

## Application for Improvement Permit

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Sketch Plan Submittal

### Proposed Stalo Family Cabin

TBD County Road 2  
Silverton, Colorado 81433  
Genoa Lode Subdivision – Lot 1  
Part of the Genoa MS 14024  
Recorded Reception #145836



Applicant:

Joel Stalo and Emily Huston-Stalo  
13031 N Fenton Rd  
Fenton, MI 48430  
(517) 881-1704

Prepared By:

Mountain Grain, LLC  
P.O. Box 4090  
Durango, Colorado 81302  
(970) 515-7882

July 9, 2021

San Juan County  
Attn: Lisa Adair, Planning Director  
1360 Greene St  
Silverton, Colorado 81433

**Subject: Application for Improvement Permit – Sketch Plan Review**

Proposed Stalo Family Cabin located at TBD County Road 2, Lot 1 of the Genoa Lode Subdivision, MS 14024, near Silverton, San Juan County, Colorado.

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Ms. Lisa Adair:

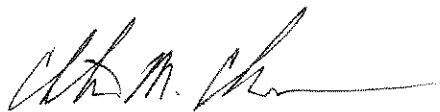
This submittal has been prepared to describe the proposed improvements on Lot 1 of the Genoa Lode Subdivision, owned by Joel Stalo and Emily Huston-Stalo. Genoa Lode is an approved Subdivision which was established for residential use in 2007.

The attached documents have been prepared for a San Juan County Application for Improvement Permit as a "Sketch Plan Review". The Applicant requests administrative review of this project by the Planning Director, and to consider approval contingent upon receiving a favorable geotechnical report for the proposed structure location.

The property is located within San Juan County's Future Land Use Plan "Economic Corridor", which is designated to be suitable for residential development because of its moderately sloping terrain and year-round access. The proposed improvements consist of a 1,400 SF single-family residence, attached 530 SF garage with driveway access, and utility improvements. Integral to this improvement, a moderately sized 1/3 acre building envelope is being proposed, which will provide ample room in coordinating the home's final build location on the 4.78-acre lot. The proposed envelope shall meet all county setback requirements, while also insuring a safe and practical design and construction operation.

Please contact Mountain Grain, LLC if you have any questions.

Sincerely,




Christopher M. Clemmons  
Mountain Grain, LLC

## Table of Contents

1. San Juan County Application for Improvement Permit
2. Warranty Deed
3. Genoa Lode Subdivision Review Requirements
4. Approved Survey Plat
5. List of Adjacent Landowners
6. Map of Adjacent Landowners
7. Project Narrative
8. Project Plans
  - A. Vicinity Map
  - B. Sketch Plan & County Avalanche Map
  - C. Sketch Plan & County Geohazard Map
  - D. Sketch Plan with Topography
  - E. Sketch Plan with Aerial Image
  - F. Draft Floor Plans, Elevations and 3D images
9. Septic Design and Associated Permit
10. Proof of Adequate Water Source
11. San Juan County Relationship to County Road and State Highway Systems Forms
12. San Juan County Driveway and Road Access Permit
13. Scenic Quality Report
14. Geotech Report by Trautner Geotech (Deferred)

### Application for Improvement Permit

		APPROVAL CHECKLIST	Initial	Date
Applicant	Name	Joel Stalo + Emily Huston-Stalo		
	Address	13031 N Fenton Rd		
	Fenton, MI 48430 / (517) 881-1704	Phone		
Owner	Name	Joel M. Stalo Trust		
	Address	same		
		Phone		
Contractor	Name			
	Address			
		Phone		
Legal Description of Property:		Road System Relationship		
Genoa Lode - Lot 1 MS 14024		Zoning Compatibility		
		State Mining Permit		
		Owner Notification		
		Avalanche Hazard		
		Geologic Hazard		
		Floodplain Hazard		
		Wildfire Hazard		
Township 41N, Range 7W, Section 10		Mineral Resource Impact		
Nature of Improvement Planned:		Wildlife Impact		
Proposed single-story cabin and associated access, utility and site improvements		Historic Site Impact		
		Watershed Gearance		
		County Building Inspector		
		Building Permit		
		State Electrical Inspector		
Land Use Zone: Mountain 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	Driveway Permit
	Application			
	Building Permit			
	Subdivision/PUD			Subdivision Variance
	Hearing Notice			Subdivision Approval
				PUD Approval



State Documentary Fee  
\$15.49 05-07-2021

153512  
Page 1 of 1  
SAN JUAN COUNTY, COLORADO  
LADONNA L. JARAMILLO, RECORDER  
05-07-2021 09:42 AM Recording Fee \$13.00

**SPECIAL WARRANTY DEED**

**THIS DEED**, Made this 7<sup>th</sup> Day of May, 2021  
Between ZLM, LLC, A COLORADO LIMITED LIABILITY COMPANY  
of the County of Taylor and State of Texas, grantor  
and JOEL M. STALO TRUST DATED FEBRUARY 16, 2017  
whose legal address is 13031 N. Fenton Road  
Fenton, MI 48430  
of the County of Genesee and State of Michigan, grantee

State Documentary Fee  
Date: May 7, 2021  
\$ 15.49

**WITNESSETH**, That the grantor for and in consideration of the sum of  
.....TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION.....  
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents  
does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, all 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:

Lot 1, GENOA LODGE SUBDIVISION, according to the plat thereof filed for record July 12, 2007 as  
Reception No. 145836.

TOGETHER WITH but without warranty of title, any and all water, water rights, ditch and ditch rights  
ponds and reservoir rights, wells and underground water rights and springs and spring rights and  
related easements and infrastructure appurtenant to or historically used upon the lands conveyed  
hereby, including one water tap from San Juan County Historical Society.

As known by street and number as: GENOA 1 CR 21  
Silverton, CO 81433

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto 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 grantor, 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  
grantee, its successors and assigns forever. The grantor, for itself, its successors does covenant, and agree that the grantor shall  
and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee,  
its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through  
or under the grantor, except 2021 taxes due and payable in the year 2022. Subject to Statutory Exceptions  
as defined in CRS § 38-30-113(5).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all  
genders

**IN WITNESS WHEREOF**, the grantor has executed this deed on the date set forth above

ZLM, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Larry Zastrow  
LARRY ZASTROW, MANAGER/MEMBER

STATE OF TAYLOR  
COUNTY OF TEXAS



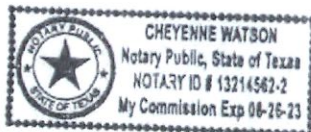
The foregoing instrument was acknowledged before me this 4 Day of May, 2021

By: LARRY ZASTROW, MANAGER/MEMBER OF ZLM, LLC, A COLORADO LIMITED LIABILITY  
COMPANY

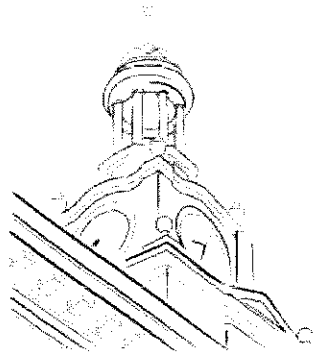
My commission expires: 8-26-23

Witness my hand and official seal

Cheyenne Watson  
Notary Public



SPECIAL WARRANTY DEED



# SAN JUAN COUNTY COLORADO

1557 GREENE STREET  
P.O. BOX 466  
SILVERTON, COLORADO 81433  
PHONE/FAX 970-387-5766 [sanjuancounty@frontier.net](mailto:sanjuancounty@frontier.net)

September 17, 2018

RE: Gena Lade Subdivision

Mr. Larry Zastrow:

The Genoa Lode Subdivision and Subdivision and Lien Agreement were recorded on July 12, 2007 for the development of two residential lots. In order to proceed with the residential development of these lots you will be required to complete and submit an Improvement Permit application for each lot or a combined application if both lots are developed concurrently. The application(s) will be reviewed by the San Juan County Land Use Administrator to determine that the proposed development is in conformance with the approved Genoa Lode Subdivision and the Subdivision and Lien Agreement. It will also be reviewed to insure that the improvements are in compliance with Section 4-110 and any other applicable section of the San Juan County Land Use Code as applicable.

This review is administrative only unless you need to amend the subdivision, request an exception or request a variance to the Land Use Code. Any request to develop a project that exceeds the approval of the Subdivision or the County Land Use Code would require further review and approval from the appropriate board(s), recommendation and action.

Once the Improvement Permit has been reviewed and approved you will be required to submit a set of building plans to the San Juan County Building Inspector for his review. If the plans are adequate and meet the current building codes, the Building Inspector will issue a Building Permit and construction can begin.

If you have any questions, please contact me at your convenience

William A. Tookey  
San Juan County Administrator/Land Use Administrator



DRAWING NUMBER  
MAP 4 183

DRAWING NUMBER  
GENOA LODE SUBDIVISION

DRAWING NUMBER  
RECEPTION # 14886

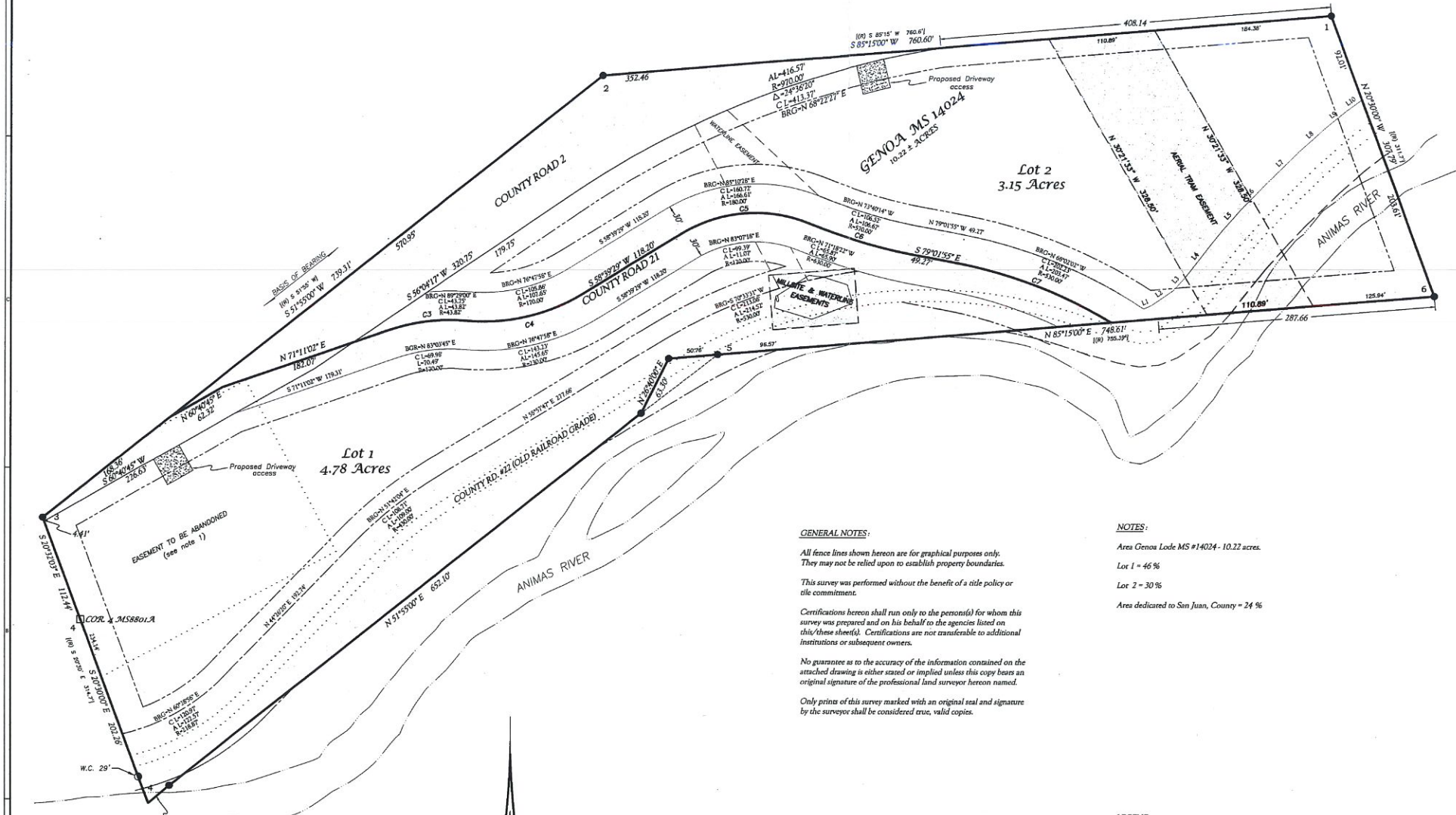
DRAWING NUMBER

SAFECO PRODUCTS • NEW HOPE, MINNESOTA  
REGISTERED PROFESSIONAL LAND SURVEYOR

# GENOA LODE SUBDIVISION

## GENOA MS 14024,

located in unsurveyed Township 41 North, Range 7 West,  
of the New Mexico Principle Meridian, San Juan County, Colorado



### GENERAL NOTES:

All fence lines shown hereon are for graphical purposes only. They may not be relied upon to establish property boundaries.

This survey was performed without the benefit of a tide policy or tide commitment.

Certifications hereon shall run only to the person(s) for whom this survey was prepared and on his behalf to the agencies listed on this/these sheet(s). Certifications are not transferable to additional institutions or subsequent owners.

No guarantee as to the accuracy of the information contained on the attached drawing is either stated or implied unless this copy bears an original signature of the professional land surveyor hereon named.

Only prints of this survey marked with an original seal and signature by the surveyor shall be considered true, valid copies.

### NOTES:

Area Genoa Lode MS #14024 - 10.22 acres.  
Lot 1 = 46 %  
Lot 2 = 30 %  
Area dedicated to San Juan County = 24 %

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C3	200.00'	82.93'	82.33'	N 83°03'45" E
C4	200.00'	126.65'	124.55'	S 76°47'58" W
C5	150.00'	138.84'	133.94'	N 85°10'28" E
C6	600.00'	112.79'	112.12'	N 73°40'14" W
C7	500.00'	165.15'	164.40'	S 69°34'11" E

LINE	BEARING	DISTANCE
L1	S 67°59'30" W	8.21'
L2	N 53°49'31" E	27.74'
L3	S 47°16'14" W	20.36'
L4	N 77°59'50" E	43.72'
L5	N 41°56'05" E	38.90'
L6	N 44°05'39" E	37.77'
L7	S 46°03'35" W	47.56'
L8	S 48°27'34" W	37.79'
L9	S 51°21'08" W	25.24'
L10	S 54°00'29" W	20.64'



**BASIS OF BEARING:**  
The NW line of the Genoa MS 14024 between corners 2 & 3 is assumed to bear N. 51° 55' 00" E and is monumented as shown hereon. All other bearings are relative thereto.

NOTICE: I, ERNEST E. SCHAUF, a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat accurately represents a survey made by me or under my direction and supervision. I further certify that the monuments shown hereon actually exist, and that their positions are as shown hereon.

### LEGEND

- Set 2-1/2" alum. cap/#6 rebar - LS 121457
- Set 2-1/2" alum. cap/#6 rebar as W.C. - LS 12457
- Found Concrete Monument - as noted
- Boundary Line
- - - Lot Lines
- - - Subcheck Lines
- ▨ Historical Society Easements
- ▭ County Road R.O.W.

### CERTIFICATE OF SURVEY:

I, Ernest E. Schauf, a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat accurately represents a survey made by me or under my direction and supervision. I further certify that the monuments shown hereon actually exist, and that their positions are as shown hereon.



### DEDICATION:

I, Larry Zastrow, being the owner of the land described as follows:  
The Genoa Lode MS #14024 located in the unsurveyed Township 41 North, Range 7 West, of the New Mexico Principle Meridian, San Juan County, Colorado.  
Under the name Genoa Lode Subdivision, have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the public as large the County Roads and Old Railroad Grade as shown hereon and hereby dedicate those portions of land labeled as the Waterline, Tram, and Millsite easements for the installation and maintenance of public utilities as shown hereon. The undersigned owners, mortgages and beneficiaries under deeds of trust, hereinafter known as dedicators, for themselves, their heirs, successors and assigns, covenant and agree with San Juan County that no development, construction or improvements shall be permitted unless and until all required public improvements, as defined by the subdivision regulations of San Juan County, are in place and accepted by San Juan County or cash funds or other security satisfactory to the County for the improvements are provided to San Juan County.

In witness whereof Larry Zastrow has subscribed his name this 12 day of July, A.D. 2007.  
By: *Larry Zastrow*  
Larry Zastrow

NOTARIAL  
State of Colorado )  
County of San Juan )

The foregoing signature(s) was/were acknowledged before me this 12th day of July, A.D. 2007, by *Larry Zastrow*.

My Commission Expires: 8/20/08  
My Address is: 1000 N. 2nd St., Silverton, CO 81433  
Witness My Hand and Official Seal

*Ernest E. Schauf*  
Notary Public



### EASEMENT NOTES:

- The portion of the easement shown on this plat and shown as "EASEMENT TO BE ABANDONED" shall be abandoned by San Juan County to the owner of Lot 1 of the Genoa Lode Subdivision. The legal description of this easement is shown and described hereon this plat.
- The easement shown on this plat and called "MILLSITE EASEMENT" shall be dedicated to the San Juan Historical Society. Due to its natural deteriorating condition, all tramway poles, lines or items of historical significance that are directly related to the historic millsite and located within lot 2 of the Genoa Lode Subdivision, shall be maintained by the San Juan Historical Society. San Juan County and the Owner(s) of lot 2 of the Genoa Lode Subdivision shall bear no responsibility for the upkeep and maintenance of these historic sites.
- The Easement shown on this plat and called "TRAM EASEMENT" shall be dedicated to the San Juan Historical Society. Due to its natural deteriorating condition, all tramway poles, lines or items of historical significance that are directly related to the historic tramway and located within lot 2 of the Genoa Lode Subdivision, shall be maintained by the San Juan Historical Society. San Juan County and the Owner(s) of lot 2 of the Genoa Lode Subdivision shall bear no responsibility for the upkeep and maintenance of these historic sites.
- The COUNTY ROAD R.O.W.s and the "OLD RAILROAD GRADE" are hereby dedicated to San Juan County and have presidency over all other easements as shown hereon.

**SAN JUAN COUNTY BOARD OF COMMISSIONERS' APPROVAL:**  
This plat was reviewed and approved by the San Juan County Board of Commissioners on this 11th day of July, 2007.

By: *Ernest E. Schauf*

**SAN JUAN PLANNING COMMISSION APPROVAL:**  
This plat was reviewed and approved by the Silverton Planning Commission on this 12th day of July, 2007.

By: *Ernest E. Schauf*

**SAN JUAN HISTORICAL SOCIETY:**  
This plat was reviewed and approved by the San Juan County Historical Society on this 11th day of July, 2007.

By: *Beverly Rich*

**SAN JUAN COUNTY CLERK AND RECORDER'S ACCEPTANCE:**  
This plat was accepted for filing in the office of the Clerk and Recorder of San Juan County, Colorado, on this 12th day of July, A.D. 2007.  
Reception Number 14886, Time 1:17 PM, Book 109, Page 1

Date 7-12-07

### PLAT REFERENCES:

Mineral Surveys of MS 5539B, MS 5530B, MS 8801A, MS 9852, MS 14024 & MS 15122, San Juan County, Colorado done by Ernest E. Schauf, PLS 12457, dated 12/20/03.

<b>U.S. MINERAL SURVEYORS REGISTERED LAND SURVEYORS IN COLORADO</b>		<b>SOUTHWEST LAND SURVEYING LLC</b> 1315 Snowden St., Silverton, CO 81433 (970) 387-0800, Silverton (970) 874-2680, Delta (970) 874-0863 fax EMAIL: kschauf@slsllc.com	
PLAN SCALE: 1"=60' FIELD CREW: AES DRAFTER: KW7, EES SHEET 1 of 1	REVISIONS:   GENOA LODE SUBDIVISION of the Genoa MS 14024 located in unsurveyed T. 41 N., R. 7 W., N.M.P.M., San Juan County, Colorado	LARRY ZASTROW 826 Chanticleers Abilene, TX 79602	FWS - L28 # 2006-48

## List of Adjacent Landowners

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### Stalo Cabin, Genoa Lode Subdivision

Michael & James Field; Keefe Family Revocable Trust  
6219 Saddletree Ln  
Yorba Linda, CA 92886

Sunnyside Gold Corp  
5075 S Syracuse St, Ste 800  
Denver, CO 80237-2712

Tim Edgar & Pam Killebrew  
PO Box 117  
Crawford, CO 81415-0117

Anthony & Tanya Davis  
6812 Bonne Meadow Ln  
Lake Charles, LA 70605-0499

Dan Dugi Defined Benefit Trust  
146 Post Oak Way  
Cuero, TX 77954-2228

Mi Casa Es Su Casa; Dan Dugi Defined Benefit Trust  
PO Box 444  
Silverton, CO 81433-0444

San Juan County Historical Society  
PO Box 154  
Silverton, CO 81433-0154

Vernon & Amanda Bridgewater  
22 Road 2345  
Aztec, NM 87410-9303

Silverton Majestic LLC; Randey Robinette  
58 Snowy Peaks Way  
Durango, CO 81303-7015

Ryan & Cherie Naffziger  
123 El Diente Dr  
Durango, CO 81303-9002

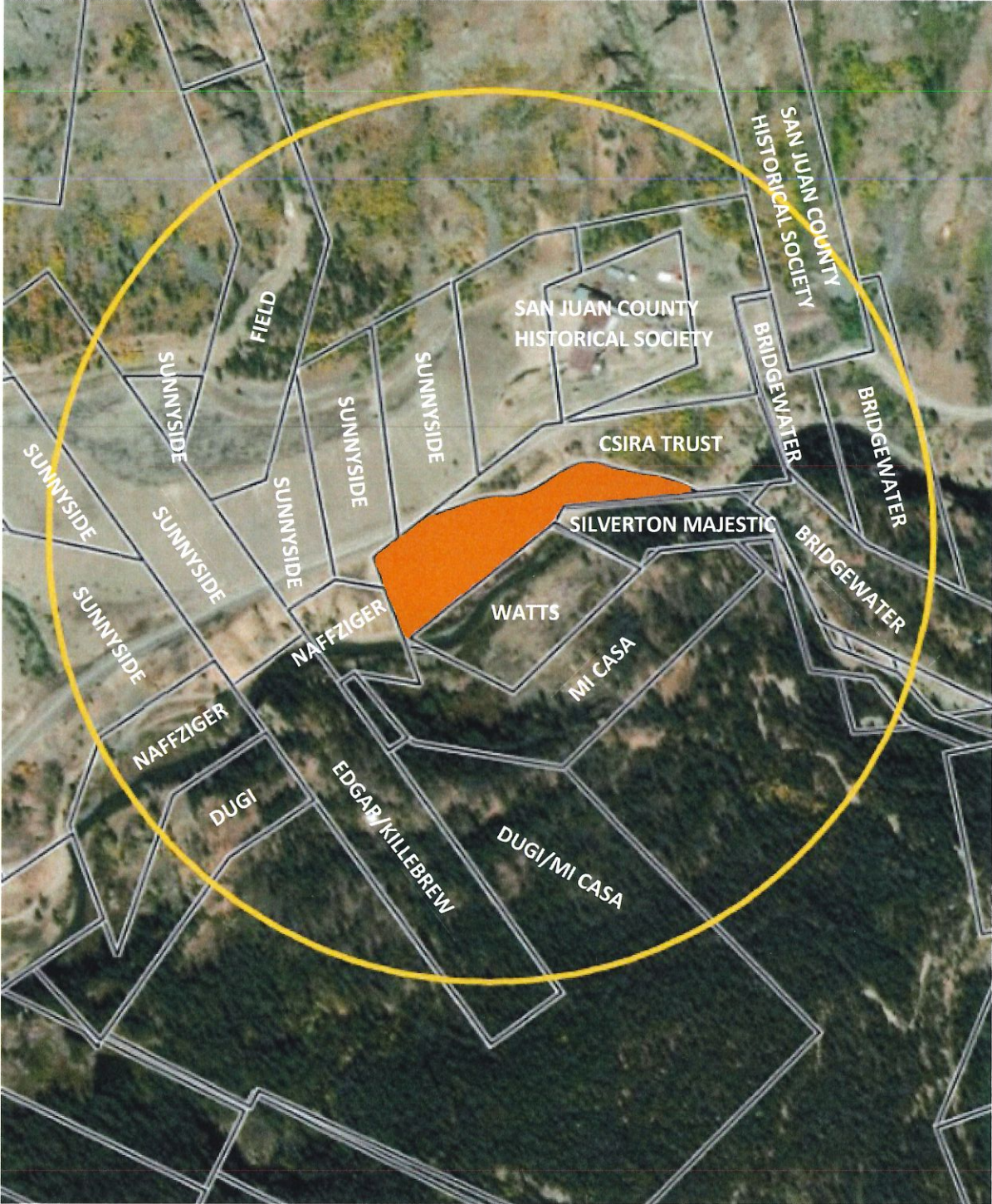
Stato Cabin  
Genoa Lode Subdivision Lot 1

Watts Revocable Trust; Richard Watts  
PO Box 697  
La Mesa, CA 91944-0697

Csira Trust; Charles Csira  
1278 Glenneyre St #214  
Laguna Beach, CA 92651-3103



### Map of Adjacent Landowners



## **Project Narrative**

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Stalo Cabin – Genoa Lode Subdivision

### **Applicant Name and Address:**

Joel Stalo and Emily Huston-Stalo  
13031 N Fenton Rd  
Fenton, MI 48430  
(517) 881-1704

### **Project Location:**

TBD County Road 2  
Silverton, Colorado 81433  
Genoa Lode Subdivision – Lot 1

### **Legal Description**

Located in part of the Genoa MS 14024, in unsurveyed Township 41 North, Range 7 West, of the New Mexico Principle Meridian, San Juan County, Colorado.

### **Proposed Development:**

One single-family cabin of approximately 1,400 SF

### **Zoning:**

- Mountain Zoning District
- Town/County Zone of Mutual Interest Overlay District
- Historic Preservation District
- Mineral Resource Overlay District

### **Acreage:**

4.78 acres

### **Water Service:**

The Applicant plans to tie into an existing 1" private domestic water tap provided by the San Juan County Historical Society Powerhouse Project central water distribution system. The tap has been installed near the intersection of County Road 2 and the Mayflower Mill driveway and was deemed to supply adequate water to the site sufficient to meet the requirements of the San Juan County Zoning and Land Use Code.

**Sewer Service:**

An onsite septic system is proposed for the cabin and will be located west of the proposed cabin, as shown on the site plan. Septic test pits have been dug and analyzed on-site, and the system has been engineered by a Colorado Licensed Professional Engineer in accordance with the San Juan Basin Health Department regulations. The septic permit, septic design and associated recommendations by the engineer are included with this application submittal.

**Power:**

The Applicant plans to tie into the existing pad transformer located along County Road 2 near the north edge of the property. The proposed line will be an underground service line.

**Access from County Roads:**

The property is located south of County Road 2 and bound along the east by County Road 21. County Road 22 runs through the southern portion of the site along the Animas River. The proposed cabin will be accessed via a new driveway off County Road 2, as shown in the proposed sketch plans provided in this submittal. The driveway will include a culvert, as well as any additional requirements of the County Road and Bridge Department Supervisor. A driveway permit form has been submitted to the Road and Bridge Supervisor.

**Heating:**

A hydronic radiant floor system will be used as the primary source of heat for the cabin, and a wood stove and possible electric heat will be used as supplemental heat when necessary.

**Exterior Lighting:**

Exterior lighting will be incorporated near all entry points and along the south façade facing the south. Exterior lighting will be in conformance with San Juan County Dark Sky requirements.

**Solid Waste Management:**

The Applicant will be responsible for bi-weekly trash disposal provided by Bruin Waste Management. On-site trash will be contained within the provided dumpster at all times until removal to the transfer station.



**Landscaping:**

Revegetation and landscaping screening will be provided by the Applicant in accordance with the requirements of San Juan County to preserve the natural appearance of the area and minimize visual impact of views. The Applicant will create a defensible space around the proposed cabin by removal of combustible ground cover and thinning of trees and shrubs near the cabin, as recommended by the Colorado State Forest Service Firewise Practices.

**Surveying:**

A survey plat for this lot was prepared by Earnest E. Schaaf of Southwest Land Surveying LLC and recorded with San Juan County on July 12, 2007. A copy of this survey plat is included with this application submittal.

**Subsurface Conditions:**

Subsurface conditions have been tested and recorded by Trautner Geotech LLC. However, the finalized report is currently being generated and is not included with this application. The Applicant will furnish this to the County once received by Trautner Geotech.

The final design for the proposed cabin and foundation will take into account the characteristics of the soils, slopes and potential geological hazards in a manner intended to protect the health, safety and welfare of users in the area.

**Building Envelope and Siting:**

The proposed project site and building envelope will be located on the upper west portion of the property, which is a moderately sloped grassy meadow with pines and aspens, sloping down towards the Animas River. Approximately ten feet to the south of the building envelope lies the bench edge where the property sharply drops off with a continuous steep grade until it reaches County Road 22. The proposed location of the cabin was chosen based on site access, feasibility of construction, septic design, existing natural screening from County Road 2, and avoidance of the steep topography just described. Due to an existing vehicular pull-off area near the intersection of County Road 2 and County Road 21, the Applicant is proposing a privacy screening fence on the south side of the pull-off area. The location of the proposed fence is shown on the Site Plan included with this submittal.

**County Avalanche Map:**

The Sketch Plan for this project has been overlaid onto the County Avalanche Map, which is included with this application submittal for review. According to the County Avalanche Map, the site does not appear to be within a potential avalanche area.

**County Geohazards Map:**

The Sketch Plan for this project has been overlaid onto the County Geohazards Map, which is included with this application submittal for review. According to the County Geohazards Map, the proposed building location appears to be in an area of colluvial slopes (cst), specifically an area of thick colluvial or glacial accumulations, generally thicker than 2 meters. Those areas categorized as cst are regarded as potentially unstable, with small slumps along road cuts providing a good indication of the local state of stability.

The proposed foundation for the cabin will follow all excavation and foundation design recommendations found in the soils report provided by Trautner Geotech.

**Foundation:**

The foundation of the cabin will include concrete stem walls and spread footings that will extend below frost depth and 12" minimum below native grade. The garage will be slab-on-grade with frost-protected spread footings. The deck will include wood posts with concrete spot footings that will extend below frost depth.

**Elevation at Structure:**

The floor elevation of the proposed cabin is approximately 9,552 ft, which is below 11,000 feet elevation, where the County has limits on cabin square footage.

**Cabin Size and Height:**

The cabin will be one story and will be approximately 32'x44' with a 12' wide attached garage and 10' deep uncovered deck. The overall footprint of the cabin is relatively square with a simple, single-slope roof, sloping toward the north. The conditioned home area will be approximately 1,400 SF and the garage will be 530 SF.

The maximum height of the cabin, which is measured from the lowest adjacent native grade up to the peak of the 3.5:12 roof, is approximately 26'-0", which is below the County height limit of 35 feet.

**Building Plans:**

Preliminary building plans for the proposed cabin are included in the following section of this package.

**Cabin Style:**

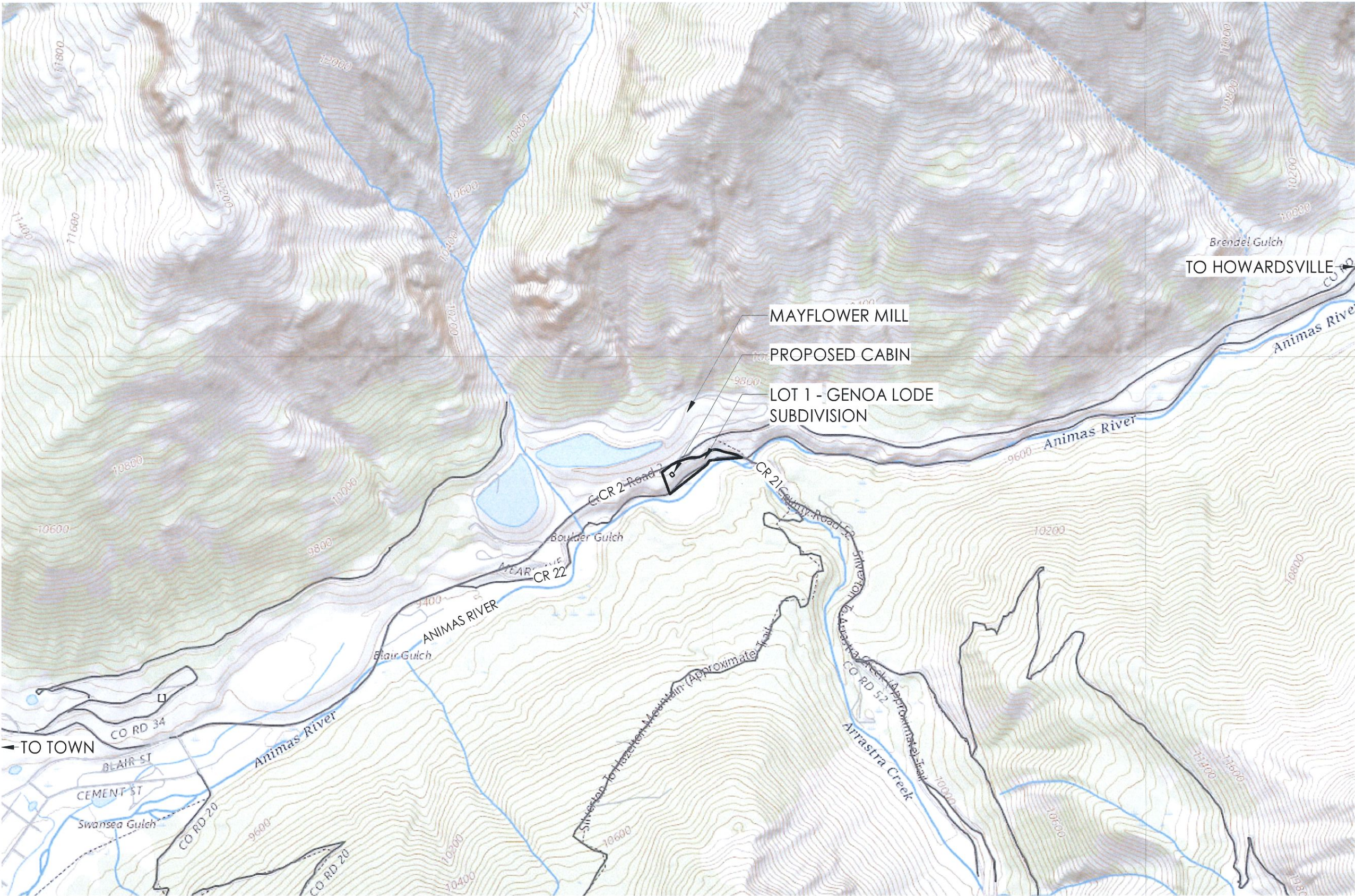
The simple form and material selection most reflect the mountain contemporary style, but with a focus more on functionality than overly simplistic detailing often seen in current trending home design.

**Building Materials:**

A colorized rendering of the home, which shows proposed building materials and design vernacular, is included in the Scenic Quality Report for your review. The proposed materials consist of the following:

- Vertical wood siding with a dark stain.
- Composite trim in a dark pre-finished color to accent siding.
- Slate standing seam metal roof with matching trim.
- Wood posts & railing with horizontal stainless-steel cable at deck






**MOUNTAIN**  
**grain**  
ARCHITECTURE

DURANGO, CO 81301  
970 | 515 | 7882  
info@mtngrain.com  
mtngrain.com

PROJECT #:	21-07
ASSESSOR'S PARCEL #:	48290100010055

NEW CONSTRUCTION OF:	<b>THE STALO FAMILY CABIN</b>
	GENOA LODGE LOT 1 TBD COUNTY ROAD 2 SILVERTON, CO 81433

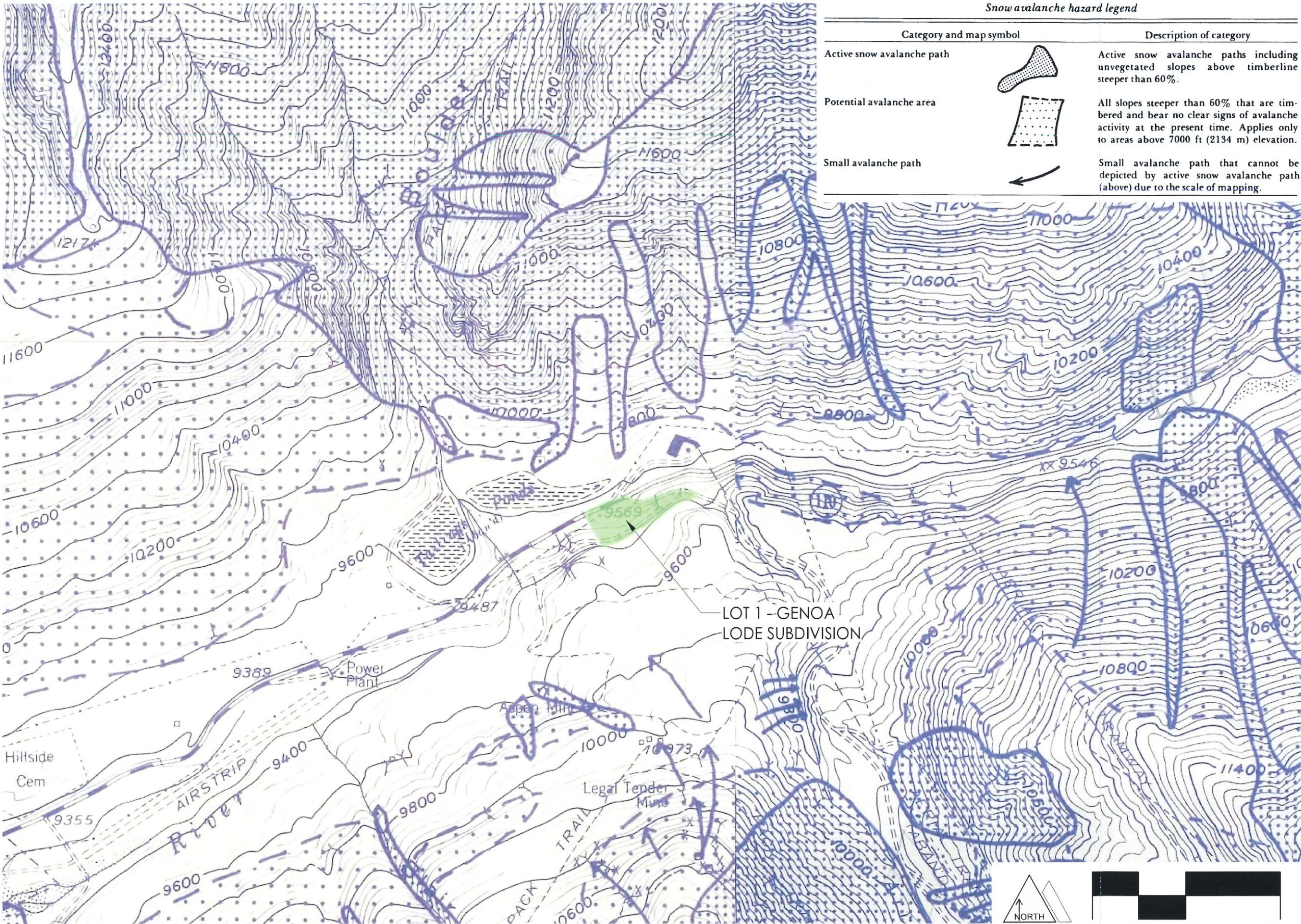
SHEET TITLE:	VICINITY MAP
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SHEET #:	A
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SCALE: NTS	
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IMPROVEMENT PERMIT REVIEW | 07.09.2021





*Snow avalanche hazard legend*

Category and map symbol	Description of category
Active snow avalanche path	Active snow avalanche paths including unvegetated slopes above timberline steeper than 60%.
Potential avalanche area	All slopes steeper than 60% that are timbered and bear no clear signs of avalanche activity at the present time. Applies only to areas above 7000 ft (2134 m) elevation.
Small avalanche path	Small avalanche path that cannot be depicted by active snow avalanche path (above) due to the scale of mapping.

**MOUNTAIN grain**  
ARCHITECTURE  
DURANGO, CO 81301  
970.515.7882  
info@mtngrain.com  
mtngrain.com

PROJECT #:	21-07
ASSESSOR'S PARCEL #:	48290100010055

NEW CONSTRUCTION OF:	<b>THE STALO FAMILY CABIN</b>
	GENOA LODGE LOT 1 TBD COUNTY ROAD 2 SILVERTON, CO 81433

SHEET TITLE:  
SKETCH PLAN  
& COUNTY  
AVAILANCE  
MAP

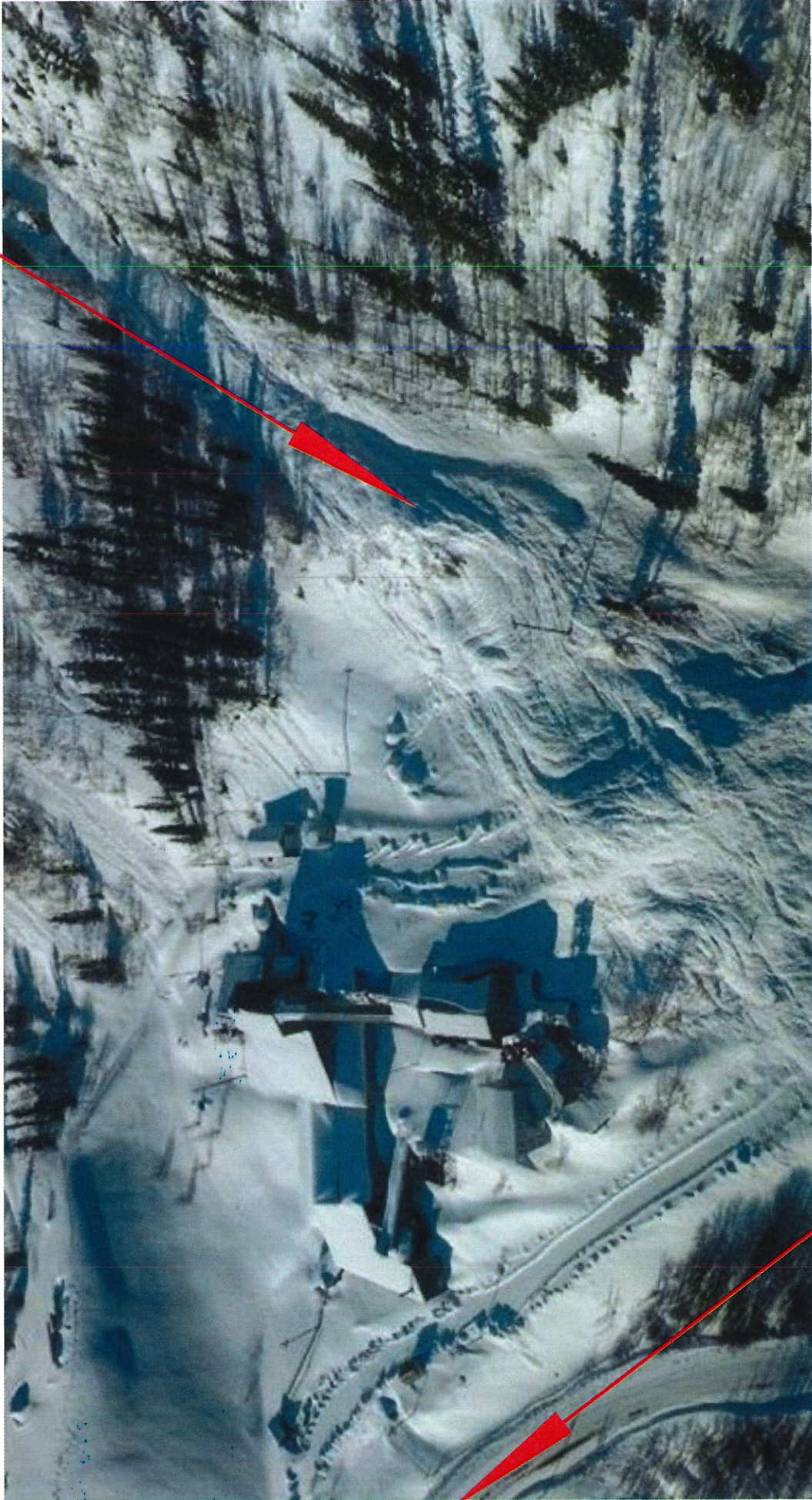
SHEET #:  
**B**

SCALE: 1" = 1000'

IMPROVEMENT PERMIT REVIEW | 07.09.2021



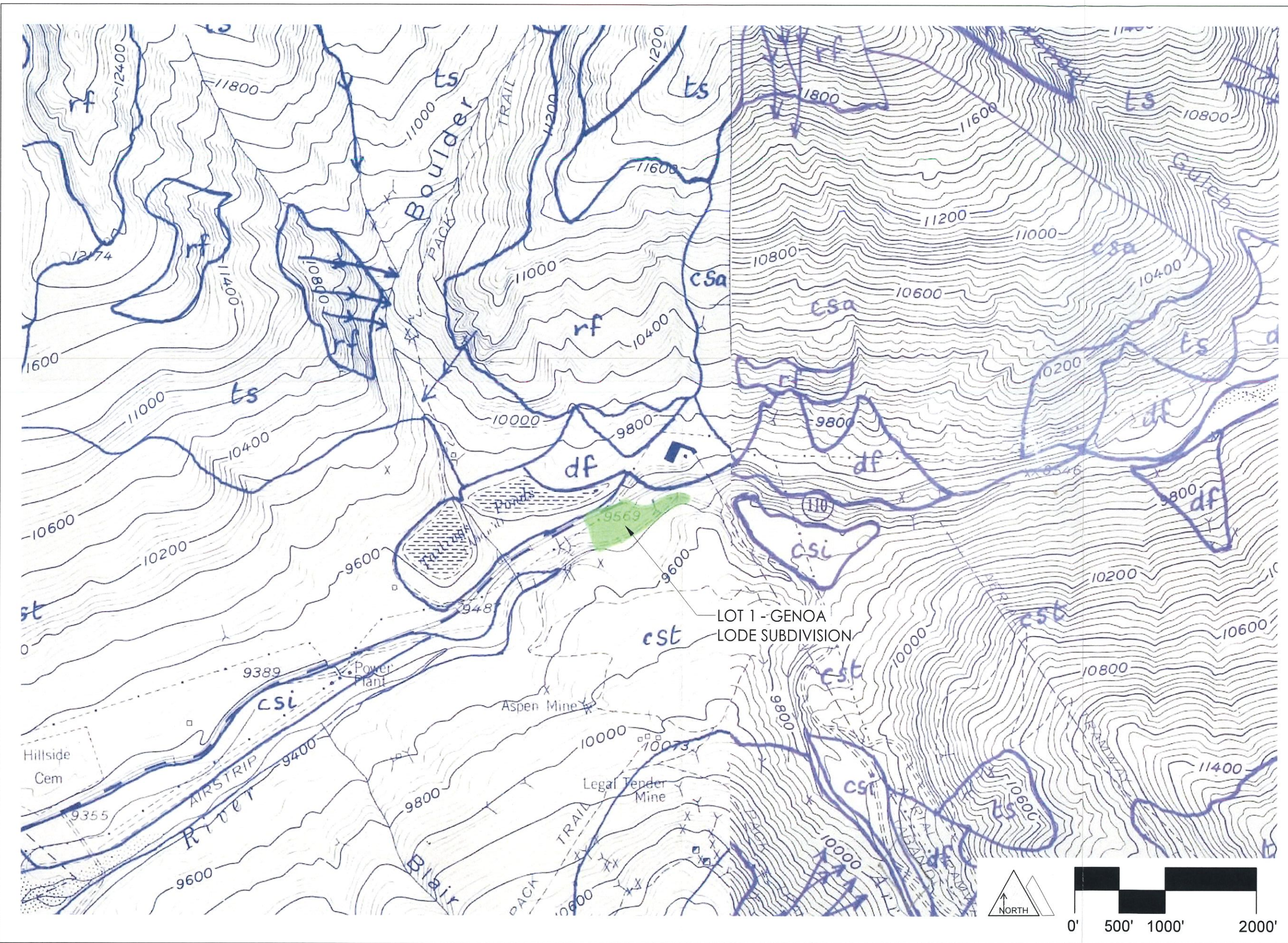
RECENT AVALANCHE PATH  
EAST OF MAYFLOWER MILL



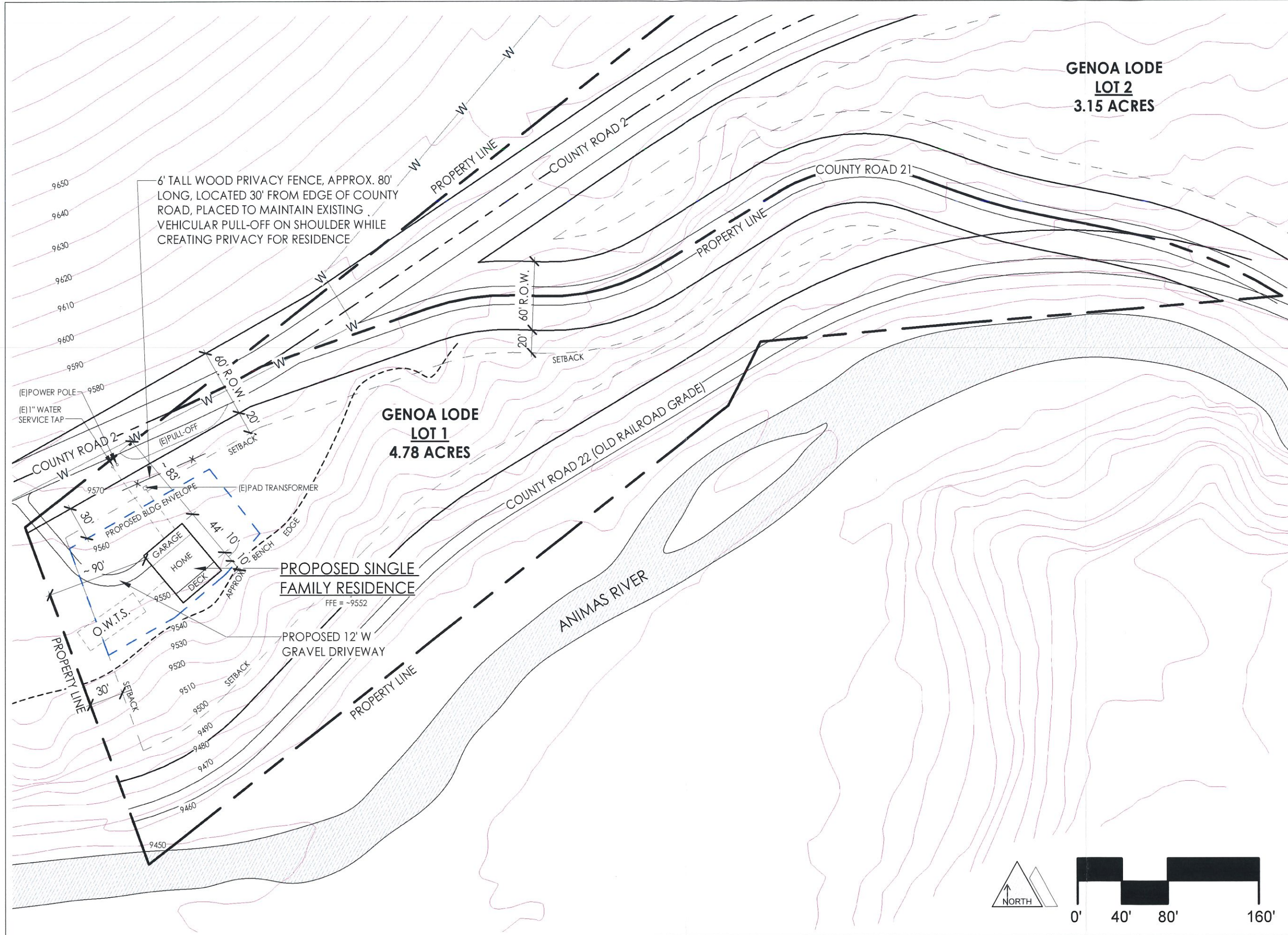
"AERIAL PHOTO OF RECENT NEARBY AVALANCHE"

PROPOSED HOME LOCATION  
APPROX. 1/4 MILE WEST ON CR2  
(NOT IN PHOTO)









**MOUNTAIN grain**  
ARCHITECTURE

DURANGO, CO 81301  
970 | 515 | 7882  
info@mggrain.com  
mggrain.com

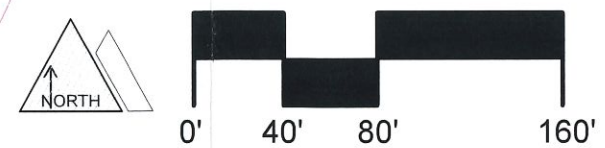
PROJECT #:	21-07
ASSESSOR'S PARCEL #:	48290100010055

NEW CONSTRUCTION OF:	<b>THE STALO FAMILY CABIN</b>
	GENOA LODGE LOT 1 TBD COUNTY ROAD 2 SILVERTON, CO 81433

SHEET TITLE: SKETCH PLAN WITH TOPOGRAPHY

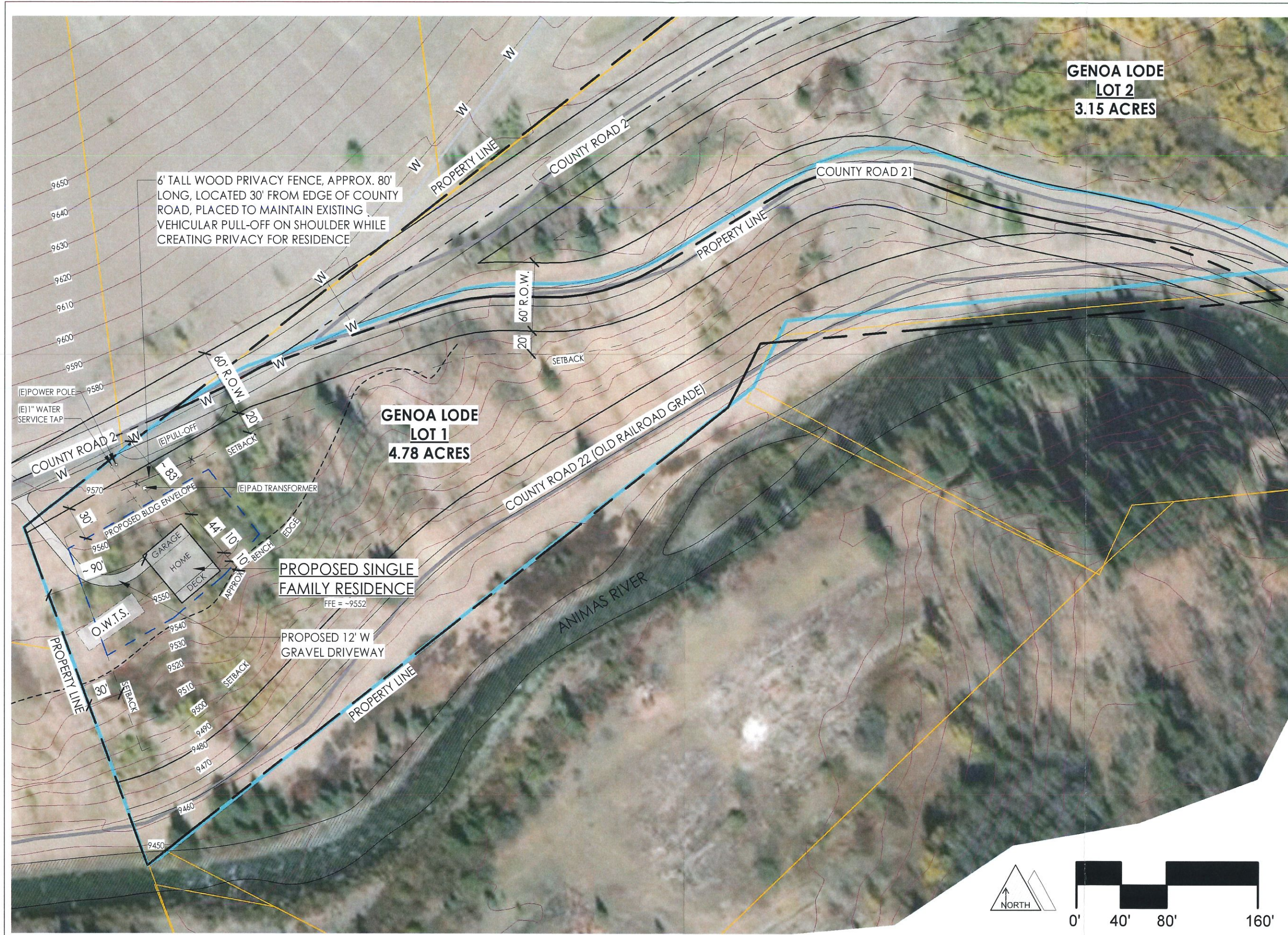
SHEET #: D

SCALE: 1" = 80'-0"



IMPROVEMENT PERMIT REVIEW | 07.09.2021





**MOUNTAIN grain**  
ARCHITECTURE

DURANGO, CO 81301  
970 | 515 | 7882  
info@mtngrain.com  
mtngrain.com

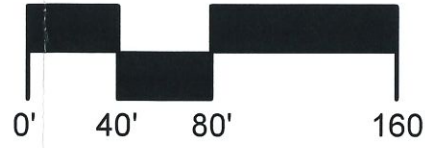
PROJECT #:	21-07
ASSESSOR'S PARCEL #:	48290100010055

NEW CONSTRUCTION OF:	<b>THE STALO FAMILY CABIN</b>
	GENOA LODGE LOT 1 TBD COUNTY ROAD 2 SILVERTON, CO 81433

SHEET TITLE: SKETCH PLAN WITH AERIAL IMAGE

SHEET #: E

SCALE: 1" = 80'-0"

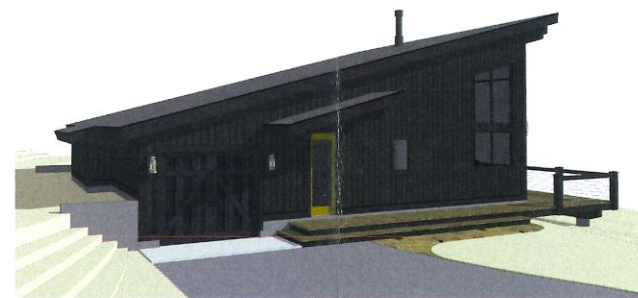
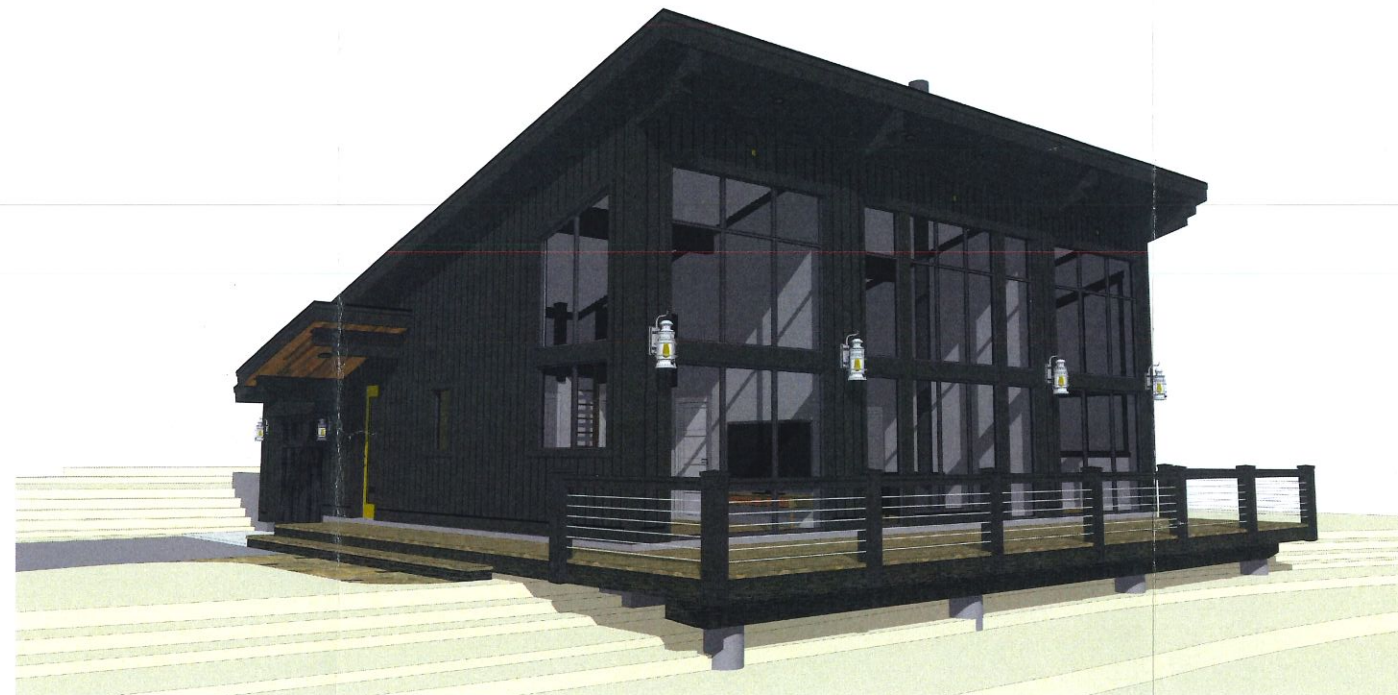


IMPROVEMENT PERMIT REVIEW | 07.09.2021



DRAWING INDEX

- 1/5 - COVER PAGE
- 2/5 - RIVERSIDE & SOUTHWEST ELEVATION
- 3/5 - REAR & NORTHEAST ELEVATION
- 4/5 - MAIN FLOOR PLAN
- 5/5 - MAIN CROSS SECTION



# PEACE OF MINE

JOEL & EMILY STALO FAMILY CABIN

DRAWING DATES:  
CONCEPT DRAWINGS: MAY 4, 2021

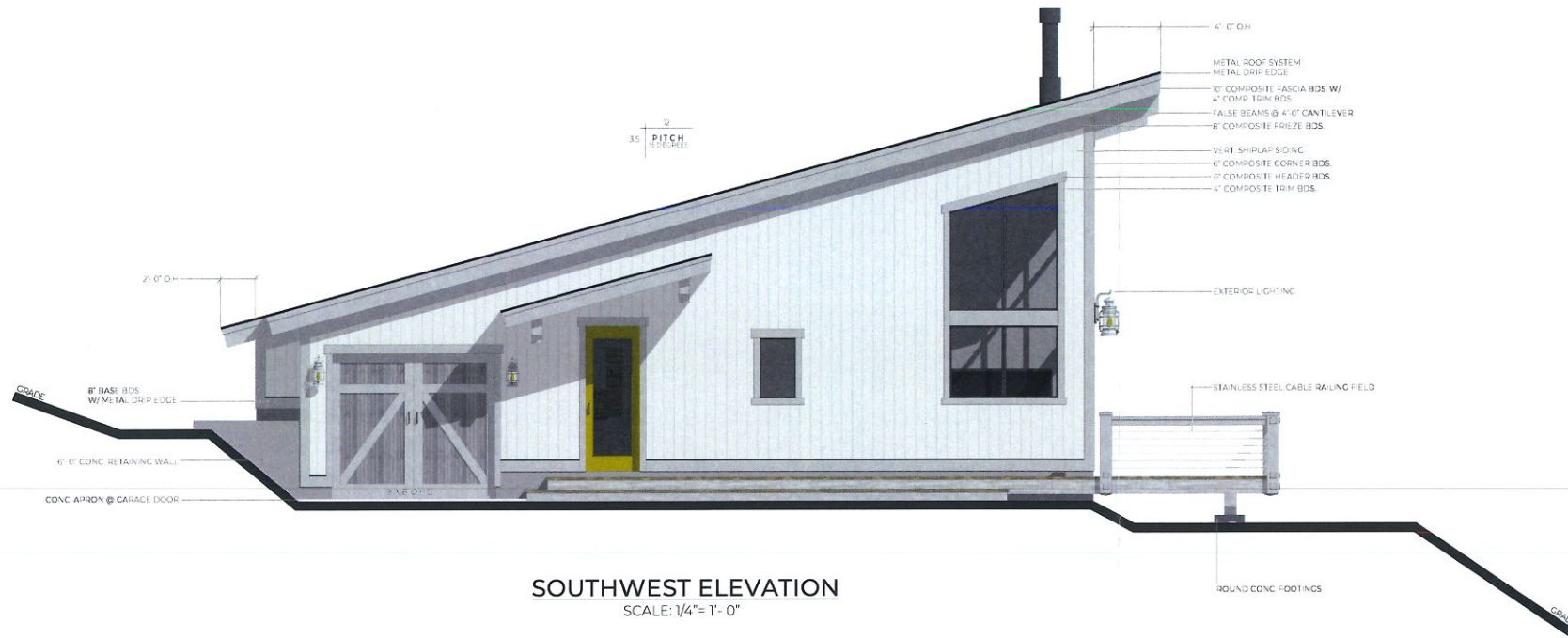
FRIMODIG DESIGN OF ADA  
DESIGN TEAM: MARK & MATT FRIMODIG  
8355 BAILEY DR. ADA, MI. 49301  
PHONE: 676-1891



PEACE OF MINE  
JOEL & EMILY STALO FAMILY CABIN  
PROPOSED TRACT A (51 ACRES) GENOA LODGE COUNTY ROAD 55  
@ ARRASTRA GULCH, SIVERTON, SAN JUAN COUNTY, COLORADO

SHEET

1/5



**SOUTHWEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIVERSIDE ELEVATION**  
SCALE: 1/4" = 1'-0" SOUTHEAST

DRAWING DATES:  
CONCEPT DRAWINGS: MAY 4, 2021

FRIMODIG DESIGN OF ADA  
DESIGN TEAM: MARK & MATT FRIMODIG  
8355 BAILEY DR., ADA MI. 49301  
PHONE: 676-1891

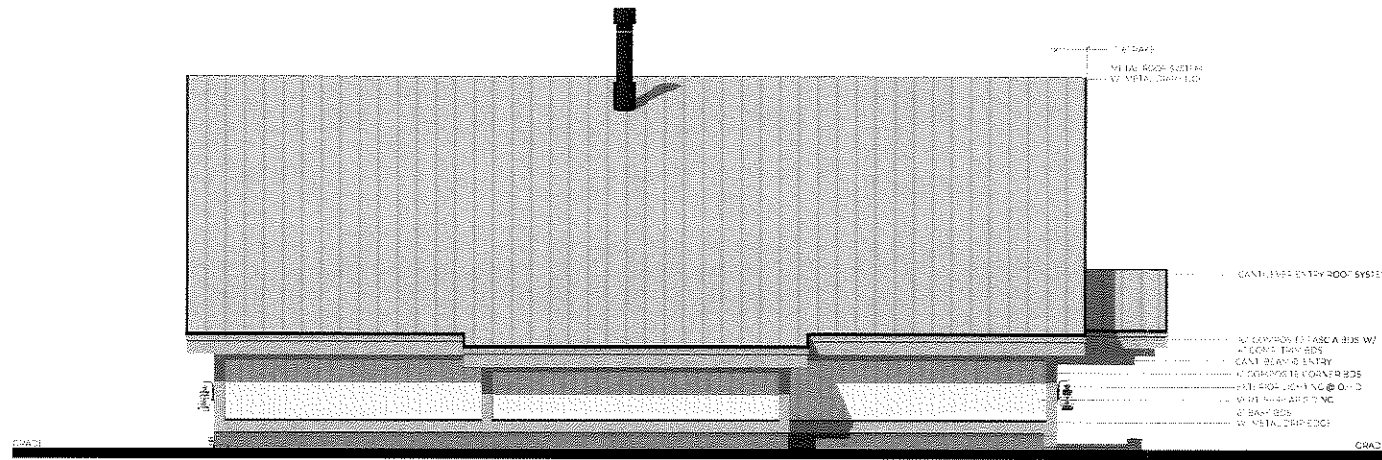


**PEACE OF MINE**  
**JOEL & EMILY STALO FAMILY CABIN**  
PROPOSED TRACT A (5.1 ACRES) GENOA LODGE COUNTY ROAD 55  
@ ARRASTRA GULCH, SIVERTON, SAN JUAN COUNTY, COLORADO

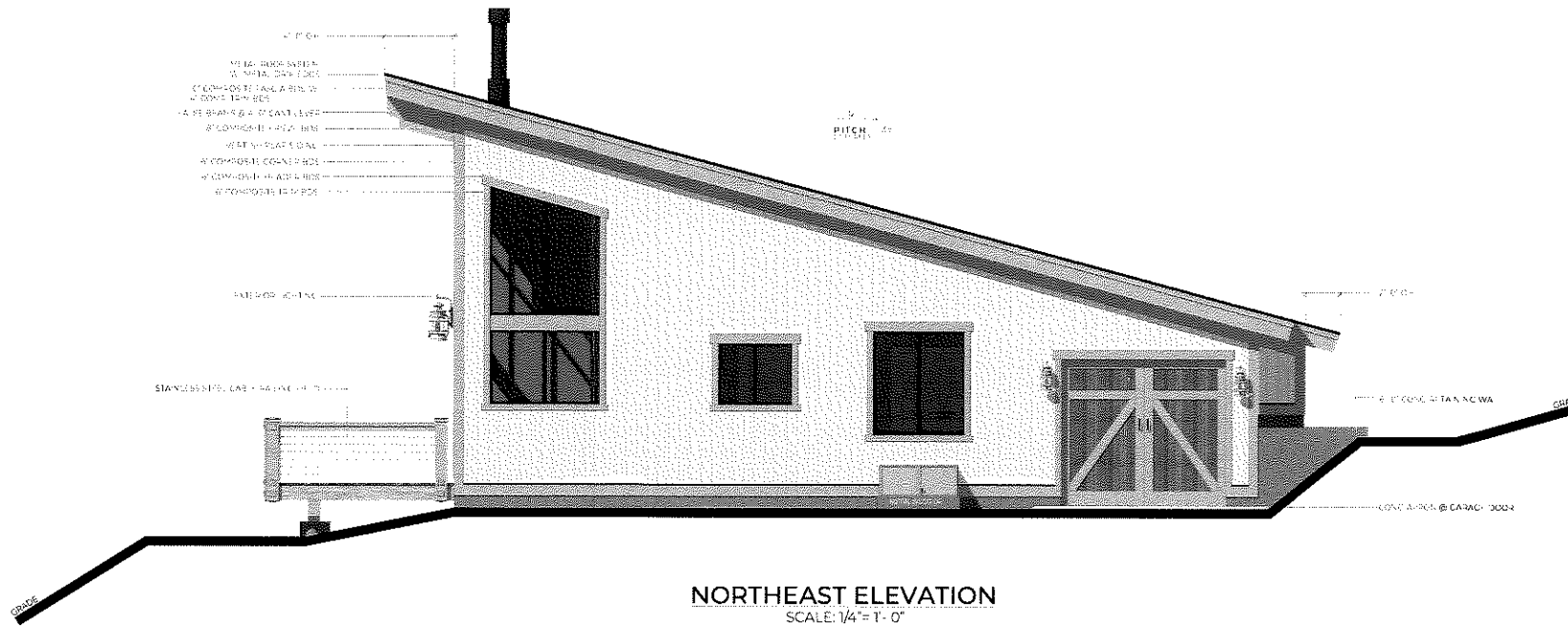
SHEET

2/5





REAR ELEVATION  
SCALE: 1/4" = 1'-0" NORTHWEST



NORTHEAST ELEVATION  
SCALE: 1/4" = 1'-0"

DRAWING DATES:  
CONCEPT DRAWINGS - MAY 4, 2021

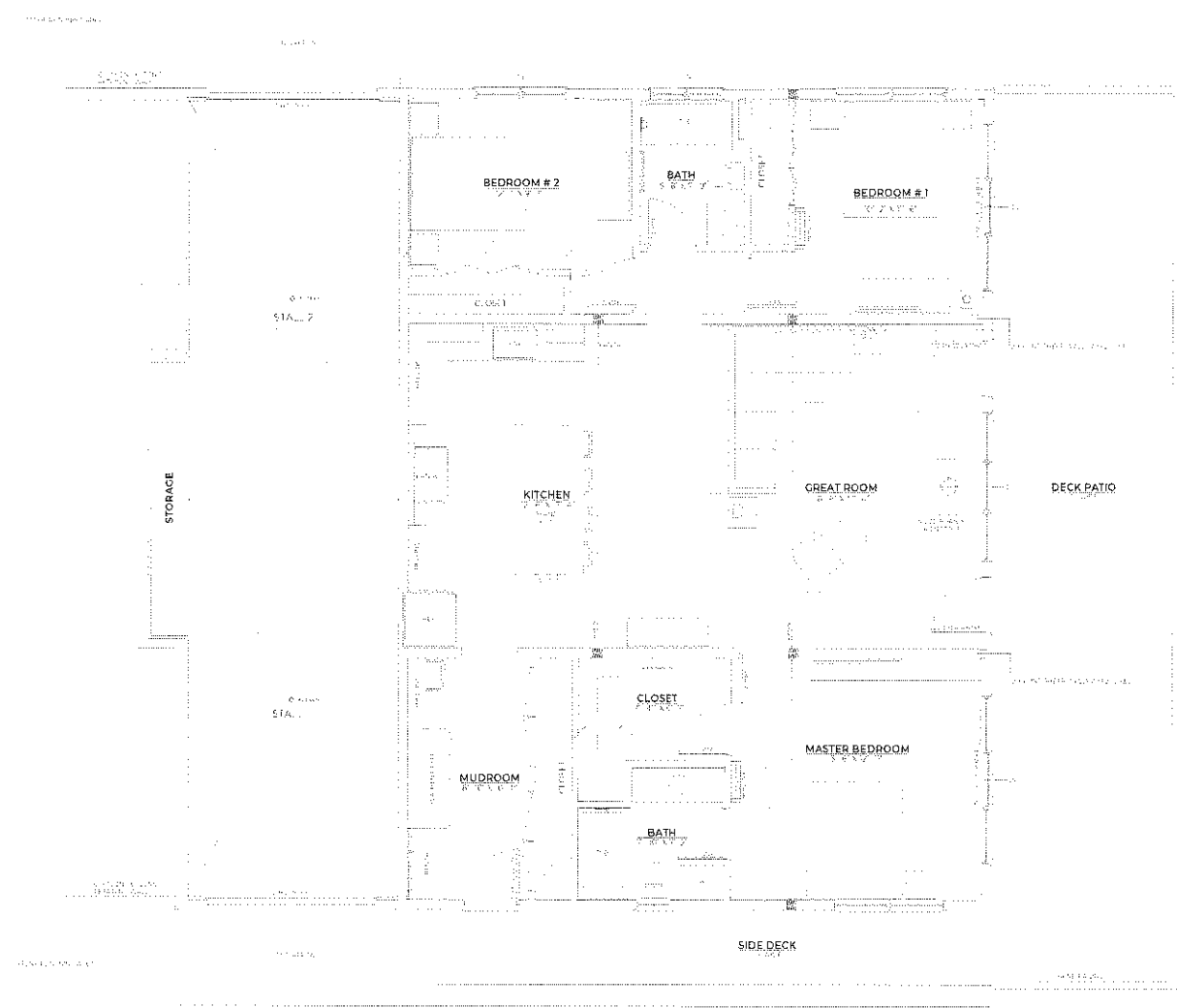
FRIMODIG DESIGN OF ADA  
DESIGN TEAM: MARK & MATT FRIMODIG  
8355 BAILEY DR. ADA MI. 49301  
PHONE: 676-1891



PEACE OF MINE  
JOEL & EMILY STALO FAMILY CABIN  
PROPOSED TRACT A 151 ACRES GENOA LODGE COUNTY ROAD 55  
@ ARRASTRA GULCH, SILVERTON, SAN JUAN COUNTY, COLORADO

SHEET

3/5



**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

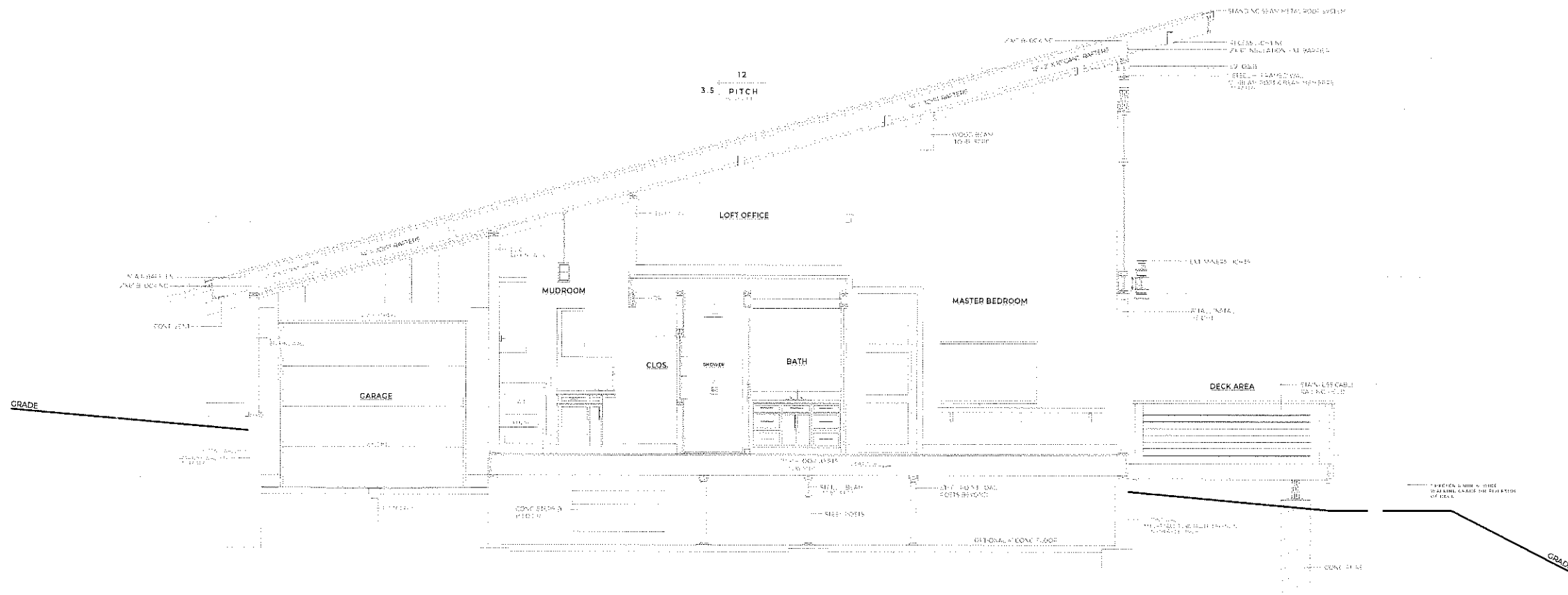
DRAWING DATES:  
CONCEPT DRAWINGS: MAY 4, 2021

FRIMODIG DESIGN OF ADA  
DESIGN TEAM: MARK & MATT FRIMODIG  
8355 BAILEY DR. ADA MI. 49301  
PHONE: 676-1891



**PEACE OF MINE**  
**JOEL & EMILY STALO FAMILY CABIN**  
PROPOSED TRACT A (51 ACRES), CENOA LODGE COUNTY ROAD 55  
@ ARRASTRA GULCH, SIVERTON, SAN JUAN COUNTY, COLORADO

SHEET  
4/5



**MAIN CROSS SECTION**  
SCALE: 3/4" = 1'-0"

DRAWING DATES:  
CONCEPT DRAWINGS: MAY 4, 2021

**FRIMODIG DESIGN OF ADA**  
DESIGN TEAM: MARK & MATT FRIMODIG  
8955 BAILEY DR., ADA MI, 49301  
PHONE: 676-1891



**PEACE OF MINE**  
**JOEL & EMILY STALO FAMILY CABIN**  
PROPOSED TRACT A (51 ACRES), GENOA LODGE COUNTY ROAD 55  
@ APPRASTRA CULCH, SIVERTON, SAN JUAN COUNTY, COLORADO

SHEET

5/5

# Engelhardt Environmental, LLC.

---

June 17, 2021

## NEW ON-SITE WASTEWATER TREATMENT SYSTEM

PROPERTY OF: Joel Stalo  
Genoa Lode, Lot 1  
Silverton, CO 81433

SJBPH PERMIT APPLICATION #2021-256

### PROJECT NARRATIVE

A new OWTS is proposed at the subject property to serve the future three bedroom residence. SJBPH OWTS permit application number 2021-256 is on file for said improvements. Terrain grades are mild, in the 3-5% range, generally sloping to the southeast. The residence will be served by the San Juan Historic Society via Silver Lake (central water). No water wells are evident within the 100' radius from the planned STA and the proposed OWTS improvements appear to meet all other required setbacks<sup>2</sup>.

Site and soil conditions warrant the use of a gravity flow to a STA trench configuration containing Infiltrator™ Chambers. This OWTS is designed in compliance with the requirements of SJBPH 2018 OWTS Regulations<sup>1</sup> and Colorado Department of Public Health and Environment Regulation 43<sup>2</sup>. Engelhardt Environmental, LLC is held harmless regarding OWTS performance over time.

STA location:

- 37°49'35.01"-107°37'48.29" (DMS)
- USDA/NRCS soils are reported as *Quazar very cobbly loam*
- Mean annual precipitation: 26 to 40 inches
- Parent material: Alluvium derived from volcanic rock
- Landform: Alluvial fans

Using a backhoe, soil profile pits were excavated on April 1, 2021 in the vicinity of the planned STA, which resulted in the following soil characterization:

SPP1: 0-10" silt loam;  
10-84" loam [granular, weak/moderate] [Soil Type 2];  
bedrock/groundwater not encountered

SPP2: 0-8" silt loam;  
8-60" loam [granular, weak/moderate] [Soil Type 2];  
60" refusal at large boulder;  
bedrock/groundwater not encountered

**Design Flow:** Table 6-1<sup>2</sup>:

Single Family Residential: three bedrooms; QD = 450 GPD [TL 1]

Septic Tank: Table 9-1<sup>2</sup>: 1000 gallon septic tank capacity is required

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<sup>1</sup> As adopted; effective January 1, 2018

<sup>2</sup> CDPHE Water Quality Control Commission Regulation No. 43 – *On-Site Wastewater Treatment System Regulation*



# Engelhardt Environmental, LLC.

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## **Proposed STA:** Three trenches, each with 14 Infiltrator™ Chambers

- From visual and tactile inspection: Table 10-1<sup>2</sup>: Soil Type 2
- Absorption (A) LTAR: Table 10-1<sup>2</sup>: Soil Type 2: LTAR = 0.6 GPD/SF
- STA area required: 450 GPD/0.6 GPD/SF = 750 SF
- Chamber equivalent: 750(0.7) = 525 SF
- Proposed STA = 540 SF

## **KEYNOTES**

- All delivery piping shall be 4" Schedule 40 PVC; slope all pipe runs at a minimum of 1%
- Install new 1000 gallon two-chamber septic tank to the WSW of the proposed residence; set base on compacted structural fill or sand if needed to stabilize, plumb to residence; do not use 90° fittings between said connections and install 2-way-sweep cleanout with threaded cap outside of foundation
- Excavate three level trenches 3' wide, 60' long, and 24" deep; report any soil variations or excavation limitations to Engelhardt Environmental, LLC
- Maintain at least 4' of undisturbed soil separation between each trench excavation
- Align trenches NE to SW on slope contour to maintain consistent excavation depth
- Install 14 Standard Quick-4 Infiltrator™ chambers in each trench (42 total)
- Install Infiltrator™ endcaps at inlet and terminal end of each trench (6 total); install provided splash plate or paver on soil surface inside endcap at inlet end beneath pipe entry/discharge
- Install concrete distribution box with leveling inserts for outlet ports up gradient at north end of trenches; set in wet concrete on tamped native soil to stabilize
- Plumb distribution box to the top cut-out of the three inlet chamber endcaps
- Install poly riser over distribution box with securable access lid at grade
- Install 4" vertical PVC inspection ports at inlet and terminal end of each trench (6 total); friction fit or thread caps; extend inspection ports above grade for potential winter access
- After SJBPH construction inspection, insulate distribution box manhole (to prevent freezing)

## **GENERAL CONSTRUCTION NOTES**

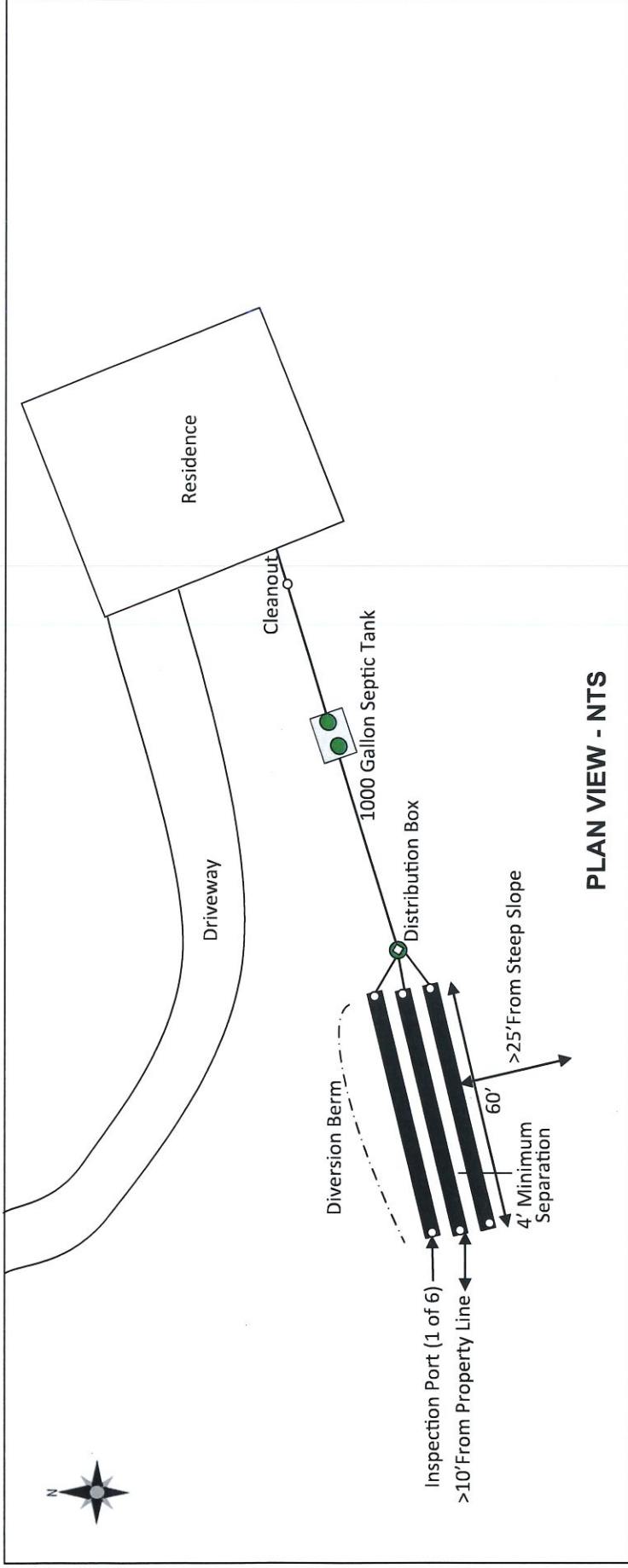
- All OWTS work shall be inspected and certified by SJBPH and designer prior to backfill
- Any changes to approved OWTS design must be approved in advance by SJBPH and designer
- Locate any existing utilities prior to excavation work; call 811 before you dig and/or arrange secondary utility locate as necessary
- Avoid excavation and backfill work during muddy or freezing conditions
- All piping should be 4" Schedule 40 PVC unless otherwise specified
- Ensure watertight seals for all plumbing connections with rubber gasket or solvent PVC weld
- Construct diversion swale or berm above STA to prevent storm water/snowmelt generated intrusion
- Crown STA backfill to offset settling and ensure long-term positive drainage, and seed with dry-land grass seed mix; cover with weed-free straw to stabilize and promote germination
- Do not drive on top of the STA or OWTS components and fence out livestock
- Avoid flushing chemicals and grease/oil into the system
- Discharge from water softener does not require treatment and may adversely affect OWTS performance
- Clean septic tank effluent filter annually by rinsing into the first compartment of the septic tank
- Septic tank pumping and solids removal needs to be completed at a minimum of every 4 years by a licensed septic system cleaner



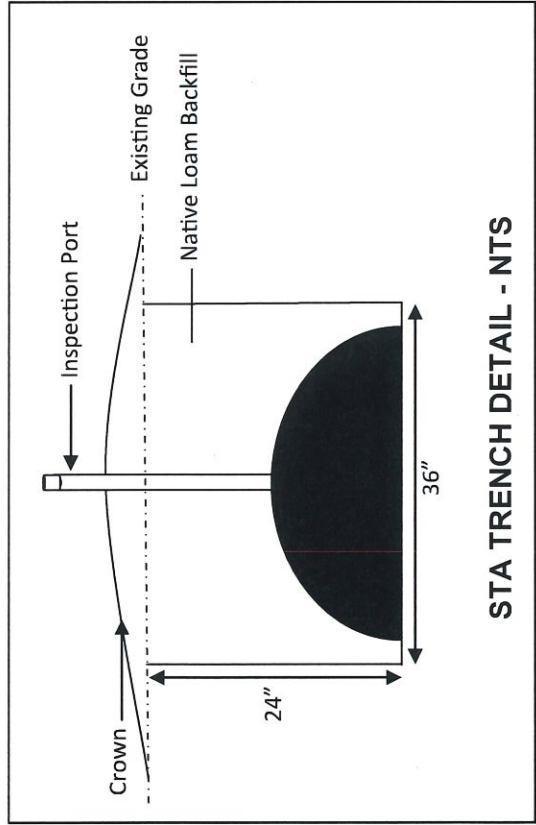
OWTS SITE PLAN



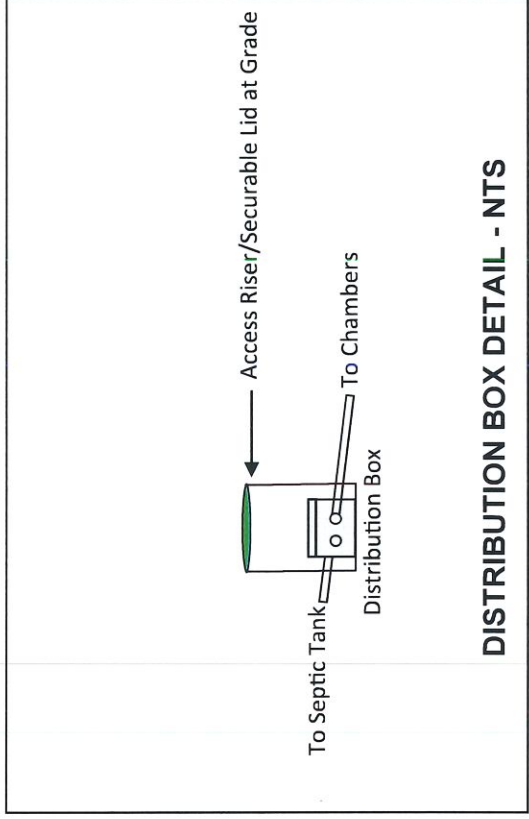
100ft  
-107 630 37.827 Degrees



PLAN VIEW - NTS



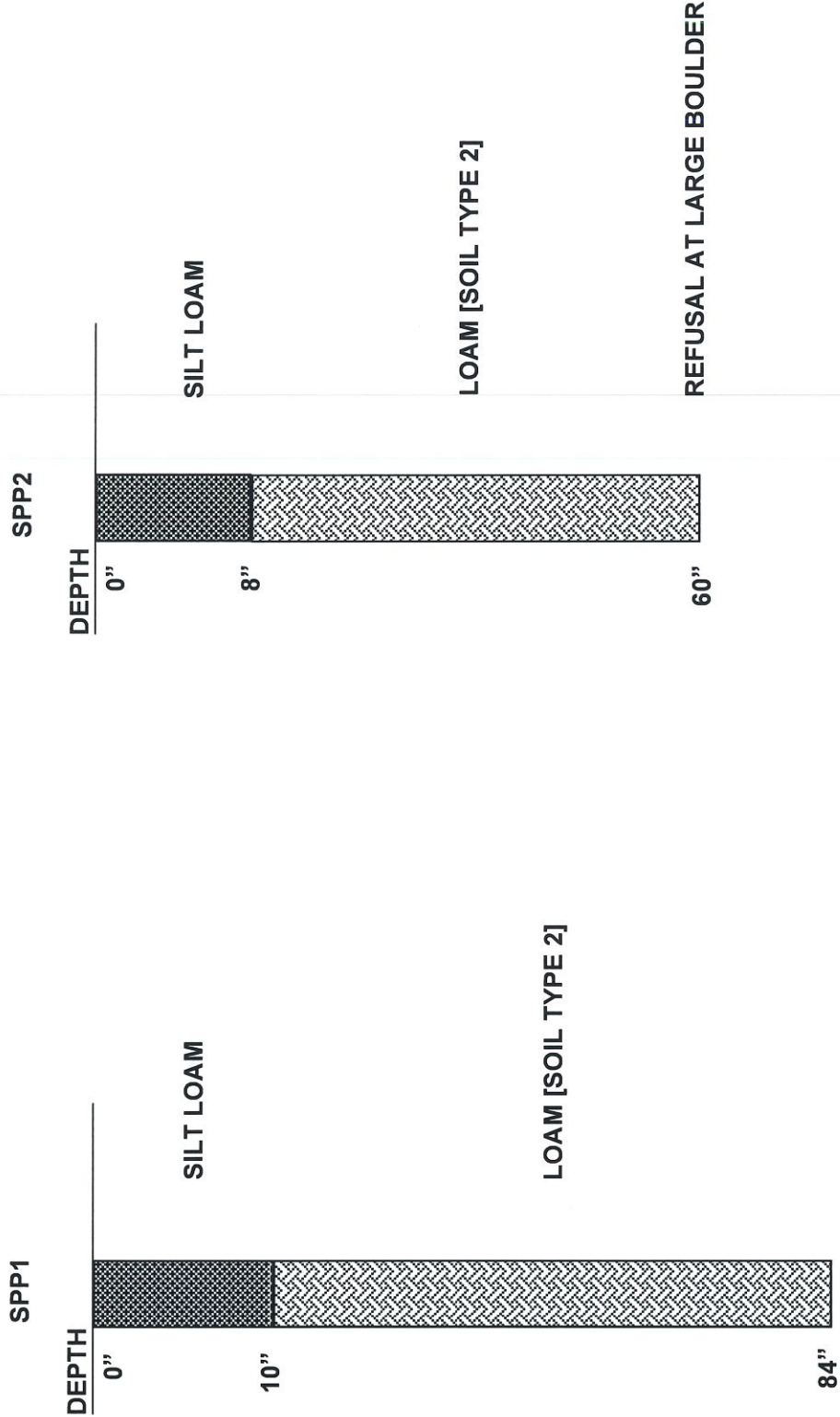
STA TRENCH DETAIL - NTS



DISTRIBUTION BOX DETAIL - NTS

Engelhardt Environmental, LLC.

SOIL PROFILE PIT LOGS FOR GENOA LODGE, LOT 1, SILVERTON CO  
EXCAVATED ON APRIL 1, 2021 WITH BACKHOE  
LONG TERM ACCEPTANCE RATE FOR TYPE 2 SOIL, TL1 IS 0.6 GAL/SF/DAY:





## Animas-Dolores Area, Colorado, Parts of Archuleta, Dolores, Hinsdale, La Plata, Montezuma, San Juan, and San Miguel Counties

### 54—Quazar very cobbly loam, 5 to 25 percent slopes

#### Map Unit Setting

*National map unit symbol:* srmg  
*Elevation:* 9,000 to 10,700 feet  
*Mean annual precipitation:* 26 to 40 inches  
*Mean annual air temperature:* 32 to 38 degrees F  
*Frost-free period:* 40 to 65 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Quazar and similar soils:* 90 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Quazar

##### Setting

*Landform:* Alluvial fans  
*Landform position (three-dimensional):* Mountainbase  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from volcanic rock

##### Typical profile

*A1 - 0 to 3 inches:* very cobbly loam  
*A2 - 3 to 12 inches:* very cobbly loam  
*Bt - 12 to 26 inches:* extremely gravelly clay loam  
*C - 26 to 60 inches:* extremely gravelly clay loam

##### Properties and qualities

*Slope:* 5 to 25 percent  
*Surface area covered with cobbles, stones or boulders:* 5.0 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 2.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water capacity:* Low (about 3.3 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 7s  
*Hydrologic Soil Group:* B

*Ecological site:* R048AY250CO

*Other vegetative classification:* Thurber's fescue/American vetch-aspen peavine (FETH/VIAM-LALE) (G2202)

*Hydric soil rating:* No

#### **Minor Components**

##### **Needleton**

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

##### **Clayburn**

*Percent of map unit:* 3 percent

*Hydric soil rating:* No

##### **Hourglass**

*Percent of map unit:* 2 percent

## **Data Source Information**

Soil Survey Area: Animas-Dolores Area, Colorado, Parts of Archuleta, Dolores, Hinsdale, La Plata, Montezuma, San Juan, and San Miguel Counties

Survey Area Data: Version 15, Jun 5, 2020

SAN JUAN BASIN  
public health

Permit # 0256  
Year 2021

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

Owner: Joel Stalo Phone: 517-881-1704

Site address: Genoa Lode Lot #1 County Road 2

Assessor's parcel # 48290100010 Subdivision: Genoa Lot#: 1

Lot size: 4.78 (acres) # of Dwellings: 1 # of Bedrooms: 3 Water supply: San Juan historic society

**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: 4-15-21 Owner's signature: *Joel Stalo*

Owner's mailing address: 13031 North Fenton Road Fenton, MI. 48430

Owner's email address: jmstalo@yahoo.com

**[DEPARTMENT USE ONLY]**

Permit fee: \$ 1023.00 Payment type: CC WEB Rec'd by: MP Date: 04/19/2021

**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)

SAN JUAN COUNTY HISTORICAL SOCIETY  
POWERHOUSE PROJECT  
P.O. BOX 154  
SILVERTON, COLORADO 81433

WILLIAM R. JONES,  
PROJECT MANAGER  
CELL 970-799-2856

TEL 970-387-5444  
FAX 970-387-5579

Mr. Larry Zastrow  
826 Chanticleers  
Abilene, TX 79602  
325-669-6460  
[LarryZ@Venicheck.com](mailto:LarryZ@Venicheck.com)

October 15, 2004

**Re: Proof of Adequate Water Source**

Dear Larry:

This letter is to confirm that the Genoa Lode mining claim USMS # 14024 is eligible for two standard 1" domestic water taps from the Powerhouse Project central water distribution system. This is a private domestic water system as defined under applicable Colorado regulations.

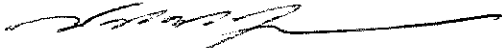
At the present time one tap has been installed near the intersection of CR-2 and the Mayflower Mill driveway consisting of a 1" saddle tap, corp stop valve, service line, meter, and curb stop valve. A second tap will be located off the Arrastra pipeline near where it crosses CR-2 to service a second building site on the easterly end of the property. The saddle tap and corp stop valve are on hand but have not been installed at this time pending further field investigation to find the most suitable location for proper installation.

It is our opinion that these taps will supply adequate domestic water to the sites sufficient to meet the requirements of the San Juan County Zoning and Land Use Code.

A map of the tap locations is attached.

If you have any further questions in this regard please contact me.

Sincerely,



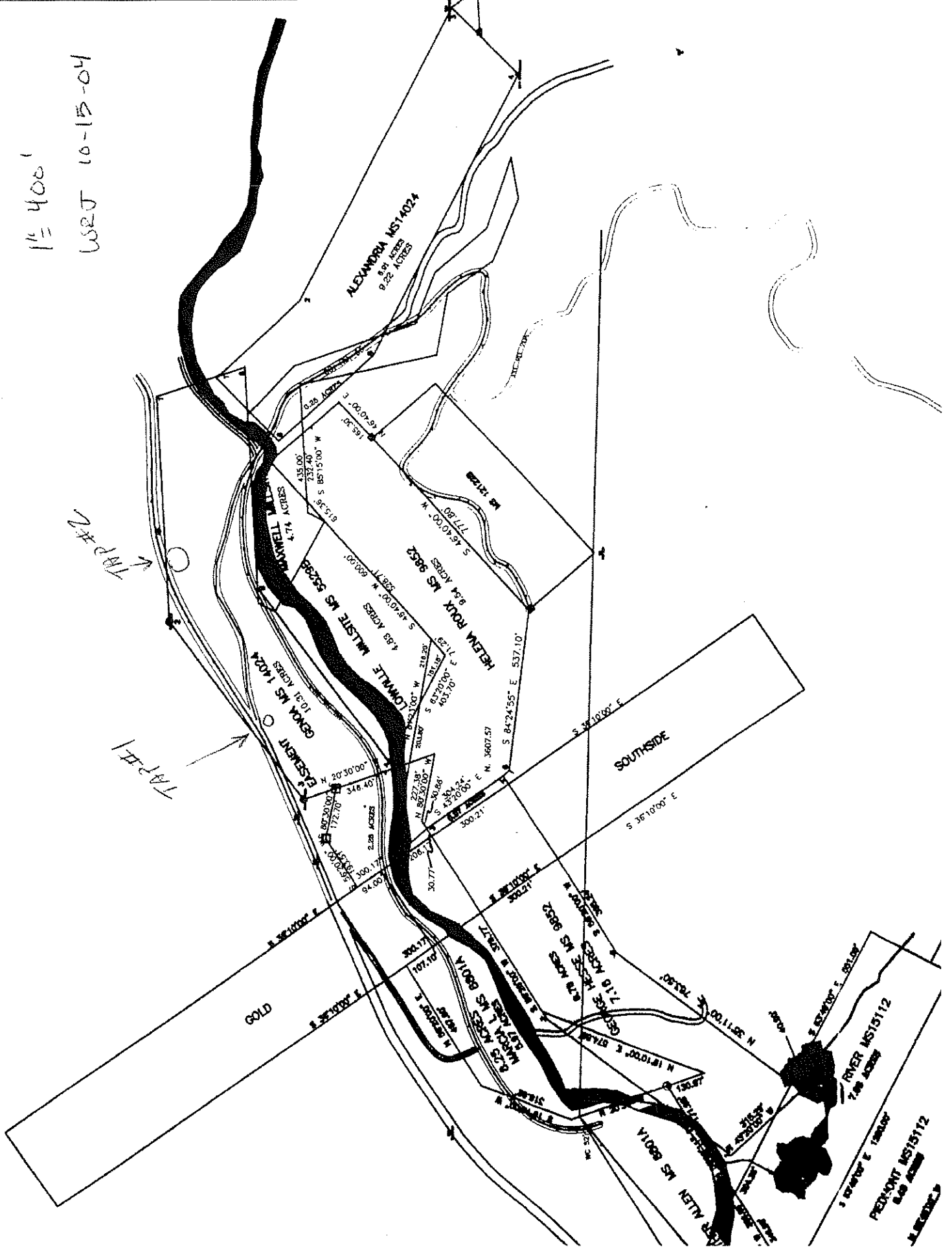
William R. Jones  
Project Manager

Copy: B Kaiser

WATER TAPS ON GENOA CLAIM

1 1/2 400'

WSET 10-15-04





MEMO

To: Larry Zastrow c/o Verichek Inc  
Fax 325-676-1679

From: Bill Jones

Re: Revised Tap #2 Location Map

Dear Larry:

The contractor and engineer and <sup>I</sup> have reviewed the building site location on the easterly end of the Genoa with regard to a practical way to get water to it. Unfortunately it is the opinion of all of us that it is impractical to run a service line from the treated water line location, to the building site. It is just too far for that size of line and would be very difficult to bury adequately to prevent freezing due to the thin soil cover over rock.

What we would propose is a tap on the pressurized raw water line to be located just above where the line crosses the Arrastra Gulch road. Then it is in good position to be run along the road edge and up the existing cat road to the building site. The tap will be placed on the underside of the 6" feed line so it will not freeze. The tap will have a valve built in for easy later connection when you need it. You would need to install a filter system in the house to purify the raw water using UV light if you do not wish to use chlorine. These systems cost around \$1,000. We believe this will be cheaper to install than the cost of running treated water to the site.

This kind of tap is the same deal I am making with other property owners up Arrastra where the raw line runs through. It avoids all the county roads and culverts etc. It will still be hard to bury deeply but being shorter, it is practical to insulate, or set up only for summer use. Cost of water will be less since it is not being treated in or plant.

A tap on the raw overflow return line (which is on surface just above your site) would also be an option but then it would be an unpressurized gravity flow line to a cistern where you would need a pump.

They plan to install these taps this week so let me know if this is a problem.

Thanks,



Bill Jones  
970-799-2856 cell

**SAN JUAN COUNTY HISTORICAL SOCIETY  
POWERHOUSE PROJECT  
P.O. BOX 154  
SILVERTON, COLORADO 81433**

**WILLIAM R. JONES,  
PROJECT MANAGER  
CELL 970-799-2856**

**TEL 970-387-5444  
FAX 970-387-5579**

Mr. Larry Zastrow  
826 Chanticleers  
Abilene, TX 79602  
325-669-6460  
[LarryZ@Venicheck.com](mailto:LarryZ@Venicheck.com)

August 4, 2004

Re: Proposed water tap locations

Dear Larry:

Reams Construction Co has started work on the new Mill/Powerhouse water system. The new pipeline will be starting in a couple weeks or less. I have discussed with them the installation of water taps for adjacent property owners whose land we are crossing. Basically we will install a 1" saddle tap on the 6" line, and just plug it off and mark its location with a stake. Then all you would have to do is dig in that spot and hook up a meter valve and service line.

I believe you said you desired two tap locations along the Genoa MS 14024. As we discussed we would agree to install two taps at the locations you desire at no cost, in exchange for a mutually agreeable pipeline and maintenance easement for the new and existing raw water lines crossing the Genoa. The easement document would be drafted by our attorney and submitted to you for review but we have not yet worked this language up. It would be a fairly simple document.

Since construction will soon begin, we would like to go ahead and install the taps when the pipeline is built since this is the cheapest way to do it. I am enclosing a map of the claim boundaries, topography and the water line is highlighted. I have shown two suggested locations for taps, near flat spots that I think you were interested in. I would ask that you make a copy of the map, mark where you want the two taps, and fax it back to me ASAP and mail the hard copy.

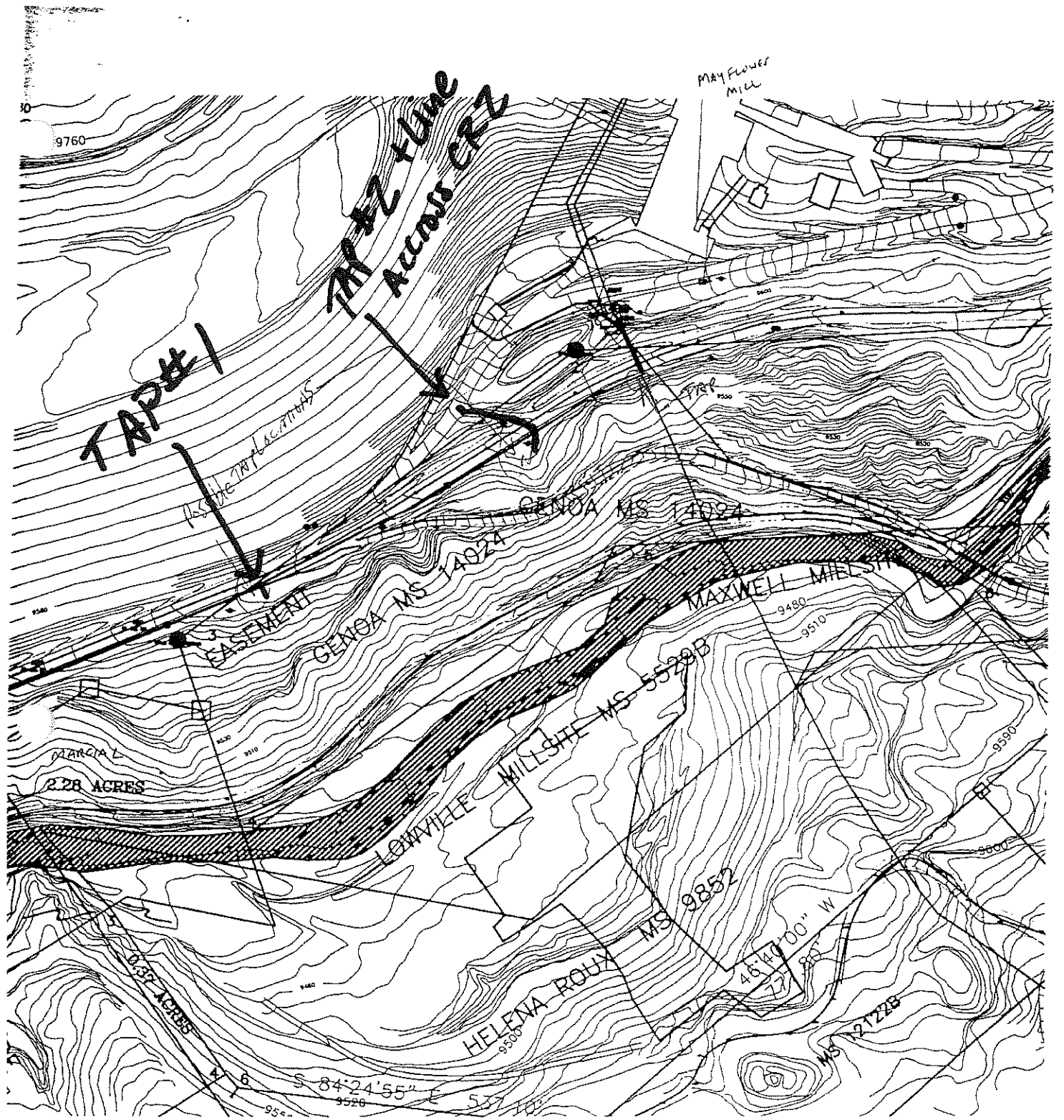
Once the easement is executed, you would be free to hook up to the taps. You would have to hire a contractor to do the physical hooking up, digging, valve and meter box installation to our specifications just like a city tap. You would only pay the going per gallon rate for water usage, but there would be no tap fee, infrastructure fee, or other charges. The water will meet all state and federal drinking standards.

Please look this over and if you have any questions please call me on my cell 970-799-2856 or email at [billjones@frontier.net](mailto:billjones@frontier.net).

Hope to see you again soon and talk railroads not water lines!

Sincerely,

Bill Jones



LARRY ZASTROW TAPS  
(Genoa)

Genoa Taps



# 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. \_\_\_\_\_, 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 Zero from County Road No. 2, the nearest designated and publicly maintained county road.
2. Said County Road No. 2 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 2 3/4 miles from Colorado State Highway No. 550, the nearest designated state or federal highway.
4. Said Colorado State Highway No. 550 is on this date maintained on a year-round basis by either San Juan County or the Colorado Division of Highways.
5. A Driveway Permit will be necessary for any private access or egress relating to said real property which intersects any designated Colorado State Highway or Federal Highway.

Signed and dated this 23 day of June, 2021.

ATTEST:

  
Applicant

Position:

# BOARD OF COUNTY COMMISSIONERS

## San Juan County

P.O. Box 466

Silverton, Colorado 81433

970-387-5671

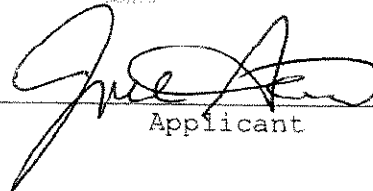
### RELATIONSHIP OF PROPERTY TO COUNTY ROAD AND STATE HIGHWAY SYSTEMS

I, the undersigned, applicant engaged in the processing of Application for Improvement Permit No. \_\_\_\_\_, 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 Zero from County Road No. 21, the nearest designated and publicly maintained county road.
2. Said County Road No. 21 is on this date maintained on an Seasonal basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 2 3/4 miles from Colorado State Highway No. 550, the nearest designated state or federal highway.
4. Said Colorado State Highway No. 550 is on this date maintained on a year-round basis by either San Juan County or the Colorado Division of Highways.
5. A Driveway Permit will be necessary for any private access or egress relating to said real property which intersects any designated Colorado State Highway or Federal Highway.

Signed and dated this 23 day of June, 2021.

ATTEST:

  
Applicant

Position:



# 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. \_\_\_\_\_, 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 Zero from County Road No. 22, the nearest designated and publicly maintained county road.
2. Said County Road No. 22 is on this date maintained on an Seasonal basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 2 3/4 miles from Colorado State Highway No. 550, the nearest designated state or federal highway.
4. Said Colorado State Highway No. 550 is on this date maintained on a year-round basis by either San Juan County or the Colorado Division of Highways.
5. A Driveway Permit will be necessary for any private access or egress relating to said real property which intersects any designated Colorado State Highway or Federal Highway.

Signed and dated this 23 day of June, 2021.

ATTEST:

Position:

  
Applicant

SAN JUAN COUNTY, COLORADO  
DRIVEWAY AND ROAD ACCESS PERMIT

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

Applicant: Joel Stalo + Emily Huston-Stalo  
13031 N Fenton Rd  
Fenton, MI 48430

Location of Proposed Driveway or Access on County Road No. 2 :

On the south side of County Road 2, west of  
County Road 21, approximately 2 miles from Town.

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

The proposed driveway will be constructed with  
as minimal cut and fill as possible, consisting  
of native gravel soil and be approximately  
12 feet wide. The proposed driveway will also have  
a culvert and/or other drainage improvements deemed  
necessary.

Comment and Recommendations of County Road Supervisor:

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

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

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

Permit Approved \_\_\_\_\_ or Denied \_\_\_\_\_ Date: \_\_\_\_\_

Land Use Administrator: \_\_\_\_\_

## Scenic Quality Report

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### 1. INTRODUCTION AND SITE LOCATION

San Juan County regulations state the following:

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

The following is a Scenic Quality Report for the proposed Stalo Family Cabin, located on Lot 1 of the Genoa Lode Subdivision. This subdivision is located 2 miles northeast of Silverton, on the south side of County Road 2 across the road from the Mayflower Mill.

The project site is located within San Juan County's Future Land Use Plan "Economic Corridor". These economic corridors are suitable for residential development because of their moderately sloping terrain and year-round access.

A Vicinity Map showing the general project location is included in this submittal for reference.

### 2. PROJECT SITE AND PROPOSED CABIN LOCATION

County regulations require that this Scenic Quality Report adhere to the following:

*The designated view sheds shall include natural and historic features as seen from and toward the site. Provide written descriptions of these view sheds and how they will be preserved. Existing site photos and graphic depictions of the proposed development shall be submitted so that staff, the Planning Commission and the Board of County Commissioners can assess the visual impacts of the project on the view shed and the effectiveness of proposed mitigation measures.*

The project site, Lot 1 of Genoa Lode Subdivision, consists of 4.78 acres of moderately sloping grassy meadow and steep hillside, with several aspen groves and dispersed evergreens and the entire site sloping towards the Animas River. The property is located south of County Road 2 and bound along the east by County Road 21. County Road 22 runs through the southern portion of the site along the Animas River. The approximate elevation at the building site is 9,552

feet, with slopes varying from 9,571 feet at County Road 2 to 9,468 feet at County Road 22.

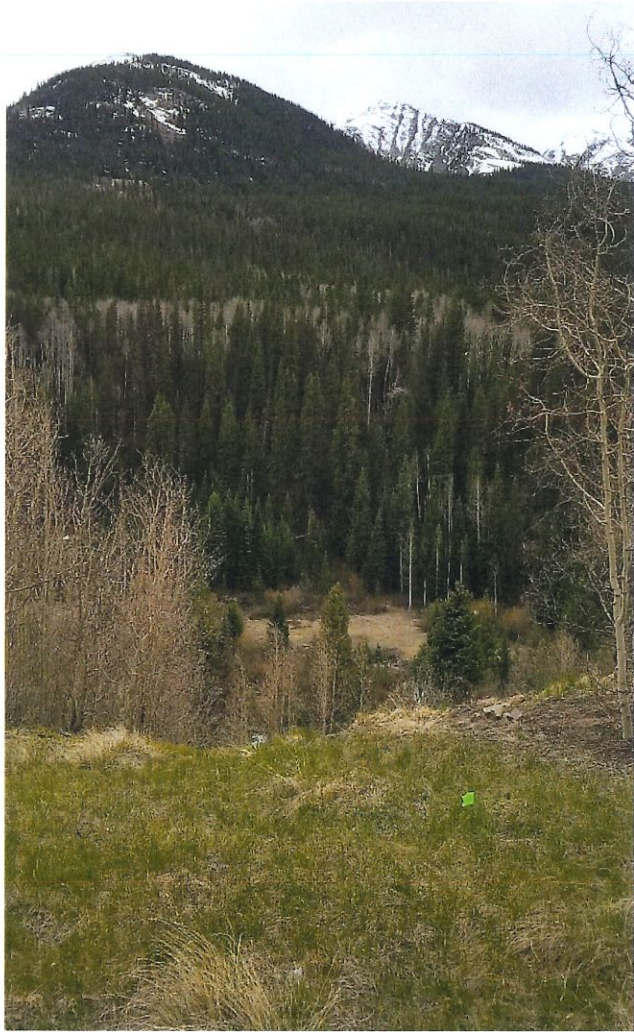
The Applicants have chosen to locate their cabin on the western, moderately sloping portion of the site within a grove of aspens, which will provide natural screening from County Road 2. The proposed building site is pushed as far south away from County Road 2 as possible to limit the visual impact from the road and provide privacy, all while remaining on the upper more buildable and accessible portion of the property.

The following photos show the proposed footprint marked with green flags, which includes the cabin with attached garage and south facing deck, totaling 44'x54' in size.





Stalo Cabin  
Genoa Lode Subdivision Lot 1  
**Scenic Quality Report**





### 3. VISIBILITY OF THE CABIN FROM COUNTY ROAD 2

County Road 2 will provide driveway access to the proposed cabin and runs along the north edge of the property until the road forks with County Road 21. The proposed cabin will be briefly visible from County Road 2 for a driver heading north or south, with existing natural screening provided by aspen and pine trees surrounding the project site. The Applicant intends to provide additional landscaping screening if necessary to obscure the cabin from County Road 2 drivers.

The image below shows the proposed cabin superimposed onto the site to show approximate scale and visibility from County Road 2.



### 4. VISIBILITY OF THE CABIN FROM COUNTY ROAD 21

County Road 21 connects County Road 2 and 22, running along the northeast property line, then continues across the river and southeast where it continues as a seasonal recreational trail. The driving surface of County Road 21 adjacent to the property is a naturally graded dirt road. The proposed cabin will be almost entirely screened by natural vegetation from County Road 21 for a driver heading southwest, and not at all visible for a driver heading northeast which would have the cabin to their back.



## 5. VISIBILITY OF THE CABIN FROM COUNTY ROAD 22

County Road 22 runs through the property along its southern edge alongside the Animas River, which is also the old railroad grade. The driving surface is a naturally graded dirt road used recreationally during all seasons. Due to the steep upward slope to the north of County Road 22, as well as overall change in elevation between the road and building envelope, the proposed cabin will be nearly entirely hidden, but may be partially visible for a driver looking up and away from the road, heading in either direction on County Road 22.

## 6. VIEWS FROM THE PROPOSED CABIN

In the County Scenic Quality Report regulations, it is requested that information about the view from the building envelope is provided.

Photos are included below that show views from the proposed cabin looking north, south, east, and west (approximately).



VIEW NORTH



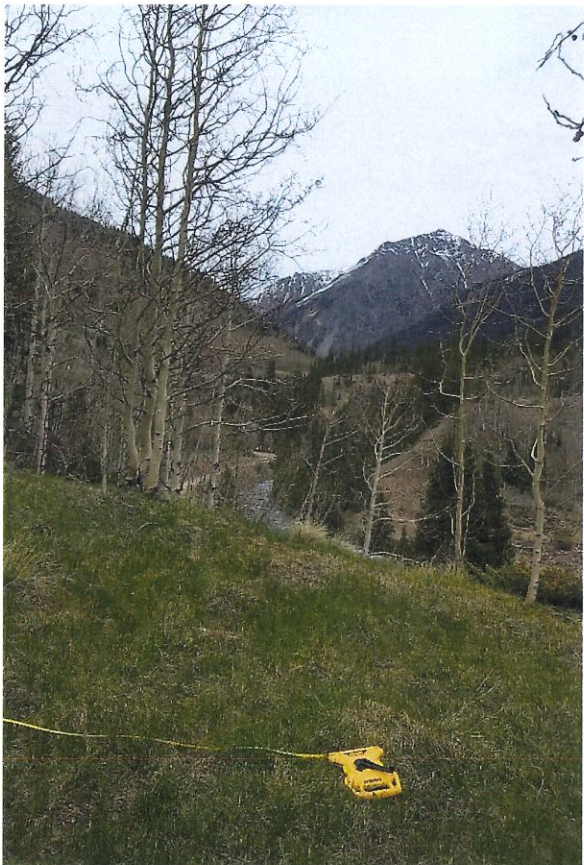
Stalo Cabin  
Genoa Lode Subdivision Lot 1  
Scenic Quality Report



VIEW WEST



VIEW SOUTH



VIEW EAST



## **7. LOCATION OF STRUCTURE MINIMIZES VISIBILITY FROM PUBLIC LANDS AND EXISTING TRAILS**

The County Scenic Quality regulations require the following information:

*Evidence shall be provided to show that the location of the structure is designed to minimize the visual impacts and that it does not detract from the scenic quality of adjacent public lands, existing trails or historic resources.*

The property is surrounded by privately owned parcels and is not directly adjacent to public land. The one notable trail that may have visibility to the site is Hazelton Mountain Trail, which is accessed from the intersection of County Road 21 and County Road 22 and diverges southwest off of County Road 21.

The location of the cabin was selected intentionally, taking into consideration the proximity to County Roads and views from surrounding parcels. The building site is situated within established aspen groves which provide natural screening from most viewpoints near the site. The Applicant will take additional provisions to limit views from existing trails and nearby public lands by adding landscaping screening as necessary, while still maintaining views from within the cabin.

## **8. BUILDING DESIGN AND THE NATURAL TOPOGRAPHY AND VEGETATION**

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

*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 report shall include, but not be limited to, site photos, perspective sketches, photo-simulations and/or three-dimensional models at an appropriate scale.*

The proposed cabin is sited within a grove of mature aspens approximately 85 feet from County Road 2, and approximately 19 feet in elevation below County Road 2. The cabin has been situated as far from County Road 2 as is feasible for accessibility and constructability, being located on the upper more moderately sloping portion of the site towards the edge of the natural bench with a steep drop off toward the river below. The moderately sloped location helps minimize the amount of cut and fill required for the cabin's foundation. The proposed design is shown on the Applicant's draft floor plans included in this application.

## 9. TOPSOIL, UTILITIES, LIGHTING AND DRIVEWAYS

This section describes design features associated with topsoil, location of utilities, exterior lighting, and any proposed driveways.

### 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 how it will be replaced and reused for re-grading and re-vegetation purposes.*

A portion of the topsoil removed at the cabin area during construction will be used in creating a nicely graded driveway and low berm to the west of the driveway. Any additional removed topsoil will be used for vegetation and landscaping as desired by the Applicant and/or required by the County.

### b) Utilities

County regulations require that the project should include the following:

*Location and installation of utilities in ways that will minimize impacts to the view shed and natural environment.*

The project includes a proposed underground septic system and leach field, underground water piping from an existing main on County Road 2, and existing overhead power line and pad transformer with an underground service to the cabin. The septic system location was selected based on existing soils, site conditions and dimensional constraints, as shown on the septic design plans included with this submittal. An existing water tap at County Road 2 will provide water to the cabin and will be constructed in a direct, short run to the cabin. The primary heat source is proposed to be a hydronic radiant system with a supplemental wood stove and possible electric heat system.

All the utilities will be installed with the least amount of disturbance possible to the natural environment, including vegetation preservation and using existing utilities where possible.

c) Exterior Lighting

County regulations require that the project should include the following:

*Exterior lighting shall preserve the Dark Sky environment and view of the stars. 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 the project will be the minimum necessary to safely access the cabin, as well as additional down-lighting at all entrances and the uncovered deck. All exterior lighting will be fully shielded, will be compatible with the rural mountain character of the area, and will be in conformance with the requirements of San Juan County regulations.

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.*

One driveway is proposed for this project, which stems off the south side of County Road 2. The driveway location was carefully chosen to get the proper slope, minimize tree removal and to balance the onsite cut and fill.

## 10. BUILDING MATERIALS

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

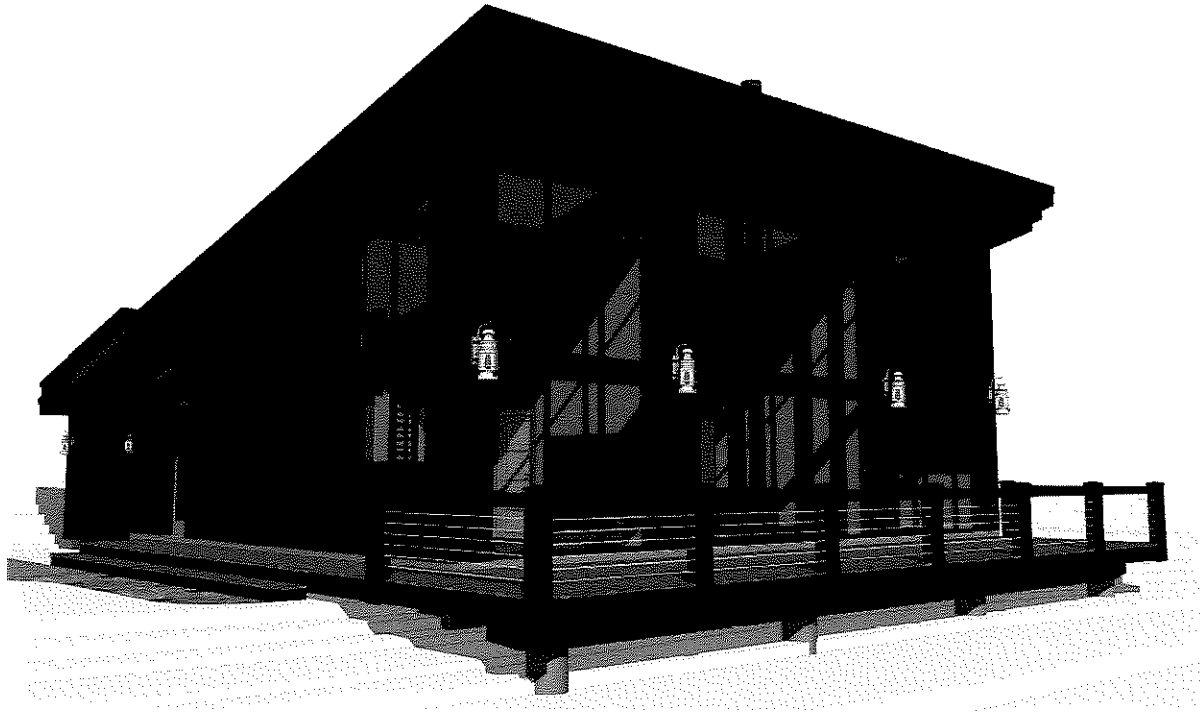
*Provide written descriptions and photos of the proposed building materials, colors and textures. Utilizing and integrating elements, colors and textures found naturally in the landscape and prohibition of reflective materials, such as highly reflective glass or metals.*

The proposed cabin will include the following materials:

- Vertical wood siding with a dark stain.
- Composite trim in a dark pre-finished color to accent the wood siding.
- Slate standing seam metal roof with matching trim.

- Wood posts & railing with horizontal stainless-steel cable - at deck
- Low-reflective glass on more expansive glazing

The rendering below represents the combination of these materials.



## 11. CONCLUSION

This project aims to conform to the County Scenic Quality Regulations as shown in this report and is believed to do so as summarized below:

- The Applicant has chosen a building site that will have the least impact to overall visibility and the natural landscape while still maintaining reasonable access from County Road 2.
- The cabin is a one-story home and is downhill from CR 2 and cut into the hill, which helps to minimize the overall and perceived height.
- All proposed utilities will be placed underground to minimize visual obstructions.



Stalo Cabin  
Genoa Lode Subdivision Lot 1  
**Scenic Quality Report**

- The driveway access is placed in the most feasible location to minimize cut and fill and disturbance to vegetation, while providing a safe access for the Applicant.
- The darker material palette was chosen so the home does not stand out or compete with its natural surroundings.

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Thank you for your review and consideration of the proposed Stalo Family Cabin at Genoa Lode. If you have any questions or need additional information please contact Chris Clemmons of Mountain Grain, LLC at 970.515.7882 or Joel Stalo at 517.881.1704.

## Lisa Adair

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**From:** mackie@gobrainstorm.net  
**Sent:** Monday, July 26, 2021 7:57 PM  
**To:** Lisa Adair  
**Subject:** Fwd: Stalo Cabin Review Fee

----- Forwarded message from treasurer@sanjuancolorado.us -----  
Date: Tue, 20 Jul 2021 09:53:55 -0600  
From: Deanna Jaramillo <treasurer@sanjuancolorado.us>  
Subject: Stalo Cabin Review Fee  
To: mackie@gobrainstorm.net

Lisa,  
I received \$300 from Joel M Stalo today, says it is for an admin review fee.

--

Deanna M. Jaramillo

San Juan County Treasurer/Public Trustee

P.O. Box 368

Silverton, CO 81433

treasurer@sanjuancolorado.us <treasurer@sanjuancountycolorado.us>

P: 970-387-5488

F: 970-387-5326

----- End forwarded message -----