

# Letter of Introduction

8/25/2019

Dear Friends and Neighbors,

Thank you for your consideration of our application for a guest cabin. Let me introduce myself. My name is Blake Campbell. Nearly thirty years ago, in 1990, my parents Clark and Diane Campbell became the owners and stewards of the property of their dreams. I was 3 years old at the time. This land is located off Lime Creek Road in the shadows of Potato Hill and Engineer Mountain. It was perfect; 38 acres surrounded by national forests. It had scenic cliffs, lush forest, wildflower filled meadows, and multiple breathtaking waterfalls on the two streams that converge on the property.

Soon after they purchased the property, they convinced my uncle and his family to move from Maryland and help build cabins for both our families. This is where Chris enters the scene. One of my earliest memories is Chris and I meeting right here in the meadow.



The very spot is actually in **this picture of my family** from two years ago, above to the right under those very aspen trees. His family climbed the steep driveway in their grey Ford Aerostar and stopped in the meadow, parking where we were waiting for them. They all piled out and Chris and I introduced ourselves. "Hi, my name is Blake." "Hi, my name is Chris"

Over the years we would create many memories in those forests and meadows. My family built a cabin and Chris' family finally settled in Hesperus, south of Durango, because the winter of 1991 was quite harsh. Since then, most of our summers were spent together.

**Pictured to the right is Chris and I** playing with construction materials as the house was being built.



My parents have always enjoyed sharing the beauty they had found with the rest of the world. They have brought as many of their friends and family to visit as they could. They have hosted numerous family reunions from all sides, and even from more distant relatives. **To the right is a picture of my mother with her siblings and parents**, taken at a family reunion that she hosted there. We cleared a small area for Grandma and Grandpa to park their fifth-wheel, when they came to visit. Grandma passed away a few years ago and Grandpa passed away last August at the age of 93.



**Pictured right is myself and my mother** showing my uncles and aunts from my father's side one of the waterfalls. Clejo (the one sporting the sunglasses) passed away a few years ago, and her husband Don (just out of frame on the right) passed away last year at 86.



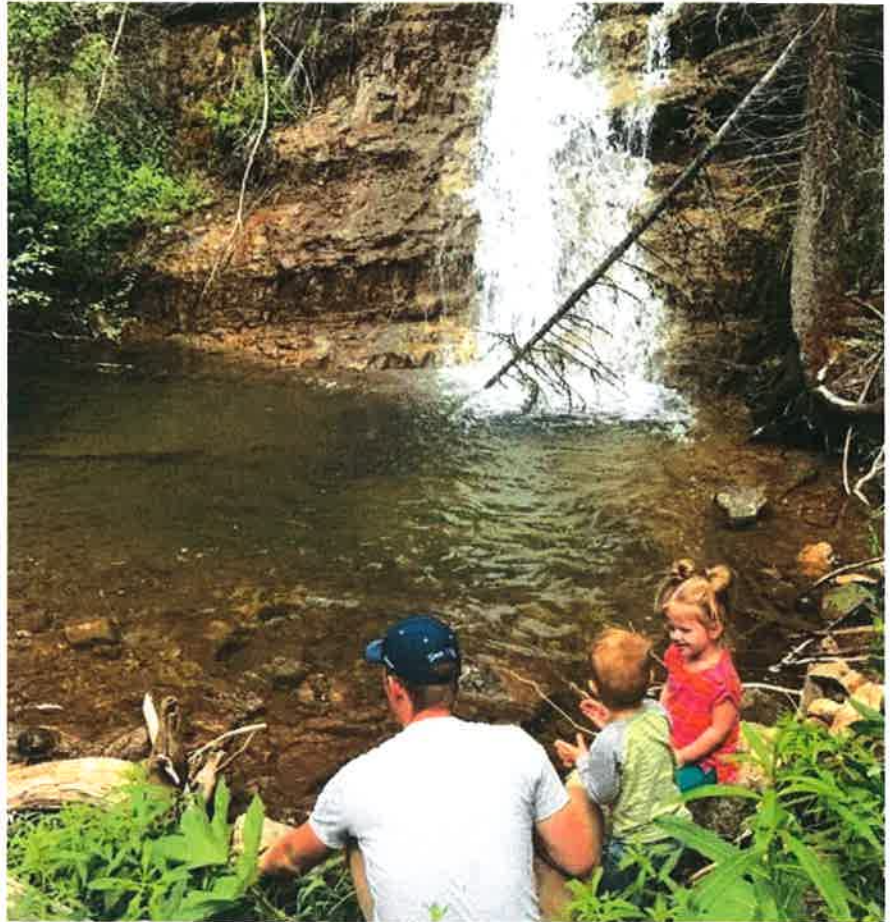
I have lived on the property a few times. I attended high school in Durango with Chris. I recently moved my wife and twin boys (**pictured right picking raspberries**) back to the home to do some property maintenance and planning for some ideas we all had brewing.



This is where I spent my summers growing up. I remember exploring Cascade Creek with the Cascade Village

Water Flume, and visiting the beaver ponds on Lime Creek Road. I have attended worship services regularly in Durango when I was younger, and in Silverton more recently. These cities and the property itself are more my home than any place I have ever lived.

Chris has a similar connection because we were, and continue to be, best friends. We have enjoyed many adventures. And it all started on this property. He has spent a considerable amount of time with me out here. **Pictured right is Chris** during a recent visit, sharing with his kids the pool at the base of one of the waterfalls, a short walk from the residence.



**Below is a picture of Chris** during that same visit, sitting on the property's cliff enjoying the view of Potato Hill and down South towards Durango.



**To the right is a picture of my kids** on the same six-wheeler that Chris and I grew up on. They look strikingly similar to us at their age.

Because of our strong ties, we have a great desire to maintain and share the property; especially since my parents need help. My family and I are temporarily in Utah, but we will be returning for good next spring if we can get a few things sorted out, including this proposal. We will live on the premises partially to help with maintenance and upkeep.

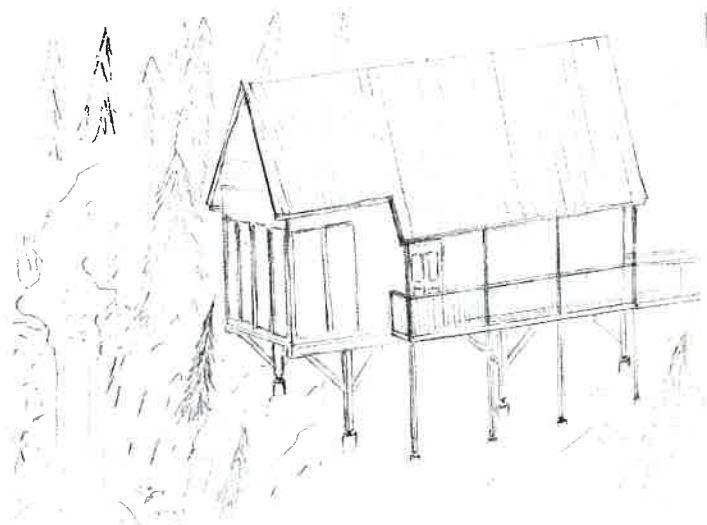
In conjunction with this, we plan to build this guest cabin on the property. Chris is going to help with this, and hopefully move his family to the county sometime in the near future. The guest cabin will let us still have family and friends visit in comfort and it will make it possible for us to call this place home into the future. Without approval of the guest cabin, it most likely will not work for us to keep our family here. There simply isn't enough room for all of us, while still allowing room for visitors (specifically, the rest of the family who deserves to keep visiting the family property).



**Above is the site** where we are proposing the guest cabin.

**To the right is a rough sketch** of what it may look like. Chris drew this for us. You can clearly see why we are choosing this location.

There have certainly been a lot of challenges that we keep running into, trying to bring our ideas to life.



To the right is Lisa Adair (our engineer at the time), Bill Simon, and Chris, out to investigate the possibilities of crossing a stream and helping identify any wetlands that might be disturbed.

Despite many setbacks and challenges, we decided we couldn't give up. And the more we explore the possibilities here, the more we know this is the place.



This is where you come in. Help us bring this project to completion. Join our family and help us stay in San Juan County. Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read "Blake Campbell". The signature is fluid and cursive, written over a light-colored background.

Blake Campbell

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Link to the entire document compiled: <http://bit.ly/66millcreek>

Aug 27th, 2019

San Juan County  
Attn: Lisa Adair  
1360 Greene Street  
Silverton, CO 81433

Subject:

Dear Lisa and Commissioners,

This submittal has been prepared to describe the proposed ADU Cabin for the property at 66 Mill Creek Dr., Durango, CO, Parcel No. 50910000070008 owned by Diane Campbell through Limecreek Properties, LLC.

The attached documents have been prepared as a Preliminary Sketch Plan submittal for a San Juan County Improvement Permit application. The applicant requests review of this project by the San Juan County Planning Commission at their meeting in 21 days, on Tuesday June 17th, 2019.

The proposed improvements consist of building an ADU cabin and the associated improvements; road, septic, water, and electricity. The proposed cabin is small and the property is not visible from any scenic byways including Highway 550 and Lime Creek Rd. The property is located within the "Economic Development Corridor," as defined in the San Juan County Master Plan.

Please contact Blake Campbell if you have any questions.


Sincerely,



Blake Campbell  
808-492-0008  
usablake@gmail.com



## Application for Improvement Permit

		APPROVAL CHECKLIST	Initial	Date
Applicant	Name <b>Blake Campbell</b>	<b>Land Use Administrator</b>		
	Address <b>66 Mill Creek Dr</b>			
	<b>Durango, CO 81301 808-492-0008<sup>Phone</sup></b>	Ownership of Surface		
Owner	Name <b>Diane Campbell</b>	Ownership of Minerals		
	Address <b>66 Mill Creek Dr</b>	Vicinity Map		
	<b>Durango, CO 81301 801-628-2888<sup>Phone</sup></b>	Certified Survey Plat		
Contractor	Name	Monumentation		
	Address	Basic Plan Map		
	Phone	Plans and Drawings		
<b>Legal Description of Property:</b>		Road System Relationship		
<b>SE 1/4 OF NW 1/4 SECTION 7 NOTE:EX. 1.71 ACRES AT NW CORNER TO MILL CREEK PROP</b>		Zoning Compatibility		
		State Mining Permit		
		Owner Notification		
		Avalanche Hazard		
		Geologic Hazard		
		Floodplain Hazard		
		Wildfire Hazard		
<b>Township 39N, Range 8W, Section 7</b>		Mineral Resource Impact		
<b>Nature of Improvement Planned:</b>		Wildlife Impact		
<b>Proposed accessory cabin and associated improvements</b>		Historic Site Impact		
		Watershed Gearance		
		<b>County Building Inspector</b>		
		Building Permit		
		<b>State Electrical Inspector</b>		
<b>Land Use Zone:</b>		Electrical Permit		
<b>Applicant Signature</b> 		<b>San Juan Basin Health Unit</b>		
		Sewage Disposal: Test		
		Design		
<b>Date Application Requested</b>		Central Sewage Collection		
<b>Date Submitted for Permit</b>		<b>State Division of Water Resources</b>		
<b>Date Permit Issued</b>		Adequate Water Source		
<b>Date Permit Denied</b>		Well Permit		
<b>Reason for Denial</b>		Central Water Distribution		
		U.S. Forest Service/BLM		

# 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

I, the undersigned, applicant engaged in the processing of Application for Improvement Permit No. TBD, 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 850 feet from County Road No. 1, the nearest designated and publicly maintained county road.
2. Said County Road No. 1 is on this date maintained on an year round basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 550 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 25 day of August, 2019.  
day month year

 Deane Campbell  
Applicant

ATTEST:

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



# San Juan County Treasurer

## Duplicate Treasurers Receipt

### For Tax Collections

**Register Number 2**

**Receipt Number 2,926**

**05/30/2018**

**Parcel: 50910000070008**

**Tax District 103**

**Tax Year 2017**

**Ownership Information**

LIME CREEK PROPERTIES LLC  
C/ODIANE CAMPBELL  
96 S 800 W  
LINDON UT 84042-1732 U S A

**Legal Description**

SE 1/4 OF NW 1/4 SECTION 7 NOTE:EX.  
1.71 ACRES AT NW CORNER TO MILL  
CREEK PROP

**LOCATION: 66 MILL CREEK DR**

Actual Value 821,820

	Original Amount	Tax	Interest	Total
Tax	2,504.96	1,252.48		1,252.48
Total Payment				1,252.48

Tax Only Balance

0.00

Fee Only Balance

0.00

Total Balance

0.00

Paid By LIME CREEK PROPERTIES LLC

Amount Tended

1,252.48

Using 00000

Change Returned

0.00



Deanna Jaramillo  
San Juan Treasurer  
P.O. Box 368

Silverton, CO. 81433  
(970) 387-5488

# The Official Website of San Juan County Colorado

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[Assessor](#)
[Clerk & Recorder](#)
[Commissioners](#)
[Public Health](#)
[Planning](#)
[Social Services](#)
[Treasurer](#)
[Sheriff](#)

Show  entries  
Search:

## Tax History for Parcel 50910000070008.

Type	Due/Pay Date	Due/Paid Code	Tax District	Gross Tax Amount*	Interest Due Amount*	Due/(Paid) Amount	Balance	Paid By
2018								
Due		REAL	103	2,517.26	0.00	2,517.26	2,517.26	
Payment	03/12/19	REAL	103			( 1,258.63)	1,258.63	
Payment	07/26/19	REAL	103			( 1,258.63)	0.00	
2017								
Due		REAL	103	2,504.96	0.00	2,504.96	2,504.96	
Payment	02/12/18	REAL	103			( 1,252.48)	1,252.48	
Payment	05/30/18	REAL	103			( 1,252.48)	0.00	
2016								
Due		REAL	103	2,118.66	0.00	2,118.66	2,118.66	
Payment	02/28/17	REAL	103			( 1,059.33)	1,059.33	
Payment	05/30/17	REAL	103			( 1,042.00)	17.33	
Payment	08/15/17	REAL	103			( 17.33)	0.00	

Showing 1 to 10 of 48 entries

[First](#)
[Previous](#)
[1](#)
[2](#)
[3](#)
[4](#)
[5](#)
[Next](#)
[Last](#)

\* Gross Tax Amount indicates total taxes due prior to the application of Homestead Exemption Tax relief if applicable.

For additional details on tax history information, please call (970) 387-5488.

Web Hosting by StartLogic

QUIT CLAIM DEED

RECORDER'S STAMP

THIS DEED, Made this day of June 14, 2001  
between CFA Family Limited Partnership  
66 Millcreek Drive

STATE DOCUMENTARY FEE  
DATE 6/14/01  
\$ none

of the County of San Juan and State of  
Colorado, of the first part, and Limecreek Properties LLC

whose legal address is 66 Millcreek Drive, Durango Co 81301  
of the County of San Juan and State of Colorado, of the second part:

WITNESSETH, that the said party of the first part, for and in consideration of the sum of  
ten dollars and other good and valuable consideration

to the said part(ies) of the first part in hand paid by the said part(ies) of the second part, the receipt whereof is here-  
by confessed and acknowledged, has raised, released, sold conveyed and QUIT CLAIMED, and by these presents do(es) remise,  
release, sell, convey and QUIT CLAIM unto the said part(ies) of the second part, (their) heirs, successors and assigns,  
forever, all the right, title, interest, claim and demand which is said part(ies) of the first part ha(s) in and to the  
following described lot or parcel of land situate, lying and being in the County of San Juan  
and State of Colorado, to wit:

SE 1/4 of NW 1/4 section 7 CX. 1.71 ACRES AT NW  
corner to mill creek prop. TRACT 38 Township 39  
North, Range 8 West N.M.P.M.

also known as street and number 66 Millcreek Drive, Durango Co 81301

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or  
in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part(ies)  
of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part(ies) of the second  
part, (their) heirs and assigns forever.

IN WITNESS WHEREOF, The said part(ies) of the first part ha(s) hereunto set their hand and seal the day and  
year first above written.

Signed, Sealed and Delivered in the Presence of

Beverly Holmer

Diane L. Campbell (SEAL)

General Partner (SEAL)

San Juan  
STATE OF COLORADO  
County of

(SEAL)

my commission Expires 5/18/04

This foregoing instrument was acknowledged before me this day of 14<sup>th</sup> of June, 2001



**QUIT CLAIM DEED**

**THIS DEED**, Made this 25th day of September, 19 90  
between GIDEON MURRAY, as Partner in MILL CREEK  
PROPERTIES, a Colorado Partnership

of ~~the~~ Loveland \*County of LARIMER and State of  
Colorado, grantor(s), and C.F.A. FAMILY LIMITED PARTNERSHIP

whose legal address is 4665 East Cactus Road

of the Phoenix County of MARICOPA ARIZONA  
and State of ~~Colorado~~, grantee(s).

WITNESSETH, That the grantor(s), for and in consideration of the sum of  
TEN and 00/100ths ----- DOLLARS  
the receipt and sufficiency of which is hereby acknowledged, ha s remised, released, sold, conveyed and QUIT CLAIMED, and by  
these presents do es remise, release, sell, convey and QUIT CLAIM unto the grantee(s), their heirs, successors and assigns,  
forever, all the right, title, interest, claim and demand which the grantor(s) ha s in and to the real property, together with  
improvements, if any, situate, lying and being in the County of San Juan and State of  
Colorado, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

NOTARY PUBLIC  
DATE *Nov 13, 1990*  
*Dennis*

as specifically set forth on Exhibit "A"  
TOGETHER WITH ALL MINERAL RIGHTS (IF ANY), WATER RIGHTS, RIGHTS OF WAY  
AND ACCESS RIGHTS APPURTENANT THEREOF.

~~RECORDING INFORMATION~~

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in  
anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor(s), either in law or equity, to  
the only proper use, benefit and behoof of the grantee(s), their heirs and assigns forever.  
IN WITNESS WHEREOF, The grantor(s) ha s executed this deed on the date set forth above.

*Gideon Murray*  
Gideon Murray, as Partner in Mill Creek  
Properties, a Colorado Partnership

STATE OF ~~COLORADO~~ REPUBLIC OF FRANCE, CITY OF PARIS  
EMBASSY OF THE UNITED STATES OF AMERICA | SS  
County of

The foregoing instrument was acknowledged before me this 3rd day of October, 1990,  
by Gideon MURRAY —

My commission expires \_\_\_\_\_, 19 \_\_\_\_ . Witness my hand and official seal.

*Hope Gottlieb*  
Notary Public  
Hope Gottlieb  
Vice Consul

\*If in Denver, insert "City and."

BL 237  
Pg 290

EXHIBIT "A"

A tract of land lying and being in Tract 38, Township 39 North, Range 8 West, N.M.P.M., San Juan County, Colorado, and being more particularly described as follows:

- BEGINNING at Angle Point No. 11 of said Tract 38 (a properly marked 3" aluminum cap set by the BLM in 1983);
- Thence South 89° 51' 09" West a distance of 1319.09 feet to Angle Point No. 5 of said Tract 38 (a properly marked 3" aluminum cap set by the BLM in 1983);
- " North 00° 33' 00" West along the West line of said Tract 38 a distance of 1006.35 feet;
- " North 89° 27' 00" East a distance of 280.00 feet;
- " North 40° 38' 54" East a distance of 501.55 feet to the line between Angle Points 4 and 12 of said Tract 38;
- " North 88° 21' 43" East a distance of 708.84 feet to Angle Point No. 12 of said Tract 38 (a properly marked 3" aluminum cap set by the BLM in 1983);
- " South 00° 33' 00" East a distance of 1406.46 feet to the point of beginning.

TOGETHER WITH a non-exclusive access easement to Lime Creek Road in the NE1/4 of the SW1/4 of Section 7, Township 39 North, Range 8 West of the N.M.P.M., San Juan County, Colorado, described as follows:

All bearings contained herein are relative to the Survey Plat of the Lime Creek Area as revised August 4, 1969, File No. 69037, by Frederick H. Reed, PLS #4431, filed for record October 2, 1970 as Reception No. 109539 in the office of the Clerk and Recorder of San Juan County, Colorado.

- BEGINNING at the Northeast Corner of Tract No. 5 of said Survey Plat;
- Thence North 89° 50' 00" West, 70.26 feet along the Northerly line of said Tract No. 5;
- " South 04° 43' 00" East, 162.31 feet;
- " South 15° 29' 00" West, 90.86 feet;
- " South 20° 23' 00" West, 35.07 feet to a point on the Southerly line of said Tract No. 5;
- " South 70° 52' 00" East, 40.01 feet along said Southerly line;
- " South 20° 23' 00" West, 47.70 feet;
- " South 37° 46' 00" West, 31.79 feet;
- " South 73° 05' 00" West, 33.36 feet;
- " South 56° 35' 00" West, 77.45 feet;
- " South 63° 05' 00" West, 44.79 feet;
- " South 55° 04' 00" West, 64.26 feet;
- " South 53° 11' 00" West, 183.63 feet to a point on the Southerly line of Tract No. 7;
- " South 72° 18' 00" East, 36.84 feet to the corner common to Tracts 7 and 9;
- " South 72° 18' 00" East, 29.48 feet along a Westerly line of Tract No. 9;
- " South 33° 12' 00" East, 6.01 feet along a Westerly line of said Tract;
- " North 53° 11' 00" East, 144.52 feet;
- " North 55° 04' 00" East, 59.07 feet;
- " North 63° 05' 00" East, 43.99 feet;
- " North 56° 35' 00" East, 72.15 feet;
- " North 73° 05' 00" East, 43.76 feet;
- " North 37° 46' 00" East, 110.07 feet;
- " North 20° 23' 00" East, 92.37 feet;
- " North 15° 29' 00" East, 111.28 feet;
- " North 74° 31' 00" West, 30.00 feet to an angle point on the Easterly line of Tract No. 5;
- " North 04° 43' 00" West, 168.05 feet to the point of Beginning.



EXHIBIT A (Continued)

TOGETHER ALSO with the following conditional water rights as awarded in Division 7, State of Colorado water court:

.05 c.f.s. Mill Creek Spring #1 and .03 c.f.s. Mill Creek Spring #2 in Case No. 87 CW 83 and .5 c.f.s. in Mill Creek Diversion Dam #3 in Case No.87 CW 84

SUBJECT TO reservations contained in the United States Patent; to power and telephone easements; possible restricted use of the property by reason of the fact that it may lie in an Avalanche zone as evidenced by INSTARR MAP, recorded June 22, 1976 in Book 212 at Page 2 under reception No. 116103; to restrictions on the use of access road and a lack of access to a portion of the above described property which was not included in the grant of easement as set forth in deeds recorded in Book 236 at Page 255 and in Book 236 at Page 258 and in Book 236 at Page 261 and to Scenic Easement described in deed between Mill Creek Properties, a Colorado Partnership and Ronald Grob, Rebecca J. Grob, Kay E. Grob, Theodore Grob, Jr., Gideon Murray, Arlene G. Perry, Robert J. Sauer and Alice Sauer dated September 20, 1990

FURTHER SUBJECT to the lien of general taxes for the year 1990 payable in 1991

---

**Diane Campbell**

66 Mill Creek Dr  
Durango, CO 81301  
(801)-628-2888  
usadiane@gmail.com

9th February, 2019

**San Juan County**

1360 Greene Street  
P.O. Box 250  
Silverton, CO 81433

Dear San Juan County,

Blake Campbell has my full permission and cooperation to construct an ADU Cabin on my property at 66 Mill Creek Dr, Durango, CO. I own the 38.27 acres in a trust, Limecreek Properties, LLC. They will keep me informed of the process and I am available to confirm and clarify this permission.

Sincerely,



Diane Campbell  
Limecreek Properties LLC

**LIST OF ADJACENT LAND OWNERS**  
**Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr**

**Adjacent Lot, Owner, and Address**

Know Your Neighbor Tract #1 And #2  
McCormack Robert & Chrystal  
156 Macfiretree Lane  
Durango, CO 81301

Know Your Neighbor Tract #3  
Macfire Tree Lane, LLC Et. Al.  
440 E Harrison St.  
Corona, CA 92879-1314

Know Your Neighbor Tract #4  
Boris C Wise And Eva M Molin Westerholm  
47 Quarry Ct.  
Durango, CO 81301-7941

Know Your Neighbor Tract #5  
Murray Timothy  
1275 Riverside Dr.  
Aspen, CO 81611-2230

Know Your Neighbor Tract #6  
Paul O & Ruth H Cline Trust  
39 Lake Purgatory Dr.  
Durango, CO 81301-9102

Know Your Neighbor Tract #7  
Davenport Cole  
50827 Hwy. 550 N.  
Durango, CO 81301-9602

Know Your Neighbor Tract #8  
Robertson Alvin  
55 Lazy Ln.  
Kemah, TX 77565-2638

Know Your Neighbor Tract #9 And #10  
Emery Martin & Mindy K  
4527 N. White Chapel Blvd.  
Southlake, TX 76092-2072

Know Your Neighbor Tract #11  
Williams Trust Craig C &  
Valenta-williams Trust Carol K  
9426 Alto Dr.  
La Mesa, Ca 91941-4227

Know Your Neighbor Tract #12  
Andorka Family Trust The Mark  
139 S Brewer Dr.  
Pueblo West, CO 81007-3640

Know Your Neighbor Tract #13  
Huffman Dorothy E  
5940 N Sherman Dr.  
Indianapolis, IN 46220-5169

1208 County Rd 1 (Lime Creek Rd)  
Dooley Thomas W And Nancy J  
12019 Colwick St.  
San Antonio, TX 78216-2720

Mill Creek Lodge Estates Lot 11  
Bcartree LTD  
P.O. Box 40  
Mineral Wells, TX 76068-0040

Mill Creek Lodge Estates Lot 5, 7, And 10  
Keffer Family Partnership LTD  
And Blue Skies Development LLC  
1105 S. Seaman St.  
Eastland, TX 76448-3450

Mill Creek Lodge Estates Lot 8  
Bush Living Trust James Alber  
And Grizzly Peak Investments, LLC  
7170 S. Braden Ave. Ste. 200  
Tulsa, OK 74136-6316

Mill Creek Lodge Estates Lot 6  
Kovacac Jan P & Cummings Juli  
513 Miner Rd.  
Orinda, Ca 94563-1428

# Maps of Adjacent Land Owners

Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr

KEFFER FAMILY PARTNERSHIP LTC

550

KOVACIC JAN P & CUMMINGS JULI

KEFFER FAMILY PARTNERSHIP LTD  
BUSH LIVING TRUST JAMES ALBER And  
GRIZZLY PEAK INVESTMENTS, LLC

BLUE SKIES DEVELOPMENT LLC

KEFFER FAMILY PARTNERSHIP LTD

Map 182

BEARTREE LTD

Limecreek Properties LLC

66 Mill Creek Dr

66 Mill Creek Dr

MC CORMACK ROBERT & CHRYSAL

MURRAY TIMOTHY

WESTERHOLM EVA M MOLIN WISE BORIS C

Forest Service

MC CORMACK ROBERT & CHRYSAL

PALL C & RUTH H CLINE TRUST

550

EMERY MARTIN & MINDY K

182 MAGFIRE TREE LANE, LLC et al.

ROBERTSON ALVIN

EMERY MARTINEE MINDY K

WILLIAMS TRUST CRAIG C & et al.

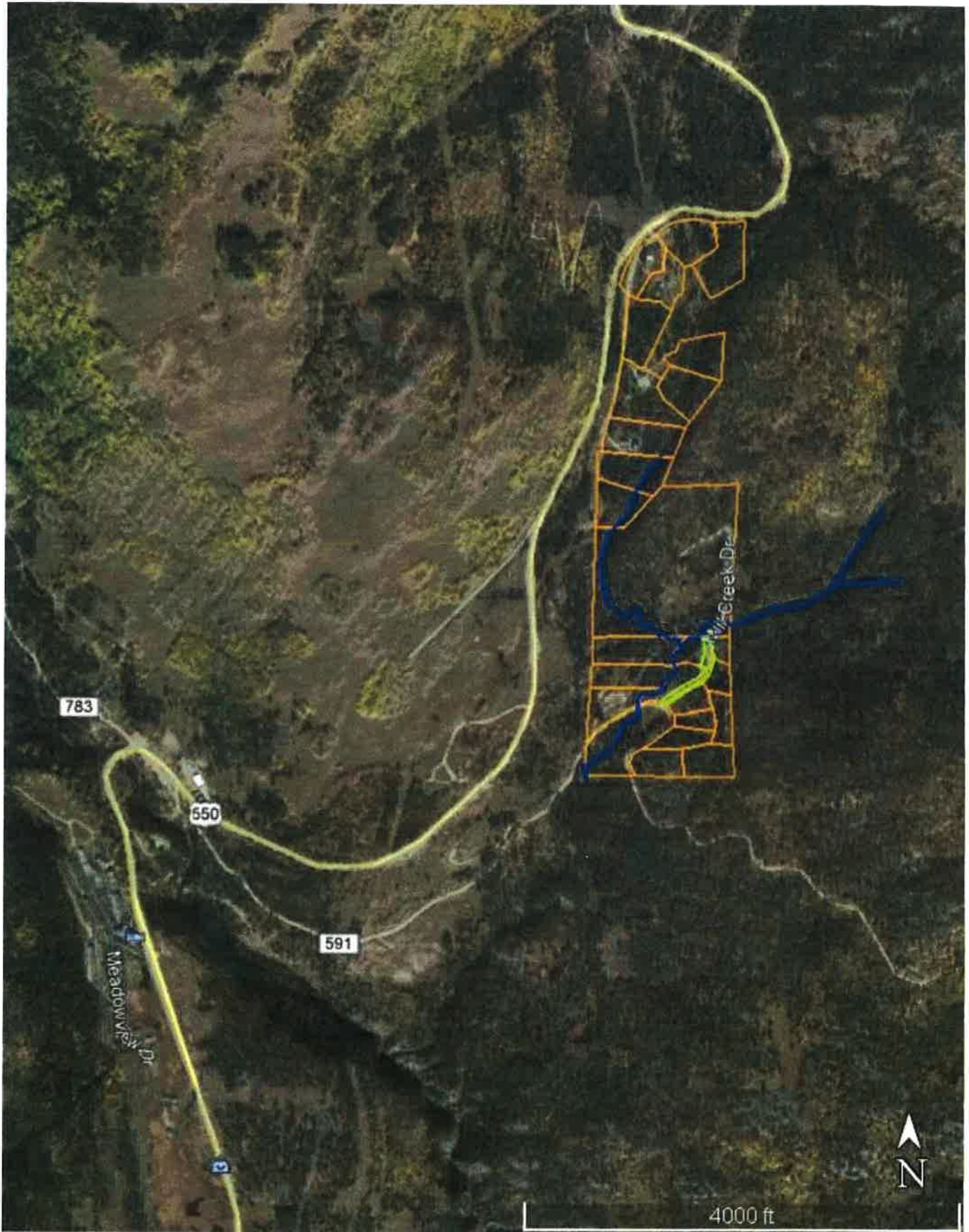
DOOLEY THOMAS W AND NANCY J

HUFFMAN DOROTHY E

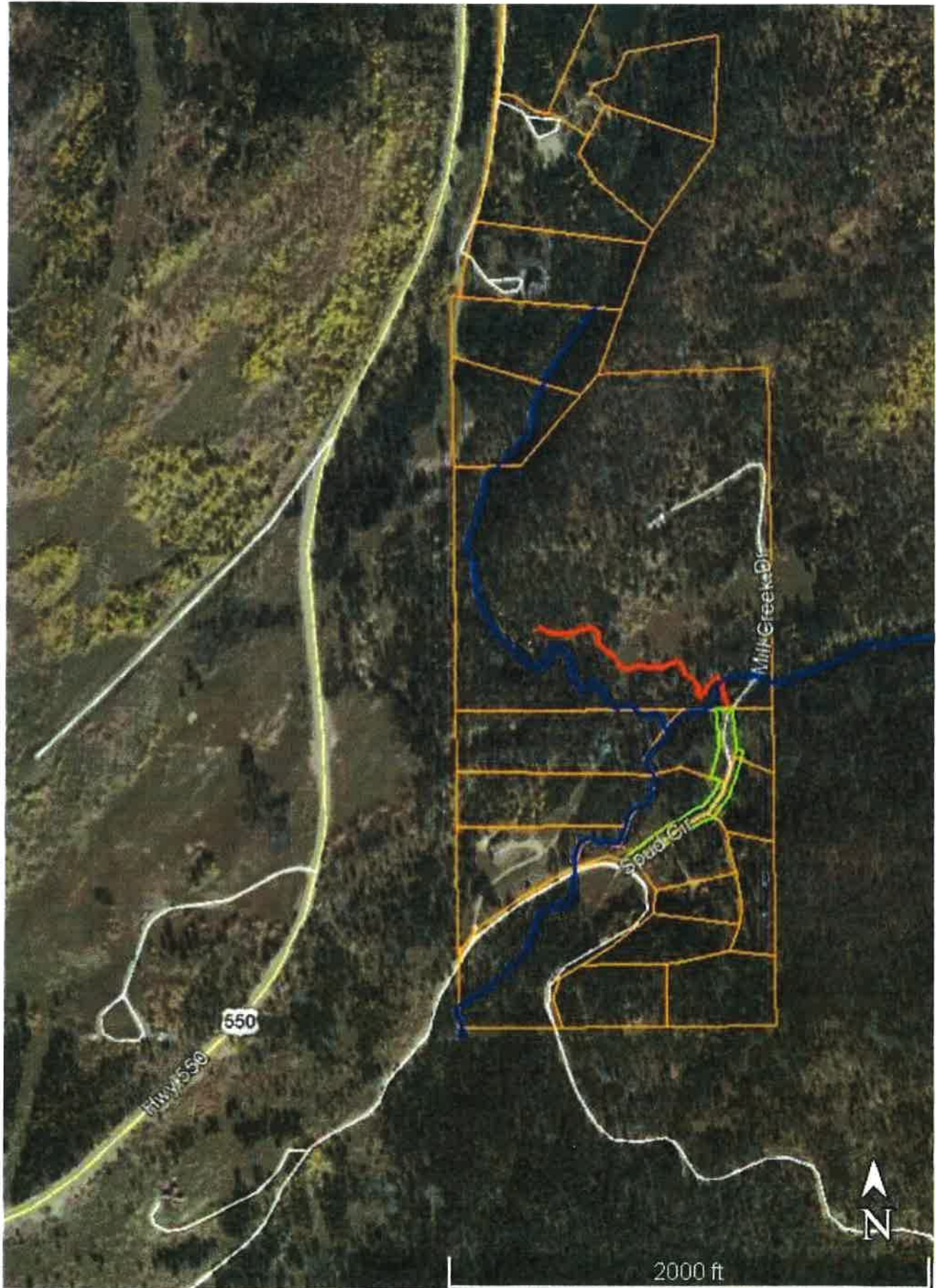
ANDORKA FAMILY TRUST THE MARK

Map 182

**Vicinity Maps**  
**Proposed ADU/Vacation Rental for 66 Mill Creek Dr**



**Vicinity Maps**  
**Proposed ADU/Vacation Rental for 66 Mill Creek Dr**



**Vicinity Maps**  
**Proposed ADU/Vacation Rental for 66 Mill Creek Dr**



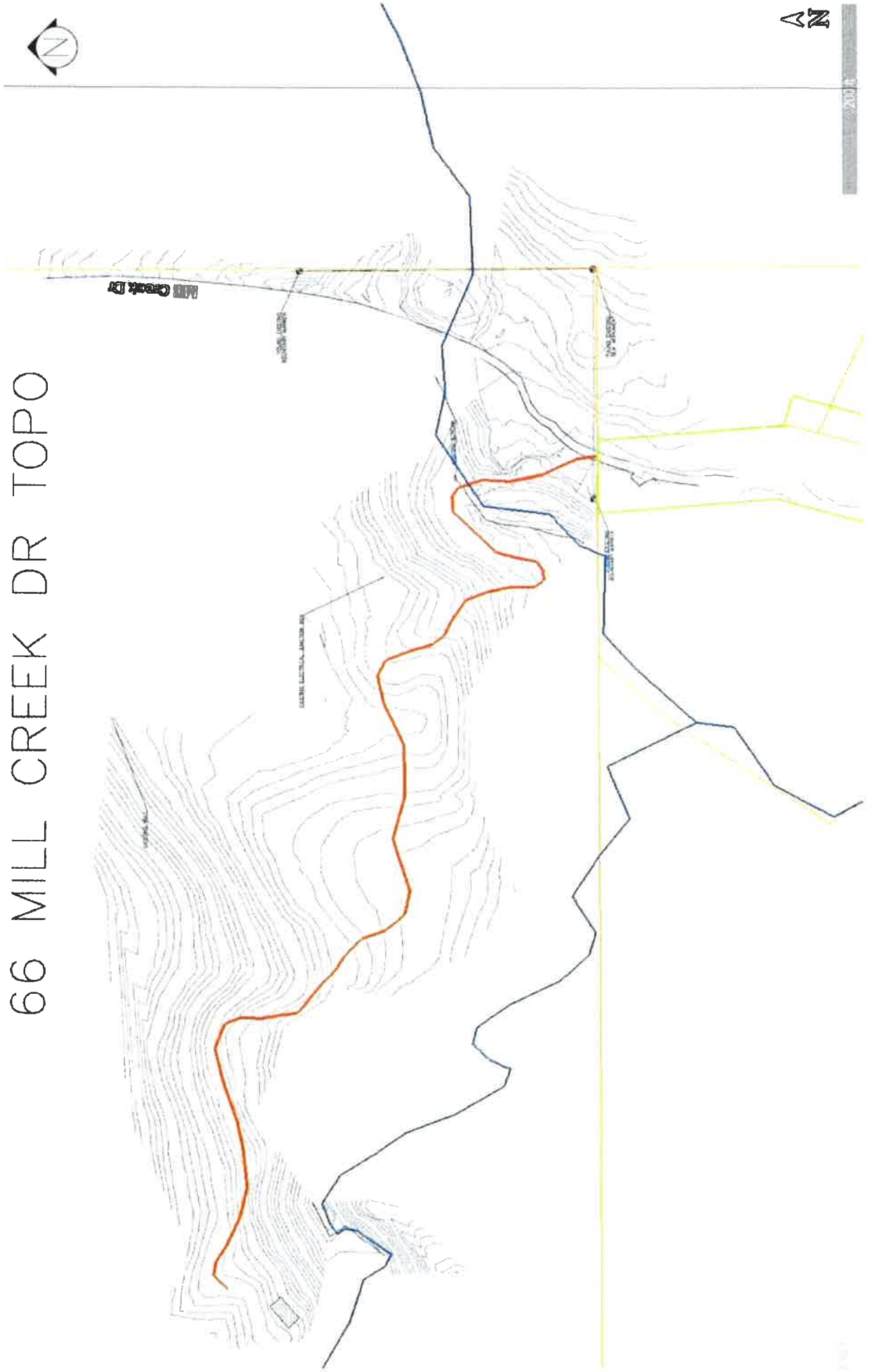
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**Proposed ADU/Vacation Rental for 66 Mill Creek Dr**



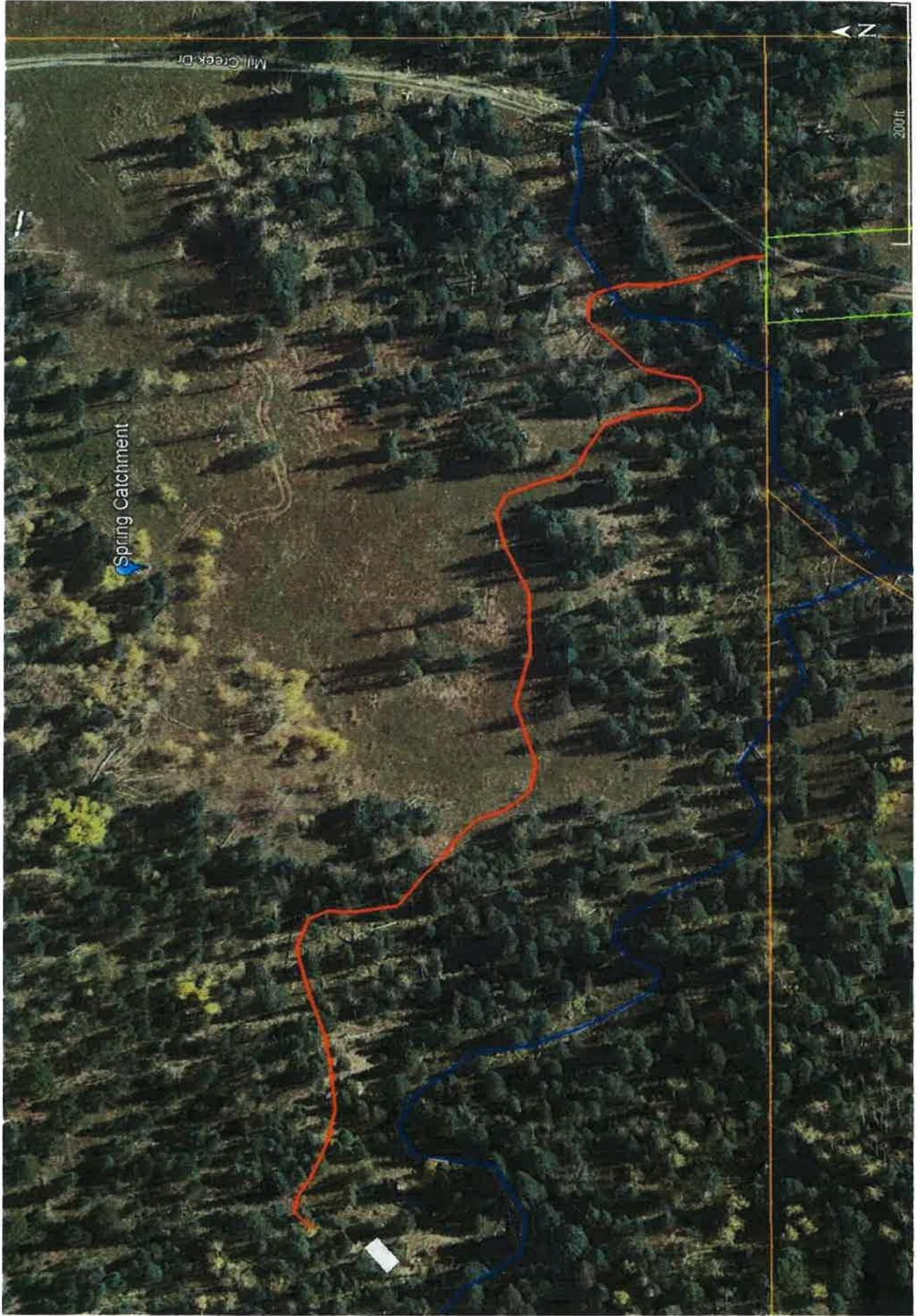


**Vicinity Maps**  
**Proposed ADU/Vacation Rental for 66 Mill Creek Dr**

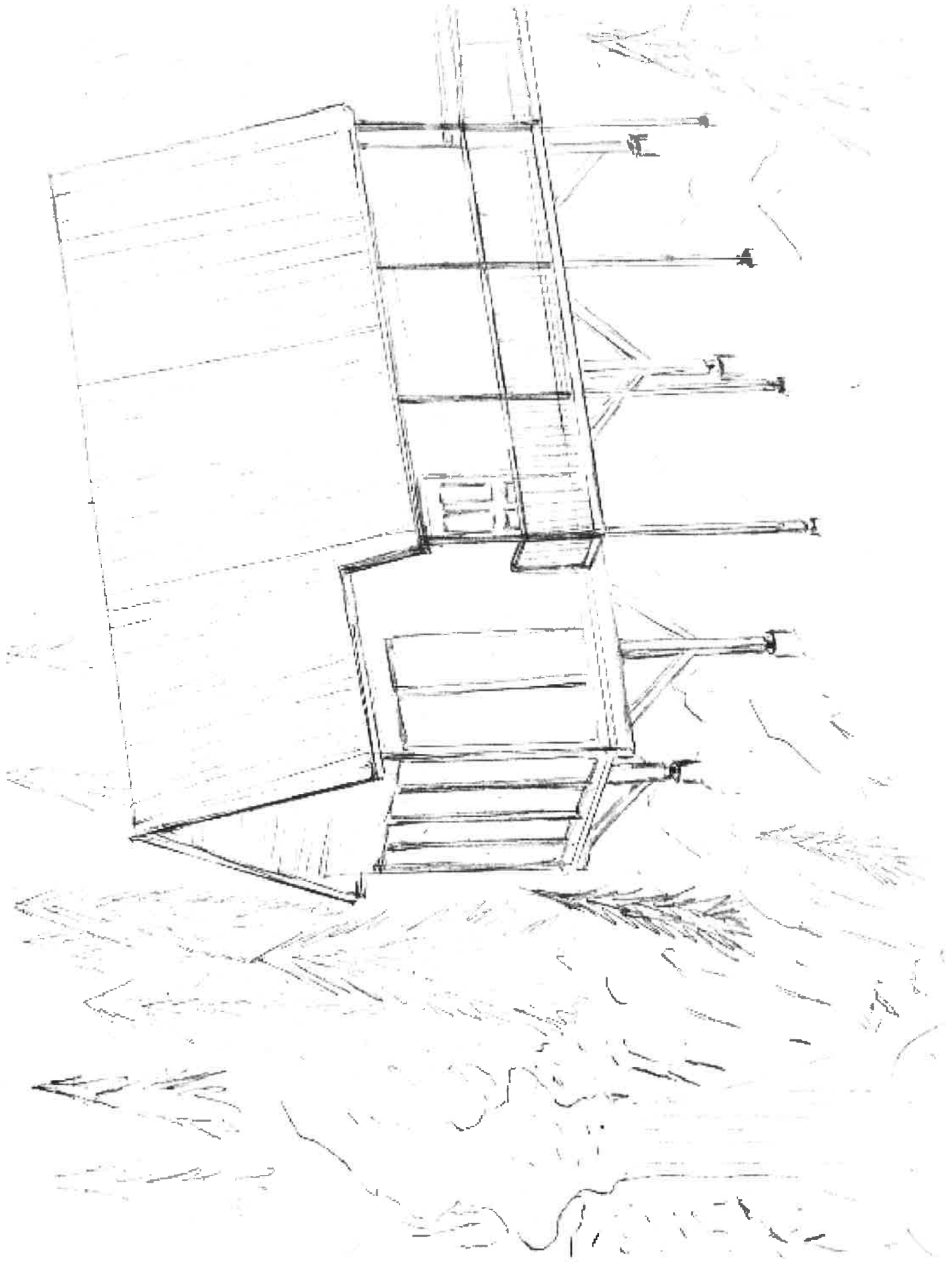
**66 MILL CREEK DR TOPO**



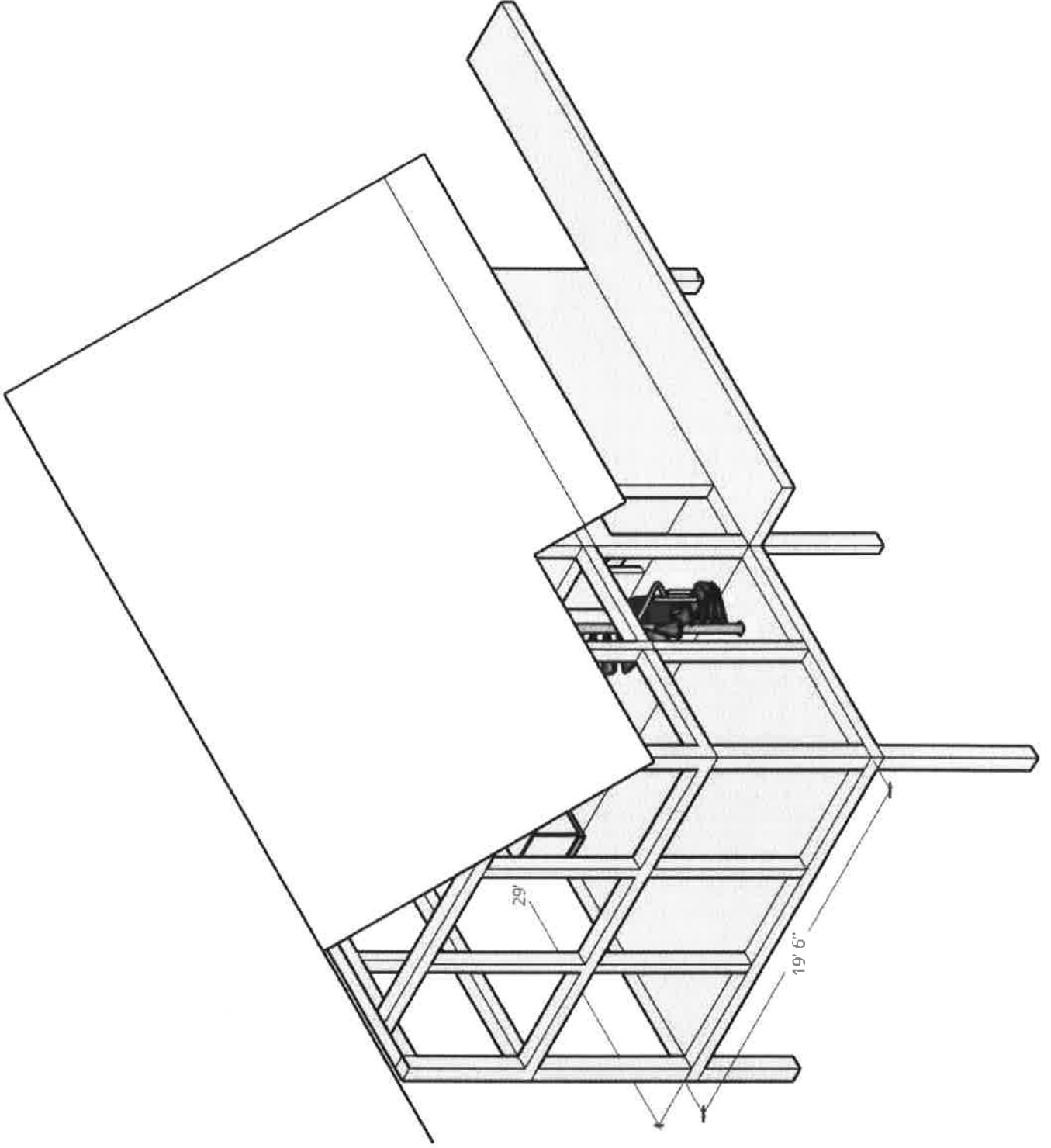
**Vicinity Maps**  
**Proposed ADU/Vacation Rental for 66 Mill Creek Dr**

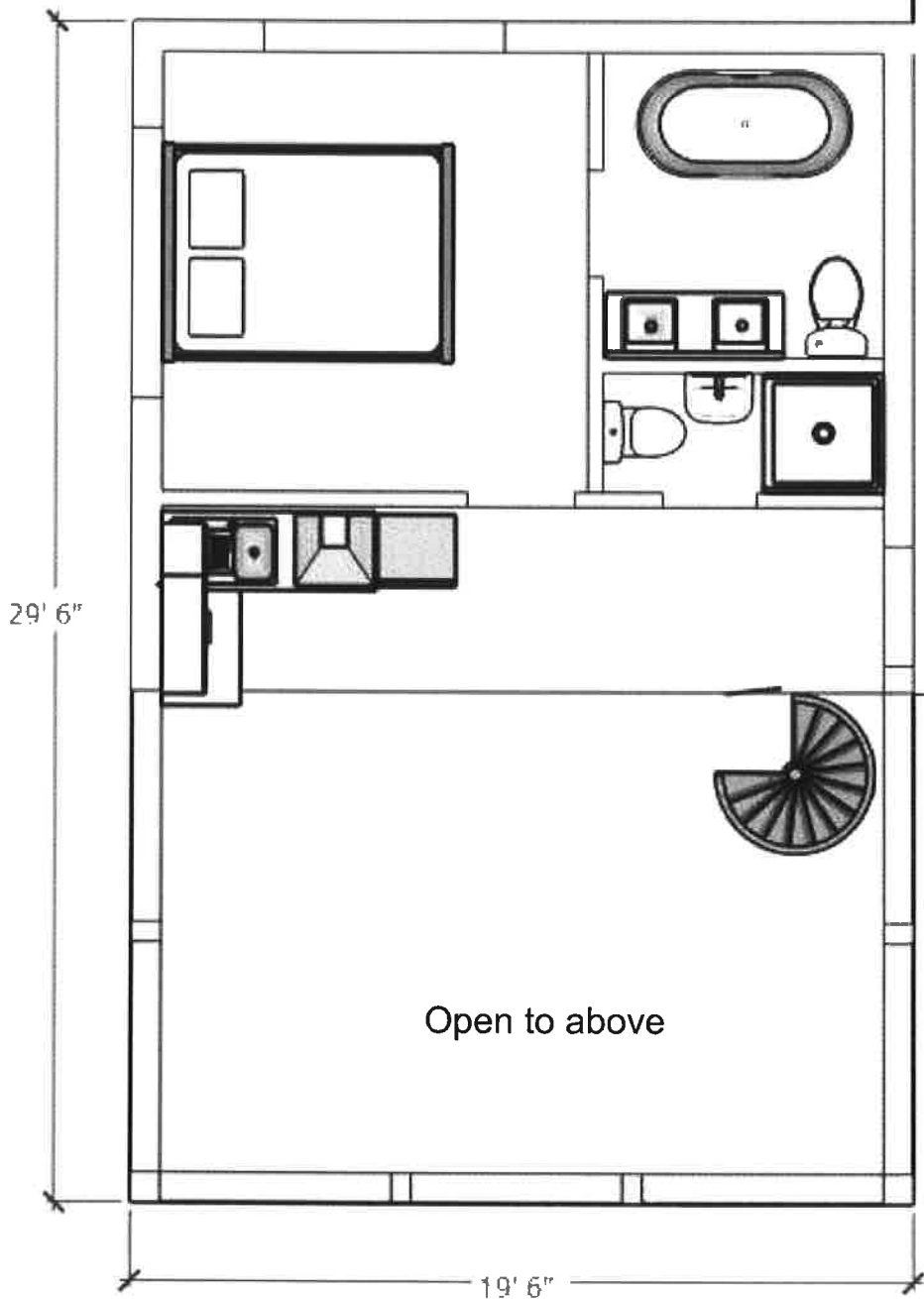


**Building Sketches and Renderings**  
**Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr**



**Building Sketches and Renderings**  
**Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr**





**Proposed Guest Cabin  
ADU/Vacation Rental for 66 Mill  
Creek Dr**

Draft Building Floorplan

8/25/2019

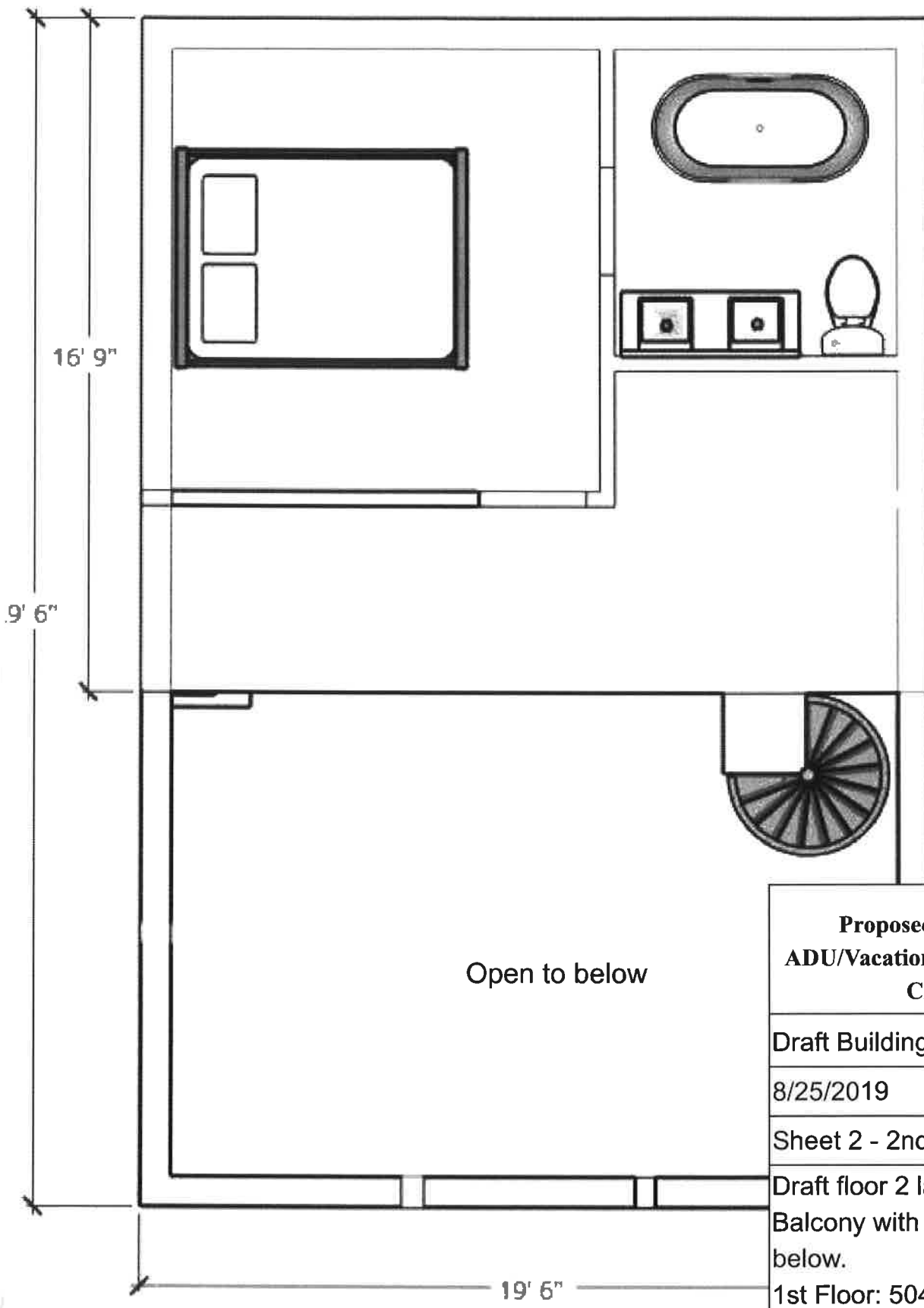
Sheet 1 - 1st Floor

Draft floor 1 layout.  
Raised deck along side for  
access.

1st Floor: 504 Sqrft

2nd Floor/Loft: 299 Sqrft

Total: 792 Sqrft



Open to below

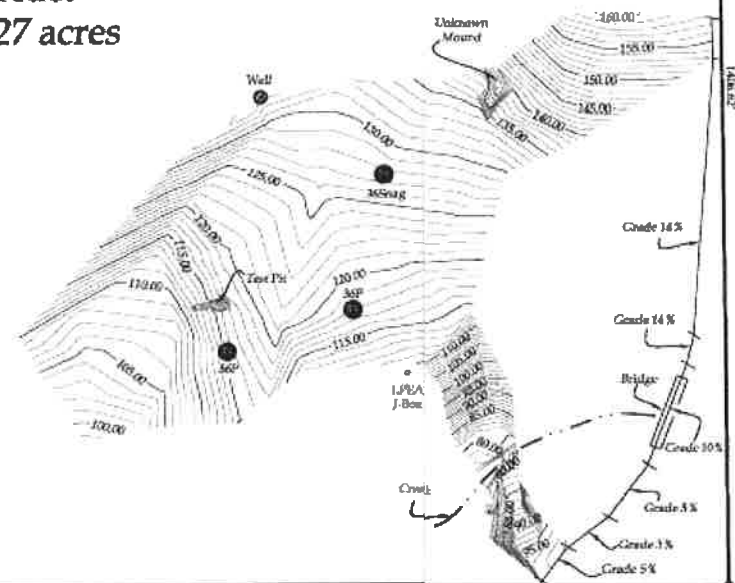
<p align="center"><b>Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr</b></p>
<p align="center">Draft Building Floorplan</p>
<p align="center">8/25/2019</p>
<p align="center">Sheet 2 - 2nd Floor</p>
<p>Draft floor 2 layout. Balcony with railing open to below.</p>
<p>1st Floor: 504 Sqft 2nd Floor/Loft: 299 Sqft Total: 792 Sqft</p>

# Topographic Survey

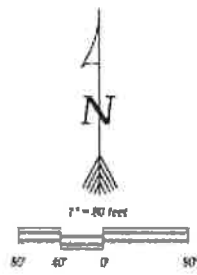
## Limecreek Properties LLC

a portion of a tract of land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$   
Section 7, T39N, R8W, N.M.P.M.  
San Juan County County, Colorado

Tract  
38.27 acres



- denotes found 3/8" rebar with a 1-1/2" aluminum cap stamped "PLS 29426"
- ◇ denotes found standard 3-1/4" BLM aluminum cap on a 2-1/2" aluminum post
- denotes trees shown and flagged for reference
- 36" denotes 36" diameter Pavedness Pipe



Surveys were based on a solar observation taken near the subject property and tied to the survey by traverse.  
Linear Units of measurement used in this survey is the U.S. Survey Feet.

**LEGAL DESCRIPTION:**  
The SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 7, Township 39 North, Range 8 West, N.M.P.M., San Juan County, Colorado  
LESS & EXCEPT any portion of Lots 10 & 11, MILL CREEK LOOKOUT ESTATES, according to the plat thereof being filed for record in the Office of the San Juan County, Colorado, Clerk and Recorder.

**SURVEYOR'S CERTIFICATION:**  
I hereby state that this survey and plat was prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion, it is true and correct to the best of my knowledge, belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado and is not a warranty or guarantee, either expressed or implied.

John E. Mower, P.L.S.  
Colorado Registration No. 37060

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

<b>Mountain Man Surveying</b>  P.O. Box 633 Durango, Co. 81302 Phone: 970-375-6303 Cell: 970-415-1888	<b>Topographic Survey</b> Limecreek Properties LLC a portion of a tract of land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 7, T39N, R8W, N.M.P.M. San Juan County County, Colorado	
	Prepared By: J.E.M. Checked By: J.E.M. Date: 10-31-17	Scale: 1"=80' Project No: 17470

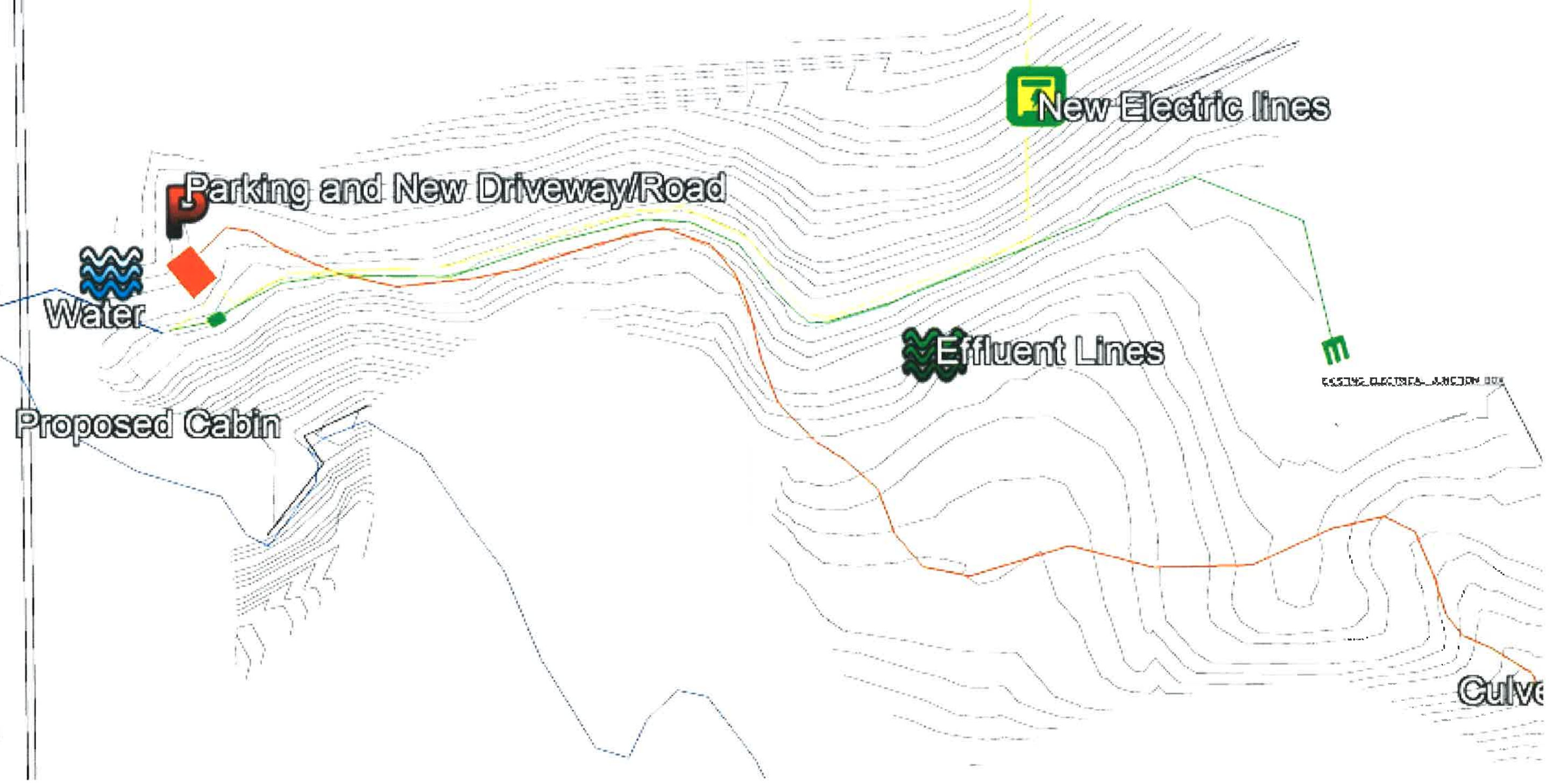
# 66 MILL CREEK DR TOPO





Spare Transformer 

# 66 MILL CREEK



 New Electric Lines

 Parking and New Driveway/Road

 Effluent Lines

EXISTING ELECTRICAL JUNCTION BOX

Proposed Cabin

  
Water

Culvert

## PROJECT NARRATIVE

### Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr

- Applicant Name:** Blake Campbell
- Project Location:** 66 Mill Creek Dr, Durango, CO 81301, Parcel No. 50910000070008.
- Proposed Development:** Two story guest cabin ADU to the existing residence and the associated utility and access improvements.
- Zoning:** Un-Zoned. Surrounded by Urban Residential.
- Acreage:** Total: 38.27 Acres
- Elevation:** ~9000 ft
- Access:** There is a driveway with right-of-way/easement across neighboring properties for the existing residence off Lime Creek Rd, which the proposed ADU will utilize. The driveway will branch off to the project site as it enters the property. At this point a new road will be created leading to the project site. Grades on the portion shared with the neighbors will be adjusted to better comply with current fire apparatus access standards given by the Durango Fire Protection District.
- Power:** The applicant plans to tie into a transformer that was installed for future use on the property. The transformer ties into the existing electrical service lines, which currently serve the Know Your Neighbor subdivision. Initial talks have been started with La Plata Electric and the applicant will submit the Application for Electric Service (Residential) for their review. An alternative would be to have a small solar PV system with a generator backup.
- Water Service:** The applicant has a few options for water. 1. They may apply for surface rights to draw from the river, treating the water by filtration. 2. A nearby spring could be developed. 3. Or the applicant could re-apply for water rights from Mill Creek Spring #1 (from expired rights: Case No. 87 CW 83) located on the property. The applicant has observed that this spring has yielded water year round for 30 years. The yield was measured at 2.7 GPM or 3900 GPD on September 13th, 2017.
- The applicant will obtain a water quality report to ascertain the suitability and possible needed treatment.

## PROJECT NARRATIVE

### Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr

The Southwestern Water Conservation District instructed the applicant to begin using the water and then to request rights for it after it is in use. They said this cuts their workload in half, and is not a problem for our project because of the short time period for completion of our project and for our area because of the abundant reserved water rights that are available. *“Water users upstream of the City of Durango’s proposed water park in the Animas River drainage may obtain water rights that have priority over the recreational in-channel diversion (RICD) water right obtained by the City in 2007.”* Animas River Water Rights

We can contact Jeff Titus, the Water Commissioner for our area for further details. (970) 247-1302 (main number for the Southwestern Water Conservation District)

The applicant will obtain a letter from the water district.

#### **Sewer Service:**

A new septic system is proposed for the ADU. The septic system will be engineered by a Colorado Licensed Professional Engineer in accordance with the San Juan Basin Health Department regulations. It will be less than the threshold of 2000 gallons per day that would require State regulation and permitting. The existing home has approved septic in place.

#### **Phone and Data:**

Cell phone service is strong on the property due to the upgraded tower nearby on Coal Bank Pass. It is sufficient currently for extended phone calls and definitely sufficient for emergency service.

#### **Heating:**

Combination of electric resistance heating along with propane as a backup.

#### **Exterior Lighting:**

Minimal exterior lighting will be used. Exterior lighting will be sufficient for safety and be in conformance with the requirements of San Juan County.

#### **Solid Waste Removal:**

Trash will be contained within the structure until removal. The applicant will be responsible for trash disposal to the county transfer station or an option in Durango.

#### **Landscaping**

Landscaping is to consist of raking and removal of combustible ground cover near the ADU as recommended by the Colorado State Forest Service Firewise Practices, to develop adequate defensible space. Revegetation of disturbed areas will be provided by the applicant in accordance with the requirements of San Juan County.

## PROJECT NARRATIVE

### Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr

- Subsurface Conditions:** To be determined by a licensed engineer. Soil tests from the surrounding areas indicate that a septic system will be possible.
- Site Selection:** The proposed site and road location were chosen to maximize a view of a wooded stream area and waterfall while still minimizing the impact and disturbance to the forest and hillside. The general site area is on a forested, terraced hillside of aspen and pine. The vegetation of the sites is sparse sub-canopy grass and shrubs on a naturally-terraced forest of pine and aspen.
- Site Plans:** Some preliminary draft plans are included. Durango Fire Protection District shall also review the final plans for the site..
- Foundation:** Foundation will be exposed pier and beam, built to code and engineered for the structure.
- Structure Size and Height:** The proposed ADU will be approximately 792 square ft, 18'x28', 2 story. The highest part of the building will be approximately 25 feet above the lowest grade of the building envelope, depending on roof pitches.
- Loft:** The main floor will have a lofted area open to the above floor.
- Deck:** An entry deck and side or back deck is planned. Decks will be covered or positioned away from snow falling from the roof.
- Construction Style:** The ADU will have wood siding and metal roofing with natural tones.
- Scenic Quality Report:** A scenic quality report has been drafted. All portions of the property are and will remain completely obscured from any roads or public areas. Because of topography and the surrounding forest, the existing and proposed buildings and improvements cannot be seen from any public location.
- Building Plans:** Rough building concepts are included for this Preliminary Sketch Plan. More final building plans, depicting more exactly the proposed building, will be provided to the County Planning Commission in subsequent meetings.
- County Avalanche Map:** The location of the ADU has been indicated on the County Avalanche Hazard Map. According to the County Avalanche Hazard Map, no portion of the property

## PROJECT NARRATIVE

### Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr

is near a potential avalanche area. This seems to be confirmed by the general topography, and by the maturity and density of the forest in the surrounding area.

**County Geohazards Map:** The location of the ADU has been indicated on the County Geohazards Map. According to the County Geohazards Map, no portion of the property is near a potential geohazard area.

**Conformance to the Master Plan:**

The applicant's proposal meets the Visions, Goal, and Strategies referenced in the Town of Silverton and San Juan County Master Plan.

**"Future Land Use Plan,"** Though mostly focused on Silverton itself, there are a number of specific areas where the proposal fits into the Future Land Use Plan. Firstly, it is perfectly located within the South County Economic Corridor, along plowed areas for access, consistent with Goal LU-2 "Focus future development on mining claims into economic corridors that are environmentally suitable, where public services are available and that provide feasible opportunities for growing the community and the economy."

**Emergency Services**

The Durango Fire and Rescue fire engines provide the closest EMS support, for medical emergencies. CR1 (Lime Creek Rd) is plowed year round by the County and the driveway will be plowed any time the proposed and existing residences will be in use.

Additionally in the event that "Flight for Life" were dispatched, the ADU is situated near an open and flat meadow allowing for helicopter access for additional emergency services.

**Wildfire Mitigation**

A wildfire mitigation plan has been drafted and will be included in future submittals for the county and to be reviewed by Durango Fire Protection District.

**Cumulative Impact:**

A cumulative impact report is being drafted and will be included in future submittals for the county. The impacts of the proposal should be minimal and manageable by all affected. There should not be any additional road maintenance needed on CR1.

**County Road Impact**

County Road 1 - Lime Creek Rd would see minimal and negligible additional traffic to current usage.

# SCENIC QUALITY REPORT

## Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr

### 1. INTRODUCTION AND SITE LOCATION

San Juan County regulations state the following:

All development proposals... *shall be required to include a Scenic Quality Report as part of the sketch plan submittal.*

This is a Scenic Quality Report for the proposed Guest Cabin ADU/Vacation Rental located in the South County area, at 66 Mill Creek Drive.

The proposed ADU is located off Lime Creek Rd, north of the Know Your Neighbor Subdivision. The current residence is being accessed by a shared easement (green) which is accessed from the County's current plowed snow routes. This access is to remain in place and be utilized for the proposed ADU

The site is located within the County's Master Plan "Economic Development Corridor," where development is to be concentrated and encouraged, when compared to development on more remote and less accessible backcountry sites.



# SCENIC QUALITY REPORT

## Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr

### 2. PROJECT SITE AND PROPOSED ADU LOCATION

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 whole property consists of approximately thirty-eight acres of wooded slopes (Aspens and Pine), with flat to rolling stepped meadows. Mill Creek and another smaller tributary pass through the property. The river areas are wooded ravines and across Mill Creek to the west is steep wooded slopes and large cliffs. North of the property is Mill Creek Lodge Estates Subdivision. South of the property is Know Your Neighbor Subdivision. To the east and west is Forest Service. Highway 550 is 550 feet to the west from the west property boundary through dense forest and then an open meadow. The approximate elevation at the site is 8950 to 9100 feet. The property has the Mill Creek running approximately along the western edge of it, cutting across the Southwest corner, exiting exits near the middle of the southern border.. The other small tributary runs in from the east through the south edge and also exits near the middle of the southern border.

The proposed ADU will be located in a forested area surrounded by tall Pines and Aspens which will provide 100% screening from all public roads. The existing topography and forest completely shields the proposed area from Highway 550 and Lime Creek Rd for those driving between Durango and Silverton, or along Lime Creek Rd.



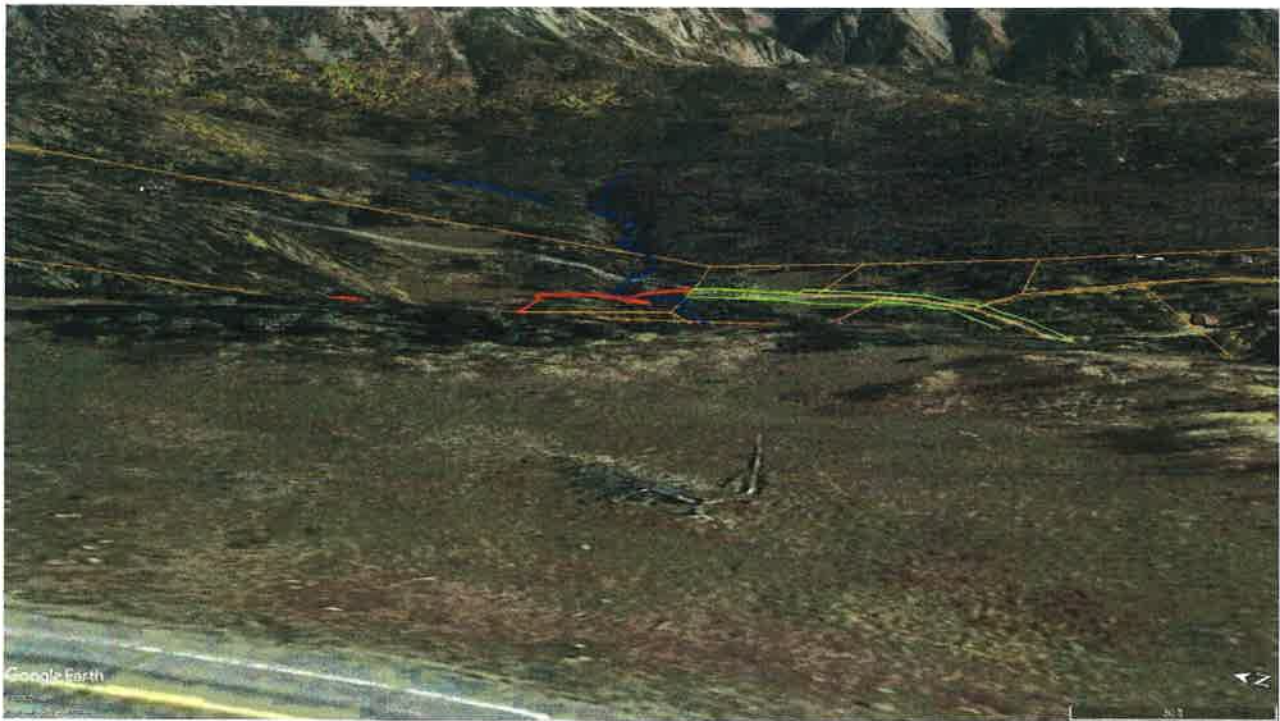
# SCENIC QUALITY REPORT

## Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr

### 3. VISIBILITY FROM HIGHWAY 550

Highway 550 passes near the proposal on the west, with zero visibility of the actual property. It is approximately 550 feet from the property line, half through open meadow and half through thick forest. Highway 550 provides year round access between Durango and Silverton and will have zero impact from the proposal. The site is completely obscured on all sides, providing no opportunity for it to be seen by drivers passing through at any point along the highway.

The following pictures are generated scenes of the proposed property using only the elevation of the ground (excluding the forest), in order to give the viewer a perspective of where the site is located. Following will be an actual photo from the Highway, to demonstrate the effect of the forest as visual cover.



This generated view is a bit elevated above the highway to see over the contour of the hillside to portions of the proposed road, normally obscured by the topography..



## SCENIC QUALITY REPORT

### Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr



This view is from the elevation of the road looking East. Downed tree and Potato Hill for reference. The property line in the background is the Eastern line. Nearly the entire property is shielded from view by topography alone.



This is an actual view showing the cover of the trees. The downed tree in the meadow is for reference.

## SCENIC QUALITY REPORT

### Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr



This is a view from a similarly located spot looking more Northeast, showing the continuous cover of the trees.

#### 4. VISIBILITY FROM LIME CREEK ROAD

Lime Creek Road passes below the project site, 625 feet at the closest point to the south through thick forest, and private property. Lime Creek Road provides access from Highway 550 to Know Your Neighbor Subdivision properties, Potato Lake Trailhead, and a portion of the San Juan National Forest. Lime Creek Rd follows Cascade Creek briefly, then Mill Creek for an equally short distance, and passes over the hills below Spud Mountain, before continuing along Lime Creek until it meets back up with Highway 550 after approximately 11 total miles. Lime Creek is a one lane wide, naturally graded, typical gravel road, and in the winter it is plowed for residential access.

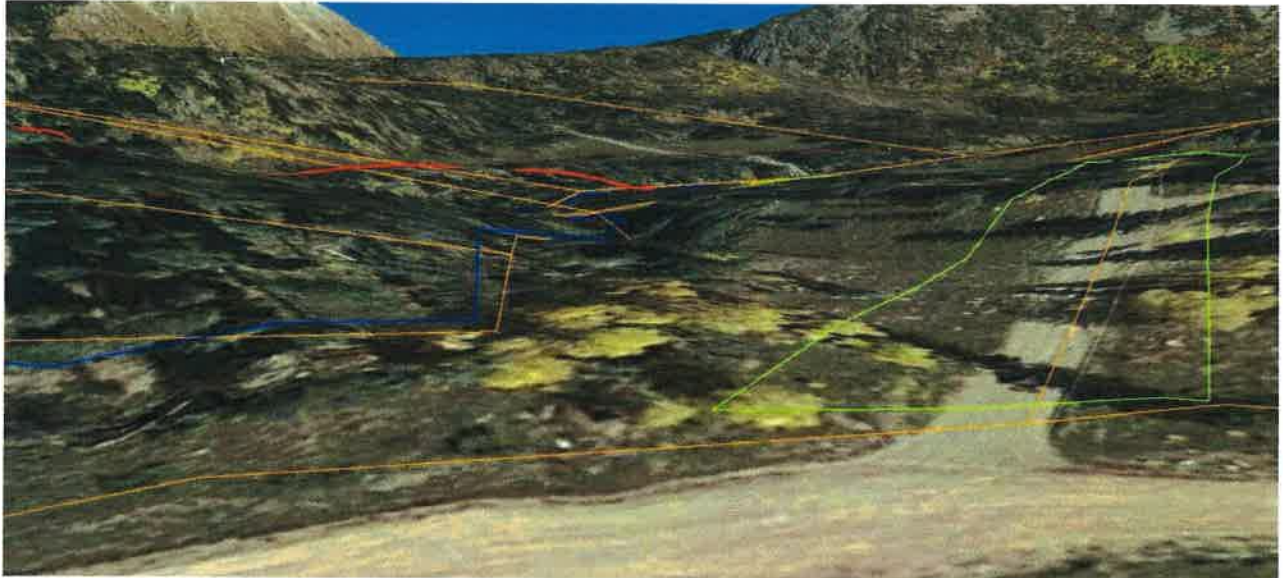
The proposed ADU will not be visible from Lime Creek Road at any point. The site is completely obscured on all sides, providing no opportunity for it to be seen by drivers passing through at any point along the road.

# SCENIC QUALITY REPORT

## Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr



The view from Lime Creek Rd is completely obscured.



Generated view of approximately the same area, elevated slightly to show the location of the proposed road over the obscuring topography.

# SCENIC QUALITY REPORT

## Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr

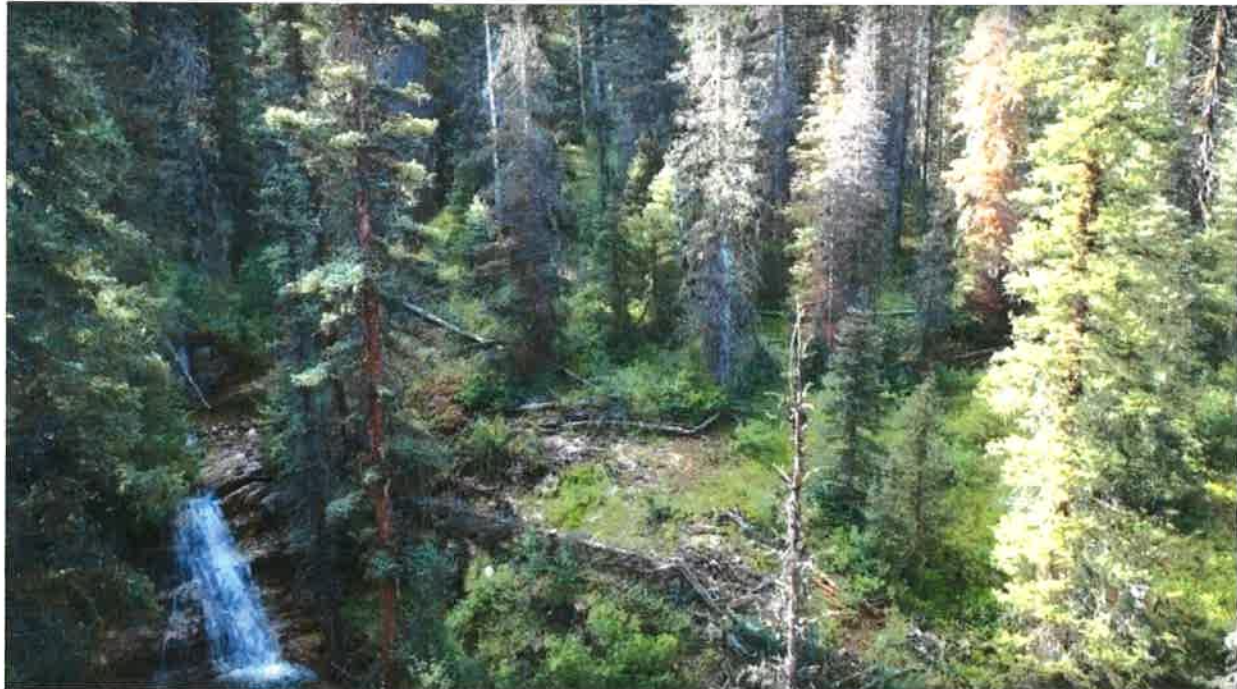
### 5. VIEWS FROM THE PROPOSED ADU

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

Views from the building site are restricted by the natural vegetation and topography.



A view from the site to the South.



An overview of the proposed site from an elevated perspective looking North.

# SCENIC QUALITY REPORT

## Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr

### 6. VISIBILITY FROM PUBLIC LANDS AND EXISTING TRAILS

The County Scenic Quality regulations require the following information:

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

Here is information regarding individual (underlined) parts of the above regulation:

#### Location of the structure:

The applicant has planned the guest cabin ADU in the forest with the surrounding vegetation providing cover.

The Scenic Report regulation at the top of this page requires information about how the Applicants selected (or did not select) a "location of structure" which would minimize "visual impacts" from "adjacent public lands" and "existing trails." The choice of the location for the ADU was made on the basis of a scenic view of a secluded river bottom in a heavily forested area. This would also have the effect of making it even harder to see from public lands and scenic byways, therefore this won't be an issue, given the secluded nature of the location.

#### Adjacent public lands:

The project site borders Forest Service public lands on the West. There will be no visibility from public lands including this bordering public land. The existing forest (pine and aspen grove) screens the proposed site and access road from any visibility that could come from adjacent public lands. Additionally, the mentioned Forest Service public lands rarely see any visitors given its distance from the public access roads.

#### Existing trails:

There are no significant trails in the viewing vicinity of the project site. The Potato Lake Trail does not have any views of the property.

# SCENIC QUALITY REPORT

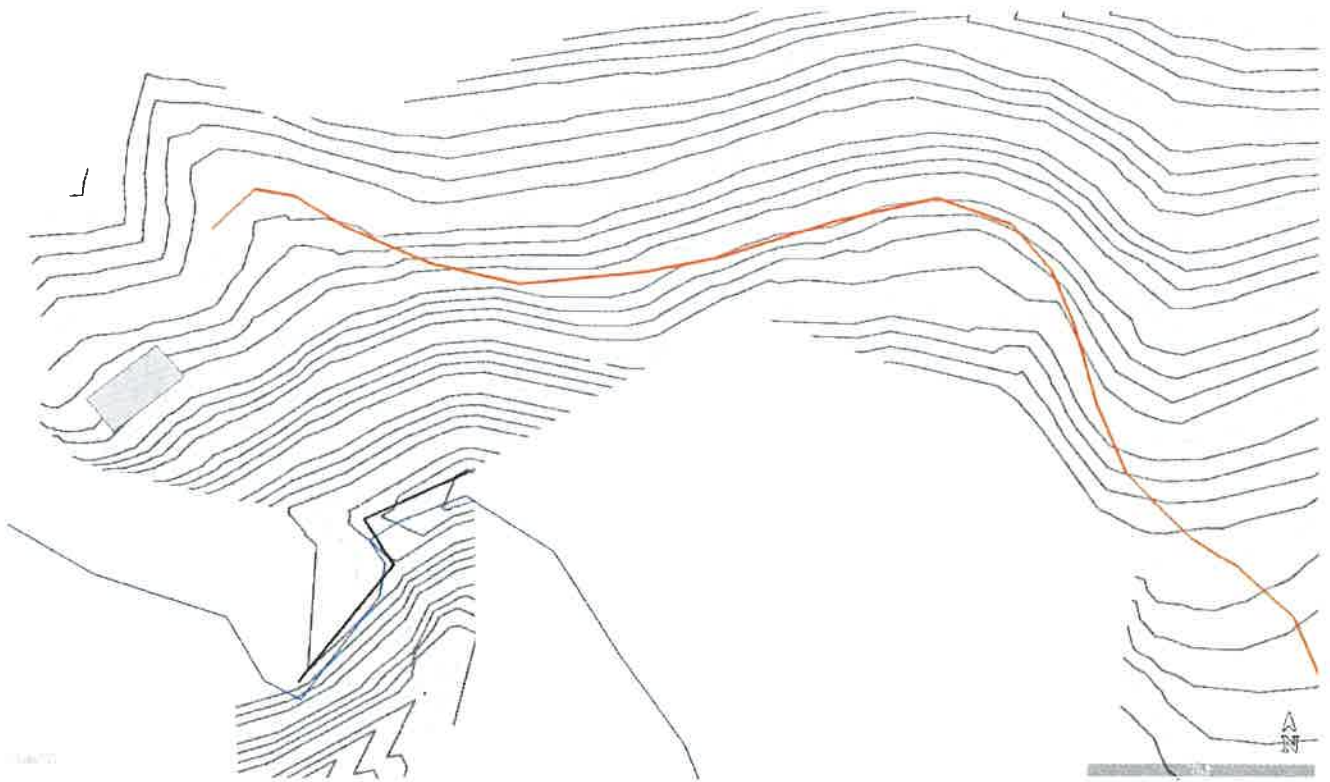
## Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr

### 7. SITE DESIGN WORKS WITH NATURAL TOPOGRAPHY

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 guest cabin ADU site has been designed to work with the existing topography on the property as best as possible. Some cutting and filling will be necessary for roads to meet grade requirements but will be kept to a minimum.



Topography showing the new road in orange and the building envelope as a grey box.

# SCENIC QUALITY REPORT

## Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr

### 8. TOPSOIL, UTILITIES, LIGHTING, AND DRIVEWAYS

This section of the Scenic Report describes design features associated with topsoil, location of utilities, exterior lighting, and any proposed driveway(s).

A. TOPSOIL County regulations require that the project should include the following:

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

Any topsoil removed during construction of the proposed improvements will be separately stockpiled on-site, to be used for landscaping or spread.

B. UTILITIES 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 with leach field, associated underground sewer piping, and proposed water supply equipment and lines. The applicant plans to tie in to an existing transformer on the property and having La Plata Electric install a meter. The septic system leach field location was selected based on San Juan Basin Health Department regulations and setbacks. The utility construction will occur with the least amount of disturbance necessary, in order to limit any damage to the natural environment. All these utilities are underground for the least impact possible. No utilities will be run above ground.

C. EXTERIOR LIGHTING County regulations require that the project should include the following:

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

The proposed exterior lighting for this project is a minimum amount of downward facing lighting, just enough for safety purposes. No sodium vapor lights are proposed or will be used. All exterior lighting will be in conformance with the requirements of San Juan County regulations. We, as well, want to preserve the night sky.

# SCENIC QUALITY REPORT

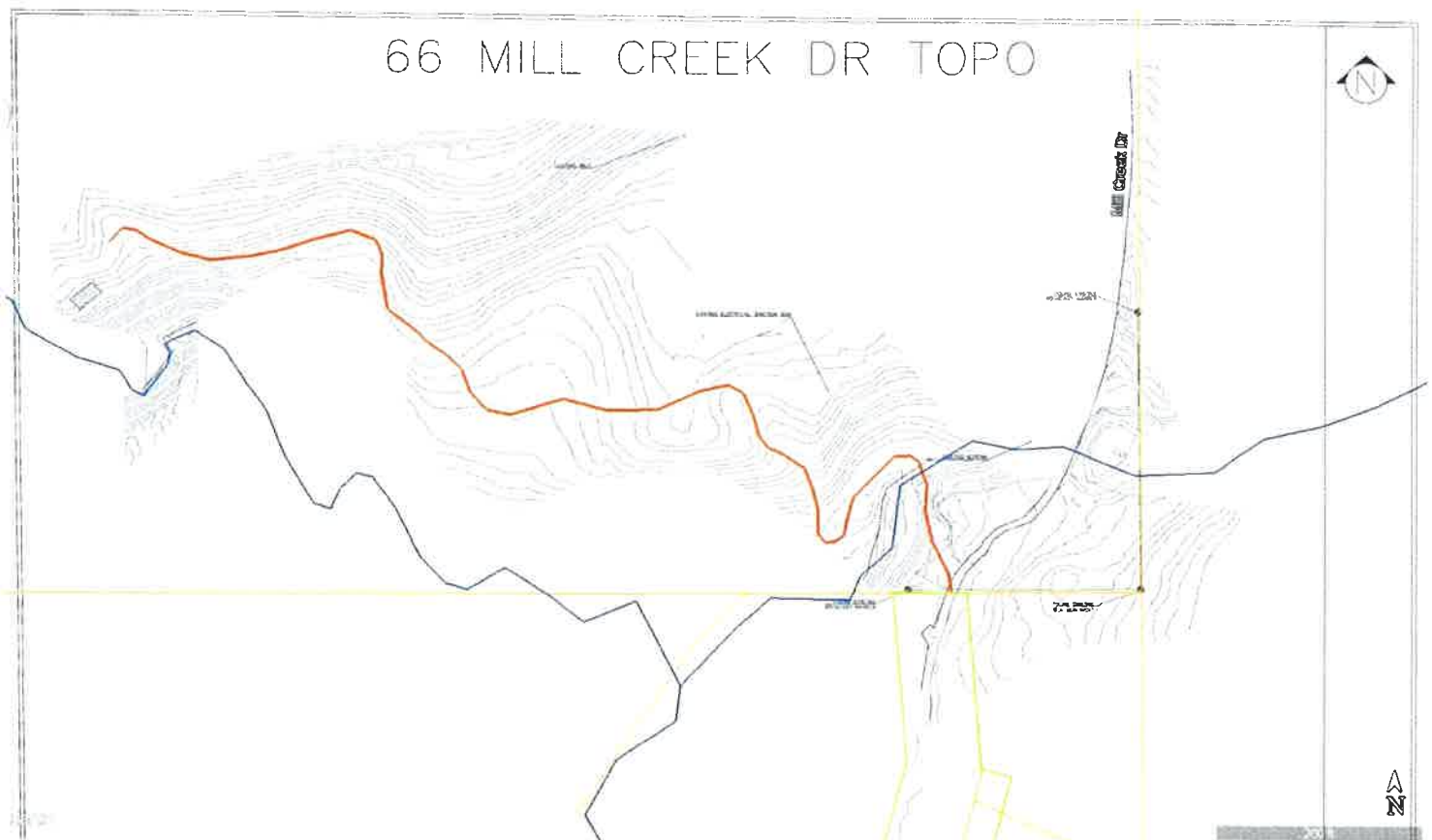
## Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr

D. DRIVEWAYS 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.*

There is an existing driveway for the original residence, off Lime Creek Rd., utilizing right-of-ways through various Know Your Neighbor Subdivision lots. The driveway will remain and be used for the proposed guest cabin ADU. Additional driveway will be installed on the property. The applicant plans to construct the road to conform to minimum residential and fire safety standards. Some cutting and filling will be necessary for the road to meet grade requirements but will be kept to a minimum. The construction will be conducted as to minimize excavation and disturbance of the surrounding grade.

Working with the topography, the proposed access improvements are designed to require the minimum amount of grading and other disturbance to the environment needed for access to the ADU. Please refer to the Sketch Plan and Sketch Plan with Topography included within this submittal for additional information about the layout of the existing access.





# SCENIC QUALITY REPORT

## Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr

### 9. BUILDING MATERIALS

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.*

In addition to the entire proposal being completely shielded from all public highways and county roads, the proposed guest cabin ADU will utilize natural colors and textures.

### 10. DESIGN AND ORIENTATION

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

*Include evidence to demonstrate that the site improvements are designed and/or oriented in ways that allow them to blend in with and utilize the natural topography and vegetation.*

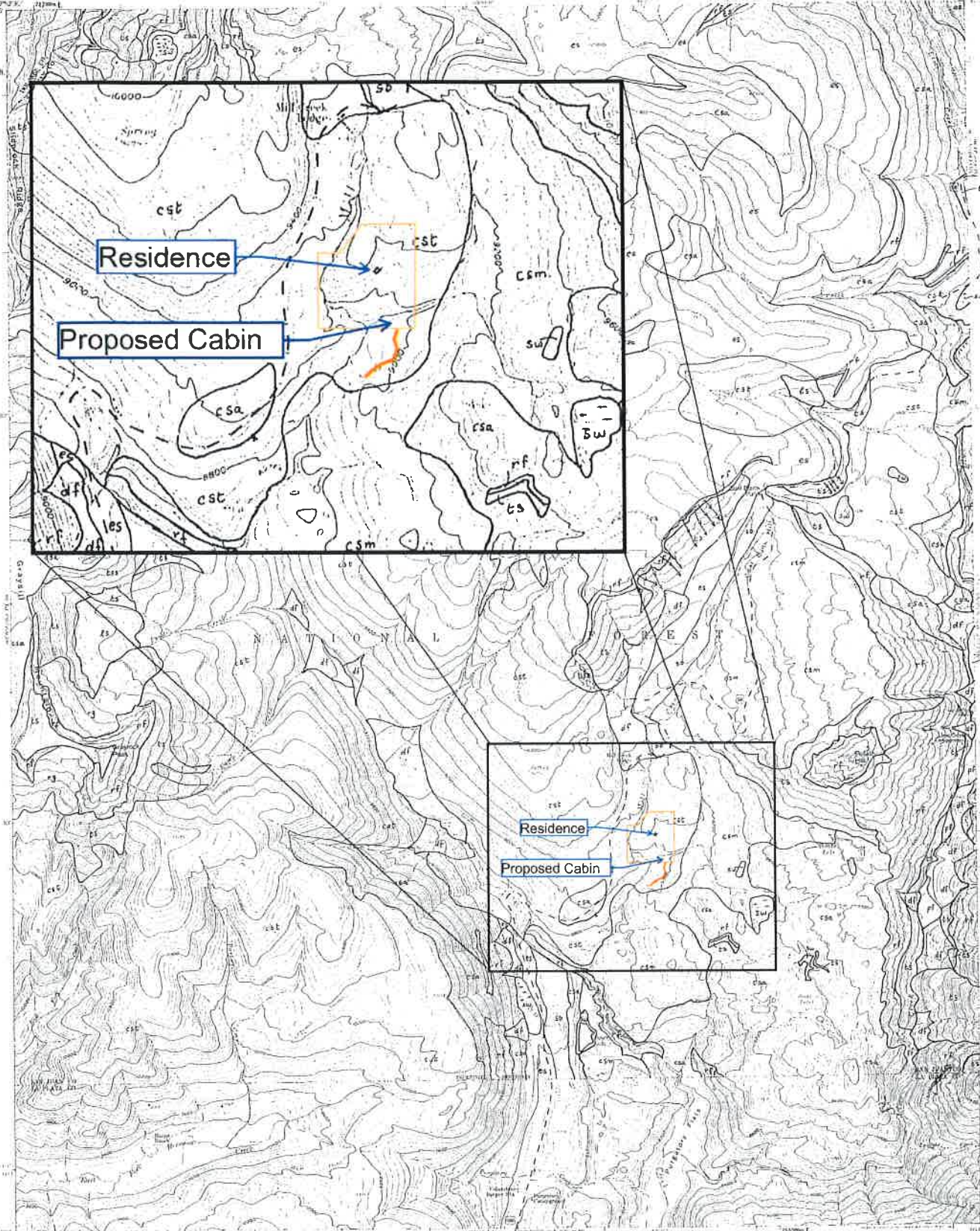
The guest cabin ADU site is among the trees and will be completely obscured from the Highway and Lime Creek Rd. The topography and forest itself provides the natural visual barriers. Since the entire proposal will be situated within the forest, the full intent of this design requirement will be met.

### 11. CONCLUSION

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

- The applicant's proposal is in an area that has zero visibility from highways, county roads, established trails, etc. due to the topography and surrounding forest. The area will have zero visibility from adjacent public lands, and additionally those areas are effectively never used.
- The proposed building and associated improvements bear a logical relationship to the surrounding topography and minimize excavation/fill.
- All utilities will be underground for the least impact possible.
- All design decisions are meant to have the least impact on the natural topography and environment.

Thank you for your consideration and review of this guest cabin ADU. If you would like additional information, please contact the applicant; Blake Campbell at 808-492-0008 or [usablake@gmail.com](mailto:usablake@gmail.com)



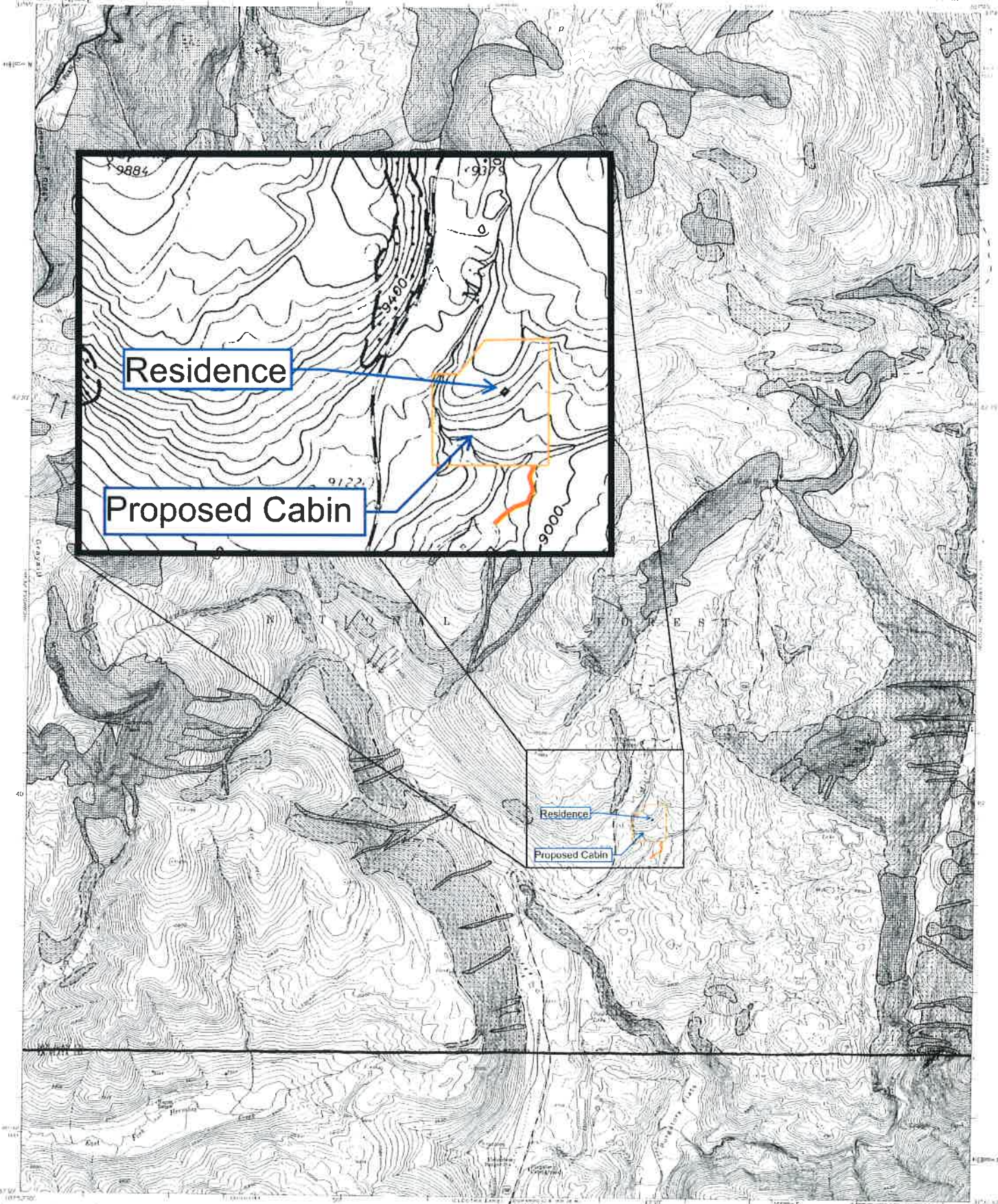
State of Colorado ) as INDEX  
County of )  
Filed and recorded the 22nd day of  
November A.D. 1976, at 9:00 a.m.  
Book 212, Page 29

Map published and published by the Geological Survey  
Colorado 1975 and 1976.  
Engineering and geology maps are published by the  
United States Geological Survey, Denver, Colorado 80225.  
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Colorado 80225. It is a preliminary map, subject to  
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guarantee of accuracy. It is not a warranty of  
accuracy. It is not a representation of accuracy.  
It is not a statement of accuracy. It is not a  
statement of accuracy. It is not a statement of  
accuracy. It is not a statement of accuracy.

GEOLOGIC HAZARD MAP  
1976-8

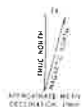
ENGINEER MOUNTAIN, COLO.  
1969

FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER 25, COLORADO OR WASHINGTON 25, D.C.



Mapred, edited, and published by the Geological Survey

Compiled by U.S.G.S. and INSTAAR  
Topographic by photogrammetric methods from aerial  
photographs taken 1970s. Field checked 1982  
Elevation projection: 1927 North American datum  
7.5 MINUTE SERIES (TOPOGRAPHIC) based on Colorado meridian system  
contour interval  
1000 meters  
Map scale: 1:50,000  
Scale from 1:50,000 based on contour interval of 1000 meters  
All contour intervals are 1000 meters



COLORADO NATIONAL FOREST  
INSTAAR

**SNOW AVALANCHE HAZARD**  
**INSTAAR**

Final Approved: 6/2, 76

ROAD CLASSIFICATION  
Main Road (solid line)  
Light Road (dashed line)  
U.S. Road

ENGINEER MOUNTAIN COLO  
P.O. BOX 1000 MOUNTAIN VIEW, COLORADO  
83737-5 WID745/75

**Cumulative Impact Report**  
**Proposed Guest Cabin ADU/Vacation Rental for 66 Mill Creek Dr**  
**Vicinity Development Potential List**

#	Parcel #	Property	Owner	Acres	Existing Use	Tundra	Rd Access	County Avalan. Study	Needs Geohaz. Study	Developable	Development Potential
1	509173100000001	Know Your Neighbor Tract #1	Mc Cormack Robert & Chrystal	5	Residence	-	-	-	-	-	Existing Cabin
2	509173100000002	Know Your Neighbor Tract #2	Mc Cormack Robert M & Chrystal R	4	Vacant	No	Yes	No	No	Yes	Possible Future Cabin
3	509173100000015	Know Your Neighbor Tract #3	152 Macfire Tree Lane Lic Lisa Leighton	3.97	Residence	-	-	-	-	-	Existing Cabin
4	509173100000004	Know Your Neighbor Tract #4	Westerholm Eva M Molin Wise Boris C	0.84	Vacant	No	Yes	No	No	Yes	Possible Future Cabin
5	509173100000005	Know Your Neighbor Tract #5	Murray Timothy	1.94	Residence	-	-	-	-	-	Existing Cabin
6	509173100000006	Know Your Neighbor Tract #6	Paul O & Ruth H Cline Trust	1.46	Vacant	No	Yes	No	No	Yes	Possible Future Cabin
7	509173100000007	Know Your Neighbor Tract #7	Davenport Cole	2.24	Pending	-	-	-	-	-	Residential Approval Pending
8	509173100000008	Know Your Neighbor Tract #8	Robertson Alvin	1.82	Residence	-	-	-	-	-	Existing Cabin
9	509173100000010	Know Your Neighbor Tract #9 And #10	Emery Martin & Mindy K	3.14	Residence	-	-	-	-	-	Existing Cabin
10	509173100000011	Know Your Neighbor Tract #11	Williams Trust Craig C & Valenlia-Williams Trust Carol K	2.02	Vacant	No	Yes	No	No	Yes	Possible Future Cabin
11	509173100000012	Know Your Neighbor Tract #12	Andorka Family Trust The Mark	2.67	Residence	-	-	-	-	-	Existing Cabin
12	509173100000013	Know Your Neighbor Tract #13	Huffman Dorothy E	3.05	Vacant	No	Yes	No	No	Yes	Possible Future Cabin
13	509100000700011	1208 County Rd 1 (Lime Creek Rd)	Dooley Thomas W And Nancy J	4 (5.76)	Residence	-	-	-	-	-	Existing Cabin
14	509173100000013	Forest Service Special Use Permit Land	Master Plan Ministries Inc	~.34	Group Events	No	Yes	No	No	Yes	Existing Event Lodge
15	50910000070010	Mill Creek Lodge Estates Lot 1	Balekian Robert A & Barbara R	4.63	Non-Profit	No	Highway	No	No	Yes	Possible Future Cabin
16	50910000070011	Mill Creek Lodge Estates Lot 2	Bullock Louis W & Patricia W	4.18	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
17	50910000070028	Mill Creek Lodge Estates Lot 3	Namkraps 3 Holdings	3.04	Residence	-	-	-	-	-	Existing Cabin
18	50910000070013	Mill Creek Lodge Estates Lot 4	Stewart Family Trust	3.29	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
19	50910000070014	Mill Creek Lodge Estates Lot 5	Keffer Family Partnership Ltc	4.4	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
20	50910000070015	Mill Creek Lodge Estates Lot 6	Kovacic Jan P & Cummings Juli	3.06	Vacant	No	Highway	No	No	Yes	Existing Cabin
21	50910000070016	Mill Creek Lodge Estates Lot 7	Keffer Family Partnership Ltd	3.05	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
22	50910000070025	Mill Creek Lodge Estates Lot 8 Und 3/7	Bush, James Albert Living Trust	5.57	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
23	50910000070029	Mill Creek Lodge Estates Lot 8 Und 4/7	Grizzly Peak Investments, Llc	5.57	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
24	50910000070018	Mill Creek Lodge Estates Lot 9	Blue Skies Development Llc	4.89	Residence	-	-	-	-	-	Existing Cabin
25	50910000070019	Mill Creek Lodge Estates Lot 10	Keffer Family Partnership Ltd	4.68	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
26	50910000070020	Mill Creek Lodge Estates Lot 11	Beartree Ltd	3.78	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
27	50910000070009	53001 N Hwy 550	Braly John E & Alice K	41.34	Residence	-	-	-	-	-	Existing Cabin

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