

Proposed Accessory Cabin 66 Mill Creek Drive


Prepared by: Blake Campbell



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Proposed ADU for 66 Mill Creek Dr

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San Joan County, Colorado							
Application for Improvement Permit							
Applicant	Name	Blake Campbell		APPROVAL CHECKLIST		Initial	Date
	Address	66 Mill Creek Dr		Land Use Administrator			
		Durango, CO 81301	808-492-0008	Phone	Ownership of Surface		
Owner	Name	Diane Campbell		Ownership of Minerals			
	Address	66 Mill Creek Dr		Vicinity Map			
		Durango, CO 81301	801-628-2888	Phone	Certified Survey Plat		
Contractor	Name			Monumentation			
	Address			Basic Plan Map			
				Phone	Plans and Drawings		
Legal Description of Property:				Road System Relationship			
SE 1/4 OF NW 1/4 SECTION 7 NOTE:EX. 1.71 ACRES AT NW CORNER TO MILL CREEK PROP				Zoning Compatibility			
				State Mining Permit			
				Owner Notification			
				Avalanche Hazard			
				Geologic Hazard			
				Floodplain Hazard			
				Wildfire Hazard			
				Mineral Resource Impact			
Township 39N, Range 8W, Section 7				Wildlife Impact			
Nature of Improvement Planned:				Historic Site Impact			
Proposed accessory cabin and associated improvements				Watershed Gearance			
				County Building Inspector			
				Building Permit			
				State Electrical Inspector			
Land Use Zone:				Electrical Permit			
Applicant Signature				San Juan Basin Health Unit			
				Sewage Disposal: Test			
				Design			
Date Application Requested				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			
Receipt		FEE PAYMENT		Amount		Date	
Application				Driveway Permit			
Building Permit							
Subdivision/PUD				Subdivision Variance			
Hearing Notice				Subdivision Approval			
				PUD Approval			

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

ATTEST:

 Diane Campbell
Applicant

Position:

The Official Website of San Juan County Colorado



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

Show 10 ☐ entries

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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
2019								
Due		REAL	103	1,935.94	0.00	1,935.94	1,935.94	
Payment	01/27/20	REAL	103			(1,935.94)	0.00	
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	

Showing 1 to 10 of 50 entries

FirstPrevious12345NextLast

* 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.

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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

BY 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 remised, 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

The foregoing instrument was acknowledged before me this day of 14th 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.

RECORDED
Nov 13 1990
Gordon

as specifically set forth on Exhibit "A"

TOGETHER WITH ALL MINERAL RIGHTS (IF ANY), WATER RIGHTS, RIGHTS OF WAY
AND ACCESS RIGHTS APPURTENANT THEREOF.

~~NOTARIAL PUBLIC~~

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

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 231
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, 81.79 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

10th January, 2021

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,

A handwritten signature in black ink that reads "Diane Campbell". The signature is written in a cursive, flowing style. The name "Diane" is written with a large, stylized 'D' and 'i', and "Campbell" follows in a similar cursive script.

Diane Campbell
Limecreek Properties LLC

LIST OF ADJACENT LAND OWNERS

Proposed Accessory Cabin 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
PO BOX 839
Silverton, CO 81433-0839

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
Beartree LTD
P.O. Box 2635
Durango, CO 81302-2635

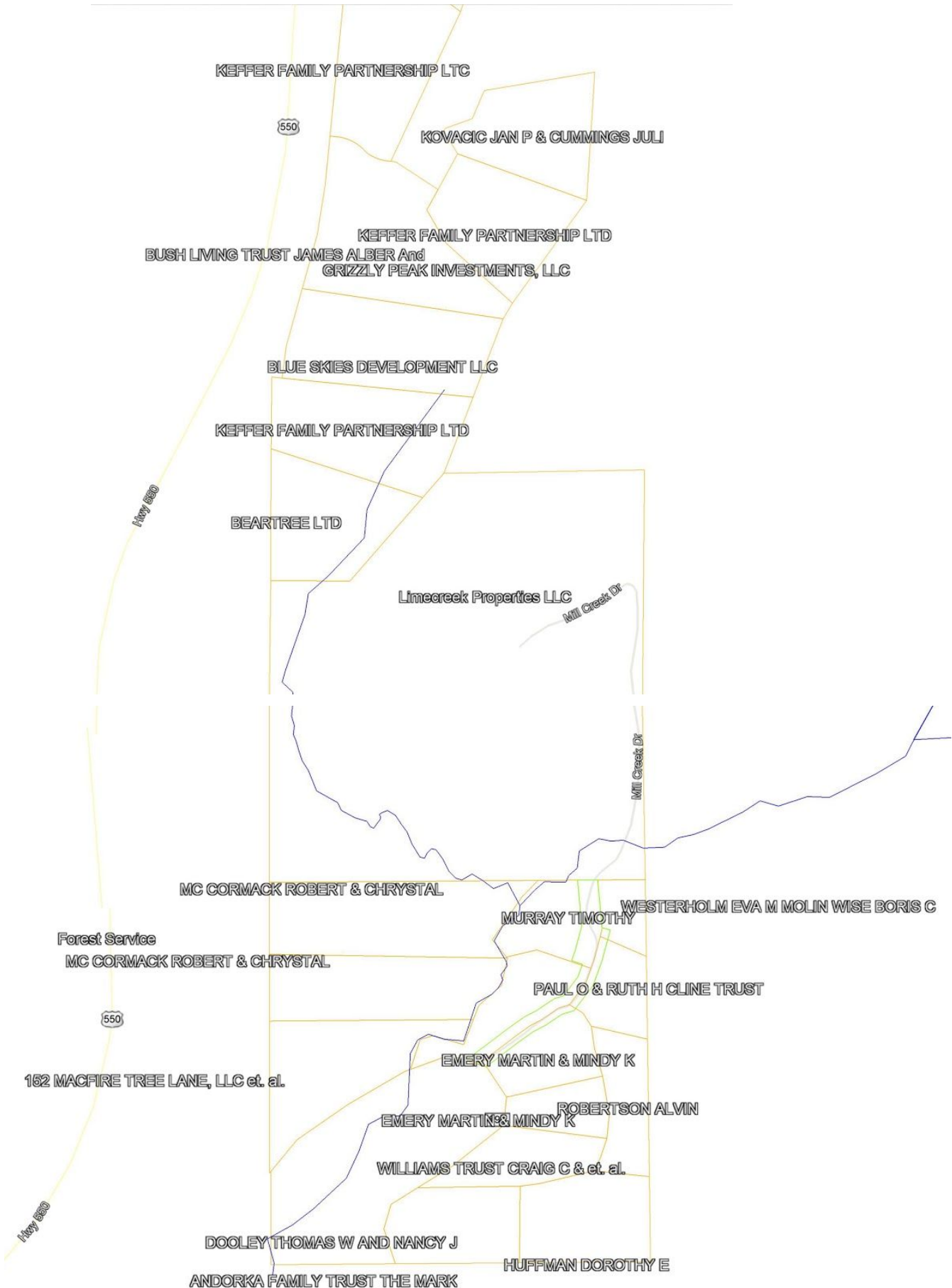
Mill Creek Lodge Estates Lot 5, 7, 9, And 10
Keffer Family Partnership LTD
1105 S. Seaman St.
Eastland, TX 76448-3450

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
Kovacik Jan P & Cummings Juli
513 Miner Rd.
Orinda, Ca 94563-1428

Maps of Adjacent Land Owners

Proposed Accessory Cabin for 66 Mill Creek Dr



PROJECT NARRATIVE

Proposed Accessory Cabin 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 accessory cabin 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.
Power:	The applicant plans to tie into an existing transformer fed from La Plata Electric that was installed on the property for future use. An alternative would be to have a small solar PV system with a generator backup.
Water Service:	Water is readily available. The existing cabin is using a developed spring that has adequate water for both applications.
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 internet use. DSL data connections are also available in the neighborhood. We used the cellular connection for doorbell cameras, video streaming, etc. If any neighbors are having trouble with insufficient services they are welcome to approach us.

PROJECT NARRATIVE

Proposed Accessory Cabin for 66 Mill Creek Dr

Heating:	Combination of electric and heat pump 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 to 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.
Subsurface Conditions:	Soil tests from the surrounding areas indicate that a septic system is feasible.
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.
Foundation:	Foundation will be an exposed pier and beam, built to code, and engineered.
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 created. 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

PROJECT NARRATIVE

Proposed Accessory Cabin for 66 Mill Creek Dr

improvements cannot be seen from any public location.

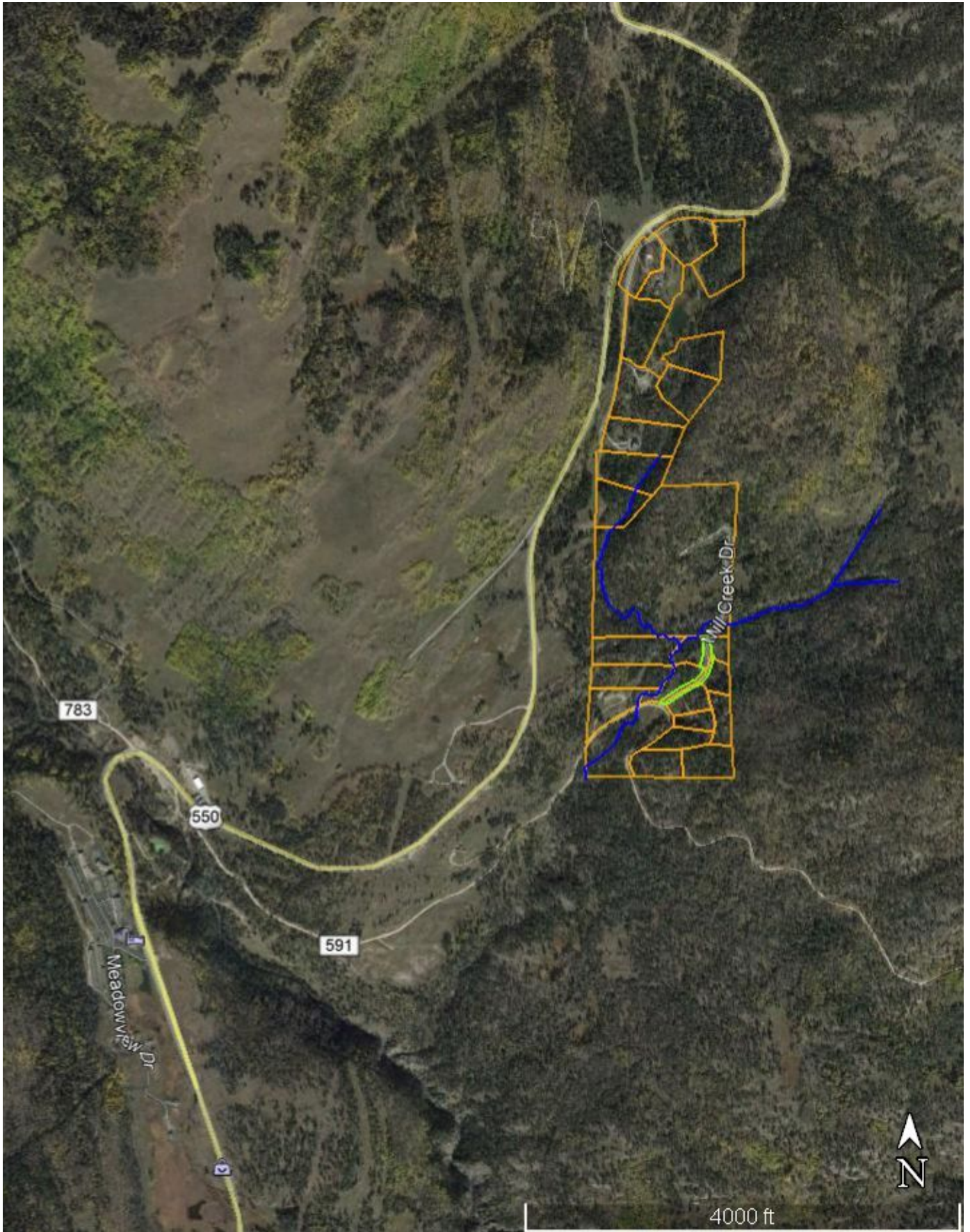
Building Plans:	Rough building concepts are included for this Preliminary Sketch Plan. More final building plans, depicting more exactly the proposed building, will be provided to the County Planning Commission in subsequent meetings.
County Avalanche Map:	The location of the ADU has been indicated on the County Avalanche Hazard Map. According to the County Avalanche Hazard Map, no portion of the property 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:	<p>The applicant's proposal meets the Visions, Goal, and Strategies referenced in the Town of Silverton and San Juan County Master Plan.</p> <p>"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."</p>
Emergency Services	<p>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.</p> <p>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.</p>
Wildfire Mitigation	A wildfire mitigation plan has been drafted after a consultation from Fire Smart of Durango.
Cumulative Impact:	A cumulative impact report has been drafted. The impacts of the proposal should be minimal. There should not be any additional maintenance needed on CR1.
County Road Impact	County Road 1 - Lime Creek Rd would see minimal and negligible additional traffic to current usage.

Vicinity Maps

Proposed Accessory Cabin for 66 Mill Creek Dr

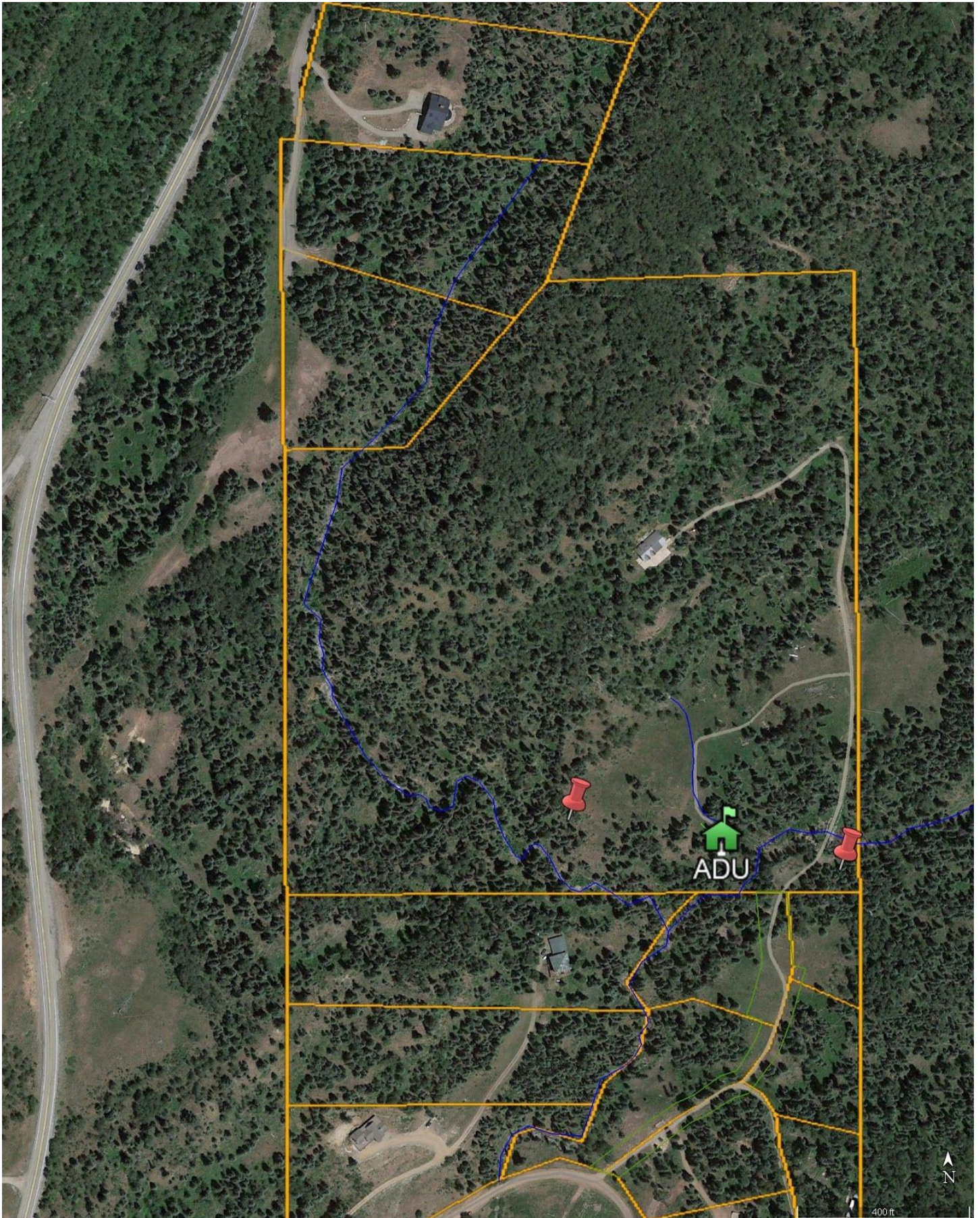


Vicinity Maps
Proposed Accessory Cabin for 66 Mill Creek Dr

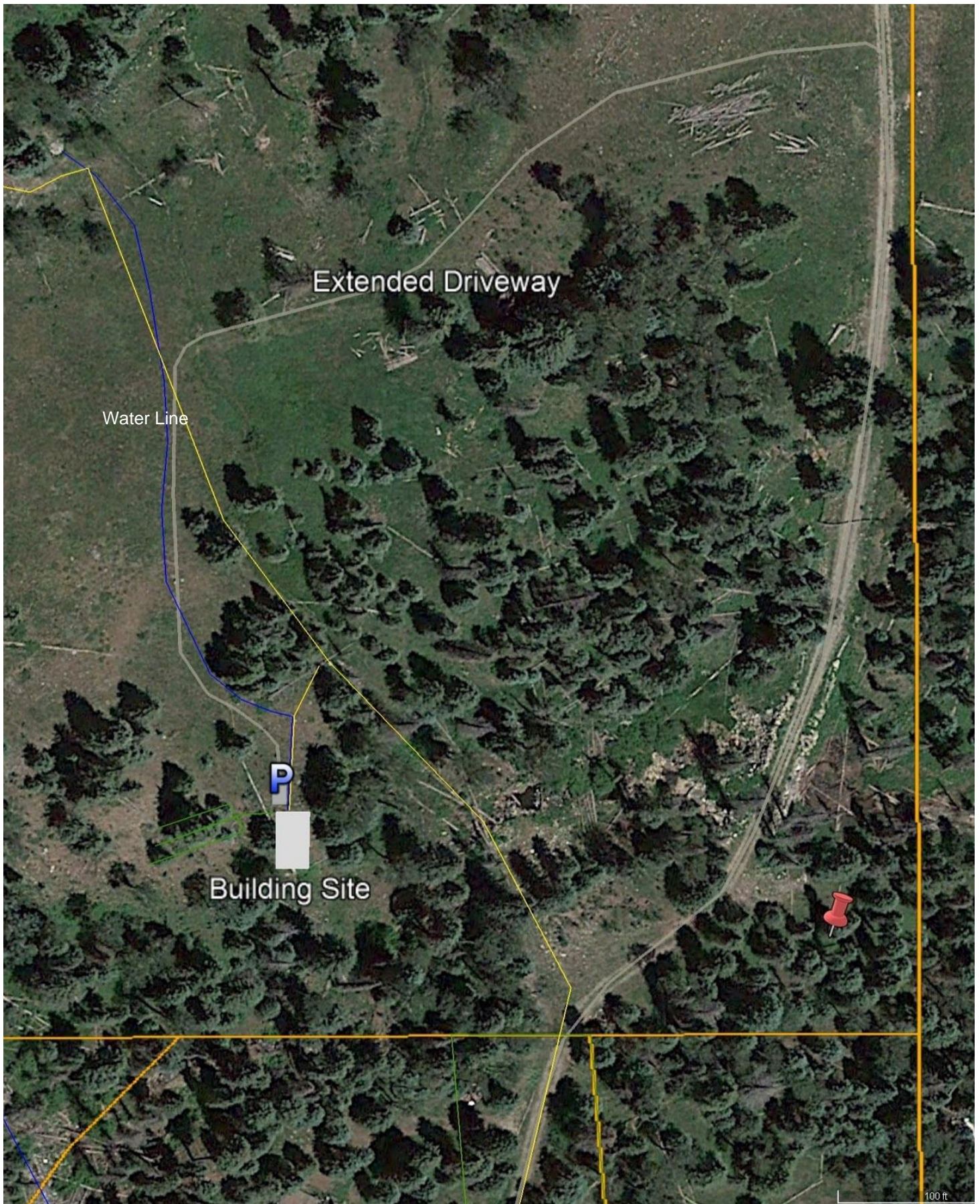


Vicinity Maps

Proposed Accessory Cabin for 66 Mill Creek Dr

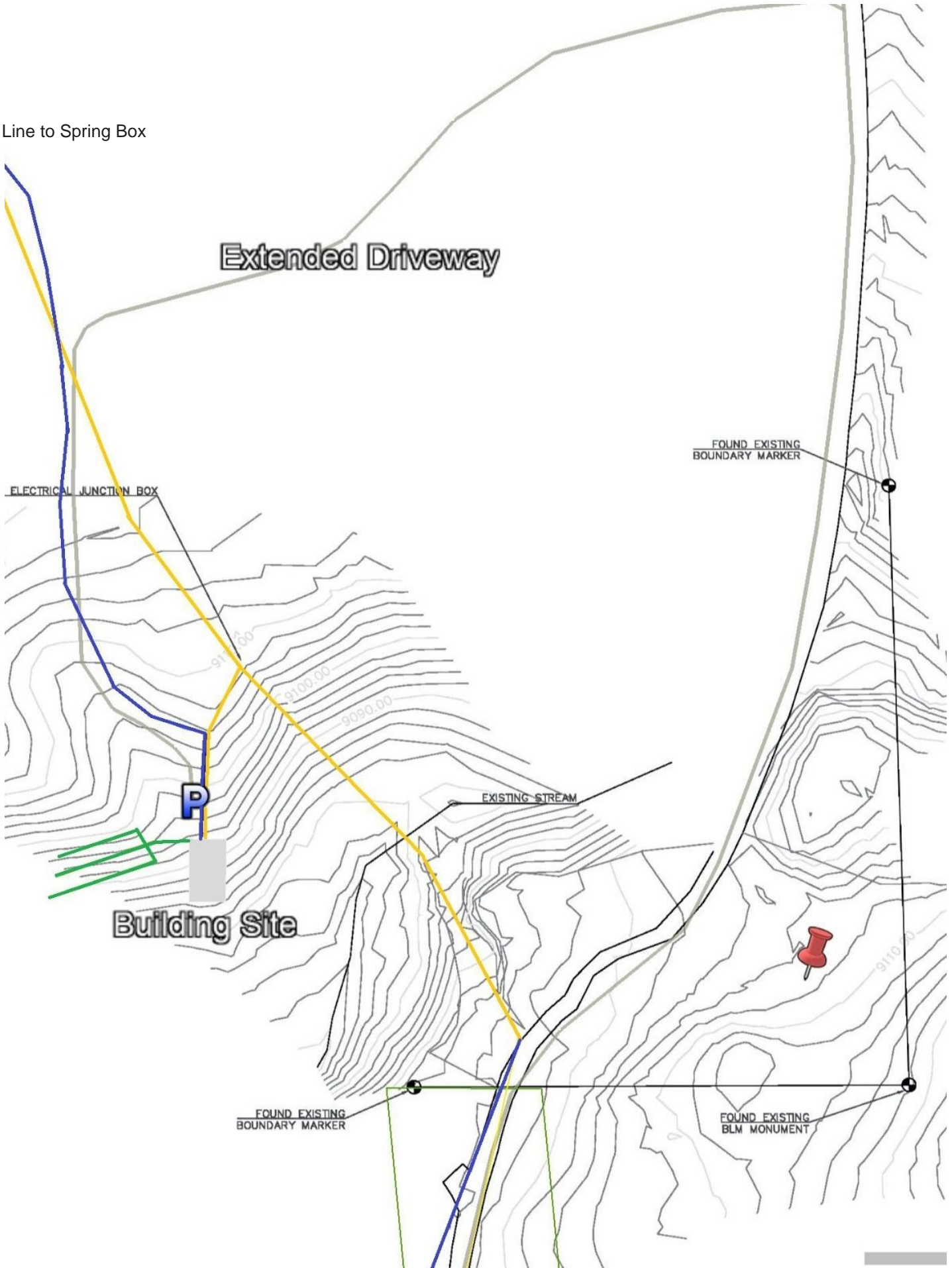


Vicinity Maps
Proposed Accessory Cabin for 66 Mill Creek Dr



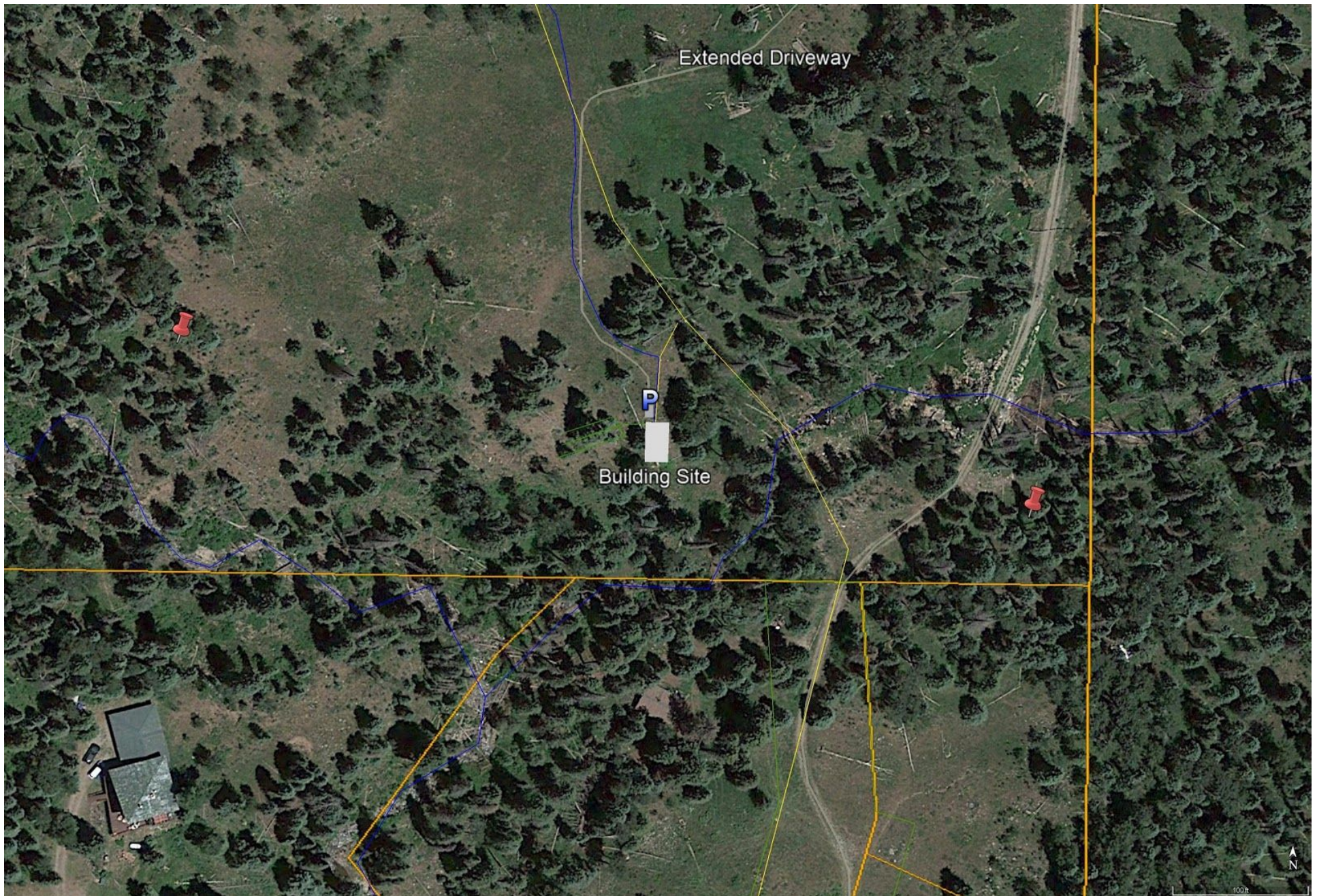
Site Plan
Proposed Accessory Cabin for 66 Mill Creek Dr

Water Line to Spring Box



Vicinity Maps

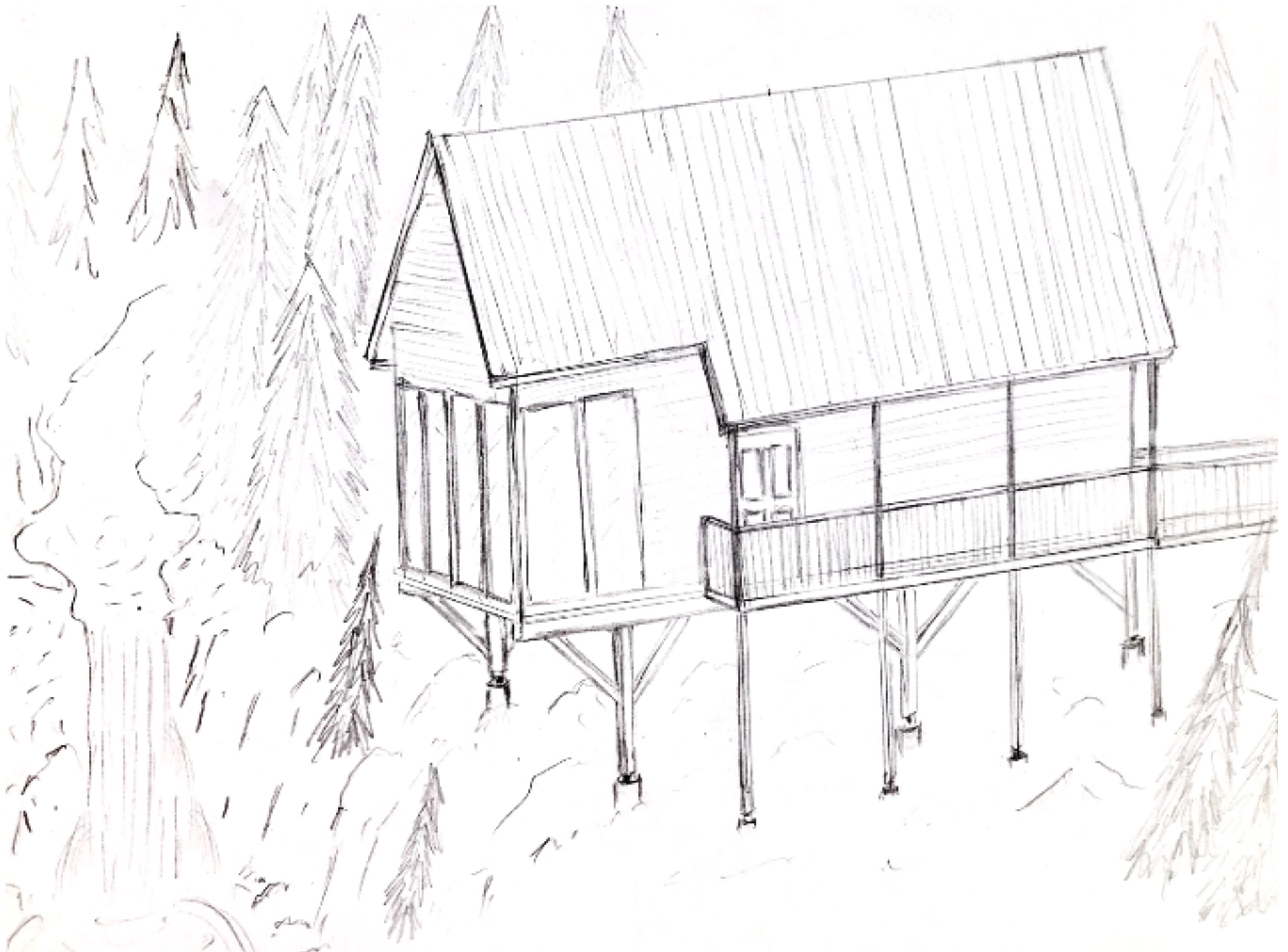
Proposed Accessory Cabin for 66 Mill Creek Dr



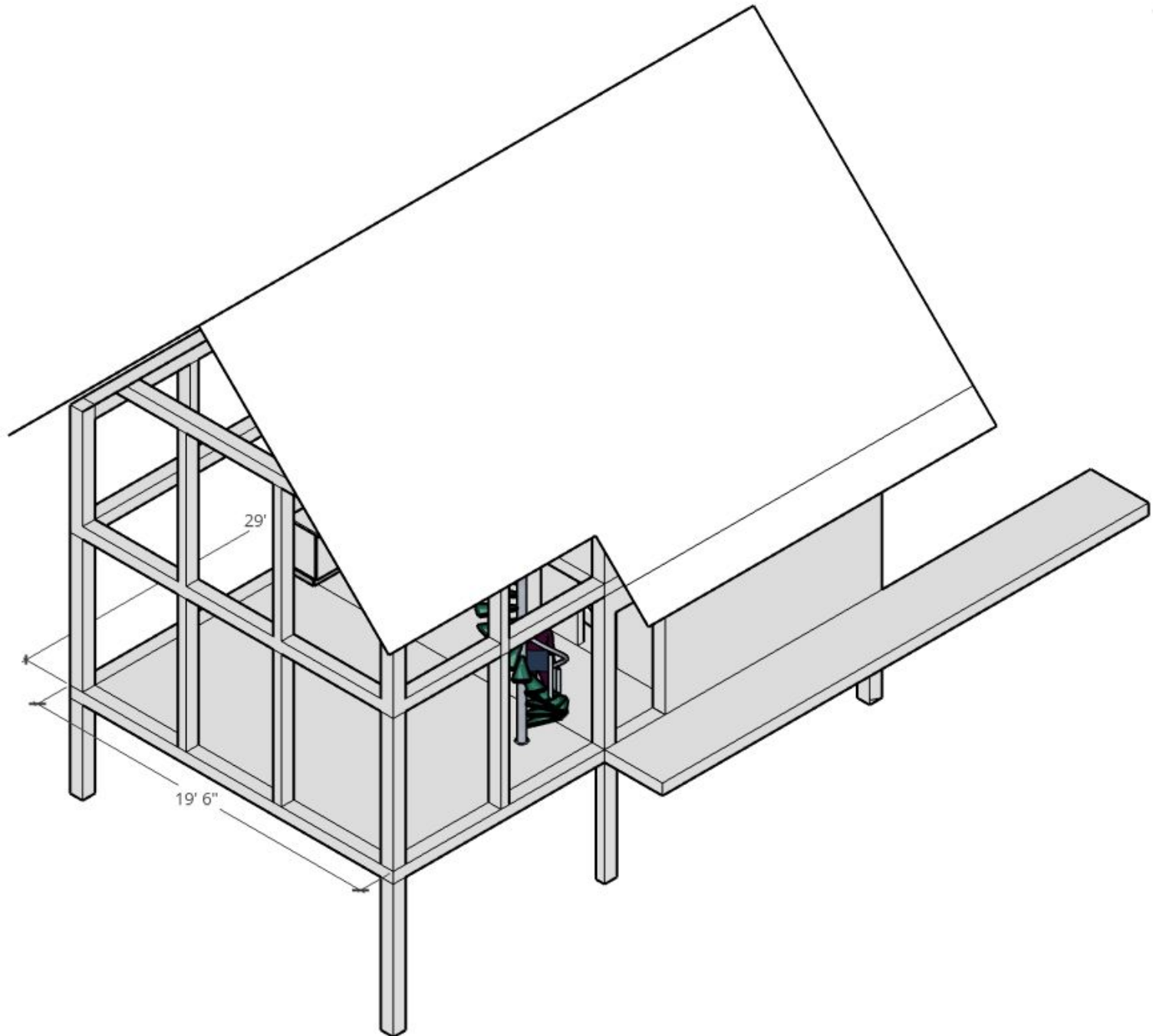
Site Plan
Proposed Accessory Cabin for 66 Mill Creek Dr

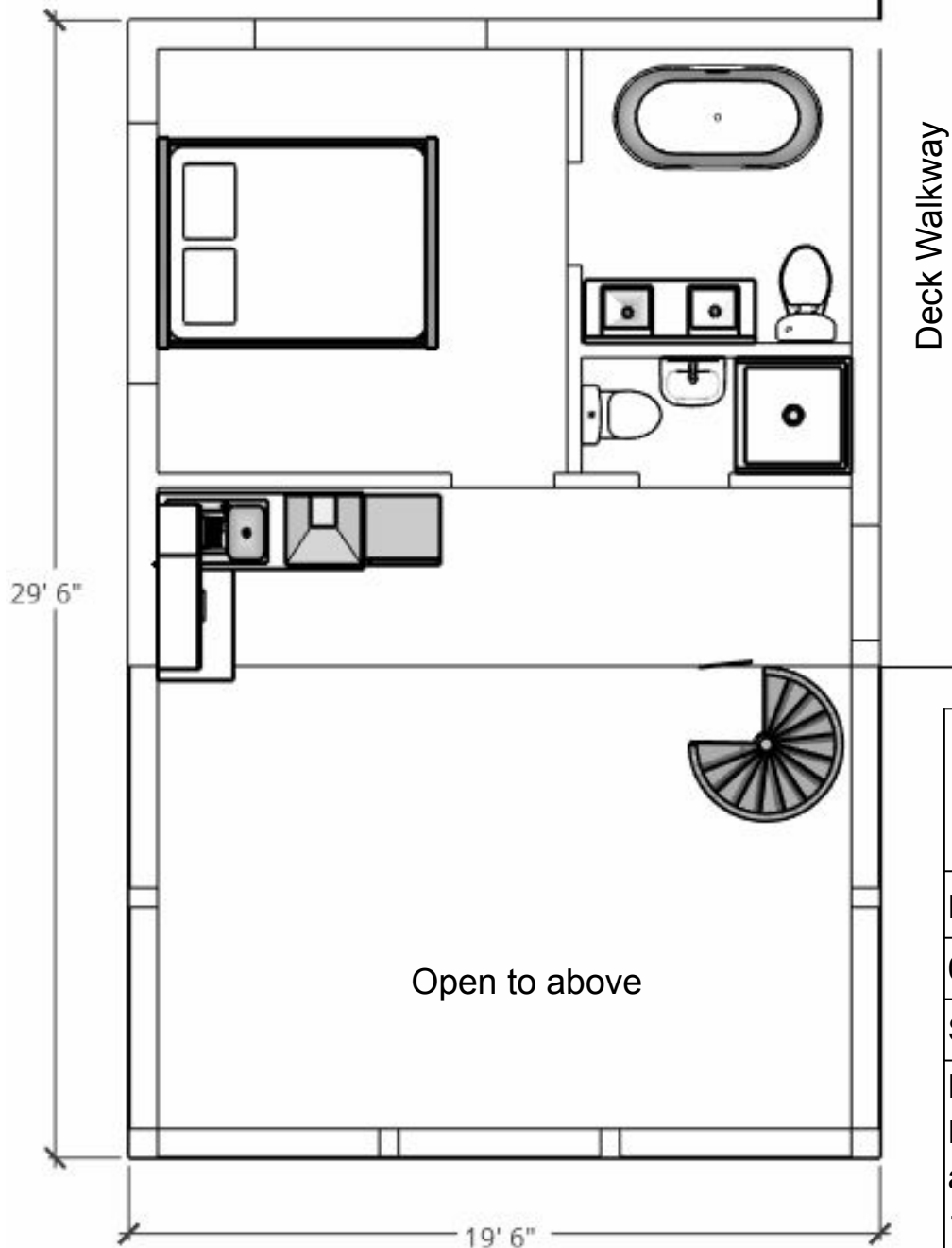


Building Sketches and Renderings
Proposed Accessory Cabin for 66 Mill Creek Dr



Building Sketches and Renderings
Proposed Accessory Cabin for 66 Mill Creek Dr





Proposed Accessory Cabin

Draft Building Floorplan

02/01/2020

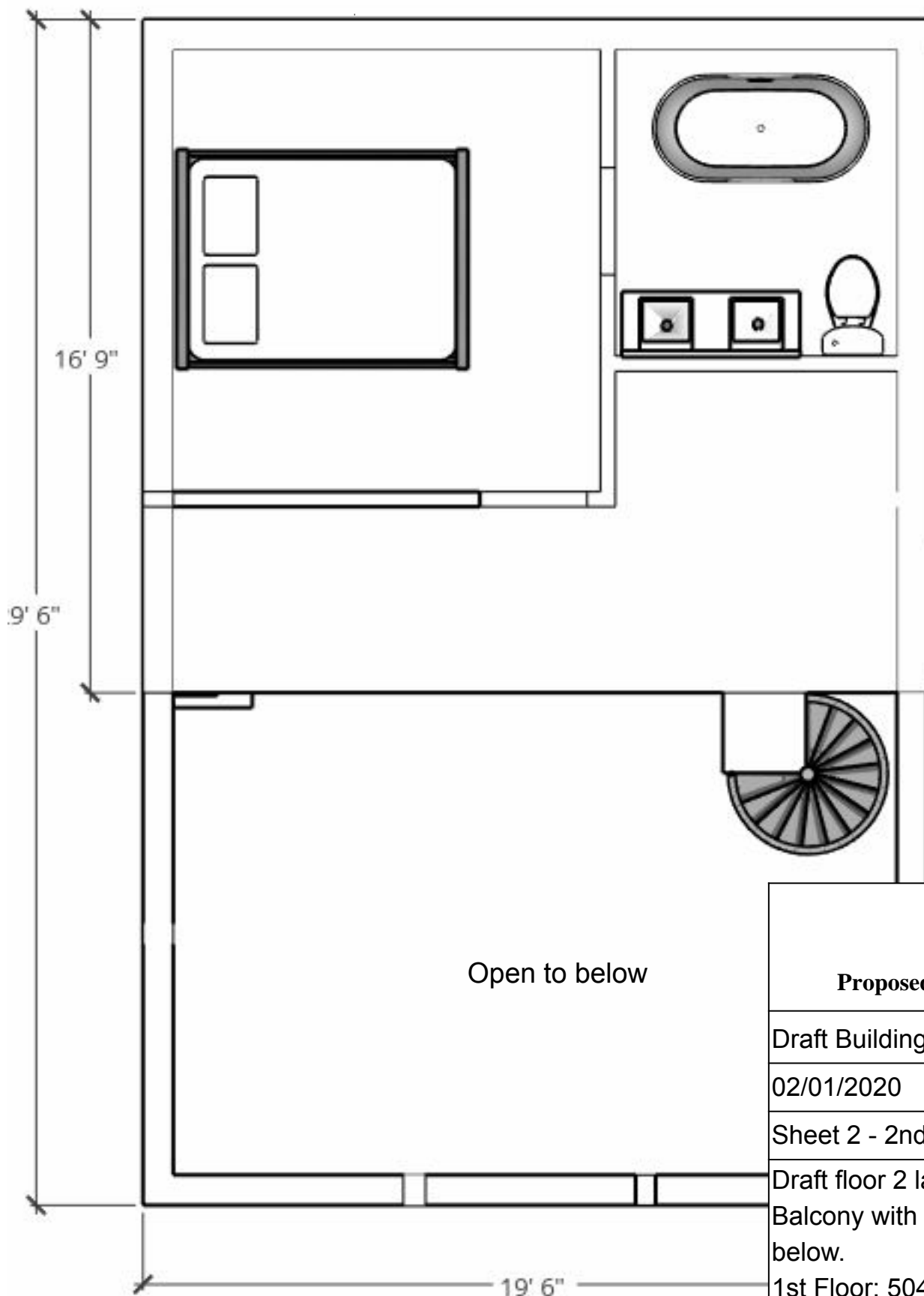
Sheet 1 - 1st Floor

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

Proposed Accessory Cabin

Draft Building Floorplan

02/01/2020

Sheet 2 - 2nd Floor

Draft floor 2 layout.
Balcony with railing open to below.

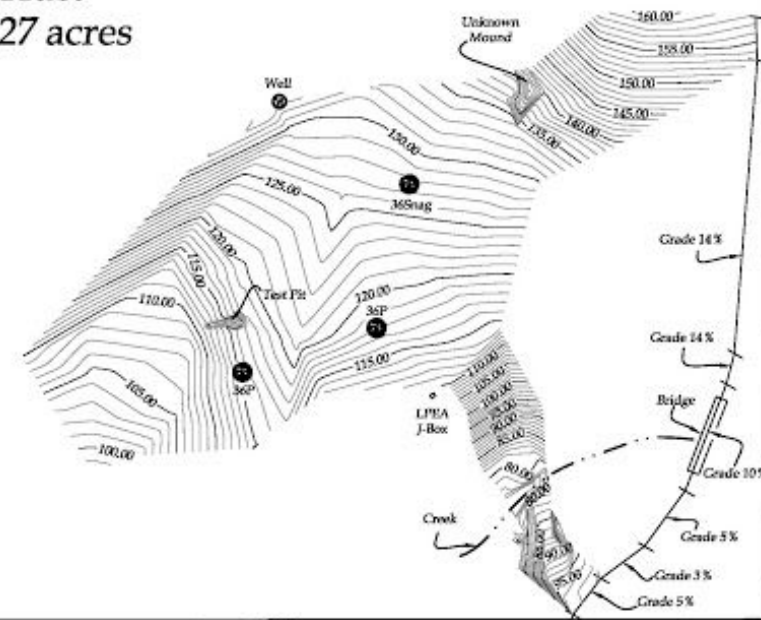
1st Floor: 504 Sqrft

2nd Floor/Loft: 299 Sqrft

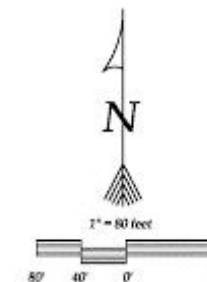
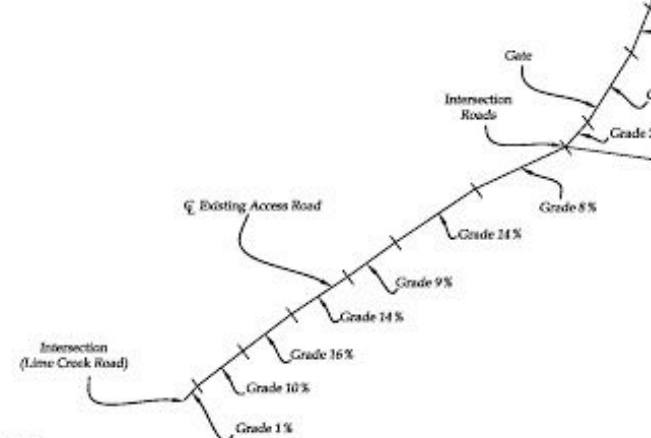
Total: 792 Sqrft

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, Colorado

Tract
38.27 acres



- Denotes found $\frac{3}{8}$ " rebar with a $1\frac{1}{2}$ " aluminum cap stamped "PLS 20026"
- Denotes found standard $3\frac{1}{4}$ " BLM aluminum cap on a $2\frac{1}{4}$ " aluminum post
- Denotes trees shown and flagged for reference
- 36P Denotes 36" diameter Ponderosa Pine



Bearings 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 Foot.

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 LODGE 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.

Mountain Man
Surveying

P.O. Box 636
Durango, Co. 81302
Phone: 970-375-6268
Cell: 970-946-1585

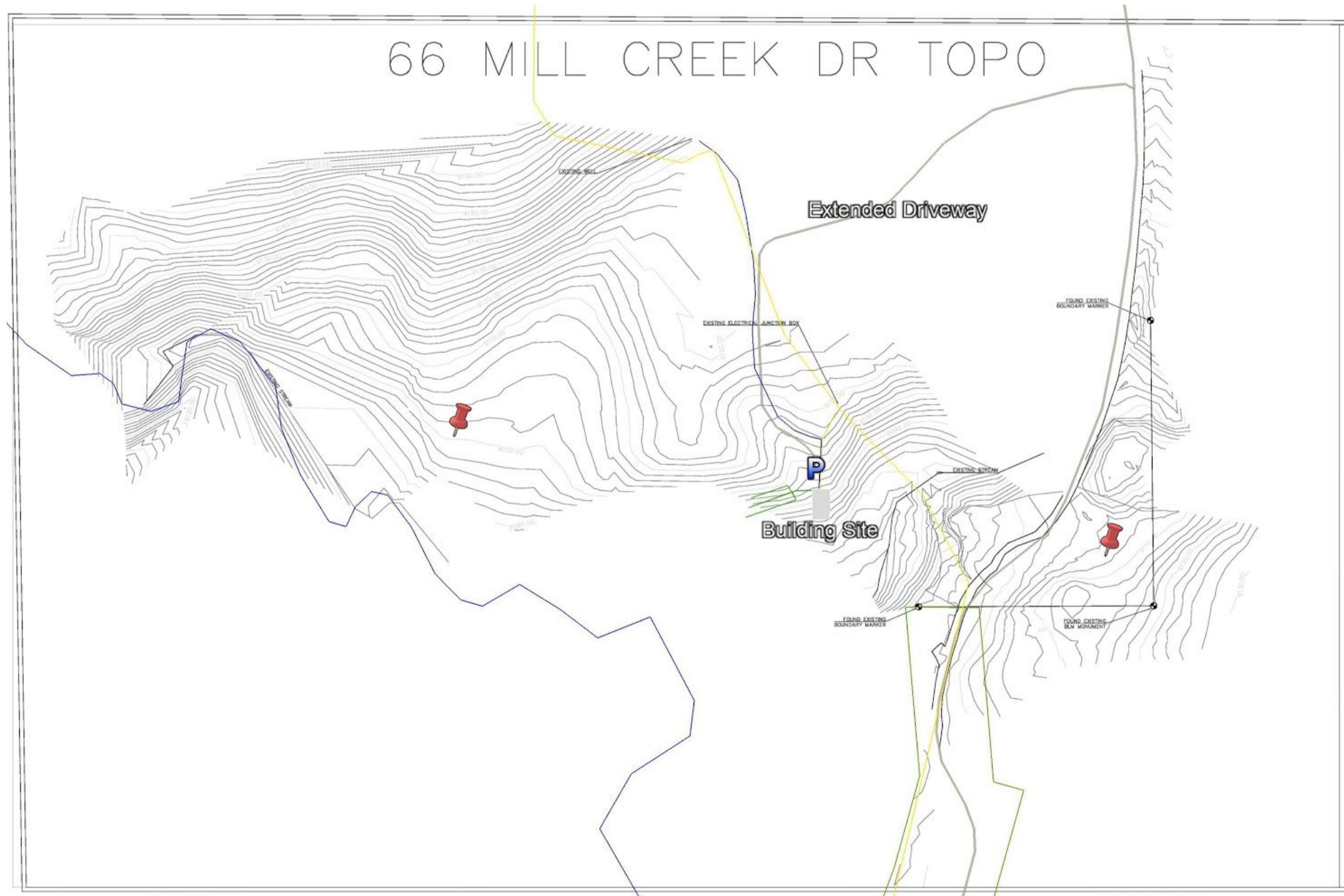
Topographic Survey
Limecreek Properties LLC
a portion of a tract of land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$
Section 7, T39N, R8W, N.M.P.M.
San Juan County, Colorado

Prepared By: J.E.M.	Scale: 1"=80'
Checked By: J.E.M.	Project No: 17470
Date: 10-31-17	

66 MILL CREEK DR TOPO



Proposed Accessory Cabin for 66 Mill Creek Dr



SCENIC QUALITY REPORT

Proposed Accessory Cabin for 66 Mill Creek Dr

1. INTRODUCTION AND SITE LOCATION

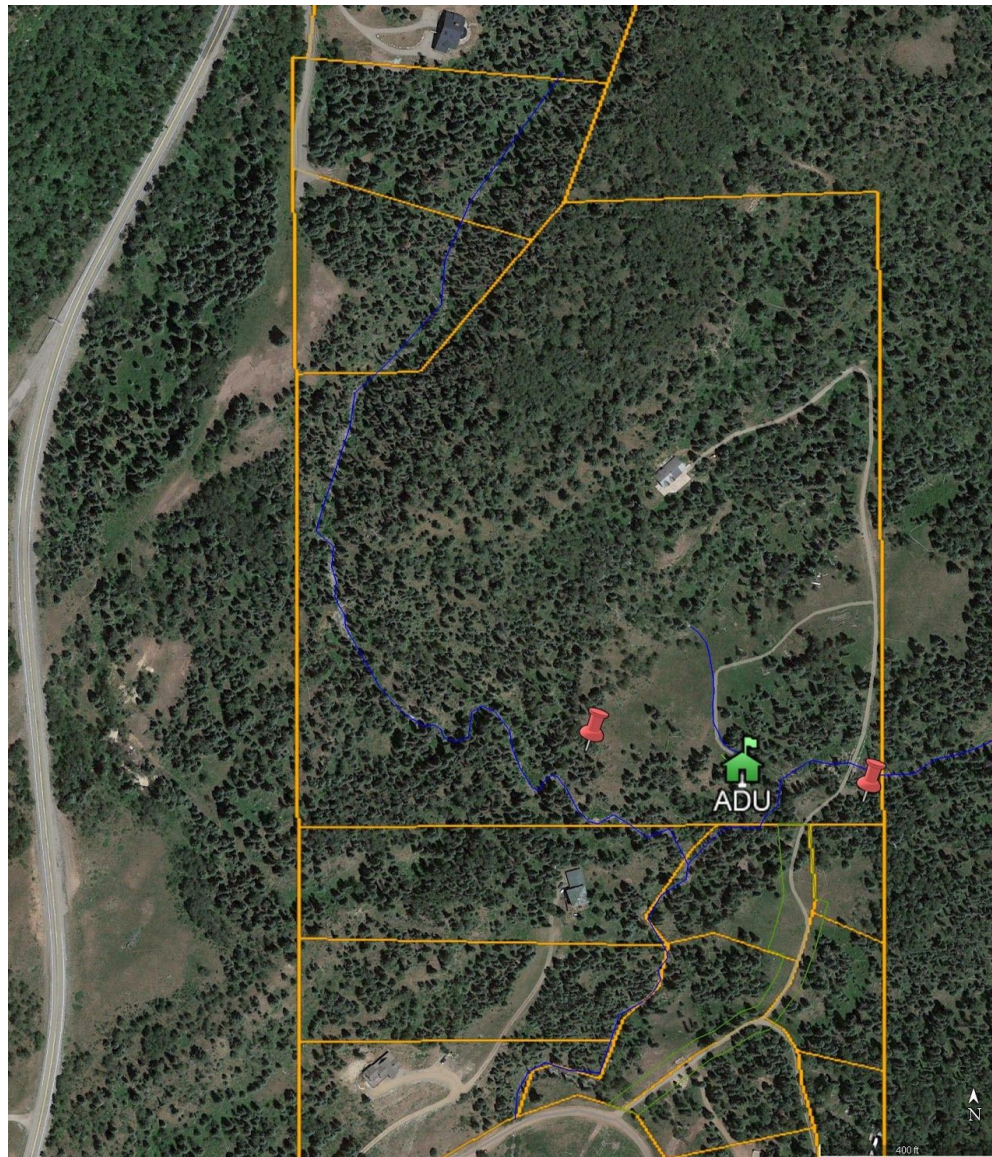
San Juan County regulations state the following:

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 Accessory Cabin 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 defined areas where development is to be concentrated and encouraged, when compared to development on more remote and less accessible backcountry sites.



SCENIC QUALITY REPORT

Proposed Accessory Cabin for 66 Mill Creek Dr

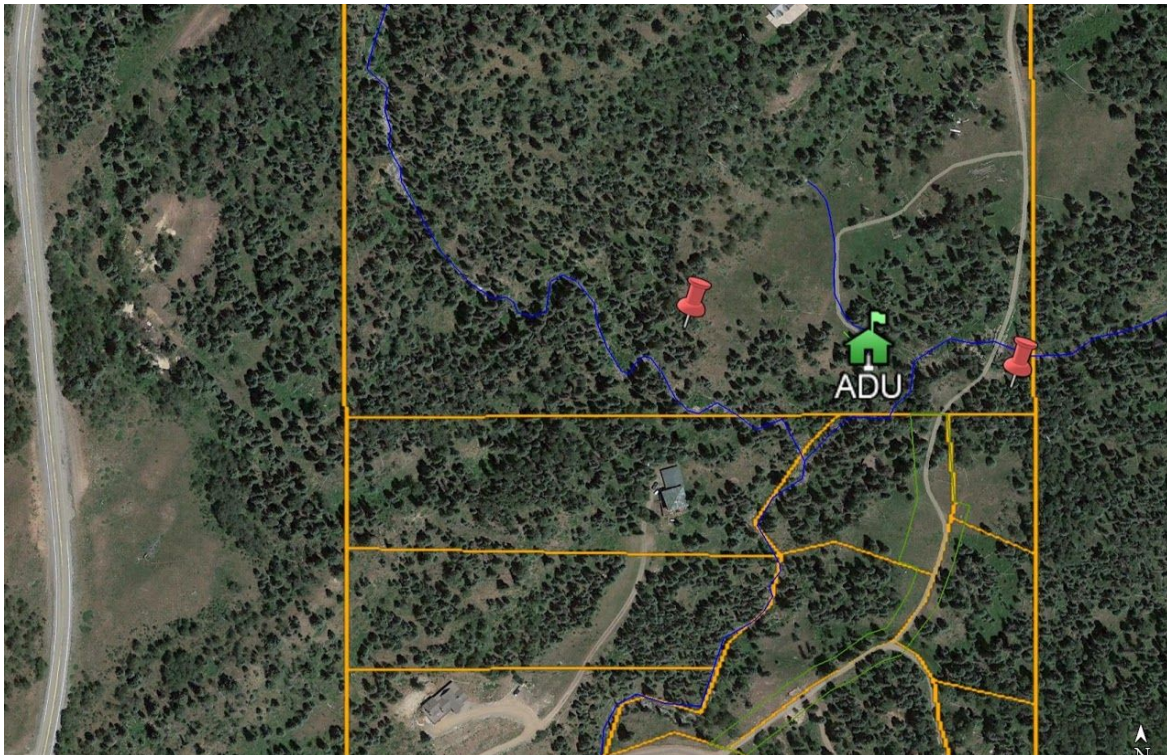
2. PROJECT SITE AND PROPOSED ADU LOCATION

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 are 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.



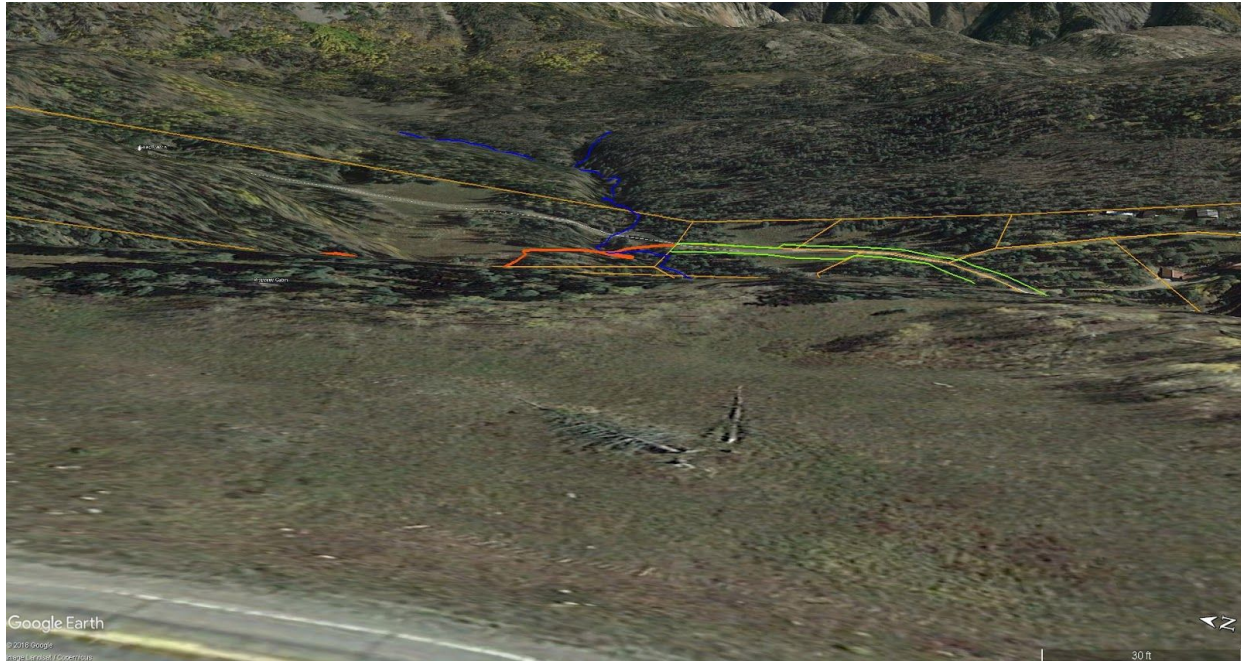
SCENIC QUALITY REPORT

Proposed Accessory Cabin for 66 Mill Creek Dr

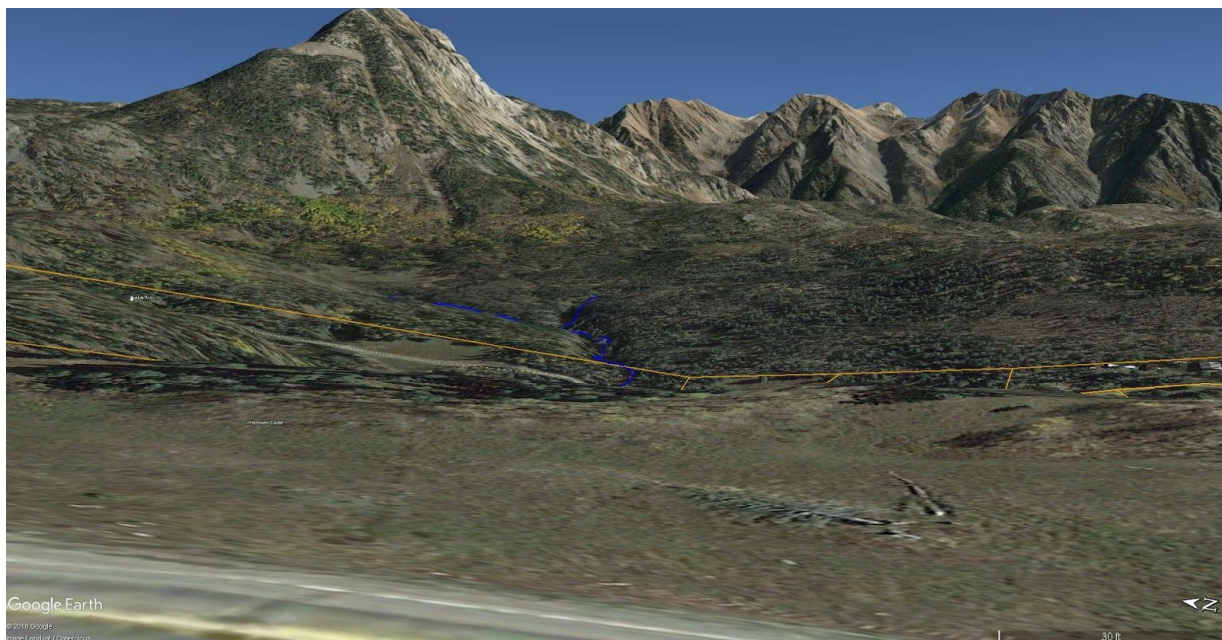
3. VISIBILITY FROM HIGHWAY 550

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 will have zero impact from the proposal. The property is completely obscured on all sides.

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 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..



This view is from the elevation of 550 looking East showing the entire property is shielded by topography.

SCENIC QUALITY REPORT
Proposed Accessory Cabin for 66 Mill Creek Dr



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



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

SCENIC QUALITY REPORT

Proposed Accessory Cabin for 66 Mill Creek Dr

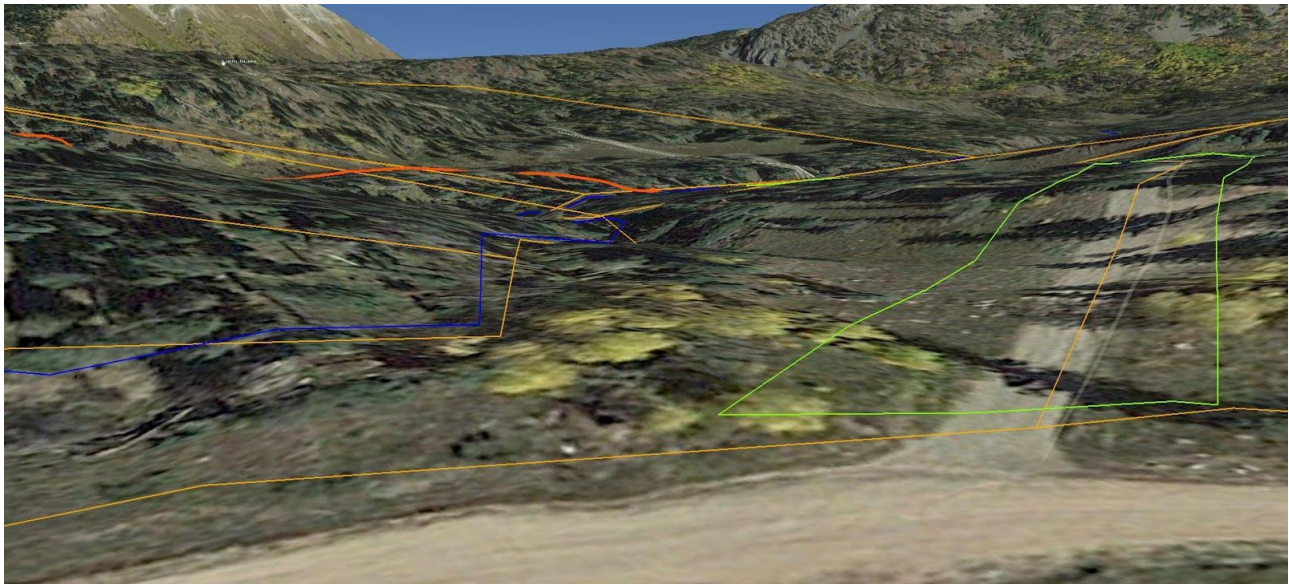
4. VISIBILITY FROM LIME CREEK ROAD

Lime Creek Road passes below the project site, 300 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 at any point along the road.



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 Accessory Cabin 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.



A view from the site looking South.



A view from the site looking Northeast towards Spud Mountain

SCENIC QUALITY REPORT

Proposed Accessory Cabin 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 accessory cabin in the forest with the surrounding vegetation providing cover.

The Scenic Report regulation 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. There is a chance that one neighbor will get a glimpse of the ADU through the thick forest between their lot and the ADU.

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 Accessory Cabin 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 accessory cabin site has been designed to work with the existing topography on the property as best as possible. Zero cutting and filling will be necessary for the new stretch of driveway.

SCENIC QUALITY REPORT

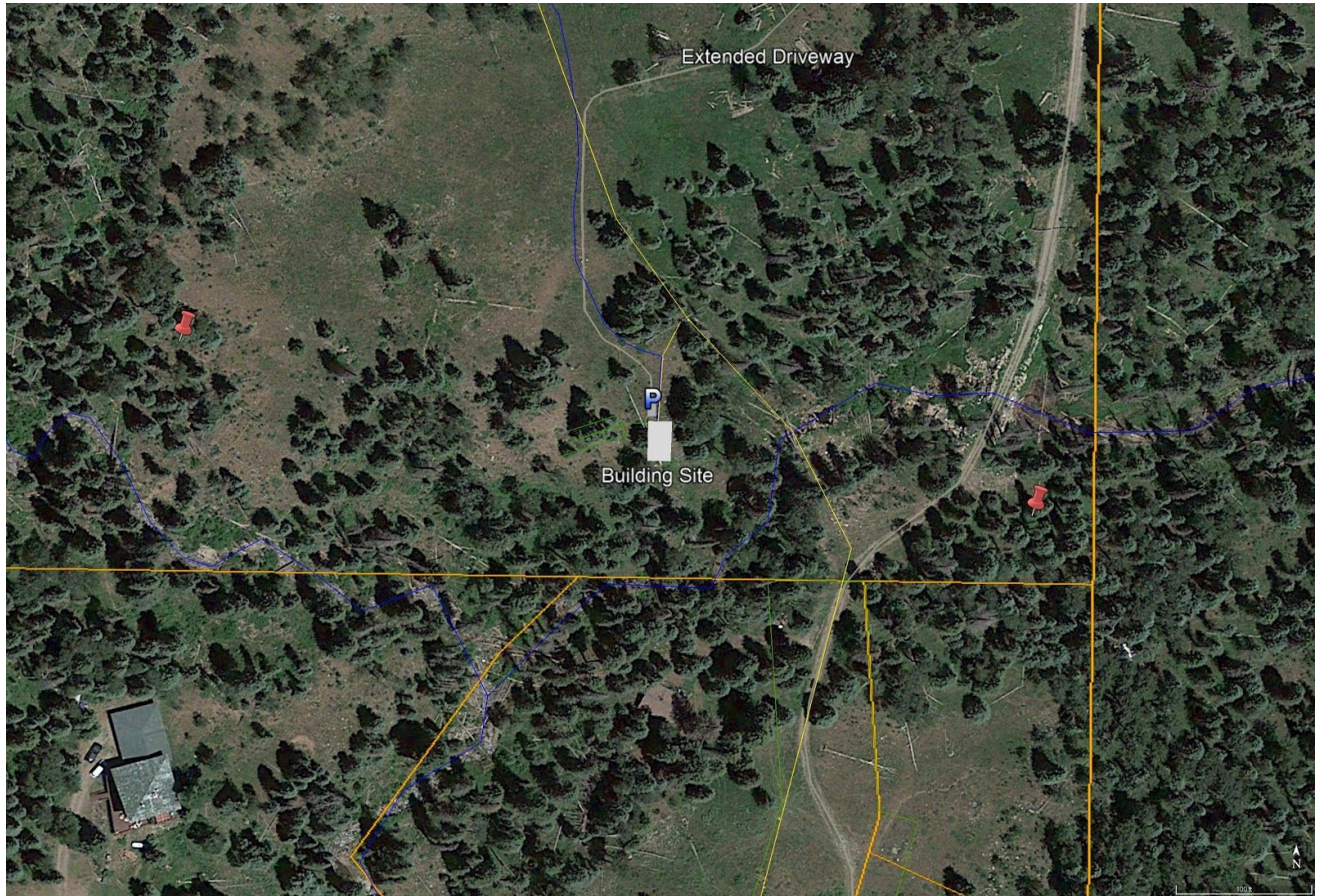
Proposed Accessory Cabin for 66 Mill Creek Dr



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

SCENIC QUALITY REPORT

Proposed Accessory Cabin for 66 Mill Creek Dr



SCENIC QUALITY REPORT

Proposed Accessory Cabin 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 electric line on the property and to have La Plata Electric install a meter. The septic system leach field location was selected based on San Juan Basin Health Department regulations and setbacks with the help of a licensed engineer. 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 Accessory Cabin 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 accessory cabin. Additional driveway will be installed on the property. Zero cutting and filling will be necessary for the new driveway section to meet grade requirements. The construction will be conducted as to minimize excavation and disturbance.

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 Accessory Cabin 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 accessory cabin 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 accessory cabin 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.

ROAD EASEMENT AND RIGHT-OF-WAY

The undersigned Grantors, being all of the owners of Tracts 4 and 6 of the surveyed plat of Lime Creek Area (Frederick H. Reed, Registered Land Surveyor, State of Colorado, No. 4431), as revised August 4, 1969, File No. 69037, (being part of the Northeast 1/4 of the Southwest 1/4 of Section 7, Township 39 North, Range 8 West), hereby grant unto the Grantees, Ronald Grob, Rebecca J. Grob, Arlene G. Perry, Robert J. Sauer, Alice Sauer, Theodore Grob, Jr., Kay E. Grob and Gideon Murray, and their successors and assigns, an easement and right-of-way described on Exhibit A for road purposes to ingress and egress over said road to a parcel of land owned by Grantees and described in Exhibit B.

This road easement and right-of-way is granted with the following restrictions:

1. The Grantees or successors and assigns shall not subdivide the parcel of land described in Exhibit B into more than four parcels without the written consent of the owners of said Tracts 4 and 6 of Lime Creek Area.
2. No business, commercial, or high density dwelling units will be constructed on the property described in Exhibit B.
3. The road granted by this easement and right-of-way shall not be connected to another road that services property other than the property described on Exhibit B.
4. The above restrictions shall terminate 99 years after this road easement and right-of-way has been recorded.

It is the intent of this easement and right-of-way to grant the owners of the property described in Exhibit B with an access road described in Exhibit A to the property described in Exhibit B which access road crosses over part of said Tracts 4 and 6 of Lime Creek Area owned by Grantors.

Dated: July 22, 1988 .

Paul O. Cline Jr.
PAUL O. CLINE

Ruth O. Cline
RUTH O. CLINE

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

Subscribed and sworn to before me this 22nd day of March, 1988, by Paul O. Cline and Ruth O. Cline.
Witness my hand and official seal.

My Commission expires:

3-15-90

Keride Sherwood
Notary Public

Return to:

COLORADO LAND TITLE CO.
970 1/2 Main Ave. P.O. Box 197
Durango, Colorado 81302
(303) 247-5464

INDEXED

Recorded at 9:00 o'clock A.M. Dec 21 1987
Reception No. 132067 Recorder.

Bk 231
Pg 670
672

THIS DEED, Made this 2nd day of December, 1987,

between THEODORE GROB and MAVIS GROB

603 Beech Street, Grafton, Wisconsin 53024

County of Ozaukee and State of Wisconsin, of the first part, and RONALD GROB, REBECCA J. GROB, ARLENE G. PERRY, ROBERT J. SAUER, ALICE SAUER, THEODORE GROB, JR., KAY E. GROB, and GIBSON MURRAY, whose legal address is

c/o Ronald Grob, Coordinating Partner, 3115 Bent Drive, Loveland, Colorado 80538
County of Larimer and State of Colorado, of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION-----DOLLARS to the said parties of the first part in hand paid by said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said parties of the second part, their heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of San Juan and State of Colorado, to wit:

The Right-of-Way Easement reserved by Grantors in a Warranty Deed to Timothy Murray and described in Exhibit A and B attached hereto.

MAIL RECORDING FEE
DATE Dec 21, 1987
E. E. E. E. E.

~~and the above bargained premises~~

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the said parties of the second part, their heirs and assigns forever. And the said parties of the first part, for them selves, their heirs, executors, and administrators, do covenant, grant, bargain, and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the ensembling and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind of nature soever. Subject to 1987 taxes payable in 1988, restrictions, reservations, easements, rights-of-way, and covenants of record.

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Theodore Grob (SEAL)
THEODORE GROB
Mavis Grob (SEAL)
MAVIS GROB

STATE OF COLORADO, Wisconsin
ss.
County of OZAUKEE

The foregoing instrument was acknowledged before me this 2nd day of December, 1987, by Theodore Grob and Mavis Grob
My commission expires 8-18-91

1987 / at 10:30 AM
Witness my hand and seal.
Suzanne Ribberson
Notary Public

Burton, Busch & Garcin
Attorneys at Law
903 N. Cleveland, Ave., Suite A
Loveland, CO 80537

Land Title: 1201 Main
Durango, CO 81301

RB 281
Pg 671

EXHIBIT A

A Right-of-Way Easement on Tract No. 5 of the survey plat of the Lime Creek Area as shown on the CDS Engineering Corporation drawing attached hereto as Exhibit B. The Right-of-Way Easement is located in the Northeast one-quarter of the Southwest one-quarter of Section 7, Township 39 North, Range 8 West of the New Mexico Principal Meridian, County of San Juan, State of Colorado more particularly described as follows:

All bearings contained herein are relative to the northerly line of said Tract No. 5 as North 89°50'00" West.

The True Point of Beginning being the northeasterly corner of said Tract No. 5. Thence North 89°50'00" West, 70.26 feet along the northerly line of said Tract No. 5; thence South 04°43'00" East, 162.31 feet; thence South 15°29'00" West, 90.86 feet; thence South 20°23'00" West, 35.07 feet to a point on the southerly line of said Tract No. 5; thence South 70°52'00" East, 70.02 feet along said southerly line of Tract No. 5; thence North 20°23'00" East, 33.55 feet; thence North 15°29'00" East, 110.00 feet; thence North 04°43'00" West, 168.05 feet to the true point of beginning. Said parcel contains 0.5 acres more or less.

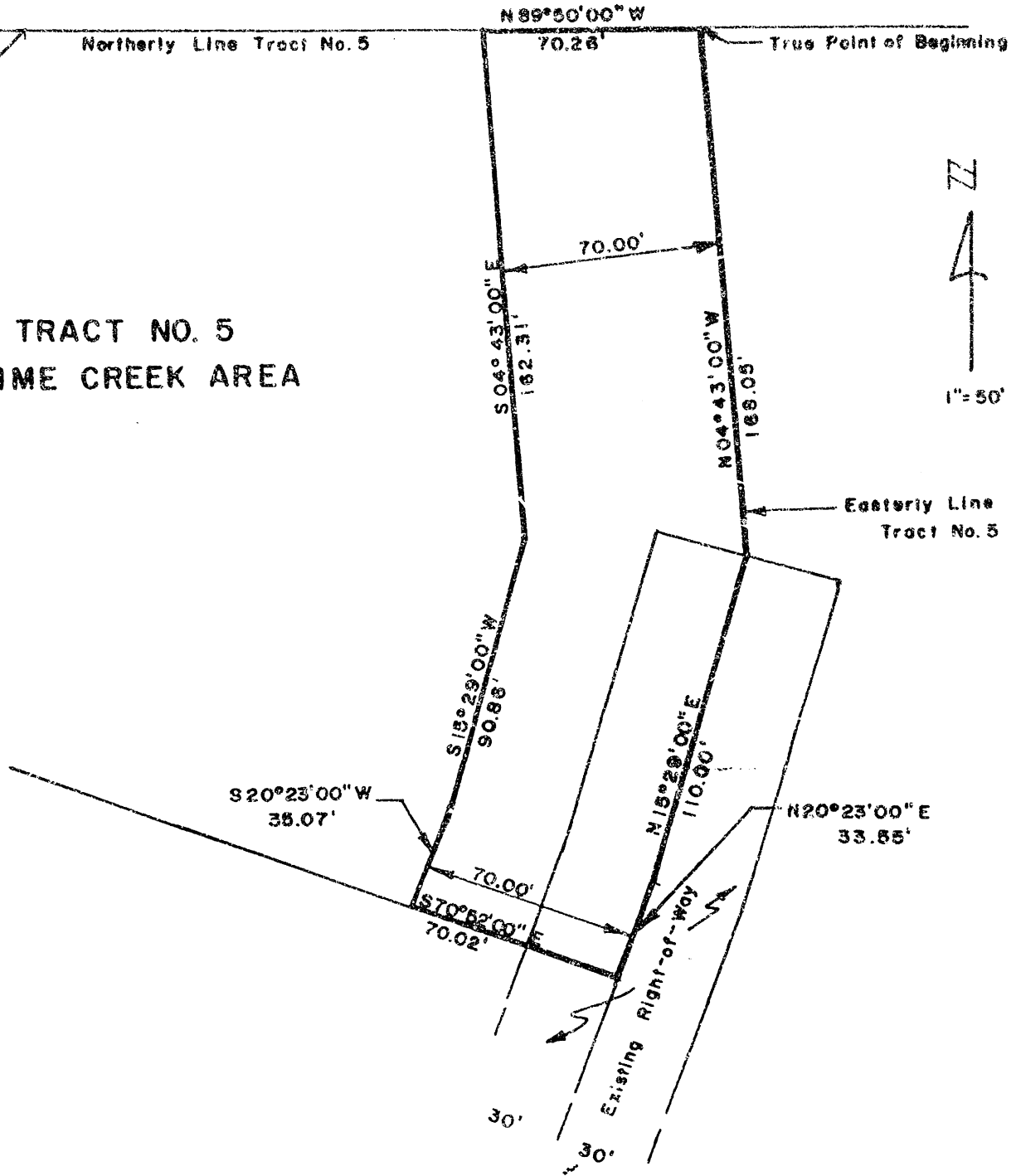
This Right-of-Way Easement is upon, over, under, and across said described parcel of land, and may be used for the construction of a road; to construct, operate, maintain, and remove utility facilities, which from time to time the Grantors, their successors and assigns, may wish to place upon said Right-of-Way Easement; for ingress and egress over and across the described Right-of-Way Easement property.

The Grantors and their successors and assigns shall have the right to clear and keep cleared all trees and other obstructions as may be necessary or desirable, and shall also have the right to permit utility companies to use the Right-of-Way Easement.

EXHIBIT "B"

PG 231
04/19/20

TRACT NO. 5 LIME CREEK AREA



Ex-231
Page 666
Vol 669

Recorded at 9:00 o'clock A.M. December 21, 1987
Reception No. 132066 Mary L. Anderson, Recorder.

INDEXED

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EX

THIS DEED, Made this 2nd day of December, 1987,

between THEODORE GROB and MAVIS GROB

County of Ozaukee ^{of the} Wisconsin
and State of Wisconsin, of the first part, and
TIMOTHY MURRAY
whose legal address is c/o Robert Murray, 1275 Riverside Drive,
Aspen, Colorado 81611
of the County of Pitkin and State of
Colorado, of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of TEN DOLLARS AND
OTHER GOOD AND VALUABLE CONSIDERATION-----DOLLARS
to the said parties of the first part in hand paid by said party of the second part, the receipt whereof is
hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do
grant, bargain, sell, convey and confirm, unto the said party of the second part, his heirs and assigns for-
ever, all the following described lots or parcels of land, situate, lying and being in the said
County of San Juan and State of Colorado, to wit:

See Exhibit A attached hereto.

ONE EIGHTY-THREE
DATE Dec 21, 1987
G. Thompson

~~the above described premises~~

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise apper-
taining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the
estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or
equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the
said party of the second part, his heirs and assigns forever. And the said parties of the first part,
for themselves, their heirs, executors, and administrators, do covenant, grant, bargain, and agree to and
with the said party of the second part, his heirs and assigns, that at the time of the enrolling and delivery
of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and
indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority
to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear
from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind of
nature soever. Subject to 1987 taxes payable in 1988, restrictions, reservations,
easements, rights-of-way, and covenants of record.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part,
his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part
thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands
and seals the day and year first above written.

THEODORE GROB (SEAL)

MAVIS GROB (SEAL)

MAVIS GROB (SEAL)

STATE OF COLORADO, WISCONSIN

ss.

County of OZAUKEE

The foregoing instrument was acknowledged before me this 2nd day of December, 1987, by Theodore Grob and Mavis Grob.
My commission expires 8-18-91

1987 at 10:00 a.m.
Witness my hand and official seal.
Ayanm Rubens
Notary Public

Burton, Busch & Garcin
Attorneys at Law
903 N. Cleveland, Ave., Suite A
Loveland, CO 80537

No. 932 WARRANTY DEED.—For Photographic Record—

Bradford Publishing, 5825 W. 6th Ave., Lakewood, CO 80214 — (303) 233-6900

1-83

du-
12266

Land Title: 1201 main, Durango, CO 81301

134 531
19 667

EXHIBIT A

A tract of land in the NE 1/4 SW 1/4 of Section 7, Township 39 North, Range 8 West, N.M.P.M., San Juan County, Colorado, more particularly described as follows:

BEGINNING at a point whence the Southwest Corner of said Section 7 bears South 41°06' West, 3494.92 feet;

Thence North 89°50' West, 218.72 feet;

Thence South 45°13' West, 70.80 feet;

Thence South 35°15' West, 183.59 feet;

Thence South 39°11' East, 82.99 feet;

Thence North 77°16' East, 109.08 feet;

Thence South 70°52' East, 199.89 feet;

Thence North 20°23' East, 33.55 feet;

Thence North 15°29' East, 110.00 feet;

Thence North 04°43' West, 168.05 feet to the point of beginning.

TOGETHER WITH a right-of-way 60 feet in width, the centerline of which is described as follows: BEGINNING at a point in the County Road from whence the Southwest Corner of Section 7 aforesaid bears South 43°10' West, 2726.31 feet;

Thence North 53°11' East, 161.75 feet;

Thence North 55°04' East, 61.67 feet;

Thence North 63°05' East, 44.39 feet;

Thence North 56°35' East, 74.80 feet;

Thence North 73°05' East, 38.56 feet;

Thence North 37°46' East, 95.93 feet;

Thence North 20°23' East, 86.50 feet;

Thence North 15°29' East, 110.00 feet to a point.

Reserving unto the Grantors, the Grantors' heirs, successors, assigns, the following described Right-of-Way Easement on Tract No. 5 of the survey plat of the Lime Creek Area as shown on the CDS Engineering Corporation drawing attached hereto as Exhibit B. The Right-of-Way Easement is located in the Northeast one-quarter of the Southwest one-quarter of Section 7, Township 39 North, Range 8 West of the New Mexico Principal Meridian, County of San Juan, State of Colorado more particularly described as follows:

All bearings contained herein are relative to the northerly line of said Tract No. 5 as North 89°50'00" West.

The True Point of Beginning being the northeasterly corner of said Tract No. 5. Thence North 89°50'00" West, 70.26 feet along the northerly line of said Tract No. 5; thence South 04°43'00" East, 162.31 feet; thence South 15°29'00" West, 90.86 feet; thence South 20°23'00" West, 35.07 feet to a point on the southerly line of said Tract No. 5; thence South 70°52'00" East, 70.02 feet along said southerly line of Tract No. 5; thence North 20°23'00" East, 33.55 feet;

Bl 211
Pg 668

thence North 15°29'00" East, 110.00 feet; thence North 04°43'00" West, 168.05 feet to the true point of beginning. Said parcel contains 0.5 acres more or less.

This Right-of-Way Easement is upon, over, under, and across said described parcel of land, and may be used for the construction of a road; to construct, operate, maintain, and remove utility facilities, which from time to time the Grantors, their successors and assigns, may wish to place upon said Right-of-Way Easement; for ingress and egress over and across the described Right-of-Way Easement property.

The Grantors and their successors and assigns shall have the right to clear and keep cleared all trees and other obstructions as may be necessary or desirable, and shall also have the right to permit utility companies to use the Right-of-Way Easement.

The Grantee and his successors and assigns hereby acknowledges by recording of this Deed, that the Grantors intend to convey this Right-of-Way Easement to a partnership and that said partnership intends to develop adjacent land that very likely will result in a substantial increase in the use of said Right-of-Way Easement by many additional parties that are the successors and assigns of the Grantors.

231
 24 664



Permit # _____

Year _____

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

Owner: _____ Phone: _____

Site address: _____

Assessor's parcel # _____ Subdivision: _____ Lot#: _____

Lot size: _____ (acres) # of Dwellings: _____ # of Bedrooms: _____ Water supply: _____

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

Date: _____ Owner's signature: Diane Campbell

Owner's mailing address: _____

Owner's email address: _____

[DEPARTMENT USE ONLY]

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

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

PERMIT to _____ an On-site Wastewater Treatment System

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

Soil treatment area: _____

Design Specifications and Comments:

Authorization to begin Construction

Permit must be signed by EHS BEFORE construction begins

Environmental Health Specialist

Date

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

System Installed by (name, company, phone)

Environmental Health Specialist

Date

System Designed by (name, company, phone)

Durango Fire Rescue Use Only

Entered Into Database Y N

Date Submitted to FPB: _____

Date Fee Received (if applicable) _____

Amount Received \$ _____

Fire Manager ID# _____

Plans Received By: _____

**Plan Review Application –
Fire Code Plan Review
Durango Fire Protection District
Fire Prevention Bureau**

104 Sheppard Drive • Durango, Colorado 81303
970/382-6000 • Fax 970/382-6028

Date _____

Check one

1st Review 2nd Review 3rd Review Revision Other _____
Project Name _____ Parcel # _____

Development / Project Information

Physical Address _____ Bldg / Suite _____
City _____ Zip Code _____ Phone _____

Description of Work

Sq. Ft. _____ # Stories _____ Table Valuation (See Pg 2)\$ _____
Const. Type _____ Occupancy Type _____

Submittal Includes (required)

1 set pdf and 1 set hard copy (2 sets hard copy if marked up set to be returned)
Specification (If Applicable) (PDF copy preferred)
Other Info: _____

Applicant (Contact Person): _____

Owner / Developer Owner's Rep Architect Engineer Contractor

Plan Comments Returned To (Person): _____

Firm Name _____

Address _____

City _____ Zip Code _____

Phone _____ Fax _____ E-Mail _____

Owner Information (Business / Property Owner): _____

Contact Person _____ Phone _____ Fax _____

Address _____

City _____ Zip Code _____

E-Mail _____

1. Name, mailing address, email address and telephone number of applicant(s) (if there are multiple applicants, and the space provided is not adequate to list all of the applicants, the names, addresses, telephone numbers and available email addresses must be provided as an attachment):

2. Name of structure: Mill Creek Spring #1 ☐ditch ☒spring ☐other _____.

- 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 DWR AquaMap or CDSS MapViewer; 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 location of the structure.

Page 1 of 5

Source of UTM's (for example, hand-held Garmin GPS): Hand Held Garmin GPS

Accuracy of location displayed on GPS device (for example, accurate to within 200 feet): 50ft

Legal Description Using the Public Land Survey System (PLSS) (Optional; Please include both UTM and PLSS descriptions if known): Include perpendicular distances from section lines, and indicate $\frac{1}{4}$ $\frac{1}{4}$, section number, township, range, meridian and county; mark the location of the structure on a USGS topographic map and attach to this application a legible 8 $\frac{1}{2}$ x 11 inch copy of the applicable portion of the map. In areas where section lines have not been established, a bearing and distance to an established government monument is acceptable. Include the source of PLSS information, for example: GIS system such as DWR AquaMap or CDSS MapViewer; 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.

Legal Description: County San Juan	<u>SE</u> 1/4 of the	<u>NW</u> 1/4	Section 7	Township 39 N or S <input checked="" type="checkbox"/> <input type="checkbox"/>	Range 8 E or W <input type="checkbox"/> <input checked="" type="checkbox"/>	Principal Meridian
Distance from section lines (not from property lines) <u>2100</u> Feet from <input checked="" type="checkbox"/> N <input type="checkbox"/> S and <u>2200</u> Feet from <input type="checkbox"/> E <input checked="" type="checkbox"/> W						
Source of PLSS information: <u>Previous District Water Court Ruling: Case No. 87cw83</u>						
Street Address: <u>66 Mill Creek Dr, Durango, CO 81301</u>						
Subdivision: NA		Lot NA		Block NA		

4. Source: (for example, unnamed tributary to North Clear Creek, tributary to Clear Creek, tributary to the South Platte River) Mill Creek Spring #1

5. A. Date of appropriation: _____

B. How appropriation was initiated: _____

C. Date water applied to beneficial use: _____

6. Amount claimed in cubic feet per second (cfs) or gallons per minute (gpm) (1 cfs = 448.8 gpm).
Conditional 2.7 (☐ cfs ☒ gpm) Absolute _____ (☐ 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: Municipal, commercial, recreation.

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 ½ x 11 inch copy of the applicable portion of the map.

- B. If non-irrigation, describe purpose fully. Mark location of use on a USGS topographic map and attach to this application a legible 8 ½ x 11 inch copy of the applicable portion of the map.

Water would be used for residential cabins, single and multi-family homes, fish, ponds, fire suppression, camping/campgrounds, associated businesses.

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

9. Remarks or any other pertinent information:

This is the same spring referenced in expired water rights from case no. 87cw83.

☒ 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. (Checking this box requires you to remove JDF number and copyright at the bottom of the form.)



Signature of Applicant(s) (if self-represented) or Attorney

8/25/2019
Date

**VERIFICATION AND ACKNOWLEDGMENT OF APPLICANT OR OTHER PERSON HAVING
KNOWLEDGE OF THE FACTS STATED IN THIS APPLICATION**

I _____ being first duly sworn, hereby state that I have read this Application, that I have personal knowledge of the facts stated and, that I verify its contents to the best of my knowledge, information, and belief.

Signature

Date

The foregoing instrument was acknowledged before me in the County of _____, State of Colorado, this ____ day of _____, 20____, by the person whose signature appears above.

My Commission Expires: _____

Notary Public/Deputy Clerk

The person signing this verification is: ☐ Applicant ☐ Engineer ☐ Other (describe) _____

Verifications of other persons having knowledge of the facts may be attached to this Application.

District Court, Water Division _____, Colorado Court Address: _____ _____ CONCERNING THE APPLICATION FOR WATER RIGHTS OF Applicant: In the _____ River or its Tributaries In _____ COUNTY		COURT USE ONLY
Attorney or Party Without Attorney (Name and Address): Phone Number: _____ E-mail: _____ FAX Number: _____ Atty. Reg. #: _____		
		Case Number: _____ Division: _____ Courtroom: _____
Certificate of Notice		

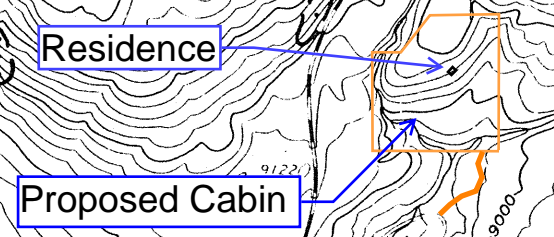
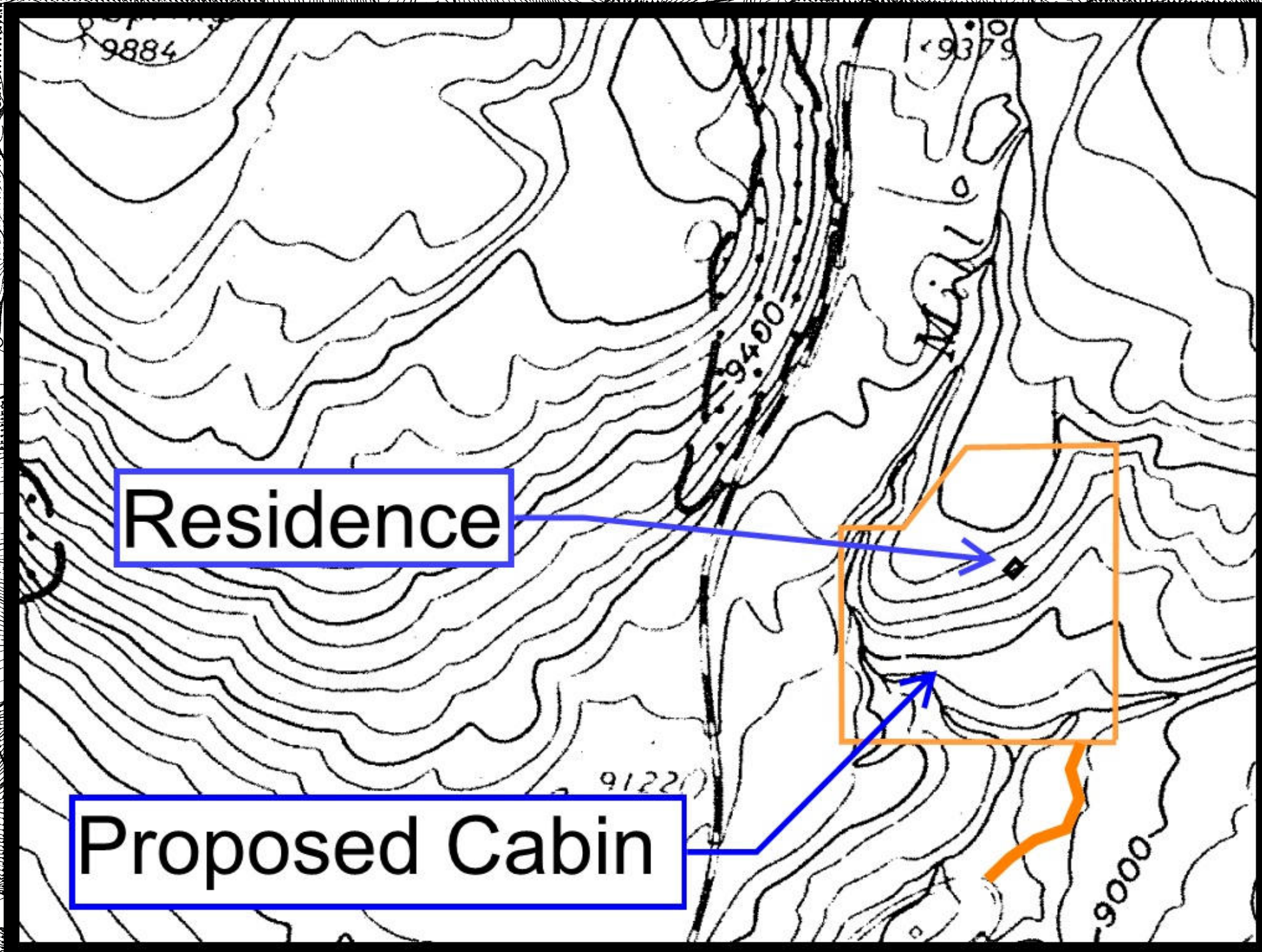
I, _____ (insert name) hereby certify that I have provided a copy of the application filed on _____ (date) with the Court to the following owner(s) of the land upon which any new diversion or storage structure or modification to any existing diversion or storage structure or existing storage pool is or will be constructed or upon which water is or will be stored:

1. _____
2. _____
3. _____

The application was provided to the landowner(s) by ☐ Certified or ☐ Registered mail, return receipt requested, within 14 days after the application was filed with the Court.

Date: _____

Signature/Title



CONTOUR INTERVAL 40 FEET
DATUM P. MEAN SEA LEVEL

AVAILANCE HAZARD
INSTAAR

Final

Approved: 6/2/76

ROAD CLASSIFICATION
Medium duty — Light duty
Unimproved dirt —
U.S. Route

ENGINEER MOUNTAIN, COLO.
NE 1/4 ENGINEER MOUNTAIN 15 QUADRANGLE
N3737 5 - W10745/7 5

1960

107°52'30"

1247000m E.

50

107°52'30"

4730'

107°45'

37°45'

4181000m N

42°30'

42°30'

40'

40'

37°37'30"

107°52'30"

1320000m E.

4730'

1255000m E.

107°45'

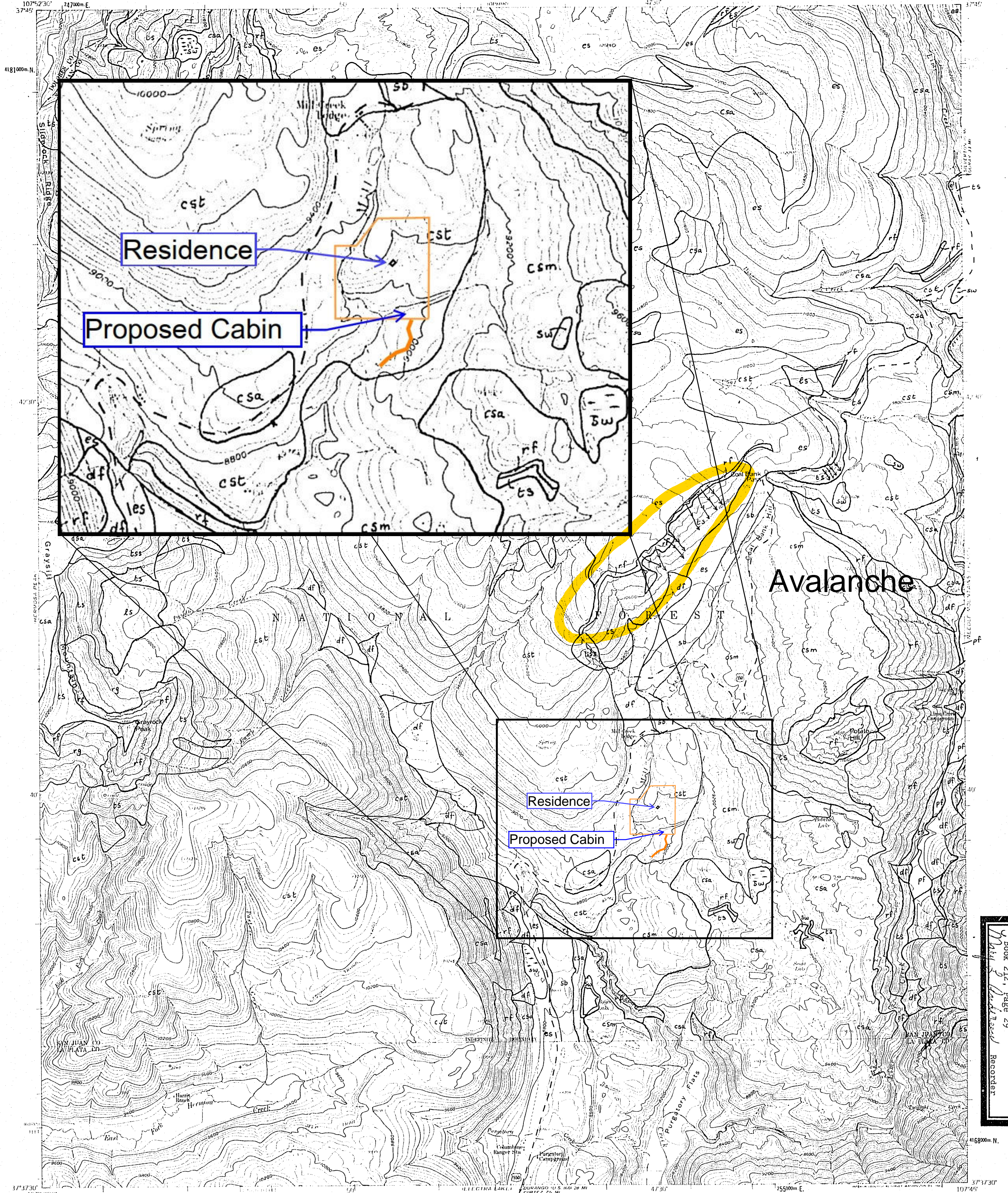
37°37'30"

Maped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1956. Field checked 1960
Polyconic projection. 1927 North American datum
10 000 foot grid based on Colorado coordinate system,
south zone
1000 meter Universal Transverse Mercator grid ticks,
zone 13, shown in blue
Land lines omitted because of insufficient data
All recovered corners are shown

TRUE NORTH
MAGNETIC NORTH
APPROXIMATE MEAN
DECLINATION, 1960

THIS MAP COMPLEIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER 25, COLORADO OR WASHINGTON 25, D.C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

NEEDLE MOUNTAINS
162500



State of Colorado) ss. INDEXED
County of San Juan)
Filed for record the 22nd day of
June, A.D. 1976, at 9:00 a.m.
Book 212, Page 29
M. J. Bovis, Recorder

Maped, edited, and published by the Geological Survey
Control by USGS and USCGS
Topography by photogrammetric method, from aerial
photographs taken 1956. Field checked 1960.
Polyconic projection. 1927 North American datum.
10,000 foot grid based on Colorado coordinate system.
South zone.
1000 meter Universal Transverse Mercator grid ticks,
zone 13, shown in blue.
Land lines omitted because of insufficient data.
All recovered corners are shown.

APPROXIMATE MEAN
DETERMINATION 1960

CONTOUR INTERVAL 40 FEET
1:25,000 SCALE
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER 25, COLORADO OR WASHINGTON 25, D.C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

GEOLOGIC HAZARD MAP
INSTAAR
Final
Approved: 6/2/76

ROAD CLASSIFICATION
Medium duty — Light duty
Unimproved dirt — U.S. Road
ENGINEER MOUNTAIN, COLO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
N 37 35 W 104 45 25
1960

Cumulative Impact Report

Proposed Accessory Cabin for 66 Mill Creek Dr

Vicinity Development Potential List

Parcel #	Property	Owner	Acres	Existing Use	Tundr	County Rd Access	Needs Avalan. Study	Needs Geohaz. Study	Devel-opable	Development Potential
50917310000001	Know Your Neighbor Tract #1	Mc Cormack Robert & Chrystal	5	Residence	-	-	-	-	-	Existing Cabin
50917310000002	Know Your Neighbor Tract #2	Mc Cormack Robert M & Chrystal R	4	Vacant	No	Yes	No	No	Yes	Possible Future Cabin
50917310000015	Know Your Neighbor Tract #3	152 Macfire Tree Lane Llc Lisa Leighton	3.97	Residence	-	-	-	-	-	Existing Cabin
50917310000004	Know Your Neighbor Tract #4	Westerholm Eva M Molin Wise Boris C	0.84	Pending Cabin	No	Yes	No	No	Yes	In Progress
50917310000005	Know Your Neighbor Tract #5	Murray Timothy	1.94	Residence	-	-	-	-	-	Existing Cabin
50917310000006	Know Your Neighbor Tract #6	Paul O & Ruth H Cline Trust	1.46	Vacant	No	Yes	No	No	Yes	Possible Future Cabin
50917310000007	Know Your Neighbor Tract #7	Davenport Cole	2.24	Pending Cabin	No	Yes	No	No	Yes	Approval Pending
50917310000008	Know Your Neighbor Tract #8	Robertson Alvin	1.82	Residence	-	-	-	-	-	Existing Cabin
50917310000010	Know Your Neighbor Tract #9 And #10	Emery Martin & Mindy K	3.14	Residence	-	-	-	-	-	Existing Cabin
50917310000011	Know Your Neighbor Tract #11	Williams Trust Craig C & Valenta-Williams Trust Carol K	2.02	Vacant	No	Yes	No	No	Yes	Possible Future Cabin
50917310000012	Know Your Neighbor Tract #12	Andorka Family Trust The Mark	2.67	Residence	-	-	-	-	-	Existing Cabin
50917310000013	Know Your Neighbor Tract #13	Huffman Dorothy E	3.05	Vacant	No	Yes	No	No	Yes	Possible Future Cabin
50910000070001	1208 County Rd 1 (Lime Creek Rd)	Dooley Thomas W And Nancy J	4 (5.76)	Residence	-	-	-	-	-	Existing Cabin
50917310000003	Forest Service Special Use Permit Land	Master Plan Ministries Inc	~.34	Group Events Non-Profit	No	Yes	No	No	Yes	Existing Event Lodge
50910000070010	Mill Creek Lodge Estates Lot 1	Balekian Robert A & Barbara R	4.63	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
50910000070011	Mill Creek Lodge Estates Lot 2	Bullock Louis W & Patricia W	4.18	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
50910000070028	Mill Creek Lodge Estates Lot 3	Namkraps 3 Holdings	3.04	Residence	-	-	-	-	-	Existing Cabin
50910000070013	Mill Creek Lodge Estates Lot 4	Stewart Family Trust	3.29	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
50910000070014	Mill Creek Lodge Estates Lot 5	Keffer Family Partnership Ltc	4.4	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
50910000070015	Mill Creek Lodge Estates Lot 6	Kovacac Jan P & Cummings Juli	3.06	Vacant	No	Highway	No	No	Yes	Existing Cabin
50910000070016	Mill Creek Lodge Estates Lot 7	Keffer Family Partnership Ltd	3.05	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
50910000070025	Mill Creek Lodge Estates Lot 8 Und 3/7 1	Bush, James Albert Living Trust	5.57	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
50910000070029	Mill Creek Lodge Estates Lot 8 Und 4/7 1	Grizzly Peak Investments, Llc	5.57	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
50910000070018	Mill Creek Lodge Estates Lot 9	Blue Skies Development Llc	4.89	Residence	-	-	-	-	-	Existing Cabin
50910000070019	Mill Creek Lodge Estates Lot 10	Keffer Family Partnership Ltd	4.68	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
50910000070020	Mill Creek Lodge Estates Lot 11	Beartree Ltd	3.78	Vacant	No	Highway	No	No	Yes	Possible Future Cabin
50910000070009	53001 N Hwy 550	Braly John E & Alice K	41.34	Residence	-	-	-	-	-	Existing Cabin