheet 1 of 3: Driveway Vicinity Map
  - Sheet 2 of 3: Driveway Site Plan
  - Sheet 3 of 3: Driveway Site Plan with Topography
16. Access Easement Documents
17. 2014 Staff Report with Previous Conditions of Approval
18. Scenic Quality Report

Front Cover Photo Credit: Scan of USGS Topo Quad Map

Application for Improvement Permit

|   |                 | APPROVAL CHECKLIST                                    |                             | Initial | Date |
|---|-----------------|---|-----------------------------|---------|------|
| Applicant   | Name            | DAVID BREED   |                             |         |      |
|   | Address         | P.O. BOX 239  |                             |         |      |
| Owner   |                 | Phone   | SILVERTON CO (603) 738-7161 |         |      |
|   | Name            | SAME  |                             |         |      |
|   | Address         |   |                             |         |      |
| Consultant  |                 | Phone   |                             |         |      |
|   | Name            | TBD   |                             |         |      |
|   | Address         |   |                             |         |      |
| Legal Description of Property:  |                 |   |                             |         |      |
| UTE CHIEF LODGE<br>USMS No. 18463<br><br>Township 41N, Range 7W, Section 28 |                 | Road System Relationship                              |                             |         |      |
|   |                 | Zoning Compatibility                                  |                             |         |      |
|   |                 | State Mining Permit                                   |                             |         |      |
|   |                 | Owner Notification                                    |                             |         |      |
|   |                 | Avalanche Hazard                                      |                             |         |      |
|   |                 | Geologic Hazard                                       |                             |         |      |
|   |                 | Floodplain Hazard                                     |                             |         |      |
|   |                 | Wildfire Hazard                                       |                             |         |      |
|   |                 | Mineral Resource Impact                               |                             |         |      |
|   |                 | Wildlife Impact                                       |                             |         |      |
| Nature of Improvement Planned:  |                 | PROPOSED CABIN, SHEDS<br>AND UTILITY<br>IMPROVEMENTS. |                             |         |      |
| Land Use Zone:  |                 | MOUNTAIN ZONE   |                             |         |      |
| Applicant Signature   |                 | [Signature]   |                             |         |      |
| Date Application Requested  |                 |   |                             |         |      |
| Date Submitted for Permit   |                 |   |                             |         |      |
| Date Permit Issued  |                 |   |                             |         |      |
| Date Permit Denied  |                 |   |                             |         |      |
| Reason for Denial   |                 |   |                             |         |      |
| Receipt   |                 | FEE PAYMENT   |                             |         |      |
|   | Application     | Amount  | Date                        |         |      |
|   | Building Permit |   |                             |         |      |
|   | Subdivision/PUD |   |                             |         |      |
|   | Hearing Notice  |   |                             |         |      |
|   |                 | San Juan Basin Health Unit                            |                             |         |      |
|   |                 | Sewage Disposal: Test                                 |                             |         |      |
|   |                 | Design  |                             |         |      |
|   |                 | Central Sewage Collection                             |                             |         |      |
|   |                 | State Division of Water Resources                     |                             |         |      |
|   |                 | Adequate Water Source                                 |                             |         |      |
|   |                 | Well Permit   |                             |         |      |
|   |                 | Central Water Distribution                            |                             |         |      |
|   |                 | U.S. Forest Service/BLM                               |                             |         |      |
|   |                 | Access Approval                                       |                             |         |      |
|   |                 | State Division of Highways                            |                             |         |      |
|   |                 | Driveway Permit                                       |                             |         |      |
|   |                 | Subdivision Variance                                  |                             |         |      |
|   |                 | Subdivision Approval                                  |                             |         |      |
|   |                 | PUD Approval  |                             |         |      |

Recording requested by:

and when recorded, please return this deed  
and tax statements to:

David Braed

Above reserved for official use only

**GENERAL WARRANTY DEED**

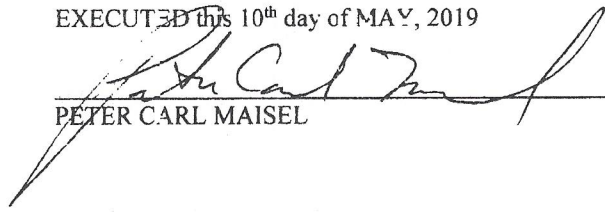
THE GRANTOR: Peter Carl Maisel, a resident of Silverton, Colorado located in San Juan County Colorado FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, hereby CONVEYS and WARRANTS to David G. Breed ("Grantee"), of Silverton, County of San Juan, State of Colorado all right, title, interest and claim to the following real estate in San Juan County, Colorado with the following legal description:

UTE CHIEF- 18463 MINING CLAIM

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

EXECUTED this 10<sup>th</sup> day of MAY, 2019

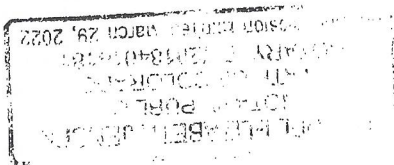
  
\_\_\_\_\_  
PETER CARL MAISEL

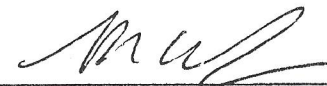
State of COLORADO )  
County of San Juan ) ss

The foregoing instrument was acknowledged before me this 10th day of May 2019, by Peter Carl Maisel. If acknowledgment is taken by a notary public, the date of expiration of his commission shall also appear on the certificate.

Witness my hand and official seal.

(Seal)



  
\_\_\_\_\_  
Signature of Notary Public

Rachel E. Jensen  
\_\_\_\_\_  
Printed Name of Notary

My commission expires on 3/29, 2022.





San Juan County Colorado Property and Maps

Account #N2166  
SILVERTON, CO 81433

Total Value  
\$83,947

OVERVIEW

KEY INFORMATION

|                   |                                    |               |             |                |   |
|-------------------|------------------------------------|---------------|-------------|----------------|---|
| Account #         | N2166                              |               | Parcel #    | 48290000010046 |   |
| Name(s)           | BREED DAVID G                      |               |             |                |   |
| Mailing Address   | PO BOX 239 SILVERTON CO 81433-0239 |               |             |                |   |
| Situs Address     | SILVERTON, CO 81433                |               |             |                |   |
| Total Acres       | 10.33                              |               | Total Sq Ft | 450,018        |   |
| Section           | 28                                 | Township      | 41          | Range          | 7 |
| Tax District      | 101                                | Economic Area | -           | Block          | - |
| Plat Reference    | -                                  |               |             |                |   |
| Legal Description | UTE CHIEF - 18463                  |               |             |                |   |

VALUE INFORMATION

|             | Actual   | Assessed |
|-------------|----------|----------|
| Land        | \$83,947 | \$23,421 |
| Improvement | -        | -        |
| Total       | \$83,947 | \$23,421 |

MINING CLAIMS

| CLAIM NAME     | MINERAL SURVEY #       |            |              |
|----------------|------------------------|------------|--------------|
| + UTE CHIEF    | 18463                  |            |              |
| Acres          | 10.52                  | Road       | Deer Park Rd |
| District       | ANIMAS MINING DISTRICT | Patent     | 52102        |
| Mapping Status | Updated using BLM data |            |              |
| Waste          | -                      | Waterfront | -            |

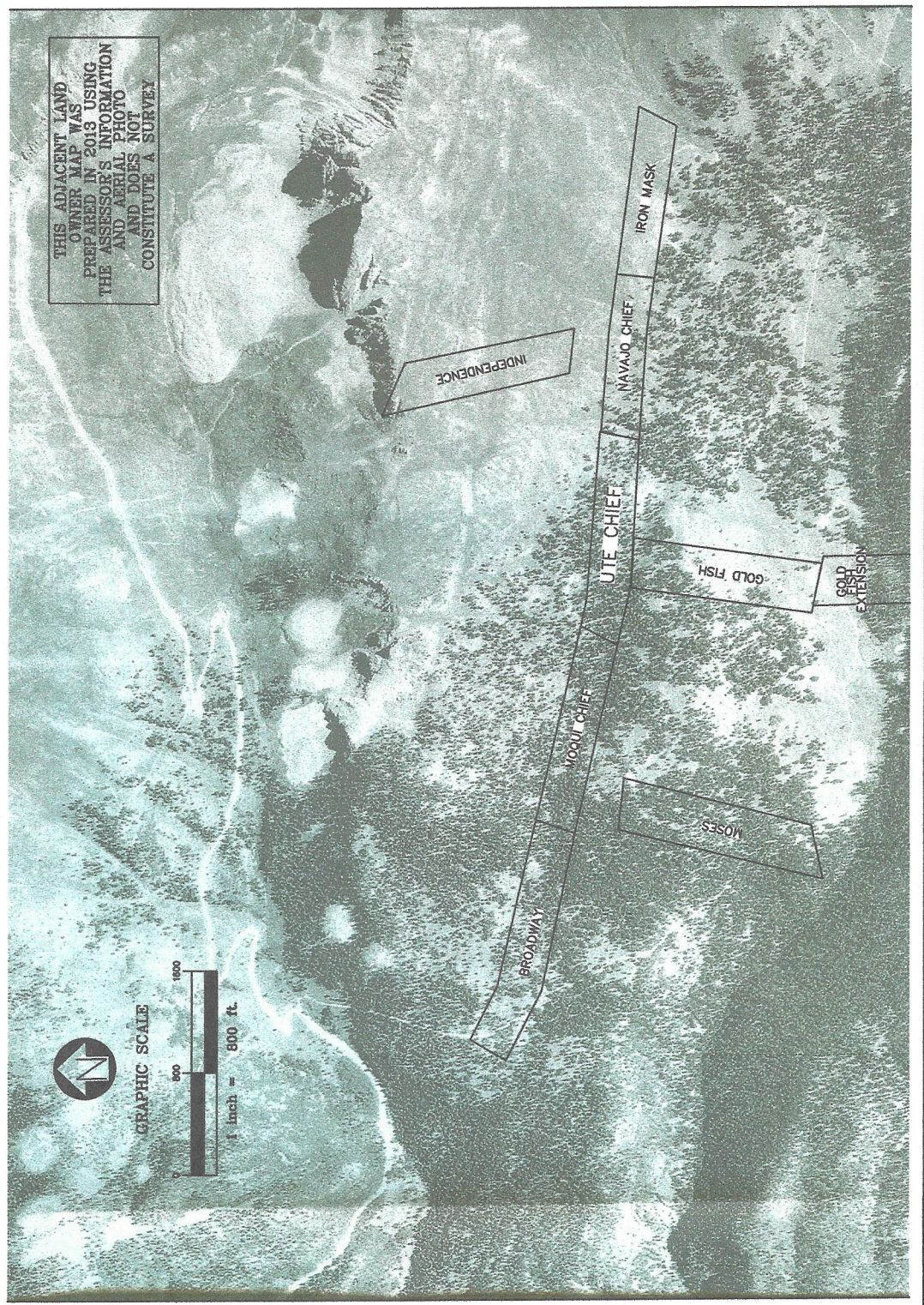


ENGINEER MOUNTAIN INC.  
 Formerly INCKE Engineering  
 10000 E. 1st Ave. Suite 100  
 Denver, CO 80231  
 (303) 751-1111  
 www.engineermountain.com

ADJACENT LAND OWNER MAP  
 PROPOSED BREED CABIN  
 UTE CHIEF LODGE, CR 33A, DEER PARK ROAD  
 NEAR SILVERTON, SAN JUAN COUNTY, CO

DATE APRIL 20, 2017  
 DRAWN BY: LAM/HR  
 LAYOUT/PLANNED BY: MHA  
 PWS 2007-12/UTE CHIEF AND IRON MASK  
 LAST REVISED AUGUST 23, 2015

SHEET 1 OF 1



BOBS RETAINS WALLS  
 REINFORCES AND BRACKES  
 FOR THE  
 CIVIL SITE DEVELOPMENT

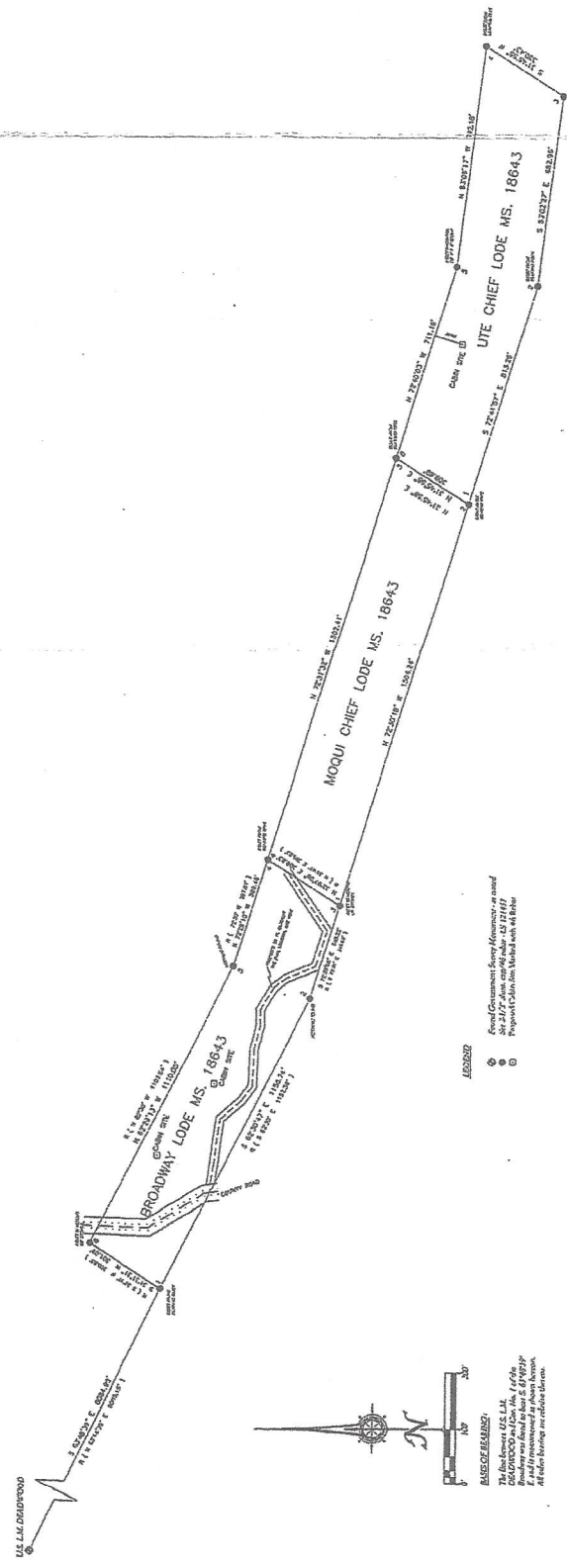
**LIST OF ADJACENT LAND OWNERS**  
**Sketch Plan**  
**Proposed Breed Cabin**  
**Ute Chief Lode USMS No. 18463**  
**San Juan County, Colorado**  
**Engineer Mountain, Inc.**  
**Prepared August 23, 2024**

| <u>Adjacent Land Owner</u>   | <u>Property</u>                            |
|--|--|
| Bruce Conrad & Sharon Lantz<br>PO Box 591<br>Silverton, CO 81433                           | Moqui Chief Lode                           |
| Michele & Garrick Dooley Trust<br>PO Box 1049<br>Flora Vista, NM 87415                     | Broadway Lode                              |
| Jon Massey<br>150 W Emerald Drive<br>Whitefish, MT 59937                                   | Moses Lode                                 |
| Dale Hicks<br>PO Box 1304<br>Clarksdale, AZ 86324  | Independence Lode                          |
| Jean & Tom Merson Revocable Trust<br>12004 La Charles Avenue NE<br>Albuquerque, NM 87111   | Iron Mask Lode<br>Navajo Chief Lode        |
| DCJ Revocable Trust<br>c/o Cindi & Dale Jaramillo<br>511 Suzanne Lane<br>Ridgway, CO 81432 | Gold Fish Lode<br>Gold Fish Extension Lode |

# BOUNDARY SURVEY

MS 18643

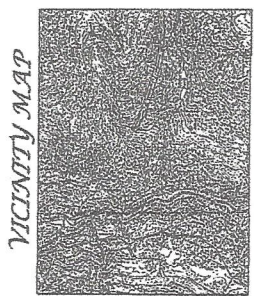
BROADWAY LODE, MOQUI CHIEF LODE AND UTE CHIEF LODE  
SAN JUAN COUNTY, Colorado



**LEGEND**

- Court Corner from Moqui Lode
- Court Corner from Ute Lode
- Proposed Corner from Webb Lode

**BASE OF BEARINGS:**  
The bearings are from U.S. L.A. DISTRICT OFFICE, DENVER, CO. and are true to the meridian.



**U.S. MINERAL SURVEYORS ASSOCIATION**  
MEMBER SINCE 1917  
1-800-374-4541

**E. SCHAAF & ASSOCIATES, INC.**  
MINERAL SURVEYING & CONSULTING  
BOUNDARY SURVEY  
SAN JUAN COUNTY, COLORADO  
COLUMBUS

**DATE REVISIONS:**  
Rev. 1/1994

**DATE:** 1/1994

**REFERENCE:**  
See Moqui Chief Lode MS 18643 and Ute Chief Lode MS 18643.

**SCALE:**  
1" = 100'

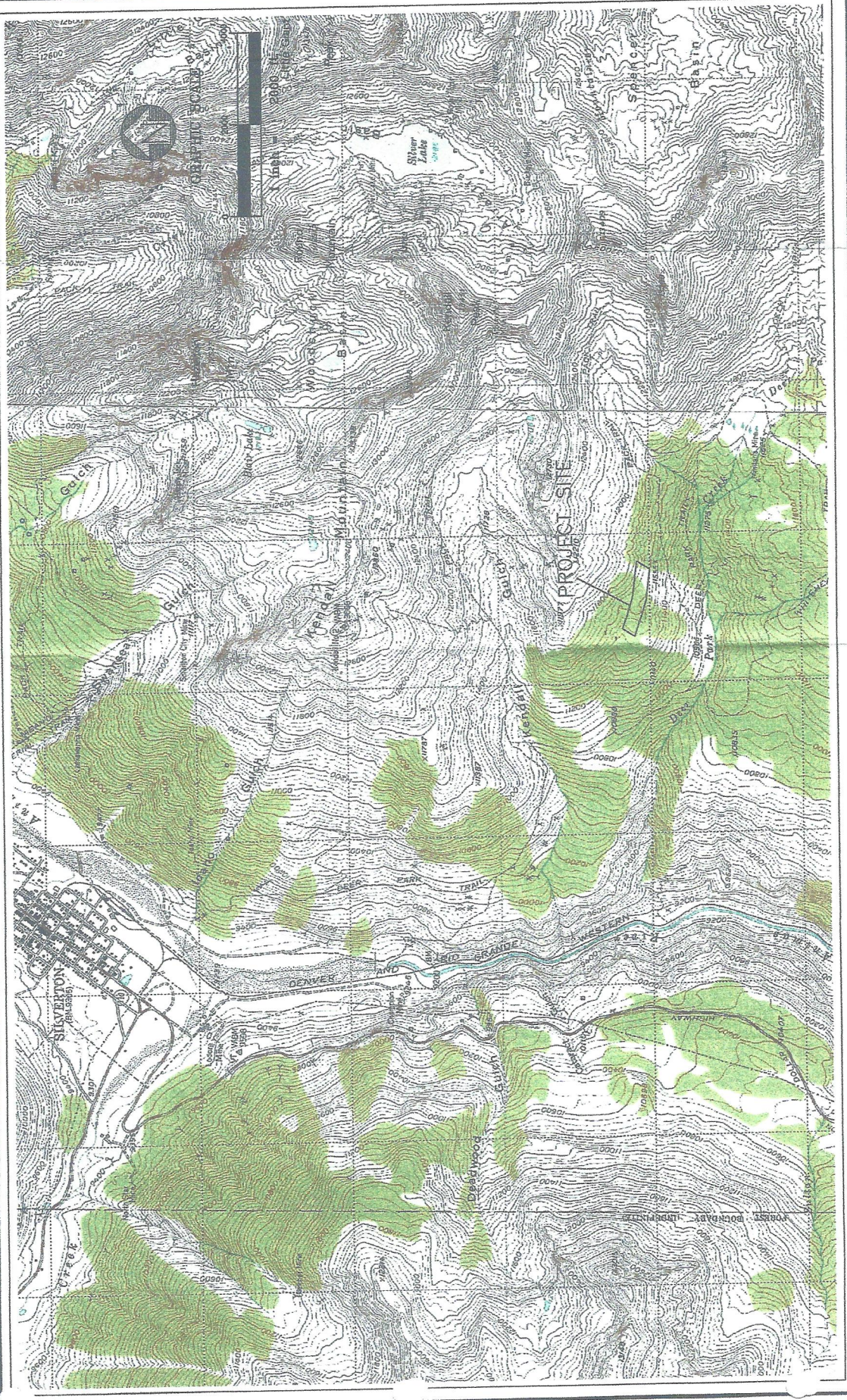
**NOTES:**  
1. Survey of Broad, a proposed and former lode claim in the State of Colorado, as shown on the attached map, was made by the undersigned on the 1st day of January, 1994, at the place shown on the map. The survey was made by the undersigned and the results are as shown on the map. The survey was made in accordance with the provisions of the Colorado Mining Code, C.R.S. 1865, and the provisions of the Federal Mining Law, 30 U.S.C. 2231-2232. The survey was made in accordance with the provisions of the Colorado Mining Code, C.R.S. 1865, and the provisions of the Federal Mining Law, 30 U.S.C. 2231-2232. The survey was made in accordance with the provisions of the Colorado Mining Code, C.R.S. 1865, and the provisions of the Federal Mining Law, 30 U.S.C. 2231-2232.

ENGINEER MOUNTAIN INC.  
 GRADING AND DRAINAGE  
 SITES - FOUNDATIONS  
 CIVIL SITE DEVELOPMENT  
 SOILS - RETAINING WALLS

ENGINEER MOUNTAIN INC.  
 P.O. BOX 526, SILVERTON, CO 81433  
 (970) 387-0500  
 engineersmountain@comcast.net

VICINITY MAP  
 PROPOSED BREED CABIN  
 UTE CHIEF LODGE, COUNTY ROAD 33A  
 SAN JUAN COUNTY, COLORADO

DATE: APRIL 30, 2007  
 DRAWN BY: BHM/AMA  
 LAST REVISION: AUGUST 20, 2024  
 DATE: 7-11/2004 THE DATE THE FIRST DEDICATED  
 LAYOUT/DATE VICINITY/VICINITY

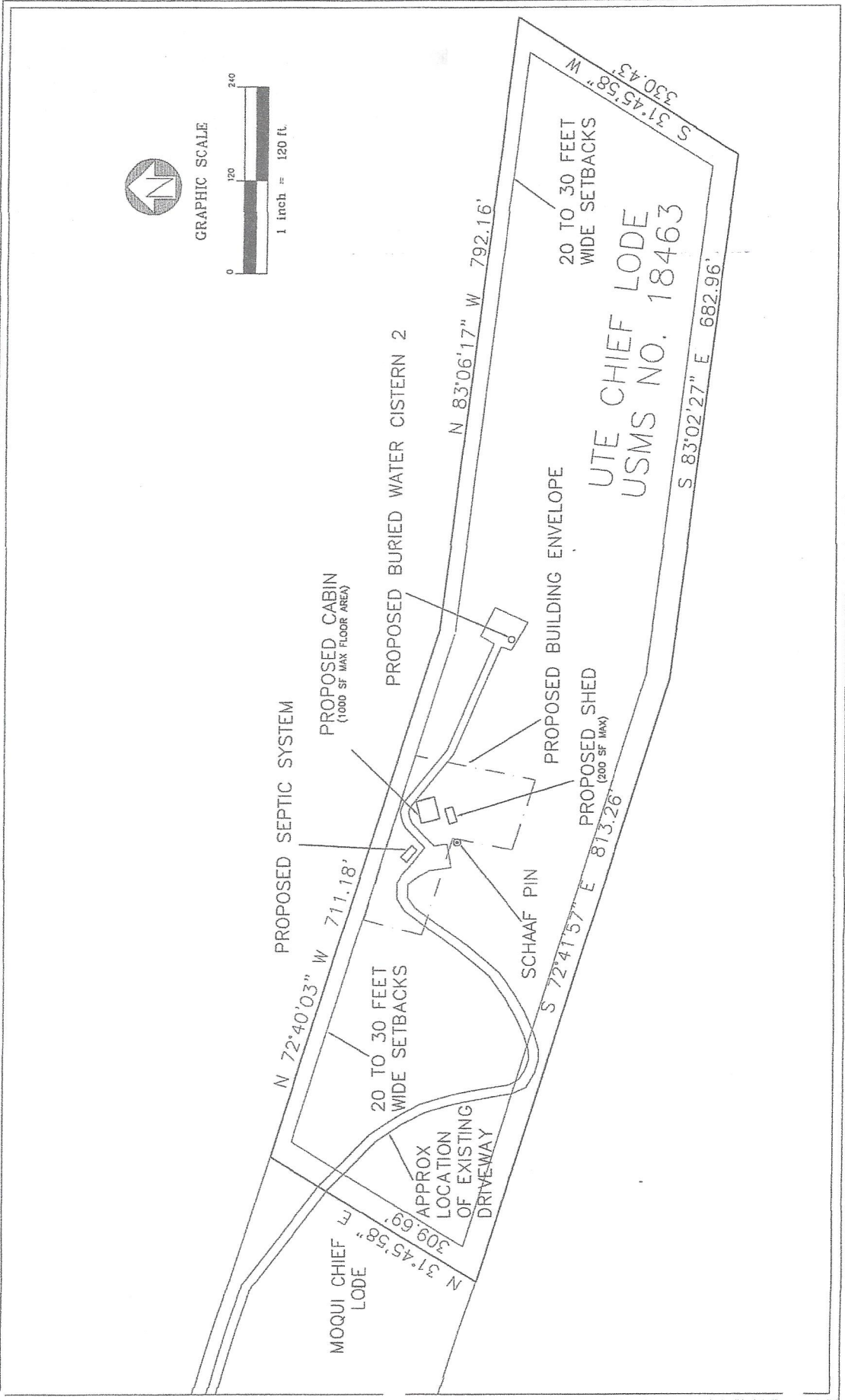


ENGINEER MOUNTAIN INC.  
 Formerly MADE Engineering  
 P.O. BOX 526, SILVERTON, CO 81433  
 (970) 397-0500  
 cr@engineermountaininc@gmail.com

SAN JUAN COUNTY, COLORADO  
 UTE CHIEF LODGE, COUNTY ROAD 33A  
 PROPOSED BREED CABIN  
 SITE PLAN

DATE: APRIL 30, 2007  
 DRAWN BY: MWA/MA  
 LAST REVISION: AUGUST 30, 2024  
 DISE: 7-11/03/04 Ute Chief Imp Final Grading  
 LAYOUT/PLAN: P-F SITE / P-F SITE

SHEET  
 2  
 OF 5



GRAPHIC SCALE

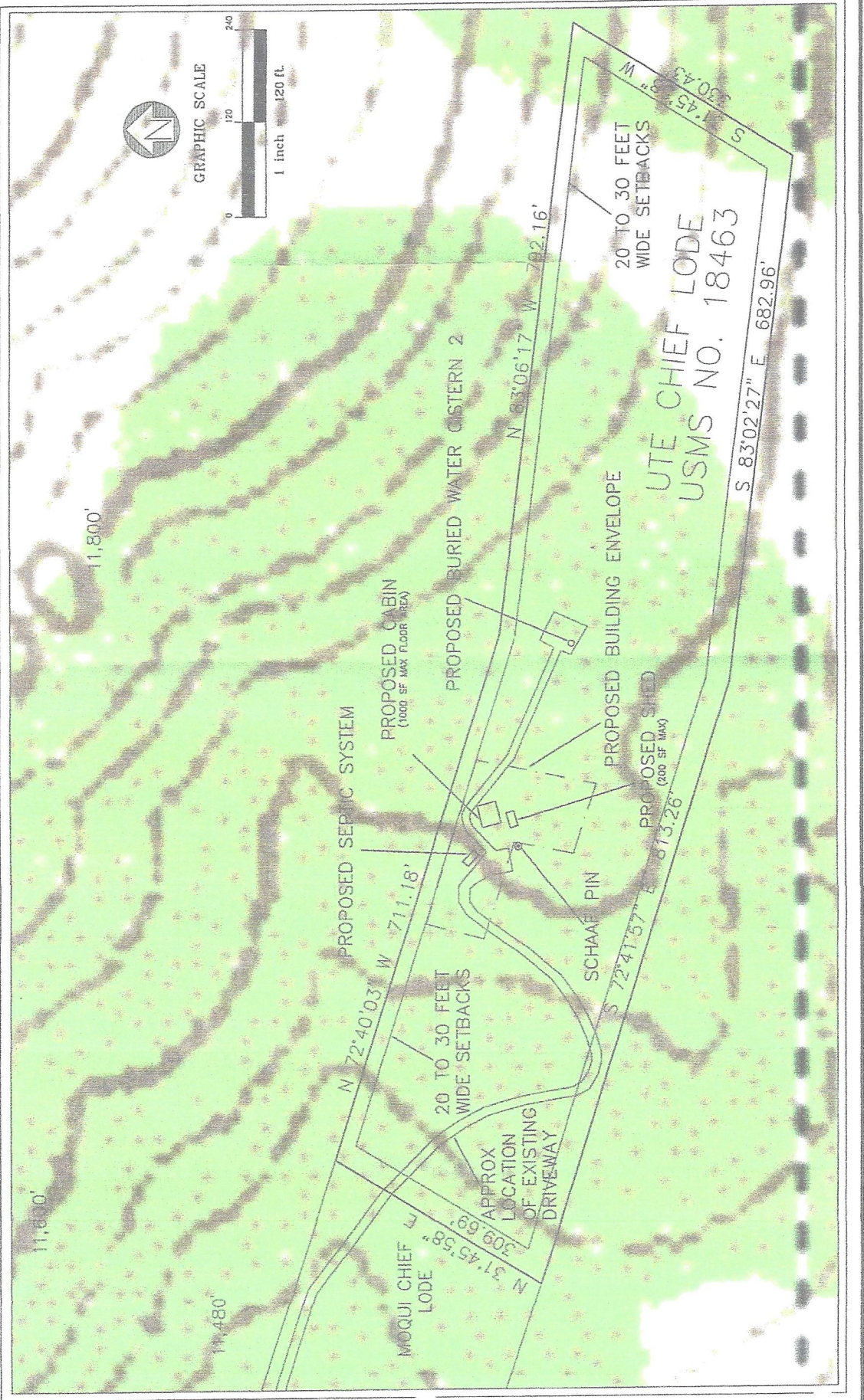


ENGINEER MOUNTAIN INC.  
 FORMERLY MACE ENGINEERS  
 110 BOX 528, BREWSTER, CO 81433  
 (970) 587-0500  
 SOILS RETAINING WALLS  
 SEPTICS FOUNDATIONS  
 CIVIL SITE DEVELOPMENT  
 SURVEYING AND DRAINAGE  
 engineeringmountain@comcast.com

SITE PLAN WITH TOPOGRAPHY  
 PROPOSED BREED CABIN  
 UTE CHIEF LODGE, COUNTY ROAD 33A  
 SAN JUAN COUNTY, COLORADO

DATE: APRIL 30, 2023  
 DRAWN BY: RSM/MLA  
 LAST REVISION: AUGUST 30, 2024  
 DMS: 7-113/23A Ute Chief Breed Cabin  
 LAYOUT/MAKE: PSTR/PTOP/PSTR/PTOP

SHEET  
 3  
 OF 5

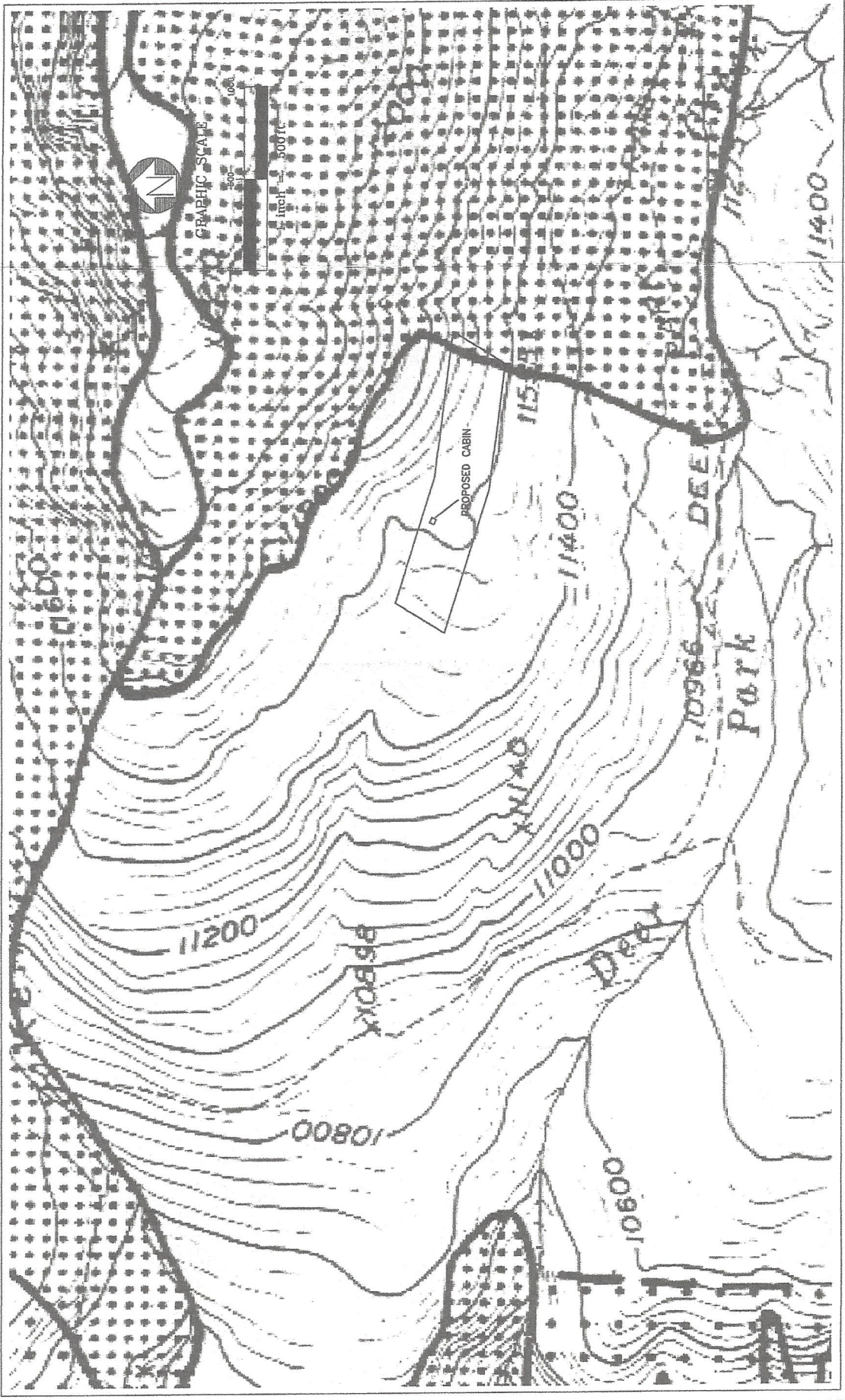


ENGINEER MOUNTAIN INC.  
 FORMERLY MOUNTAIN ENGINEERING  
 P.O. BOX 526, SILVERTON, CO 81433  
 (970) 387-0500  
 engineeringmountaininc@gmail.com

SITE PLAN + COUNTY AVALANCHE MAP  
 PROPOSED BREED CABIN  
 UTE CHIEF LODGE, COUNTY ROAD 33A  
 SAN JUAN COUNTY, COLORADO

DATE: APRIL 30, 2007  
 DRAWN BY: MHA/LMA  
 LAST REVISED: AUGUST 29, 2024  
 DMS: 7-11/2018 Use Chief Map Print Displaying  
 LAYOUT/MAP: AVMY/AVMY

SHEET 4 OF 5

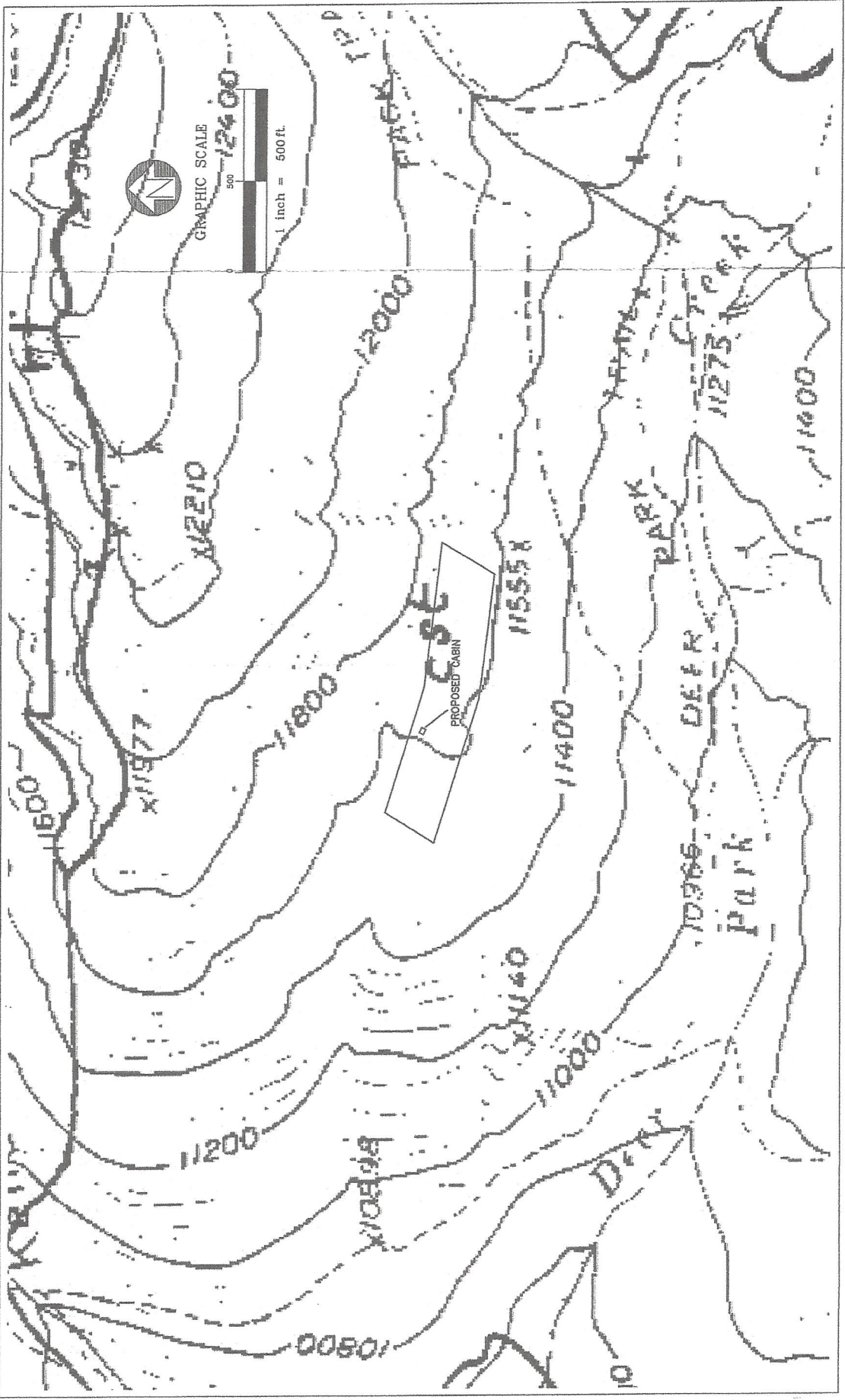




DATE: APRIL 30, 2007  
DRAWN BY: WMA/MA  
LAST REVISION: AUGUST 29, 2024  
DIN: 7-113/24 Use Chief Insp Print Disposal  
LAYOUT/NAME: GEHMAZ/GEHMAZ

SITE PLAN + COUNTY GEORARDS MAP  
PROPOSED BREED CABIN  
UTE CHIEF LODGE, COUNTY ROAD 33A  
SAN JUAN COUNTY, COLORADO

ENGINEER MOUNTAIN INC.  
Grading and Drainage  
P.O. BOX 526, SILVERTON, CO 81433  
(970) 387-0500  
engineer@mountaininc.com



GRAPHIC SCALE  
1 inch = 500 ft



## PROJECT NARRATIVE

### Ute Chief Lode

Engineer Mountain, Inc.

- Applicant Name:** David Breed of Silverton.
- Project Location:** Ute Chief Lode USMS No. 18463, Parcel No. 48290000010046, County Road 33A, Deer Park, San Juan County, Colorado, Township 41 North, Range 7 West, Section 28, N.M.P.M.
- Proposed Development:** Proposed residential cabin, shed, and utility improvements.
- Zoning:** Mountain Zoning District.
- Water Service:** The Applicant plans to haul water, to be placed in a cistern. The proposed water cistern will be near the cabin or in the shed so it is accessible to a pickup truck. The water for the cistern will be obtained by the Applicant from his house in Silverton, which has metered water utility billing. The Applicant is also applying for surface water rights to draw water from a nearby stream, which would fill a secondary, uphill cistern.
- Sewer Service:** A septic system is proposed for the cabin. The septic system will be "engineered" by Colorado Licensed Professional Engineer Dudley Ashwood according to the San Juan County Public Health Department regulations.
- Power:** The Applicant plans to utilize the following sources for power: solar with battery storage, and a generator kept within the shed for an emergency backup power source. Solar battery power and lights are proposed. The plans for the propane include portable tank(s), to be stored outside of the cabin and away from any combustibles.
- Heating:** Heating for the cabin is planned to utilize a Buderer brand propane "boiler" (with wood backup) for glycol in-floor heating pipes, and one wood stove of a model approved by the EPA per San Juan County regulations and shall be equipped with an approved chimney cap or spark arrestor to minimize the risk of wildfire.
- Lighting:** For safety, a minimal amount of exterior lighting may be installed at the cabin. The Applicant may install automatic on/off motion detection solar exterior light(s). Exterior lighting will be in conformance with the requirements of San Juan County.

## PROJECT NARRATIVE

### Ute Chief Lode

(Continued)

Engineer Mountain, Inc.

- Solid Waste Management:** The Applicant will be responsible for bi-weekly trash disposal. According to County regulations, property owners are responsible for solid waste transportation and solid waste disposal fees. On-site trash will be contained within a structure at all times until removal to the Transfer Station.
- Landscaping:** Landscaping is to consist of a balance between clearing some of the dense trees located within the building envelope for fire safety, and leaving the trees as-is for screening. 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. Revegetation and screening will be provided by the Applicant in accordance with the requirements of San Juan County.
- Access:** County Road 33A (Deer Park Road) provides access to the project site. A San Juan County Land Use Permit was previously approved prior to the construction of the now-existing driveway for this project. Prior to the construction of the existing driveway, the previous landowner obtained access easements from the adjacent land owners. The approved Land Use Permit, access easements, and additional driveway information are included in this submittal for your review. No driveway improvements are proposed unless required by the County
- Foundation:** The foundation type is unknown at this time. A proposed basement under the proposed cabin counts into the cabin square footage if any part of it is four feet above the ground surface. The foundation will likely consist of concrete piers using sonotubes
- Surveying:** The survey plat for the Ute Chief Lode was prepared by Professional Licensed Surveyor (PLS) Earnie Schaaf of E. Schaaf and Associates, Inc. The Surveyor placed a survey pin at the building site, for reference and measuring. A signed and stamped copy of the survey plat is included within this application for your review.

## PROJECT NARRATIVE

### Ute Chief Lode

(Continued)

Engineer Mountain, Inc.

- Subsurface Conditions:** Subsurface conditions in the area generally consist of topsoil overlying sand-and-gravel soil. The sand-and-gravel soil generally includes cobbles and boulders. Underlying the surface soil is bedrock. The USGS geology map for the "Silverton caldera" area indicates that there are several bedrock types present near the project site, including Tse and Tsj (volcanics), Qtg (talus), MDu (limestone), ci (quartzite), and others. Based on the location of the building site, and our review of the geology maps, it appears that the bedrock at the building site is of the formation noted as Tse. The bedrock formation Tse is described by the USGS as the following:
- Tse – Tertiary Sapinero Mesa Tuff Eureka Member. Oligocene Eureka Member is a partly welded light-gray to densely-welded red-brown rhyolitic to dacitic ash-flow tuff containing 5 percent phenocrysts of plagioclase, sanodine, and biotite. Unit is the intracaldera member of the Sapinero Mesa Tuff. Remnant magnetic polarity: reverse.*
- County Geohazards Map:** The Sketch Plan for this project has been overlaid onto the County Geohazards Map. The plan is included within this booklet for your review. According to the County Geohazards map, the proposed cabin is in an area of "cst," which represents a sub-category of "Colluvial Slope." A colluvial slope includes gravity-deposited colluvium soils (as opposed to water-deposited alluvium soils). According to the County Geohazards Map Key, "cst" is defined as "Areas of thick colluvial or glacial accumulations, generally thicker than six feet. Potential mass failure areas."
- County Avalanche Map:** The Sketch Plan for this project has been overlaid onto the County Avalanche Hazard Map. The plan is included within this booklet for your review. According to the County Avalanche Hazard Map:
- The proposed cabin and proposed building envelope do not appear to be located in a potential avalanche hazard area. This assessment agrees with site characteristics, which include a relatively flat building site, located in dense evergreen trees.
  - There is most likely an avalanche area beyond the Ute Chief Lode property boundaries, on the adjacent Navajo Chief Lode.
  - The driveway, from County Road 33A to the project site, does not appear to be located in an area with avalanche potential.
- Please refer to the overlay map we have included within this application for additional information.

## PROJECT NARRATIVE

### Ute Chief Lode

(Continued)

Engineer Mountain, Inc.

#### Structures:

The building site is above 11,000 feet elevation, and therefore the County's cabin square footage limitations apply to this project. The maximum square footage allowed above 11,000 feet elevation is 1000 square feet of interior living space (defined in the County Regulations as "Floor Area").

Conceptually, the Applicant currently plans to construct a one-story residential cabin with a loft. The conceptual plans show exterior dimensions of the cabin as 25 feet by 40 feet (1000 square feet). With that first floor footprint, the maximum interior roof height would need to be 13 feet 11 inches.

An uncovered deck area is proposed, with dimensions of 40 feet by 5 feet (200 square feet) with maximum height of 29 inches above the grade.

No basement is proposed, but the conceptual plans are currently being developed.

A one-story shed structure is proposed, with an approximate square footage of 10 feet by 20 feet (200 square feet).

#### Cabin Style:

The style of the proposed cabin will be similar to local log cabins - squared logs with natural colored stain/treatment, with a non-reflective brown propanel roof, and minimally-reflective window glazing. Because of the cabin location selected by the Applicant, we do not expect the cabin to be visible from any County Roads or Highway 550. Draft building plans for the proposed cabin are included in this submittal for your review.

## PROJECT NARRATIVE

### Ute Chief Lode

(Continued)

Engineer Mountain, Inc.

#### Floor Area:

The following are excerpts from the Definitions section of the San Juan County Zoning and Land Use Regulations, pertaining to the measurements of the maximum 1,000 square feet of cabin "Floor Area."

**FLOOR AREA:** Floor area means the sum of the horizontal areas of all floors in principal and accessory buildings on a site, as measured from the interior faces of the walls, and enclosed porches as measured by the interior limits thereof. Interior spaces with the potential to contain additional horizontal floors shall be measured from the finish floor elevation to the ceiling above, or if there is no floor above, to the underside of the roof assembly. Any part of a building whose interior height is fourteen (14) feet or less shall be counted once (x1) for floor area purposes. Any part of a building whose interior height is greater than fourteen (14) feet and less than or equal to twenty-three (23) feet shall be counted twice (x2) for floor area ratio purposes, and any part of such building that has an interior height greater than twenty-three (23) feet shall be counted three (3) times. The following elements are excluded from the Floor Area calculation:

a. Unroofed porches, decks, and terraces:

1. If such improvement is equal to or less than thirty (30) inches above grade and is less than 250 square feet;
2. If such improvement is more than thirty (30) inches above grade or greater than 250 square feet, the area is calculated as fifty percent (50%) of the actual floor area.

b. A single detached accessory building, no greater than 200 square feet

**BASEMENT:** That portion of a building having its floor below ground level and the exterior walls on all sides being four (4) feet or less above finished or natural grade, whichever is more restrictive. For residential buildings at or above 11,000 feet, basements are exempt from the Floor Area calculation.

District Court, Water Division 7, San Juan County, Colorado  
 Court Address: 1060 East 2nd Ave. #106  
 Durango, CO, 81301

CONCERNING THE APPLICATION FOR WATER RIGHTS OF  
 Applicant: David Breed

In the Animas River or its Tributaries

In SAN JUAN COUNTY

▲ COURT USE ONLY ▲

Attorney or Party Without Attorney (Name and Address):

David Breed  
 PO Box 239  
 Silverton, CO 81433  
 Phone Number:(603) 738-7161 E-mail: dgbreed@me.com

Case Number:

FAX Number: N/A

Atty. Reg. #: N/A

Division:

Courtroom:

**APPLICATION FOR  CONDITIONAL  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 |
|-------------------|---------------------------------|----------------|------------------|
| David Breed       | PO Box 239, Silverton, CO 81433 | dgbreed@me.com | (603) 738-7161   |
|                   |                                 |                |                  |

2. Name of structure: Breed Diversion ditch spring other seasonal creek

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:

|   |               |               |               |  |  |                               |
|---|---------------|---------------|---------------|--|--|-------------------------------|
| <b>Legal Description:</b><br>County<br>SAN JUAN | <u>SW</u> 1/4 | <u>SE</u> 1/4 | Section<br>28 | Township<br><u>41</u>  | Range<br><u>7</u>  | Principal<br>Meridian<br>NMPM |
|   | of the        |               |               | N or S   | E or W   |                               |
|   |               |               |               | <input checked="" type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> <input checked="" type="checkbox"/> |                               |

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 ½ x 11 inch map to this application illustrating the location of the structure.

|  |         |           |
|--|---------|-----------|
| <b>UTM coordinates</b>   |         |           |
| Easting <u>TBD</u> Northing <u>TBD</u>   |         |           |
| <input type="checkbox"/> Zone 12 <input type="checkbox"/> Zone 13                                    |         |           |
| Street Address: Ute Chief Lode USMS No. 18463, 3300C CR 33A, Deer Park, San Juan County, CO          |         |           |
| Subdivision: N/A   | Lot N/A | Block N/A |
| Source of UTM's (for example, hand-held Garmin GPS or located from aerial map, etc): <u>surveyor</u> |         |           |
| Accuracy of location displayed on GPS device (for example, accurate to within 200 feet): <u>TBD</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 ½ x 11 inch map to this application illustrating the location of the structure.

|   |         |           |
|---|---------|-----------|
| <b>Distance from Section Lines</b> (not from property lines)  |         |           |
| <u>TBD</u> Feet from <input type="checkbox"/> N <input type="checkbox"/> S and <u>TBD</u> Feet from <input type="checkbox"/> E <input type="checkbox"/> W |         |           |
| Source of PLSS information:   |         |           |
| Street Address: Ute Chief Lode USMS No. 18463, 3300C CR 33A, Deer Park, San Juan County, CO   |         |           |
| Subdivision: N/A  | Lot N/A | Block N/A |

4. Source: (for example, unnamed tributary to North Clear Creek, tributary to Clear Creek, tributary to the South Platte River) Unnamed tributary to Deer Park Creek, tributary to the Animas River
5. A. Date of appropriation: TBD 2025  
 B. How appropriation was initiated: Placement of pipe at Point of Diversion  
 C. Date water applied to beneficial use: TBD 2025
6. Amount claimed in cubic feet per second (cfs) or gallons per minute (gpm) (1 cfs = 448.8 gpm).  
 Conditional \_\_\_\_\_ ( cfs  gpm) Absolute 0.033 ( 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: Domestic use for a single family cabin

A. If irrigation, complete the following:  
Number of acres historically irrigated \_\_\_\_\_; proposed to be irrigated \_\_\_\_\_.  
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.

N/A

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.

Domestic use for a single family cabin, please see attached Exhibit 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 |
|---------------------------|-----------------|
| David Breed               |                 |
| -or-                      |                 |
| Bureau of Land Management |                 |

9. Remarks or any other pertinent information:

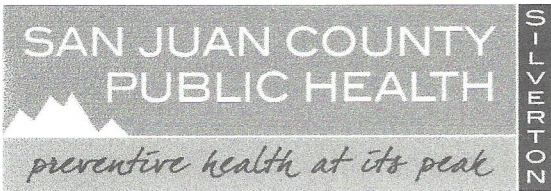
By checking this box, I am acknowledging I am filling in the blanks and not changing anything else on the form.

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

(Draft as of August 28, 2024)

\_\_\_\_\_  
Signature of Attorney (if any)

\_\_\_\_\_  
Date



San Juan County Public Health  
 1315 Snowden St  
 Silverton, CO 81433

## On-Site Wastewater Treatment System (OWTS) Permit Application

Owner: David Breed Phone: (603) 738-7161  
 Project Address (street, town/city, zip): Ute Chief Lode USMS No. 18463, 3300C CR 33A  
 Assessor's Parcel #\* 48290000010046 Subdivision: N/A Lot#: N/A  
 Lot Size: 10.33 (acres) # of Dwellings: 1 # of Bedrooms: 1-2 Water Supply: Cistern  
 List Commercial Uses (e.g., office, factory, event venue): N/A  
 Owner's Mailing Address: PO Box 239, Silverton, CO 81433  
 Owner's Email Address: dgbreed@me.com

*\*For detailed parcel information please visit your county assessor's website or see your property tax statement\**

### On-site Wastewater Treatment System (OWTS) Permit Types

Choose the most applicable permit type from the list below and check the box in upper-left corner

|  |   |
|--|---|
| <input checked="" type="checkbox"/> <p><b>New Construction - (\$1123.00)</b><br/> <i>For new OWTS and complete system replacement</i></p> <ul style="list-style-type: none"> <li>Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions.</li> <li>A design must be submitted to La Plata County (LPC). San Juan County (SJC) must have payment for LPC to review designs for permit issuance.</li> </ul>  | <input type="checkbox"/> <p><b>Alteration - (\$1068.00)</b><br/> <i>For changes/additions to existing permitted OWTS</i></p> <ul style="list-style-type: none"> <li>Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions.</li> <li>A design must be submitted to La Plata County (LPC). San Juan County (SJC) must have payment for LPC to review designs for permit issuance.</li> </ul>  |
| <input type="checkbox"/> <p><b>Change Of Use - (\$518.00)</b><br/> <i>For expanded use (e.g., bedroom count) of an existing permit without system modifications, OR new service connections (e.g., garages, shops) added to an existing permit</i></p> <ul style="list-style-type: none"> <li>For expanded use, provide a certification report from a Professional Engineer (PE) or system designer.</li> <li>For new service connections, provide a proposed site plan and describe scope of work below.</li> <li>Change of Use does NOT allow for connection of new uses (e.g., second dwellings, ADUs) unless the system was originally designed for it – use Alteration instead</li> </ul> | <input type="checkbox"/> <p><b>Minor Repair - (\$408.00)</b><br/> <i>For replacement of OWTS components with no change to permitted use</i></p> <ul style="list-style-type: none"> <li>Submit application with payment, transfer of title inspection report (if available) and a simple site plan showing location of repairs.</li> <li>List repairs/scope of work below (e.g. tank replacement, aerators, pipe repairs, etc.)</li> <li>A permit is NOT required for repair of components that do not provide treatment (e.g., fencing, tank lids, inspection ports)</li> </ul> |

Please describe in detail work to be completed: \_\_\_\_\_  
 Engineered Septic System is currently being designed by Dudley Ashwood, PE,  
 phone: (970) 903-9811

**I acknowledge:** (1) The information provided in this application is true and accurate to the best of my knowledge; (2) Submittal of this application does not constitute or guarantee approval of the requested permit or document; (3) Issuance of the requested permit or document does not assure that: (a) Final approval of the proposed system will be obtained upon inspection; or that (b) The permitted OWTS system will operate as intended; and that (4) I am responsible for the proper installation, repairs and maintenance of the OWTS system in accordance with the rules and regulations set forth in the SJCPH regulations, as well as any specific conditions of approval that may be imposed on issuance of the requested permit or document.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Submit completed application to [eh@lpcgov.org](mailto:eh@lpcgov.org) or at our office location.

**This is NOT a permit; this application does not authorize construction or repairs.**  
**All OWTS construction/repair work must be performed by an installer licensed by La Plata County.**



\*SOILS \*RETAINING WALLS  
\*SEPTICS \*FOUNDATIONS  
\*GRADING AND DRAINAGE  
\*SITE DEVELOPMENT

August 28, 2024

San Juan County  
Attn: Willy Tookey  
1557 Greene Street  
Silverton, Colorado 81433

EMI Job No. 2007-113

Subject: Proposed Breed Septic System, Ute Chief Lode USMS No. 18463, County Road 33A, Deer Park, San Juan County, Colorado.

Dear Willy and Commissioners:

This letter is regarding the proposed septic system (aka On-Site Wastewater Treatment System, OWTS) for the proposed Breed Cabin, located on the Ute Chief Lode, County Road 33A, Deer Park, San Juan County, Colorado. This letter has been prepared as part of a San Juan County Improvement Permit Application.

The proposed Breed septic system is currently being designed by Professional Engineer Dudley Ashwood PE of Durango, (970) 903-9811, dudley.ashwood@gmail.com. It is my understanding that the septic design engineer will be visiting the site on August 30, 2024, with local excavator Cody Braford to utilize heavy equipment to excavate the two State-required septic profile test pits. There is an existing driveway accessing the site so no tree clearing or grading should be necessary to excavate those test pits. The subsurface information observed in the test pits will be used to "size" the proposed "leachfield." Attached for your review is the San Juan County Public Health Septic System Permit Application Form.

As a State-Licensed Civil Professional Engineer with experience in San Juan County Colorado septic system design since 2001, having personally visited the Ute Chief Lode several times since 2007, I believe that the wooded, moderately sloped, 10.33 acre site is capable of having an on-site septic system, adequate to serve the proposed two-bedroom Breed cabin, which will meet the current State regulations.

In 2013, I began the design of a proposed greywater septic system on the Ute Chief Lode for the previous property owner. A report regarding the proposed greywater septic system was submitted to the County on February 4, 2014, which is available from Engineer Mountain Inc. upon request. Shortly thereafter the State imposed a moratorium on new greywater septic systems, then eventually the State eliminated the option of new greywater septic systems.

The State septic system regulations are available online and are known as "Regulation 43." The State regulations are mandated as the minimum to the local septic regulatory agencies. The septic systems in this County are currently being regulated by La Plata County Public Health Department on behalf of and in conjunction with the San Juan County Colorado Public Health Department.

Please contact Engineer Mountain, Inc. if you have any questions.

Sincerely,

Lisa M. Adair PE  
Engineer Mountain, Inc.

Cc: Property Owner David Breed, Septic Design Engineer Dudley Ashwood.

PO Box 526 - 962 Reese Street - Silverton CO - landline (970) 387-0500 - cell (970) 946-2217

SAN JUAN COUNTY, COLORADO  
DRIVEWAY AND ROAD ACCESS PERMIT

Improvement  
Permit No. \_\_\_\_\_

Applicant: DAVID BREED  
PO BOX 239  
SILVERTON CO 81433  
UTE CHIEF LODE USMS No. 18463

Location of Proposed Driveway or Access on County Road No. 33A:

THE UTE CHIEF LODE IS ACCESSED BY USING THE  
EXISTING DRIVEWAY WHICH INTERSECTS WITH COUNTY  
ROAD 33A (DEER PARK ROAD). THE EXISTING  
DRIVEWAY STARTS ON THE BROADWAY LODE, GOES  
THROUGH THE MORU CHIEF LODE, AND ENDS ON  
THE UTE CHIEF LODE.

Description of Proposed Driveway or Access, including materials to be used:

THE DRIVEWAY IS EXISTING AND IT INTERSECTS  
COUNTY ROAD 33A (DEER PARK ROAD) ON THE  
BROADWAY LODE. NO DRIVEWAY IMPROVEMENTS  
ARE PROPOSED AT THIS TIME, UNLESS  
REQUIRED BY THE COUNTY.

Comment and Recommendations of County Road Supervisor:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Terms and Conditions of Issuance of Permit (or reason for denial):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Permit Approved \_\_\_\_\_ or Denied \_\_\_\_\_. Date: \_\_\_\_\_  
Land Use Administrator: \_\_\_\_\_

# BOARD OF COUNTY COMMISSIONERS

## San Juan County

P.O. Box 466

Silverton, Colorado 81433

970-387-5671

### RELATIONSHIP OF PROPERTY TO COUNTY ROAD AND STATE HIGHWAY SYSTEMS

UTE CHIEF LODGE USMS No. 18463 - DAVID BREED

I, the undersigned, applicant engaged in the processing of Application for Improvement Permit No. \_\_\_\_\_, San Juan County, Colorado, do hereby acknowledge the following facts:

1. The real property' which is the subject of said application is on this date located approximately 2,600 from County Road No. 33A, the nearest designated and publicly maintained county road.
2. Said County Road No. 33A is on this date maintained on an SEASONAL basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 3 MILES from Colorado State Highway No. 550, the nearest designated state or federal highway.
4. Said Colorado State Highway No. 550 is on this date maintained on a year-round basis by either San Juan County or the Colorado Division of Highways.
5. A Driveway Permit will be necessary for any private access or egress relating to said real property which intersects any designated Colorado State Highway or Federal Highway.

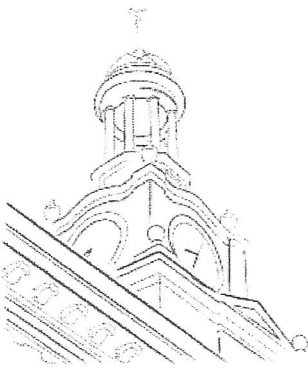
Signed and dated this 27 day of AUGUST, 2024.

D. BREED

Applicant

ATTEST:

\_\_\_\_\_  
Position:



# LAND USE PERMIT

SAN JUAN COUNTY

COLORADO

1557 GREENE STREET

P.O. BOX 466

SILVERTON, COLORADO 81433

PHONE/FAX 970-387-5766 sanjuancounty@frontier.net

**SAN JUAN COUNTY HEREBY ISSUES LAND USE PERMIT NUMBER 2013-07**

**DATE ISSUED: 05/28/2013; Permit is valid through May 27, 2014.**

**DATE OF ESTIMATED COMPLETION: September 30, 2013**

**ISSUED BY: Bob Nevins, San Juan County Land Use Administrator**

**APPLICANT: Pete Maisel, Owner/Contractor**

**ADDRESS: P.O. Box 286, Silverton, CO 81433**

**PROPERTY LEGAL DESCRIPTION: Ute Chief Lode USMS No. 18463**

**USE/IMPROVEMENTS: Access driveway construction including grading and tree clearing.**

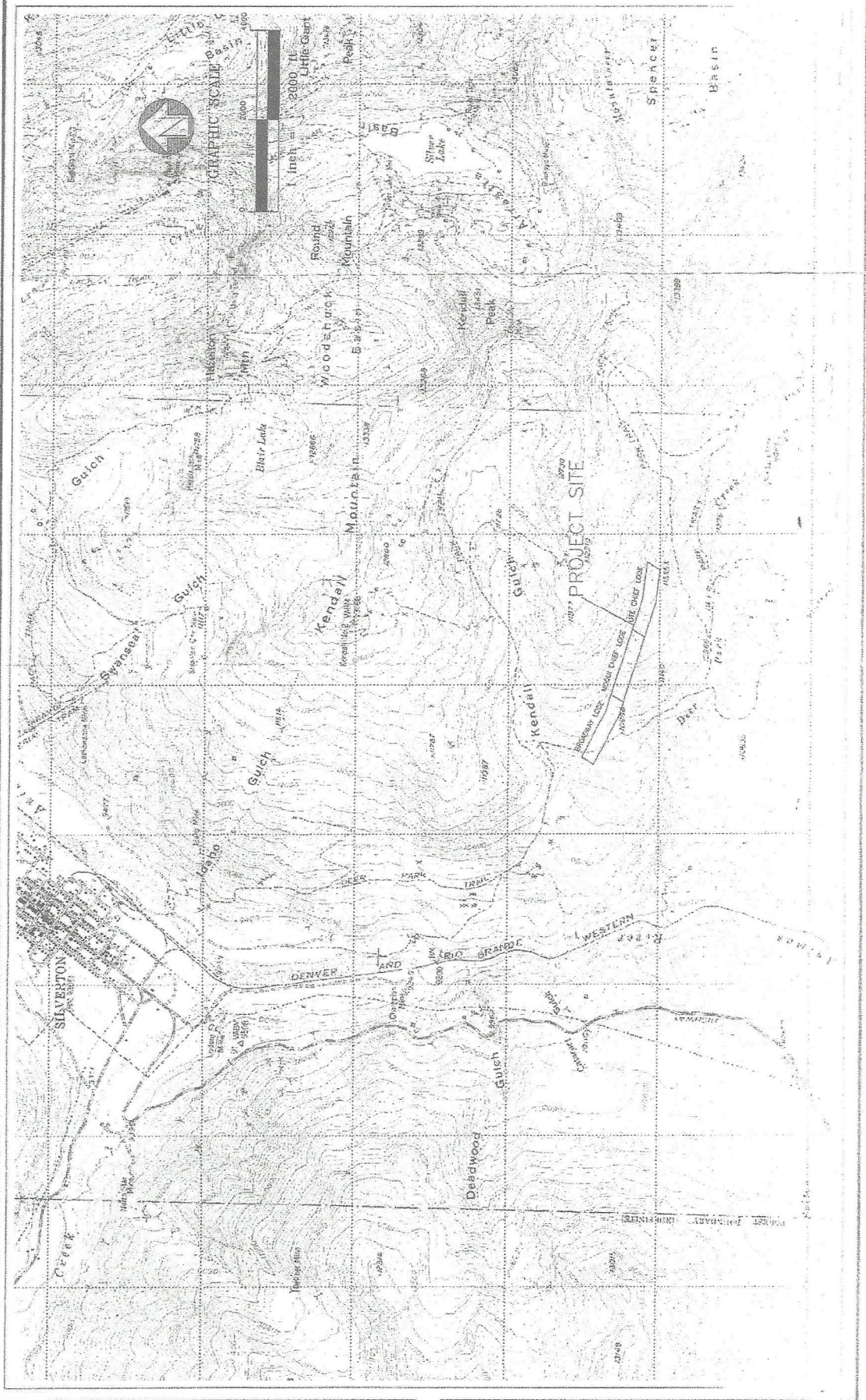
**This Land Use Permit is issued subject to the following conditions:**

1. The project is located entirely on private property and contained within the access and utility easements as shown on the attachments, Sheets 1-3. The start of this new access driveway begins at the end of the existing drive within the Broadway Lode and continues through the Moqui Chief Lode to a proposed parking and turn-around area situated in the middle of the Ute Chief Lode. Prior to initiating any on-site work, a licensed surveyor shall accurately establish the property boundaries and driveway alignment to ensure that all construction activities are completely within private property.
2. Applicant has been granted Access and Utility Easements across the Broadway Lode USMS No. 18463 (recorded as Reception No. 148986, San Juan County, CO) and Moqui Chief Lode USMS No. 18463 (recorded as Reception No. 149004, San Juan County, CO).
3. All improvements and construction activities including clearing and grading shall be in full compliance, and strict conformance to all terms, conditions and restrictions contained within the San Juan County Zoning and Land Use Regulation. Applicant is also responsible for being in compliance with all applicable Local, State and Federal rules and regulations.
4. Applicant acknowledges that emergency services will not be available in a timely manner or perhaps not at all; and that County Roads, 33 and 33A, which provide seasonal roadway access to the property are not regularly maintained and do not receive any winter maintenance.
5. This administrative use permit in no way guarantees or infers approval of any future structures or other improvements that the applicant may seek to construct on the property. Land owner must apply for and receive an improvement permit prior to the construction of any home, cabin, shed and/or other site improvements beyond the construction of the driveway for which this permit is issued. Furthermore, any future development will be subject to land use regulations in place at the time of application.
6. Any shared security gate, posts, chain and/or cable shall comply with Section 4-110f and shall not be located within 30-feet of the centerline of the County road.
7. Failure to comply with these conditions shall be grounds for the revocation of this land use permit.

ENGINEER MOUNTAIN INC.  
 ENGINEERING, ARCHITECTURE,  
 PLANNING AND DESIGN  
 1000 S. MAIN ST., SUITE 100  
 SILVERTON, CO 81433  
 (970) 387-0000  
 machete@engineer-mountain.net

VICINITY MAP  
 PROPOSED DRIVEWAY  
 UTE CHIEF LODGE, COUNTY ROAD 33A  
 SAN JUAN COUNTY, COLORADO

DATE: APRIL 30, 2007  
 DRAWN BY: RMR/LJA  
 LAST REVISED: 4/10/13  
 Dwg. 7-113/03A UTE Chief Driveway  
 LAYOUT/SCALE: DWY W/1:2000 W3



ENGINEER MOUNTAIN INC.  
 FORMERLY MACKAY ENGINEERING  
 #10, BOX 526, SILVERTON, CO 81413  
 (970) 387-8500  
 make@gettristat.com

SAN JUAN COUNTY, COLORADO  
 UTE CHIEF LODGE, COUNTY ROAD 33A  
 PROPOSED DRIVEWAY  
 SITE PLAN

DATE: APRIL 30, 2007  
 DRAWN BY: RHM/JJA  
 LAST REVISION: 4/10/13  
 DMS: 7-11/2011 Ute Chief Driveway  
 LAYOUT/SCALE: 4 1/2" = 100'

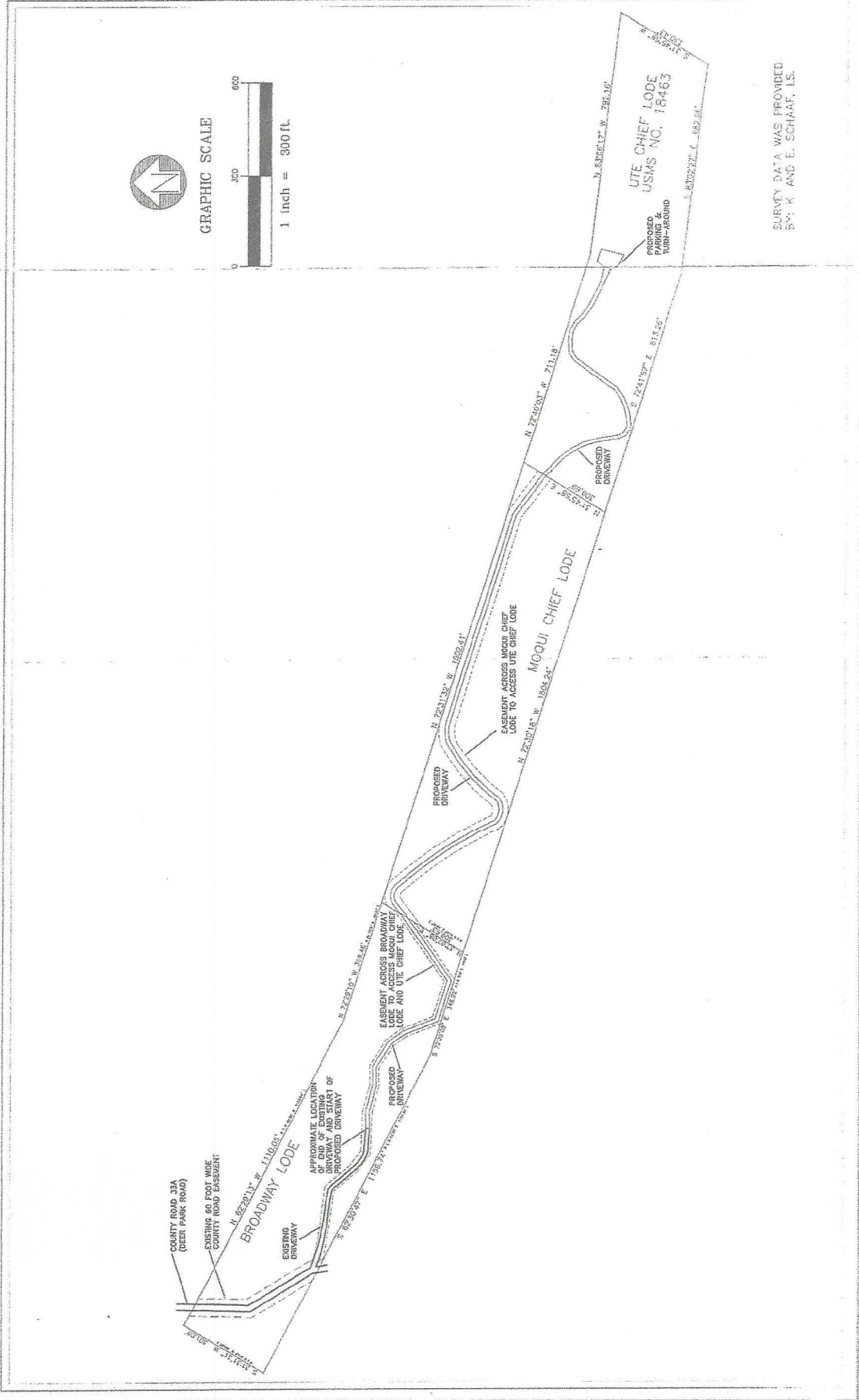
SHEET  
 2  
 OF  
 1



GRAPHIC SCALE



SURVEY DATA WAS PROVIDED BY: K. AND E. SCHAAF, L.S.



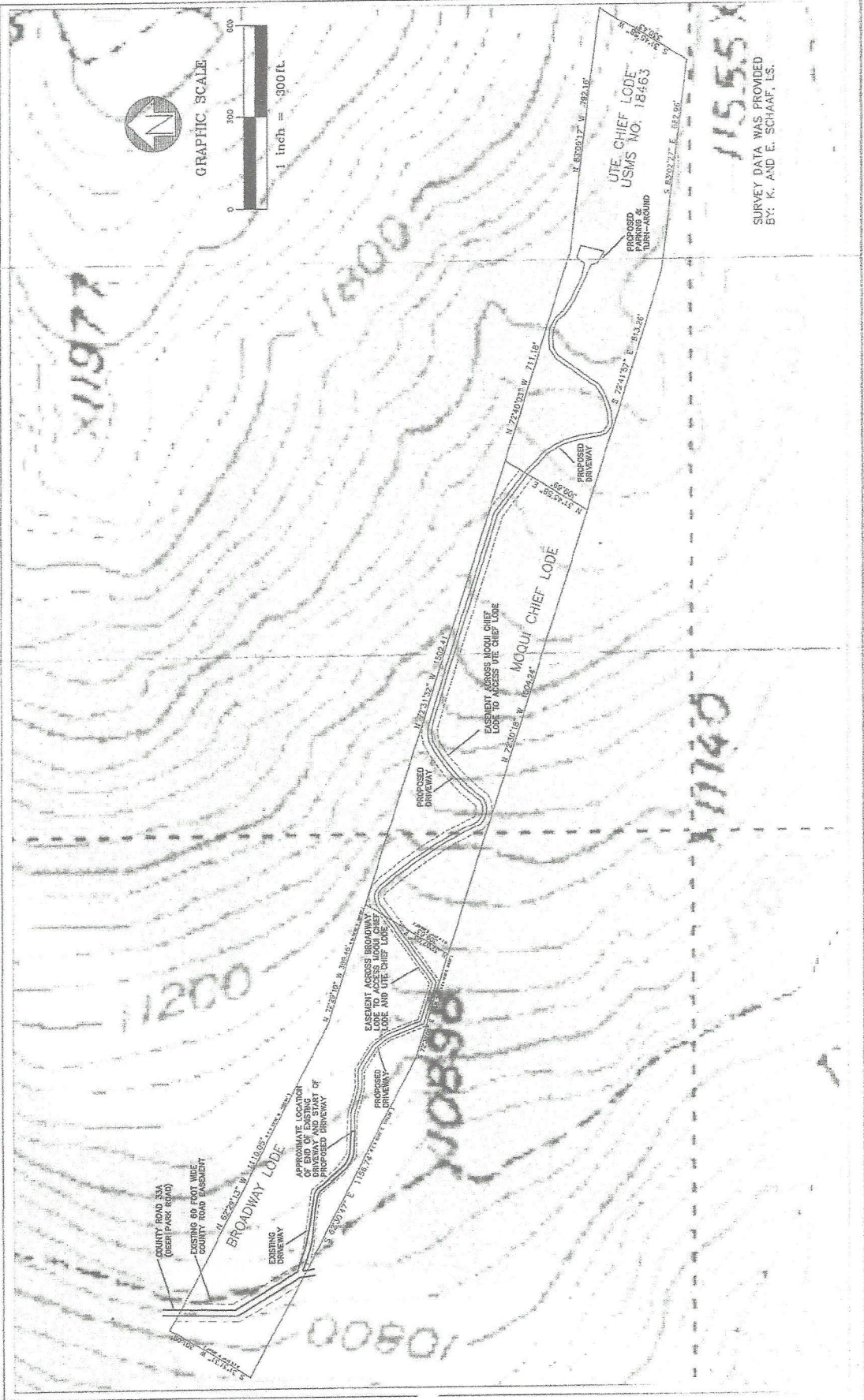


ENGINEER MOUNTAIN INC.  
 FORESTRY, MINING, ENGINEERING  
 P.O. BOX 326 SILVERTON, CO 81433  
 (970) 357-0500  
 www.mountaininc.com

SITE PLAN WITH TOPOGRAPHY  
 PROPOSED DRIVEWAY  
 UTE CHIEF LODGE, COUNTY ROAD 33A  
 SAN JUAN COUNTY, COLORADO

DATE: APRIL 30, 2007  
 DRAWN BY: HNH/JJA  
 LAST REVISED: 4/10/13  
 DWG. 7-115/204 Ute Chief Lodge  
 LAYOUT/PLAN: SITE/07/02/03/12/PLN

SHEET  
 2 OF 2



SURVEY DATA WAS PROVIDED  
 BY: K. AND E. SCHAAF, L.S.

April 9, 2013

Clerk and Recorder  
San Juan County  
P.O. Box 466  
Silverton, Colorado 81433

Subject: Access and Utility Easement across the Broadway Lode USMS No. 18463, to access the Ute Chief Lode USMS No. 18463, near County Road 33A, Deer Park area, near Silverton, San Juan County, Colorado.

### EASEMENT DEED

To whom it may concern,

For Ten Dollars (\$10.00) and other good and valuable consideration, Brant Heidlebaugh, Grantor, PO Box 855, Silverton, CO 81433, does hereby grant and convey to Peter Maisel, Grantee, PO Box 286, Silverton, CO, 81433, his successors and assigns, a non-exclusive access and utility easement across the Broadway Lode USMS No. 18463, to the Ute Chief Lode USMS No. 18463. Said easement is described as follows:

The Ute Chief Lode is near the Broadway Lode. Access to the Ute Chief Lode will be from County Road 33A, which crosses through the Broadway Lode. The location of the thirty-foot wide easement across the Broadway Lode is shown on the attached Exhibit A. A driveway has recently been constructed within the western part of the easement. Where the driveway is already constructed, the easement shall be located along the existing driveway, with fifteen feet of easement width on each side of the existing as-built driveway centerline. The driveway will be extended to the eastern property line of the Broadway Lode. After construction of the driveway extension, the easement shall be located along the as-built driveway extension, with fifteen feet of easement width on each side of the as-built driveway centerline. Although no utilities are proposed at this time, the easement may also contain future utilities.

This access and utility easement shall be in effect in perpetuity in the event that ownership of any or all of the properties changes. Additionally the easement shall be as shown on the attached one page Exhibit A.

This three page easement agreement document shall be filed in the San Juan County Clerk's Office.

By: \_\_\_\_\_

\_\_\_\_\_  
Clerk and Recorder

-EASEMENT DEED across the Broadway Lode to the Ute Chief Lode, Page 2 of 3-

*Brant Heidlebaugh*

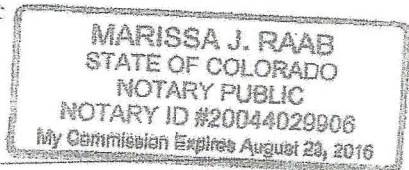
Signature of Brant Heidlebaugh, Owner of the Broadway Lode USMS No. 18463.

STATE OF COLORADO )  
  ) ss.  
County of San Juan )

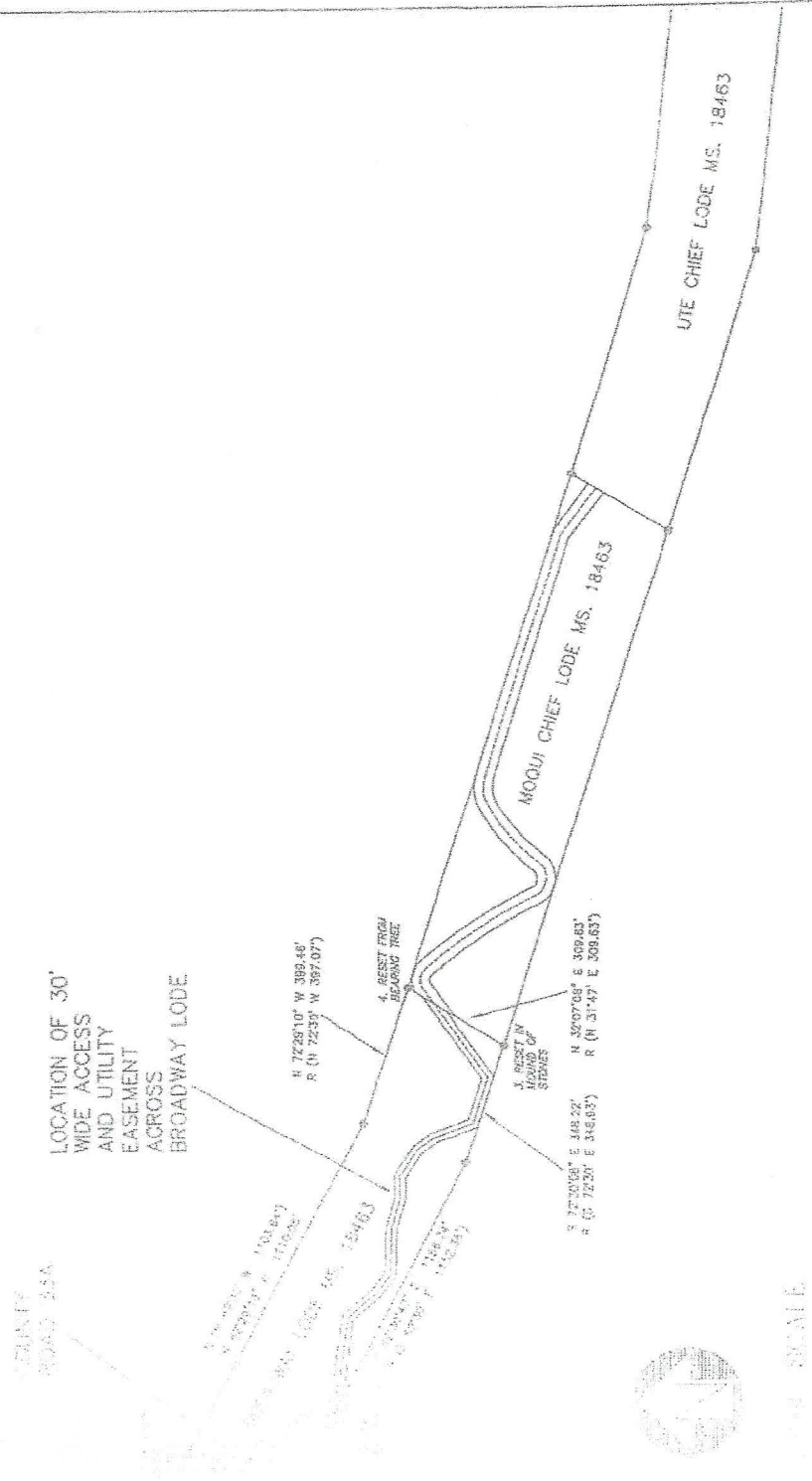
The foregoing document was acknowledged before me this 11th day  
of April, 2013, by Brant Heidlebaugh.

Witness my hand and official seal. *M. Raab*  
Notary Public

My commission expires: August 23, 2016



# EXHIBIT A



SURVEY DATA WAS PROVIDED BY:



**ENGINEER MOUNTAIN INC.**  
 formerly MACKIE Engineering  
 P.O. BOX 526, SILVERTON, CO 81433  
 (970) 387-0500  
 mackie@geobrdinators.net

EXHIBIT A: PROPOSED ACCESS AND UTILITY EASEMENT  
 ACROSS BROADWAY LODE TO ACCESS UTE CHIEF LODE  
 NEAR COUNTY ROAD 33A, DEER PARK AREA  
 SAN JUAN COUNTY, COLORADO

DATE: 04/11/2013  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

April 9, 2013

Clerk and Recorder  
San Juan County  
P.O. Box 466  
Silverton, Colorado 81433

Subject: Access and Utility Easement across the Moqui Chief Lode USMS No. 18463, to access the Ute Chief Lode USMS No. 18463, near County Road 33A, Deer Park area, near Silverton, San Juan County, Colorado.

EASEMENT DEED

To whom it may concern,

The owners of the Moqui Chief Lode USMS No. 18463 are the following: Caitlin & William Gribble, Susan & David Olive, Patrick Cotter, Alexander Cotter, and Anne & Robert Moses.

For Ten Dollars (\$10.00) and other good and valuable consideration, the owners of the Moqui Chief Lode listed above, Grantors, PO Box 13374, Burton, WA 98013-0374, do hereby grant and convey to Peter Maisel, Grantee, PO Box 286, Silverton, CO, 81433, his successors and assigns, a non-exclusive access and utility easement across the Moqui Chief Lode, to the Ute Chief Lode USMS No. 18463. Said easement is further described as follows:

The Ute Chief Lode borders the Moqui Chief Lode. Access to the Ute Chief Lode will be from County Road 33A, which crosses through the Broadway Lode, adjacent to the Moqui Chief Lode. The location of the fifty-foot wide easement is shown on the attached Exhibit A. A driveway may be constructed within the easement. Prior to driveway construction, the easement shall be located along the centerline of the proposed driveway. The driveway shall be staked prior to construction, in accordance with the attached Exhibit A. After construction of the proposed driveway, the access and utility easement shall be located along the as-built driveway location, with twenty-five feet of easement width on each side of the as-built driveway centerline. Although no utilities are proposed at this time, the easement may also contain future utilities.

This access and utility easement shall be in effect in perpetuity in the event that ownership of any or all of the properties changes. Additionally the easement shall be as shown on the attached one page Exhibit A.

This seven page easement agreement document shall be filed in the San Juan County Courthouse.

Page 2 of 7 through Page 6 of 7: Signature Pages.

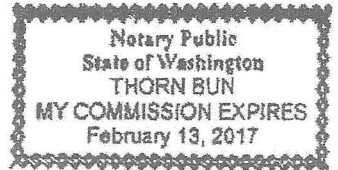
Page 7 of 7: Exhibit A.

-EASEMENT DEED across the Moqui Chief Lode to the Ute Chief Lode, Page 2 of 7-

*[Handwritten Signature]*

Signature of Caitlin Gribble, Owner of the Moqui Chief Lode USMS No. 18463.

STATE OF Washington )  
County of King ) ss.



The foregoing document was acknowledged before me this 24 day  
of April, 20 13, by  
Caitlin Gribble.

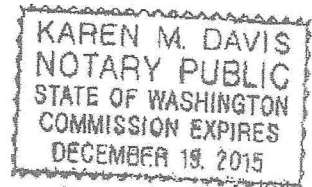
Witness my hand and official seal. *[Handwritten Signature]*  
Notary Public

My commission expires: 2/13/17

*[Handwritten Signature]*

Signature of William Gribble, Owner of the Moqui Chief Lode USMS No. 18463.

STATE OF WA )  
County of King ) ss.



The foregoing document was acknowledged before me this 17<sup>th</sup> day  
of April, 20 2013, by  
William Gribble.

Witness my hand and official seal. *[Handwritten Signature]*  
Notary Public Karen Davis

My commission expires: December 19, 2015

-EASEMENT DEED across the Moqui Chief Lode to the Ute Chief Lode, Page 3 of 7-

*Susan Olive*

Signature of Susan Olive, Owner of the Moqui Chief Lode USMS No. 18463.

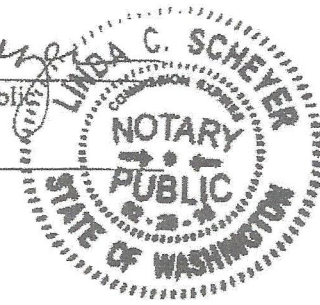
STATE OF WASHINGTON )  
County of PIERCE ) ss.

The foregoing document was acknowledged before me this 26<sup>th</sup> day  
of April, 2013, by  
Susan Olive.

Witness my hand and official seal

*Linda C. Scheyer*  
Notary Public

My commission expires: 2-20-16



*David Olive*

Signature of David Olive, Owner of the Moqui Chief Lode USMS No. 18463.

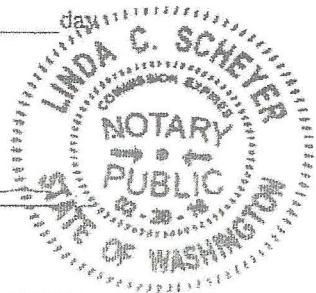
STATE OF WASHINGTON )  
County of PIERCE ) ss.

The foregoing document was acknowledged before me this 26<sup>th</sup> day  
of April, 2013, by  
David Olive.

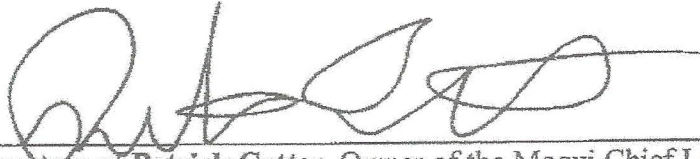
Witness my hand and official seal

*Linda C. Scheyer*  
Notary Public

My commission expires: 2-20-16



-EASEMENT DEED across the Moqui Chief Lode to the Ute Chief Lode, Page 4 of 7-

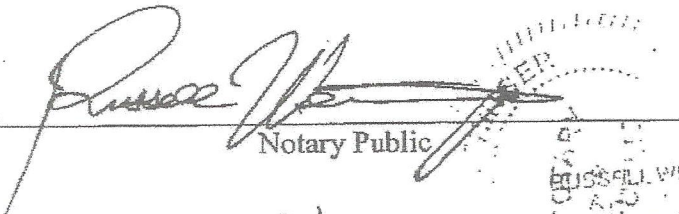


Signature of Patrick Cotter, Owner of the Moqui Chief Lode USMS No. 18463.

PROVINCE OF Alberta )  
City of Calgary ) ss.

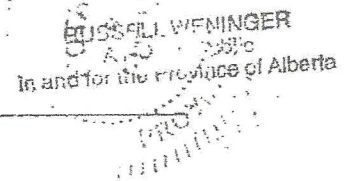
The foregoing document was acknowledged before me this 26<sup>th</sup> day  
of April, 20 13, by  
Patrick Cotter.

Witness my hand and official seal.



Notary Public

My commission expires: does not expire. -rw



RUSSELL WEMINGER  
A.S.P.  
In and for the province of Alberta



-EASEMENT DEED across the Moqui Chief Lode to the Ute Chief Lode, Page 6 of 7-

*Anne Moses*

Signature of Anne Moses, Owner of the Moqui Chief Lode USMS No. 18463.

*Robert Moses*

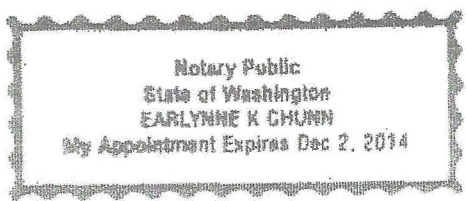
Signature of Robert Moses, Owner of the Moqui Chief Lode USMS No. 18463.

STATE OF Washington )  
County of King ) ss.

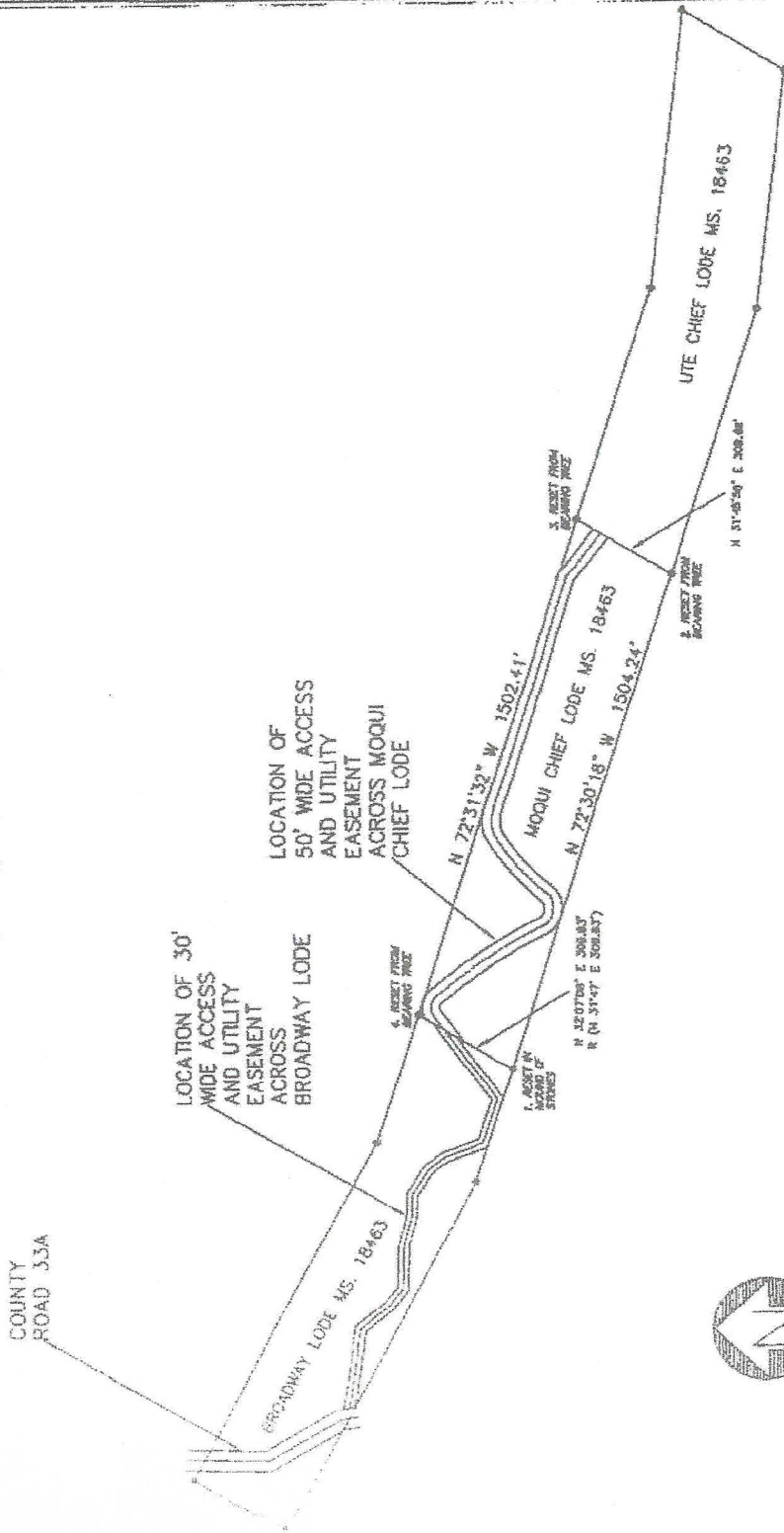
The foregoing document was acknowledged before me this 19th day  
of April, 2013, by  
Anne and Robert Moses.

Witness my hand and official seal. *Earlynn K Chun*  
Notary Public

My commission expires: Dec 2, 2014



# EXHIBIT A



GRAPHIC SCALE



1 inch = 500 ft.

SURVEY DATA WAS PROVIDED BY:

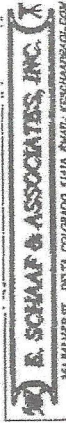


EXHIBIT A: PROPOSED ACCESS AND UTILITY EASEMENT  
ACROSS MOQUI CHIEF LODE TO ACCESS UTE CHIEF LODE  
NEAR COUNTY ROAD 33A, DEER PARK AREA  
SAN JUAN COUNTY, COLORADO

ENGINEER MOUNTAIN INC.  
formerly MACHIE Engineering  
P.O. BOX 528, SILVERTON, CO 81433  
(970) 387-0500  
meckle@gbrohastorm.net

|               |                            |
|---------------|----------------------------|
| DATE          | 4/22/07                    |
| DRAWN BY      | WHA/AMA                    |
| FILE NAME     | 7-113/2003 Cont. Esh A.dwg |
| PROJECT/OWNER | 50' Emt / N/A              |
| LAST REVISED  | 4/9/2013                   |

STAFF REPORT FOR  
**SAN JUAN COUNTY**  
**BOARD OF COMMISSIONERS**

Regular Meeting: March 12, 2014  
From: Bob Nevins, Planning Director  
Project No. 2013-14

**Public Hearing-Preliminary/Final Plan Application Review**  
**Parcel: Ute Chief Lode USMS No. 18463**  
**Applicant/Owner-Pete Maisel**  
**Applicant Representative-Lisa Adair, Engineer Mountain, Inc.**

---

### **INTRODUCTION**

Pete Maisel, Owner/Applicant, is requesting Preliminary/Final Plan approval to construct a 1-story cabin, detached shed and associated utility improvements on the Ute Chief Lode. This application was submitted by Engineer Mountain, Inc. on February 4, 2014.

*The Ute Chief Lode Preliminary-Final Submittal is attached in a separate folder.*

### **I. PROCESS**

**Preliminary Plan** allows the applicant to present their proposed use or development to the County in specific terms, in every appropriate detail including plans and specifications for structures, roads, utilities and other improvements. At **Final Plan**, the applicant presents whatever material or information that may have been requested by the Board of Commissioners as a condition of Preliminary Plan approval; submits any necessary corrections to final documents; and prepares final documents for signature and/or recording. The review process for this Improvement Permit application has been **Consolidated** since the intent of the Land Use Regulation and interests of efficiency are served.

**Sketch Plan** application was reviewed by the Planning Commission on December 10, 2013; the Board of County Commissioners concurred with the Planning Commission recommendation and approved the Sketch Plan at a regular public meeting on January 8, 2014.

### **II. PLANNING COMMISSION RECOMMENDATION**

**Planning Commission** at a regular meeting on February 19, 2014, reviewed the application with the applicant to determine its compliance with the *County Zoning and Land Use Regulations* and its conformance to the *County Master Plan*. Planning Commission made a determination and forwarded a unanimous (6-0 with a member absent) recommendation of approval to the Board of County Commissioners.

### **III. PUBLIC NOTICE**

Consolidated Preliminary/Final Plan review requires public notice. Notice of the public hearing by the Board of County Commissioners was published in the *Silverton Standard* on Thursday, February 27, 2014.

Public Notice of the Planning Commission meeting was mailed to adjacent property owners within 1,500 feet of the property on February 7, 2014. Staff has not received any public inquiries or written comments concerning this application.

#### **IV. ZONING/LAND USE REQUIREMENTS**

The land is zoned "Mountain Zone." Residential use is a Use Subject to Review. Mountain Zone requirements include: a minimum parcel or lot area of five (5) acres and minimum setbacks of 20 feet from public land or 30 feet from private land.

All applications for individual building sites shall comply with the requirements set forth in Section 4-110 Design and Development Standards for All Special Uses/Improvement Permits. Since this property is located above 11,000 feet, Section 4-110t. Square Footage Limitations is applicable.

#### **V. PROPOSED RESIDENTIAL DEVELOPMENT**

The owner is proposing to construct a rustic, 1-story, 2-bedroom cabin containing 1,000 feet (750 square feet, with a request for a bonus of 250 square feet). A detached shed and associated site improvements are also included in the proposal. The access driveway passes through the Broadway Lode MS 18643 and the Moqui Chief Lode MS 18643 up to the Ute Chief MS 18643. The drive is located entirely on private property and contained within deeded access easement. The alignment was administratively approved with conditions on May 28, 2013 as Land Use Permit No. 2013-07.

The property is located approximately 3.5 miles from downtown Silverton via 14<sup>th</sup> Street and County Road 33 to County Road 33A. The proposed cabin site is situated at an approximate elevation of 11,800 feet within a stand of mature coniferous trees behind a knoll area to the north and about 600 vertical feet above Deer Park Creek.

#### **VI. PROJECT SUMMARY**

**a. Property Location:** The parcel is located in unincorporated San Juan County and surrounded by Bureau of Land Management (BLM) public lands. It lies southeast of the Town of Silverton at elevations ranging from about 11,520 to 11,760 feet in the Deer Park area south of Kendall Mountain and west of Kendall Peak.

**b. Size:** The parcel measures approximately 300 feet by 1,500 feet and contains about 10 acres.

**c. Current Zoning:** The land is zoned "Mountain Zone." Permitted Uses by Right are mining and milling, and activities which do not involve any construction or development of any sort (such as grazing, camping, picnicking, hiking and outdoor recreation). All other uses, including residential use, are Uses Subject to Review. Mountain Zone requirements include: a minimum parcel or lot area of five (5) acres and minimum setbacks of 20 feet from public lands or 30 feet from private lands.

**d. Current Land Use:** The land is undeveloped.

**e. Proposed Land Use:** The proposed land use is Residential with accessory uses. The proposed development includes a 1-story, 2-bedroom/1-bath, cabin containing 1,000 feet (750 square feet with a request for a bonus of 250 square feet), detached shed (150 square feet) and associated site improvements.

**f. Surrounding Land Use:** The surrounding area is largely public land with the primary uses being resource management and outdoor recreation. While there are currently no cabins or other structures built in the immediate vicinity of the Ute Chief, a cabin site has been approved on the Broadway Lode.

**g. Proposed Building Envelope:** There are site-specific areas within the Ute Chief Lode that are developable based on the INSTAAR Natural Hazards Maps (Geologic, Avalanche, Wildfire and Overall), site topography, tree cover/vegetation and access. The proposed building envelope and cabin design are acceptable in terms of location, siting, size, scale, height, form and materials.

**h. Access:** County Roads 33 and 33A are single-lane, unpaved roads that provide adequate seasonal (summer) vehicular access to the site. During the winter months when avalanche danger is low, the snow-covered roads allow travel by snowmobiles, skis and snowshoes. Applicant is proposing to access the property from CR 33A by constructing a 12-foot wide, 4,100-foot long unpaved driveway from the Broadway Lode up through the Moqui Chief Lode to the cabin site on the Ute Chief.

**i. Water Supply:** Applicant is proposing to haul potable water from his residence in Silverton that has metered utility billing and store it on-site in a 500-gallon cistern to meet the domestic and emergency service needs.

**j. Sewage Treatment:** Applicant is proposing to develop a septic system that will comply with all San Juan Basin Health (SJBH) regulations.

**k. Power:** Applicant plans to utilize propane gas and solar with a generator as a back-up power source.

**l. Heating:** Applicant intends to have one (1) wood stove in the cabin.

**m. Trash/Solid Waste:** Applicant will be responsible for transporting trash to the Transfer Station and paying the required disposal fees.

**n. Emergency Service:** While emergency services (police, fire, medical/EMT) are not readily available, especially when the road is snow-covered and avalanche danger is considerable, they are adequate given the proposed low-intensity, personal residential use.

**o. Communications:** Telephone and television service are not mentioned in the application.

**p. Exterior Lighting:** Exterior lighting shall be minimal and comply with County requirements.

**q. Revegetation and Landscaping:** Applicant is proposing to create a defensible wildfire zone by removing some of the dense trees and by raking and removing some of the combustible brush/ground cover around the cabin while preserving a majority of mature coniferous trees for visual screening and aesthetic purposes.

## **VII. PLANNING COMMISSION RECOMMENDATION AND CONDITIONS**

The Preliminary/Final Plan application is consistent with the Sketch Plan submittal and adequately addresses those conditions.

*Planning Commission recommends approval of the Preliminary/Final Plan application with the following conditions and/or stipulations:*

- 1. Land Use:** Approval of one (1) single-family cabin for strictly non-commercial, personal residential use; any other use, such as a vacation rental, shall require County approval of a Use Permit and substantiation of having adequate square footage/bedrooms, utilities and services to safely accommodate the proposed use, guest capacity and occupancy durations. All improvements, uses and activities shall be fully contained within the private property boundaries of the Ute Chief.
- 2. Design Standards:** Approval of a 250 square foot bonus as this project is determined to be "extraordinary." The residential development and associated site improvements shall be in compliance with Section 4-110 Design and Development Standards.
- 3. Size of Improvements:** Approval of a 1-story, 2-bedroom/1-bath cabin that measures 25 feet by 40 feet and has a total floor area of 1,000 square feet (750 square feet with a bonus of 250 square feet). The maximum cabin height shall be 22 feet above natural grade. The detached shed shall be a maximum of 200 square feet and 16 feet in height. These structures shall be appropriately located and sized to minimize impacts on scenery and environmentally sensitive areas. This approval does not include any satellite/communication dish, antenna, fencing or other such improvements.
- 4. Use Permit:** Approval of a 6-month extension (May 28, 2014 to November 30, 2014) for Use Permit No. 2013-07 to allow for construction of the access drive through the Broadway and Moqui Chief to the building site on the Ute Chief. The road work may be started/ completed prior to issuance of the building permit. The entire driveway alignment and adjacent property boundaries were "flagged" and verified on-site by staff during a site visit on September 26, 2013. County staff shall conduct a site visit this year to confirm the flagging/ alignment prior to any grading, site work or construction.
- 5. Site Access:** Approval of a 12-foot wide unpaved driveway with culverts and turnouts as needed to access the cabin site. The approved access drive shall be approximately 4,100 feet (0.75 miles) in length from its starting point on the Broadway Lode, up through the Moqui Chief Lode and onto the Ute Chief property. The driveway and all clearing, grading and other road

improvements shall occur entirely on private property and within the deeded access easement.

6. **Public Dedication:** No County roads or historic trails are contained within the property and no public easement dedications are required.
7. **Site Survey:** A licensed surveyor shall verify the driveway alignment, cabin site and associated improvements; the adjacent property lines shall also be clearly identified to ensure that all construction activities and site improvements are located within the private property boundaries. Planning and Building staff shall conduct a site visit prior to any clearing, grading site work or construction activity.
8. **Site Disturbance:** Site disturbance shall be minimized to the greatest extent possible. Any disturbed areas shall have adequate erosion control measures in place and they shall be revegetated with native plant species that are certified weed-free as soon as possible after disturbance.
9. **Building Materials and Lighting:** Approval of the exterior building material palette for the residential cabin and detached shed: natural wood, board and batten siding, rusted metal wainscoting and rusted metal roofing. Windows and solar panels shall be non-reflective, non-glare. All building materials and colors shall blend in with the natural landscape and vegetation to minimize visual impacts. Exterior lighting shall be minimal and comply with County requirements.
10. **Water Supply:** Approval to transport potable water from the owner's residence in Silverton that has metered utility billing and store it on-site in a buried 500-gallon cistern with gravity flow to meet the domestic and emergency service needs.
11. **Sewage Treatment:** Approval of an engineered septic system that includes one (1) composting or incinerating toilet and a graywater leachfield that meets all San Juan Basin Health (SJBH) regulations and specifications. Once there is driveway access, heavy equipment may access the leachfield site for needed testing. Upon field testing and final system design, applicant shall obtain final approval from San Juan Basin Health.
12. **Power:** Approval of the power source being propane gas stored in a portable tank and solar panels. A generator is also approved as a back-up power source and it shall be located in the detached shed to reduce adverse noise impacts on the surrounding area.
13. **Heating:** Approval of the heating source being a wood-burning stove. The stove shall be of the type approved by the Environmental Protection Agency (EPA) and it shall be equipped with an

approved chimney cap or spark arrestor to minimize the risk of wildfire.

- 14. Refuse and Water Billing:** The property shall be placed on the Town of Silverton's utility billing system for refuse prior to issuance of a completed building permit. The property owner is responsible for solid waste transportation and disposal fees. On-site trash shall be contained within a structure or in an enclosed, bear-proof container at all times until it is removed to the Transfer Station. Should the current owner or a new owner not have municipal water service in Silverton, the property then shall be placed on the Town's utility billing system for water.
- 15. Acknowledgement:** As with previous improvement permits approved by the County, Applicant will be asked to sign a notarized document acknowledging the conditions of approval for the improvement permit including the stipulation that this cabin is for non-commercial, personal residential use. This action will follow County Commission approval of the Preliminary/Final Plan.
- 16. Building Permit:** Applicant shall obtain a County building permit and pay all associated fees prior to commencing any construction activity. However, applicant may construct the access driveway in accordance with the Use Permit No. 2013-07 prior to issuance of the building permit.

**Attached:**

Preliminary/Final Plan Binder-Ute Chief Lode Improvement Permit Application



# SCENIC QUALITY REPORT

## Ute Chief Lode

Prepared By Engineer Mountain, Inc.

San Juan County regulations state the following:

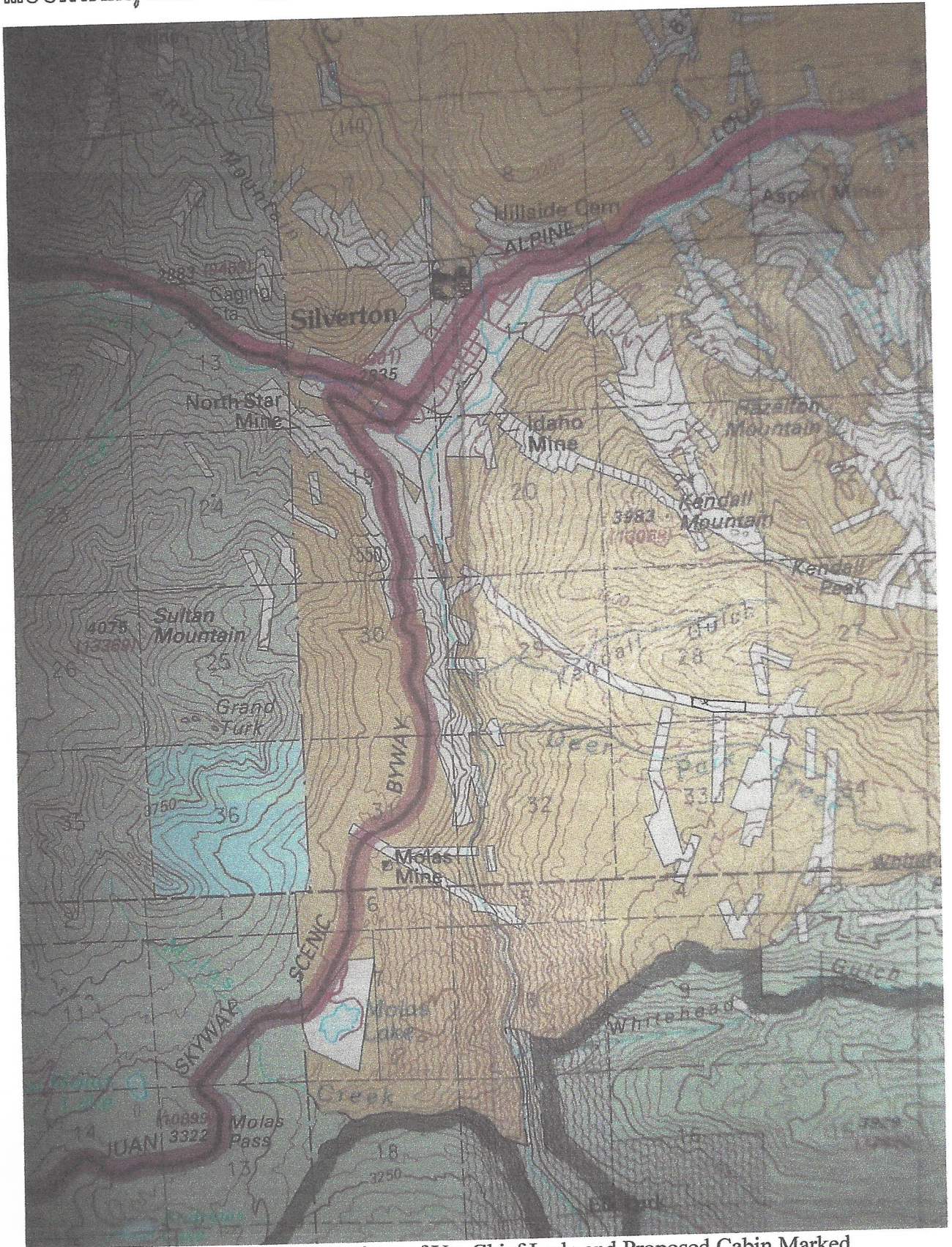
*All residential development shall be required to submit a Scenic Quality Report at the time of sketch plan submittal.*

This is a Scenic Quality Report for the Proposed Breed Cabin, located on the Ute Chief Lode USMS No. 18463, prepared by Engineer Mountain, Inc.

The Ute Chief Lode is located approximately three miles from Silverton, accessed by Deer Park Road (County Road 33A). The site is located near Lower Deer Park. There is an existing driveway on Deer Park Road which will be used to access the property.

Two photos follow this page:

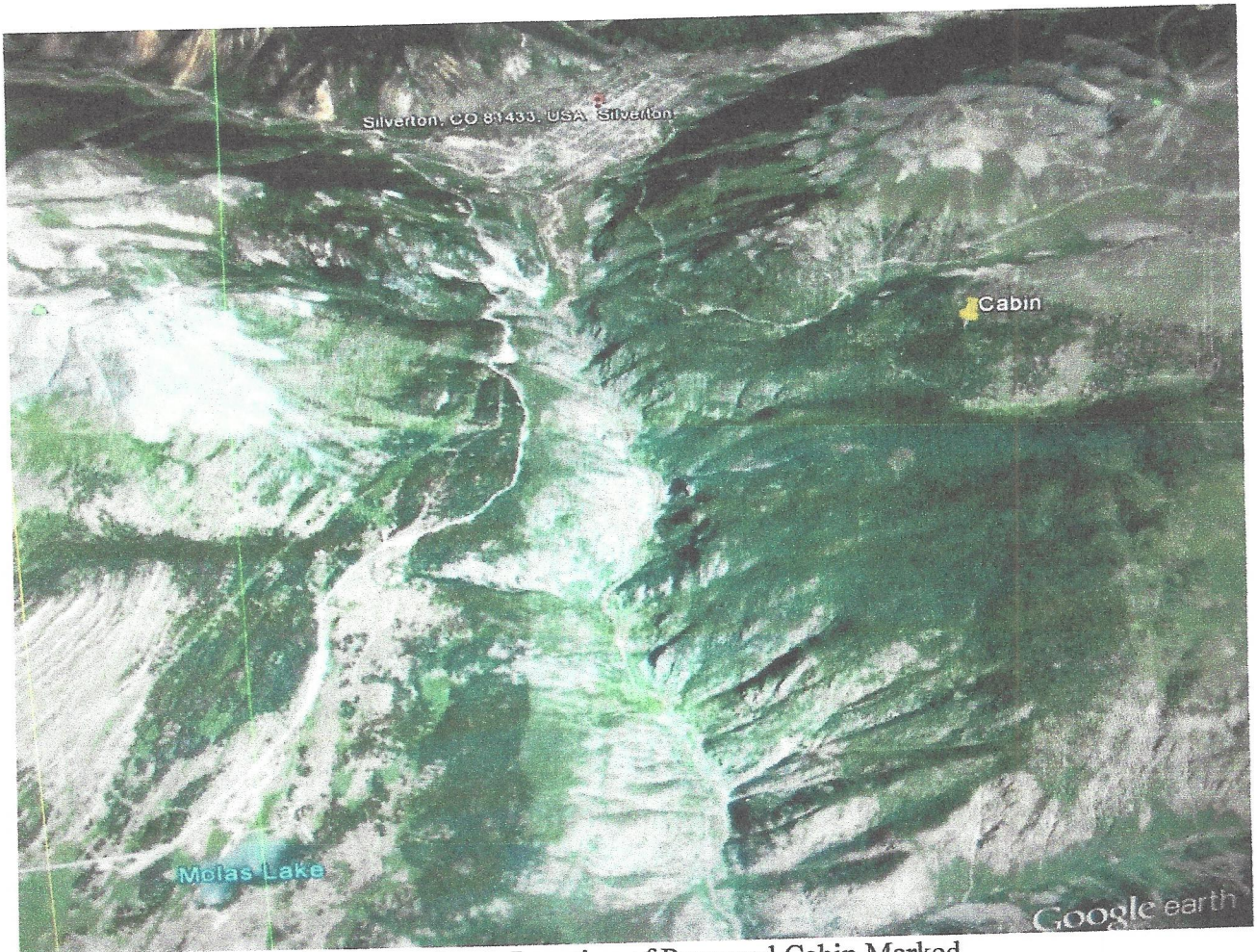
- (1) A photo of a BLM map, showing the general locations of the Ute Chief Lode and proposed cabin.
- (2) A photo of a Google Earth image, showing the approximate location of the proposed cabin.



BLM Map with Approximate Locations of Ute Chief Lode and Proposed Cabin Marked

**ENGINEER  
MOUNTAIN, INC.**

- \*SOILS \*RETAINING WALLS
- \*SEPTICS \*FOUNDATIONS
- \*GRADING AND DRAINAGE
- \*SITE DEVELOPMENT



Google Earth Image with Approximate Location of Proposed Cabin Marked.

# SCENIC QUALITY REPORT

## Ute Chief Lode

Prepared By Engineer Mountain, Inc.

The photos on the previous pages show the general location of the Ute Chief Lode and the proposed cabin. The County regulations require that this Scenic Quality Report include the following information:

*Designations of scenic views of natural and historic features both from and toward the site and descriptions of how these vistas shall be preserved. Graphic depictions 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.*

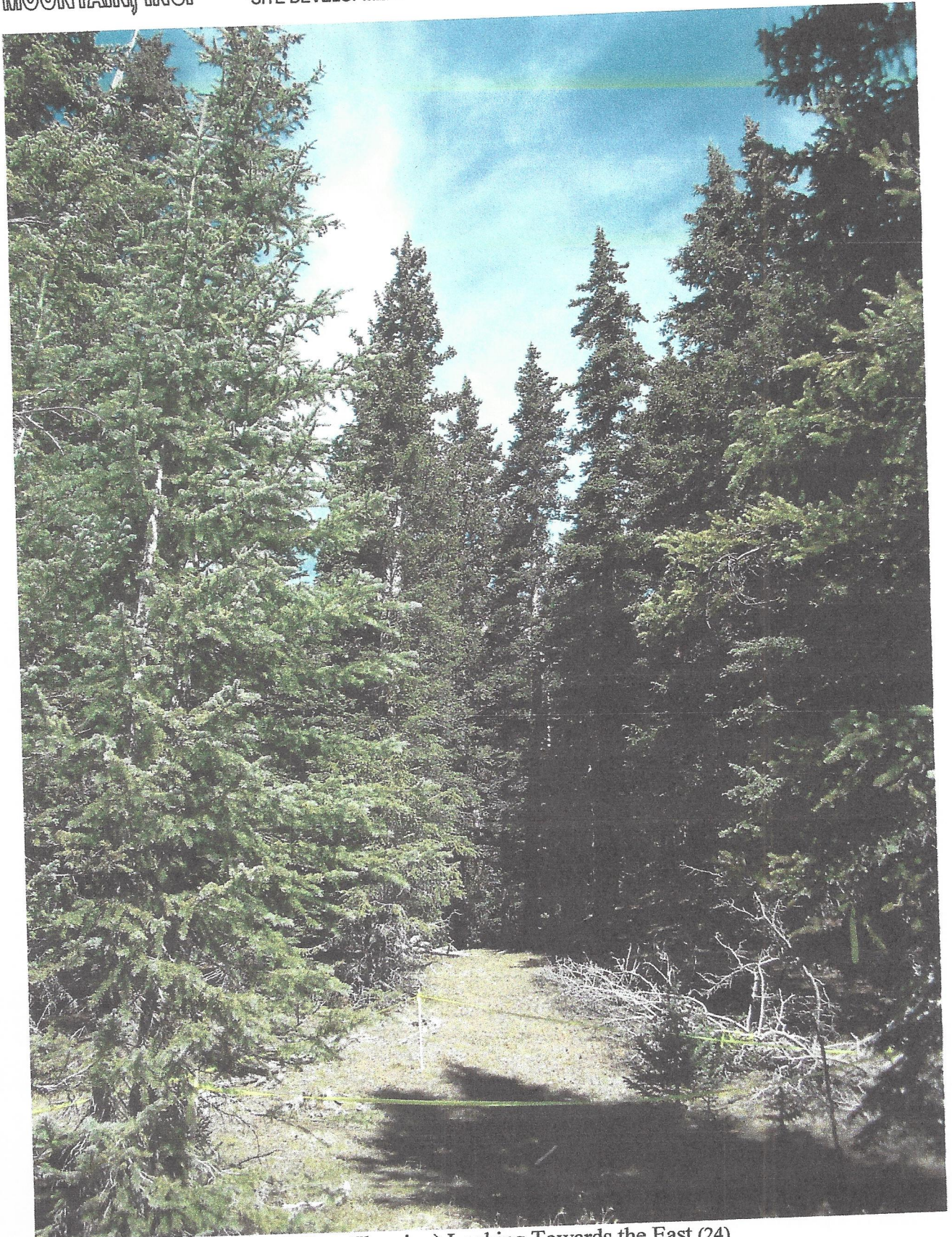
The proposed cabin location was selected by the Applicant. It is moved back into the trees, away from a buildable, clearing/overlook area, which has an expansive view of local mountains. The building site was in part originally chosen by the Project/County Surveyor Earnie Schaaf when he surveyed the property. Earnie Schaaf placed a "building site" survey pin at the clearing overlook area, which he considered at the time to be the best building site on the property. The Applicant has moved the cabin location back from the survey pin and overlook into the trees. This creates much less of a view from the cabin, but also prevents visibility of the cabin from people looking towards the site. Building at the clearing overlook area could have potentially caused some visibility of the cabin, for a person standing on top of one of the local peaks, using binoculars. Placement of the cabin at the location proposed by the Applicant will remove the cabin from what we believe would be any potential pedestrian access viewsheds. The cabin will be located back behind and away from the clearing overlook, located in medium dense, tall, evergreen trees. It is not anticipated that it will be able to be seen from any County Roads or Highway 550.

The four corners of the proposed cabin have been staked, with the cabin perimeter marked with yellow surveyor's flagging tape. The cabin was staked in the field with approximate dimensions of 25 feet by 30 feet (750 square feet). Adjacent to the proposed cabin is a one-story proposed shed. The approximate location of the front wall of the proposed shed was also staked, and marked with blue flagging. The proposed Breed cabin will be in the same location as what was submitted for the previous property owner at this location; however, the proposed conceptual cabin footprint has been increased to 25 feet by 40 feet (a total footprint of 1000 square feet). The proposed shed has been conceptually designed as a maximum of 10 feet by 20 feet (200 square feet).

Photos of the proposed building site, proposed cabin location, proposed shed, and proposed septic system area are included on the following six pages.

**ENGINEER  
MOUNTAIN, INC.**

- \*SOILS \*RETAINING WALLS
- \*SEPTICS \*FOUNDATIONS
- \*GRADING AND DRAINAGE
- \*SITE DEVELOPMENT

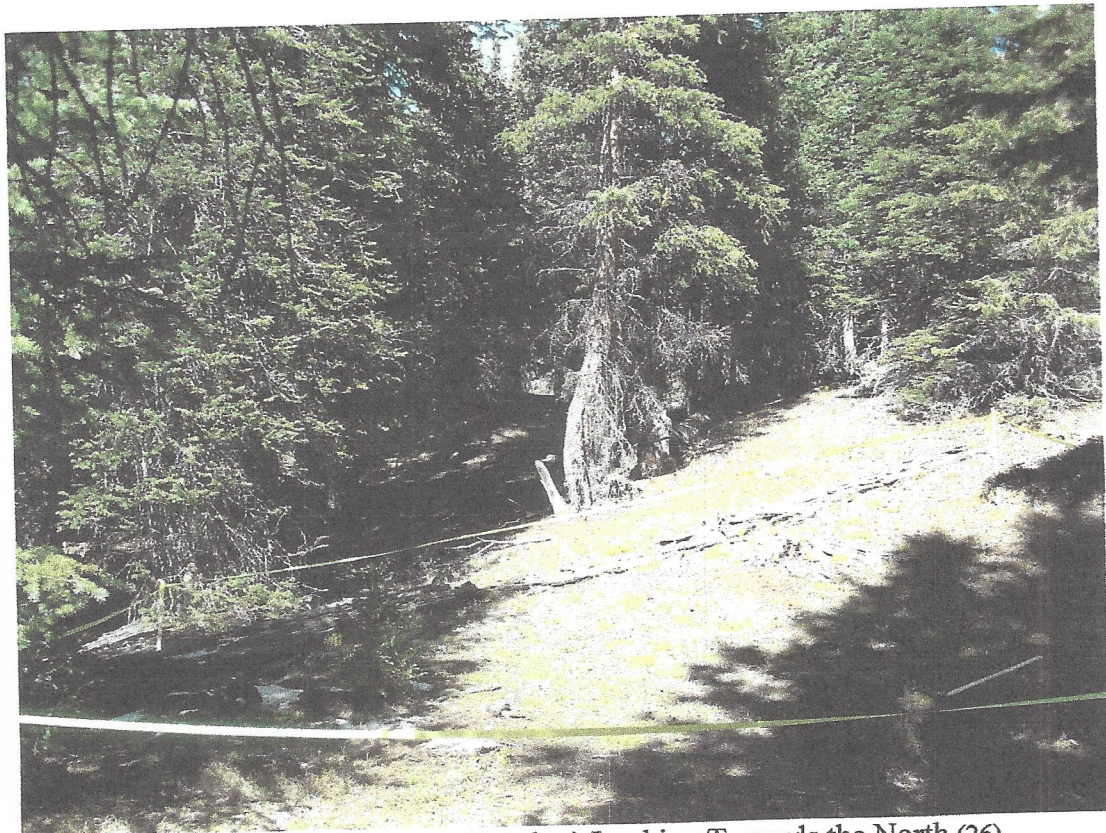


View of Cabin Footprint (Yellow Flagging) Looking Towards the East (24)

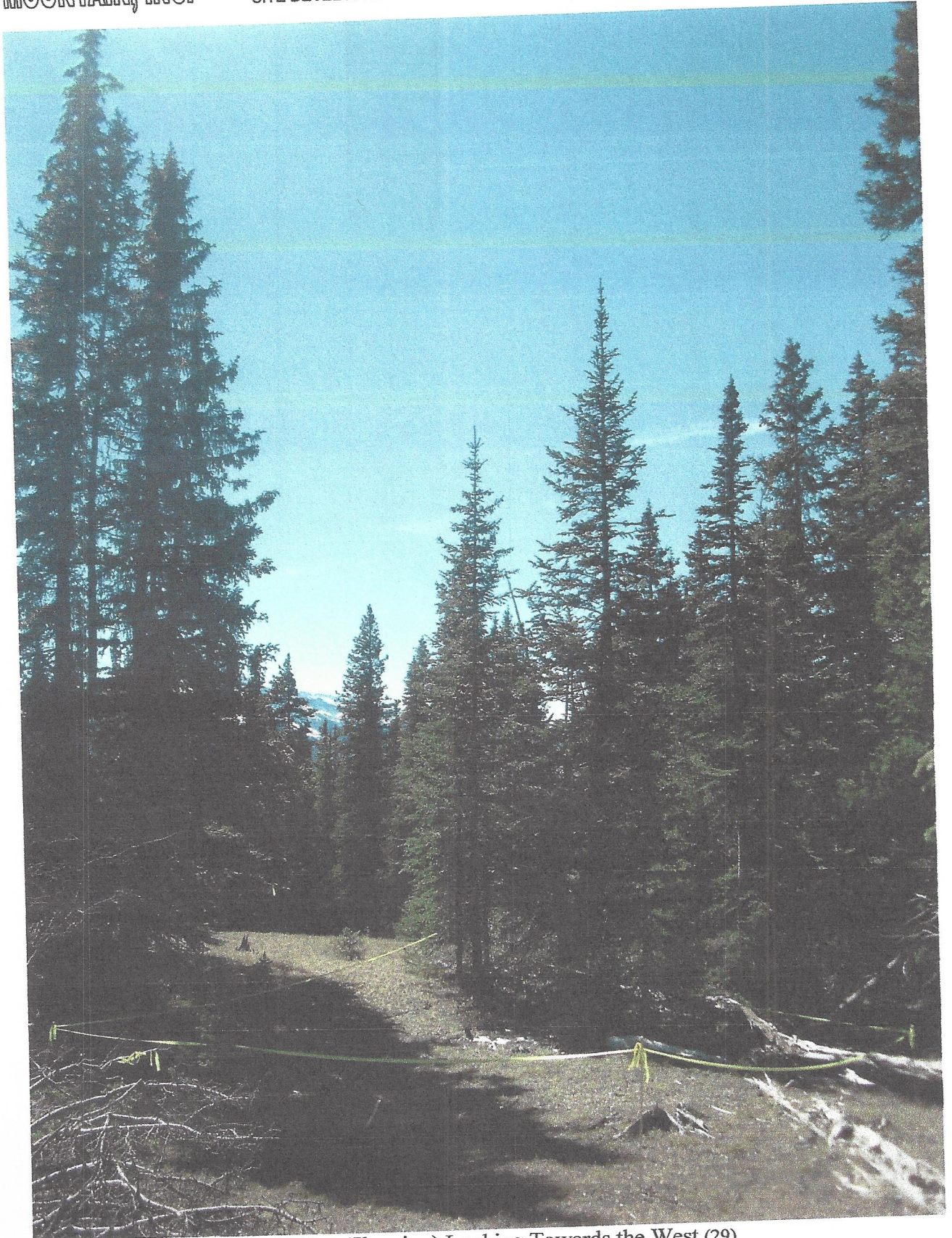
P.O. Box 526 - 962 Reese Street - Silverton, Colorado 81433 - phone/fax (970) 387-0500



View of Cabin Footprint (Yellow Flagging) Looking Towards the Northeast (25)



View of Cabin Footprint (Yellow Flagging) Looking Towards the North (26)



View of Cabin Footprint (Yellow Flagging) Looking Towards the West (29)



View of Cabin Footprint (Yellow Flagging) Looking Towards the Northwest (30)



View of Cabin Footprint (Yellow Flagging) Looking Towards the Southwest (31)





View of Cabin Footprint (Yellow Flagging) Looking Towards the South (32)



View of Cabin (Yellow), Shed (Blue), and Survey Pin Looking Towards the East (35)



View of Shed Footprint (Blue Flagging) & Survey Pin Looking Towards the East (36)



View of Septic System Area (Yellow) with Man near Survey Pin in Background, Looking Towards the South (39)

## SCENIC QUALITY REPORT

### Ute Chief Lode

Prepared By Engineer Mountain, Inc.

In the County Scenic Quality Report regulations, it is requested that we provide information about the view FROM the building site.

A color photo is included on the following page, showing the view FROM within the staked cabin footprint. The photo was taken in the approximate location of where the front of the cabin will be located. The proposed cabin yellow flagging is visible in the foreground of the picture. The view from the cabin is looking towards the clearing overlook area. The clearing overlook area has an expansive view of local mountains.

County Roads and Highway 550 are not visible from the cabin, as shown in the photo following this page. Therefore, we expect that views of the cabin from local County Roads or Highway 550 would also be unlikely.

Views from the proposed cabin in the other three directions (from the back and sides) are obscured by the existing dense evergreen trees.

On the following page is a color photo of the view from the proposed cabin, looking towards the southwest.

**ENGINEER  
MOUNTAIN, INC.**

\*SOILS \*RETAINING WALLS  
\*SEPTICS \*FOUNDATIONS  
\*GRADING AND DRAINAGE  
\*SITE DEVELOPMENT



VIEW FROM PROPOSED CABIN (Yellow Flagging) Towards Survey Pin and Mountains,  
Looking Towards the Southwest (34)

## SCENIC QUALITY REPORT

### Ute Chief Lode

Prepared By Engineer Mountain, Inc.

This section of the Scenic Quality Report includes information on how the views of and from the site will be preserved, and the proposed mitigation measures used to reduce any impacts the project may have on these views. The County regulations require this information, in order to provide the Planning Commission and Board of County Commissioners with:

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

- The proposed cabin site was selected because it is located within dense trees.
- The proposed cabin location is pushed back into the trees, away from the optimum building location at the clearing overlook area - which would have provided wonderful views from the cabin, but also would have created the potential for public viewing of the cabin from pedestrian-access terrain and peaks.
- The cabin location selected by the Applicant will require minimal tree clearing – only as required for fire protection, according to the Firewise booklet adopted by San Juan County.
- The location and orientation of the cabin and shed have been selected to minimize the possibility of it being viewed from any direction.
- The proposed cabin and shed are located in a nearly-flat area, in order to minimize disturbance of the existing natural terrain.
- Trees within the proposed building envelope are estimated at 20 to 50 feet tall.

Draft floor plans prepared by Residential Engineering and the draft front elevation sketch prepared by Matt Green, EIT of Silverton are included on the following three pages for your review.

STAMP:

SUBMITTAL:  
NOT FOR  
CONSTRUCTION

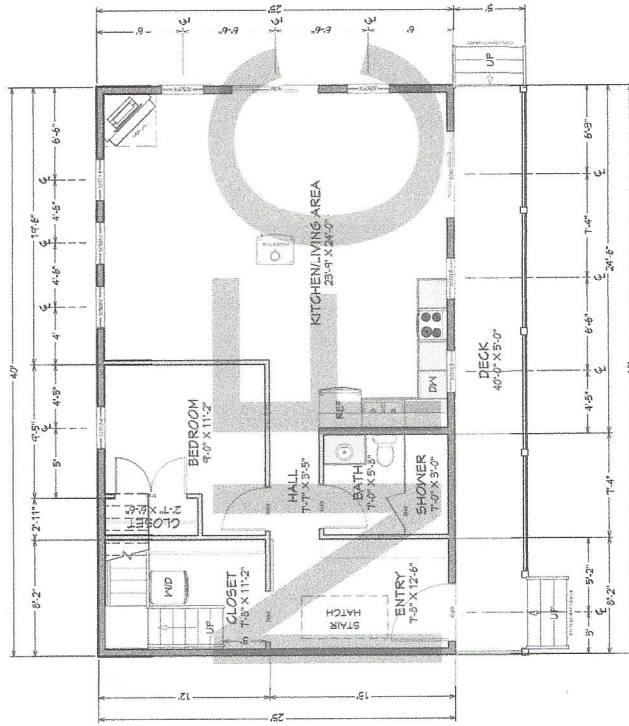


DAVID BREED  
RESIDENTIAL DESIGN  
FIRST FLOOR PLAN

2112-011.P057  
PROJECT NO.:

A1.1

SHEET NO.:



LIVING AREA  
1000 SQ. FT.

FIRST FLOOR PLAN

STAMP:

SUBMITTAL:  
NOT FOR  
CONSTRUCTION

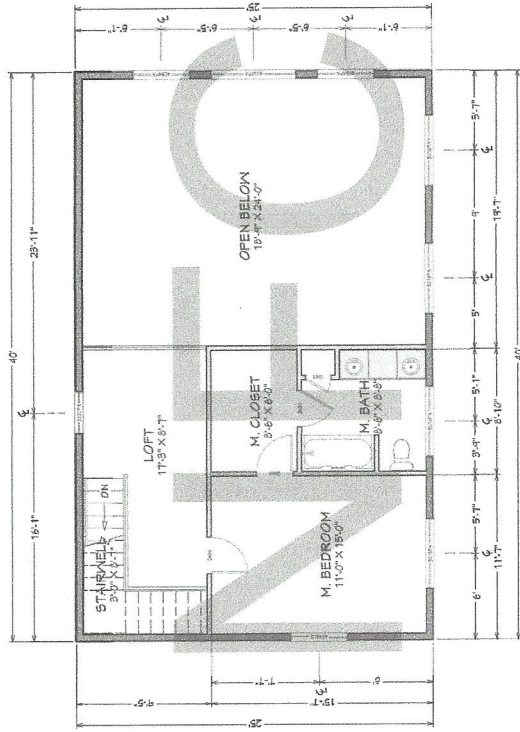


DAVID BREED  
RESIDENTIAL DESIGN  
SECOND FLOOR PLAN

2112-011.P057  
PROJECT NO.:

A1.2

SHEET NO.:

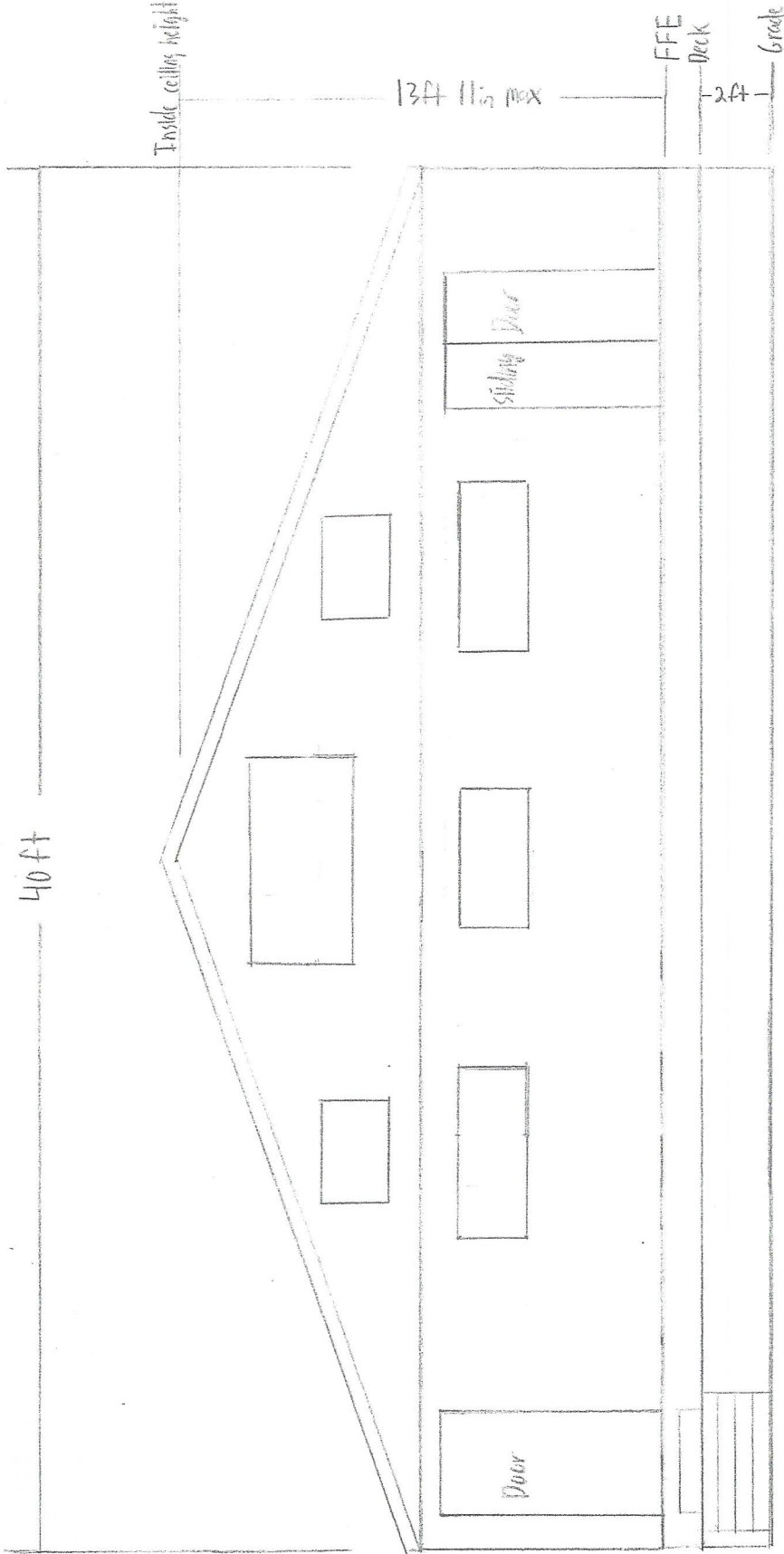


SECOND FLOOR PLAN

22-141 50 SHEETS  
22-142 100 SHEETS  
22-144 200 SHEETS



# Front View of Cabin



NOT FOR CONSTRUCTION



## SCENIC QUALITY REPORT

### Ute Chief Lode

Prepared By Engineer Mountain, Inc.

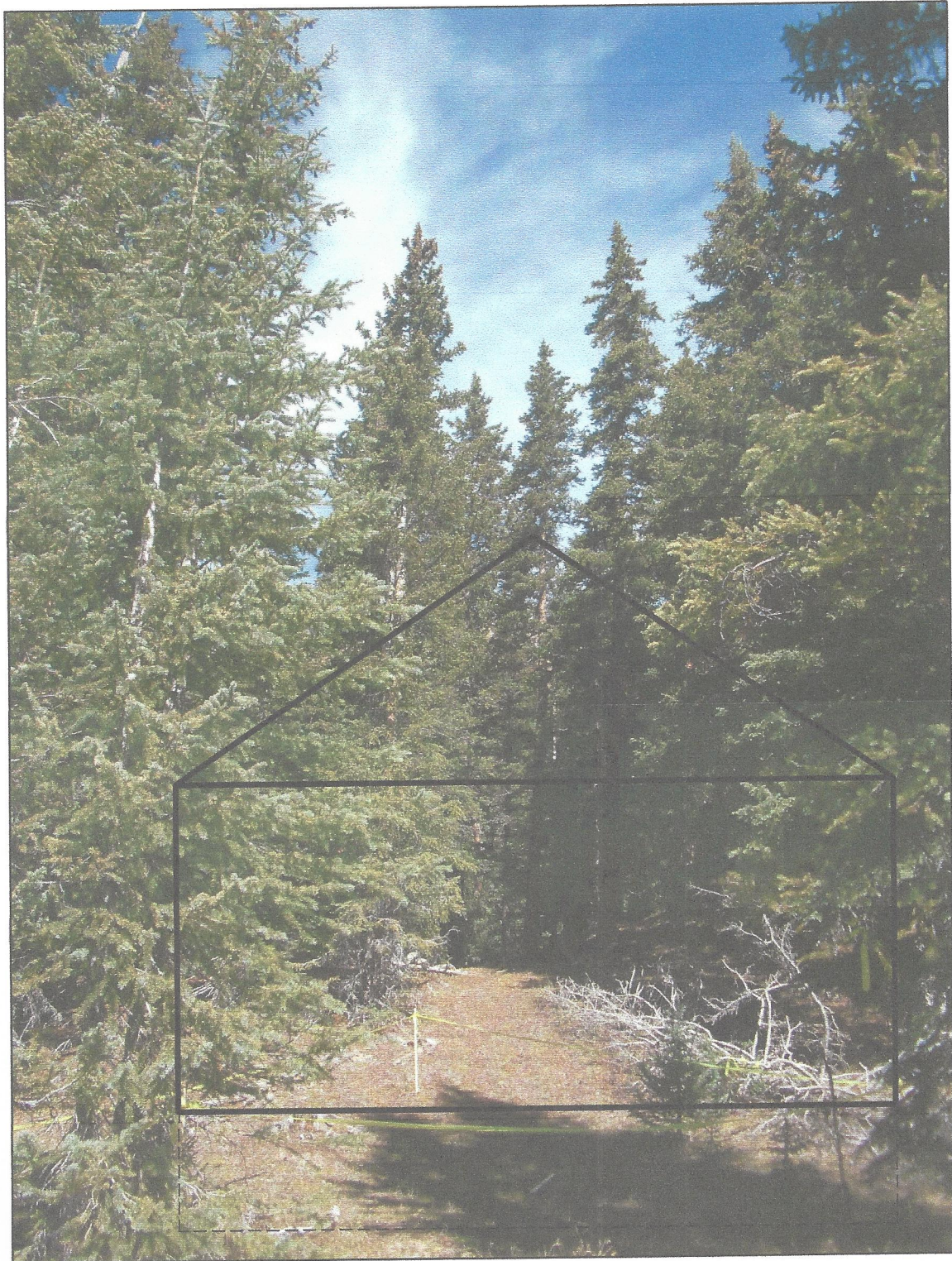
The County regulations require that the Scenic Quality Report includes information regarding the following:

*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 is being designed as a maximum 1,000 square feet structure with a loft.

We have created a graphic depiction of the approximate size of the cabin on a photo in AutoCAD. The outline of the front wall of the cabin has been drawn onto the front two stakes in the photo in AutoCAD. The stakes were placed approximately 30 feet apart. The height above the existing ground surface to the finished floor elevation was estimated at approximately 30 inches, in order to prevent snow from melting into the cabin.

The AutoCAD drawing - showing a graphic depiction of the proposed cabin's approximate location, orientation, conceptual height, size, and scale - is included on the following page.



DATE: NOVEMBER 13, 2013

DRAWN BY: LMA

LAYOUT/LMAN: CABINPIC / N/A

DWG: 7-113/Scenic Photo w Cabin.dwg

LAST REVISED: AUGUST 29, 2024

CONCEPTUAL GRAPHIC DEPICTION OF FRONT OF CABIN

PROPOSED BREED CABIN, UTE CHIEF LODGE

COUNTY ROAD 33A, DEER PARK

SAN JUAN COUNTY, COLORADO



ENGINEER MOUNTAIN INC.

formerly MACKIE Engineering

P.O. BOX 526, SILVERTON, COLORADO 81433

(970) 7 387-0500

engineermountaininc@gmail.com

- \*SOILS \*RETAINING WALLS
- \*SEPTICS \*FOUNDATIONS
- \*GRADING AND DRAINAGE
- \*CIVIL SITE DEVELOPMENT

## SCENIC QUALITY REPORT

### Ute Chief Lode

Prepared By Engineer Mountain, Inc.

The 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 of the proposed driveway, cabin, and shed will be carefully stockpiled on-site, to be used for landscaping.

The County regulations require that the project should include the following:

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

The project includes the following proposed utilities: a proposed underground septic system, a proposed underground water tank (cistern), an additional cistern near the cabin or in the shed, and some associated underground buried water and sewer piping. The septic system location was selected based on San Juan County Public Health Department regulations and setbacks. The buried cistern location was selected to allow gravity flow of water to the cabin (eliminating the need for a pump, thereby reducing power usage), and a gravity powered pipe fed from a nearby stream into a cistern. The water and sewer construction will occur with the least amount of disturbance necessary, in order to limit damage to the natural environment. No electric or overhead powerlines are proposed. Power and heat sources are to include solar, propane, a woodstove, a propane boiler (for in-floor heating pipes with wood backup), and a backup generator, and these items are not anticipated to cause physical damage to the natural environment.

The 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 for this project is a minimum amount of automatic on-off motion detection solar lights, just enough for safety purposes. No sodium vapor lights are proposed or will be used. We would suggest one solar powered light at each door.

## SCENIC QUALITY REPORT

### Ute Chief Lode

Prepared By Engineer Mountain, Inc.

The County regulations require that the project should include the following:

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

The driveway for this project was approved in 2014 and constructed in 2014 or 2015. No driveway improvements are proposed at this time, unless required by the County.

The existing driveway was designed to permit vehicular access while minimizing ground disturbance. It starts on the Broadway Lode, where Brant Heidlebaugh of Silverton had a driveway built on County Road 33A (Deer Park Road). The Broadway Lode is now owned by Michele and Garrick Dooley. The existing driveway then crosses the Moqui Chief Lode, owned by Bruce Conrad and Sharon Lantz of Silverton. The driveway then enters the Ute Chief Lode and provides access to the proposed Breed cabin building envelope.

The driveway was constructed to minimize disturbance and environmental impacts. Please refer to the 2013 Land Use Permit and driveway plans included in this submittal for additional information.

## SCENIC QUALITY REPORT

### Ute Chief Lode

Prepared By Engineer Mountain, Inc.

The County regulations require that the building design 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 the following:

- Squared wooden logs with a natural-colored brown stain/treatment
- Non-reflective brown propanel roofing.

Color photos of the proposed conceptual building materials are included on the following page.

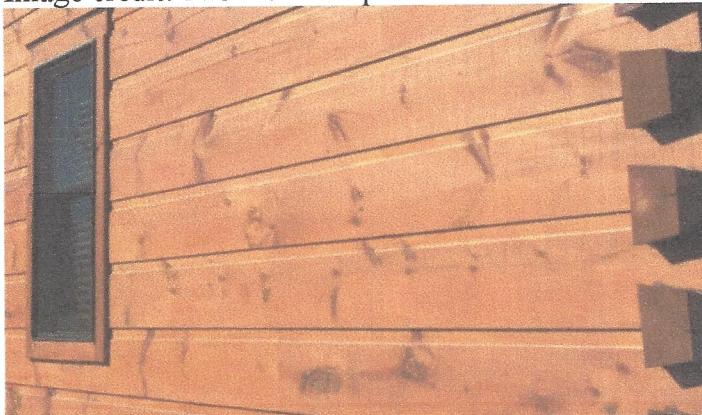
# SCENIC QUALITY REPORT

## Ute Chief Lode

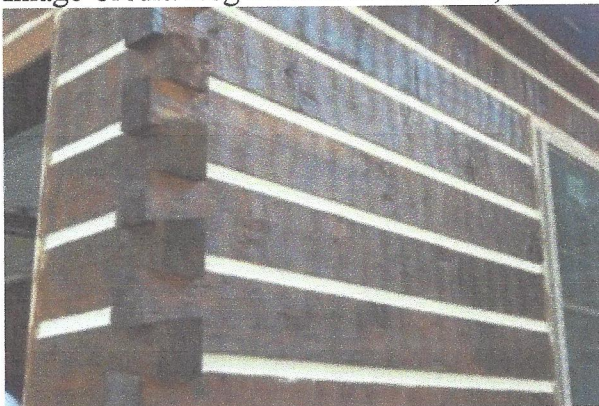
Prepared By Engineer Mountain, Inc.



Example of brown propanel roofing.  
Image credit: The Home Depot



Example of Squared log cabin siding.  
Image Credit: Log Houses of America, Inc.



Example of Squared log cabin siding with white chinking.  
Image Credit: logcabinsforless.com

## SCENIC QUALITY REPORT

### Ute Chief Lode

Prepared By Engineer Mountain, Inc.

In conclusion, this project appears to be in conformance with the County Scenic Quality regulations in the following ways:

- The building site location was selected based on the dense, tall tree cover, which will shield view of the cabin from surrounding viewpoints.
- The orientation and design of the proposed structures works with the natural terrain of the property, and not against it.
- The optimum building site (at the clearing overlook area with expansive views) was not selected, because it could have potentially caused the cabin to be visible from some nearby pedestrian access terrain.
- The driveway alignment had been constructed along the natural contour to limit grading and any unnecessary tree clearing.
- The colors and textures of the materials selected for the cabin and shed (brown wood and brown propanel roofing) blend in with the colors of the natural surroundings.
- It is expected that viewing this cabin from any County Roads, Highway 550, and even local pedestrian-access terrain/peaks will be difficult to impossible – because of the cabin location selected by the Applicant, moved back into the trees, away from the optimum building site with views.

Thank you for your consideration and review of this project, for the proposed Breed Cabin on the Ute Chief Lode. If you would like additional information, please contact Engineer Mountain, Inc. at (970) 387-0500, or Applicant David Breed at (603) 738-7161.

## MEMORANDUM

October 9, 2024

TO: San Juan County Commissioners

FR: William A. Tookey

RE: GW Lode MS 1132

Travis Mohrman has submitted an Improvement Permit Application for the development of a 20' X 8' 160 sq. ft. storage shed to be located on the GW Lode MS 1132. The property is located near Ophir Pass and will be accessed via a trail from Country Road 8.

The property is currently owned by Travis Mohrman and the taxes are current.

The property is located within the **Mountain Zoning District** and meets the minimum lot area of 5 acres.

This application would amend the Improvement Permit previously approved for Mr. Robert D. Kingsley (Opus Hut) for the construction of a timber frame cabin, improvements to the existing trail and an accessory structure.

The elevation of the property is 11,750 ft. 4-110.20 Square Footage Limitations states that All residential development located at or above 11,000 feet and below the alpine/tundra zone shall be limited to a maximum floor area of up to one thousand (1,000) square feet. A single-story, detached accessory building, no greater than 200 square feet would be allowed.

The current cabin is 2200 sq. ft. with an 800 sq. ft. footprint and an additional 400 sq. ft. with 200 sq. ft. footprint is attached. Also on site is a 150 sq. ft sauna. The current total square footage is 2750 sq. ft.

I believe any additional construction would not be in compliance with the current land use regulations. As such a variance to Section 4-110.20 Square Footage Limitations of the Zoning and Land Use Regulations would be required. Section 13-104 allows for variances to be granted by the Board of County Commissioners after completion of review by the Planning Commission and County Commissioners.

The Board of Commissioners has the option to approve as submitted, approve with conditions or deny this application to amend the current Improvement Permit.

Should the County Commissioners choose to approve, they should do so with the following conditions prior to the issuance of an Improvement Permit.

1. That the applicant receives a variance to Section 4-110.20 Square Footage Limitations.
2. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.



3. All improvements to the GW Lode shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.
4. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits.
5. If any historic artifacts are discovered on site during the excavation or construction, all work on the project will be stopped immediately until the Historic Review Committee or qualified archeologist can visit the site to document and preserve those artifacts.
6. That the proposed improvements are identified and staked on site by a Colorado Licensed Surveyor.
7. That a 24" X 36" Plat showing the location of the current improvements and proposed shed be provided by a Colorado Licensed Surveyor.
8. That story poles are constructed on site to show the location and maximum height of the proposed shed.
9. That the Land Use Administrator visits the site after the proposed improvements have been identified and staked on site and story poles have been installed but prior to the submittal of the Preliminary/Final Application.
10. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.
11. That the applicant acknowledges that this is an amendment to the currently approved Improvement Permit and that all such approvals, restrictions and conditions will remain valid.
12. Any other conditions that the Commissioners deems necessary.

Should the Commissioners choose to deny they should do so on the basis that the square footage of the additional shed exceeds the square footage limitations for development above 11,000 feet in elevation.

**San Juan Regional  
Planning Commission**  
SAN JUAN COUNTY      TOWN OF SILVERTON  
Silverton, Colorado 81433  
P.O. Box 223

September 17, 2024

Board of County Commissioners  
San Juan County  
Silverton, CO 81433

Members of the Commission:

RE:    County Improvement Permit Application  
      GW Lode MS 1132 Sketch Plan  
      For the construction of a 160 sq. ft. storage  
      shed at the Opus Hut located near Ophir  
      Pass and accessed from CR 8

At the regular meeting of the San Juan Regional Planning Commission on September 17, 2024, members of that Commission held a meeting to discuss the Proposed County Improvement Permit Application for a Preliminary/Final Plan for the construction of a 160 sq. ft. storage shed at the Opus Hut GW Lode MS 1132 located in Opus Hut area and accessed from CR 8.

The present owner, Travis Mohrman was present to answer questions.


After discussion and background of the project, questions and presentations from William Tookey, Land use Administrator, and the applicant, the Planning Commission voted unanimously to recommend to the San Juan County Commissioners that you approve the proposed County Improvement Permit Application and Sketch Plan with the 11 proposed conditions of approval. The motion passed unanimously.

Thank you for considering these recommendations.

Sincerely,  
The Planning Commission Members and  
James Weller, Chairman



San Juan County, Colorado  
**Application for Improvement Permit**

|  |                  | APPROVAL CHECKLIST                                      |  | Initial | Date          |
|--|------------------|---|--|---------|---------------|
| Applicant  | Name             | Treviis Mohrman   |  |         |               |
|  | Address          | 225 E Serrano Dr<br>Telluride CO 81435 696-<br>853-3790 |  |         |               |
|  | Phone            |   |  |         |               |
| Owner  | Name             | SAME  |  |         |               |
|  | Address          | SAME  |  |         |               |
|  | Phone            |   |  |         |               |
| Lessor   | Name             | SAME  |  |         |               |
|  | Address          | SAME  |  |         |               |
|  | Phone            |   |  |         |               |
| Legal Description of Property:   |                  | Road System Relationship                                |  |         |               |
| GW LOPE Mining Claim<br>United States Survey No.<br>1132 Animas Mining District<br>San Juan County, Colorado<br>AKA 3660 county road &<br>Silverton CO<br>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                                      |  |         |               |
| 20' x 8' Storage<br>Shed behind <del>and</del><br>existing buildings.<br>Northside of corner<br>10' x 20' building   |                  | County Building Inspector                               |  |         |               |
|  |                  | Building Permit   |  |         |               |
|  |                  | State Electrical Inspector                              |  |         |               |
| Land Use Zone: Mountain Zoning   |                  | Electrical Permit                                       |  |         |               |
| Applicant Signature  |                  | San Juan Basin Health Unit                              |  |         |               |
|   |                  | Sewage Disposal: Test                                   |  |         |               |
|  |                  | Design  |  |         |               |
| Date Application Requested 08 30 2014  |                  | Central Sewage Collection                               |  |         |               |
| Date Submitted for Permit  |                  | State Division of Water Resources                       |  |         |               |
| Date Permit Issued   |                  | Adequate Water Source                                   |  |         |               |
| Date Permit Denied   |                  | Well Permit   |  |         |               |
| Reason for Denial  |                  | Central Water Distribution                              |  |         |               |
|  |                  | U.S. Forest Service/BLM                                 |  |         |               |
|  |                  | Access Approval   |  |         |               |
|  |                  | State Division of Highways                              |  |         |               |
|  |                  | Driveway Permit   |  |         |               |
| Receipt  | FEE PAYMENT      |   |  |         |               |
|  | Application      |   |  |         |               |
|  | Building Permit  |   |  |         |               |
|  | Subdivision/PL D |   |  |         |               |
|  | Hearing Notice   |   |  |         |               |
|  |                  |   |  |         | PL D Approval |

SAN JUAN COUNTY

SUPPLEMENT TO APPLICATION FOR IMPROVEMENT AND LAND USE PERMITS

(Attach additional sheets as necessary)

County Land Use Regulations, the County Master Plan and relevant forms may be found on the County website: <http://www.sanjuancountycolorado.us/planning>

**NOTE: THIS CHECK LIST HAS BEEN PREPARED TO MAKE IT EASIER FOR APPLICANTS FOR LAND USE PERMITS TO DETERMINE WHAT IS REQUIRED BY SAN JUAN COUNTY FOR LAND USE APPROVAL. IF YOU DON'T THINK YOU CAN COMPLETE IT, CONSIDER HIRING A PROFESSIONAL TO ASSIST YOU. SEVERAL PROFESSIONALS ARE AVAILABLE IN SILVERTON OR ELSEWHERE WHO ARE FAMILIAR WITH THE COUNTY LAND USE CODE AND MIGHT BE ABLE TO ASSIST YOU IN COMPLETING YOUR APPLICATION. THE COUNTY PLANNER CANNOT COMPLETE THIS CHECK LIST FOR YOU!**

See Section 3-102 for a preliminary list of information required for all improvement and use permit applications.

**NOTE: NO LAND USE OR IMPROVEMENT PERMIT APPLICATION WILL BE REVIEWED BY THE SAN JUAN COUNTY PLANNING COMMISSION OR BOARD OF COUNTY COMMISSIONERS UNTIL THE LAND USE ADMINSTRATOR HAS CERTIFIED THAT THE APPLICATION IS COMPLETE AND CONTAINS ALL REQUIRED INFORMATION.**

1. A. Names/Addresses/telephone numbers/email addresses of all Owners of any interest in Property and a description of their interest (fractional ownership, mineral interests, easements, etc.)

Travis Mohrman - 100%  
225 E Scarpio Dr Telluride CO 81435  
646 453 3730 ~~travis~~ tmohrman@gmail.com

B. Property Description/location/size (3-102.3) 3660 County Road 8  
Silverton, CO. Approx 10 Acres

- Proof of ownership or consent of all owners of any interest in the land (3-102.2)?  
 Y  N
- Proof of legal and adequate access for maximum use of proposed development and provision of emergency services consistent with the proposed use? (3-102.2, 3-102.12, 3-102.13, 4-103.3(f))  Y  N
- federal access permit if access is across federal land (3-102.13, 4-103.3(f)(ii))

Easement if access is across private property owned by others (4-103.3(f)(ii))

County driveway permit if access is from adjacent County road or if access requires new intersection with or change to any County road (3-102.12)

State driveway permit if access is from adjacent State highway (3-102.12)

Road Use and Maintenance Agreement if multiple properties accessed from a private road (3-1-2.13, 4-103.3(f)(ii))

How does the applicant propose to get to and from the state highway system?

C. What is the proposed improvement or use? Storage Shed Approx 20' x 6'

D. Name and contact info for any contractor who will be working on the project.

Self Build by owner

E. Are there any existing structures or other improvements on the Property?  Y  N  
If yes, describe them in detail including nature or type of improvement, location, etc. and provide photographs of all such improvements. Main Building is a

3 story hut. Approx 4600 sqft Footprint 2200 sqft. Attached 2 story building 200 sqft footprint 400 sqft

F. Are there any historic structures, sites or artifacts known on the property?  Y  N  
If so, describe them in detail including nature or type, location, etc. and provide photographs of all such structures, sites and known artifacts.

150 sqft SAUNA.

G. Are all property taxes assessed against the property fully paid up (2-105.5, 3-102.18)?  Y  N  
If the Answer is NO, the application cannot be processed until all taxes are fully paid.

2. Applicable Land Use Zone: Mountain : elevation of property? 11,750

A. Is the proposed use consistent with the intent of the applicable zone as stated in the Code (see section 1-106.1 for statement of intent for each zone)?  Y  N

B. Is proposed development consistent with applicable zone regulations re density, minimum parcel size, setbacks (see 1-113)?  Y  N

C. If the proposed use is in the Mountain Zone (see 1-106.1):

- Does the proposed use adversely affect natural and scenic environment? If so, how? Shed is proposed to be behind existing structure, directly to the north. No additional visual impact.

- Is the proposed use consistent with seasonal access?  Y  N
- Is it within the alpine tundra ecosystem (see 1-107.1)?  Y  N Note: Residential development is prohibited within any alpine tundra ecosystem.
- Is the applicant or any related person or entity the owner of any existing residence in the Mountain Zone?  Y  N If so, what existing property?

Note: Under 1-107.1, if an applicant has an existing residential property in the Mountain Zone, any land use application cannot be processed as a use subject to review but must be reviewed using the criteria of the subdivision regulations in Chapter 7.

D. If the proposed development is at or above 11,000 feet elevation, does it meet the limitations on square footage (4-110.20)?

E. Is the proposed use a vacation rental?  Y  N If so, is it permitted under and consistent with the vacation rental regulations (4-110.21)?

F. Is the proposed development a subdivision?  Y  N If so, see Chapter 7 of the Code for additional requirements.

3. Are any Overlay Zones applicable? (check all applicable)

Scenic preservation – is property within 1500 ft of  SNGRR?  Hwy 550?  
 Alpine Loop? (1-107.4, 1-114)

Mineral (see 1-107.5) – is property located within Sections 10, 13, 14, 15, 16, 17, 22  
 25 of T 41 N, R 7 W? (1-116.1)

Watershed Protection? (1-107.6)

Town – County Mutual Interest (1-107.7) – is property ever likely to be connected to  
 Town services or annexed into Town? (1-107.7, 1-117)

Does the property likely cross a county line or is access from another County?

4. Master Plan Compliance (4-103.3):

A. What provisions of Master Plan apply to area or to proposed use/development?

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B. Is the proposed development consistent with applicable Master Plan provisions? List applicable sections and explain how proposed development/use is consistent with those provisions?

5. Is County review of the application likely to cost the County more than the base review fee (see 2-104.1)?  Y  N If so, what additional services is the County likely to require in connection with its review of the application? \_\_\_\_\_

6. How many properties/parcels/claims are located within a relevant area for determination of cumulative impacts under (4-103.1 and .2))? \_\_\_\_\_ Describe the area deemed to be relevant and the basis for that determination \_\_\_\_\_

A. How many other parcels are accessed via same road? \_\_\_\_\_

B. How many other parcels are located within the same drainage basin or other relevant area and might be affected by drainage from the property? \_\_\_\_\_

C. How many other parcels are located within the same air shed? \_\_\_\_\_

D. Are any other parcels likely to obtain water from any underground source which is interconnected with any underground water source which is proposed to be tapped for water for use on the property? If so, how many? \_\_\_\_\_

7. Do any natural hazards pose a risk on the property or with regard to any access to the property? (check as applicable)

Avalanche Hazard (Chapter 8)

Geologic Hazard (Chapter 9)

Floodplain Hazard (Chapter 10)

Wildfire Hazard (Chapter 11)

Explain the nature of the natural hazards which may pose a risk in connection with the proposed development and how the applicant proposes to minimize or avoid such risks.

Proposed development is unoccupied storage space immediately adjacent to existing approved structure.

8. Historic Impact Review (3-105) Might the proposed development have any impact on historic sites or assets located either on or off the property? (4-103.3(e)) If so, identify the historic sites



or assets which might be affected and explain how they might be affected and how the applicant proposes to avoid such effects. \_\_\_\_\_

9. Potential Health Impacts – Might the proposed use (when considered cumulatively with existing or potential development on all other properties within the relevant area – see number listed in 6 and in 6(a – d)above ) have any adverse impact on health of humans, wildlife or natural habitat or on environmental quality? (3-106, 4-103.3(a) and (e))

Y  N Wildlife

Y  N Dust, smoke, fumes, contaminants or air pollution

Y  N Noise

Y  N Water pollution

Y  N Adverse affect on quality of water for human consumption? (1-115.3)

Y  N Soil contamination, erosion, etc.

Y  N Hazardous materials/substances

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. \_\_\_\_\_

10. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see number listed in 6(a) above) have any adverse impacts on County roads? (3-107)  Y  N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. \_\_\_\_\_

11. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on other property? (4-103.3(d))  Y  N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. \_\_\_\_\_

12. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on scenic values? (4-103.3(e)) [ ] Y  N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks.

13. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on wildlife (habitat, food sources, migration, hunting, etc.)? (4-103.3(e)) [ ] Y  N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks.

14. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on erosion or other natural condition? (4-103.3(e)) [ ] Y  N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks.

15. Are Skyline Regulations (3-102.7, 4-110.18) applicable? [ ] Y  N If yes, has the Applicant demonstrated compliance with Skyline regulations? [ ] Y [ ] N

[ ] Photos of existing property conditions (3-102.7(a))

[ ] Representations of proposed development against skyline (3-102.7(b))

Story poles (if necessary) (3-102.7(c))

16. Has the applicant provided a Scenic Quality Report (4-110.19)?  Y  N

16. Has Applicant provided proof of availability of adequate source of potable water for maximum potential use of proposed development, fire fighting and other purposes (3-102.8, 4-103.3(b))

Decreed water right

Central water system

Well permit

Water storage system

17. Has Applicant provided proof of adequate sewage disposal for maximum use of proposed development (3-102.10, 4-1-3.3(c))  Y  N

Central sewer system  existing or  new

Individual septic system permit

18. Has the Applicant provided proof of adequate utilities for maximum use of proposed development (4-103.3(g))?  Y  N

a. electric  SMPA service commitment

other \_\_\_\_\_

b. telephone communications  land line service commitment

cell phone service available

satellite phone service available

other

19. A. What emergency services might be required by the proposed development or its potential uses?

Fire

EMS

Law Enforcement

Mountain or back country rescue

Other \_\_\_\_\_

B. What are probable response times for any indicated emergency services?

Fire \_\_\_\_\_

EMS \_\_\_\_\_

Law Enforcement \_\_\_\_\_

Mountain or back country rescue \_\_\_\_\_

Other \_\_\_\_\_

C. Has the Applicant provided proof of availability of each emergency service which might be required for the proposed use (unless deemed unnecessary) (4-103.3(h))?  
Explain how Applicant proposes to secure each emergency service which may be required by or in connection with the proposed development or its use?

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D. If any emergency service listed is deemed unnecessary, explain why it is unnecessary? \_\_\_\_\_

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20. Is Expert Assistance required for any portion of the County's review? If so, in what area and for what purpose?

21. Are any special permit conditions needed to:

- a. Protect of health, safety or welfare of general public? (2-110.1)
- b. Protect of persons or property? (2-110.1)
- c. Protect of historic assets? (1-114.3, 2-110.1)
- d. Protect of scenic views and vistas? (1-114.2, 1-115.1, 1-116.4, 2-110.1)
- e. Protect cultural assets? (2-110.1)
- f. Protect against natural hazards? (2-110.2 and .3)
- g. Protect environmental assets? (1-114.2, 1-115.1 1-116.4)
- h. Address soils, slopes, geologic hazards? (1-114.4, 1-115.2, 1-116.5)
- i. Adequately address access incl. roads, drives, parking? (1-114.5, 1-116.6)
- j. Protect water purity? (1-115.1)
- k. Preserve access to mineral development? (1-116.3)





85008090

154270  
RECORDED  
JUL 11 2016  
RECORDED IN #12

**STATEMENT OF AUTHORITY FOR  
THE OPUS HUT LLC  
A COLORADO LIMITED LIABILITY COMPANY  
(Section 38-30-172, C.R.S.)**

1. The name of the entity for which this Statement of Authority is being executed and provided is "The Opus Hut LLC, a Colorado limited liability company" ("**Company**"). Company is a limited liability company formed under the laws of the state of Colorado. Company has been qualified to conduct business in the State of Colorado by filing its Articles of Organization with the Secretary of State on November 30, 2016 and was assigned the document number 20221855780.
2. Company is authorized and empowered to undertake all powers and authority duly authorized to be undertaken by the Company consistent with its organizational documents ("**Company Organizational Documents**") and applicable law ("**Company Powers**"). The Company Powers shall be exercised by or under the authority of, and the business and affairs of Company shall be managed under the direction of the Manager.
3. The current "**Manager**" of Company is: Travis Mohrman, Manager.
4. Manager is hereby authorized, empowered and directed, in the name of and on behalf of the Company, to do and perform, or cause to be done or performed, any and all such acts, deeds and things, to obtain all permits, authorizations, orders, consents and approvals, to make any required filings, and to make, execute and deliver, or cause to be made, executed and delivered, the Company Organizational Documents as well as any such agreements, undertakings, documents, instruments and certificates as a Manager may deem in good faith to be necessary or proper in order to consummate the acquisition, use, leasing or disposal of any real, personal or intellectual property currently owned or subsequently acquired by the Company ("**Company Property**"). It is further acknowledged that any and all such actions previously undertaken by the Manager and/or Company, if any, including the execution and delivery of the Company Organizational Documents and any contracts or other documents concerning the Company Property is hereby approved, ratified and confirmed.
5. The Company is authorized to procure financing for the Company and may pledge any or all of the Company Property as collateral for any such loan.
6. The Manager is authorized to establish bank accounts in the name of the Company for the deposit of monies received on behalf of the Company (without commingling with any non-Company funds) and to disburse all funds on deposit on behalf of the Company in amounts and at times as required in connection with the business of the Company.
7. The Manager is authorized and empowered to execute and deliver any and all documents and instruments necessary and appropriate to undertake and exercise the Company Powers, including with respect to the Company Property. Any person dealing with Company may rely on the authority of the Manager or any other duly designated Authorized Agent of Company in taking any action in the name of Company.
8. The Manager may delegate his authority to act to any duly authorized agent for Company and empower such Authorized Agent to act for and on behalf of Company until such time as such designation may be revoked by the Manager. Any person dealing with Company may rely on the authority of any Authorized Agent in taking any action in the name of Company.
9. The authority of the foregoing person(s) to bind the Company is not limited or otherwise restricted, and all documents to be executed on behalf of the Company that shall bind the Company to any such document or instrument shall be duly executed by the Manager.

**Approval of Deed, Bill of Sale and Tenancy**

The undersigned **THE OPUS HUT LLC, A COLORADO LIMITED LIABILITY COMPANY** Buyer(s) hereby acknowledge that they intend to take title to the following described property:

**GW LODE MINING CLAIM, UNITED STATES SURVEY NO. 1132, ANIMAS MINING DISTRICT, SAN JUAN COUNTY, COLORADO.**

As  Joint Tenants  Tenants In Common  Other IN SEVERALTY

Whose mailing address is: **225 E Seraplo Dr, Telluride, CO 81435**

They have reviewed the **GENERAL WARRANTY DEED** and **Bill of Sale** dated **November 22nd, 2022** from **ROBERT D. KINGSLEY** to **THE OPUS HUT LLC, A COLORADO LIMITED LIABILITY COMPANY** and by their signature hereto approve the deed and confirm that it correctly reflects the choice of tenancy, if applicable.

Date: **November 22, 2022**

**THE OPUS HUT LLC, A COLORADO LIMITED LIABILITY COMPANY**

By:   
**TRAVIS MOHRMAN, MANAGER**



11/19/2022  
SAN JUAN COUNTY, COLORADO  
JANUARY 1, 2022  
RECORD 19 - 08 \$12.00



State Documentary Fee  
Date: November 22, 2022  
\$155.00

**General Warranty Deed**  
(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), **ROBERT D. KINGSLEY**, whose street address is **PO BOX 833, OPHIR, CO 81426**, City or Town of **OPHIR**, County of **San Miguel** and State of **Colorado**, for the consideration of **(\$1,550,000.00) \*\*\*One Million Five Hundred Fifty Thousand and 00/100\*\*\*** dollars, in hand paid, hereby sell(s) and convey(s) to **THE OPUS HUT LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **225 E Seraplo Dr, Telluride, CO 81435**, City or Town of **Telluride**, County of **San Miguel** and State of **Colorado**, the following real property in the County of **San Juan** and State of **Colorado**, to wit:

**GW LODGE MINING CLAIM, UNITED STATES SURVEY NO. 1132, ANIMAS MINING DISTRICT, SAN JUAN COUNTY, COLORADO.**

also known by street and number as: **3660 COUNTY ROAD 8, SILVERTON, CO 81433**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of 11/19/2022

(SEE ATTACHED "SIGNATURE PAGE")

---

When recorded return to: **THE OPUS HUT LLC, A COLORADO LIMITED LIABILITY COMPANY**  
**225 E Seraplo Dr, Telluride, CO 81435**





Warranty Deed with Statutory Exceptions

SIGNATURE PAGE

*ROBERT D. KINGSLEY*  
ROBERT D. KINGSLEY

State of Texas )  
County of Harris )ss.

The foregoing instrument was acknowledged before me on this day of 11/19/2022 by ROBERT D. KINGSLEY

Witness my hand and official seal

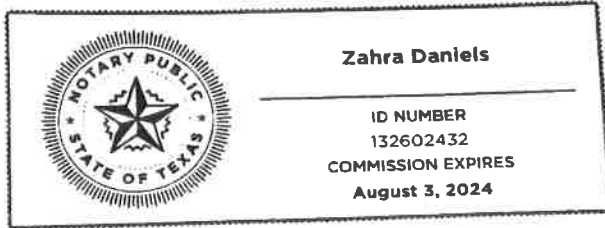
My Commission expires: 08/03/2024

*Zahra Daniels*

Zahra Daniels  
Notary Public, State of Texas

Notary Public

Notarized online using audio-video communication



**Quit Claim Deed**

(Pursuant to 38-30-116 C.R.S.)

THIS DEED, made on November 22, 2022 by ROBERT D. KINGSLEY Grantor(s) of the County of San Miguel and State of Colorado for the consideration of \*\*\* Ten Dollars and Other Good and Valuable Consideration \*\*\* dollars in hand paid, hereby sells and quitclaims to THE OPUS HUT LLC, A COLORADO LIMITED LIABILITY COMPANY Grantee(s), as Entity whose street address is 225 E Serapio Dr, Telluride, CO 81435 County of San Miguel, State of Colorado, the following legally described water rights:

**CONVEYED WITHOUT WARRANTY OF TITLE ARE ALL WATER AND WATER RIGHTS, DITCH AND DITCH RIGHTS INCLUDING SPRINGS, WELLS AND WELL PERMITS.**

Appurtenant to:

**GW LODGE MINING CLAIM, UNITED STATES SURVEY NO. 1132, ANIMAS MINING DISTRICT, SAN JUAN COUNTY, COLORADO.**

also known by street and number as 3660 COUNTY ROAD 8, SILVERTON, CO 81433

(SEE ATTACHED "SIGNATURE PAGE")

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When recorded return to: **THE OPUS HUT LLC, A COLORADO LIMITED LIABILITY COMPANY**  
225 E Serapio Dr, Telluride, CO 81435



Water Quit Claim Deed

SIGNATURE PAGE

ROBERT D. KINGSLEY  
ROBERT D. KINGSLEY

State of Texas )  
County of Harris )ss.  
)

The foregoing instrument was acknowledged before me on this day of 11/19/2022 by **ROBERT D. KINGSLEY**

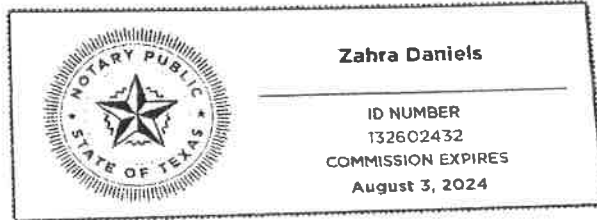
Witness my hand and official seal

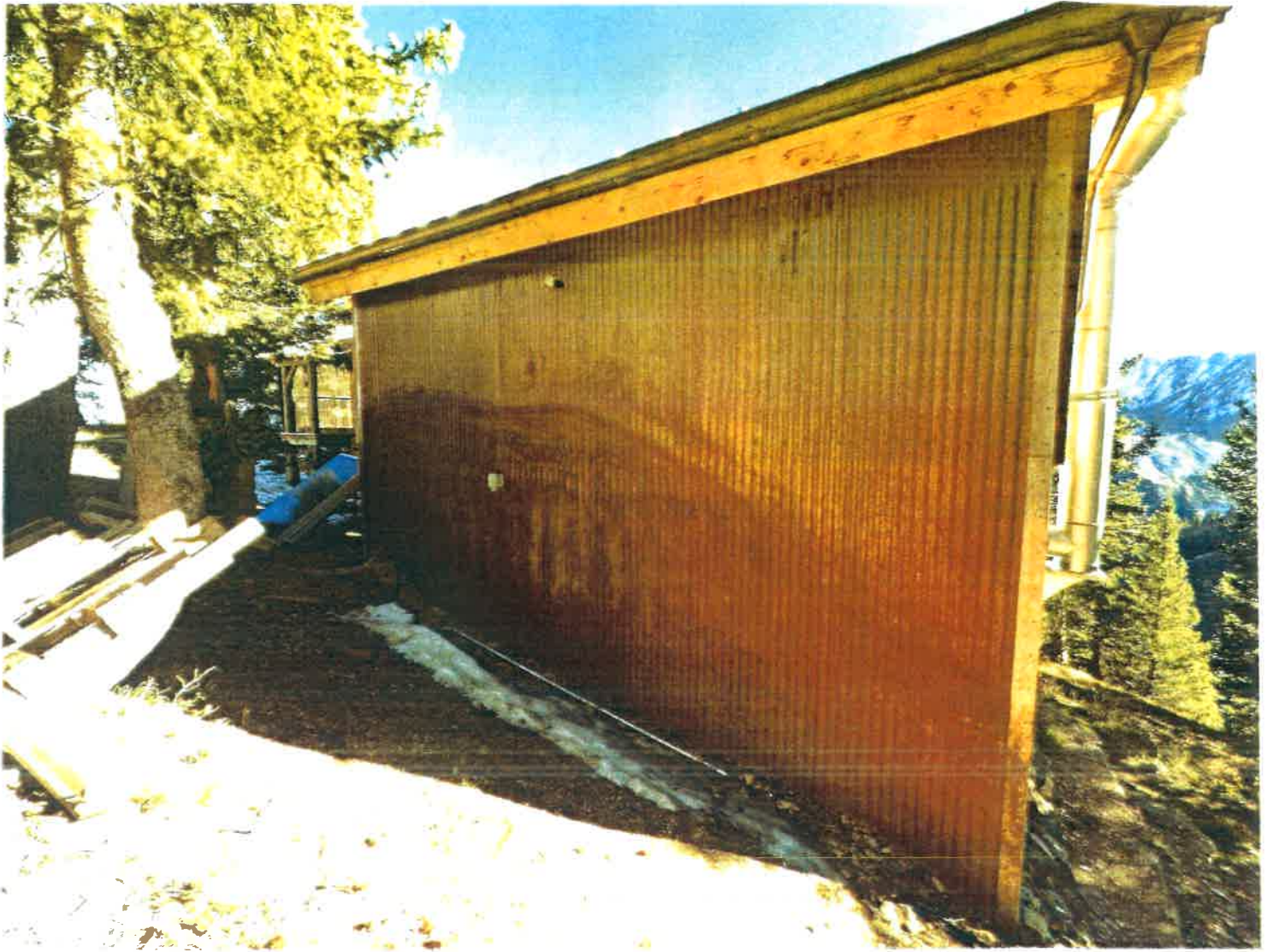
My Commission expires: 08/03/2024

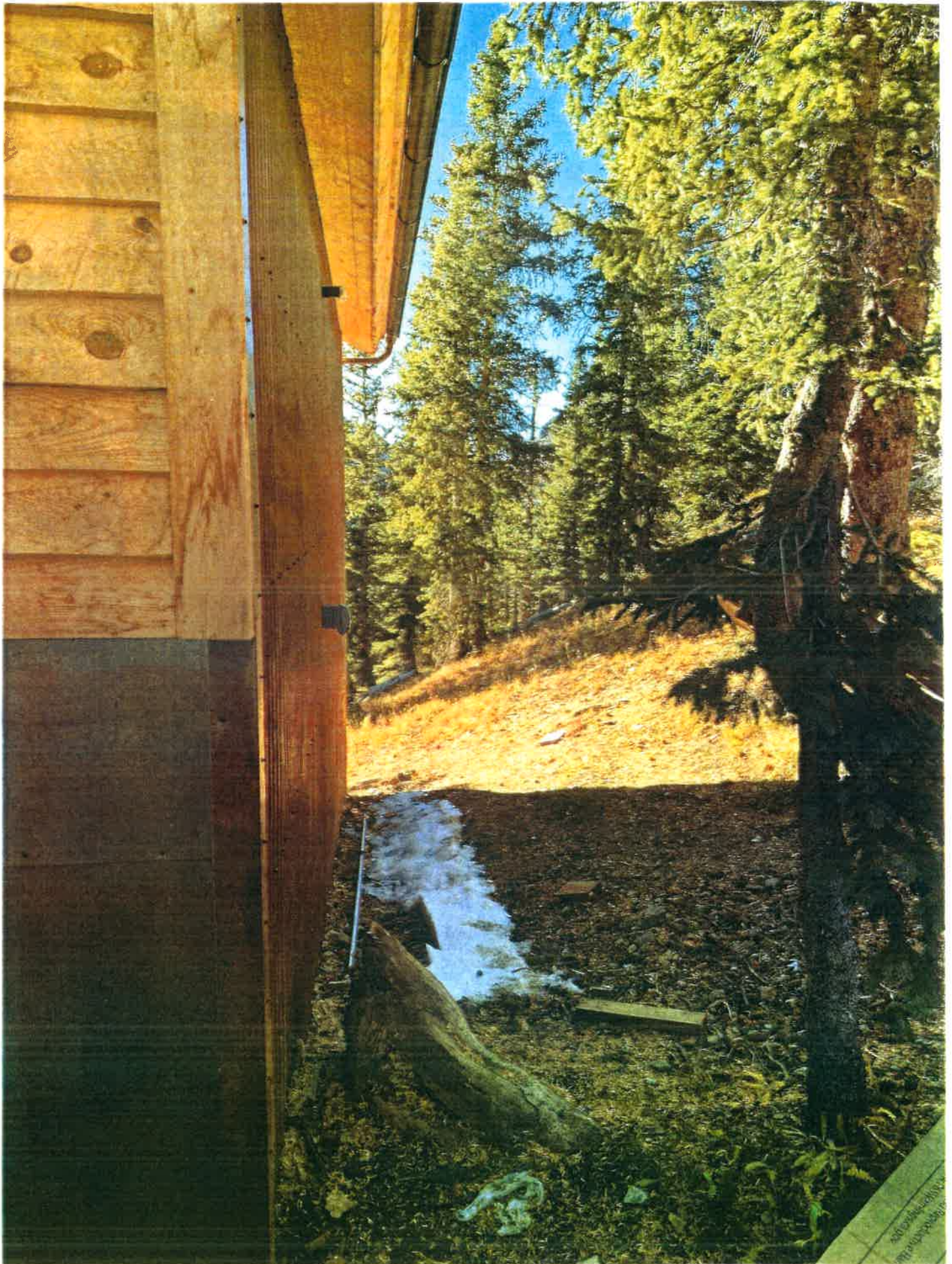
Zahra Daniels  
Notary Public

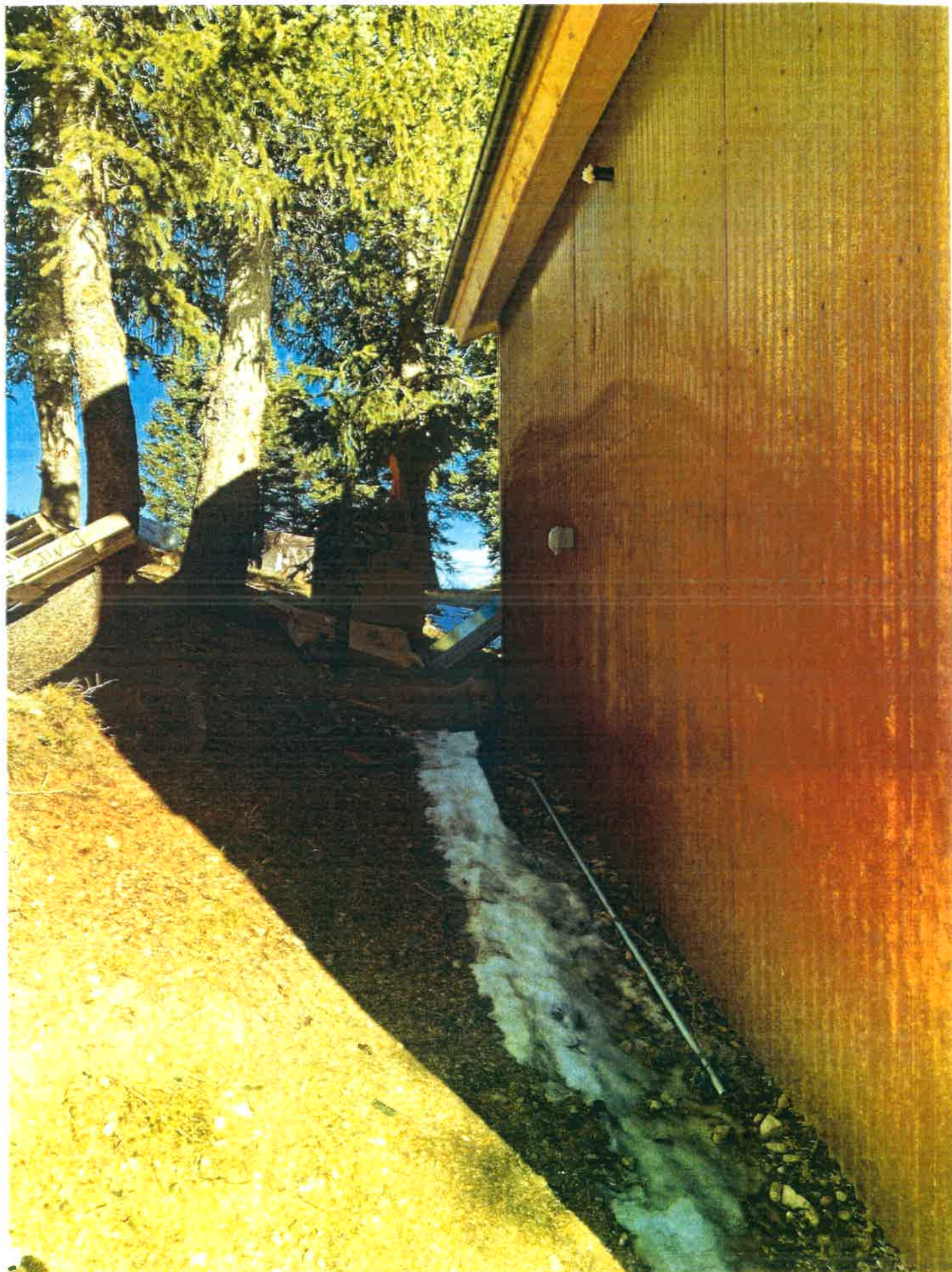
Zahra Daniels  
Notary Public, State of Texas

Notarized online using audio-video communication













Willy Tookey &lt;admin@sanjuancolorado.us&gt;

---

**Baker's Park Trail Opening Celebration - Oct 19th, 11-1**

1 message

**Klemens Branner** <klem@silvertonsingletracksociety.org>

Mon, Oct 7, 2024 at 1:45 PM

To: Klemens Branner &lt;klemens.branner@gmail.com&gt;

Bcc: admin@sanjuancolorado.us

Hello Baker's Park Project Partners,

We are excited to announce the soft opening of the first (as-yet unnamed) trail in the Baker's Park Trail System coming up next Saturday, October 19th! This super fun loop is approximately 7 miles of beginner/intermediate trail with fantastic views of Silverton and the surrounding San Juan Mountains.

Please join us for a Trail Opening Celebration with the community! We'll be serving up hot dogs and soda from 11 am - 1 pm in the trailhead parking lot. We'd love to be able to recognize you and/or your organization during the remarks/ribbon cutting at 11:30 am. Bring your hiking shoes or bike and plan to go enjoy the trail afterward!

Thanks as always for your support and partnership and we hope to see you next Saturday!

Klem

Klemens Branner  
Silverton Singletrack Society  
PO Box 472 | Silverton, CO 81433  
[silvertonsingletracksociety.org](http://silvertonsingletracksociety.org)







Willy Tookey <admin@sanjuancolorado.us>

**Trail Opening Celebration - October 19th**

1 message

**Silverton Singletrack Society** <info@silvertonsingletracksociety.org>  
Reply-To: Silverton Singletrack Society <info@silvertonsingletracksociety.org>  
To: admin@sanjuancolorado.us

Mon, Oct 7, 2024 at 4:53 PM

[View this email in your browser](#)



**Silverton**  
Singletrack Society

**You're Invited!**  
**Baker's Park Trail Opening Celebration**



Silverton Singletrack Society is excited to announce the long-awaited soft opening of the first (as-yet unnamed) trail in the Baker's Park Trail System on Saturday, October 19th!

This super fun loop is approximately 7 miles of beginner/intermediate trail with fantastic views of Silverton and the surrounding San Juan Mountains.

To commemorate the occasion, we are hosting a community Trail Opening Celebration on Saturday, October 19th. We'll be serving up hot dogs and sodas in the trailhead parking lot from 11 am - 1 pm. Remarks and a ribbon cutting ceremony will happen at 11:30 am.

All are welcome. Bring your hiking shoes or bike and plan to enjoy the trail afterward!

### Boost Baker's Park!



The Baker's Park project would not be where it is today without the generosity of individuals like you! We are continuing to raise funds to see this project through to its completion, and every dollar counts. Visit our GoFundMe campaign, show your support, and help leave a legacy that will impact future generations!

[Donate Now](#)

### THANK YOU PARTNERS



*Funds for this project were awarded by Great Outdoors Colorado (GOCO), which receives a portion of Colorado Lottery proceeds, to the Colorado Youth Corps Association for use by accredited conservation service corps. The goal of the program is to employ crews throughout the state on critical outdoor recreation and land conservation projects in partnership with local governments and open space agencies.*

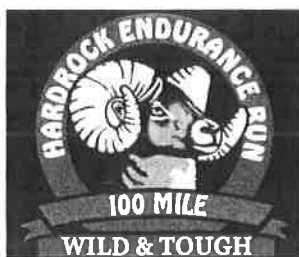
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*Copyright © 2024 Silverton Singletrack Society. All rights reserved.*  
You are receiving this email because you opted in via our website.

**Our mailing address is:**  
Silverton Singletrack Society  
PO Box 472  
Silverton, CO 81433-0472

Add us to your address book

No longer want SSS updates? [Unsubscribe Here](#)



On behalf of all of us at the Hardrock Hundred Endurance Run, I just wanted to say thank you for helping to contribute to the success of our event in 2024.

Here are some of the highlights!

Ludo Pommeret (Prevessin, France) and Courtney Dauwalter (Leadville, CO) were the first male and first female finishers. Both Ludo and Courtney ran the fastest times ever run by a man and a woman respectively.

Our finishing rate was 81%, which is above our historic average. The 146 runners who started this year were from 25 states and 8 foreign countries. This is a microcosm of our applicant pool which featured over 2600 applicants from 48 states and 60 foreign countries.

Our youngest finisher was 29 and our oldest finisher was 66. Finally, we celebrated our 1000<sup>th</sup> individual to finish Hardrock when David Fox (Golden CO) finished this year.

Once again we were blessed with a strong group of volunteers in 2024. You would see volunteers preparing food, taking care of runners at aid stations, communicating with ham radios and other digital platforms, doing trail maintenance, serving as medical staff and a host of other tasks and responsibilities. In total, we had over 525 volunteers supporting our runners. This year, Doug Hart (who also serves as president of our Board of Directors), was honored as the recipient of our Mother Lode award, which is given to the Hardrock volunteer of the year. Social media coordinator, Dan Ryan was honored with the Bill Dooper Spirit of Hardrock award which is given to an individual or group that demonstrates an exemplary commitment to Hardrock. We also had over 1000 hours of volunteer service given to area trail maintenance.

Our philanthropic efforts continue to evolve and grow. The Hardrock community has now helped give over **\$327,000** in scholarship money through the Joel Zucker Scholarship. In 2024, **\$39,000** went to students from the San Juans to continue their post-secondary education. We also awarded grants to the San Juan Mountains Association and Durango Trails to continue their regional trail etiquette and trail education work.

As of this writing, we are preparing for the 2025 Hardrock. It will be held on July 11-13, 2025. We will select our 2025 entrants in early December.

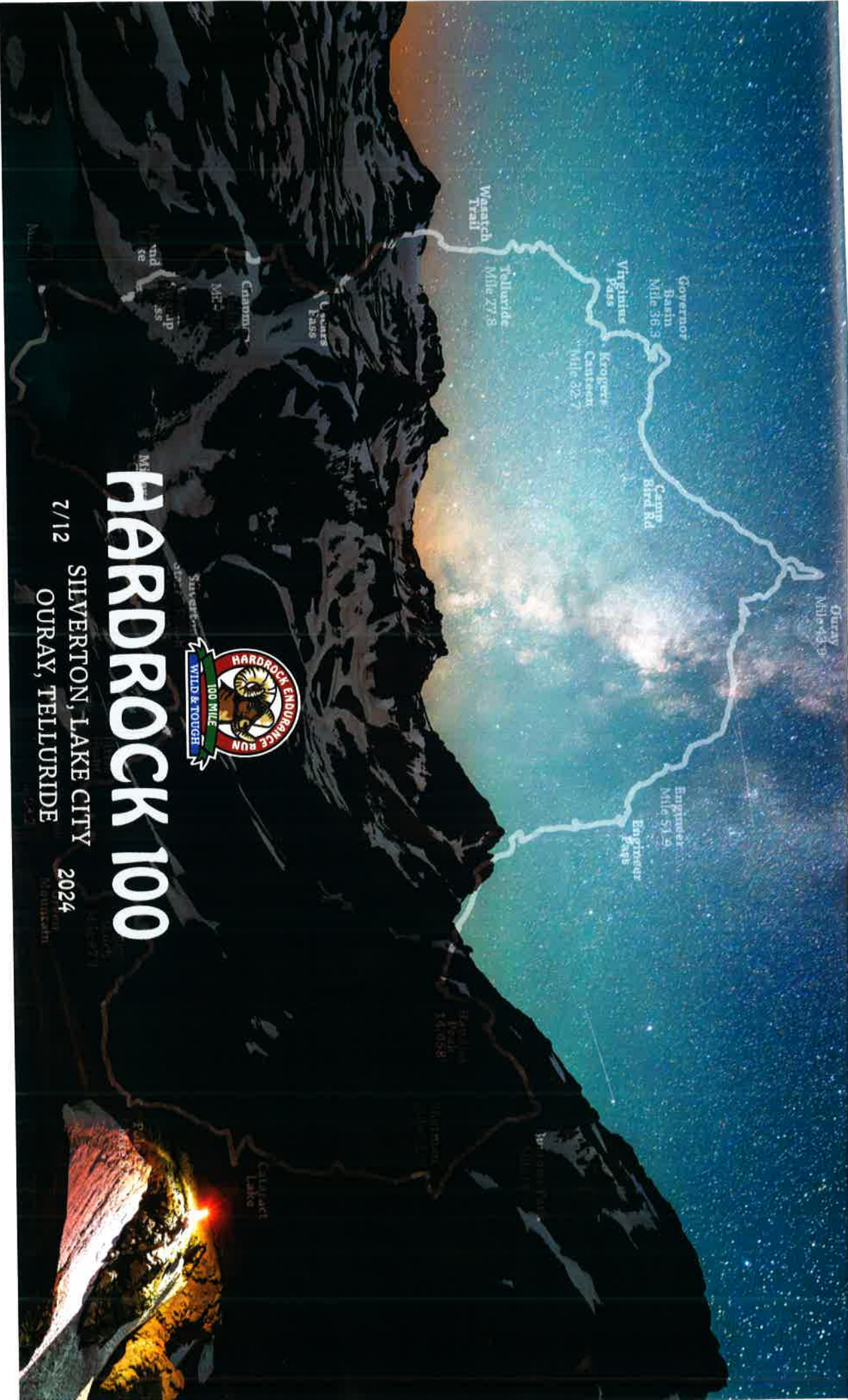
If you would like more information or need any questions answered be sure to contact me (970-769-2872), [dale@hardrock100.com](mailto:dale@hardrock100.com)) or go to [www.hardrock100.com](http://www.hardrock100.com). You can also follow us on social media: Facebook-hardrockhundred Instagram-hardrock100run.

We are looking forward to another great event in 2025!!

Dale

A handwritten signature in cursive script that reads "Dale".

Dale Garland  
Run Director, Hardrock Hundred Endurance Run



THANK YOU!

# HARDROCK 100

2/12 SILVERTON, LAKE CITY  
OURAY, TELLURIDE 2024

# San Juan County



Willy Tookey &lt;admin@sanjuancolorado.us&gt;

## Small Communities Workshop Registration

1 message

**Rondinelli - DOLA, Patrick** <patrick.rondinelli@state.co.us>

Thu, Oct 3, 2024 at 11:16 AM

To: Chauncey McCarthy <townmanager@ricocolorado.gov>, Monique Garrett <mgarrett@olatheco.us>, Paul Wisor <pwisor@mtnvillage.org>, Melissa Lampshire <manager.nucla@mail.com>, John Wontrobski <manager@ophir.us>, Zoe Dohnal <zdothnal@telluride-co.gov>, Drew Sanders <city.manager@cortezco.gov>, Michelle Haynes <MHaynes@mtnvillage.org>, Katie Sickles <ksickles@bayfieldgov.org>, José Madrigal <jose.madrigal@durangogov.org>, Leigh Reeves <leigh@townofdolores.com>, William Bell <wbell@cityofmontrose.org>, Heather Alvarez <halvarez@mancoscolorado.com>, Ann Morgenthaler <amorgenthaler@ci.montrose.co.us>, Mark Garcia <mark@gov-plus.com>, Preston Neill <pneill@town.ridgway.co.us>, Gloria Kaasch-Buerger <gkaasch-buerger@silverton.co.us>, Joe Coleman <jcoleman@cityofouray.com>, Mike Bordogna <mikeb@sanmiguelcountyco.gov>, Jarrod Biggs <jarrodb@sanmiguelcountyco.gov>, William Tookey <administrator@sanjuancountycolorado.us>, Margret Daves <dcmanager-project@fone.net>, Jack Harper <jmharper@archuletacounty.org>, Kevin Hall <KHall@lpcgov.org>, Emily Sanchez <esanchez@montrosecounty.net>, Travis Anderson <tanderson@co.montezuma.co.us>, Connie Hunt <chunt@ouraycountyco.gov>, Chuck Stevens <Chuck.Stevens@co.laplata.co.us>, Scott Baker <sbaker@cortezco.gov>, Aaron Burns <aaron@pawsd.org>, Austin Lashley <commissioner.lashley@sanjuancolorado.us>, Shelby Hieb <upwdpresident@gmail.com>, Laura Lewis Marchino <laura@region9edd.org>, Lauren Kirn <LKirn@mtnvillage.org>, "Marsha E. Porter-Norton" <Marsha.Porter-Norton@co.laplata.co.us>, John Bockrath <norwoodchief@gmail.com>, Delanie Young <dyoung@telluride-co.gov>, Jake Niece <jniece@ouraycountyco.gov>, Renee Lewis <reenelewis7@gmail.com>, "Westerman,Gus" <Gus.Westerman@colostate.edu>, Chris Miller <chief@ridgwayfire.org>, Warren Brown <Warren.Brown@archuletacounty.org>, Hannah Hollenbeck <hhollenbeck@ouraycountyco.gov>, Lindsay Wiley <lindsay.wiley@montrosefire.org>, Robert Dobry <grants@co.montezuma.co.us>, Darin Graber <dgraber@telluride-co.gov>, Michelle Haynes <mhaynes@region10.net>, Drea Hesper <drea.hesper@durangogov.org>, Jason Armstrong <jarmstrong@mancoscolorado.com>, John Clark <jclark@town.ridgway.co.us>, Joe Theine <jtheine@swhealth.org>, Lynn Padgett <lpadgett@ouraycountyco.gov>, Doug Glaspell <dglaspell@ci.montrose.co.us>, Julia Prejs <jprejs@telluride-co.gov>

Good morning,

Registration for the FREE upcoming October 22 Small Communities Workshop in Rifle is now open. The event will be held at the Ute Theater in Rifle and lunch will be provided. The workshop will start at 9 am and wrap-up by 3 pm to accommodate those who wish to make it a one day trip.

The Agenda will include presentations from:

1. DOLA on how we can help navigate the new land use and housing legislation from the last legislative cycle;
2. OEDIT and CHAFA on funding available to governmental and non-governmental entities for housing projects;
3. An update from the Division of Housing on Mobile Home Park funding programs.
4. Carbondale on the Migrant Response issue that occurred last winter;
5. Collbran on the challenges faced during a rehabilitation project on a Historic auditorium;
6. Craig on their multiple housing projects and the challenges faced;
7. Meeker on a river restoration project and the challenges with stacked funding and project implementation;
8. Gunnison County on the use of Geothermal energy in harsh environments;
9. New Castle on a multifaceted approach to small downtown revitalization;
10. Delta on the reuse of a historic armory as a public safety facility.

I hope you will join us for this exciting no-cost day of information sharing and discussion of challenges and solutions. Unfortunately registration has to be limited to the first 100 applicants, so please register early.

[Here is the registration link](#)

I look forward to seeing you all there!

--

Patrick Rondinelli  
Regional Manager - Southwest Region



Division of Local Government  
Department of Local Affairs  
[patrick.rondinelli@state.co.us](mailto:patrick.rondinelli@state.co.us) | P 970.749.0138  
Website: [DLG](#) | [DOLA](#)  
Sign up for the [DLG newsletter](#)



# Fund Status Report

San Juan County

## Report Selection Criteria:

Selected Fund Type: ALL  
 Include Encumbrances? NO  
 Include Pri Yr Liabilities? NO  
 Printed in Alpha by Fund Name? NO  
 Exclude Additional Cash? NO  
 Selected Funds :

Fiscal Year: 2024  
 From Period: 9  
 To Period: 9

From Date: 9/1/2024  
 Thru Date: 9/30/2024  
 Option: Period

|                                   | Beginning Balance | Receipts     | Disbursements  | Transfers | Ending Balance |
|-----------------------------------|-------------------|--------------|----------------|-----------|----------------|
| <b>General Fund (01)</b>          |                   |              |                |           |                |
| 010 - COUNTY GENERAL FUND         | \$1,469,354.98    | \$506,628.13 | (\$428,941.33) | \$0.00    | \$1,547,041.78 |
| 020 - COUNTY ROAD & BRIDGE        | \$146,075.11      | \$1,929.30   | (\$38,340.05)  | \$0.00    | \$109,664.36   |
| 030 - CONTINGENT FUND             | \$54,554.94       | \$0.00       | \$0.00         | \$0.00    | \$54,554.94    |
| 035 - AMENDMENT 1-EMERGENCY FUN   | \$30,000.00       | \$0.00       | \$0.00         | \$0.00    | \$30,000.00    |
| 040 - SOCIAL SERVICE FUND         | \$93,620.83       | \$8,392.61   | (\$19,861.80)  | \$0.00    | \$82,151.64    |
| 045 - AFFORDABLE HOUSING FUND     | \$456,991.12      | \$9,494.15   | \$0.00         | \$0.00    | \$466,485.27   |
| 050 - CONSERVATION TRUST          | \$14,394.20       | \$279.28     | \$0.00         | \$0.00    | \$14,673.48    |
| 051 - LODGING TAX FUND            | \$505,069.51      | \$2,722.34   | \$0.00         | \$0.00    | \$507,791.85   |
| 052 - TOURISM BOARD FUND          | \$23,825.45       | \$0.17       | (\$16,243.32)  | \$0.00    | \$7,582.30     |
| 055 - NOXIOUS WEED FUND           | \$11,896.78       | \$0.00       | \$0.00         | \$0.00    | \$11,896.78    |
| 060 - TOWN OF SILVERTON           | \$4,315.06        | \$25,765.31  | (\$26,412.65)  | \$0.00    | \$3,667.72     |
| 070 - DURANGO FIRE PROTECTION DIS | \$0.00            | \$2,895.63   | (\$2,895.63)   | \$0.00    | \$0.00         |
| 080 - SOUTHWEST WATER CONSERVAT   | \$0.00            | \$1,199.17   | (\$1,199.17)   | \$0.00    | \$0.00         |
| 090 - ADVERTISING FEES            | \$11,523.40       | \$0.00       | \$0.00         | \$0.00    | \$11,523.40    |
| 100 - REDEMPTION                  | \$312.30          | \$15,394.95  | (\$15,394.95)  | \$0.00    | \$312.30       |
| 110 - SCHOOL GENERAL              | \$0.00            | \$48,482.51  | (\$48,482.51)  | \$0.00    | \$0.00         |
| 116 - SCHOOL BOND                 | \$0.00            | \$4,211.83   | (\$4,211.83)   | \$0.00    | \$0.00         |
| 200 - SPECIAL ASSESSMENTS         | \$0.00            | \$0.00       | \$0.00         | \$0.00    | \$0.00         |
| 210 - 911 AUTHORITY               | \$86,939.10       | \$3,539.63   | (\$1,291.40)   | \$0.00    | \$89,187.33    |
| 220 - TREASURER'S FEES            | \$20,978.05       | \$0.00       | \$0.00         | \$0.00    | \$20,978.05    |
| 230 - ASSESSOR'S PENALTY          | \$5,548.41        | \$0.00       | \$0.00         | \$0.00    | \$5,548.41     |
| 240 - TREASURER'S DEEDS/FORECLOS  | \$10,708.41       | \$0.00       | \$0.00         | \$0.00    | \$10,708.41    |
| 250 - CLERK TECHNOLOGY FEES       | \$5,611.40        | \$37.00      | \$0.00         | \$0.00    | \$5,648.40     |
| 260 - ADMIN FEE                   | \$2,698.42        | \$0.00       | \$0.00         | \$0.00    | \$2,698.42     |
| 270 - PEAK INVESTMENTS            | \$50,962.81       | \$2,145.63   | \$0.00         | \$0.00    | \$53,108.44    |
| 280 - ABATEMENTS                  | (\$2,333.91)      | \$0.00       | \$0.00         | \$0.00    | (\$2,333.91)   |

Operator: djaramillo

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Report ID: GLLT85a

# Fund Status Report

San Juan County

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 Selected Funds :

Fiscal Year: 2024  
 From Period: 9  
 To Period: 9

From Date: 9/1/2024  
 Thru Date: 9/30/2024  
 Option: Period

|                                      | Beginning Balance | Receipts     | Disbursements  | Transfers | Ending Balance |
|--------------------------------------|-------------------|--------------|----------------|-----------|----------------|
| 300 - ESCROW-AMBULANCE               | \$94,695.80       | \$114.32     | \$0.00         | \$0.00    | \$94,810.12    |
| 350 - ESCROW-COMPUTER EQUIP          | \$4,568.94        | \$22.97      | \$0.00         | \$0.00    | \$4,591.91     |
| 360 - ASSESSOR/TREASURER ESCROW      | \$3,832.64        | \$32.36      | \$0.00         | \$0.00    | \$3,865.00     |
| 400 - ESCROW-GRAVEL                  | \$145,604.03      | \$51.68      | \$0.00         | \$0.00    | \$145,655.71   |
| 410 - COUNTY BARN ESCROW             | \$62,277.60       | \$239.59     | \$0.00         | \$0.00    | \$62,517.19    |
| 420 - ROAD EQUIP PURCHASE ESCROW     | \$10,969.34       | \$256.30     | \$0.00         | \$0.00    | \$11,225.64    |
| 430 - LOST 4-WHEELERS ESCROW         | \$4,257.34        | \$17.23      | \$0.00         | \$0.00    | \$4,274.57     |
| 440 - SEARCH & RESCUE ESCROW         | \$21,246.99       | \$74.48      | \$0.00         | \$0.00    | \$21,321.47    |
| 450 - COURTHOUSE ESCROW              | \$91,436.32       | \$2,292.68   | \$0.00         | \$0.00    | \$93,729.00    |
| 460 - MSI ESCROW                     | \$0.00            | \$0.00       | \$0.00         | \$0.00    | \$0.00         |
| 470 - EMERGENCY PREPAREDNESS         | \$3,005.64        | \$37.06      | \$0.00         | \$0.00    | \$3,042.70     |
| 500 - HISTORICAL ARCHIVES ESCROW     | \$578.75          | \$10.96      | \$0.00         | \$0.00    | \$589.71       |
| 550 - ASPHALT ESCROW                 | \$98,778.61       | \$381.05     | \$0.00         | \$0.00    | \$99,159.66    |
| 570 - FOREST RESERVE ESCROW          | \$139,258.39      | \$0.00       | \$0.00         | \$0.00    | \$139,258.39   |
| 590 - EMERGENCY SERVICES SALES TA    | \$2,200,303.75    | \$181,512.36 | \$0.00         | \$0.00    | \$2,381,816.11 |
| 600 - FIRE TRUCK FUND                | \$112,552.68      | \$329.38     | \$0.00         | \$0.00    | \$112,882.06   |
| 650 - LAND USE ESCROW                | \$65,473.41       | \$12,702.17  | \$0.00         | \$0.00    | \$78,175.58    |
| 700 - WORKFORCE HOUSING ESCROW       | \$4,305.80        | \$79.86      | \$0.00         | \$0.00    | \$4,385.66     |
| 750 - ESCROW-SHERIFF VEHICLE         | \$45,373.12       | \$37.58      | \$0.00         | \$0.00    | \$45,410.70    |
| 800 - PUBLIC TRUSTEE                 | \$120.00          | \$133.00     | (\$133.00)     | \$0.00    | \$120.00       |
| 810 - SPECIFIC OWNERSHIP TAX         | \$21,163.06       | \$24,200.64  | (\$21,163.07)  | \$0.00    | \$24,200.63    |
| 820 - TAX HOLDING FUND               | \$129,167.76      | \$31,945.21  | (\$123,035.26) | \$0.00    | \$38,077.71    |
| 900 - ADVANCED COLLECTIONS           | \$0.00            | \$0.00       | \$0.00         | \$0.00    | \$0.00         |
| 950 - WEST SIDE SPECIAL IMP. DISTRIC | \$0.00            | \$0.00       | \$0.00         | \$0.00    | \$0.00         |
| 960 - HOSPITAL GRANT                 | \$0.00            | \$0.00       | \$0.00         | \$0.00    | \$0.00         |
| * Fund Type Total *                  | \$6,262,016.34    | \$887,588.52 | (\$747,605.97) | \$0.00    | \$6,401,998.89 |

Operator: djaramillo

10/7/2024 2:08:45 PM

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| * Report Total * | \$6,262,016.34    | \$887,588.52 | (\$747,605.97) | \$0.00    | \$6,401,998.89 |



San Juan County

# Composition of Cash Balances and Investments

As Of: 9/30/2024 Including Account Details

|                                 | Net Bank Balance      | Investments   | Cash on Hand/<br>In Transit | Total                 |
|---------------------------------|-----------------------|---------------|-----------------------------|-----------------------|
| <i>Cash and Cash Items</i>      |                       |               |                             |                       |
| Cash on Hand                    | \$0.00                | \$0.00        | \$200.00                    | \$200.00              |
| Cash on Hand:                   | \$0.00                | \$0.00        | \$200.00                    | \$200.00              |
| <i>Demand and Time Deposits</i> |                       |               |                             |                       |
| <i>Citizens State Bank</i>      |                       |               |                             |                       |
| Tourism Fund Checking           | \$7,704.69            | \$0.00        | \$0.00                      | \$7,704.69            |
| Affordable Housing Checking     | \$485,101.70          | \$0.00        | \$0.00                      | \$485,101.70          |
| 911 Authority Checking          | \$89,531.40           | \$0.00        | \$0.00                      | \$89,531.40           |
| General Checking                | \$3,259,821.82        | \$0.00        | \$0.00                      | \$3,259,821.82        |
| <b>Citizens State Bank:</b>     | <b>\$3,842,159.61</b> | <b>\$0.00</b> | <b>\$0.00</b>               | <b>\$3,842,159.61</b> |

*Investment Pool*

|                                     |                 | Net Bank Balance      | Investments           | In Transit      | Cash on Hand/<br>Total |
|-------------------------------------|-----------------|-----------------------|-----------------------|-----------------|------------------------|
| <b>Citizens State Bank</b>          |                 |                       |                       |                 |                        |
|                                     | 100120367       | \$0.00                | \$1,128,347.97        | \$0.00          | \$1,128,347.97         |
| <b>Citizens State Bank:</b>         |                 |                       |                       |                 |                        |
|                                     |                 | \$0.00                | \$1,128,347.97        | \$0.00          | \$1,128,347.97         |
| <b>COLOTRUST</b>                    |                 |                       |                       |                 |                        |
|                                     | CO-01-0646-8001 | \$0.00                | \$1,116,941.97        | \$0.00          | \$1,116,941.97         |
| <b>COLOTRUST:</b>                   |                 |                       |                       |                 |                        |
|                                     |                 | \$0.00                | \$1,116,941.97        | \$0.00          | \$1,116,941.97         |
| <b>Sigma Financial Corporation</b>  |                 |                       |                       |                 |                        |
|                                     | GTR-041850      | \$0.00                | \$314,349.34          | \$0.00          | \$314,349.34           |
| <b>Sigma Financial Corporation:</b> |                 |                       |                       |                 |                        |
|                                     |                 | \$0.00                | \$314,349.34          | \$0.00          | \$314,349.34           |
|                                     |                 | <u>\$3,842,159.61</u> | <u>\$2,559,639.28</u> | <u>\$200.00</u> | <u>\$6,401,998.89</u>  |