SAN JUAN COUNTY, COLORADO

BOARD OF COMMISSIONERS MEETING AGENDA

May 8, 2024

CALL TO ORDER: 8:30 A.M.

OLD BUSINESS:

Consider Bills and Authorize Warrants

BOCC Regular Meeting Minutes for April 24, 2024

APPOINTMENTS:

9:00 A.M. - Martha Johnson, Social Services Director

9:30 A.M. - Public Hearing: Kirk Huff and Teri Alexander-Improvement Permit Sketch Plan Application to Construct a Residential Cabin, a Gravel Driveway with Bridge over Cunningham Creek, and Associated Utility Improvements on the Winnemucca Mill Site MS #563B.

10:00 A.M. - Public Hearing: Thomas and Jacqueline BonAnno-Improvement Permit Sketch Plan Application to Construct a Cabin, Gravel Driveway, Septic System, Water Storage Tank and Associated Utility Improvements on the Tennessee Lode MS 5985

10:45 A.M. - Shawn Brill, Buckhorn Consulting Engineers - Hospital Building Heating System

Lunch – Location to be determined

CORRESPONDENCE:

NEW BUSINESS:

Treasure's Report

A Theatre Group Request to Use The Courthouse

Public Comment

Commissioner and Staff Reports

OTHER:

Town County Meeting May 20, 2024, 5:00-7:00 pm Kendall Mountain Community Center

ADJOURN:

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

Next Regular Meeting – 6:30 PM, Wednesday May 22, 2024

Join Zoom Meeting
https://zoom.us/j/92136473203
By Telephone: Dial 1 669-900-6833 and enter the Webinar ID 92136473203 when prompted.
Meeting ID: 921 3647 3203
You Tube (live and recorded for later viewing, does not support public comment):
https://www.youtube.com/@sanjuancountycolorado/streams

SAN JUAN COUNTY BOARD OF COMMISSIONERS MET MAY 8, 2024
AND THE FOLLOWING BILLS WERE APPROVED FOR PAYMENT.

25109	CENTURY LINK	SHERIFFS BILL	363.65
25110	DEANNA JARAMILLO	REIMB HER CREDIT CARD	628.88
25111	ANTHEM BLUE CROSS	MEDICAL INSURANCE	19201.41
25112	ANIMAS TOWING	FIX SHERIFF VEHICLES	468.95
25113	VOID		
25114	BANK OF THE SAN JUANS	FIREHOUSE PAYMENT	12838.70
25115	KLINKE & LEW CONTRAC	COURTHOUSE REPAIR	25520.00
25116	CITIZENS STATE BANK	ANVIL PAYMENT	11378.74
25117	IMAGENET CONSULTING	SHERIFFS BILL	120.97
DD	ABIGAIL H. ARMISTEAD	SHERIFF DEPUTY WAGES	3796.70
DD	ADAM D. CLIFTON	SHERIFF DEPUTY WAGES	4011.05
DD	AMIE R. GARDINER	NURSE-SHERIFF WAGES	3626.48
DD	ANTHONY D. EDWARDS	COMMUNICATION WAGES	4582.97
DD	ARTHUR J. DONOVAN	EPD WAGES	4725.50
DD	AUSTIN P. LASHLEY	COMMISSIONERS WAGES	2289.98
DD	BRUCE T. CONRAD	SHERIFFS WAGES	4331.99
DD	DEANNA M. JARAMILLO	TREASURERS WAGES	3685.79
DD	JOHN A. JACOBS	SHERIFF DEPUTY WAGES	1928.43
DD	KERI METZLER	CORONERS WAGES	1002.02
DD	KIMBERLY A. BUCK	ASSESSORS WAGES	4254.99
DD	KRISTINA L. RHOADES	SOCIAL SERVICE WAGES	2702.49
DD	LADONNA L. JARAMILLO	COUNTY CLERKS WAGES	3756.59
DD	LINSLEY SWEET	DEPUTY CLERK WAGESE	1921.97
DD	PETER C. MAISEL	COMMISSIONERS WAGES	2192.02
DD	REBECCA B. JOYCE	COUNTY NURSE WAGES	5055.04
DD	REBECCA J. RHOADES	CUSTODIAN WAGES	3302.63
DD	ROBERT W. GARDINER	NURSE FINANCIAL WAGES	1122.61
DD	STEPHEN W. LOWRANCE	UNDERSHERIFF WAGES	4263.01
25118	SCOTT L. FETCHENHIER	COMMISSIONERS WAGES	2149.02
25119	TOMMY WIPF	VETS OFFICER WAGES	375.27
25120	WILLIAM A. TOOKEY	ADMINISTRATOR WAGES	5610.54
25121	CITIZENS STATE BANK	FEDERAL TAXES WITHHELD	23186.38
25122	CITIZENS STATE BANK	STATE TAXES WITHHELD	3707.00
25123	GREAT-WEST LIFE	GROUP RETIREMENT	6306.06
25124	CITIZENS STATE BANK	H S A SAVINGS	1950.00
25125	KANSAS CITY LIFE	DENTAL & LIFE INSURANCE	880.76
25126	AMWINS	VISION INSURANCE	170.97
25127	AFLAC	INDIVIDUAL INSURANCE	295.14
25128	PB ELECTRONICS	SHERIFFS BILL	175.00
25129	VERTICAL BRIDGE	DEC 2023 BILL	826.42
25130	VISA	BILLS	6115.26
25131	ALSCO UNIFORMS	CLEAN RUGS	166.30
25132	SJ FIRE AUTHORITY	2ND QTR PAYMENT	13687.50
25133	AMBULANCE ASSOC	APRIL 24 MONTHLY PYMT	49133.33

25134	DENNIS R. GOLBRICHT	SERVICES RENDERED	3295.50
25135	WEX BANK	SHERIFFS FUEL	1788.64
25136	SILVERTON HARDWARE	SUPPLIES	188.73
25137	DR. JOEL, INC	FIX GOOGLE WORKSPACE	90.00
25138	VERO FIBER	BILLS	1214.75
25139	SILVERTON LP GAS	COURTHOUSE-FD-FILLUPS	5500.02
25140	SILVERTON SCHOOL	REIMB COLIN TROWER	9931.77
25141	CENTURY LINK	SHERIFFS BILL	72.22
25142	SUMMER HEROUT	NURSE ASSISTANT PAY	400.00
25143	DAYNA KRANKER	NURSE ASSISTANT PAY	2641.00
25144	BRUCE E. HARING M.A.	APRIL 24 MENTAL HEALTH	5100.14
25145	ROBERT ROOF, LPC	APRIL 24 COUNSELING	100.00
25146	CASSANDRA ROOF	SERNIOR YOGA-FITNESS	649.00
25147	JOEL BERDIE	NURSE COUNSELING PAY	700.00
25148	CENTURY LINK	ELEVATOR ROOM BILL	91.49
25149	SILVERTON SCHOOL	REIMB ACOSTA-MAR-APR 24	2069.74
25150	SILVERTON CLINIC	REIMB RATHEY	907.69
25151	SAN MIGUEL POWER	BILLS	3680.44
25152	VISA	COMMUNICATIONS BILL	241.89
25153	ANGELES CONSTRUTION	APRIL 24 SHOVELING	182.50
	TOTAL GENERAL		286654.03

ROAD

7341	BLOWN AWAY SNOW REMOVAL	PLOWING 11-15-23 THRU 04-15-24	7250.00
7342	ANTHEM BLUE CROSS	MEDICAL INSURANCE	3996.81
DD	LOUIS K. GIRODO	ROAD OVERSEER WAGES	4838.68
DD	MATHEW J. ZIMMERMAN	ROAD OPERATOR WAGES	3742.98
DD	RUSTY D. MELCHER	ROAD FOREMAN WAGES	3871.84
7343	CITIZENS STATE BANK	FEDERAL TAXES WITHHELD	4465.46
7344	CITIZENS STATE BANK	STATE TAXES WITHHELD	680.00
7345	GREAT WEST	GROUP RETIREMENT	719.76
7346	CITIZENS STATE BANK	H S A SAVINGS	375.00
7347	KANSAS CITY LIFE	DENTAL & LIFE INSURANCE	136.12
7348	AMWINS GROUP BENEFITS INC	VISION INSURANCE	27.66
7349	DEERE CREDIT INC	JD GRADER PAYMENT	6589.95
7350	KEN WEBB	SKID STEER FORKS(BOBCAT)	700.00
7351	MATHEW J. ZIMMERMAN	REIMB PHYSICAL & REIMB PBF LINE	158.75
7352	WHISTLESTOP	FUEL	1888.09
7353	WAGNER	PARTS-EUPPLIES	9070.84
7354	MOREHART MURPHY	FIX 2006 SIERRA	2726.26
7355	SILVERTON HARDWARE	SUPPLIES	33.44
7356	SILVERTON LP GAS	TANK FILL UP	688.06
7357	ALSCO	BILL	80.00
7358	FOUR CORNERS WELDING	KOX-MAC	45.00
7359	CATERPILLAR FINANCIAL	D6TVP/WES00376 PAYMENT	5274.36
7360	SAN MIGUEL POWER	BILLS	323.93
	TOTAL ROAD		57682.99

GENERAL	286654.03
ROAD	57682.99
TOTAL ALL FUNDS	344337.02

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

AUSTIN LASHLEY, CHAIRMAN

SCOTT L. FETCHENHIER, COMMISSIONER

PETER C. MAISEL, COMMISSIONER

LADONNA L. JARAMILLO, CLERK

SAN JUAN COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING WEDNESDAY, April 24, 2024
AT 6:30 P.M.

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

Commissioner Fetchenhier moved to approve the April 10, 2024 minutes as presented. Commissioner Maisel seconded the motion. The motion passed unanimously.

Melissa Smeins and Lisa Merrell of the BLM completed their presentation to the Commissioners concerning the Abandoned Mine Lands remedial projects they have planned for 2024.

County Administrator Tookey presented the Commissioners with the April Sales Tax Report.

The Treasurers monthly report was presented to the Commissioners for their review.

Clark Damron and Dustin Eldridge were present to discuss the Fire Authority's proposed Wildland Firefighting Division.

Veterans Service Officer Tommy Wipf was present to discuss the new Federal requirements for a Veterans Service Officer that include training and certification as well as working a1000 hours/year. The current VSO Mr. Wipf works only a few hours a month. He is recommending that maintain a local VSO rather than contract for the services with an adjacent County. It was the consensus of the Commissioners to pursue having a local VSO to maintain or increase the current level of service.

Resolution 2024-02 A Resolution To Adopt A Fee Schedule For Certain Repetitive Hauling On County Roads And To Mitigate Anticipated Road Damage Due To Hauling Projects On County Roads Not Necessarily Part Of A Land Use Permitted Project was presented to the Commissioners for their consideration. Commissioner Fetchenhier moved to approve Resolution 2024-02 as presented. Commissioner Maisel seconded the motion. The motion passed unanimously.

Having no further business, the meeting was adjourned at 9:22 P.M.

Austin Lashley, Chairman

Ladonna L. Jaramillo, County Clerk

SAN JUAN COUNTY
DEPARTMENT OF SOCIAL SERVICES

Department of Social Services
Phone 970-387-5631 * Fax 970-387-5326
Martha Johnson, Director
3/31/2024

Date 5/1/2024
Transmittal No. 3

Vendor	Date	Num	Amount
La Plata County	03/31/2024	11675	$ 4,006.34
San Juan Cty	03/31/2024	to be printed	$ 5,190.67
TOTAL			**$ 9,197.01**

I, MARTHA JOHNSON, Director of Social Services of San Juan County of Colorado, hereby certify that the payments listed above are available for inspection and have been paid to the payees listed.

Martha Johnson 5-3-2024
MARTHA JOHNSON

I, Austin Lashley, Chairman of the San Juan County Board of Commissioners, hereby certify that the payments as set forth above have this date been approved and warrants in payment thereof issued upon the Social Services Fund.

Austin Lashley

San Juan County Social Services
Profit & Loss Budget vs. Actual
January through December 2024

	Jan 24	Feb 24	Mar 24	TOTAL Jan - Dec 24	TOTAL Budget
Ordinary Income/Expense					
Income					
400.001 REVENUE-State Alloc	7,298.35	7,188.94	7,298.55	21,785.84	142,005.00
400.010 Property Tax Current	0.00	159.03	5,599.24	5,758.27	22,149.00
400.020 Specific Ownership tax	99.34	100.87	146.43	346.64	1,200.00
400.040 Penalties/Int on Tax	0.00	0.00	0.00	0.00	120.00
400.145 REVENUE-CSGB Grant	506.76	0.00	0.00	506.76	1,000.00
400.180 REVENUE-EOC	281.25	0.00	0.00	281.25	900.00
400.220 REVENUE-Program Refunds	0.00	0.00	0.00	0.00	935.00
Total Income	8,185.70	7,448.84	13,044.22	28,678.76	168,309.00
Expense					
500.100 EXPENSE-Administration	6,587.49	6,681.46	6,792.50	20,061.45	72,000.00
500.110 EXPENSE-Adult Protectio	0.00	0.00	0.00	0.00	500.04
500.120 EXPENSE-Child Care	386.20	0.00	39.71	425.91	360.00
500.130 EXPENSE-Child Support	460.91	68.58	34.03	563.52	204.00
500.140 EXPENSE-Child Welfare	180.12	235.26	0.00	415.38	1,200.00
500.145 EXPENSE-CSGB Grant	0.00	0.00	0.00	0.00	1,000.00
500.150 EXPENSE-Colorado Works	145.44	140.00	330.77	616.21	57,000.00
500.160 EXPENSE-Core Services	2,000.00	2,000.00	2,000.00	6,000.00	24,000.00
500.200 EXPENSE-LEAP	0.00	0.00	0.00	0.00	5,000.00
Total Expense	9,760.16	9,125.30	9,197.01	28,082.47	161,264.04
Net Income	**-1,574.46**	**-1,676.46**	**9,037.88**	**5,786.96**	**7,044.96**

San Juan County
CDHS Allocation and Expenditures report
For State Fiscal Year 2023-24
3/31/2024

FIPS 111

Program	Allocation	Expenditures	Remaining	% Remaining	% of Fiscal Year Remaining
CDHS County Admin	88,433	15,095	73,338	82.93%	25.00%
CDHS ARPA (F302.4013)	0	0	0	#DIV/0!	25.00%
HCPF Regular	23,299	8,816	14,483	62.16%	25.00%
HCPF Enhanced	45,271	858	44,413	98.11%	25.00%
APS Admin	30,000	3,784	26,216	87.39%	25.00%
APS Client	2,000	0	2,000	100.00%	25.00%
Child Care	***7,610***	***7,050***	***560***	***7.36%***	***25.00%***
CARE CRSSA Funding	***1,043***	***876***	***167***	***16.06%***	***25.00%***
CARE CRSSA Funding Expan	***1,039***	***1,070***	***-31***	***-2.99%***	***25.00%***
Colorado Works	44,697	30,917	13,780	30.83%	25.00%
Colorado Works HB 22-1259 ARPA	3,624	1,400	2,224	61.37%	25.00%
Child Welfare 80/20	***26,664***	***26,219***	***445***	***1.67%***	***25.00%***
Child Welfare 100%	2,225	341	1,883	84.67%	25.00%
CORE 80/20	8,724	6,000	2,724	31.22%	25.00%
CORE 100%	***15,902***	***12,000***	***3,902***	***24.54%***	***25.00%***
SEAP	374	0	374	100.00%	25.00%
LEAP L300.5200	***530***	***530***	***0***	***0.00%***	***50.00%***
LEAP L305.5200	20,000	280	19,720	98.60%	50.00%
Locked-in PHE Enhanc (M215.5400)	576	0	576	100.00%	25.00%
Locked-in PHE Enhanc (M216.5405)	2,570	0	2,570	100.00%	25.00%
Total	**324,580**	**115,236**	**209,345**		

MEMORANDUM

May 8, 2024
TO: San Juan County Commissioners
FR: William A. Tookey
RE: Kirk Huff and Teri Alexander – Winnemucca Mill Site MS #563B

Kirk Huff and Teri Alexander has submitted an Improvement Permit application for the development of the Winnemucca Mill Site in Howardsville. The proposed improvements include a two-story residential cabin, a gravel driveway connecting CR2 to the house with a bridge over Cunningham Creek, a ramp over the historic tramway, and associated utility improvements. The development will be done in two phases. Phase 1 will consist of site preparation and access, the bridge, ramp, and utilities. The cabin will be constructed in phase 2. The total acreage is 5 acres.

The Sketch Plan Application was reviewed by the San Juan Regional Planning Commission during their regular meeting of April 16, 2024. It is the Planning Commission's recommendation that the application be conditionally approved.

The property is located in Howardsville and will be accessed from Country Road 2.

The property is currently owned by Kirk Huff and Teri Alexader and the taxes are current. The application was prepared by DHM Design.

The application fees have been paid.

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

Mountain Zoning District. The property is located within the Mountain Zoning District. Any development located within the Mountain Zoning District is a Use Subject to Review and requires a minimum site of 5 acres. The property is 5 acres. The minimum setback of 30 ft. from private property and 20 ft. from public property has been met. The property is also located within the Historic Overlay District.

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

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

> **The Master Plan notes that private property rights are respected in San Juan County.**
> **Master Plan Goal LU-2 Focus future development on mining claims into growth corridors that are environmentally suitable, where public services are**

available and that provide feasible opportunity for growing the community and the economy.
Master Plan Strategy LU-2.1 Encourages future development in the economic corridors which include the upper Animas Valley from Silverton to Eureka, Cement Creek from Silverton to Gladstone and the South County Line to just above the Mill Creek Subdivision. I believe this application is attempting to meet the intent of the Master Plan.

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

The applicant plans to use well water to provide water to the site. A well drilling permit has been issued.

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

The applicant plans on installing a septic system to service the property. The applicant will need to submit an On-Site Wastewater Treatment Application to the La Plata County Public Health.

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

The proposed improvements should have minimal impact on the adjoining properties. Adjoining property owners have been notified and at this time I have received no comments.

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

The applicant has included a scenic quality report. The applicant has located the structure to minimize the visual impact and to preserve the view of the Little Nation Mill.

Cultural Resource Inventory of The Winnemucca Mill Site was prepared by Alpine Archaeological Consultants. Three sites were encountered during the inventory. Two sites were considered non-contributing. The third site was the Little Nation Tramway. The applicant proposes a 20-foot building buffer to protect the physical elements of the tramway and to allow for the uninterrupted views of the tramway along CR 2.

The improvements should create minimal adverse impacts upon wildlife. All solid waste, garbage and refuse must be kept within wildlife/bear-resistant containers until it is properly disposed of at the Transfer station. The applicant plans on constructing a trash enclosure that would be connected to the garage until it was removed to the transfer station.

The bridge and driveway improvements will need to comply with Army Corps of Engineers regulations. The applicant will need to demonstrate that they are in compliance.

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

The applicant will access the property via a private driveway from CR 2. This driveway would include a bridge crossing on Cunningham Creek.

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

The proposed improvements will have minimal impact on the natural terrain and drainage of the land. All disturbances will need to be revegetated with native plant species certified to be weed free.

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

An avalanche study was prepared by Wilbur Engineering. A portion of the property is located within an avalanche hazard area. The applicant plans on constructing the structure outside of the avalanche hazard area.

The property is located within a debris fan.

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

If any historic trails are identified they will need to be added to the certified survey plat.

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

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

The County Commissioners has the option to approve as submitted, approve with conditions, or deny the application.

Should the County Commissioners choose to approve the application, they should do so with the following conditions as recommended by staff and the San Juan Regional Planning Commission:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.

2. All improvements to the Winnemucca Mill Site MS #563B shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations including the Army Corps of Engineers Wetland Regulations.

3. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits.

4. That the proposed improvements are identified and staked on site by a Colorado Licensed Surveyor.

5. That a cumulative impact report be completed prior to the Preliminary/Final review.

6. That the applicant be placed on the Town of Silverton's Utility billing system for refuse.

7. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.

8. Any other conditions that the Planning Commission deems necessary.

The Applicant is also requesting a Special Use Permit to allow for a Vacation Rental. The requirements for a Vacation Rental are listed in Section 4-110.21.3.iii of the County Land Use Regulations. This included that Adequate emergency communications are available on site and that dedicated off-street parking are available to guests at all times.

The Applicant plans to install Starlink wifi. This would need to be available for guests to use for emergency communications.

The applicant would also need to ensure that the driveway was maintained during the winter so that guests could park their vehicles off CR 2.

The proposed vacation rental also needs to be safely accessible year-round not only to occupants but to emergency services as well.

While CR 2 can be impacted by avalanches the vacation rental does not appear to have any safety issues on site. The applicant should warn their guests of the potential avalanche danger on the property.

Should the Commissioners choose to approve the Vacation Rental, they should do so with the following conditions as recommended by the staff and San Juan Regional Planning Commission:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.

2. That adequate emergency communications are provided on site.

3. That sufficient off-street parking be designated on the property and that parking on CR 2 be prohibited.

4. That CR 2 may not be maintained during times of hazardous winter and avalanche dangers.

5. That the applicant obtains a sales tax license from the Colorado Department of Revenue and collects sales tax and lodging tax as required.

6. That the applicant submits a renewal application annually providing the number and dates that the Vacation Rental was occupied.

7. Proof of insurance to operate a vacation rental.

8. That the applicant fully and completely understands that in addition to applicability of the provisions of the San Juan County Zoning and Land Use Regulations, the County may deny renewal or revoke the Special Use Permit based upon a failure to comply with any conditions, a failure to adequately demonstrate the ability to comply in the future, and/or high levels of risk to the public based upon continued similar use. Together with any other relevant evidence of high levels of risk, the County may consider past incidents, expert opinions, and recommendations of emergency services personnel.

San Juan Regional Planning Commission

SAN JUAN COUNTY TOWN OF SILVERTON
Silverton, Colorado 81433
P.O. Box 223

April 30, 2024

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: County Improvement Permit Application
Sketch Plan Winnemucca Mill Site 563B
For Single-family dwelling and associated utility improvements located in Howardsville accessed from CR 2.

At the regular meeting of the San Juan Regional Planning Commission on April 16, 2024, members of that Commission held a meeting to discuss the Proposed County Improvement Permit Application for a Sketch Plan for the development of a two-story residential cabin, a gravel driveway connecting CR2 to the house with a bridge over Cement Creek, a ramp over the historic tramway, and associated utility improvements located on Winnemucca Mill Site MS 563B located in Howardsville and a possible allowance for a vacation rental for the house in the future.
The owner Kirk Huff was present to answer questions.

After considerable discussion and background of the project, questions and presentations from William Tookey, Land use Administrator, and the applicant, the Planning Commission voted unanimously to recommend to the San Juan County Commissioners that you approve the proposed County Improvement Permit Application and Sketch Plan with the 8 proposed conditions of approval. An additional motion was made to recommend to the Commissioners to approve the Vacation Rental for the main house. This motion passed unanimously.

Thank you for considering these recommendations.

Sincerely,
The Planning Commission Members and
James Weller, Chairman

SAN JUAN COUNTY
COLORADO

1557 GREENE STREET
P.O. BOX 466
SILVERTON, COLORADO 81433
PHONE/FAX 970-387-5766 admin@sanjuancolorado.us

March 27, 2024

To Whom It May Concern:

This letter is to inform you that Kirk Huff and Teri Alexander have submitted an Improvement Permit Application to construct a two-story residential cabin, a gravel driveway and bridge over Cunningham Creek with associated utility improvements on the Winnemucca Mill Site located in Howardsville and accessed by County Road 2. The applicant has also requested the property be permitted for use as a vacation rental.

San Juan County Zoning and Land Use Regulations require that property owners within 1500 feet be notified of the application. A copy of the application can be reviewed in the office of the County Clerk, located at 1557 Greene St. Silverton, Colorado or via San Juan County's web page at https://sanjuancounty.colorado.gov/planning-docs . Copies of the application can also be reviewed upon request via the email listed above.

It is anticipated that this application will be reviewed by the Planning Commission during their meeting of April 16, 2024.

It is further anticipated that the application will be reviewed by the County Commissioners during their regular meeting of May 8, 2024.

If you have any comments or questions about the application, you may contact me by phone, mail or email listed above. You may also provide written or oral comments to the Planning Commission and to the County Commissioners.

If you have any questions or comments, please contact me at your earliest convenience.

Sincerely,

William A. Tookey
Land Use Administrator

PUBLIC HEARING

Notice is hereby given to the members of the general public that the San Juan County Colorado Board of County Commissioners will hold a Public Hearing at the San Juan County Courthouse, 1557 Greene St., Silverton, CO, at 9:30 AM on Wednesday, May 8, 2024 in person and via Zoom to receive public comments on a County Improvement Permit Application for a proposed single family dwelling on the Winnemucca Mill Site MS563B, County Road 2, Howardsville. The Applicant is Kirk Huff and Teri Alexander. The purpose of the Application is to request approval of a two-story residential cabin, gravel driveway including bridge over Cunningham Creek, and associated utility improvements. The applicant is also requesting that the cabin be used as a vacation rental.

NOTICE is further given that all persons may present oral/written testimony regarding this Application prior to/during the Public Hearing. Comments may be sent by email to admin@sanjuancolorado.us, by mail to San Juan County, PO Box 466, Silverton CO 81433, or hand-delivered to the County Courthouse. Interested persons may contact the Land Use Administrator at 970-387-5766 with any questions or comments about the Application.

Join Zoom Meeting
https://zoom.us/j/92136473203
by Phone - 1 669 900 6833
Meeting ID: 921 3647 3203

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DHM DESIGN
LANDSCAPE ARCHITECTURE | LAND PLANNING | ECOLOGICAL PLANNING | URBAN DESIGN

March 18th, 2024

San Juan County
Attention: Willy Tookey, County Administrator
1557 Greene St
PO Box 466, Silverton CO 81433

Subject: Land Use Permit, Improvement Permit, Driveway and Road Access Permit, and Special Use Permit for Winnemucca Mill Site

Dear Willy and Commissioners,

This submittal describes the proposed improvements for the Winnemucca Mill Site property, owned by Kirk Huff and Teri Alexander. The attached documents are an application for a combined land use permit, improvement permit, driveway/road access permit, and a special use permit. This cover letter contains the project narrative, followed by application forms. The appendix contains all other documents. The applicant requests a consolidation of land use procedures. Please let us know what we can do to help expedite the process. Thank you very much for your time.

PROJECT NARRATIVE| Winnemucca Mill Site

Location and Existing Conditions

The property is adjacent to Howardsville at an elevation of 9,748'. The parcel is bisected by CR2 and is within the Silverton to Eureka Economic Corridor, in the Mountain Zone with an historic preservation overlay. Cunningham Creek and its associated wetlands run through the property.

Zoning

Silverton to Eureka Economic Corridor, in the Mountain Zone, with an historic preservation overlay.

Historic Impact

Alpine Archaeological Consultants conducted a cultural resource inventory of the Winnemucca Mill Site in August of 2023. Three sites were encountered during the inventory: two historic artifact concentrations (non-contributing) and the Little Nation Tramway. The tramway is eligible for inclusion in the National Register of Historic Places. This application proposes a 20' building buffer on the site plan to protect the physical elements of the tramway and to allow for uninterrupted views along the tramway corridor from CR2. The proposed driveway crosses this buffer to provide access to the house. At this location, a permanent ramp will be constructed to keep vehicles from touching the grounded

tramline wire, keeping the historic resource untouched. See plan and section along with the Cultural Resource Inventory in appendix.

Proposed Development

The proposed improvements include a two-story residential cabin, a gravel driveway connecting CR2 to the house with a bridge over Cunninghame Creek, a ramp over the historic tramway, and associated utility improvements. The development will be done in two phases. Phase 1 will consist of site preparation and access, the bridge, ramp, and utilities. The cabin will be constructed in phase 2.

Water Source

The applicant proposes drawing groundwater with the construction of an infiltration gallery type well, permit number 323452, paid for on 8.15.23. See Appendix for well section and permit.

Sewage Disposal

The applicant proposes an on-site wastewater treatment system (OWTS) pending further investigation of site conditions. Applicant recognizes that engineered plans and a permit are required prior to the start of construction. A consolidated wastewater treatment facility is not available in the vicinity of the subject parcel.

Power

Power will be connected to San Miguel Power Association lines that bisect the site. A power pole is located east of neighbor Bill Ogle's house. Winnemucca Mill Site is within the SMPA's service zone. Applicant proposes a service drop, ground mounted transformer, and underground service line to the proposed building. Applicant reached out to SMPA via email on 3/4/24 for a service commitment letter and has yet to hear back.

Wifi

The applicant intends to install Starlink wifi.

Heating

Heating will be primarily propane with electric as back up. See site plan for proposed 1,000 gallon buried propane tank location.

Lighting

Any exterior lighting will be architectural emergency lighting or as required for building egress by code. All exterior fixtures will be dark sky compliant.

Trash

The applicant will be responsible for trash disposal. According to County regulations, property owners are responsible for solid waste transportation and solid waste disposal fees. The cabin architectural plans include a trash enclosure connected to the garage that will be used to store trash until removal to the Transfer Station.

Emergency Access Services

The subject property has spotty access to cellular service. A land-line phone line is proposed to connect to the adjacent power and communications pole. Winnemucca MS is located within the Silverton to Eureka Economic Corridor. Economic corridors are plowed year-round and have direct access to Hwy 550, so Winnemucca MS will have year-round access to services (ambulance, fire and law enforcement). In addition, Winnemucca MS is within the service range of The San Juan County Sheriff's Department, Silverton San Juan Fire and Rescue Authority, and Emergency Medical Services (EMS).

Building Envelope

The parcel has a number of existing conditions which limit development, including moderate to low avalanche hazard zones in the northwest corner of the property, existing powerlines, the historic Little Nation Tramway and its proposed buffer, as well as Cunningham Creek and associated wetlands. Thus, the only viable building envelope (shown on the site plan) is north of Cunningham Creek. Proximity to the neighbors was the determining factor in locating the cabin east of the tramway. See site plans in appendix.

Landscaping

The proposed landscaping is limited to the partial screening of the cabin from County Road (CR) 2 and neighbors, along with any restoration needed from construction ground disturbance. Firewise guidelines, including defensible space, will be adhered to.

Wildfire Hazards

Based on the Colorado Wildfire Risk Public Viewer, the Winnemucca Mill site has a low risk for wildfire.

Avalanche Hazards

Wilbur Engineering conducted an avalanche hazard assessment and mapping report for the property in Sept 2023. The northwestern corner of the site is impacted by moderate and low avalanche hazard zones. The applicant will avoid development in this area. See avalanche hazard assessment and mapping in appendix.

Geohazards

Based on County provided Geologic Hazard Maps, the property is located within a debris fan. See soils map in appendix.

Special Use Permit

The applicant seeks an annual special use permit to allow the cabin to be used as a vacation short-term rental property, likely seasonally (January-March). The owners do not own any other rental property in the Mountain Zone of San Juan County. Through preliminary talks with the County, the applicant understands that the Mountain Zone has not yet reached its permit capacity of 20 vacation rentals. The applicant acknowledges, agrees with, and will abide by the Special Use Permit Conditions outlined in Section 4-110.21.3.iii of the San Juan County Zoning and Land Use Regulations:

(a) Adequate emergency communications are available on site and off-street dedicated parking are available at all times to guests;

(b) The proposed rental is safely accessible year-round not only to occupants but to emergency services as well;

(c) The holder of the special use permit shall possess a current, valid sales tax license and collect sales and lodging taxes on all vacation rentals;

(d) The holder shall permit the County to inspect the premises being utilized for vacation rental to allow verification of holder's compliance with the provisions hereof; and

(e) the holder of the special use permit shall make available to the County access to records of all vacation rentals including registration information regarding guests and all financial records pertaining to the vacation rental for the purpose of allowing the County to verify the holder's compliance with these requirements.

Masterplan Compliance

The proposed development is consistent with the San Juan County Master Plan provisions. Below is a list of the applicable sections and how the proposed development/use is consistent with those provisions:

1. MP (Vision for Economic Vitality): *"Tourism markets are continually expanded. Opportunities for mountain recreation, adventure, education and competition generate excitement and attract visitors and residents. Well-promoted special events, performances, heritage, art, and our distinct culture and lifestyles bring in more tourists who stay longer*

and attract new residents. Lodging, developed campsites, dining, and entertainment options expand and are available year-round."

The applicant intends to use the cabin as a short-term rental property, providing lodging for tourists, likely seasonally, to explore the region, while supporting desired tourism markets in accordance with the masterplan.

2. MP (Vision for Land Use): *"Where residential development occurs on mining claims, it is designed to cluster structures in focused growth areas and/or build them in low-visibility places outside of environmentally sensitive areas, leaving visible ridgelines and other scenic resources undeveloped and minimizing impacts on the environment.*"

The proposed siting of the cabin clusters development adjacent to neighbor's existing residential structures and the Little Nation Mill Site. Environmentally sensitive areas have been avoided, and no development will occur on ridgelines. The scenic quality of the historic tramway on the property is to be preserved with a proposed 20' buffer. The proposed Winnemucca development is consistent with the masterplan's provisions.

3. MP (Goal LU-2): *"Focus future development on mining claims into growth corridors that are environmentally suitable, where public services are available and that provide feasible opportunities for growing the community and the economy.*"

The Winnemucca mining claim is located within the Silverton to Eureka Economic Corridor concentrating growth in accordance with the masterplan and enabling development to occur where public services are available.

4. MP (Strategies LU-2.1): *"Encourage most future development to occur in the growth following economic corridors: 4) Silverton-Eureka.*"

Same as above.

5. MP (Goal HA-3): *Support and promote the efforts of the San Juan County Historical Society and other entities and individuals to preserve historic/cultural resources.*

The portion of the Little Nation Tramway that runs through the Winnemucca parcel will be preserved with a proposed 20' buffer, protecting the Tramway and views of it from CR2, ensuring compatibility with the County Masterplan.

DHM DESIGN

Application forms are found on the following pages. Again, thank you very much for your time and please let us know if any questions arise during your review.

Sincerely,

_____

Jason Jaynes, Managing Principal
DHM Design

_____

Jeremy Allinson, Natural Resource Programs Manager
DHM Design
On behalf of Kirk Huff, Property Owner

LAND USE PERMIT

San Juan County, Colorado

Applicant: Kirk Huff	**Permit No.**
Address: 1739 F. Rd	kdhuff213@msn.com
City and State: Delta, CO 81416	**Telephone:**

****

Description of Use:

Gravel Drive/Access, Cunningham Creek Crossing, Single Family Home and Utilities.

****

Dates and Times of Use:

Year-round

Location of Use:

Winnemucca Mill Site MS 563B, Suspended Township 41 North, Range 7 West, of the New Mexico Principal Meridian, San Juan County, Colorado. 5.00 Acres

****

Areas of Concern: Applicant should provide attachments for each relevant area
Land Use Administrator will initial approval if appropriate

Property Ownership	_____	Permission of Property Owner	_____
Vicinity Map	_____	Plans and Drawings	_____
Natural Hazards	_____	Zoning Compatibility	_____
Sanitation	_____	Environmental Impacts	_____
Building Permit	_____	Federal and /or State Permits	_____
Security	_____	Emergency Services	_____
Parking	_____	insurance Coverage	_____
Clean Up	_____	County Road Impact	_____
Other	_____	Other	_____

Date Application Submitted:	**By (signature):**
Date Permit Issued:	**By (signature):**
Conditions	
Acceptance of Conditions:	**By (signature):**

San Joan County, Colorado

Application for Improvement Permit

Applicant
Name: Jason Jaynes, DHM Design
Address: 225 Main St, Unit 201, Carbondale, CO 81623
Phone: 970.963.6520 on behalf of:

Owner
Name: Kirk Huff
Address: 1739 F. Rd
Delta, CO 81416
Phone:

owner's representative
Name: Teri Alexander
Address: 3424 Ridgeline Drive
Montrose, CO 81401
Phone:

Legal Description of Property:

Winnemucca MS - 563B. Parcel # 48290010010025 (split from former parcel 48290010010010).

Suspended Township 41 North, Range 7 West, of the NM Principal Meridian

Township N, Range W, Section

Nature of Improvement Planned:

Ph 1: Gravel Drive/ Access, Cunningham Creek Crossing, Utilities.
Ph 2: Single Family Home.

Land Use Zone: Mountain Zone, Historic Preservation Overlay

Applicant Signature

Date Application Requested		
Date Submitted for Permit		
Date Permit Issued		
Date Permit Denied		

Reason for Denial

Receipt	FEE PAYMENT	Amount	Date
	Application		
	Building Permit		
	Subdivision/PUD		
	Hearing Notice		

APPROVAL CHECKLIST	Initial	Date
Land Use Administrator		
Ownership of Surface		
Ownership of Minerals		
Vicinity Map		
Certified Survey Plat		
Monumentation		
Basic Plan Map		
Plans and Drawings		
Road System Relationship		
Zoning Compatibility		
State Mining Permit		
Owner Notification		
Avalanche Hazard		
Geologic Hazard		
Floodplain Hazard		
Wildfire Hazard		
Mineral Resource Impact		
Wildlife Impact		
Historic Site Impact		
Watershed Gearance		
County Building Inspector		
Building Permit		
State Electrical Inspector		
Electrical Permit		
San Juan Basin Health Unit		
Sewage Disposal: Test		
Design		
Central Sewage Collection		
State Division of Water Resources		
Adequate Water Source		
Well Permit		
. Central Water Distribution		
U.S. Forest Service/BLM		
Access Approval		
State Division of Highways		
Driveway Permit		
Subdivision Variance		
Subdivision Approval		
PUD Approval		

SAN JUAN COUNTY

SUPPLEMENT TO APPLICATION FOR IMPROVEMENT AND LAND USE PERMITS

(Attach additional sheets as necessary)

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

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

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

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

---

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

Kirk Huff
1739 F. Rd
Delta, CO 81416
Cell: 970.261.6117
Email: kdhuff213@msn.com

Teri Alexander
3424 Ridgeline Drive
Montrose, CO 81401
Email: terilalexander@icloud.com

Joint tenancy

B. Property Description/location/size (3-102.3):

Winnemucca Mill Site MS 563B, Suspended Township 41 North, Range 7 West, of the New Mexico Principal Meridian, San Juan County, Colorado. 5.00 Acres

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

  [ ] federal access permit if access is across federal land (3-102.13, 4-103.3(f)(ii))

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

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

Permit # 323452

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

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

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

County Road 2 to Silverton and U.S. 550

C. What is the proposed improvement or use? Gravel Drive/Access, Cunningham Creek Crossing, Single Family Home, and Utilities.

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

Huff & Huff Excavation

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

A section of the historic Little National Tramway runs through the parcel. Totaling 2,865 ft in length, the tram runs from the Royal Charter Mine on King Solomon Mountain to the Little Nation Mill. The 455' portion of the tramway that crosses the property includes one 1-1/8" diameter wire rope laying on the ground and one suspended aerially, with no tram towers located on the parcel. See Existing Conditions Plan and Cultural Resource Inventory in Appendix for more information.

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

See Existing Conditions Plan and Cultural Resource Inventory in Appendix.

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

2. Applicable Land Use Zone: Mountain Zone with Historic Preservation District Overlay, Silverton to Eureka Economic Corridor.; elevation of property? 9,748'

A. Is the proposed use consistent with the intent of the applicable zone as stated in the Code (see section 1-106.1 for statement of intent for each zone)? [✓]Y []N Yes, parcel is located in an economic corridor. Applicant acknowledges no uses by right within the Mountain Zone, and all activities/uses are subject to review.

B. Is proposed development consistent with applicable zone regulations re density, minimum parcel size, setbacks (see 1-113)? [✓] Y []N
Size: 5 acres, Density: 1 unit/parcel, Minimum Setbacks: 20' to public lands, 30' to private lands.

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

- Does the proposed use adversely affect natural and scenic environment? If so, how? The proposed use does not adversely affect the natural and scenic environment. The lot is clustered adjacent to existing residential development and not located on a ridge line or in the alpine tundra ecosystem.

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

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

D. If the proposed development is at or above 11,000 feet elevation, does it meet the limitations on square footage (4-110.20)? Does not apply.

E. Is the proposed use a vacation rental? [✓]Y []N If so, is it permitted under and consistent with the vacation rental regulations (4-110.21)?
See cover letter for special use permit request.

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

3. Are any Overlay Zones applicable? (check all applicable) Does not apply.

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

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

[ ] Watershed Protection? (1-107.6)

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

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

4. Master Plan Compliance (4-103.3):

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

See cover letter for Master Plan compliance.

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

See cover letter for Master Plan compliance.

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

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

The residential and commercial mill sites and mining claims adjacent to the property, fronting CR 2, in the vicinity of Howardsville.

A. How many other parcels are accessed via same road? Parcel is bisected by CR2.

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

Development will be set back from property boundaries to prohibit negative impacts to neighbors.

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

Adjacent properties fronting CR2, in the vicinity of Howardsville.

D. Are any other parcels likely to obtain water from any underground source which is interconnected with any underground water source which is proposed to be tapped for water for use on the property? If so, how many? Yes. Neighbor Bill Ogle of Howardsville Holdings LP: Lorilla MS has a similar well likely tapping into same shallow ground water source.

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

[✓] Avalanche Hazard (Chapter 8) See Avalanche Hazard Assessment in Appendix.

[ ] Geologic Hazard (Chapter 9)

[ ] Floodplain Hazard (Chapter 10)

[ ] Wildfire Hazard (Chapter 11)

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

Wilbur Engineering conducted an avalanche hazard assessment and mapping report for the property in Sept 2023. The northwestern corner of the site is impacted by moderate and low avalanche hazard zones. Applicant will avoid development in this area. See avalanche hazard assessment and mapping in appendix.

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

or assets which might be affected and explain how they might be affected and how the applicant proposes to avoid such effects. Alpine Archaeological Consultants conducted a cultural resource inventory of the Winnemucca Mill Site in August of 2023. Three sites were encountered during the inventory: two historic artifact concentrations (non contributing) and the Little Nation Tramway. The tramway is eligible for inclusion in the National Register of Historic Places. The proposed driveway route will cross the buffer, ramping over the grounded tramway wire to keep the historic resource untouched. See Cultural Resource Inventory in appendix.

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

[ ] Y [✓] N Wildlife

[ ] Y [✓] N Dust, smoke, fumes, contaminants or air pollution

[ ] Y [✓] N Noise

[ ] Y [✓] N Water pollution

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

[ ] Y [✓] N Soil contamination, erosion, etc.

[ ] Y [✓] N Hazardous materials/substances

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. Does not apply.

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

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. Property will connect to CR2 and will have no significant impacts.

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

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. New residence will be visible from adjoining properties and from CR2; the impact of development of access improvements and single family residence is similar to the adjoining parcels and general local context.

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

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

The house will be partially screened from the County Road and neighbors, conforming to the context of the neighborhood.

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

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

The proposed improvements do not impact any known critical habitat, nor sever wildlife movement patterns. The proposed density (one, single-family residence) and location on the 5-acre parcel will not substantively impact wildlife.

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

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

No impact.

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

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

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

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

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

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

[ ] Decreed water right

[ ] Central water system

[✓] Well permit

[ ] Water storage system

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

[ ] Central sewer system [ ] existing or [ ] new

[✓] Individual septic system permit

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

a. electric [ ] SMPA service commitment In process

[ ] other _____

b. telephone communications [ ] land line service commitment

[✓] cell phone service available

[ ] satellite phone service available

[ ] other

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

[✓] Fire

[✓] EMS

[✓] Law Enforecement

[ ] Mountain or back country rescue

[ ] Other _____

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

[ ] Fire Winnemucca MS is a 10 min drive from the San Juan County Fire Department

Applicant reached out to Silverton San Juan Fire for confirmation on 3.4.24 and has yet to hear back.

[ ] EMS Winnemucca MS is an 11 min drive from the Silverton EMS.

[ ] Law Enforecement Winnemucca MS is an 11 min drive from the Silverton Police Department

[ ] Mountain or back country rescue

[ ] Other

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

The property is located within the Silverton to Eureka Economic Corridor. Economic corridors have year-round plowed county roads or direct access to Hwy 550. Thus Winnemucca Mill Site has year-round access to services (ambulance, fire and law enforcement). See cover letter for more detail.

D. If any emergency service listed is deemed unnecessary, explain why it is unnecessary? Mountain or back country rescue is likely unnecessary as the property is located off the Silverton to Eureka Economic Corridor adjacent to Howardsville.

20. Is Expert Assistance required for any portion of the County's review? If so, in what area and for what purpose? No, does not apply.

21. Are any special permit conditions needed to:

a. Protect of health, safety or welfare of general public? (2-110.1)

b. Protect of persons or property? (2-110.1)

✓ c. Protect of historic assets? (1-114.3, 2-110.1)

d. Protect of scenic views and vistas? (1-114.2, 1-115.1, 1-116.4, 2-110.1)

e. Protect cultural assets? (2-110.1)

f. Protect against natural hazards? (2-110.2 and .3)

g. Protect environmental assets? (1-114.2, 1-115.1 1-116.4)

h. Address soils, slopes, geologic hazards? (1-114.4, 1-115.2, 1-116.5)

✓ i. Adequately address access incl. roads, drives, parking? (1-114.5, 1-116.6)

j. Protect water purity? (1-115.1)

k. Preserve access to mineral development? (1-116.3)

Winnemucca Mill Site

Land Use Application

Appendix

Table of Contents:

1. Letter of Consent

San Juan County Planning Department
1557 Greene St
PO Box 466
Silverton, CO 81433

Re: Authorization by Wide Open Properties LLC for land use application

To whom it may concern:

Please be advised that Wide Open Properties LLC, a Colorado limited liability corporation, represented by Kirk Huff and Craig Hasto, hereby authorizes DHM Design Corporation, including but not limited to Jason Jaynes, Evelyn Volz and Jeremy Allinson, to act on its behalf with respect to its land use application for property development in Howardsville, CO.

Sincerely,

Wide Open Properties LLC, a Colorado limited liability corporation

By: _____
Kirk Huff (Owner)

STATE OF COLORADO)

COUNTY OF DELTA)

The foregoing was acknowledged before me this 6th Day of FEBRUARY 2024, by Kirk Huff as Owner of Wide Open Properties, LLC.
Witness my hand and official seal.
My commission expires: 9-28-2024

JACKIE LYNN SCHOONOVER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19944015870
My Commission Expires September 28, 2026

_____

2. Proof of Ownership

E RECORDED DATE 12/15/20
COUNTY San Juan
REC. NO. 153250

WARRANTY DEED

THIS DEED, Made this 15th Day of December, 2020

Between TOPEK TRUST, KEVIN TOPEK, TRUSTEE

of the County of Harris and State of Texas, grantor

and KIRK D. HUFF and TERI L. ALEXANDER

whose legal address is 3424 Ridgeline Drive
Montrose, CO 81401

of the County of Montrose and State of Colorado, grantee

State Documentary Fee
Date: December 15, 2020
$ 17.20

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, their heirs and assigns forever, not in tenancy in common but in joint tenancy, 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:

WINNEMUCCA MILL SITE, U.S. MINERAL SURVEY NO. 563B, San Juan County, Colorado.

LESS AND EXCEPT any portion of the above named mining claim, within overlapping senior mining claims whether excepted or not in the patent for the above described Winnemucca Mill Site No. 563B.

As known by street and number as: TBD County Road 2 Howardsville
Silverton, CO 81433

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 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, their heirs and assigns forever. The grantor, itself, its successors, does covenant, grant, bargain, and agree to and with the grantee, their heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful 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, encumbrances and restrictions of whatever kind or nature so ever, except: 2020 taxes due and payable in the year 2021. Subject to Statutory Exceptions as defined in CRS § 38-30-113(5).

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. 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.

TOPEK TRUST

KEVIN TOPEK, Trustee
BY: KEVIN TOPEK, TRUSTEE

COLORADO TITLE & CLOSING SERVICES CTS Trusted Since 1946

SJ220045-19

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me this 10th Day of December, 2020

By: KEVIN TOPEK, TRUSTEE OF THE TOPEK TRUST

My commission expires: [redacted]

Witness my hand and official seal

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, their heirs and assigns forever, not in tenancy in common but in joint tenancy, 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:

WINNEMUCCA MILL SITE, U.S. MINERAL SURVEY NO. 563B, San Juan County, Colorado.

LESS AND EXCEPT any portion of the above named mining claim, within overlapping senior mining claims whether excepted or not in the patent for the above described Winnemucca Mill Site No. 563B.

As known by street and number as: TBD County Road 2 Howardsville
Silverton, CO 81433

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 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, their heirs and assigns forever. The grantor, itself, its successors, does covenant, grant, bargain, and agree to and with the grantee, their heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful 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, encumbrances and restrictions of whatever kind or nature so ever, except: 2020 taxes due and payable in the year 2021. Subject to Statutory Exceptions as defined in CRS § 38-30-113(5).

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. 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.

TOPEK TRUST

KEVIN TOPEK, Trustee
BY: KEVIN TOPEK, TRUSTEE

COLORADO TITLE & CLOSING SERVICES CTS Trusted Since 1946

SJ2200457-9

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me this 10th Day of December, 2020

By: KEVIN TOPEK, TRUSTEE OF THE TOPEK TRUST

My commission expires:

NOTARY PUBLIC STATE OF TEXAS
VUTHY HENG
Notary Public
STATE OF TEXAS
My Comm. Exp. 01/19/2022
ID# 131418271

Witness my hand and official seal

Notary Public

WARRANTY DEED (To Joint Tenants)

REAL PROPERTY TRANSFER DECLARATION (TD-1000)
Confidential Document

This form provides essential market information to the county assessor to ensure accurate, fair and uniform assessments for all property. **This document is not recorded, is kept confidential, and is not available for public inspection.**

This declaration must be completed and signed by either the grantor (seller) or grantee (buyer). Questions 1, 2, 3, and 4 may be completed (prefilled) by a third party, such as a title company or closing agent, familiar with details of the transaction. The signatory should confirm accuracy before signing.

This form is required when conveyance documents are presented for recording. If this form is not completed and submitted, the county assessor may send notice. If the completed and signed form is not returned to the assessor within 30 days of notice, the assessor may impose a penalty of $25.00 or 0.025% (0.00025) of the sale price, whichever is greater.

Additional information as to the purpose, requirements, and level of confidentiality regarding this form are outlined in Colorado Revised Statutes, sections 39-14-102, 39-5-121.5, and 39-13-102.

---

1. Physical address and/or legal description of the real property sold: Please do not use P. O. Box numbers.

   TBD County Road 2 Howardsville, Silverton, CO 81433
   WINNEMUCCA MILL SITE, U.S. MINERAL SURVEY NO. 563B, San Juan County, Colorado.

   LESS AND EXCEPT any portion of the above named mining claim, within overlapping senior mining claims whether excepted or not in the patent for the above described Winnemucca Mill Site No. 563B.

2. Type of property purchased. ___ Single Family Residential ___ Townhome ___ Condominium
   ___ Multi-Unit Residential ___ Commercial ___ Industrial ___ Agricultural ___ Mixed Use
   ___ Vacant Land _X_ Other ___MINING CLAIM__

3. Date of closing: **December 15, 2020**

   Date of contract if different than date of closing: October 15, 2020

4. Total sale price: including all real and personal property: $172,000.00

   Contracted price (if different from final sale price): _____

5. List any personal property included in the transaction that materially impacts the total sale price. Personal property may include, but is not limited to: machinery or equipment, vehicles, exceptional appliances, electronic devices, furniture, or anything that would not typically transfer with the real property (attach additional pages if necessary).

Description:	Approximate Value
_____	$_____
_____	$_____
_____	$_____
Personal Property Total:	$_____

   If no personal property is listed, the entire purchase price will be assumed to be for the real property.

6. Did the total sale price include a trade or exchange of additional real or personal property? __Yes _X_ No
   If Yes, approximate value of the goods or services as of the date of closing: $_____
   If Yes, does this transaction involve a trade under IRS Code Section 1031? __ Yes __ No

7. Was 100% interest in the real property purchased? _X_ Yes __ No
   Mark "No" if only a partial interest is being purchased. If no, interest purchased _____%

8. Is this a transaction between related parties or acquaintances? This includes persons connected by blood or marriage, or business affiliates, affiliated corporations, or those acquainted prior to the transaction.
   __ Yes _X_ No

9. Please mark type of sale: __ Builder _X_ Public (MLS or Broker Representation)
   __ Private (For Sale by Owner) __ Other (describe) _____

10. Mark any of the following that apply to the condition of the improvements at the time of purchase:
___ New ___ Excellent ___ Good ___ Average ___ Fair ___ Poor ___ Salvage

If the property is financed, please complete the following:

11. Type of financing: (Mark all that apply)
_X_ None (all cash or cash equivalent)
___ New/Mortgage Lender (government-backed or conventional bank loan)
___ New/Private Third Party (nonconventional lender, e.g., relative, friend, or acquaintance)
___ Seller (buyer obtained a mortgage directly from the seller)
___ Assumed (buyer assumed an existing mortgage)
___ Combination or Other: Please explain _____

12. Total amount financed.

13. Terms:
___ Variable; Starting interest rate ___%
___ Fixed; Interest rate ___%
Length of time ___years
Balloon payment ___ Yes ___ No If yes, amount _____ Due date _____

14. Mark any that apply: __ Seller assisted down payments __ Seller concessions __ Special terms or financing.
If marked, please specify terms: _____

15. Was an independent appraisal obtained in conjunction with this transaction? __ Yes __ No

For properties OTHER THAN residential (Residential is defined as: single family detached, townhomes, apartments and condominiums) please complete questions 16-18 if applicable.

16. Did the purchase price include a franchise or license fee? ___ Yes ___ No
If yes, franchise or license fee value $_____

17. Did the purchase price involve an installment land contract? ___ Yes ___ No
If yes, date of contract _____

18. If this was a vacant land sale, was an on-site inspection of the property conducted by the buyer prior to closing?
___ Yes ___ No

Remarks: Please include any additionally information concerning the transaction and price paid that you feel is important:

19. Signed this 15th day of December, 2020.
Have at least one of the parties to the transaction sign the document and include an address and a daytime phone number.

Signature of Grantee (Buyer) X Grantor (Seller) ___

20. All future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:

3424 Ridgeline Drive Montrose, CO 81401
Address (mailing) City State Zip Code

Daytime Phone Email Address

Contact information is kept confidential, for County Assessor and Treasurer use only, to contact buyer with questions regarding this form. property valuation, or property tax information.

3. Proof of Access: County Drive Permit

3. Proof of Access: County Drive Permit

SAN JUAN COUNTY, COLORADO

DRIVEWAY AND ROAD ACCESS PERMIT

Improvement
Permit No. _____

Applicant: Kirk Huff
3424 Ridgeline Drive
Montrose, CO 81401

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

The proposed drive would connect to CR2 between the intersection with CR4 and the Animas River bridge southwest of Howardsville.

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

CR2 bisects the Winnemucca Mill Site Property. Access will be perpendicular to CR2 and staggered with the existing residential drive on the Winnemucca parcel that provides access to neighboring properties located on the other side (southeast) of CR2. The proposed drive will be constructed out of gravel and will span Cunningham Creek with a proposed bridge in order to provide access to the parcel's building envelope. See bridge and site plans in appendix.

Comment and Recommendations of County Road Supervisor:

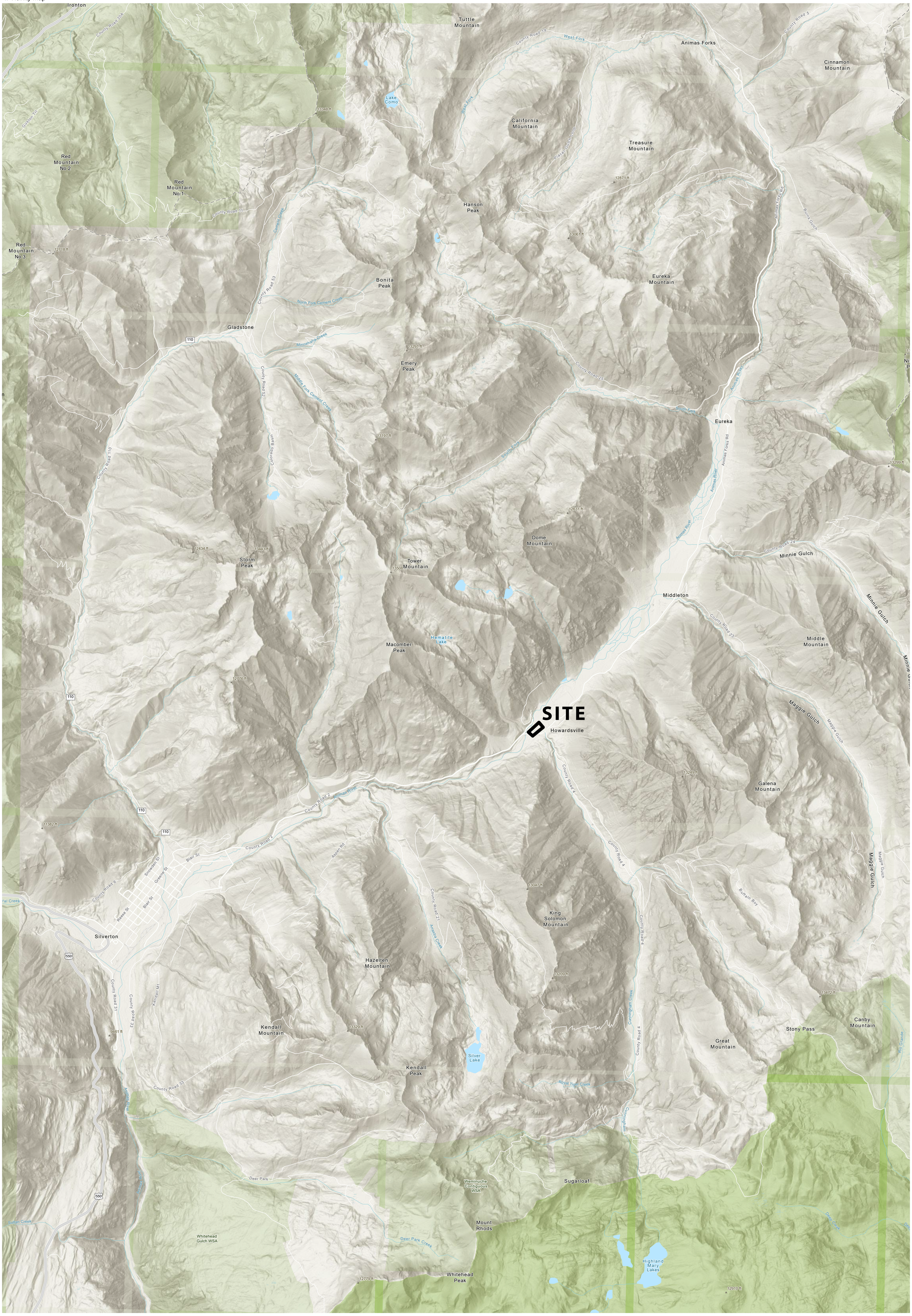
Terms and Conditions of Issuance of Permit (or reason for denial):

Permit Approved _____ or Denied _____. Date: _____

Land Use Administrator: _____

4. Vicinity Map

4. Vicinity Map



Map created by DHM with base imagery from Esri, NASA, NGA, USGS, FEMA, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, parcel data from San Juan county GIS,
Projection: NAD 1983 CO State Plane Central

DHM DESIGN
LANDSCAPE ARCHITECTURE
URBAN DESIGN + LAND PLANNING
ECOLOGICAL PLANNING

0' 1000' 2000'

Scale: 1:24,000

VICINITY MAP

WINNEMUCCA MILL

5. List of Adjacent Neighbors

5. List of Adjacent Neighbors within 1,500' of Winnemucca Mill Site Property Boundaries

Account #	Address	Owner
N2777	SILVERTON, CO 81433	SANDBERG JEFF AND JERRY
N2225	2185 COUNTY ROAD 2, SILVERTON, CO 81433	SULLIVAN R L
N2226	SILVERTON, CO 81433	PAVIGLIANITI OSCAR M & SHANNON
N2227	2030 COUNTY ROAD 2, SILVERTON, CO 81433	AERODIUM INC
N2229	2050 COUNTY ROAD 2, SILVERTON, CO 81433-5044	EISNER KIM DAVEY
N2230	SILVERTON, CO 81433	30 LLC
N2239	2140 COUNTY ROAD 2, SILVERTON, CO 81433	HR1 LLC
N2240	COUNTY ROAD 2, SILVERTON, CO 81433	SAN JUAN COUNTY HISTORICAL SOCIETY
N2770	SILVERTON, CO 81433	HUFF KIRK D; ALEXANDER TERI L
N2242	2181 COUNTY ROAD 2, SILVERTON, CO 81433	RENFROE LYNDOL & JOYCE TRUST
N2243	2201 COUNTY ROAD 2, SILVERTON, CO 81433	PRIDE OF THE WEST LLC; c/oTODD C HENNIS
N2244	SILVERTON, CO 81433	SAN JUAN COUNTY HISTORICAL SOCIETY
N2245	SILVERTON, CO 81433	SAN JUAN COUNTY
N2246	2050 COUNTY ROAD 2, SILVERTON, CO 81433-5044	EISNER KIM DAVEY
N2248	SILVERTON, CO 81433	CLOUD RICHARD R
N2250	SILVERTON, CO 81433	KAPLAN RICHARD W & BRIDGET H
N2254	SILVERTON, CO 81433	SNOWBIRD LLC
N2256	SILVERTON, CO 81433	RINGHOFFER SANDOR
N2257	COUNTY ROAD 2, SILVERTON, CO 81433	HOWARDSVILLE HOLDINGS LP
N2261	SILVERTON, CO 81433	ROCK FREDERICK UHLMAN II
N2264	SILVERTON, CO 81433	GIBSON REBECCA JANE
N2268	SILVERTON, CO 81433	NORQUIST BRUCE
N2269	COUNTY ROAD 2, SILVERTON, CO 81433	HUDSON R E & KATHY
N2270	1958 COUNTY ROAD 2, SILVERTON, CO 81433	HUDSON R E & KATHY
N2726	COUNTY ROAD 110, SILVERTON, CO 81433	SALEM MINERALS INC
N2274	SILVERTON, CO 81433	HOUGHTON UNLIMITED LLC; c/oSan Juan Land Holding Company LLC
N2275	SILVERTON, CO 81433	HENNIS TODD C
N2281	SILVERTON, CO 81433	CALHOUN DELMAR E
N2282	SILVERTON, CO 81433	GOODWIN LE ROY W II
N2283	SILVERTON, CO 81433	HALLOCK LARRY
N2284	SILVERTON, CO 81433	PERSON JOHN & BETTY; c/oGAIL PERSON
N2285	SILVERTON, CO 81433	GOODWIN LE ROY W II
N2287	SILVERTON, CO 81433	NORQUIST BRUCE
N2288	SILVERTON, CO 81433	HOUGHTON HOLDINGS LLC; c/oSan Juan Land Holding Company LLC
N2289	SILVERTON, CO 81433	GRAYJAY MEADOWS LLC
N2290	COUNTY ROAD 2, SILVERTON, CO 81433	SAN JUAN COUNTY
N2367	SILVERTON, CO 81433	EISNER KIM DAVEY
N2368	SILVERTON, CO 81433	FIELD JAMES R
N2371	SILVERTON, CO 81433	BURDINE DANE AND TERESA
N2379	SILVERTON, CO 81433	GILBERT DON
N2386	2050 COUNTY ROAD 2, SILVERTON, CO 81433-5044	EISNER KIM DAVEY
N2387	SILVERTON, CO 81433	VANDENBERG RANDY N & KRISTI A
N2388	SILVERTON, CO 81433	HARWELL RICHARD E & SUSAN H; ROGERS GEORGE L JR & CRYSTAL
N2399	SILVERTON, CO 81433	FIELD JAMES R

6. Certified Plat

6. Certified Plat

DRAWING NUMBER Recept 153343

DRAWING NUMBER Winnemucca mill site MS 563B

DRAWING NUMBER

DRAWING NUMBER

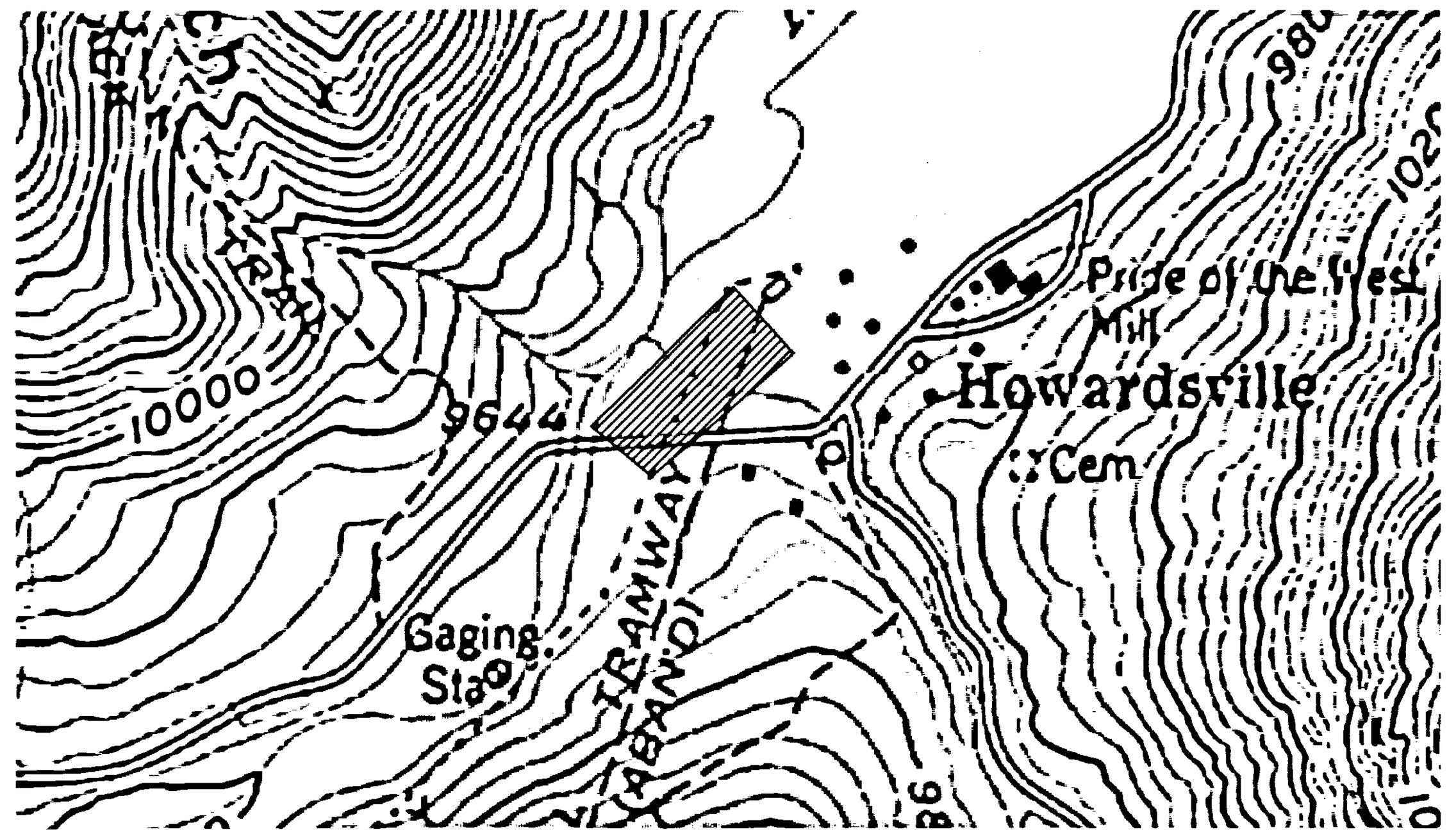
Result of Survey

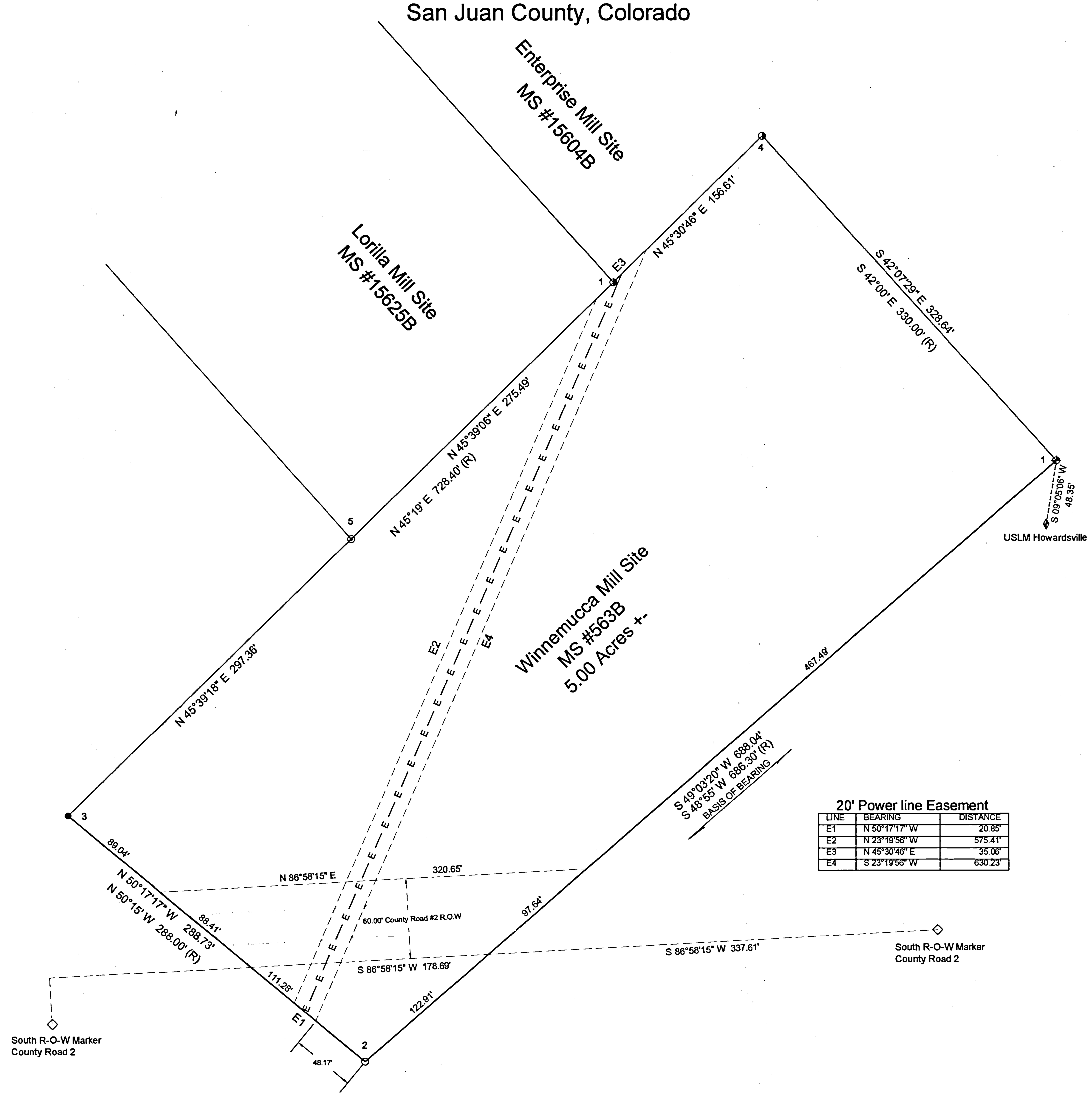
Winnemucca Mill Site MS 563B

Suspended Township 41 North, Range 7 West, of the New Mexico Principal Meridian

San Juan County, Colorado

Vicinity Map N. T. S.





20' Power line Easement

LINE	BEARING	DISTANCE
E1	N 50°17'17" W	20.85'
E2	N 23°19'56" W	575.41'
E3	N 45°30'46" E	35.06'
E4	S 23°19'56" W	630.23'

NORTH

0' 50' 100'

SCALE: 1"=50' U.S. Survey Feet

PLAT & DOCUMENT REFERENCES :

1. Lorilla Mill Site MS #15625B, David Max Morris, PLS 30111
2. Boundary Survey of the HOWARDSVILLE Placer MS #942, Part of Little Nations MS #169B, and part of the C. B. Cobb MS #556, San Juan County, Colorado. M. H. Smith - PLS 10738.
3. Boundary Survey of the Enterprise Mill Site MS #15604B - Kenneth E. Schaaf, PLS 38114, 11/17/2008, San Juan County, Colorado, Reception #146685.
4. Administrative Re-plat of Tract 4 located within the CB Cobb Lode MS #556 Tract 5 and the Hayden Campsite located within the Howardsville Placer MS #942 Tracts 2,3,6 & 7 located within the Little Nation Mill Site MS #169B - Kenneth E. Schaaf, PLS 38114, 02/08/2010, San Juan County, Colorado, Reception #147296
5. County Road No.2 Right of Way Howardsville Area - Earnest E. Schaaf, PLS 12457 - Map #229 San Juan County, Colorado Records.

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 title policy or commitment.

Certifications hereon shall run only to the persons(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.

BASIS OF BEARING :

The line between corners 1 and 2 of the Winnemucca mill site, MS 563B is assumed to bear S. 49°03'20" W. and is monumented as shown hereon. All other bearings are relative thereto.

LEGEND

- USLM Howardsville - 3¼" Bureau of Land Management brass cap
- Found 2-1/2" aluminum cap - LS 10738
- Set 2-1/2" aluminum cap/#6 rebar - LS 26597
- Found 1-1/2" aluminum cap - LS 3408
- Found 2 1/2" aluminum cap - LS 20704
- Found 2 1/2" aluminum cap. - LS 30111
- Found 2" aluminum cap. - LS 12457
- Boundary Line
- Easements - as noted
- Power Line
- Travel Surface
- N.T.S. Not to Scale
- USLM United States Location Monument
- (R) Record

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 _______ day of ________, A.D. 20____;
Reception Number ____________ Time ________, Book ________, Page ________.

CERTIFICATE OF SURVEY:

I, Brian Dirk Hatter, a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat accurately represents that the surveying services addressed herein have been performed by the professional land surveyor or under the professional land surveyor in charge. Is based upon the professional land surveyor's knowledge, information and belief. Is in accordance with applicable standards of practice. Is not a guaranty or warranty, either expressed or implied. I further certify that the monuments shown hereon actually exist, and that their positions are as shown.

Brian Dirk Hatter 12/08/20
Signature Date Seal
PLS No. 26597

COLORADO REGISTERED BRIAN DIRK HATTER 26597 PROFESSIONAL LAND SURVEYOR

NDTICE 13-80-105 C.R.S, as amended:

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 ND 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.

U.S. MINERAL SURVEYORS
REGISTERED LAND SURVEYORS
IN COLORADO

SOUTHWEST LAND SURVEYING LLC
1205 H Lane, Delta, CO 81416
(970) 387-0600...Silverton (970) 874-2880...Delta
EMAIL: dhatter@itcresources.us

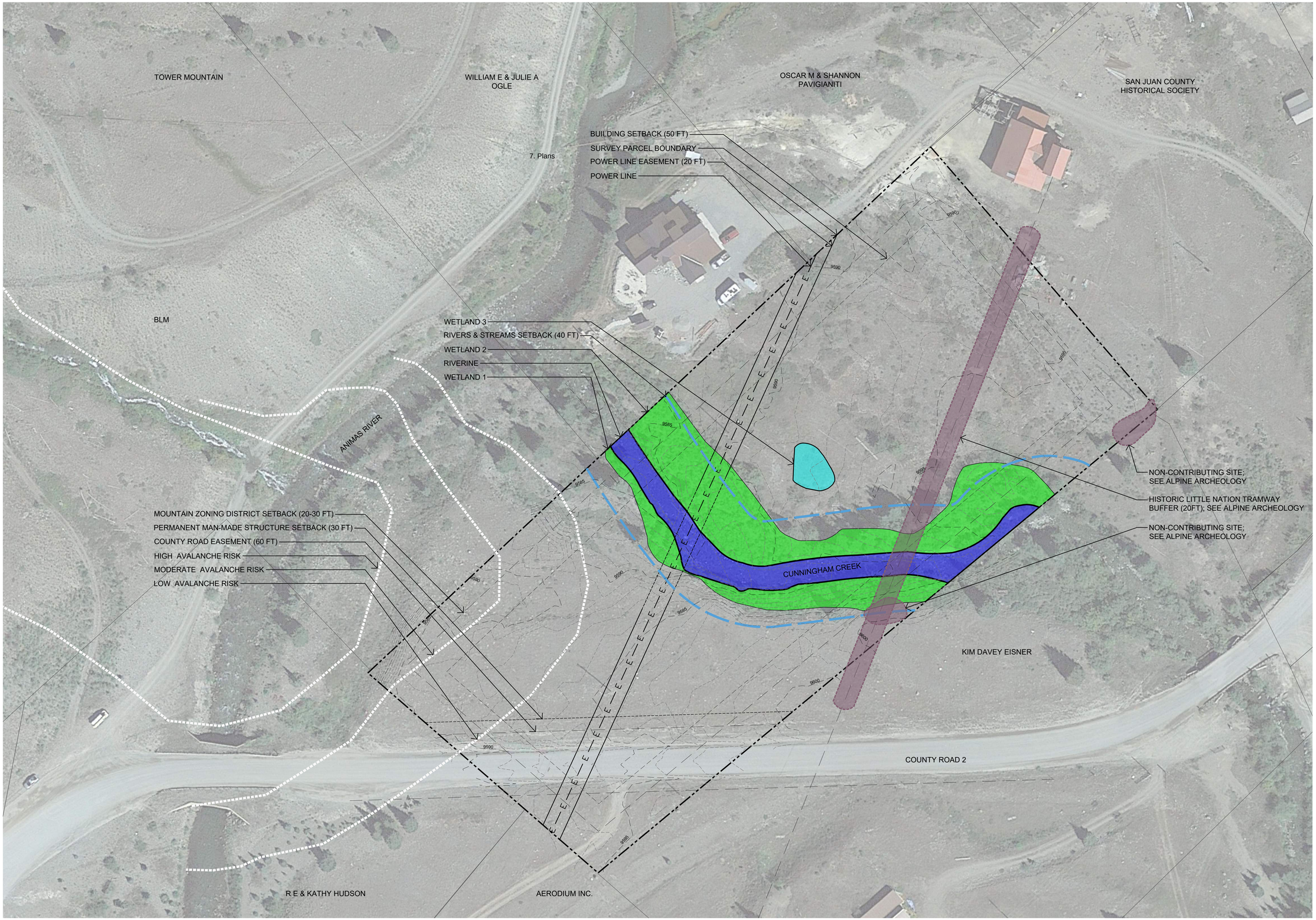
PLAN SCALE: 1"=50' U.S.S.F	REVISIONS:
FIELD CREW: KCH, BDH	
DRAFTER: KCH	
SHEET 1 of 1	

Result of Survey
Winnemucca Mill Site MS 563B
Suspended, Township 41 North, Range 7 West
New Mexico Principal Meridian
San Juan County, Colorado

Kirk Huff
1739 F Road
Delta Colorado, 81416

FW: 10/20/2020 JOB #: 50-20 Kirk Huff

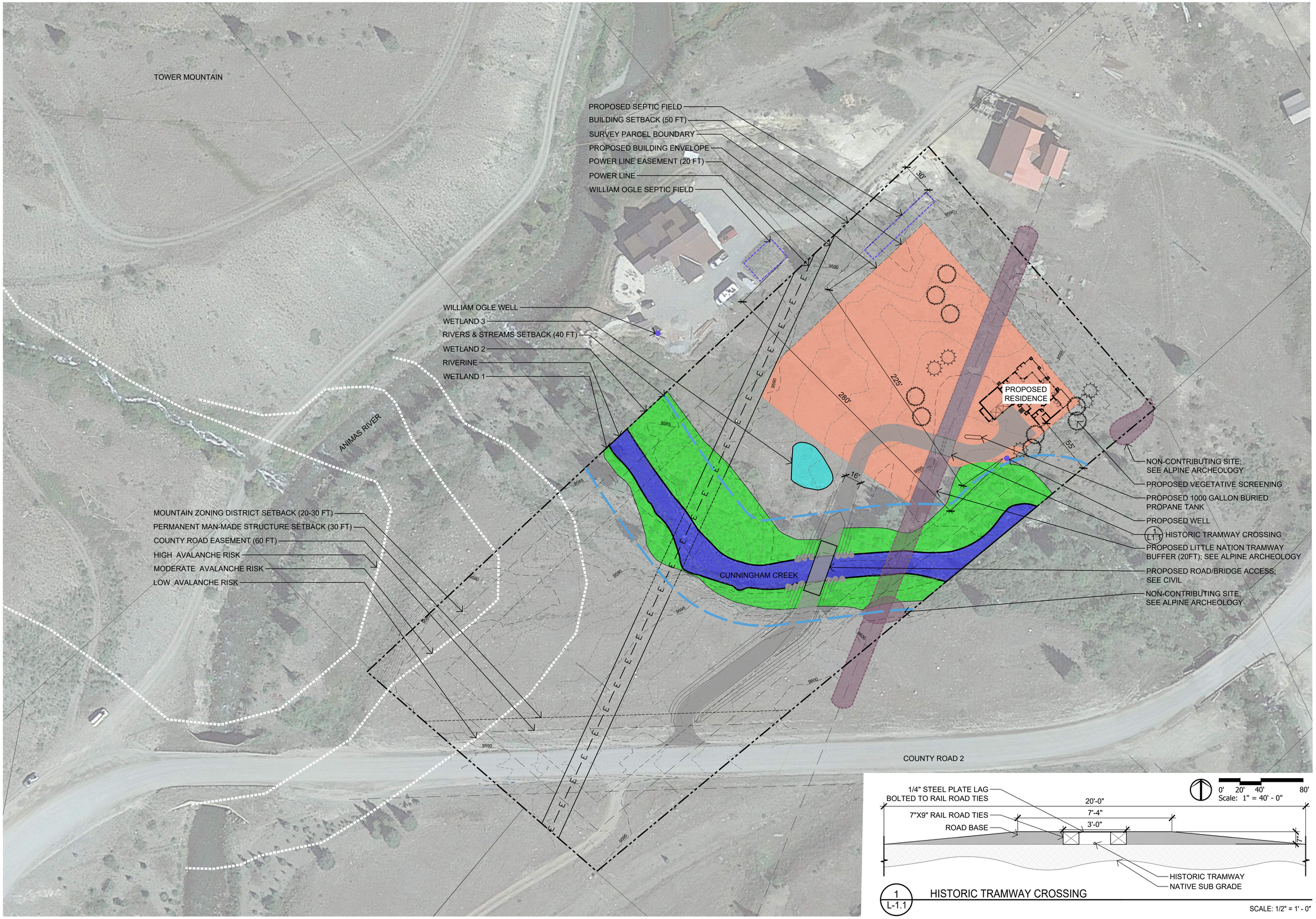
7. Plans



DHM DESIGN
900 S Broadway
Suite 300
Denver, Co. 80209
303.892.5566
www.dhmdesign.com

Winnemucca Mill Site
San Juan County, Colorado

PROJECT NUMBER: 22053
DATE: MARCH, 2024
DESIGNED: EV, JA
DRAWN: AG
CHECKED: JA
REVISIONS:
JOB DESCRIPTION:
SHEET TITLE: EXISTING CONDITIONS
SHEET NUMBER: L1.0



1 L-1.1 HISTORIC TRAMWAY CROSSING

SCALE: 1/2" = 1' - 0"

DHM DESIGN
900 S Broadway
Suite 300
Denver, Co. 80209
303.892.5566
www.dhmdesign.com

Winnemucca Mill Site
San Juan County, Colorado

PROJECT NUMBER: 22053
DATE: MARCH, 2024
DESIGNED: EV, JA
DRAWN: AG
CHECKED: JA
REVISIONS:
JOB DESCRIPTION:
SHEET TITLE: SITE PLAN
SHEET NUMBER: L1.1

SOIL TYPES

53—Cryaquolls-Typic Cryaquents complex, 1 to 5 percent slopes
54—Quazar very cobbly loam, 5 to 25 percent slopes
57—Howardsville gravelly loam, 1 to 6 percent slopes
251—Rock outcrop-Snowdon complex, 45 to 75 percent slopes
254—Cryorthents-Rubble land complex, 30 to 75 percent slopes
331—Needleton stony loam, 30 to 65 percent slopes
495—Riverwash
496—Rock outcrop
497—Rubble land
498—Slickens

SOIL DESCRIPTION

Map Unit: 57—Howardsville gravelly loam, 1 to 6 percent slopes

Description Category: GENSOIL

Howardsville: 80 percent

The Howardsville component makes up 80 percent of the map unit. Slopes are 1 to 6 percent. This component is on stream terraces, fan remnants. The parent material consists of alluvium derived from rhyolite, tuff, and similar volcanic rocks. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R048AY251CO Shallow Subalpine ecological site. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Source: USDA Natural Resources Conservation Service Web Soil Survey

SOIL MAP

Winnemucca Mill

8. Architectural Plans

Your Family Home Designer

GENERAL

PLANS COMPLY TO THE 2018 INTERNATIONAL RESIDENTIAL CODE.

CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS HAVE BEEN MADE. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY ALL DISCREPANCIES TO THE ARCHITECT AT THE TIME THEY ARE NOTED. DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.

CODES:

ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION SHALL BE FOLLOWED

1. 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2. 2018 INTERNATIONAL BUILDING CODE (IBC)
3. 2018 INTERNATIONAL MECHANICAL CODE (IMC)
4. 2018 UNIFORM PLUMBING CODE (UPC)
5. 2018 INTERNATIONAL FIRE CODE

BUILDING

CONSTRUCTION TYPE:	V-B	SEISMIC ZONE:	PER LOCATION
OCCUPANCY GROUP:	R-3	WIND SPEED:	PER LOCATION
FIRE ZONE:	PER LOCATION	EXPOSURE CATEGORY:	PER LOCATION

SITE WORK

GENERAL

EXTERIOR FOOTINGS SHALL BEAR TO A MINIMUM DEPTH BELOW FINISHED GRADE AS SET FORTH BY THE LOCAL JURISDICTION. ALL FOOTINGS TO BEAR ON FIRM, UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. ALL BACK FILL MATERIAL SHALL BE THOROUGHLY COMPACTED. FOUNDATION VENTS SHALL NOT INTERFERE WITH THE DIRECT LOAD PATH OF COLUMNS.

CONCRETE

GENERAL

CLASS AND USE	F'C	SLUMP	MINIMUM SACKS / C.Y.
A. FOOTINGS	2500	3 - 4	5-1/2
B. SLABS ON GRADE	2500	3 - 4	5-1/2

1. AIR ENTRAINING AGENT (3% TO 6%) TO BE USED IN ALL CONCRETE FLAT WORK EXPOSED TO WEATHER.
2. POSSOLITH 300 SERIES (4 oz. PER 100# OF CEMENT) TO BE USED IN ALL CONCRETE.
3. MIX MAY BE DESIGNED IN ACCORDANCE WITH PROVISIONS OF THE 2018 IBC/IRC.
4. WATER TO CEMENT RATIO PER THE 2018 IBC/IRC.

REINFORCING STEEL

ASM A615 GRADE 40, REINFORCING STEEL DETAILS SHALL BE PREPARED BY AN EXPERIENCED APPROVED DETAILER AND CONFORM TO STANDARD PRACTICE OUTLINED IN ACI REPORT 315.

CONCRETE COVER OF REINFORCING STEEL

3"	CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
1-1/2"	CONCRETE EXPOSED TO EARTH OR WEATHER.
1-1/2"	BEAMS AND COLUMNS NOT EXPOSED TO EARTH OR WEATHER.
¾"	SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER.

CARPENTRY

GENERAL

ALL FRAMING SHALL COMPLY WITH THE APPLICABLE SECTION(S) OF THE 2018 IBC/IRC. PRESSURE TREATED WOOD REQUIRED IN LOCATIONS LISTED IN IRC R317.1

2" MINIMUM VERTICAL CLEARANCE BETWEEN WOOD & CONCRETE STEPS, PORCH SLABS, PATIO SLABS & OTHER SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6" MINIMUM CLEARANCE BETWEEN WOOD AND EARTH.
8" MINIMUM CLEARANCE BETWEEN UNTREATED MUD SILLS AND EARTH.
12" MINIMUM CLEARANCE BETWEEN FLOOR BEAMS AND EARTH.
18" MINIMUM CLEARANCE BETWEEN FLOOR JOISTS AND EARTH.

LUMBER STRENGTH (UNITS IN PSI)

STUDS				
HEM-FIR #3		75	500	1,200,000
STUD GRADE		75	675	1,200,000
JOISTS & RAFTERS				
HEM-FIR #2	(2x10)	75	1,075	1,300,000
HEM FIR #2	(2x12)	75	980	1,300,000
BEAMS, HEADERS, LINTELS & GIRDERS				
4" NOMINAL DOUG-FIR #2		95	960	1,600,000
6" NOMINAL DOUG-FIR #2		85	850	1,600,000
GLUE LAMINATED TIMBERS				
DOUG-FIR LARCH (24F-V4)		165	2,400	1,800,000
STRUCTURAL COMPOSITE TIMBERS				
LAMINATED VENEER LUMBER		285	2,600	1,900,000
PARALLEL STRAND LUMBER		290	2,900	2,000,00

LOADING

ROOF	15 PSF DEAD LOAD	+	110 PSF LIVE LOAD	=	125 PSF
FLOOR	10 PSF DEAD LOAD	+	40 PSF LIVE LOAD	=	50 PSF
CEILING	5 PSF DEAD LOAD	+	10 PSF LIVE LOAD	=	15 PSF
DECK	5 PSF DEAD LOAD	+	40 PSF LIVE LOAD	=	45 PSF
INTERIOR PARTITION				=	7 PSF
EXTERIOR PARTITION				=	10 PSF

WOOD BEARING ON OR INSTALLED WITHIN ½" OF MASONRY OR CONCRETE TO BE TREATED WITH AN APPROVED PRESERVATIVE. SOLID BLOCKING OF NOT LESS THAN 2x THICKNESS SHALL BE PROVIDED AT ENDS AND AT ALL SUPPORT OF JOISTS AND RAFTERS. ANCHOR BOLTS TO BE PER SHEAR WALL SCHEDULE AND FOUNDATION PLAN. 7" MINIMUM EMBEDMENT. ALL METAL FRAMING ANCHORS AND HANGERS SHOWN ON DRAWINGS SHALL BE STRONG TIE CONNECTORS AS MANUFACTURED BY SIMPSON COMPANY.

PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:

1. VERTICALLY AT THE CEILING & FLOOR LEVELS.
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

PROVIDE FIRE BLOCKING AT OTHER LOCATIONS PER 2018 IRC R302.11.

PLYWOOD

ALL PLYWOOD WALL AND ROOF SHEATHING SHALL BE ½" CDX, UNLESS NOTED OTHERWISE. MINIMUM NAILING SHALL BE 8d @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD. SPAN INDEX SHALL BE 24/0. ALL PLYWOOD FLOOR SHEATHING SHALL BE ¾" CDX TONGUE & GROOVE UNLESS NOTED OTHERWISE. MINIMUM NAILING SHALL BE 10d @ 6" O.C. @ PANEL EDGES AND 12" O.C. IN FIELD. SPAN INDEX SHALL BE 40/20. STAGGER ALL PANEL EDGES AT ROOF AND FLOOR SHEATHING. ORIENTED STRAND BOARD (O.S.B.) SHEATHING PRODUCTS OF EQUIVALENT SPAN RATINGS SHALL BE ALLOWED.

GLUE LAMINATED TIMBERS

ALL GLUE LAMINATED TIMBERS SHALL BE DOUG-FIR LARCH, FABRICATED TO THE REQUIREMENTS OF THE US PRODUCT STANDARD PS 56. LUMBER SHALL BE OF SUCH GRADE TO PROVIDE NORMAL WORKING STRESS VALUES OF: 2400 PSI IN BENDING, 1100 PSI IN TENSION, 1600 PSI IN COMPRESSION PARALLEL TO GRAIN, 560 PSI IN COMPRESSION PERPENDICULAR TO GRAIN AND 165 PSI HORIZONTAL SHEAR (COMBINATION 24F-V4). GLUE LAMINATED TIMBERS TO BE AITC CERTIFIED. USE WATERPROOF GLUE.

CARPENTRY (CONT.)

MANUFACTURED TRUSSES

ALL TRUSSES SHALL BE DESIGNED BY A REGISTERED STATE ENGINEER AND FABRICATED FROM ONLY THESE DESIGNS. TRUSSES SHALL BE STAMPED BY THE ENGINEER OR BY A QUALITY CONTROL AGENCY SUCH AS THE STATE TRUSS FABRICATORS COUNCIL. ALL TRUSS DESIGNS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION.
ALL NON BEARING WALLS OR PARTITIONS SHALL BE HELD AWAY FROM THE TRUSS BOTTOM CHORD WITH AN APPROVED FASTENER TO ENSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL OR PARTITION.

APPROVED HANGERS SHALL BE USED AT ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TRUSSES.

ALL ROOF TRUSSES SHALL BE FRAMED AND TIED INTO THE FRAME WORK AND SUPPORTING WALLS SO AS TO FORM AN INTEGRAL PART OF THE WHOLE STRUCTURE. ROOF TRUSSES SHALL HAVE JOINTS WELL FITTED AND SHALL HAVE ALL TENSION MEMBERS WELL TIGHTENED BEFORE ANY LOAD IS PLACED UPON THE TRUSS. DIAGONAL AND SWAY BRACING SHALL BE USED TO BRACE ALL TRUSSES.

ALL TRUSSES SHALL BE DESIGNED FOR UNIFORM LOADING AS FOLLOWS:

TOP CHORD:	35 PSF OF TRIBUTARY WIDTH
BOTTOM CHORD:	5 PSF OF TRIBUTARY WIDTH
TILE ROOF:	45 PSF TOP CHORD & 5 PSF BOTTOM CHORD

INSULATION & MOISTURE PROTECTION

GENERAL

INSULATION BAFFLES TO MAINTAIN 1" CLEAR SPACE ABOVE INSULATION.
BAFFLES TO EXTEND 6" ABOVE BATT INSULATION & 12" ABOVE LOOSE FILL INSULATION.
INSULATE BEHIND BATHTUBS, SHOWERS, PARTITIONS AND CORNERS. PROVIDE FACE STAPLED BATTS OR FRICTION FIT FACED BATTS. PROVIDE 4 MIL (0.004") POLYETHYLENE VAPOR BARRIER AT WALLS OR USE PVA PAINT WITH A DRY CUP PERM RATING OF ONE (MAX).
PROVIDE R-10 INSULATION UNDER ELECTRIC WATER HEATERS.

INFILTRATION CONTROL

1. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF AND BETWEEN WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, AND ROOF, AND ALL OTHERS SUCH OPENINGS IN THE BUILDING ENVELOPE, INCLUDING ACCESS PANELS INTO UNHEATED SPACES, SHALL BE SEALED, CAULKED, GASKETED OR WEATHER-STRIPPED TO LIMIT AIR INFILTRATION.
2. ALL EXTERIOR DOORS, OTHER THAN FIRE-RATED DOORS, SHALL BE DESIGNED TO LIMIT AIR INFILTRATION AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. DOORS BETWEEN RESIDENCE AND GARAGE ARE NOT CONSIDERED "FIRE-RATED" AND MUST MEET THE ABOVE REQUIREMENT.
3. ALL EXTERIOR WINDOWS SHALL BE DESIGNED TO ADMIT AIR INFILTRATION INTO OR FROM THE BUILDING ENVELOPE WHICH SHALL BE SUBSTANTIATED BY TESTING TO STANDARD ASTM E 283.73. SITE BUILT AND MILLWORK SHOP MADE WOODEN SASH ARE EXEMPT FROM TESTING BUT SHALL BE WEATHER-STRIPPED, CAULKED AND MORE TIGHTLY FITTING.

VAPOR BARRIERS / GROUND COVERS

AN APPROVED VAPOR BARRIER SHALL BE PROPERLY INSTALLED IN ROOF DECKS, IN ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND AT EXTERIOR WALLS. INSET STAPLED BATTS WITH A PERM RATING LESS THAN ONE MAY BE INSTALLED IF THE VAPOR BARRIER IS TO THE WARM SIDE, STAPLES SHALL BE PLACED NOT MORE THAN 8" O.C. AND GAPS BETWEEN THE FACING AND THE FRAMING SHALL NOT EXCEED 1/16"

VAPOR RETARDERS AT WALLS PER IRC R702.7

A GROUND COVER OF 6 MIL (0.006") BLACK POLYETHYLENE OR EQUIVALENT SHALL BE LAID OVER THE GROUND IN ALL CRAWL SPACES. THE GROUND COVER SHALL BE OVERLAPPED ONE FOOT AT EACH JOINT AND SHALL EXTEND TO THE FOUNDATION WALL.

DOORS, WINDOWS AND SKYLIGHTS

GENERAL

THE REQUIRED EGRESS DOOR MAY HAVE A MAXIMUM 7 ¾" STEP FROM TOP OF THE THRESHOLD TO A MINIMUM 36" DEEP LANDING ON THE EXTERIOR SIDE OF THE DOOR. OTHER EXTERIOR DOORS MAY HAVE A MAXIMUM (2) 7 ¾" STEPS TO A MIN. 36" DEEP LANDING. ALL SKYLIGHTS AND SKYWALLS SHALL HAVE LAMINATED GLASS UNLESS NOTED OTHERWISE. ALL BEDROOM EMERGENCY EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. MINIMUM NET CLEAR OPERABLE WIDTH OF 20" AND A MINIMUM NET CLEAR OPENING HEIGHT OF 24", MAXIMUM SILL HEIGHT OF 44" MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING. OPERABLE WINDOWS WITH A SILL OF MORE THAN 72" ABOVE FINISHED GRADE AND WITHOUT AN ADJACENT ROOF WITH MAX 4:12 SLOPE, TO BE A MINIMUM OF 24" ABOVE ADJACENT FINISHED FLOOR.

SAFETY GLAZING LOCATIONS PER 2018 IRC SECTION R308.4

R308.4.1 GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.

R308.4.2 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

R308.4.3 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SQUARE FEET;
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR,
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR, AND
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

R308.4.4 GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.

R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

R308.4.6 GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.

R08.4.7 GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD.

FOR EXCEPTIONS SEE IRC SECTION R308.4

FIREPLACES

ALL MASONRY FIREPLACES AND CHIMNEYS SHALL BE CONSTRUCTED TO CONFORM TO ALL APPLICABLE PORTIONS OF THE 2018 IBC/IRC CODE. FLUE LINER MINIMUM ⅝" FIRE CLAY (OR EQUIVALENT) PER IRC. FLUE AREA PER IRC. CHIMNEYS SHALL SUPPORT ONLY THEIR OWN WEIGHT UNLESS SPECIFICALLY DESIGNED TO SUPPORT ADDITIONAL LOADS. ALL FIREPLACES SHALL BE PROVIDED WITH TIGHTLY FITTING FLUE DAMPERS, OPERATED WITH A READILY ACCESSIBLE MANUAL OR APPROVED AUTOMATIC CONTROL, AND AN OUTSIDE SOURCE OF COMBUSTION AIR. MINIMUM DUCT SIZE OF 6 SQUARE INCHES IN AREA PROVIDED WITH READILY ACCESSIBLE DAMPER LOCATED IN THE FRONT PART OF THE FIREBOX. PREFABRICATED FIREPLACES, CHIMNEYS, AND RELATED COMPONENTS TO BEAR U.L. OR I.C.B.O. SEAL OF APPROVAL AND TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. HEARTHS SHALL EXTEND 20" (MINIMUM) IN FRONT OF AND 12" (MINIMUM) BEYOND EACH SIDE OF FIREPLACE OPENINGS. FIREPLACES SHALL BE PROVIDED WITH TIGHTLY FITTING GLASS OR METAL DOORS.

MECHANICAL

GENERAL

SOLID FUEL BURNING APPLIANCES INCLUDE AIRTIGHT STOVES, FIREPLACE STOVES, ROOM HEATERS, FACTORY BUILT FIREPLACES AND FIREPLACE INSERTS. ALL SOLID FUEL BURNING APPLIANCES SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 24 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.

HEATING

EACH DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A TEMPERATURE OF 68 DEGREES FAHRENHEIT AT A HEIGHT OF 3'-0" ABOVE THE FLOOR AND TWO FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS WHEN THE OUTSIDE TEMPERATURE IS AS SET FORTH IN THE 2018 W.S.E.C. OR PER LOCAL JURISDICTION.

1. FUEL BURNING APPLIANCES LOCATED WITHIN THE BUILDING ENVELOPE SHALL OBTAIN AIR FROM OUTDOORS, MEETING THE PROVISIONS OF CHAPTER 24 OF THE 2018 IRC.
2. FUEL BURNING APPLIANCES LOCATED OUTSIDE THE BUILDING ENVELOPE SHALL MEET THE PROVISIONS OF CHAPTER 24 OF THE 2018 IRC.
3. DUCTWORK LOCATION AND SOURCE OF COMBUSTION AIR SHALL MEET THE PROVISIONS OF CHAPTER 16 OF THE 2018 IRC.

ALL WARM AIR FURNACES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED PER CHAPTER M1402 OF THE 2018 IRC.

NO WARM AIR FURNACE SHALL BE INSTALLED IN A ROOM USED OR DESIGNED TO BE USED AS A BEDROOM, BATHROOM, CLOSET OR IN ANY ENCLOSED SPACE WITH ACCESS ONLY THROUGH SUCH ROOM OR SPACE, EXCEPT DIRECT VENT FURNACE, ENCLOSED FURNACES, AND ELECTRIC HEATING FURNACES.

NO WARM AIR FURNACE SHALL BE INSTALLED IN A CLOSET OR ALCOVE WITH A SPACE LESS THAN 12" WIDER THAN THE FURNACE OR A CLEARANCE OF 3" ALONG THE SIDES, BACK AND TOP.

LIQUEFIED PETROLEUM GAS BURNING APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASEMENT OR SIMILAR LOCATION WHERE HEAVIER THAN AIR GASES MIGHT COLLECT. APPLIANCES SO FUELED SHALL NOT BE INSTALLED IN AN ABOVE GRADE UNDER FLOOR SPACE OR BASEMENT UNLESS SUCH LOCATION IS PROVIDED WITH AN APPROVED MEANS FOR REMOVAL OF UNBURNED GAS.

HEATING AND COOLING APPLIANCES LOCATED IN A GARAGE AND WHICH GENERATE A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH THE PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR SURFACE.

FIRE DAMPERS NEED NOT BE INSTALLED IN AIR DUCTS PASSING THROUGH THE WALL, FLOOR OR CEILING SEPARATING A RESIDENCE (GROUP R, DIVISION 3 OCCUPANCY) FROM A GARAGE (GROUP M, DIVISION 1 OCCUPANCY), PROVIDED SUCH DUCTS WITHIN THE GARAGE ARE CONSTRUCTED OF STEEL HAVING A THICKNESS NOT LESS THAN 0.019" (NO. 26 GALVANIZED SHEET GAUGE) AND HAVE NO OPENINGS INTO THE GARAGE

WARM AIR FURNACE INSTALLATIONS IN ATTICS OR CRAWL SPACES SHALL COMPLY WITH M1402 OF THE 2018 IRC.

EVERY APPLIANCE DESIGNED TO BE VENTED SHALL BE CONNECTED TO A VENTING SYSTEM COMPLYING WITH CHAPTER 18 OF THE 2018 IRC.

EVERY FACTORY BUILT CHIMNEY, TYPE L VENT, TYPE B GAS VENT OR TYPE BW GAS VENT SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING, MANUFACTURERS INSTALLATION INSTRUCTIONS AND THE REQUIREMENTS PER CHAPTER 10 OF THE 2018 IRC.

A TYPE B OR BW GAS VENT SHALL TERMINATE PER CHAPTER 24 OF THE 2018 IRC.

VENT CONNECTORS SHALL BE INSTALLED WITHIN THE SPACE OR AREA IN WHICH THE APPLIANCE IS LOCATED AND SHALL BE CONNECTED TO A CHIMNEY OR VENT IN SUCH A MANNER AS TO MAINTAIN THE CLEARANCE TO COMBUSTIBLES PER SECTION M1803 OF THE 2018 IRC.

HEATING EQUIPMENT

ALL HEATING EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE 1987 NATIONAL APPLIANCE ENERGY CONSERVATION ACT (NAECA) AND BE SO LABELED.

DUCTWORK

1. DUCT SYSTEMS OR FACTORY BUILT AIR DUCTS SHALL BE OF METAL AS SET FORTH BY TABLE 1601.1.1 (1) & 1601.1.1 (2) OF THE 2018 IRC.
2. RECTANGULAR, FLAT, OVAL AND ROUND DUCT JOINTS AND SEAMS SHALL BE AIRTIGHT PER SECTION M1601.4.1 OF THE 2018 IRC.
3. INSTALLATION OF DUCTS SHALL COMPLY WITH SECTION M1601.4 OF THE 2018 IRC.
4. DUCT INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH SECTION M1601.3 OF THE 2018 IRC.
5. FINAL DUCT LEAKAGE AFFIDAVIT IS TO BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL INSPECTION. DUCT LEAKAGE AND SEALING REQUIREMENTS.

WHOLE HOUSE VENTILATION

SPECIFICATIONS FROM THE 2018 IRC SECTION M1507.

SOURCE SPECIFIC VENTILATION REQUIREMENTS.

1. MINIMUM EXHAUST FAN REQUIREMENTS:
   A. BATHROOMS, LAUNDRIES AND POWDER ROOMS - 50 CFM @ 0.25" W.G.
   B. KITCHENS - 100 CFM @ 0.25" W.G. (RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT MIN. 100 CFM @ 0.10" W.G. MAY BE USED FOR EXHAUST FAN REQUIREMENTS.)
2. EXHAUST DUCT REQUIREMENTS:
   A. INSULATE TO R-4 (MIN.) IN UNCONDITIONED SPACES.
   B. EQUIP WITH A BACK DRAFT DAMPER.
   C. TERMINATE OUTSIDE THE BUILDING.

PRESCRIPTIVE REQUIREMENTS FOR: OPTION 1. INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FANS (IRC M1507.3.4). OUTDOOR AIR SHALL BE SUPPLIED TO ALL HABITABLE ROOMS AT FLOW RATES SPECIFIED IN TABLE M1507.3.3(1) ON THIS SHEET, USING THE FOLLOWING METHODS:

1. ROOM OUTDOOR AIR INLETS SHALL COMPLY WITH THE FOLLOWING:
   A. HAVE CONTROLLABLE AND SECURE OPENINGS.
   B. BE SLEEVED OR DESIGNED SO AS TO NOT COMPROMISE THE THERMAL PROPERTIES OF THE WALL OR WINDOW IN WHICH THEY ARE PLACED.
   C. PROVIDE A MINIMUM OF FOUR SQUARE INCHES OF NET FREE AREA OF OPENING FOR EACH HABITABLE SPACE.
   D. PROVISIONS SHALL BE MADE TO ENSURE AIR FLOW BY THE INSTALLATION OF DISTRIBUTION DUCTS, TRANSOMS, INSTALLATION OF GRILLES, UNDERCUTTING DOORS A MINIMUM OF ½" ABOVE THE FINISHED FLOOR COVERINGS, OR SIMILAR MEANS.
2. WHOLE HOUSE EXHAUST FANS SHALL:
   A. BE SIZED ACCORDING TO TABLE M1507.3.3(1) ON THIS SHEET.
   B. BE FLOW RATED AT 0.25" W.G.
   C. SOUND RATED AT 1.0 SONES MAXIMUM.
3. WHOLE HOUSE EXHAUST FAN CONTROLS:
   A. BE CONTROLLED BY A 24-HOUR CLOCK TIMER.
   B. PROVIDE CAPABILITY OF CONTINUOUS OPERATION, MANUAL AND AUTOMATIC CONTROL.
   C. THE 24-HOUR CLOCK TIMER SHALL BE READILY ACCESSIBLE.
   D. AT THE TIME OF FINAL INSPECTION, THE AUTOMATIC CONTROL TIMER SHALL BE SET TO OPERATE THE WHOLE HOUSE FAN ACCORDING TO THE SCHEDULE USED TO CALCULATE THE WHOLE-HOUSE FAN SIZING.
   E. A LABEL SHALL BE AFFIXED TO THE CONTROL THAT READS "WHOLE HOUSE VENTILATION (SEE OPERATING INSTRUCTIONS)".
4. WHOLE HOUSE EXHAUST DUCTS:
   A. BE INSULATED TO A MINIMUM R-4 IN UNCONDITIONED SPACES.
   B. TERMINATE OUTSIDE THE BUILDING.

IRC TABLE M1507.3.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS (AIRFLOW IN CFM)

FLOOR AREA (SQ. FT.)	NUMBER OF BEDROOMS				
	0 - 1	2 - 3	4 - 5	6 - 7	>7
<1500	30	45	60	75	90
1501 - 3000	45	60	75	90	105
3001 - 4500	60	75	90	105	120
4501 - 6000	75	90	105	120	135
6001 - 7500	90	105	120	135	150
>7500	105	120	135	150	165

PLUMBING

GENERAL

WATER HEATERS ARE REQUIRED TO MEET THE REQUIREMENTS OF THE N.A.E.C.A. STANDARD AND BE LABELED AS SUCH. IN ADDITION, ELECTRIC WATER HEATERS INSTALLED IN UNHEATED SPACES SHALL BE PLACED ON AN INCOMPRESSIBLE SURFACE OR FLOOR INSULATED TO A MINIMUM OF R-10.

WATER TANKS TO BE LABELED PER N.A.E.C.A.

SHEET INDEX

18915-142nd AVENUE NE SUITE 100
WOODINVILLE, WA 98072
TOLL FREE 1-888-868-9488
FAX 425-486-2992
WWW.CORNERSTONEDESIGNS.COM

CORNERSTONE DESIGNS

the KIRK RESIDENCE

PLAN M2211A2S-1-CSD

DESIGNED BY: JdeR DATE:
DRAWN BY: CMB DATE:
PROJECT MANAGER: TONY SOPER
REVISED BY: DATE:

A1 / A14

CORNERSTONE DESIGNS JOB NUMBER: C230056

Your Family Home Designer

CORNERSTONE DESIGNS

FOUNDATION VENTILATION

Crawlspace Area:	1647 s.f.			
Ventilation Required:	1647 s.f. / 300 =			790.56 s.i. Req'd
Use:	14" x 7"	Foundation Vents		
Vent Area =	98 s.i. - 25% reduct.,1/4"mesh =			73.5 s.i.
Vents Required =	790.56 s.i. / Vent Area =			10.76 s.i.
Provide : 11	14" x 7"	Vents, Area =		808.5 s.i.
Ventilation Provided =	808.50 s.i. is Greater than			790.56 s.i. Req'd
Use: 11	**14" x 7"**	**Foundation Vents**		

FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS

GRT & FOY ROOF VENTILATION

Stick Framed Roof Assembly:		
Roof Area:	525 s.f.	
Ventilation Required:	525 s.f. x 144 s.i. / s.f. / 300 =	252 s.i. Req'd
Provide 1/2 ventilation at eaves, 1/2 above midpoint & min. 3 ft. above eave vents		
Eave Ventilation:		
Birdblocking =	4.71 s.i./ l.f. - 25% reduction =	3.53 s.i. / l.f.
Eave Ventilation Req'd =	252 s.i. / 2 / s.i. per l.f. =	35.67 l.f.
Provide :	36 l.f. birdblocking. Ventilation =	127.17 s.i.
Min. Ventilation Provided =	127.17 s.i. is greater than	126 s.i. Req'd
Ridge Ventilation:		
Continuous Ridge Vent =	29 s.i. per l.f. - 25% reduction =	21.75 s.i. per l.f.
Upper Ventilation Req'd =	126 s.i. / s.i. per linear foot =	5.79 l.f.
Provide:	6 l.f. ridge vent. Ventilation =	130.50 s.i.
Min. Ventilation Provided =	130.50 s.i. is Greater than	126 s.i. Req'd
Use : (minimum)	**36 l.f. birdblocking. Ventilation =**	**127.17 s.i.**
Use : (minimum)	**6 l.f. ridge vent. Ventilation =**	**130.50 s.i.**
Total Min. Ventilation Provided =	**257.67 s.i. IS GREATER THAN :**	**252 s.i. Req'd**

GARAGE ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:		
Roof Area:	714 s.f.	
Ventilation Required:	714 s.f. x 144 s.i. / s.f. / 300 =	342.72 s.i. Req'd
Provide 1/2 ventilation at eaves, 1/2 above midpoint & min. 3 ft. above eave vents		
Eave Ventilation:		
Birdblocking =	4.71 s.i./ l.f. - 25% reduction =	3.53 s.i. / l.f.
Eave Ventilation Req'd =	342.72 s.i. / 2 / s.i. per l.f. =	48.51 l.f.
Provide :	49 l.f. birdblocking. Ventilation =	173.09 s.i.
Min. Ventilation Provided =	173.09 s.i. is greater than	171.36 s.i. Req'd
Ridge Ventilation:		
Continuous Ridge Vent =	29 s.i. per l.f. - 25% reduction =	21.75 s.i. per l.f.
Upper Ventilation Req'd =	171.36 s.i. / s.i. per linear foot =	7.88 l.f.
Provide:	8 l.f. ridge vent. Ventilation =	174.00 s.i.
Min. Ventilation Provided =	174.00 s.i. is Greater than	171.36 s.i. Req'd
Use : (minimum)	**49 l.f. birdblocking. Ventilation =**	**173.09 s.i.**
Use : (minimum)	**8 l.f. ridge vent. Ventilation =**	**174.00 s.i.**
Total Min. Ventilation Provided =	**347.09 s.i. IS GREATER THAN :**	**342.72 s.i. Req'd**

MSTR SUITE ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:		
Roof Area:(Garage Roof)	420 s.f.	
Ventilation Required:	420 s.f. x 144 s.i. / s.f. / 300 =	201.6 s.i. Req'd
Provide 1/2 ventilation at eaves, 1/2 above midpoint & min. 3 ft. above eave vents		
Eave Ventilation:		
Birdblocking =	4.71 s.i./ l.f. - 25% reduction =	3.53 s.i. / l.f.
Eave Ventilation Req'd =	201.6 s.i. / 2 / s.i. per l.f. =	28.54 l.f.
Provide :	29 l.f. birdblocking. Ventilation =	102.44 s.i.
Min. Ventilation Provided =	102.44 s.i. is greater than	100.8 s.i. Req'd
Ridge Ventilation:		
Continuous Ridge Vent =	29 s.i. per l.f. - 25% reduction =	21.75 s.i. per l.f.
Upper Ventilation Req'd =	100.8 s.i. / s.i. per linear foot =	4.63 l.f.
Provide:	5 l.f. ridge vent. Ventilation =	108.75 s.i.
Min. Ventilation Provided =	108.75 s.i. is Greater than	100.8 s.i. Req'd
Use : (minimum)	**29 l.f. birdblocking. Ventilation =**	**102.44 s.i.**
Use : (minimum)	**5 l.f. ridge vent. Ventilation =**	**108.75 s.i.**
Total Min. Ventilation Provided =	**211.19 s.i. IS GREATER THAN :**	**201.6 s.i. Req'd**

UPPER ROOF TRUSS VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:		
Roof Area:	624 s.f.	
Ventilation Required:	624 s.f. x 144 s.i. / s.f. / 300 =	299.52 s.i. Req'd
Provide 1/2 ventilation at eaves, 1/2 above midpoint & min. 3 ft. above eave vents		
Eave Ventilation:		
Birdblocking =	4.71 s.i./ l.f. - 25% reduction =	3.53 s.i. / l.f.
Eave Ventilation Req'd =	299.52 s.i. / 2 / s.i. per l.f. =	42.39 l.f.
Provide :	43 l.f. birdblocking. Ventilation =	151.90 s.i.
Min. Ventilation Provided =	151.9 s.i. is greater than	149.76 s.i. Req'd
Ridge Ventilation:		
Continuous Ridge Vent =	29 s.i. per l.f. - 25% reduction =	21.75 s.i. per l.f.
Upper Ventilation Req'd =	149.76 s.i. / s.i. per linear foot =	6.89 l.f.
Provide:	7 l.f. ridge vent. Ventilation =	152.25 s.i.
Min. Ventilation Provided =	152.25 s.i. is Greater than	149.76 s.i. Req'd
Use : (minimum)	**43 l.f. birdblocking. Ventilation =**	**151.90 s.i.**
Use : (minimum)	**7 l.f. ridge vent. Ventilation =**	**152.25 s.i.**
Total Min. Ventilation Provided =	**304.15 s.i. IS GREATER THAN :**	**299.52 s.i. Req'd**

GLAZING SCHEDULE — PLAN M2211A2S-1-CSD

ROOM	# OF WNDS.	WND. W.	WND. H.	MANUF.	FRAME TYPE	WDW. TYPE	MODEL NO.	AIR GAP	GAS	LO-E	U-VAL.	AREA	UA
MAIN FLOOR													
FOY	2	1.50	6.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.35	18.00	6.30
OFF	1	2.50	5.00	MILGARD	VINYL	S.HUNG	5220	1/2"	AIR	YES	0.39	12.50	4.88
MBA	2	2.50	5.00	MILGARD	VINYL	S.HUNG	5220	1/2"	AIR	YES	0.39	25.00	9.75
MBR	2	3.00	5.00	MILGARD	VINYL	CASE.	5521	1/2"	AIR	YES	0.36	30.00	10.80
GRT	1	2.50	7.50	MILGARD	VINYL	S.HUNG	5220	1/2"	AIR	YES	0.39	18.75	7.31
GRT	2	5.00	7.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.35	70.00	24.50
DIN	1	3.00	6.50	MILGARD	VINYL	S.HUNG	5220	1/2"	AIR	YES	0.39	19.50	7.61
KIT	1	2.50	6.50	MILGARD	VINYL	S.HUNG	5220	1/2"	AIR	YES	0.39	16.25	6.34
KIT	1	2.50	5.00	MILGARD	VINYL	S.HUNG	5220	1/2"	AIR	YES	0.39	12.50	4.88
BA2	1	2.00	3.50	MILGARD	VINYL	S.HUNG	5220	1/2"	AIR	YES	0.39	7.00	2.73
UPPER FLOOR													
STAIRS	3.00	3.00	4.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.35	36.00	12.60
OPEN TO GRT	3.00	3.00	2.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.35	18.00	6.30
BR3	3.00	4.00	2.00	MILGARD	VINYL	CASE.	5521	1/2"	AIR	YES	0.36	24.00	8.64
BR3	2.00	2.00	5.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.35	20.00	7.00
BR4	2.50	4.00	5.00	MILGARD	VINYL	CASE.	5521	1/2"	AIR	YES	0.36	50.00	18.00
											WND. TOTAL:	**377.50**	**137.63**
DOORS WITH MORE THAN 50% GLASS													
MBR	2	3.00	8.00	SIMPSON	WOOD	DOOR	6001	3/4"	AIR	YES	0.36	48.00	17.28
GRT	4	3.00	8.00	SIMPSON	WOOD	DOOR	6001	3/4"	AIR	YES	0.36	96.00	34.56
KIT	1	3.00	8.00	SIMPSON	WOOD	DOOR	6001	3/4"	AIR	YES	0.36	24.00	8.64
											DOORS WITH MORE THAN 50% GLASS-TOTAL:	**24.00**	**8.64**
											AVG. U-VALUE (VERTICAL GLASS):		**0.36**
SKYLIGHTS AND SKYWALLS													
											SKYLIGHT TOTAL:		
											AVG. U-VALUE (OVERHEAD GLASS):		

AREA	UA
401.50	146.27
TOTAL 1	TOTAL 2

GLAZING % = TOTAL 1 / HEATED AREA = 401.50 S.F. / 2211.00 S.F. = 18.16%

AVG. U-VALUE = UA TOTAL (TOT. 2) / AREA TOTAL (TOT. 1) = 146.27 UA / 401.50 A = 0.36 U-VALUE

PROPOSED GLAZING		PROPOSED INSULATION	
TO BE VERIFIED WITH LOCAL CODES		TO BE VERIFIED WITH LOCAL CODES	
PROPOSED PERCENTAGE GLAZING	18.16%	CEILINGS	R-38
PROPOSED VERTICAL U-VALUE	0.36	VAULTED CEILINGS	R-30
PROPOSED OVERHEAD U-VALUE	0.00	ABOVE GRADE WALLS	R-21
PROPOSED DOOR U-VALUE	0.20	BELOW GRADE WALLS (INTERIOR)	R-21
		FLOORS OVER UNHEATED SPACES	R-30
		SLAB PERIMETER	R-10
		DUCTS IN UNHEATED SPACES	R-8

VAPOR RETARDER

FLOOR	[ ] 4 MIL POLY	[X]	FACE STAPLED BACKED BATTS	[X]	PLYWOOD W/ EXT. GLUE	
WALL	[ ] 4 MIL POLY	[X]	FACE STAPLED BACKED BATTS	[X]	PVA PAINT	
CEILING	[ ] 4 MIL POLY	[ ]	FACE STAPLED BACKED BATTS	[ ]	PVA PAINT	
	[X] NOT REQUIRED IF VENTILATION SPACE AVERAGE 12" ABOVE INSULATION					

HEATING SYSTEMS SIZING

(TO BE VERIFIED WITH LOCAL CODES)

PRESCRIPTIVE HEATING SYSTEM SIZING:

ELECTRIC RESISTANCE (BASEBOARD / UNIT HEATERS):
CONDITIONED SQUARE FOOTAGE X .005882 = 13.01 MAXIMUM KW OUTPUT

OTHER FUELS:
CONDITIONED SQUARE FOOTAGE X 20 = 44220 MAXIMUM BTU OUTPUT

WHOLE HOUSE VENTILATION

[X] OPTION 1. WHOLE HOUSE VENTILATION USING EXHAUST FANS
100 MIN. CFM EXHAUST FAN FLOW RATING
NOTE: THIS IS THE ONLY OPTION THAT REQUIRES A WHOLE HOUSE FAN.

[ ] OPTION 2. WHOLE HOUSE VENTILATION INTEGRATED WITH A FORCED AIR HEATING SYSTEM
____ INCH SMOOTH OR ____ INCH FLEXIBLE OUTDOOR AIR INLET DUCT
[ ] MOTORIZED DAMPER
[ ] MANUAL DAMPER MEETING LOCAL FLOW RATES: CFM
[ ] AUTOMATIC FLOW-REGULATED DEVICE

[ ] OPTION 3. WHOLE HOUSE VENTILATION USING A SUPPLY FAN
____ INCH SMOOTH OR ____ INCH FLEXIBLE OUTDOOR AIR INLET DUCT
BACK-DRAFT DAMPER SELECTION:
[ ] CALIBRATED MANUAL VOLUME DAMPER
[ ] MANUAL VOLUME DAMPER
[ ] AUTOMATIC FLOW-REGULATING DEVICE

[ ] OPTION 4. WHOLE HOUSE VENTILATION USING A HEAT RECOVERY VENTILATION SYSTEM

VENTILATION SCHEDULE

TO BE VERIFIED WITH LOCAL BUILDING CODES

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
A	Bath, Powder, Laundry	Min. 50 cfm @ 0.25" WG
B	Kitchen	Min. 100 cfm @ 0.25" WG (Range hood or down draft exhaust fan rated at min.100 cfm at 0.10" WG may be used for exhaust fan requirement.)
C	Whole House Fan	MIN. CFM = 100 MAX. CFM = 150 (based on 2,211 s.f. floor area & 4 bedrooms) *flow rating @ 0.25" WG *whole house fans located 4 ft. or less from interior grille to have a sone rating of 1.5 or less measured @ 0.1" WG

*All fans to vent to outside
*All other requirements of local codes must be met.

18915-142nd AVENUE NE SUITE 100
WOODINVILLE, WA 98072
TOLL FREE:1-888-884-9488
PHONE:(425) 486-2256
WWW.CORNERSTONEDESIGNS.COM

CORNERSTONE DESIGNS

the KIRK RESIDENCE

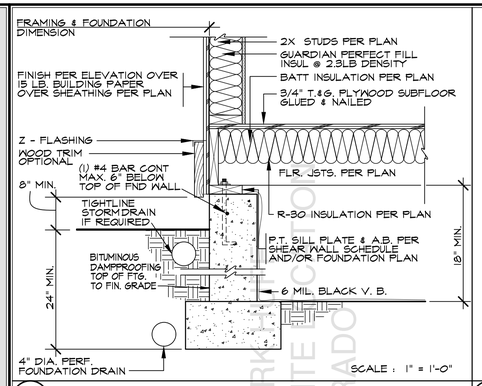
PLAN M2211A2S-1-CSD

DESIGNED BY: JdeR DATE:
DRAWN BY: CMB DATE:
PROJECT MANAGER: TONY SOFER
REVISED BY: DATE:

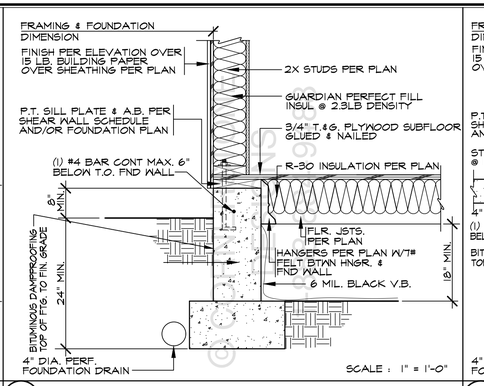
A2 / A14

CORNERSTONE DESIGNS JOB NUMBER: C230056

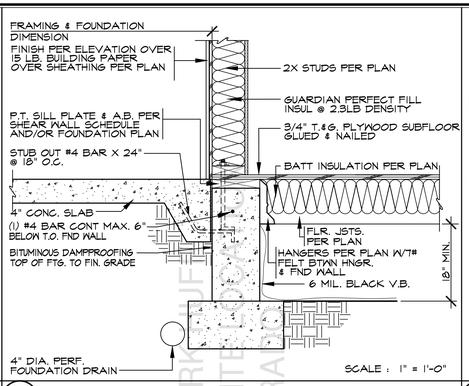
Your Family Home Designer



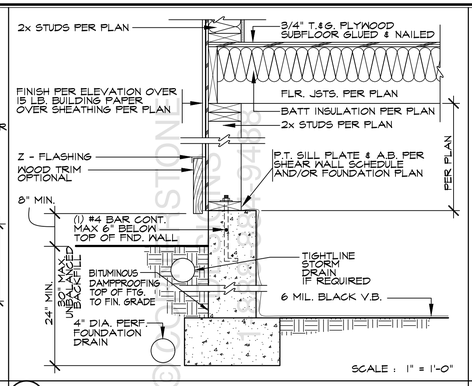
1 8" FND. WALL



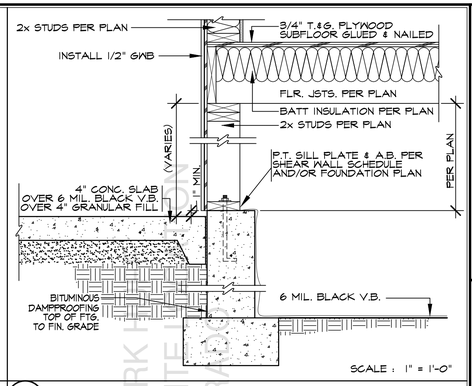
2 8" RAISED FOUNDATION WALL



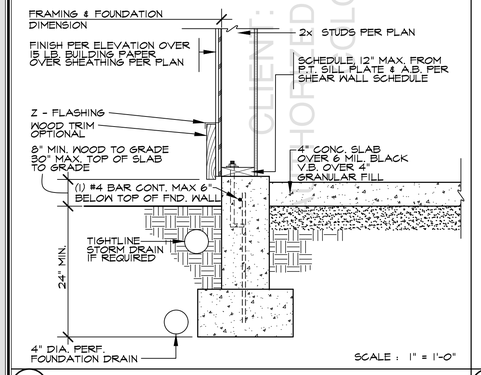
3 8" RAISED FND. WALL W/ SLAB



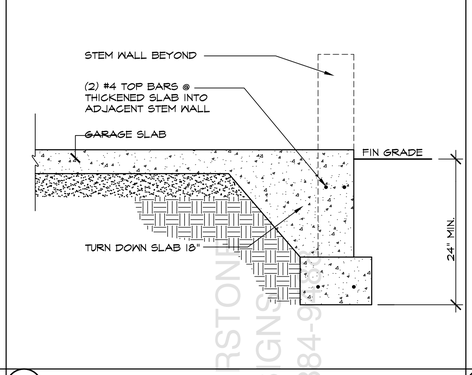
4 PONY WALL W/ 8 INCH FND WL



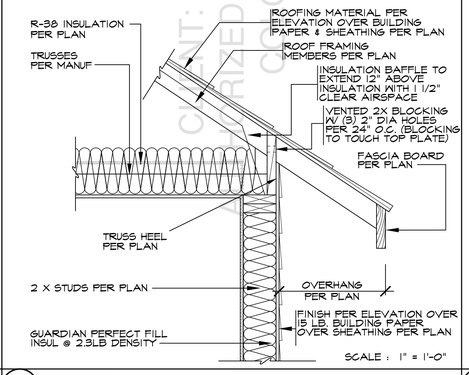
5 PONY WALL W/ 8 INCH FND WL



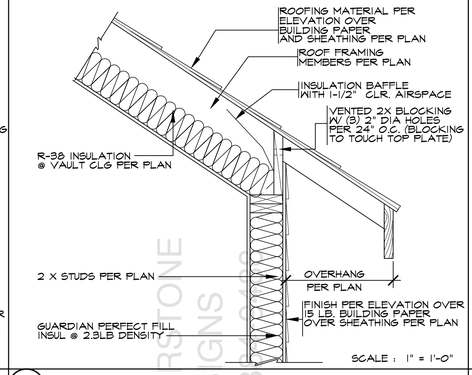
6 8" FND. WALL @ GARAGE



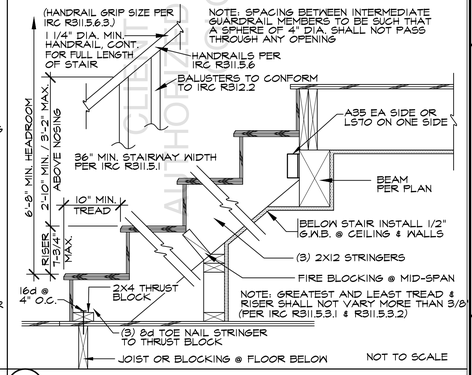
7 THICKENED SLAB @ O.H. DOOR



8 FLAT CEILING & EAVE



9 VAULTED CEILING & EAVE



10 INTERIOR STAIR

11

12

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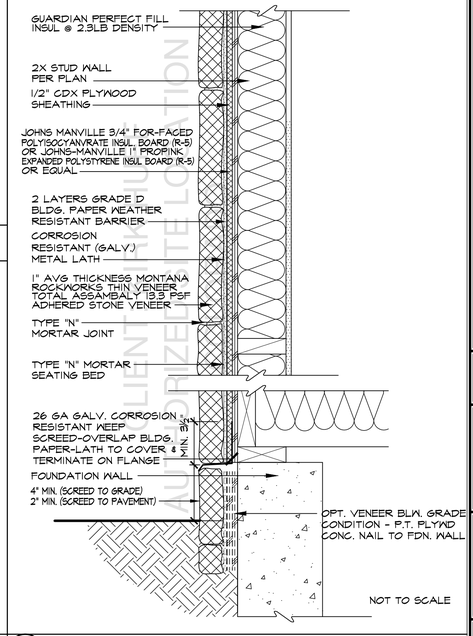
14



15

16

17

18

19 ADHERED VENEER O/ SHEATHING

18915-142nd AVENUE NE SUITE 100
WOODINVILLE, WA 98072
TOLL FREE:1-888-884-9488
PH: 425-984-1650
WWW.CORNERSTONEDESIGNS.COM

CORNERSTONE DESIGNS

the KIRK RESIDENCE

PLAN M2211A2S-1-CSD

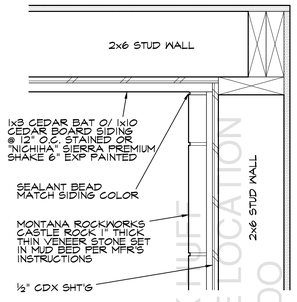
DESIGNED BY: JdeR DATE:
DRAWN BY: CMB DATE:
PROJECT MANAGER: TONY SOPER
REVISED BY: DATE:

A3
A14

CORNERSTONE DESIGNS JOB NUMBER: C230056

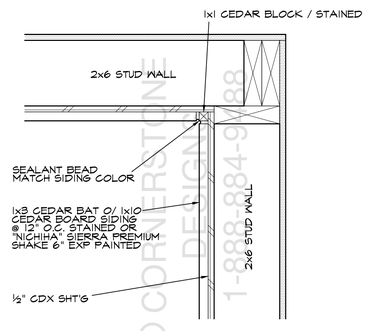
CORNERSTONE DESIGNS

Your Family Home Designer



SCALE : 2" = 1'-0"

1 INSIDE CORNER SIDING TO STONE VENEER



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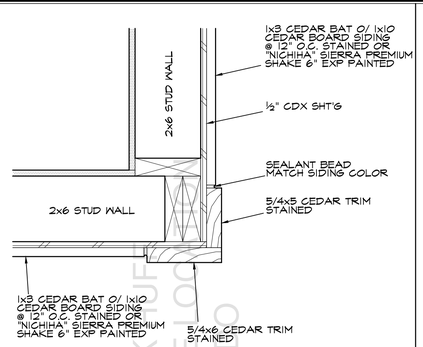
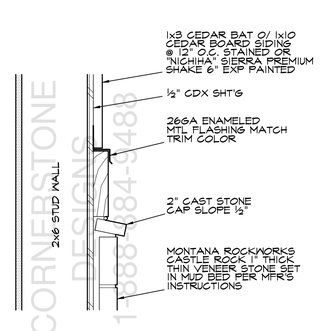
2 INSIDE SIDING CORNER



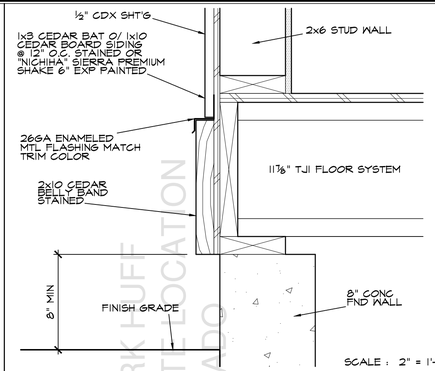
SCALE : 2" = 1'-0"

3 SIDING OUTSIDE CORNER



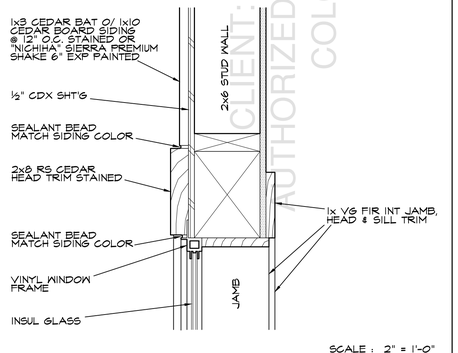
SCALE : 2" = 1'-0"

4 TRIM BAND OVER WAINSCOT



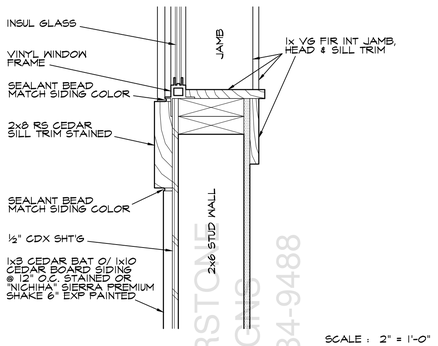
SCALE : 2" = 1'-0"

5 BELLY BAND DETAIL



SCALE : 2" = 1'-0"

6 HEAD TRIM TYP



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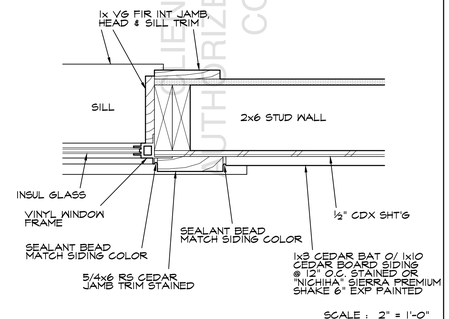
7 SILL TRIM TYP



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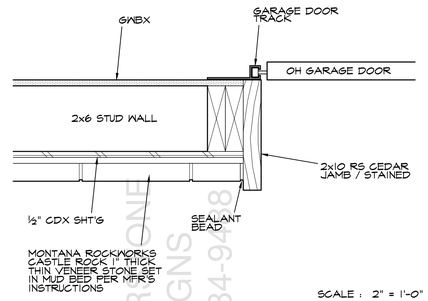
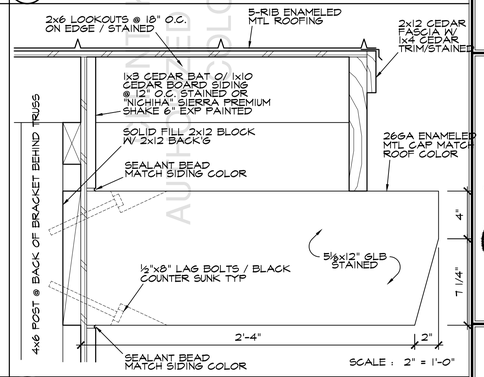
8 JAMB TRIM TYP



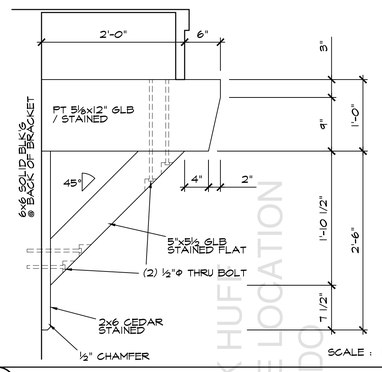
SCALE : 2" = 1'-0"

9 GARAGE DOOR JAMB



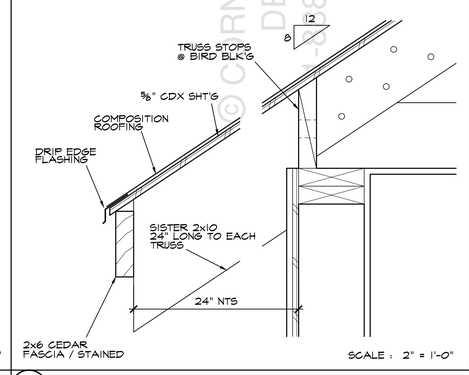
SCALE : 2" = 1'-0"

10 GABLE END BRACKET



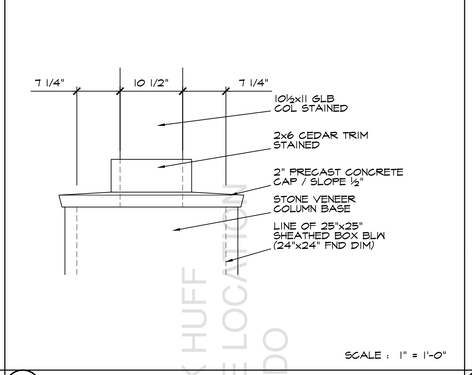
SCALE : 1" = 1'-0"

11 BRACKET



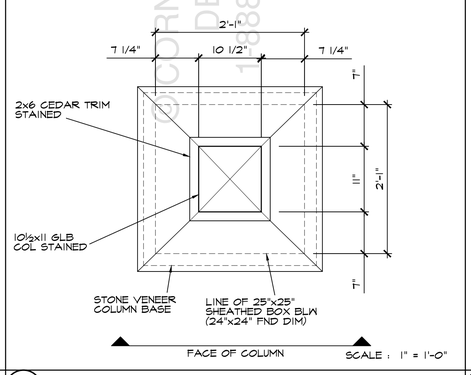
SCALE : 2" = 1'-0"

12 TYP 8:12 TRUSS EAVE



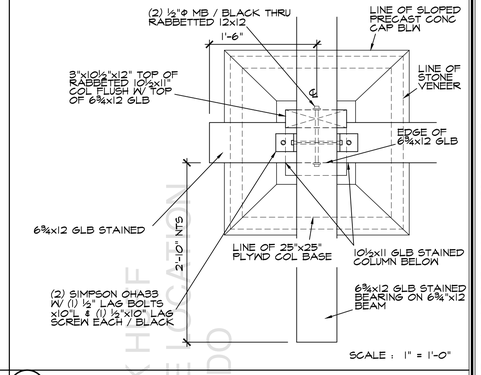
SCALE : 1" = 1'-0"

13 COLUMN ELEVATION @ FACE



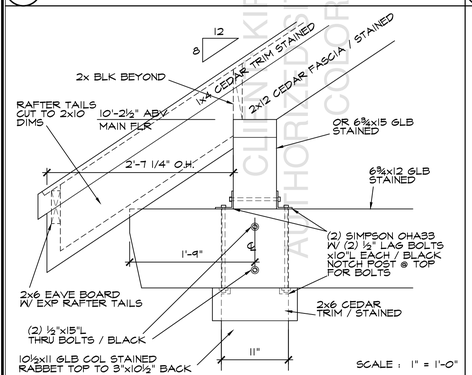
SCALE : 1" = 1'-0"

14 COLUMN PLAN VIEW



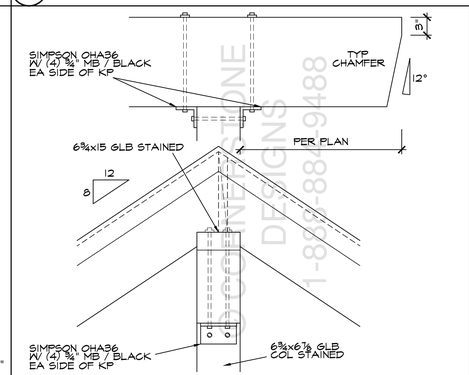
SCALE : 1" = 1'-0"

15 PLAN VIEW @ TOP OF COLUMN



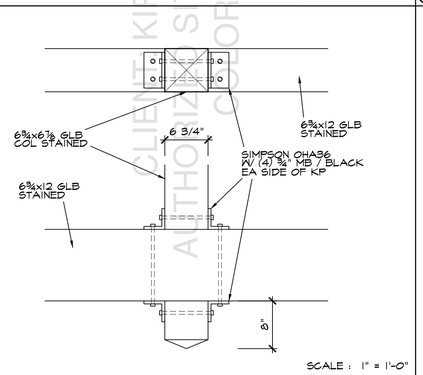
SCALE : 1" = 1'-0"

16 ELEVATION @ TOP OF COLUMN



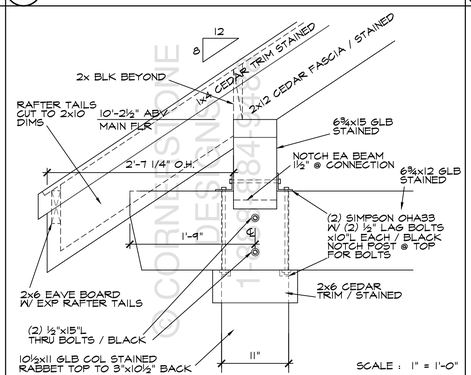
SCALE : 1" = 1'-0"

17 KING POST CAP CONNECTION



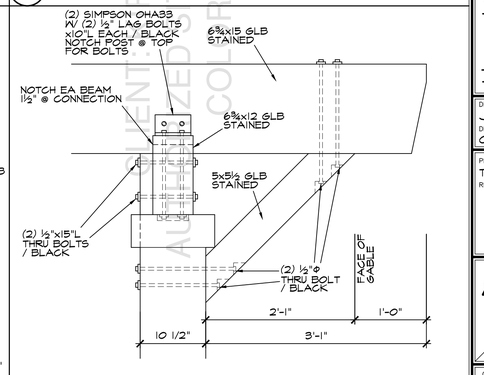
SCALE : 1" = 1'-0"

18 KING POST BASE CONNECTION



SCALE : 1" = 1'-0"

19 ELEVATION @ TOP OF COLUMN



SCALE : 1" = 1'-0"

20 SIDE OF BRACKETED COLUMN

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PLAN M2211A2S-1-CSD

DESIGNED BY: JdeR DATE:
DRAWN BY: CMB DATE:
PROJECT MANAGER: TONY SOPER
REVISED BY: DATE:

A4
A14

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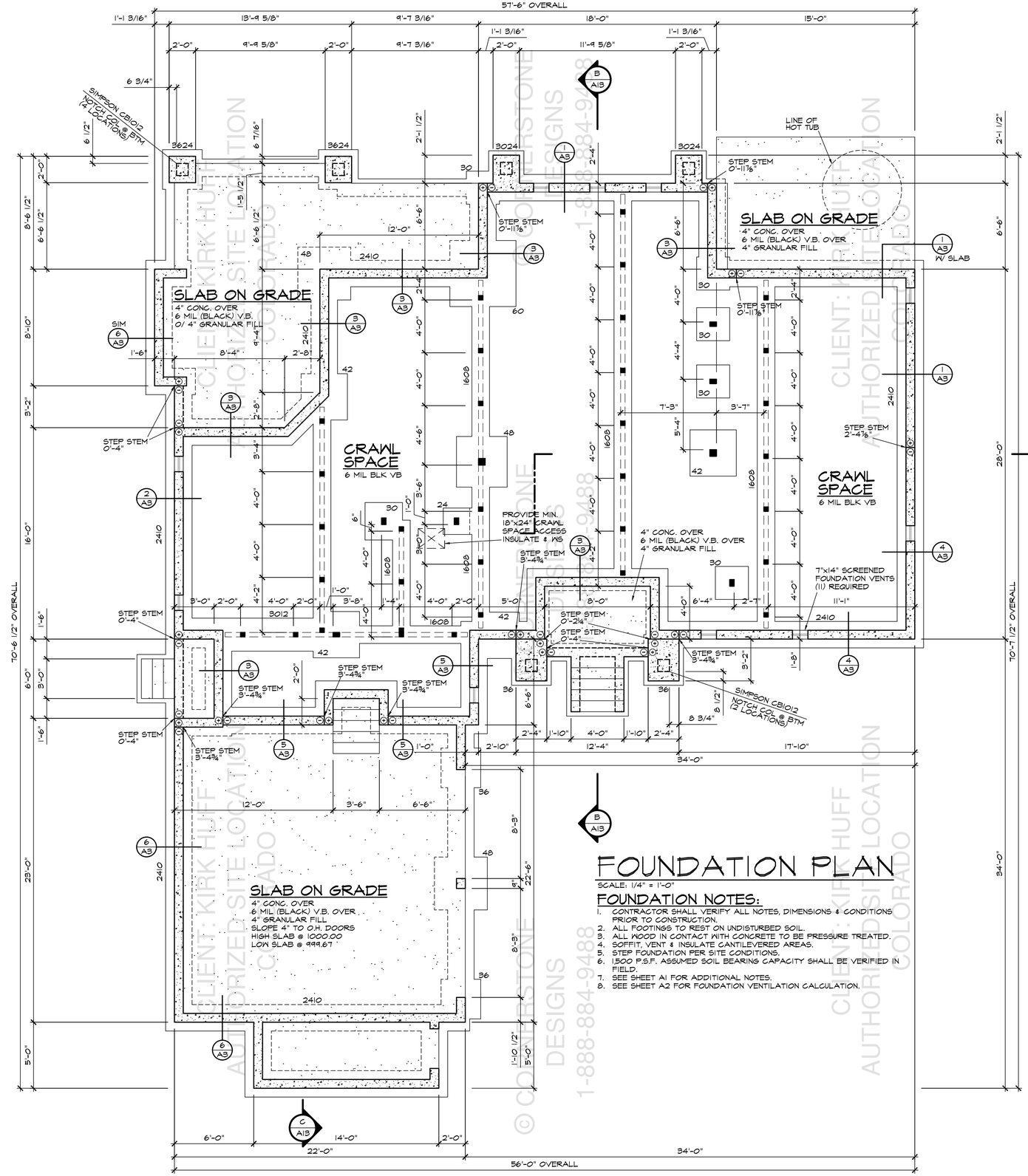

FOUNDATION PLAN

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

FOUNDATION NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL FOOTINGS TO REST ON UNDISTURBED SOIL.
3. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
4. SOFFIT, VENT & INSULATE CANTILEVERED AREAS.
5. STEP FOUNDATION PER SITE CONDITIONS.
6. 1,500 P.S.F. ASSUMED SOIL BEARING CAPACITY SHALL BE VERIFIED IN FIELD.
7. SEE SHEET A1 FOR ADDITIONAL NOTES.
8. SEE SHEET A2 FOR FOUNDATION VENTILATION CALCULATION.

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TONY SOPER	
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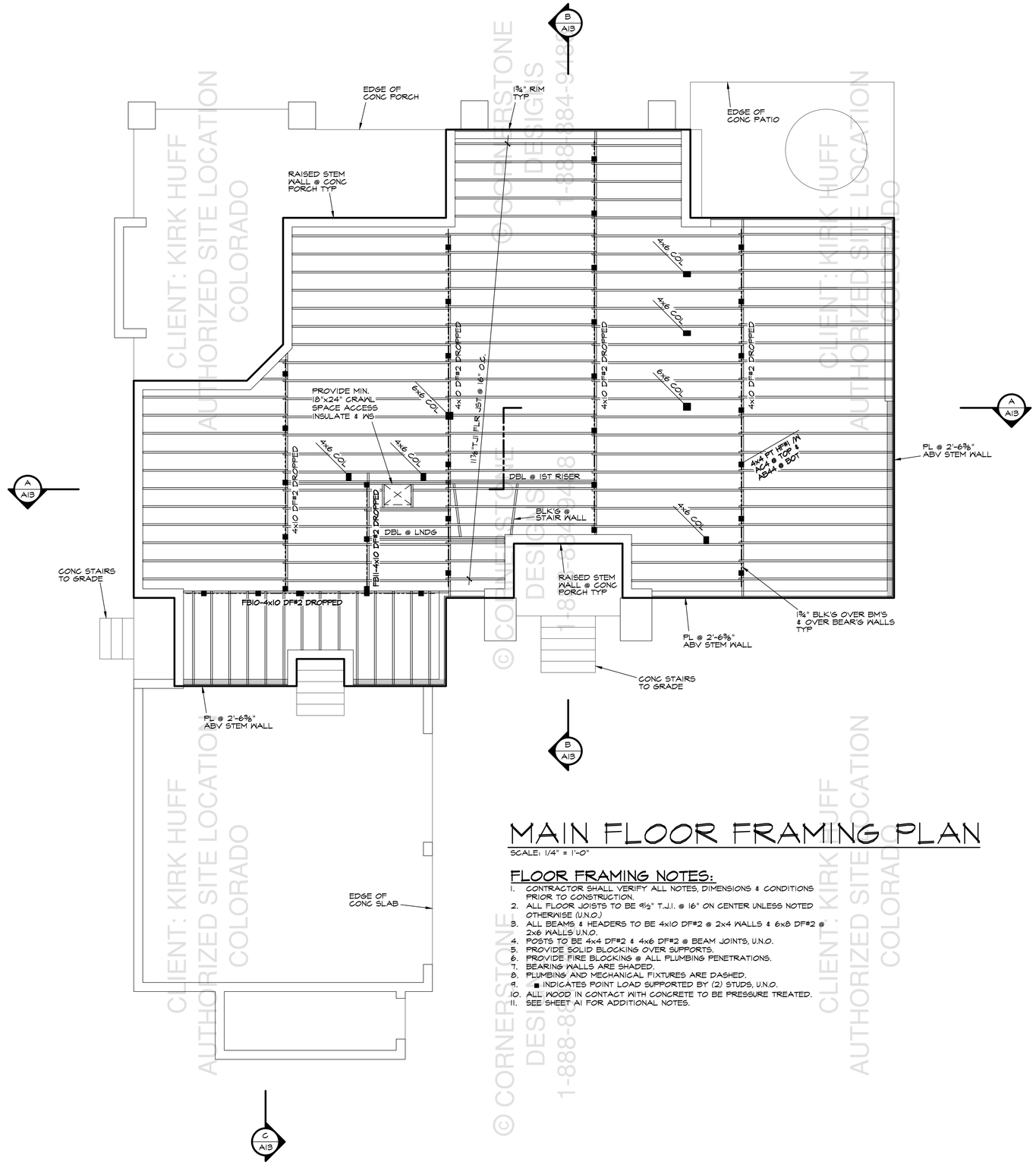

MAIN FLOOR FRAMING PLAN

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

FLOOR FRAMING NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL FLOOR JOISTS TO BE 9½" T.J.I. @ 16" ON CENTER UNLESS NOTED OTHERWISE (U.N.O.)
3. ALL BEAMS & HEADERS TO BE 4x10 DF#2 @ 2x4 WALLS & 6x8 DF#2 @ 2x6 WALLS U.N.O.
4. POSTS TO BE 4x4 DF#2 & 4x6 DF#2 @ BEAM JOINTS, U.N.O.
5. PROVIDE SOLID BLOCKING OVER SUPPORTS.
6. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
7. BEARING WALLS ARE SHADED.
8. PLUMBING AND MECHANICAL FIXTURES ARE DASHED.
9. ■ INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
11. SEE SHEET A1 FOR ADDITIONAL NOTES.

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PLAN M2211A2S-1-CSD

DESIGNED BY: JdeR DATE:
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REVISED BY: DATE:

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CLIENT: KIRK HUFF
AUTHORIZED SITE LOCATION
COLORADO

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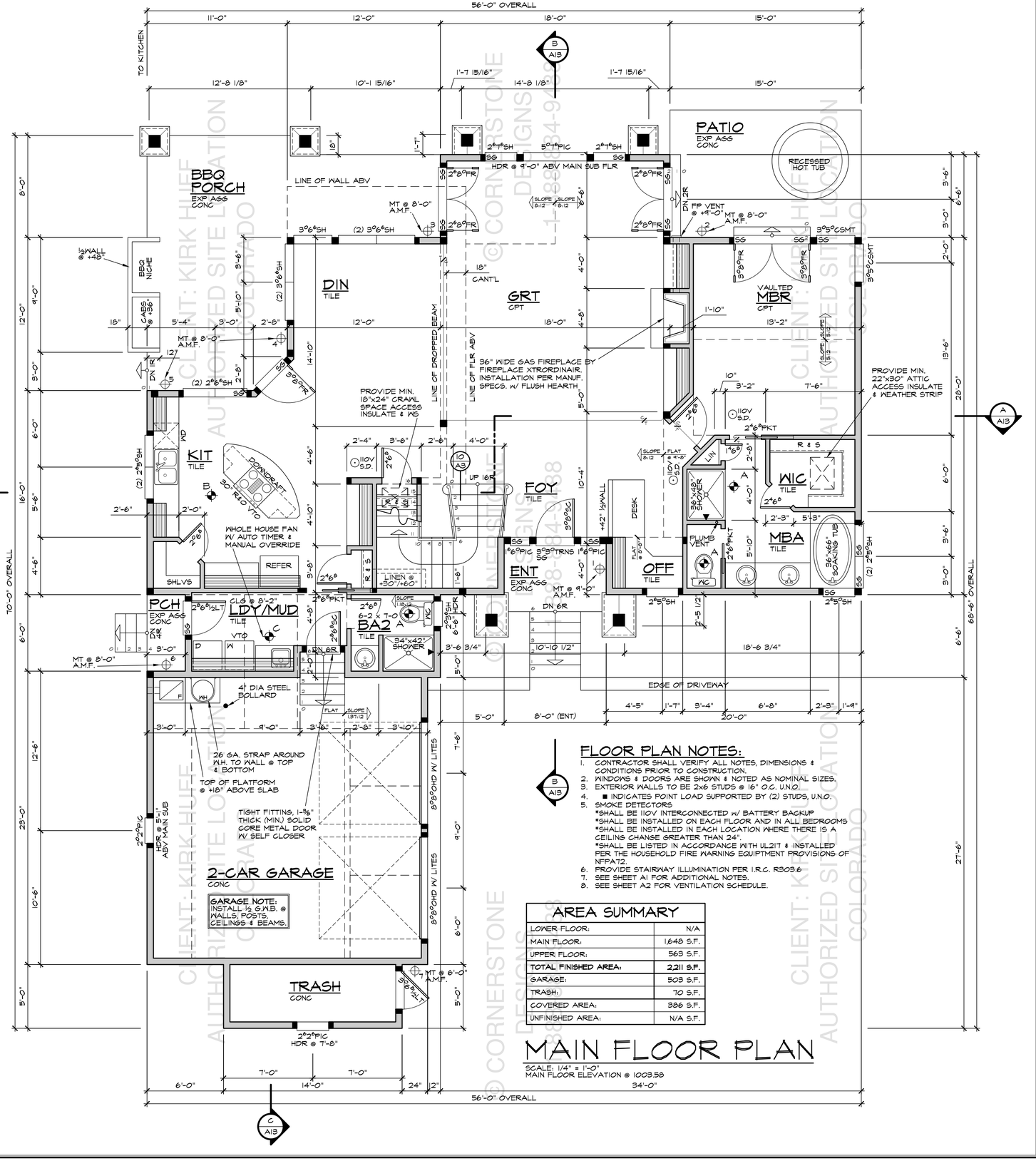

FLOOR PLAN NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
3. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C. U.N.O.
4. ■ INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
5. SMOKE DETECTORS
   *SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP
   *SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS
   *SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE GREATER THAN 24".
   *SHALL BE LISTED IN ACCORDANCE WITH UL217 & INSTALLED PER THE HOUSEHOLD FIRE WARNING EQUIPTMENT PROVISIONS OF NFPA72.
6. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
7. SEE SHEET A1 FOR ADDITIONAL NOTES.
8. SEE SHEET A2 FOR VENTILATION SCHEDULE.

AREA SUMMARY	
LOWER FLOOR:	N/A
MAIN FLOOR:	1648 S.F.
UPPER FLOOR:	563 S.F.
TOTAL FINISHED AREA:	**2,211 S.F.**
GARAGE:	503 S.F.
TRASH:	70 S.F.
COVERED AREA:	386 S.F.
UNFINISHED AREA:	N/A S.F.

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
MAIN FLOOR ELEVATION @ 1003.58

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PROJECT MANAGER: TONY SOPER
REVISED BY: DATE:

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A14

CORNERSTONE DESIGNS JOB NUMBER: C230056

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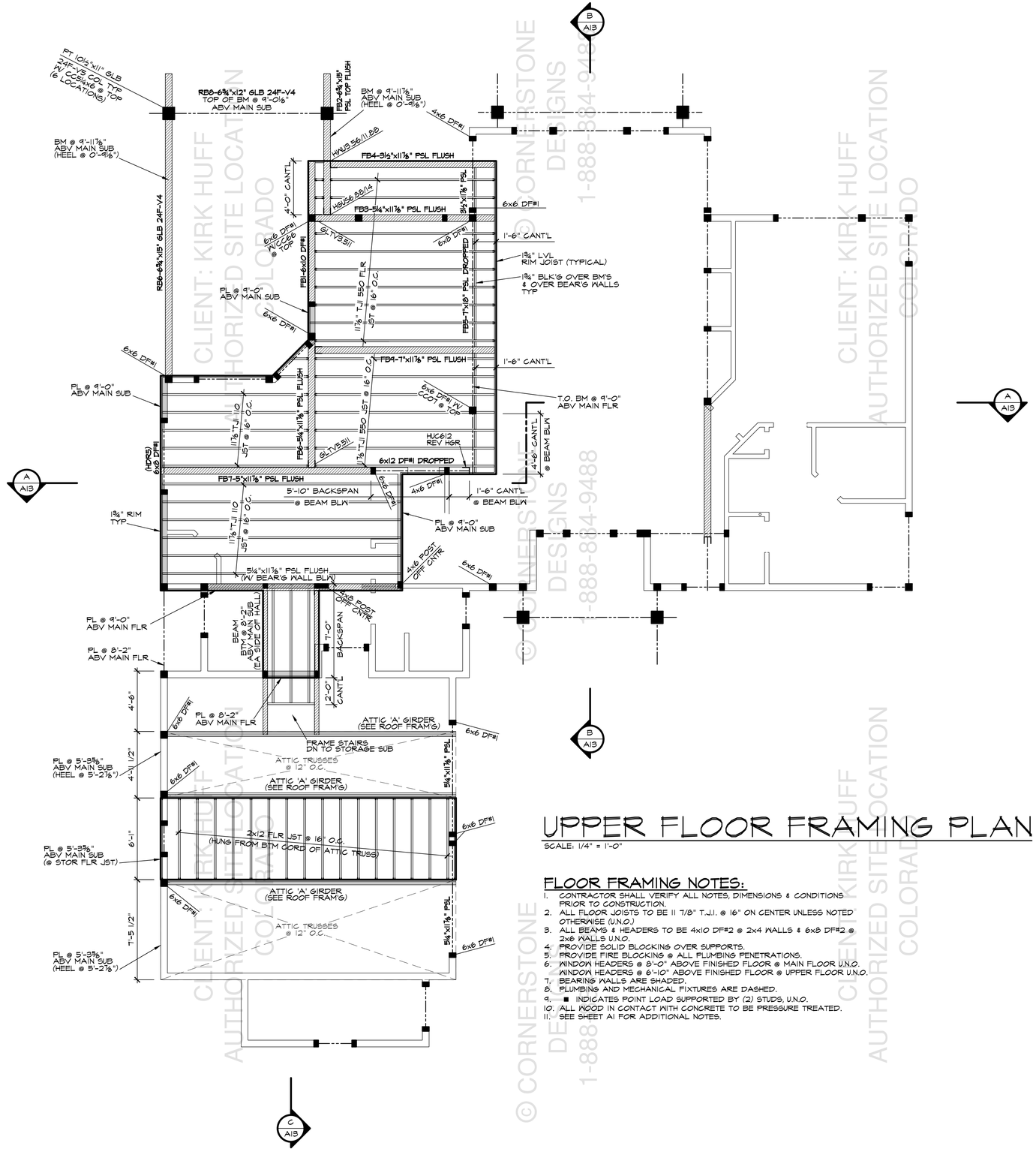

UPPER FLOOR FRAMING PLAN

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

FLOOR FRAMING NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL FLOOR JOISTS TO BE 11 7/8" T.J.I. @ 16" ON CENTER UNLESS NOTED OTHERWISE (U.N.O.)
3. ALL BEAMS & HEADERS TO BE 4x10 DF#2 @ 2x4 WALLS & 6x8 DF#2 @ 2x6 WALLS U.N.O.
4. PROVIDE SOLID BLOCKING OVER SUPPORTS.
5. PROVIDE FIRE BLOCKING @ ALL PLUMBING PENETRATIONS.
6. WINDOW HEADERS @ 8'-0" ABOVE FINISHED FLOOR @ MAIN FLOOR U.N.O. WINDOW HEADERS @ 6'-10" ABOVE FINISHED FLOOR @ UPPER FLOOR U.N.O.
7. BEARING WALLS ARE SHADED.
8. PLUMBING AND MECHANICAL FIXTURES ARE DASHED.
9. ■ INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
11. SEE SHEET A1 FOR ADDITIONAL NOTES.

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A8
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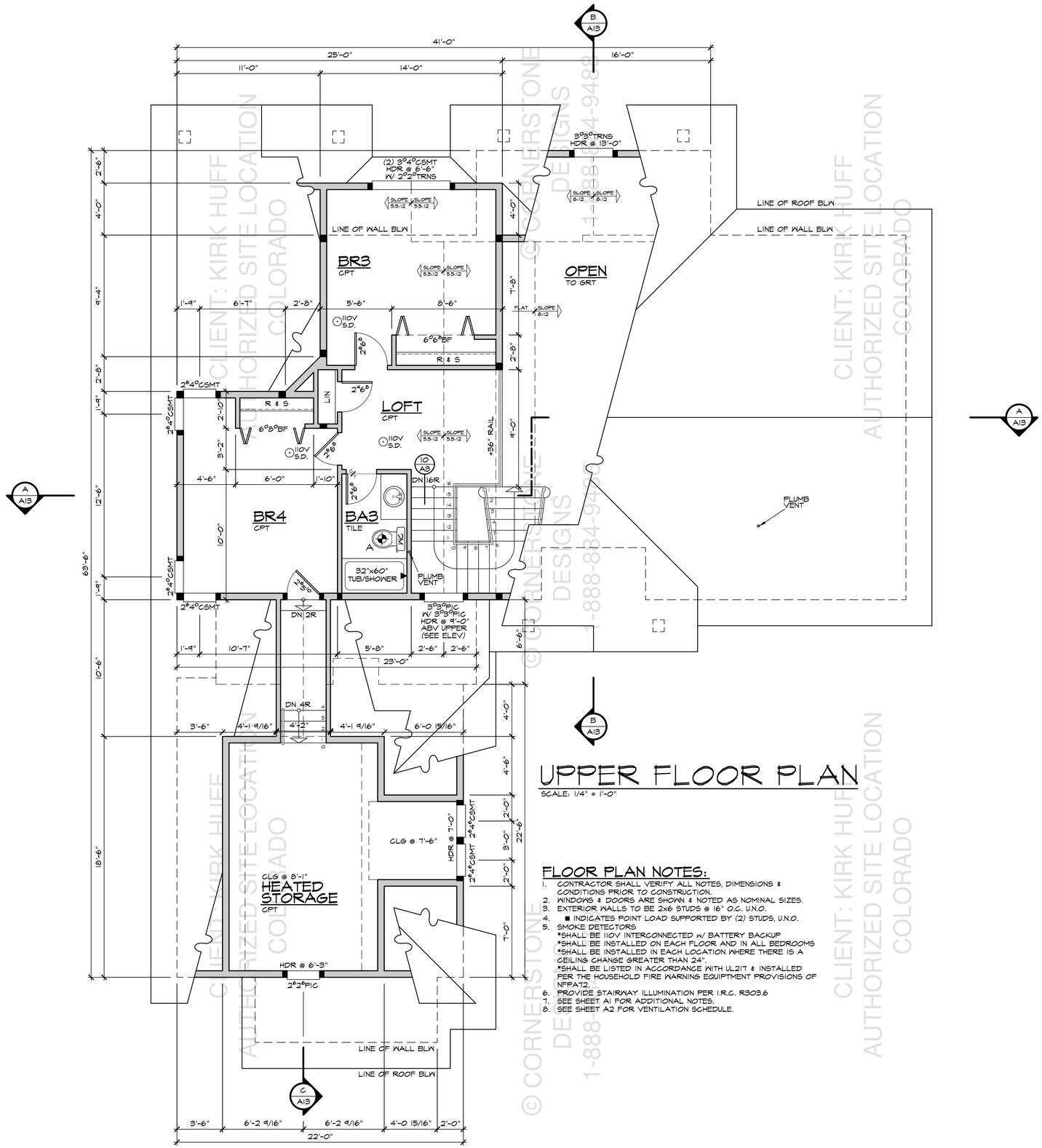

UPPER FLOOR PLAN

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

FLOOR PLAN NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. WINDOWS & DOORS ARE SHOWN & NOTED AS NOMINAL SIZES.
3. EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C. U.N.O.
4. ■ INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
5. SMOKE DETECTORS
   *SHALL BE 110V INTERCONNECTED W/ BATTERY BACKUP
   *SHALL BE INSTALLED ON EACH FLOOR AND IN ALL BEDROOMS
   *SHALL BE INSTALLED IN EACH LOCATION WHERE THERE IS A CEILING CHANGE GREATER THAN 24".
   *SHALL BE LISTED IN ACCORDANCE WITH UL217 & INSTALLED PER THE HOUSEHOLD FIRE WARNING EQUIPTMENT PROVISIONS OF NFPA72.
6. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
7. SEE SHEET A1 FOR ADDITIONAL NOTES.
8. SEE SHEET A2 FOR VENTILATION SCHEDULE.

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PROJECT MANAGER: TONY SOPER
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A9
A14

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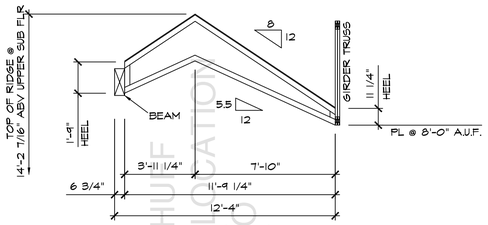
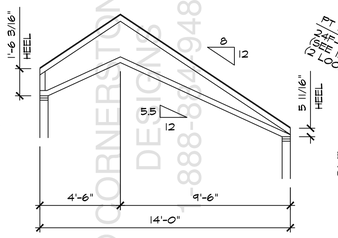


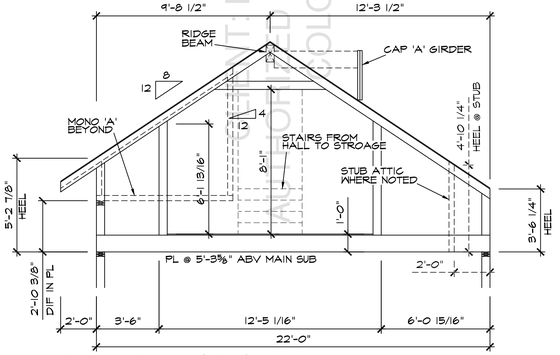
SCISSOR 'A'

SCALE: 1/4" = 1'-0"
(ALSO SEE SECTION 'A')



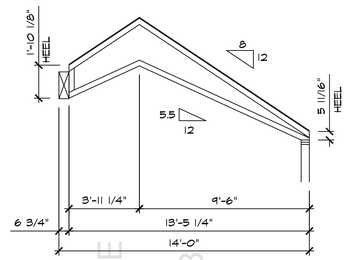
SCISSOR 'B'

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



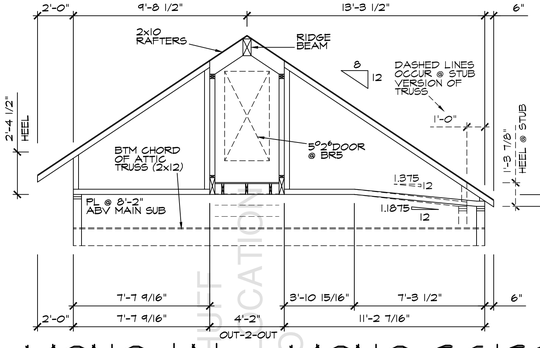
ATTIC 'A'

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



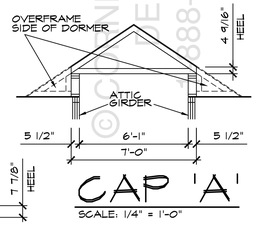
SCISSOR 'C'

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



MONO 'A'

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

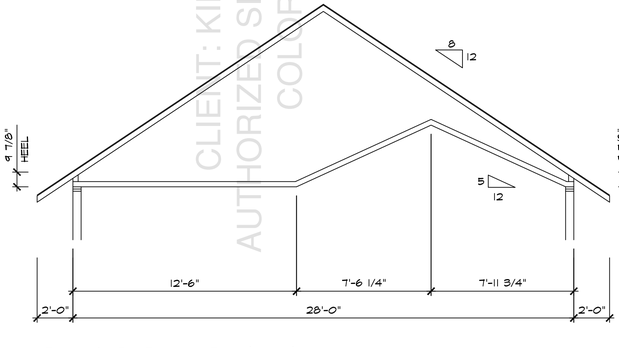


CAP 'A'

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

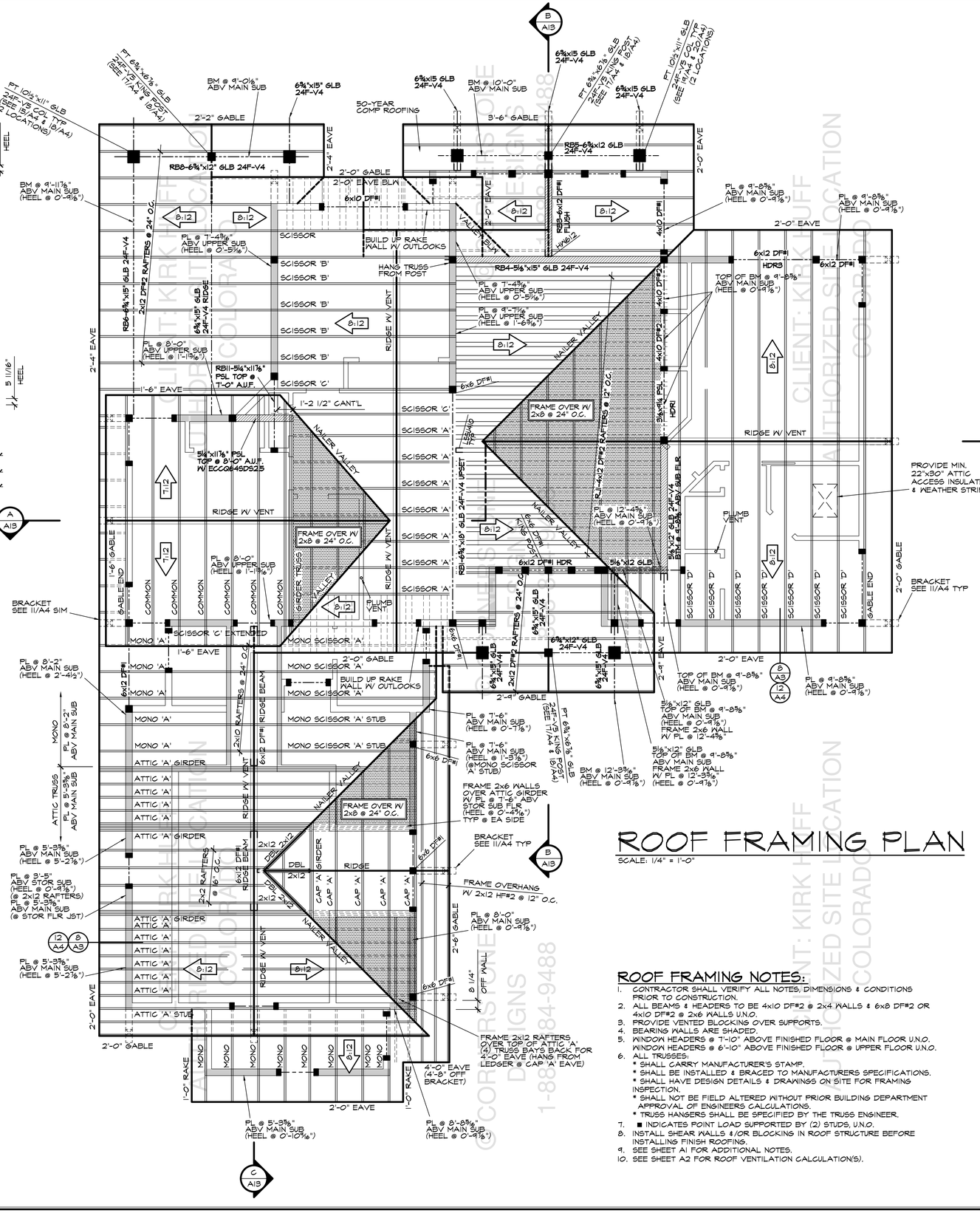
MONO SCISSOR 'A'

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



SCISSOR 'D'

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



ROOF FRAMING PLAN

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

ROOF FRAMING NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL BEAMS & HEADERS TO BE 4x10 DF#2 @ 2x4 WALLS & 6x8 DF#2 OR 4x10 DF#2 @ 2x6 WALLS U.N.O.
3. PROVIDE VENTED BLOCKING OVER SUPPORTS.
4. BEARING WALLS ARE SHADED.
5. WINDOW HEADERS @ 7'-10" ABOVE FINISHED FLOOR @ MAIN FLOOR U.N.O. WINDOW HEADERS @ 6'-10" ABOVE FINISHED FLOOR @ UPPER FLOOR U.N.O.
6. ALL TRUSSES:
   * SHALL CARRY MANUFACTURER'S STAMP.
   * SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
   * SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
   * SHALL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPARTMENT APPROVAL OF ENGINEERS CALCULATIONS.
   * TRUSS HANGERS SHALL BE SPECIFIED BY THE TRUSS ENGINEER.
7. ■ INDICATES POINT LOAD SUPPORTED BY (2) STUDS, U.N.O.
8. INSTALL SHEAR WALLS &/OR BLOCKING IN ROOF STRUCTURE BEFORE INSTALLING FINISH ROOFING.
9. SEE SHEET A1 FOR ADDITIONAL NOTES.
10. SEE SHEET A2 FOR ROOF VENTILATION CALCULATION(S).

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PLAN M2211A2S-1-CSD

DESIGNED BY: JdeR	DATE:
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PROJECT MANAGER: TONY SOPER	
REVISED BY:	DATE:

A10 / A14

CORNERSTONE DESIGNS JOB NUMBER: C230056

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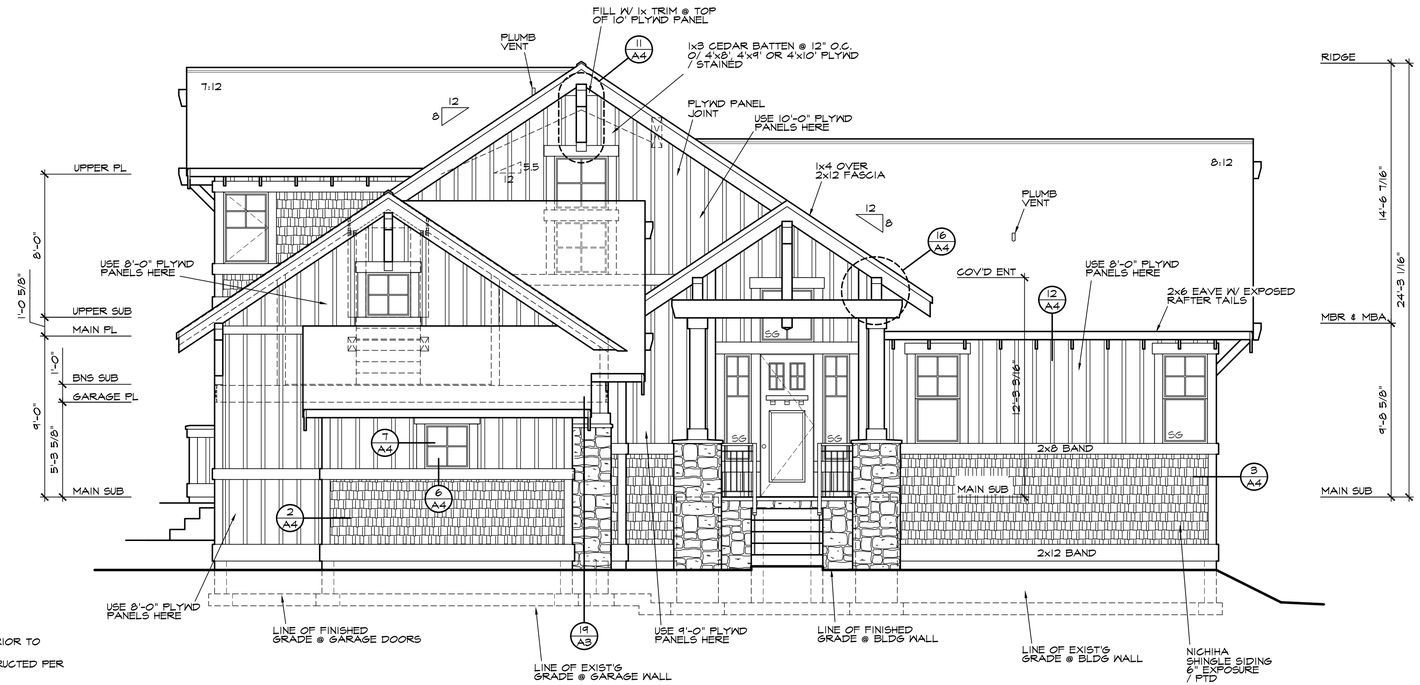


FRONT ELEVATION

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

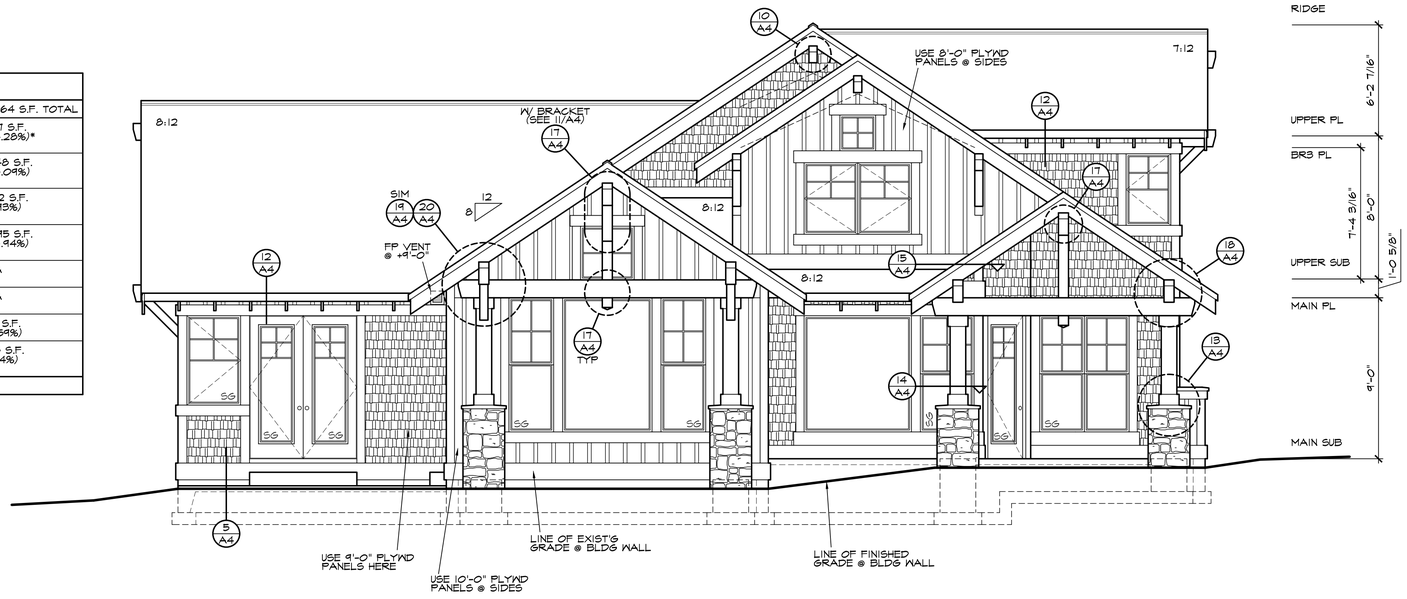
ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER PLAN PRIOR TO INSTALLING SIDING.
2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10.
3. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.8
5. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R903.2 & R903.2.1
6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
7. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
8. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE.
9. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
10. SHEE SHEET A1 FOR ADDITIONAL NOTES.

FINISH SCHEDULE

MATERIAL	MANUF/TYPE	FINISH/COLOR	REMARKS	4,064 S.F. TOTAL
SHINGLE SIDING	NICHIHA VISTERA PREMIUM SHAKE FIBER CEMENT SIDING	PAINTED* / SHERWIN WILLIAMS EXTERIOR PAINT / FLAT FINISH MATCH DEVINE "COCOA"	6" EXPOSURE	987 S.F. (24.28%)*
BOARD & BATTEN SIDING	1x3 CEDAR BATTENS O/ 4'x8', 4'x9' OR 4'x10" PLYWD PANEL	STAINED / SHERWIN WILLIAMS WOODSCAPES SEMI-TRANSPARENT 3513 "SPICE CHEST"	BATTENS @ 12" O.C.	1,548 S.F. (38.09%)
STONE VENEER	FAUX (EL DORADO) THIN VENEER	DURANGO/ MOUNTAIN LEDGE		282 S.F. (6.93%)
TRIM & BRACKETS	ROUGH SAWN CEDAR	STAINED / SHERWIN WILLIAMS WOODSCAPES SEMI-TRANSPARENT 3542 "CHARWOOD"		1,095 S.F. (26.94%)
WINDOW FRAME	JELD-WEN VINYL FRAME	DESERT SAND	W/ GRIDS PER ELEVATIONS	N/A
ROOF MATERIAL	MALARKY COMPOSITION	WEATHERED WOOD	50-YR	N/A
FRONT DOOR	FRANK LUMBER THE DOOR STORE "MA2761BV1"			24 S.F. (0.59%)
GARAGE DOORS	THERMACORE-CONSTRUCTION 190 PANEL-STANDARD, WINDOW-STOCKTON 1	STAINED / SHERWIN WILLIAMS EXTERIOR PAINT / FLAT FINISH MATCH "DEVIN" CAFE		128 S.F. (3.14%)

* = UP TO 30% PAINTED AREA IS ALLOWED SEE p38 SUNCADIA DESIGN GUIDELINES 6/05



REAR ELEVATION

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

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PLAN M2211A2S-1-CSD

DESIGNED BY: JdeR DATE:
DRAWN BY: CMB DATE:
PROJECT MANAGER: TONY SOPER
REVISED BY: DATE:

A11 / A14

CORNERSTONE DESIGNS JOB NUMBER: C230056

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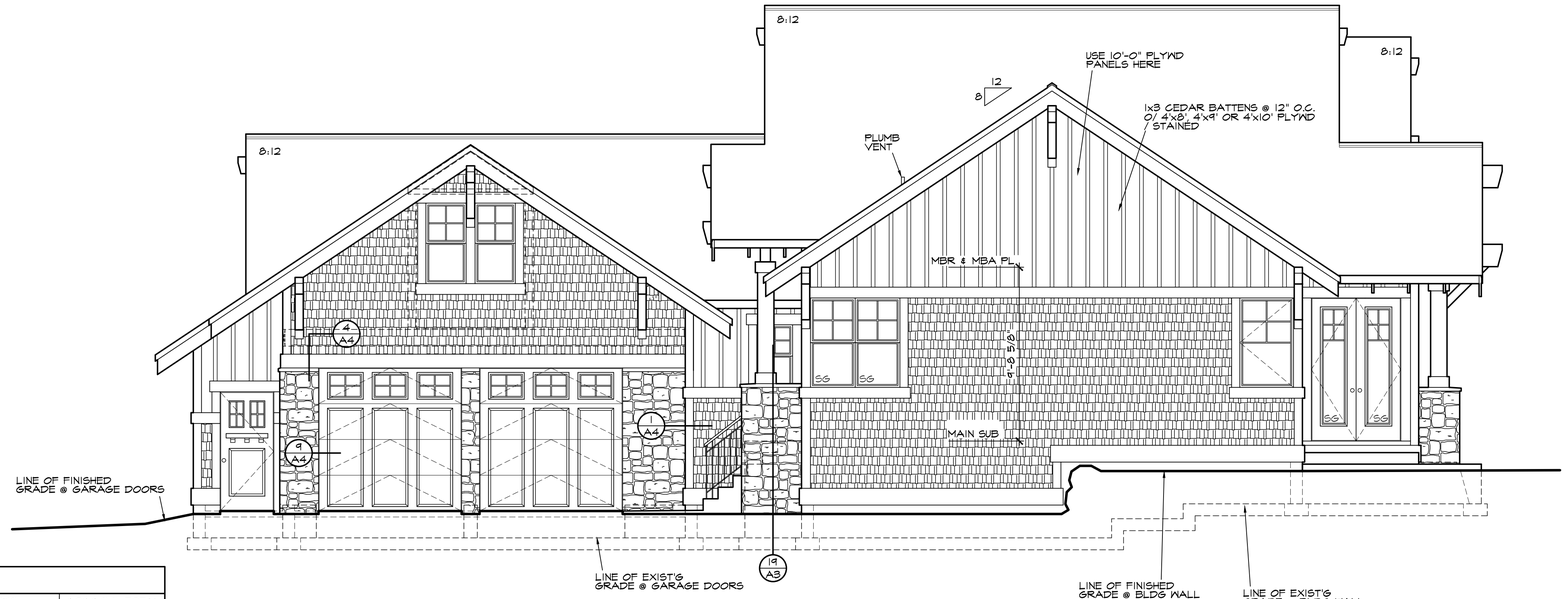
FINISH SCHEDULE

MATERIAL	MANUF/TYPE	FINISH/COLOR	REMARKS	4,064 S.F. TOTAL
SHINGLE SIDING	NICHIHA SIERRA PREMIUM SHAKE FIBER CEMENT SIDING	PAINTED* / SHERWIN WILLIAMS EXTERIOR PAINT / FLAT FINISH MATCH DEVINE "COCOA"	6" EXPOSURE	987 S.F. (24.28%)*
BOARD & BATTEN SIDING	1X3 CEDAR BATTENS O/ 4'X8', 4'X9' OR 4'X10' PLYWD PANEL	STAINED / SHERWIN WILLIAMS WOODSCAPES SEMI-TRANSPARENT 3513 "SPICE CHEST"	BATTENS @ 12" O.C.	1,548 S.F. (38.09%)
STONE VENEER	FAUX (EL DORADO) THIN VENEER	DURANGO/ MOUNTAIN LEDGE		282 S.F. (6.93%)
TRIM & BRACKETS	ROUGH SAWN CEDAR	STAINED / SHERWIN WILLIAMS WOODSCAPES SEMI-TRANSPARENT 3542 "CHARWOOD"		1,095 S.F. (26.94%)
WINDOW FRAME	JELD-WEN VINYL FRAME	DESERT SAND	W/ GRIDS PER ELEVATIONS	N/A
ROOF MATERIAL	MALARKY COMPOSITION	WEATHERED WOOD	50-YR	N/A
FRONT DOOR	FRANK LUMBER THE DOOR STORE "MA2761BV1"			24 S.F. (0.59%)
GARAGE DOORS	THERMACORE-CONSTRUCTION 190 PANEL-STANDARD, WINDOW-STOCKTON I	STAINED / SHERWIN WILLIAMS EXTERIOR PAINT / FLAT FINISH MATCH "DEVIN" CAFE		128 S.F. (3.14%)

* = UP TO 30% PAINTED AREA IS ALLOWED SEE p38 SUNCADIA DESIGN GUIDELINES 6/05

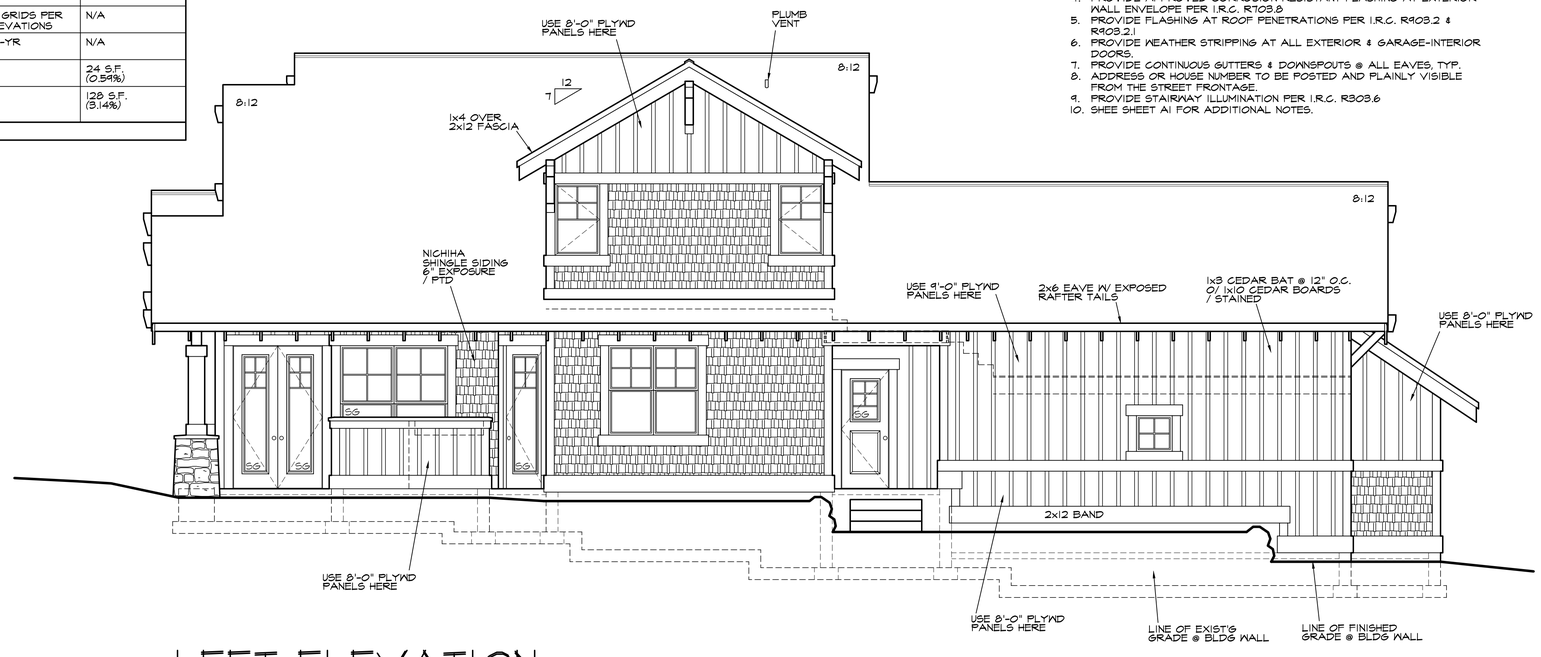


RIGHT ELEVATION

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

ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER PLAN PRIOR TO INSTALLING SIDING.
2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10.
3. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.8
5. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R903.2 & R903.2.1
6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
7. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
8. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE.
9. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
10. SHEE SHEET A1 FOR ADDITIONAL NOTES.



LEFT ELEVATION

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

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PLAN M2211A2S-1-CSD

DESIGNED BY: JdeR DATE:
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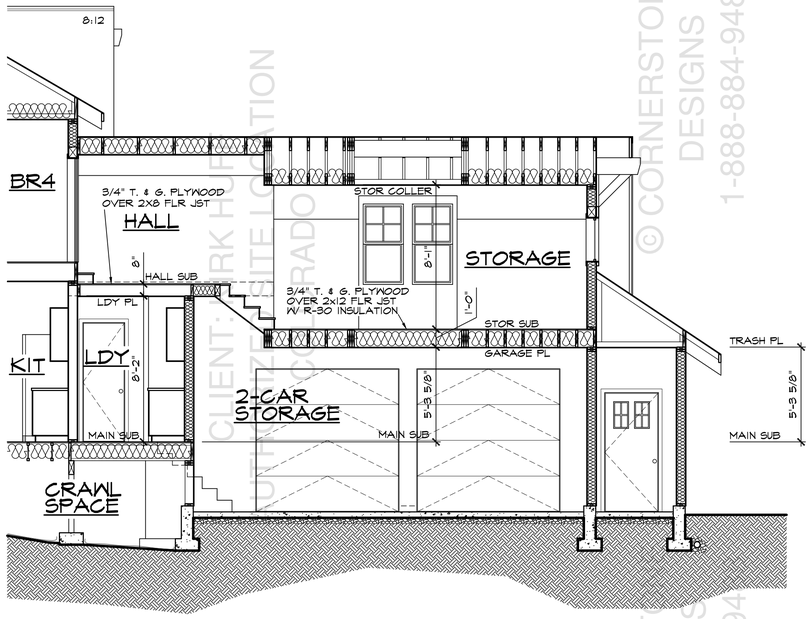
REVISED BY: DATE:

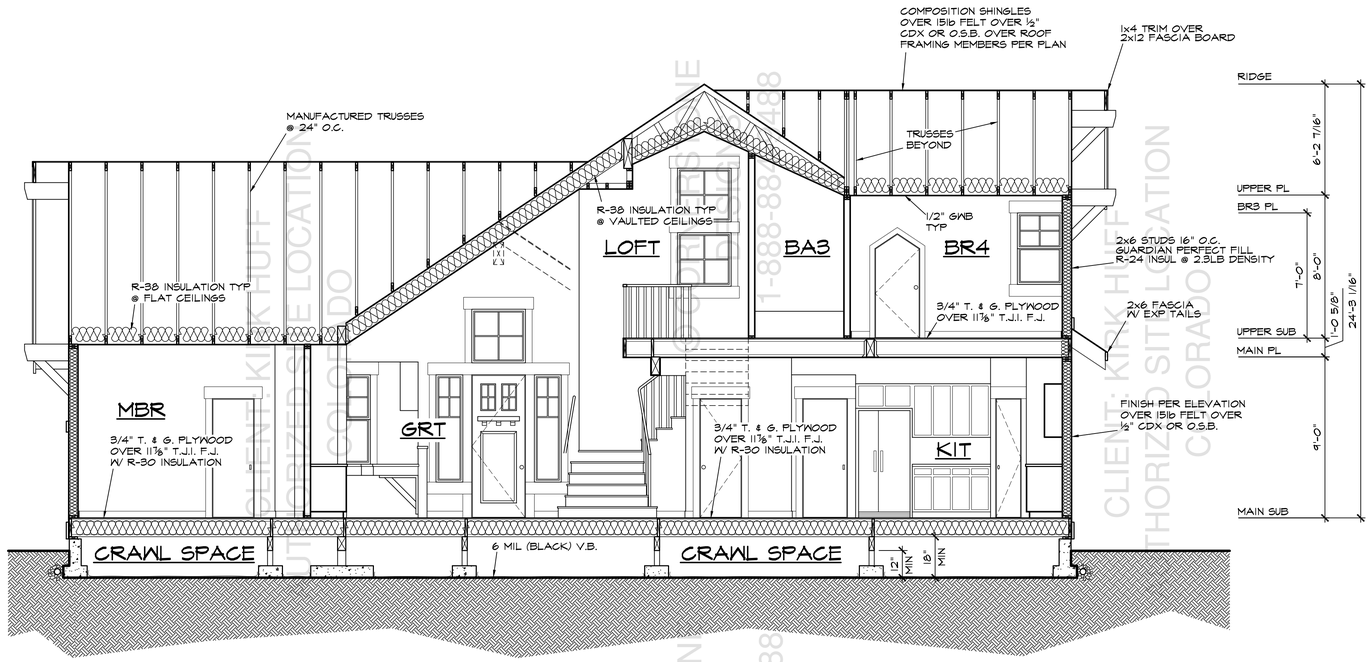
A12 / A14

CORNERSTONE DESIGNS JOB NUMBER: C230056



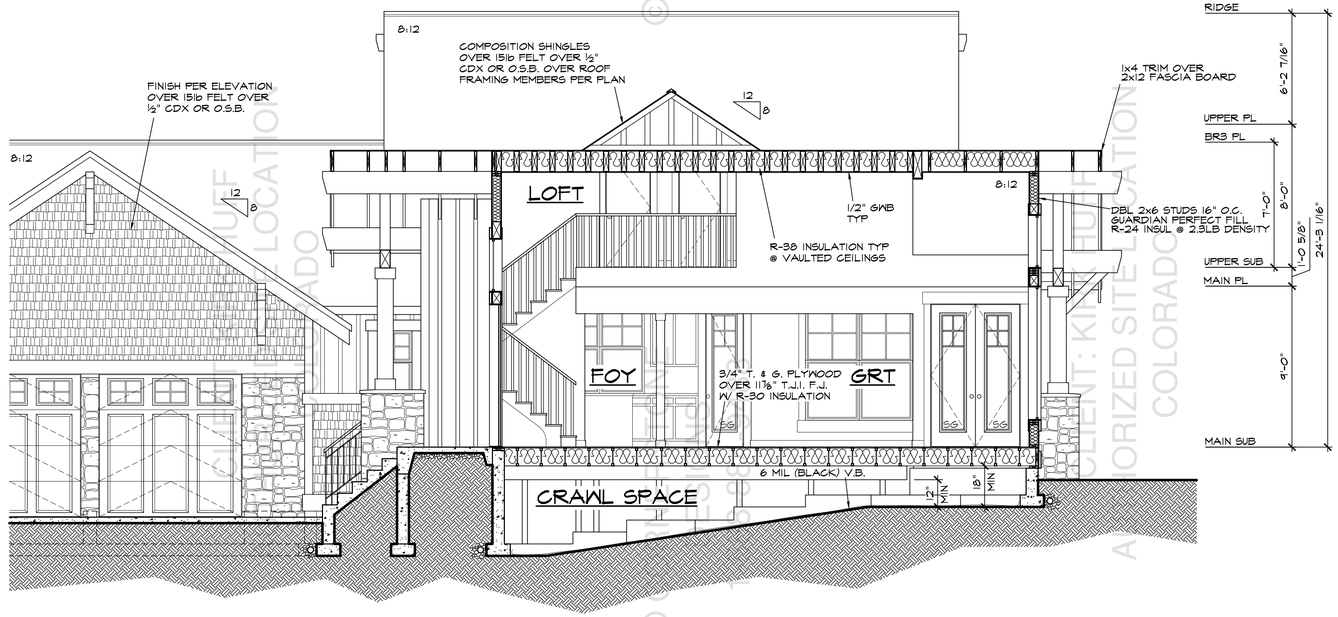
BUILDING SECTION 'C'

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



BUILDING SECTION 'A'

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



BUILDING SECTION 'B'

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

18915-142nd AVENUE NE SUITE 100
WOODINVILLE, WA 98072
TOLL FREE 1-888-884-9488
FAX 425-984-4585
WWW.CORNERSTONEDESIGNS.COM

CORNERSTONE DESIGNS

the KIRK RESIDENCE

PLAN M2211A2S-1-CSD

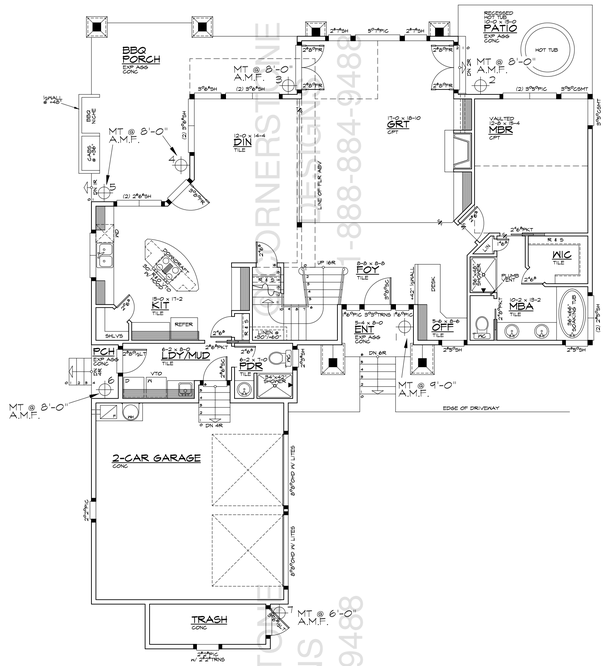
DESIGNED BY: JdeR DATE:
DRAWN BY: CMB DATE:
PROJECT MANAGER: TONY SOPER
REVISED BY: DATE:

A13
A14

CORNERSTONE DESIGNS JOB NUMBER: C230056

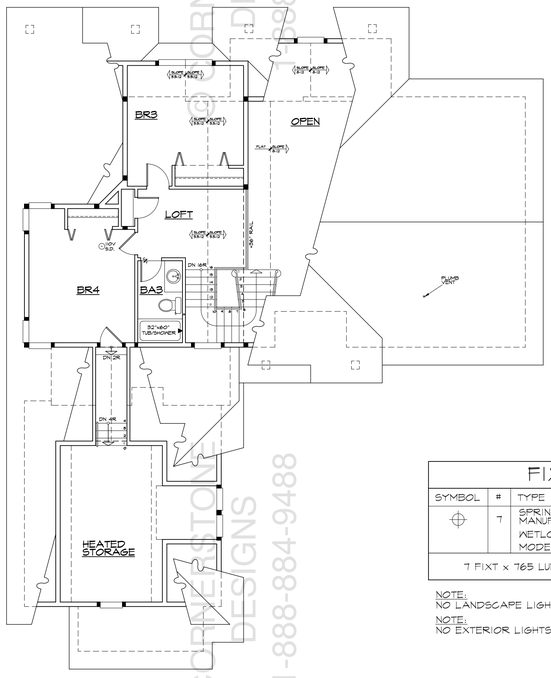
Your Family Home Designer

CORNERSTONE DESIGNS



MAIN FLOOR LIGHTING PLAN

SCALE: 1/8" = 1'-0"



FIXTURE SCHEDULE			
SYMBOL	#	TYPE	BULB
⊕	7	SPRING CITY ELECTRICAL MANUFACTURING WETLO PRAIRIE MODEL # 9264	GE FLE15HT3/2841 15W COMPACT FLUORESCENT 765 LUMENS (MEAN)
7 FIXT x 765 LUMENS = 5355 LUMENS			5355 < 5500 OK

NOTE:
NO LANDSCAPE LIGHTING PROPOSED

NOTE:
NO EXTERIOR LIGHTS ON UPPER FLOOR

UPPER FLOOR LIGHTING PLAN

SCALE: 1/8" = 1'-0"

Manufacturer	Spring City Electrical Manufacturing
Series	WetLo Prairie
Model	9264
Lamp & wattage	60/80/100/150 watt INC
Mounting	Wall
Finish	• Copper • Multiple designs
Shape	Sconce
Style	Rustic/country
Application	Residential
Dark sky feature	• Fully shielded

CORNERSTONE DESIGNS
18915-142nd AVENUE NE SUITE 100
WOODINVILLE, WA 98072
TOLL FREE: 1-888-884-9488
FAX: 425-844-8586
WWW.CORNERSTONEDESIGNS.COM

the KIRK RESIDENCE

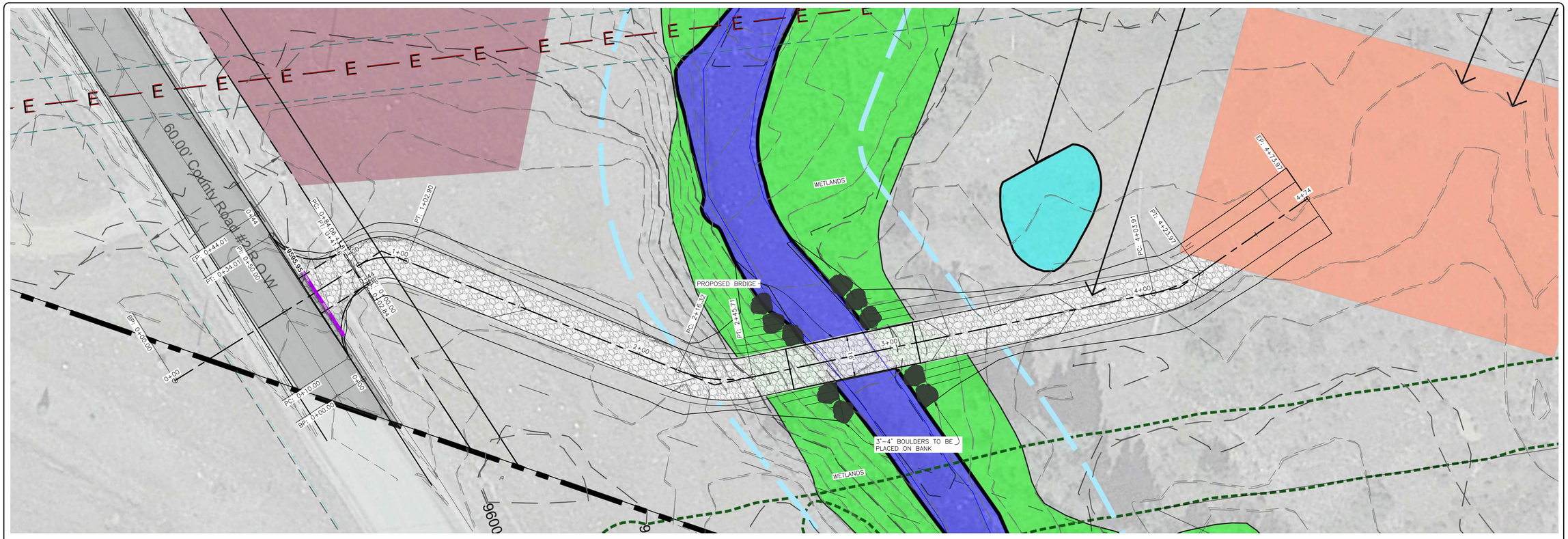
PLAN M2211A2S-1-CSD

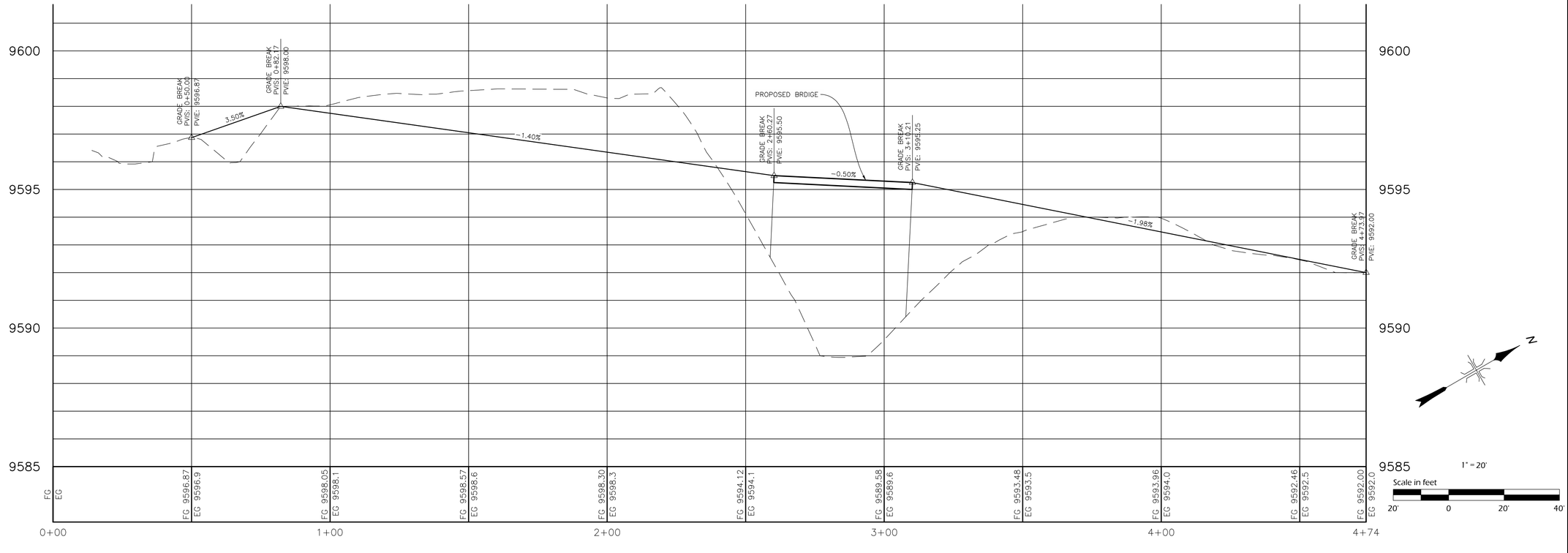
DESIGNED BY: JdeR DATE:
DRAWN BY: CMB DATE:
PROJECT MANAGER: TONY SOPER
REVISED BY: DATE:

A14
A14

CORNERSTONE DESIGNS JOB NUMBER: C230056

9. Civil Plans





NO	DATE	REVISIONS	BY

DEL-MONT CONSULTANTS, INC.
P.O. Box 1386 ▼ 125 Colorado Ave. ▼ Montrose, CO 81401
T: (970) 249-2251 ▼ www.del-mont.com ▼ service@del-mont.com

DESIGNED BY: BAJ
DRAWN BY: BAJ
SCALE: AS NOTED
FILE NAME: 24025C_BASE.DWG
CHECKED BY: DWS
DATE ISSUED: 2024-02-13

HUFF WINNEMUCCA
HUFF-WINNEMUCCA MILL SITE
SILVERTON, CO

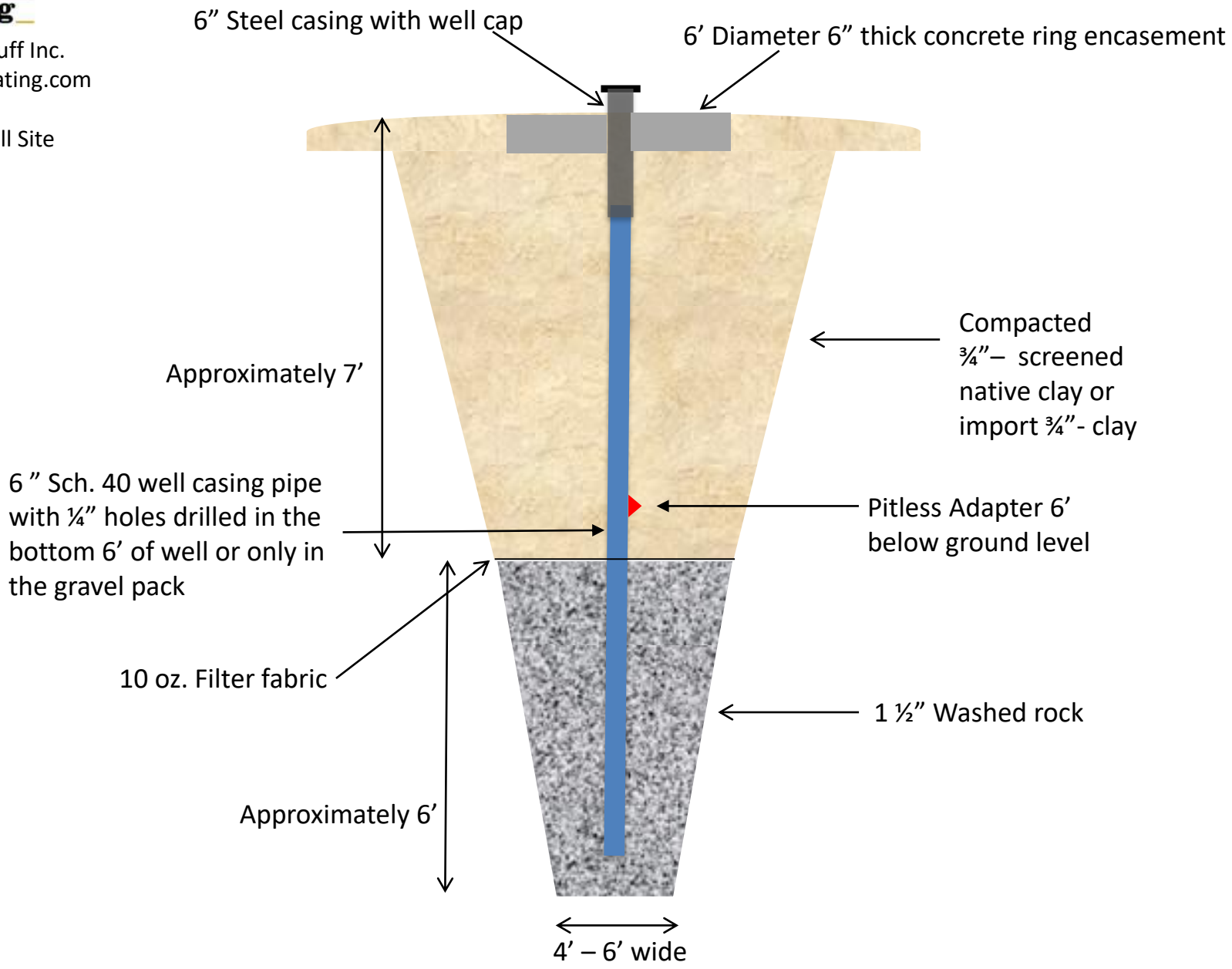
WETLANDS IMPACT
PLAN AND PROFILE

DMC JOB NO.: 24025

SHEET NO.: 1
OF SHEETS

10. Well Information

Drawn by H.H.Huff Inc.
info@huffexcavating.com
NOT TO SCALE
Winnemucca Mill Site
Water well plan
Delta, CO
8-19-21



WELL PERMIT NUMBER 323452- **RECEIPT NUMBER 10015014**

PERMIT HISTORY

08-15-2023	PERMIT EXTENDED
08-31-2021	WELL CONSTRUCTION VARIANCE ISSUED

COLORADO
Division of Water Resources
Department of Natural Resources

10015014
323452 Div. 7

July 05, 2023

HUFF, KIRK
1739 F ROAD
DELTA CO 81416

RE: Well Permit Number 323452
Located in the SE 1/4, of the SE 1/4, Section 2, Township 41 N, Range 7 W, N P.M.

NOTICE

This permit to construct a well was issued on 8/31/2021 under Section 37-92-602(3), Colorado Revised Statutes. The expiration date of the permit is 8/31/2023. In order for the permit to remain valid, the well must be constructed and the Well Construction and Yield Estimate Report must be received from the water well driller, the authorized individual, or you as the owner if you constructed your own well. The Report must be submitted within 60 days after construction of the well is completed, or within seven (7) days after the expiration date of the permit. As of this date, a Well Construction and Yield Estimate Report has not been received by the Division of Water Resources. It is not necessary that the pump be installed for the permit to remain valid.

If the well will not be constructed prior to the expiration, the well owner may request a one-year extension of the expiration date on form GWS-64, General Request for Extension of Well Permit Expiration Date. The completed form must be received by the Division of Water Resources prior to the expiration date of the permit.

The State Engineer may extend the expiration date of the permit only for good cause shown. If the expiration date has already been extended once for one year, the statute does allow successive extensions, again for good cause shown. If the request for extension is not approved, you may apply for a new permit as described below.

If the well will not be constructed and a request for extension has not been received, the permit will automatically expire and be of no force or effect after the expiration date. If you still desire to construct a well on this property, it will be necessary for you to obtain a new well permit by submitting a completed application along with a $100.00 filing fee to the Division of Water Resources.

Well permitting forms, including extension requests, and well construction/pump installation forms can be found on the forms page of the DWR website at this link: dwr.colorado.gov/forms Completed forms may be submitted as an attachment to an email addressed to DWRpermitsonline@state.co.us or printed and sent by mail to the address at the top of the form.

Should you have any questions, please contact our office through the AskDWR portal on our website. The link to AskDWR can be found under "Ask a Question" on the DWR homepage: dwr.colorado.gov. Thank-you for your immediate attention.

Form No. GWS-64 10/2021

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 Sherman St. Room 821 Denver CO 80203
Phone: (303) 866-3581 dwrpermitsonline@state.co.us

For Office Use Only

REQUEST FOR EXTENSION OF WELL PERMIT EXPIRATION DATE

Review instructions on reverse side prior to completing form. The form can be computer generated, typed or printed in black or blue ink.

Well Permit Number: 323452

Name, address and phone number of well owner:

Name(s): Kirk Huff

Mailing Address: 1739 F. Rd

City, St. Zip: Delta, CO 81416

Phone: (970) 261 - 6117

Email (required if filing online): kdhuff213@msn.com

Well Location: County San Juan

SE 1/4 of the SE 1/4, Section 2, Township 41 ☒ N. or ☐ S., Range 7 ☐ E. or ☒ W., N. P. M.

Estimated date of well completion (mm/dd/yyyy): 09/30/2024

Statement of good cause as to why the well will not be constructed and/or pumping equipment installed, or water put to beneficial use (if in a Designated Basin) prior to the expiration date of the permit:

San Juan County has been very difficult to get permitting for this project. We had to hire a private consulting firm to get started.

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I (we) claim and say that I (we) (are) the owner(s) of the well described above, have read the statements herein, know the contents thereof, and state that they are true to my (our) knowledge.

Signature(s) of the well owner or agent	Please print the Signer's Name & Title	Date (mm/dd/yyyy)
K. D. Huff	Kirk D. Huff Owner	08/14/2023

NOTE:

This form is used to request an extension of the expiration date of the permit. **This request for extension may require a non-refundable filing fee (see instructions on reverse side for details). The completed request must be received prior to the expiration date of the well permit.**

See the reverse side for more information regarding well permits and requests for extension of the expiration date.

For Office Use Only

Div _____ WD _____ Basin _____ MD _____

11. Relationship to County and State Road Systems

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 0' *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 4.8 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 18 (day) day of March (month), 2024 (year).

ATTEST: Applicant

Jason Jaynes, DHM Design for Kirk Huff, Owner.

_____

Position:

12. Skyline Development + Scenic Quality Report

SKYLINE DEVELOPMENT AND SCENIC QUALITY REPORT
Winnemucca Mill Site Property
Land Use Application

SKYLINE DEVELOPMENT

Section 3-102.7: Information as follows shall be submitted in accordance with the adopted Skyline Development Standards:

A. Photos of the current site conditions of the property from CR2.
   i. Attached, see following pages.

B. Representations showing the proposed improvement against the background of the surrounding area and sky as it will appear when completed.
   i. Attached, see following pages.

Section 4-110.18: Skyline Development Standards

A. Any improvement or use for which a permit is required shall not be silhouetted against the sky on hillsides or ridges as viewed from any San Juan County Road, State Highway, the Town of Silverton, or the Durango & Silverton Narrow Gauge Railroad.
   i. The proposed Winnemucca residential cabin is sited at an elevation lower than the adjacent paving of County Road (CR) 2 and is not silhouetted against the sky on hillsides or ridges as viewed from CR 2. See renderings below. Additionally, proposed native vegetation planting will enhance existing native conifers and riparian plants in providing screening from CR2. Site disturbance will be limited and the cabin will be constructed with naturalistic, earth-toned materials that match the surrounding landscape and complement the various architecture of the area.

C. Ski lifts, tramways, zip-lines and related activities, that as a practical matter, are developed on ridgelines, shall be exempt from these regulations.
   a. The historic Little Nation Tramway on the Winnemucca property is an existing historic resource and is exempt from these regulations.

SCENIC QUALITY REPORT

Section 4-110.19 Scenic Quality Report

All development proposals, including structures associated with mining activities shall be required to include a Scenic Quality Report as part of the Sketch Plan submittal. Each report shall include:

A. Written descriptions of view sheds of natural and historic features as seen from and toward the site and how they will be preserved.
   i. The historic Little Nation Tramway is located on the Winnemucca Mill Site Property; see historic resource inventory in appendix. The applicant proposes a 20' (10' O.C.) buffer around the tramway to preserve the historic resource as well as the view of the tramway and its connection to Little Nation from CR2. The proposed residence is located southeast of the tramway, and will be partially vegetatively screened from CR2. This cabin location was chosen to maximize separation from the existing

neighbors while preserving views of the suspended tramway from the road. The site plan allows for a continuous view corridor along the tramway route from the tramway's crossing of CR2 to the Little Nation Mill (the historical society) along the southeast property line.

ii. Cunningham Creek also runs through the Winnemucca Mill Site Property. This natural feature is not visible from CR2 due to the grade change, and no development is proposed on the property between the creek and CR2 except for the access bridge and gravel drive.

iii. The proposed residence will be partially screened from CR2 with existing and proposed native trees and vegetation and will not impact ridge and skyline viewsheds from the road. Native vegetation will also be used to partially screen the cabin from neighboring properties.

B. *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.*
   i. See Skyline Development existing and proposed views from CR2 in the following pages. BLM land abuts the Winnemucca mill site property to the west. The proposed residence is set back from CR2, neighboring residences, and Cunningham Creek. The chosen building location preserves the dramatic view from CR2 to the Little Nation Mill site when approaching from the south/Silverton. CR2 effectively wraps the south and east sides of the subject property providing multiple perspectives into the site and of the tramway (on site), as well as Little Nation Mill, just north of the property.

C. *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 report shall include, but not limited to, site photos, perspective sketches, photo simulations and/or three-dimensional models at an appropriate scale.*
   i. See Skyline Development existing and proposed views from CR2 in the following pages. The site is located on the gently sloping valley floor. The applicant's intent is to limit ground disturbance, so the grading of landforms for screening would not be appropriate. Instead, visual mitigation is largely achieved via careful siting, existing vegetation on and off-site, and proposed vegetation on site. The cabin is not located on a ridgeline and was sited to blend in with Tower Mountain behind.

D. *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 are strongly encouraged.*
   i. Below is an image of the proposed cabin along with the finish schedule taken from the cabin architectural plans (see architectural plans in appendix for more detail). The cabin is composed of natural materials or natural appearing materials including stone veneer and wood. Cabin colors and

textures are based on those found naturally in the landscape. Reflective materials will be avoided.

FINISH SCHEDULE

AutoCAD SHX Text
FINISH SCHEDULE

MATERIAL	MANUF/TYPE	FINISH/COLOR	REMARKS	4,064 S.F. TOTAL
SHINGLE SIDING	NICHIHA SIERRA PREMIUM SHAKE FIBER CEMENT SIDING	PAINTED* / SHERWIN WILLIAMS EXTERIOR PAINT / FLAT FINISH MATCH DEVINE "COCOA"	6" EXPOSURE	987 S.F. (24.28%)*
BOARD & BATTEN SIDING	1x3 CEDAR BATTENS O/ 4'x8', 4'x9' OR 4'x10' PLYWD PANEL	STAINED / SHERWIN WILLIAMS WOODSCAPES SEMI-TRANSPARENT 3513 "SPICE CHEST"	BATTENS @ 12" O.C.	1,548 S.F. (38.09%)
STONE VENEER	FAUX (EL DORADO) THIN VENEER	DURANGO/ MOUNTAIN LEDGE		282 S.F. (6.93%)
TRIM & BRACKETS	ROUGH SAWN CEDAR	STAINED / SHERWIN WILLIAMS WOODSCAPES SEMI-TRANSPARENT 3542 "CHARWOOD"		1,095 S.F. (26.94%)
WINDOW FRAME	JELD-WEN VINYL FRAME	DESERT SAND	W/ GRIDS PER ELEVATIONS	N/A
ROOF MATERIAL	MALARKY COMPOSITION	WEATHERED WOOD	50-YR	N/A
FRONT DOOR	FRANK LUMBER THE DOOR STORE "MA2761BV1"			24 S.F. (0.59%)
GARAGE DOORS	THERMACORE-CONSTRUCTION 190 PANEL-STANDARD, WINDOW-STOCKTON 1	STAINED / SHERWIN WILLIAMS EXTERIOR PAINT / FLAT FINISH MATCH "DEVIN" CAFE		128 S.F. (3.14%)
* = UP TO 30% PAINTED AREA IS ALLOWED SEE p38 SUNCADIA DESIGN GUIDELINES 6/05				

E. *Describe any plans to remove and store topsoil on-site, prior to any grading or excavation, and how it will be replaced and reused for re-grading and re-vegetation purposes.*
   i. The quality and quantity of topsoil in the planned disturbance area is to be determined. Topsoil stripped for driveway infrastructure and building construction will be salvaged on site and spread for revegetation of disturbed areas.

F. *Provide a written description and plans that illustrate how the proposed development has been integrated into the landscape and that site disturbance and grading have been minimized. Roads, structures and other improvements*

shall bear a logical relationship to existing topography, vegetation and other site features.

i. The site plan was designed to minimize disturbance. The parcel has a number of existing conditions which limit development, including moderate to low avalanche hazard zones on the east corner of the property, existing powerlines, the historic Little Nation Tramway, as well as Cunningham Creek and the associated wetlands. Thus, the only viable building envelope is north of Cunningham Creek. The driveway route was designed to follow grade as much as possible to limit disturbance (see civil plans in appendix). The narrowest width of the creek was selected for the bridge crossing. The house was placed on relatively flat ground (2-3% slope) within the building envelope, as far away from existing neighbor's homes as possible and was staggered to enhance privacy and limit view disruption. The existing vegetation associated with the Cunningham Creek wetlands provides some screening for the proposed improvements and is protected in the plans. Proposed native vegetative will help additionally screen the house from CR2.

G. *Show how utilities will be located and installed in ways that will minimize impacts to the view shed and natural environment*.

i. Utilities planned for the project include:

Water: proposed ground water well
Sewer: pumped or sand septic
Electric: from San Miguel Power Association
Heating: Electric and solar with propane back up.
Wifi: Starlink

Utility services to be extended to the proposed house will be installed underground and will share the route of the driveway where possible. See cover letter for more utility details.

View looking northeast from CR2.

View looking southwest from CR2.

View looking northeast from CR2.

View looking southwest from CR2.

13. Property Tax Receipt

Deanna Jaramillo
Do Not Mail Cash
Make Check Payable to:
SAN JUAN COUNTY Treasurer
PO BOX 368
Silverton, CO 81433
970-387-5488

PARCEL	TYPE	TAX YEAR	TAX DISTRICT
N2770	MN	2022	101

2022 Tax Notice

Legal Description (may be incomplete)

WINNEMUCCA M S - 563 B. SPLIT FROM FORMER PARCEL 48290010010010

655*4**G50**0.776**1/2*********AUTOMIXED AADC 852
HUFF KIRK D
ALEXANDER TERI L
3424 RIDGELINE DR
MONTROSE CO 81401-7305

TOTAL ACRES: 5.000000

Taxing Authority	Mill Levy	Amount
County	19.723	343.18
SCHOOL DISTRICT #1	15.018	261.32*
SOUTHWEST WATER CONS	0.407	7.08*

LOCATION: - SILVERTON, CO 81433

Actual Value	60,000
Assd. Land Value	17,400
Assd. Imp. Value	0
Total Assd. Value	17,400
Mill Levy	35.148
Tax	611.58

611.58

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER. HEAT SENSITIVE INK DISAPPEARS WHEN HEATED

TERI L ALEXANDER
3424 RIDGELINE DR
MONTROSE, COLORADO 81401
(970) 964-8329

82-244/1070
5650
DATE 4-17-2023
PAY TO THE ORDER OF San Juan County $ 611.58
Six hundred eleven + 58/100 DOLLARS
Bank of Colorado THERE'S ONLY ONE 1.800.227.7715 bankofcolorado.com
MEMO # KH N2770
Details on back. Security features.
⑈107002448⑈ 5500338702⑈ 05650

ar!
ization Code: SJT-DTFNWXVQ

M YOUR ACCOUNT.

between May 1, 2023 and June 1, 2023. Without State Aid your School Tax Rate would have been 0.00.

* denotes temporary property tax credit or temporary mill levy rate reduction per CRS 39-1- 111.5.

11-20-22 v1

PLEASE RETAIN THE TOP PORTION AND RETURN THE APPROPRIATE STUB WITH YOUR PAYMENT TO TREASURER'S OFFICE

Please fold on perforation BEFORE tearing

FIRST HALF PAYMENT
DUE LAST DAY OF FEBRUARY
Parcel Number:
N2770
HUFF KIRK D

Amount Due:
$305.79

Return this Coupon With Payment to:
SAN JUAN COUNTY Treasurer
BOX 368
Silverton, CO 81433

Due By February 28, 2023

1202230000002277

SECOND HALF PAYMENT
DUE BY JUNE 15
Parcel Number:
N2770
HUFF KIRK D

Amount Due:
$305.79

Return this Coupon With Payment to:
SAN JUAN COUNTY Treasurer
PO BOX 368
Silverton, CO 81433

Due By June 15, 2023

2202230000002277

FULL PAYMENT
DUE LAST DAY OF APRIL
Parcel Number:
N2770
HUFF KIRK D

Amount Due:
$611.58

Return this Coupon With Payment to:
SAN JUAN COUNTY Treasurer
PO BOX 368
Silverton, CO 81433

Due By May 01, 2023

655 1/1

Deanna Jaramillo
Do Not Mail Cash
Make Check Payable to:
SAN JUAN COUNTY Treasurer
PO BOX 368
Silverton, CO 81433
970-387-5488

PARCEL	TYPE
N2770	MN

2023 Tax Notice

Legal Description (may be incomplete
WINNEMUCCA M S - 563 B. SPLIT FF
48290010010010

648*4**G50**0.776**1/2*********AUTOMIXED AADC 852
HUFF KIRK D
ALEXANDER TERI L
3424 RIDGELINE DR
MONTROSE CO 81401-7305

TOTAL ACRES: 5.000000

Taxing Authority	Mill Levy	Amount
County	19.641	1,232.97
SCHOOL DISTRICT #1	15.484	972.01 *
SOUTHWEST WATER CONS	0.347	21.78 *

LOCATION: - SILVERTON, CO 81433

Actual Value	**225,000**
Assd. Land Value	**62,775**
Assd. Imp. Value	**0**
Total Assd. Value	**62,775**
Adj. Assd. Value	**62,775**
Mill Levy	**35.472**
Tax	**2,226.76**
Total	**2,226.76**

Silverton will pay in April 24

Go paperless next year!
Register at eNoticesOnline.com/index.php/SJT Authorization Code: **SJT-DTFNWXVQ**

WHEN YOU PROVIDE A CHECK AS PAYMENT YOU AUTHORIZE A ONE-TIME ELECTRONIC FUNDS TRANSFER FROM YOUR ACCOUNT. THE CHECK WILL NOT BE RETURNED AND THE FUNDS MAY BE DEBITED AS SOON AS THE SAME DAY.

Consider this your Notice of Valuation if there were no changes to your Property. You have the Right to Protest your valuation with the Assessor's Office between May 1, 2024 and June 1, 2024. Without State Aid your School Tax Rate would have been 0.00.

* denotes temporary property tax credit or temporary mill levy rate reduction per CRS 39-1- 111.5.

11-30-22_v1

PLEASE RETAIN THE TOP PORTION AND RETURN THE APPROPRIATE STUB WITH YOUR PAYMENT TO TREASURER'S OFFICE

Please fold on perforation BEFORE tearing

FIRST HALF PAYMENT
DUE LAST DAY OF FEBRUARY
Parcel Number: N2770
HUFF KIRK D

Amount Due:
$1,113.38

Return this Coupon With Payment to:
SAN JUAN COUNTY Treasurer
PO BOX 368
Silverton, CO 81433

Due By February 29, 2024

12023300002351

SECOND HALF PAYMENT
DUE BY JUNE 15
Parcel Number: N2770
HUFF KIRK D

Amount Due:
$1,113.38

Return this Coupon With Payment to:
SAN JUAN COUNTY Treasurer
PO BOX 368
Silverton, CO 81433

Due By June 17, 2024

22023300002351

FULL PAYMENT
DUE LAST DAY OF APRIL
Parcel Number: N2770
HUFF KIRK D

Amount Due:
$2,226.76

Return this Coupon With Payment to:
SAN JUAN COUNTY Treasurer
PO BOX 368
Silverton, CO 81433

Due By April 30, 2024

648 1/1

14. Cultural Resource Inventory

CULTURAL RESOURCE INVENTORY OF THE WINNEMUCCA MILL SITE, SAN JUAN COUNTY, COLORADO

by

Jonathon C. Horn
Principal Investigator

Alpine Archaeological Consultants, Inc.
P.O. Box 2075
Montrose, Colorado 81402-2075

Prepared for

DHM Design Corporation
225 Main St., Unit 201
Carbondale, Colorado 81625

Under the conditions of
Colorado State Archaeological Permit No. 80929
(expires February 29, 2024)

August 2023

ABSTRACT

Alpine Archaeological Consultants, Inc. (Alpine) was hired by DHM Design Corporation of Carbondale, Colorado, to do a cultural resource inventory of the Winnemucca Mill Site in San Juan County, Colorado. The site is on private land owned by Kirk D. Huff. The work was done in advance of an anticipated filing for a U.S. Army Corps of Engineers (USACE) 404 permit prior to development of the property. The Area of Potential Effect for the project is the mill site parcel, which covers 6.0 acres and was fully inventoried. Three sites were encountered during the inventory: two historic artifact concentrations (5SA1871 and 5SA1872) and the Little Nation Tramway (5SA1873.1). Alpine recommends the Little Nation Tramway (5SA1873.1) as eligible for inclusion in the National Register of Historic Places (NRHP). It is recommended that the wire rope of the tramway across the site be avoided by project impacts, but the means for contending with the tramway lines should be made in consultation with the USACE and the San Juan County Historical Society. The two historic artifact concentrations (5SA1871 and 5SA1872) are recommended as not NRHP eligible and require no further historical or archaeological consideration.

History Colorado-Office of Archaeology and Historic Preservation
COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Survey Management Information Form

I. PROJECT SIZE

Federal acres of potential effect/project:	0	Acres surveyed:	0
State acres of potential effect/project:	0	Acres surveyed:	0
Private acres of potential effect/project:	6.0	Acres surveyed:	6.0
TOTAL:	6.0	TOTAL:	6.0

II. PROJECT LOCATION

County(ies): San Juan
USGS Quad Map(s): Howardsville, Colo. 2001 (2005)
Principal Meridian(s): NM
Unsurveyed

Township	42N	Range	7W	Section			¼		¼		¼	¼
Township		Range		Section			¼		¼		¼	¼
Township		Range		Section			¼		¼		¼	¼
Township		Range		Section			¼		¼		¼	¼

III. SITES

Smithsonian Number	Resource Type				Eligibility					Effect			Management Recommendations						
	Prehistoric	Historic	Paleontological	Unknown	Eligible	Not Eligible	Need Data	Contributes to a District	Supporting Segment	N/A (not a hist. prop.)	No Adverse Effect	Adverse Effect	No Further Work	Preserve/ Avoid	Monitor	Test	Excavate	Archival Research	Other
5SA31		X				X					X		X						X
5SA1871		X				X					X		X						
5SA1872		X				X					X		X						
5SA1873.1		X			X							X		X					

IV. ISOLATED FINDS

Smithsonian Number	Resource Type			
	Prehistoric	Historic	Paleontological	Unknown

Smithsonian Number	Resource Type			
	Prehistoric	Historic	Paleontological	Unknown

See Appendix A Map

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APPENDICES

FIGURES

INTRODUCTION

DHM Design Corporation (DHM) of Carbondale, Colorado is assisting a private developer in the design and permitting of the Winnemucca Mill Site in San Juan County, Colorado. The developer is planning the recreational development on a 4-acre parcel near Howardsville, Colorado. As part of their permitting for the project, the company may be required to obtain a 404 Permit from the Army Corps of Engineers. The Area of Potential Effect (APE) for the project is the boundaries of the 6-acre mill site parcel. Alpine Archaeological Consultants, Inc. (Alpine) was hired by DHM to conduct a cultural resource inventory of the parcel. Fieldwork was conducted by Jonathon C. Horn, Principal Investigator, assisted by Heather Prosser on June 20, 2023. No artifacts were collected during the project.

Project Description

The project will include the construction of an Air B&B building on the northeastern side of Cunningham Creek, the construction of a road and associated bridge over the creek, and the eventual construction of a dry camping area on the southwestern side of the creek (Figure 1). Project activities will include blading and grading to level the area and mechanical excavation.

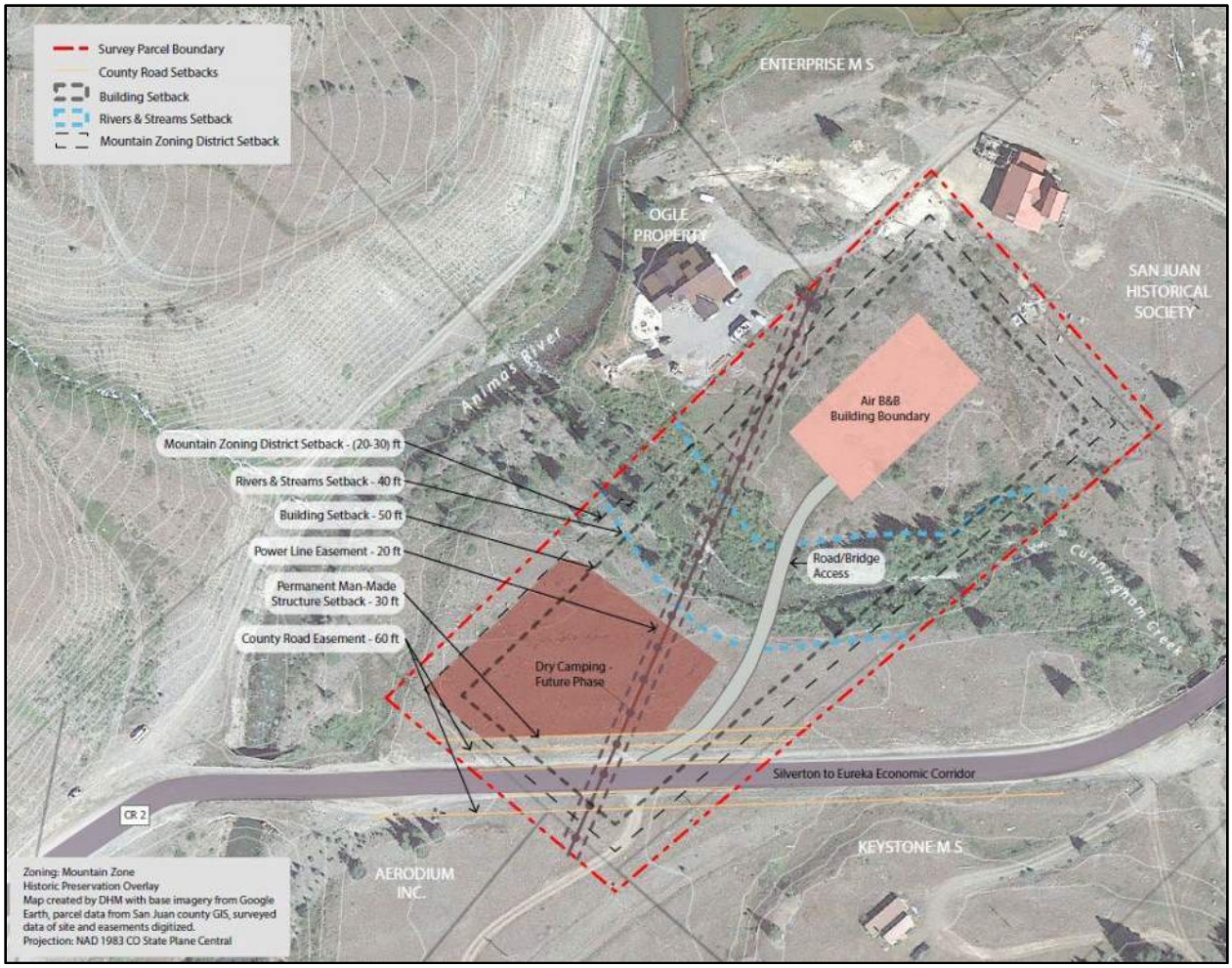

Figure 1. Project design map, developed by DHM Design

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The Winnemucca Mill Site is within the southern Rocky Mountains physiographic province of western Colorado (Figure 2). It is in the upper Animas River Valley 3.75 miles northeast of Silverton just west of the former town of Howardsville and is bisected by Cunningham Creek. The project area is accessed by San Juan County Road 2, a dirt road that passes through the southern end of the mill (Figure 3). Geologically, the mill site is on Quaternary gravels of Pinedale and Bull Lake age on the floodplains of the Animas River and Cunningham Creek. Surrounding are tertiary igneous rocks of intra ash flow andesitic lavas within the Silverton caldera (Tweto 1979). The area is gently rolling benches of slight slope at an elevation of about 9,640 ft. on both sides of Cunningham Creek. Vegetation consists of grasses, potentilla, strawberry, dandelion, and other forbs with willows and spruce along the drainage. Soil is light brown rocky silt up to 20 cm deep.

PREHISTORIC AND HISTORICAL BACKGROUND

The earliest inhabitants of western Colorado were representatives of the Paleoindian era, who inhabited North America during the period of transition from the Pleistocene to the Holocene between 13,400 and 7,500 BP. The era has traditionally been identified by a number of distinctive, diagnostic lanceolate projectile points and tool assemblages indicative of a big game hunting economy by what have been termed the Clovis, Goshen, Folsom, and Plano traditions. The subsequent Archaic stage represents an adaptation to an essentially modern environment, mainly by efficiently focusing on a more diverse subsistence base. Reed and Metcalf (1999) have suggested that the Archaic stage of the region be divided into four stages: Pioneer period (8350–6450 BP) is the transition from the Paleoindian period. This is followed by the Settled period (6450–4450 BP), the Transitional period (4450–2950 BP), and the Terminal period (2950–1950 BP [A.D. 1]). In southwestern Colorado, just south of the project area, the Formative stage (400 B.C.-A.D. 1300) is represented by the Anasazi culture.

The Late Prehistoric period in western Colorado is generally associated with the Ute. Whether the Ute culture evolved from indigenous groups or emigrated from the Great Basin is currently a topic of debate, but most archaeologists now seem to accept the hypothesis of immigration by about A.D. 1400. The Ute were the primary inhabitants of western Colorado, including the San Juan Mountains, at the time of European contact. The upper Animas River drainage was within the range of the Tabeguache band during historic times. With the acquisition of the horse, the Tabeguache extended their range and made seasonal forays onto the Plains of southeastern Colorado in search of buffalo (Callaway et al. 1986:337-339). Adoption of an equestrian lifestyle, as a result of contact with Euroamerican groups, resulted in a more complex society. Extended family groups were replaced by band organizations more suited to a more mobile lifestyle. The horse enabled the Ute to expand their sphere of influence and interaction, thereby exposing themselves to previously unknown outside cultural influences. Acquisition of the horse resulted in new trade relationships between the Ute and other Indian groups. The most influential interaction was between the Ute and Spanish traders. Most of the early Spanish trading expeditions were unauthorized and are, therefore, virtually undocumented. It is clear, though, that trade was conducted and that European-manufactured goods began to be assimilated into the Ute culture (Malouf and Findlay 1986:500). Historic period Ute sites are characterized by Euroamerican goods such as early tin cans, glass, cartridge cases, glass beads, sheet metal cone tinklers, and metal arrow points.

The Juan Maria de Rivera expedition of 1765 was the first officially sanctioned exploration of the northern reaches of Spanish territory into western Colorado. The expedition explored the La Plata Mountains for mineral wealth and continued northward into the Uncompahgre Valley, reaching as far north as the Gunnison River at present-day Delta, Colorado. The Escalante-Dominguez Expedition passed through the region in 1776, searching for a travel route between Santa Fe and the Spanish

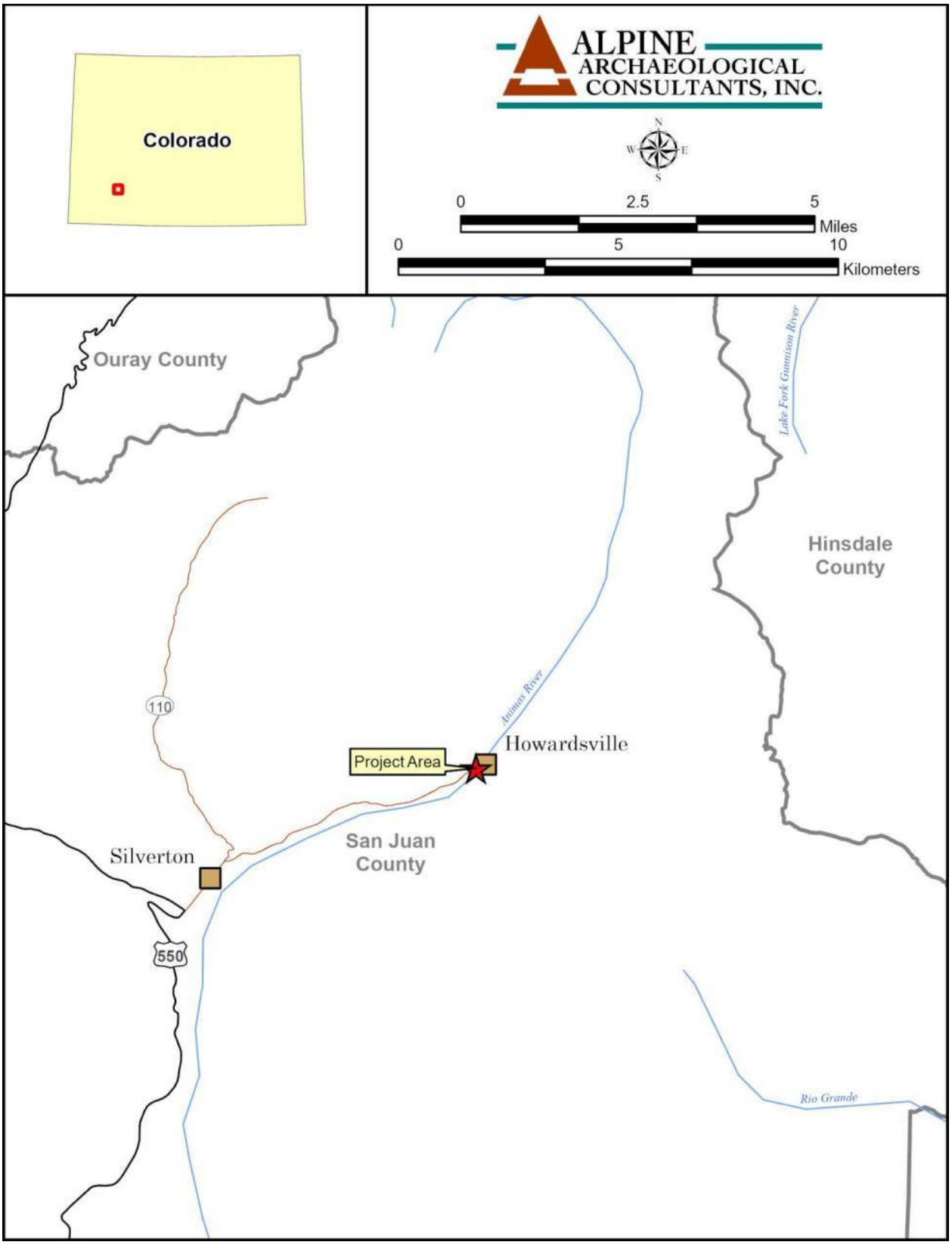

Figure 2. General project area location.

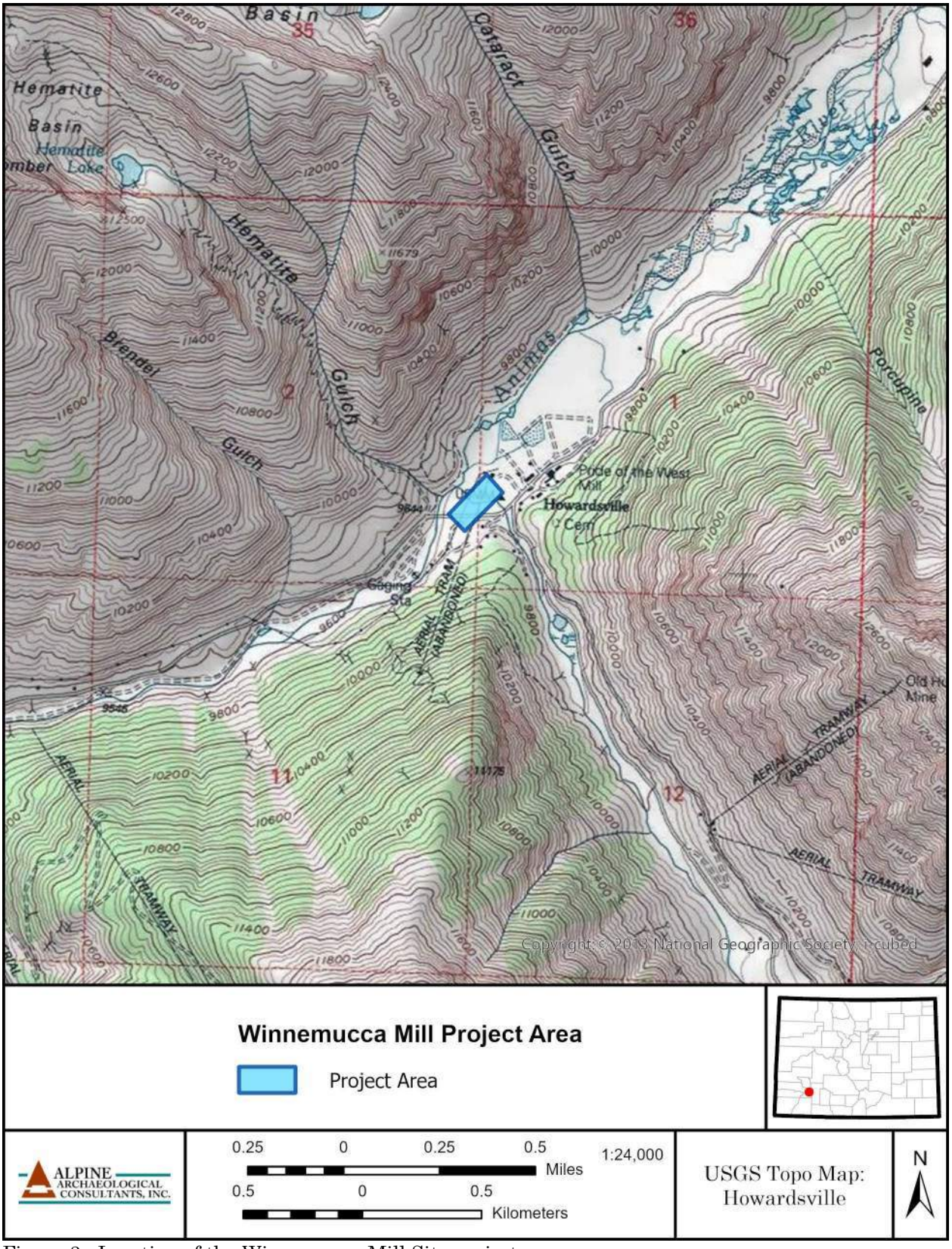

Figure 3. Location of the Winnemucca Mill Site project area.

settlements of California. The knowledge of the northern frontier provided by the Rivera and Escalante-Dominguez expeditions apparently stimulated expansion of trade with the Ute. As trade with the Utes developed, two major travel routes from New Mexico into Utah developed: the main Spanish Trail and the northern branch of the Spanish Trail, neither of which passed through the San Juan Mountains.

In 1821, Spain was overthrown, and Mexico gained its independence. Remaining restrictions on trade were terminated, and trade with the Ute expanded. Coincident with these events were expansion of the fur trade in the southern Rocky Mountains and the inclusion of numerous Americans in the fur trade. Fur trappers were active in the mountains of Colorado beginning in the 1820s and 1830s. Fur trappers led by Col. William G. Walton evidently trapped the lakes in the vicinity of Cascade Creek and at Trout Lake in 1833 (*Durango Wage Earner,* March 14, 1907:2). The Ute were active participants in the fur and hide trade, and their finely tanned deer hides were a valuable and much sought after commodity. The fur industry lasted until over-trapping and failing fur prices in the late 1830s made fur trapping unprofitable (O'Rourke 1992). As a result of the close association with fur trapper and traders, the Ute became particularly well-armed. During the fur trade period, the Old Spanish Trail was extended to California. The highly mobile Utes were able to provide both horses and slaves to the Mexicans by raiding widely, from the eastern Plains to California and into New Mexico and Arizona. Intertwined with the raiding, Ute prosperity was tied to control of the Utah-Colorado portion of the Old Spanish Trail (Sprague 1957:68).

The sporadic presence of Euroamericans in the region changed radically with the discovery of gold on Cherry Creek near present-day Denver in 1858. By 1860, gold miners led by Charles Baker had reached Baker's Park on the upper Animas River at present Silverton. Being far from points of supply and with meager results from their mining, a major rush to the area did not take place immediately. It was not until after the Civil War and a change in approach in mining from placer to hard rock mining that the San Juan Mountains again came to the attention of miners. The influx of miners elsewhere in Colorado brought conflict with the Ute. The Treaty of 1868 between the Utes and the federal government was an attempt to alleviate these conflicts by forming a large reservation on the Western Slope of Colorado, away from the primary mining area. However, by the early 1870s, large bodies of ore had been found in the San Juan Mountains. Miners returned to the San Juan Mountains in 1869 and resumed mining in the vicinity of Baker's Park by 1870. It was these trespasses onto the Ute Reservation that alarmed the Ute, resulted in the discovery of rich gold and silver deposits, and led to the ceding of the San Juan Mountains by the Ute under the Brunot Agreement in 1873. The Brunot Treaty increased hostilities between the Ute and Euroamericans over disputes where the boundaries of the ceded lands were. Although the Tabeguache (Uncompahgre) Utes maintained peace under difficult circumstances, the White River Ute killed their agent, Nathan Meeker, and several agency employees and overwhelmed U.S. troops sent to intervene in 1879. The "Meeker Massacre" served as the catalyst for removing the White River and Uncompahgre Utes from western Colorado to reservations in northeastern Utah in late 1881. The Weeminuche, Capote, and Muache Utes were settled on a reservation on a strip of land along the Colorado-New Mexico border.

With the San Juan Mountains legally opened to prospecting in 1873, Baker's Park became the focus of mining activity that spread throughout the San Juan Mountains; the towns of Howardsville and Silverton were established in 1874. Mining rapidly expanded to the Telluride, Ouray, Rico, and Lake City areas, which were quickly connected by toll roads. The success of the San Juan mines spurred railroad construction to the Animas Valley in 1880 where the town of Durango was established. In 1882, the Denver & Rio Grande (D&RG) extended their rail line to Silverton. The completion of the railroad to Silverton solidified the town's position as the principal mining center of the San Juan Mountains and stimulated mining in the surrounding area. A wagon road from Ouray to Ironton was completed by Otto Mears in 1883 that continued over Red Mountain Pass to Silverton. In 1887, Otto Mears constructed the Silverton Railroad over Red Mountain Pass to the Red Mountain Mining District. The D&RG extended a rail line to Ouray from Montrose in 1887, but the Red

Mountain Mining District was never connected by rail to Ouray because of the difficulties constructing a suitable grade to surmount the upper Uncompahgre Canyon. In 1890 and 1891, the Rio Grande Southern Railroad was constructed through the San Juan Mountains between Durango and Ridgway. It provided much-needed rail service to the important mining centers of Rico and Telluride, further stimulating mining and commercial development in the San Juan Mountains. Hard times in the mining industry began with the Panic of 1893 and continued into the new century with labor unrest that centered on the town of Telluride. Gold-producing mines in the region were not nearly so hard hit by the depression as those that produced mainly silver (Henderson 1926). Silverton was fortunate to have several gold-producing mines that kept its economy alive after the decline of silver prices, including the Gold King Mine near Eureka. To remain profitable, operators focused on mining large volumes of ore to take advantage of the benefits of economy of scale. Concentration mills allowed lower value ore to be mined and shipped at a profit. The development of successful flotation processes beginning in about 1915 improved the recovery of metals from extracted ores, extending the life of many mines.

Mining declined in the 1920s and was even harder hit during the Depression Years of the 1930s. The Shenandoah-Dives Mine was a stalwart through the Depression until its closing in 1953. Reopening of the Sunnyside Mine in 1959 provided continued employment for area miners into the mid-1980s, finally closing for good in 1991. In the meantime, tourism took hold, aided by construction of a state highway through Silverton in 1924, improvements that kept the highway open year around in 1935, and paving as U. S. Highway 550 in 1955. Movie makers discovered Silverton in 1949, and the Denver & Rio Grande Railroad was a key element in many Westerns. The railroad became exclusively a tourist line in 1969 when the rails below Durango were abandoned. Silverton continues as one of the few remaining authentic mining towns in Colorado and serves as the destination for the Durango & Silverton Narrow Gauge Railroad and the base for backcountry hiking and jeeping to the surrounding high country and its highly visible mining history.

PREVIOUS WORK

A site file search was requested by Meghan Grizzle of Alpine from History Colorado's Office of Archaeology and Historic Preservation on June 13, 2023 and the results were received on July 13, 2023. The entire Winnemucca Mill Site parcel falls within the boundaries of the Howardsville Townsite (5SA31). This is a large, irregular block of land that was initially recorded by unknown parties in 1974 and by the Bureau of Land Management (BLM) in 1978. It does not appear to be well conceived, as it is considerably larger than the actual town of Howardsville and appears to contain a number of historic sites, including the Little Nation Mill, that are not elements of Howardsville as a town (Figure 4). The townsite was included in later surveys by Susan Medville (1997) for the San Juan County Historical Society, and in 2000 by Eric Twitty (2002) during his selective inventory of the Silverton Mining District for the BLM. The Little Nation Mill falls within the boundaries of site 5SA31, but does not appear to have been formally recorded in its own right. However, sufficient documentation was gathered for it to be listed in the San Juan County Historic Register in 2007. To the southwest of the Winnemucca Mill Site project area, the Solomon Group of Mines was recorded on King Solomon Mountain as site 5SA789 in 2000 by Twitty (2002). This is likely the Royal Charter Mine, which includes the Little Nation Lode that was connected to the Little Nation Mill by tramway.

Based on the file-search results and the review of historical maps, it was anticipated that the Little Nation Tramway would be recorded during fieldwork. It was also anticipated that historical debris might be found in the parcel. Although site 5SA31 overlaps the project area, its boundaries were considered erroneous and no evidence of the Howardsville Townsite was expected to be found during the survey of the Winnemucca Mill Site.

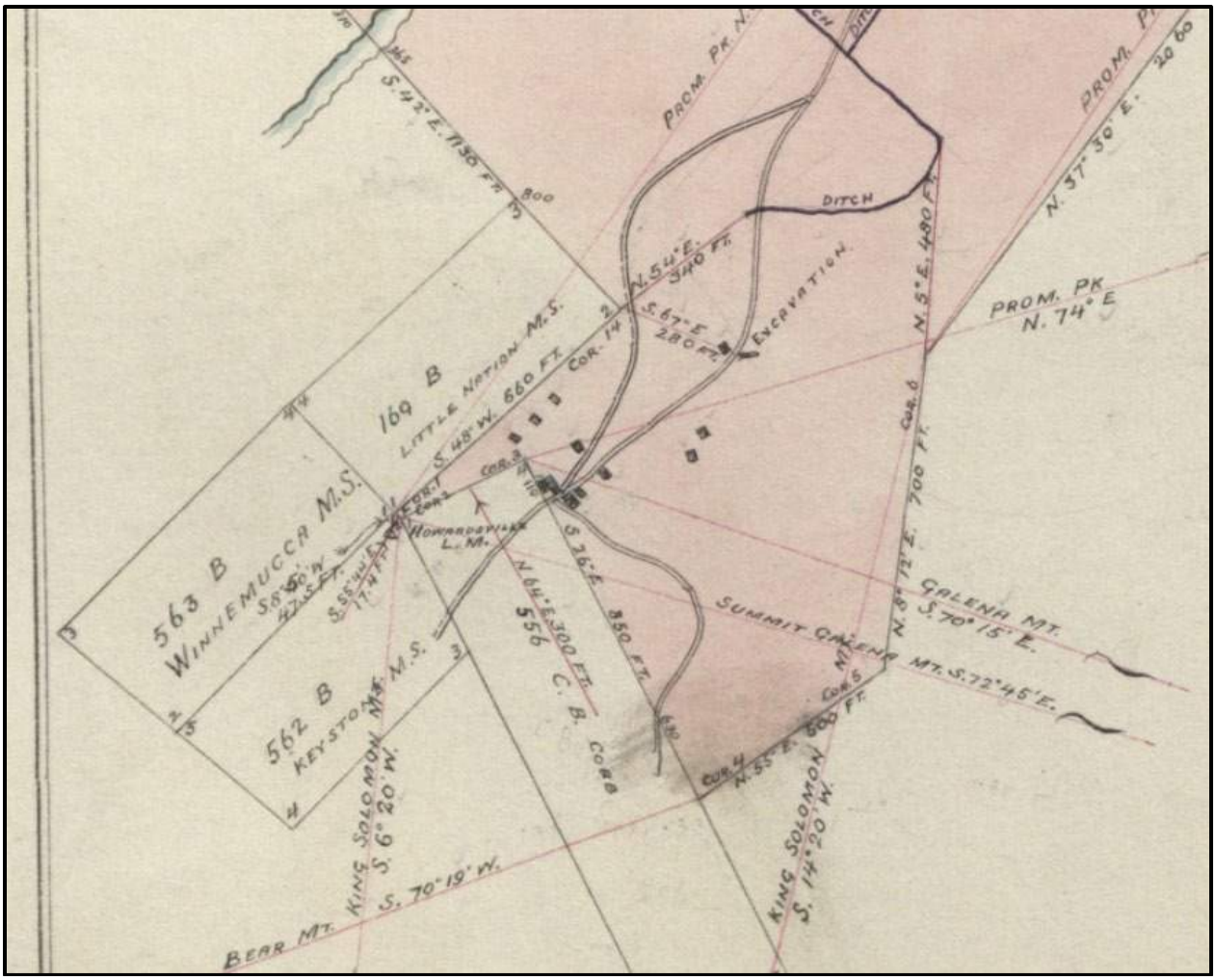

Figure 4. The southern portion of the Mineral Survey Plat for the Howardsville Placer (MS 942) showing the buildings of the town of Howardsville not extending onto the adjacent mining claims, including the Winnemucca and Little Nation Mill Sites.

PROJECT OBJECTIVES

The primary objective of the cultural resource inventory was to locate and assess the significance of historical and archaeological properties in the project areas so that significant sites can be adequately considered under the various applicable cultural resource laws. This step is intended to aid in the preservation of significant cultural resources or to facilitate the formation of appropriate mitigative strategies. This objective was accomplished, first, by conducting site file searches and literature reviews and, second, by conducting an intensive pedestrian survey of the project area. Recommendations regarding the significance of the cultural resources found during the project are made using the criteria for determining eligibility for inclusion on the National Register of Historic Places (NRHP). The historic preservation laws mandating this cultural resource study specifically identify eligibility for inclusion on the NRHP as the key factor in determining preservation needs. The criteria for assessing site significance, as published in the U.S. Government Code of Federal Regulations (36 CFR 60) read as follows:

National Register criteria for evaluation. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or

B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that has yielded, or may be likely to yield, information important in prehistory or history.

Identification and evaluation of cultural resources in the project area permit formulation of management recommendations (Church et al. 2007; Reed and Metcalf 1999). Isolated finds do not meet the criteria for inclusion on the NRHP and are not recommended for further archaeological treatment. Management options for significant sites include site avoidance and data recovery.

SURVEY METHODS

The entire Winnemucca Mill Site area was inventoried by two archaeologist walking parallel transects spaced no more than 50 ft. (15 m) apart. When artifacts or cultural features were encountered, the surrounding area was examined to determine whether a site or an isolated find was represented. Sites were defined as five or more artifacts, in relatively close proximity to one another, exceeding 50 years old. Sites may also encompass features, structures, rock art, or facilities that lack artifacts, exceeding 50 years old. Loci with four or fewer artifacts were classified as isolated finds. All cultural resources were evaluated for eligibility for the NRHP in terms of the specific criteria presented in the preceding section. Discovered cultural resources were recorded with a Minno Android tablet paired with a high accuracy geode Global Positioning System (GPS) receiver unit, and locations were plotted on a USGS quadrangle map. The same tablet and GPS unit was used to collect points used to create site maps. All sites were photographed with a digital camera to illustrate the condition and augment descriptions. No artifacts were collected during the project.

RESULTS

Three cultural resource sites were recorded as a result of the inventory. All were of historic age. Project results maps can be found in Appendix A, and cultural resource site forms are in Appendix B. no isolated finds were found during the inventory.

Resources Not Recorded

The Little Nation Mill is just north of the Winnemucca Mill Site (Figure 5). It was listed in the San Juan County Historic Register in 2007, but does not seem to have been formally recorded. Passing generally east to west on the southern side of the Little Nation Mill are 4-in.-diameter aluminum and iron pipes that at one time carried mill-tailings slurry from an unidentified source to the floodplain of the Animas River. The pipes are not clearly of historic age, so were not recorded during the inventory, but fall within the general boundaries of 5SA31, the Howardsville Townsite.

The Howardsville Townsite (5SA31) is a large block area initially identified in 1974 that encompasses the entire inventory area. Numerous historic sites appear to be present within its site boundary that seem best to record as individual sites, as it is unclear how its boundaries were

Figure 5. Little Nation Mill just north of the Winnemucca Mill Site showing aliminum and iron mill tailings slurry pipes passing over the northern portion of the Winnemucca Mill Site parcel. View is to the east-northeast.

determined, and the boundaries do not appear to conform to the actual perimeter of what formed the original community. The original community is shown as being present only in the southern portion of the Howardsville Placer (MS 942). The Mineral Survey Plat of the Howardsville Placer shows that none of the town buildings extended onto the Winnemucca Mill Site or the adjacent Little Nation Mill Site (Figure 4).

5SA5SA1871 – Historic Trash Dump

Site 5SA1871 consists of a 15-x-30-ft. area of artifacts dumped from the terrace edge on the southern side of Cunningham Creek down its bank and onto its floodplain (Figure 6–Figure 9). Observed artifacts are hole-in-top milk cans; Sanitary food cans; butchered animal bone; a hydraulic rubber hose with a threaded fitting; a 1-in.-diameter mica disc (electrical); a fine-mesh heavy-gauge screen; corrugated sheet metal fragments; a white enameled washing machine drum; two enameled sheet-metal cook stoves; wire; a sheet metal toy truck stake-bed side; a lead gel tube with a white plastic cap marked "ORTHO;" an oval tobacco tin base fragment; clear, amber, and light green bottle glass fragments; an amber machine-made rectangular medicine bottle with a base measuring ¾-x-1 in. that is 2½ in. tall with a threaded finish, sides marked "PARKE-DAVIS," and the base marked 8 ⌖ 48; a clear 1¼-in.-diameter, machine-made bottle base marked "A-8/2 Ⓐ 50; a clear 2¼-in.-diameter bottle base marked "DESIGN PAT'D/L/French's [in flag]/16/8-16__;" a clear 1½-x-3-in. bottle base marked "Woodbury;" a cast-iron 4¾-in.-diameter possible lid marked "450" with a nipple at its center, an iron furniture caster with 4-in.-diameter wheel with rubber tire and 2-in.long shaft; threaded sheet metal jar lids; stamped sheet metal chewing tobacco lid embossed "UNITED STATES TOBACCO CO/UST [intertwined logo]; robin's egg blue-glazed white earthenware plate fragment marked "HLC/fiesta/MADE IN USA;" a steel U-shaped leaf spring bracket; a section of automobile

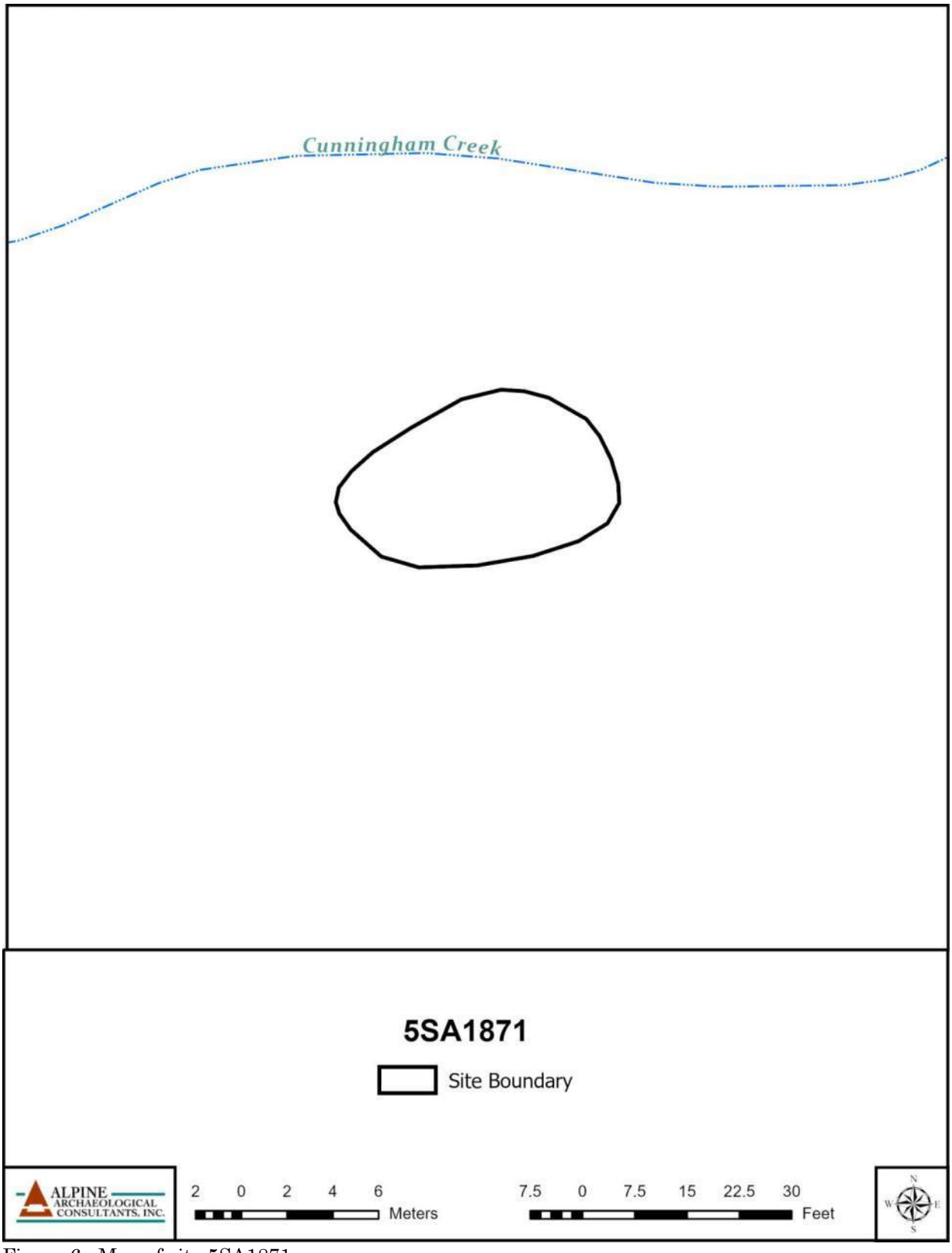

Figure 6. Map of site 5SA1871.

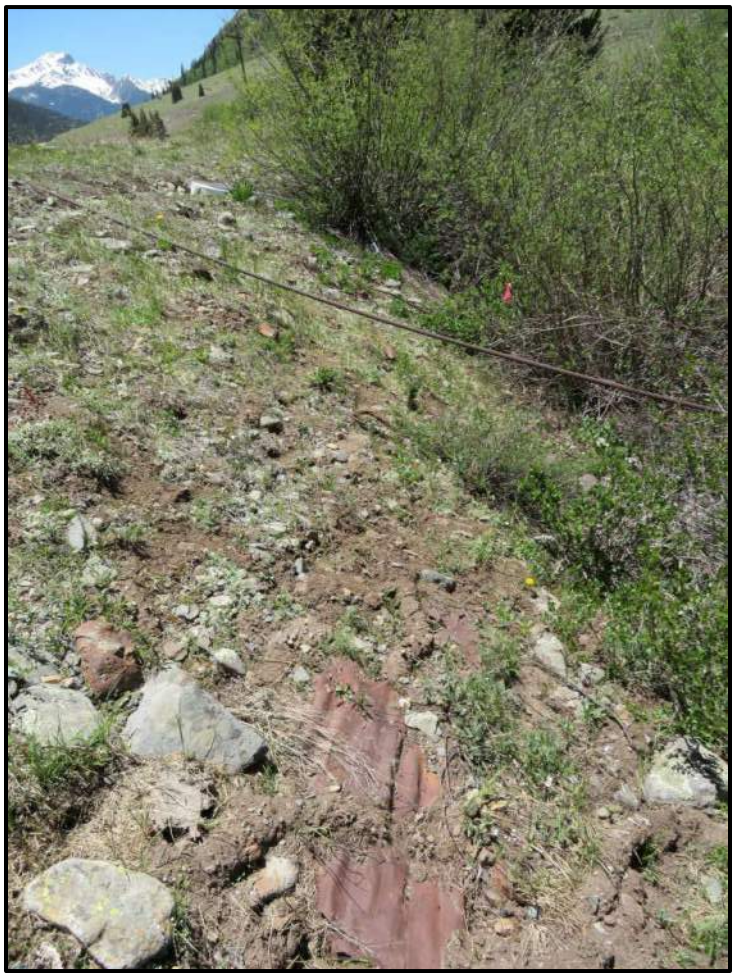

Figure 7. Artifacts dumped down southern bank of Cunningham Creek, looking west. Note the wire rope from the Little Nation Tramway (5SA1873.1) crossing the dump.

Figure 8. Stoves on the southern bank of Cunningham Creek covered in willows, looking northwest.

Figure 9. Scatter of artifacts on the southern bank of Cunningham Creek. View is to the southwest.

tire chain; a rubber band; a polychrome floral earthenware plate fragment; an iron wire hanger; a sheet metal curved curtain rod; and a wire bucket handle. The artifacts are exposed on the ground surface. The soils in the area are less than 20 cm deep and quite rocky with numerous rocks exposed with the artifacts, suggesting that there is minimal potential for artifacts to be buried.

Diagnostic Artifact Details

A-8/2 Ⓐ 50 – The Ⓐ mark is that of the Armstrong Cork Company, Glass Division, of Lancaster, Pennsylvania. Thomas M. Armstrong and John D. Glass formed the company in 1860 to supply corks and other closures. They registered the A in a circle trademark in 1889, but did not begin to use it until 1938 when the company began producing bottles. The bottle-making business was the result of the company purchasing the glass works of the Whitall-Tatum Glass Company of Millville, New Jersey, and the Hart Glass Manufacturing Company of Dunkirk, Indiana. A. H. Kerr Glass Company purchased the company in 1968 and the makers mark ceased to be used in 1969. The 50 to the right of the mark probably indicates manufacture in 1950 (Toulouse 1971:24-25).

HLC/fiesta/MADE IN USA – Fiesta ware was introduced in 1936 by the Homer Laughlin China Company of Newell, West Virginia. The robin's egg blue color was produced from 1938–1969 (Wikipedia 2023).

French's [in flag] – French's Mustard was first available in glass with a screw-top lid in 1915. The packaging was changed to a plastic squeeze bottle in 1991 (McCormick & Company 2023).

ORTHO – The white plastic screw cap marked "ORTHO" on a lead tube indicates manufacture by the Ortho Pharmaceutical Company. The company was formed in 1931 to market Ortho-Gynol manufactured by Johnson & Johnson. It was a prescription spermicidal contraceptive jelly. According to the U.S. Patent Office, the Ortho-Gynol trademark was first registered in 1932 and last renewed in 1972.

8 ⌖ 48 – The ⌖ mark is that of the Owens Illinois Glass Co. of Toledo, Ohio. The mark began being used upon the merger of the Owens Bottle Company and the Illinois Glass Company in 1929. The mark was used from 1930 to 1954. This particular mark indicates manufacture in 1948 (Toulouse 1971:403-406).

UST intertwined – According to the U.S. Patent Office, the interlocking UST trademark was first used on November 29, 1937. The United States Tobacco Company of New York, New York registered it in 1952. It was last renewed in 1992 and is a live trademark. The trademark was for chewing tobacco, smoking tobacco, and snuff.

WOODBURY – John H. Woodbury was a dermatologist in New York City that developed and began marketing a facial soap by 1870 (Brand Names Foundation 1947). Woodbury Facial Soap was a very popular product and was purchased by the Jergens Soap Company in 1901. The product was manufactured under the subsidiary John H. Woodbury, Inc. of Cincinnati, Ohio. According to the U.S. Patent Office, the Woodbury name was first used as a trademark in 1891; it was registered by John H. Woodbury, Inc. of Cincinnati in 1948 for soap, talcum powder, dental cream, lipstick, rough, cold cream, shampoo, and skin lotion. Woodbury Lotion was heavily advertised after 1922 and Woodbury Face Cream began being advertised in 1929 (Periodical Publishers Association 1934:52). Jergens was purchased by KAO Corporation of Japan in the late 1980s (Horstman 1999); the purchase included the Woodbury trademark, which was an active trademark until early 2006.

The Owens-Illinois mark from 1948 and the Armstrong Cork Company mark from 1950 provide the best dates for the deposition of the artifacts. They suggest that the artifacts were dumped

in a single episode in the early 1950s. All of the other artifacts present in the assemblage fit well with that date of deposition.

National Register Recommendation

Site 5SA1871 is not recommended as eligible for inclusion in the NRHP. It is a single episode of trash disposal probably from a nearby residence in the early 1950s. Recordation has adequately documented the site.

Management Recommendations

No further historical or archaeological work is recommended for site 5SA1871.

5SA1872 – Historic Artifact Scatter

Site 5SA1872 is a small assemblage of historic artifacts in a rather disturbed context on the rolling terrace north of Cunningham Creek (Figure 10 and Figure 11). The small number of artifacts present include sheet metal can fragments including one key-wind coffee can base probably from the 1960s, two amber hand-finished beer bottle neck fragments with a sharp ring (1870s–1880s), dark and light amber beer bottle fragments, hand-finished dark olive green (black) glass fragments including one neck and finish and one 3¼-in.-diameter base fragment marked "K_/DS_" that appears to be an imported ale bottle of 1870s–1880s age, a round ribbed purple glass bottle fragment, and a purple hand-finished pumpkinseed flask fragment with an oval base marked "2" that dates prior to 1920. Soils on the site are less than 20 cm deep and numerous rocks exposed with the artifacts indicate a low potential for additional buried materials of importance.

Figure 10. Artifact scatter with an old utility pole and the Little Nation Mill in the background. View is to the north-northwest.

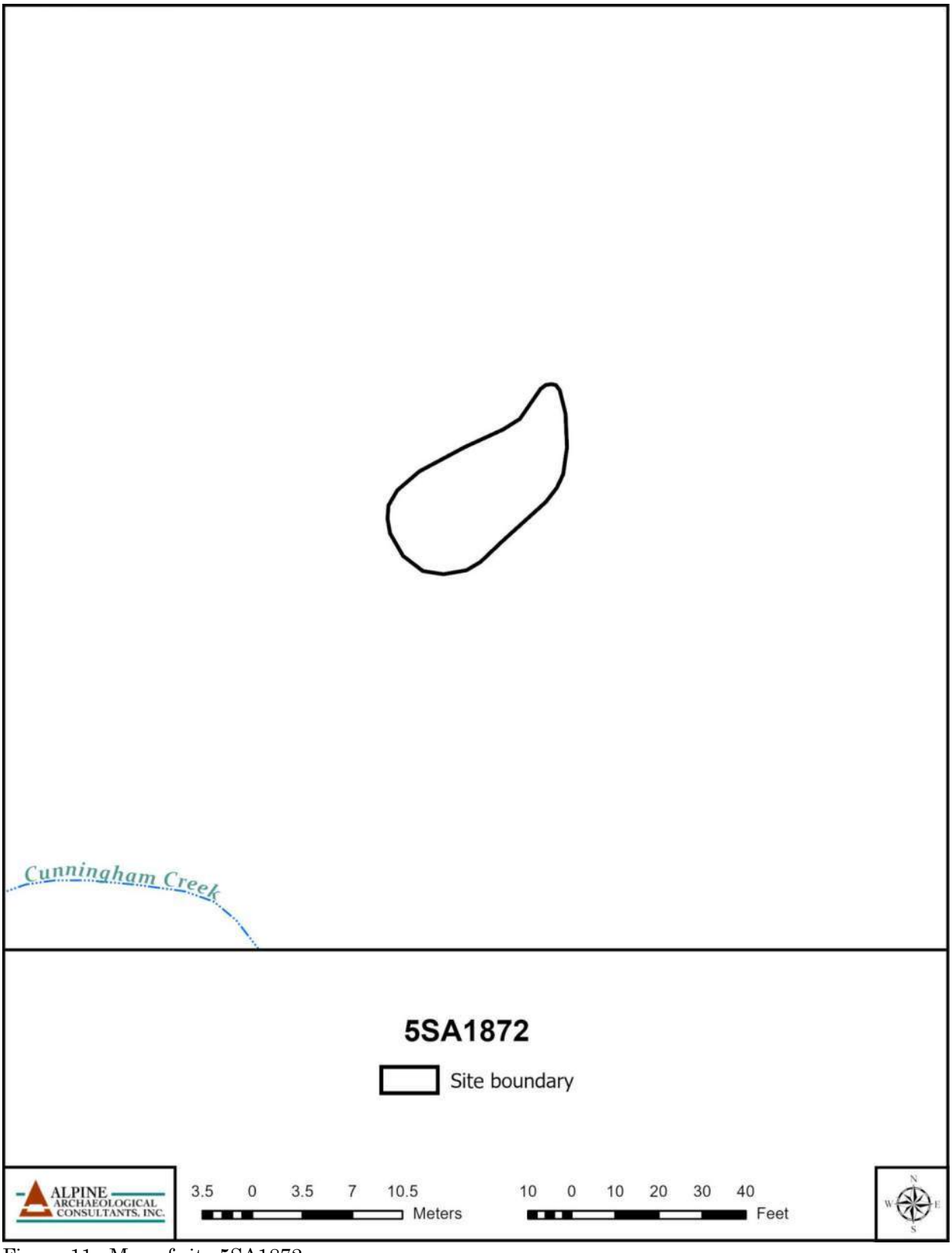

Figure 11. Map of site 5SA1872.

National Register Recommendation

Site 5SA1872 is not recommended as NRHP eligible. It represents expected use from the 1870s to the mid-1960s and does not have potential for adding important information about the occupation of Howardsville and its surrounding area.

Management Recommendations

No additional historical or archaeological work is recommended for the site.

5SA1873.1 – Little Nation Tramway

The Little Nation Tramway, site 5SA1873.1, is 2,865 ft. (0.54 miles) long and extends from the Royal Charter Mine on King Solomon Mountain to the Little Nation Mill (Figure 12). The tramway ranges in elevation from 10,260 ft. at the upper tram terminal at the Royal Charter Mine to 9,620 ft. at the Little Nation Mill for a total elevation change of 640 ft. The 455-ft.-long portion of the tramway that crosses the Winnemucca Mill Site is represented by one 1⅛-in.-diameter wire rope laying on the ground and one suspended above (Figure 13 and Figure 14). It passes on and above the entire mill site parcel in a south-southwest to north-northeast direction. No evidence exists that the tramway had tram towers within the Winnemucca Mill Site parcel. Rather, the line passed entirely over the parcel without the need for support. The wire rope enters one door high in the gable of the mill and exits an adjacent door, indicating that it formed a continuous loop. It was reported that the tramway was a jig-back type powered by a 7½-horsepower General Electric motor at the mine (*Silverton Standard and Miner*, May 28, 2009:15). Jig-back tramways usually consist of a single static line on which a single ore bucket on a carriage was suspended that was let down by gravity and retrieved by retracting a smaller diameter traction line. A continuous loop tramway could have carried multiple ore buckets attached to the single line or, if operated in a similar manner as a jig-back, could have accommodated a single, directly attached ore bucket that was retrieved by reversing the direction of the continuous loop. It is uncertain which method was used. A Bleichert system required two static lines on which an ore-bucket carriage was suspended with a continuous loop traction line providing the motive power, which does not seem to be the case with this tramway.

Historical Background

The Little Nation Lode and Mill Site (MS 169 A&B) were located by William A. Nichols, an assayer, who did the initial mining on the lode claim on King Solomon Mountain and included the mill site on the edge of Howardsville in the event that it might be needed to process ore from the claim. He had the claims surveyed in 1877 and obtained the patent for them on November 30, 1881. The Royal Charter Lode (MS 1710) adjoins the Little Nation Lode to the northwest. It was patented by W. J. Forsyth and others on February 16, 1884. Both mines worked on the same vein network and were worked together through a tunnel on the Royal Charter Lode from about 1893 to 1895. Mining resumed briefly in July and August 1908, but was not carried out productively until 1917, resulting in the formation of the Little Nation Mining Company on May 9, 1918. The company installed new machinery, and ore production justified the construction of the Little Nation Mill on the mill site in the summer and fall of 1923. It was a combination flotation and concentration mill. Ore from the mine was crushed and placed in an ore bin at the upper tram terminal from where it was transported to the mill by aerial tramway. The mill contained a Ruth rod mill that prepared ore for separation first on Wilfley tables and then in a Brown four-cell flotation machine. During construction, development work at the mine lagged, and the mine was unable to provide a sufficient quantity of ore to run the mill profitably, so it shut down soon thereafter (*Silverton Standard*, July 28, 1923:7; August 25, 1923:1; September 15, 1923:1; June 4, 1937:4). Mining ceased and taxes for 1924 went unpaid when the improvements at the mine, including the upper tram terminal, were valued at $3,000, the tramway at $2,500, and the mill and lower tram terminal at $10,000 (*Silverton Standard,* November 14, 1925:2). Reorganization resulted in the formation of the Royal Charter

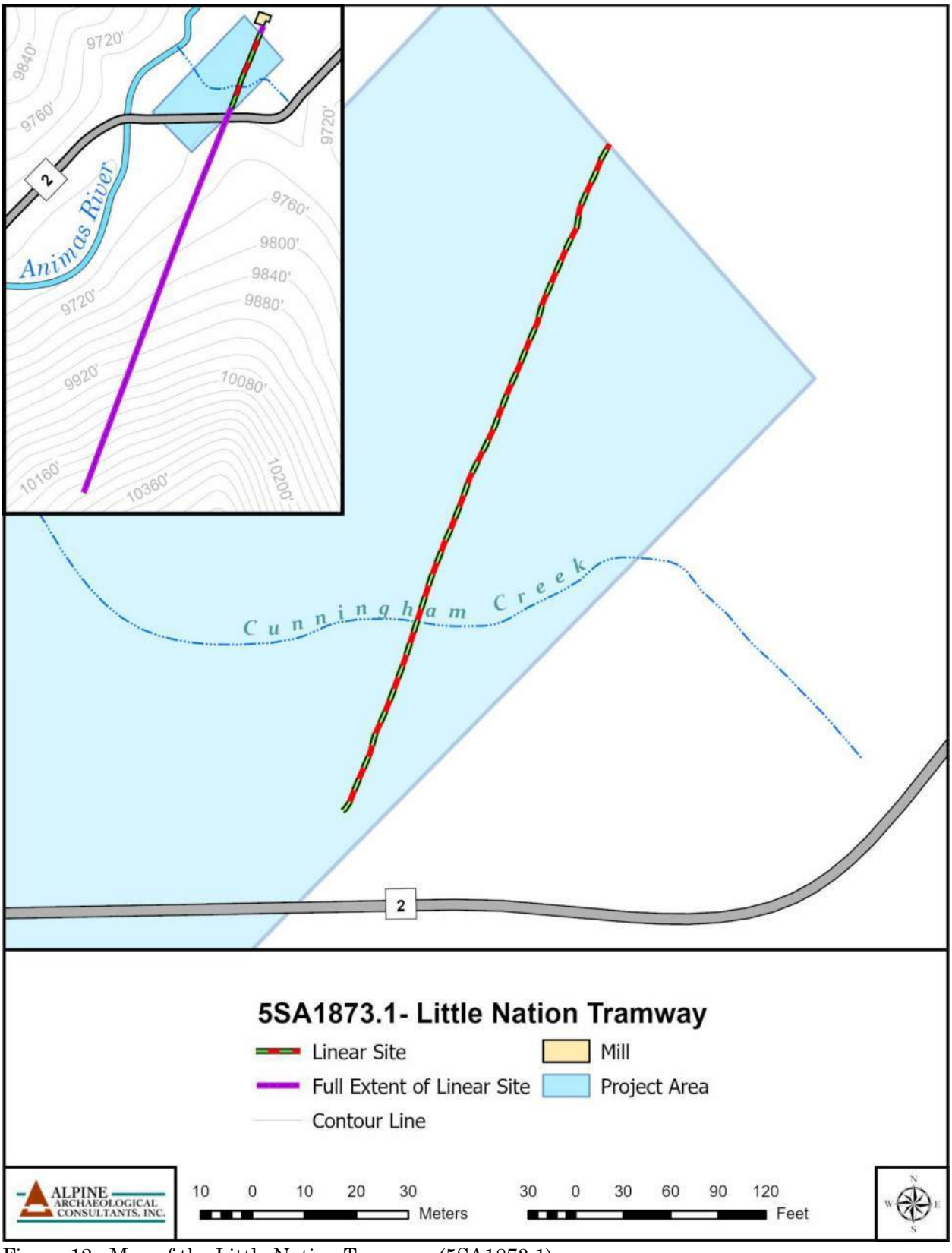

Figure 12. Map of the Little Nation Tramway (5SA1873.1).

Figure 13. Little Nation Tramway line on ground and above leading to Little Nation Mill in the distance, looking north-northeast.

Mining Company in 1928. They opened a new tunnel and began increased mining in 1933 with ore going to the mill via the tramway. Low mineral prices and high operation costs closed the mine in 1934. Mining resumed briefly in late 1935 and early 1936, but the mill was not utilized. Instead, ore was sent to the Shenandoah Dives Mill, though the tramway likely brought the ore to the valley floor. The mill again processed ore in the summer of 1937, but that seems to have been the last time mill and tramway were used (*Silverton Standard*, October 7, 1933:4; January 4, 1936:4; June 4, 1937:4; August 20, 1937:1).

National Register Recommendation

The Little Nation Tramway (5SA1873.1) is recommended as eligible for inclusion in the NRHP under Criteria A and C. The tramway connected the Royal Charter Mine, which included the Little Nation Lode, to the Little Nation Mill. The inclusion of the Little Nation Mill in the San Juan County Historic Register recognizes the important role the mill played in the history of mining in San Juan County and the Howardsville area. The Royal Charter Mine, presumably site 5SA789, was recommended as eligible for inclusion in the NRHP in 2002 (Twitty 2002). The tramway was an important transportation connection between the mine and mill enabling them to function as a

Figure 14. Little Nation Tramway line laying on ground and visible above leading to the Royal Charter Mine on the slope of King Solomon Mountain. View is to the south-southwest.

cohesive unit. The mine, mill, and tramway form an interconnected system that is readily recognizable. The tramway retains most of the seven aspects of integrity under the NRHP criteria. It retains excellent integrity of location and materials, because the tramway has not moved and the wire rope above and on the ground are original elements; no tram towers were ever present within the project area. Integrity of design, setting, feeling, and association are all interrelated and are very good because the Little Nation Mill is adjacent, which was one end of the tramway, and the Royal Charter Mine is visible in the distance, which was the other end of the tramway; these two properties are physically connected by the tramway. Integrity of workmanship is irrelevant to the tramway, though may be retained at the mill and mine.

Management Recommendations

If possible, the wire rope laying on the ground and suspended in the air should be left in place. Project plans may make this recommendation untenable, so it is recommended that consultation be made with the USACE and the San Juan County Historical Society to determine what the best course of action would be for the preservation, alteration, or removal of the lines. The wire rope lying on the ground has been cut where County Road 2 passes through the mill site. It is unknown how long the suspended wire rope will remain as such. The wire ropes of the tramway are important because they

show the direct connection between the mill and the mine, despite their being over 0.5 miles apart. Should the suspended wire rope come down, it will certainly be necessary to cut it to allow travel to take place without impediment on County Road 2, but it should be allowed to lie on the ground to continue to show the connection between the mine and mill.

SUMMARY

Three historic sites were recorded within the Winnemucca Mill Site parcel. These were a single-episode disposal of trash from the early 1950s (5SA1871), a mixed-age scatter of historic artifacts (5SA1872), and a 455-ft.-long section of the Little Nation Tramway (5SA1873.1). The Little Nation Tramway (5SA1873.1) is recommended as NRHP eligible; the wire rope cables of the tramway that pass through the site should be retained as much as possible to show the connection between the Little Nation Mill and the Royal Charter Mine. The trash dump and artifact scatter (5SA1871 and 5SA1872) are not recommended to be NRHP eligible. No further work is recommended for those two sites.

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1925 November 14:2
1933 October 7:4
1936 January 4:4
1937 June 4:4; August 20:1

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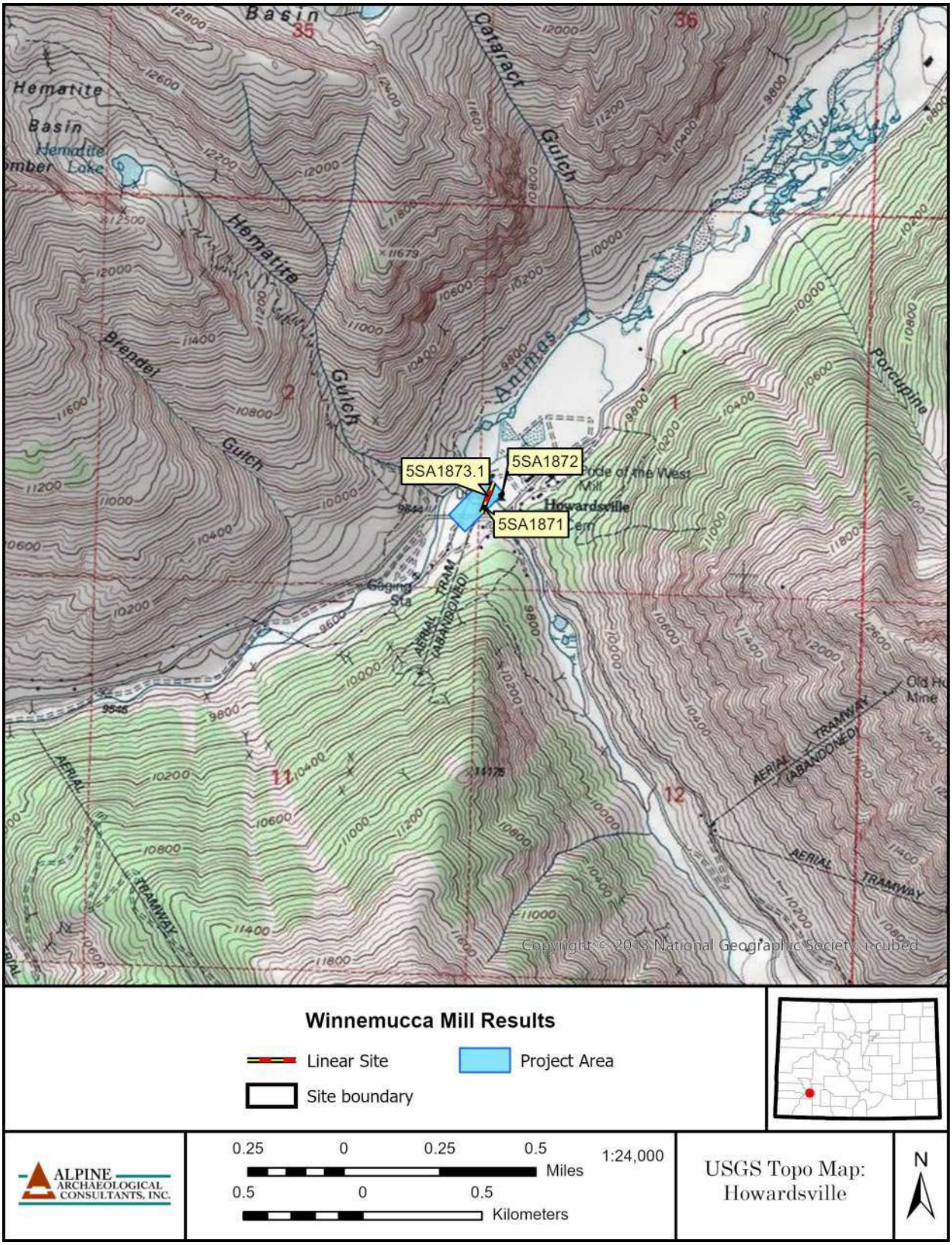
APPENDIX A
Site Location Map (Limited Distribution)


Hematite Basin
Hematite Basin
Cataract Gulch
Hematite Gulch
Brendel Gulch
Animas
Porcupine
5SA1873.1
5SA1872
5SA1871
Howardsville
Gaging Sta
TRAM
AERIAL
ABANDONED
TRAMWAY
Old Hope Mine
Copyright © 2013 National Geographic Society, i-cubed
Winnemucca Mill Results
Linear Site
Project Area
Site boundary
ALPINE ARCHAEOLOGICAL CONSULTANTS, INC.
0.25 0 0.25 0.5 Miles
0.5 0 0.5 Kilometers
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USGS Topo Map: Howardsville
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APPENDIX B
Site Forms (Limited Distribution)

15. Avalanche Hazards

AVALANCHE HAZARD ASSESSMENT & MAPPING

for

WINNEMUCCA MILL SITE
COUNTY ROAD 2
ANIMAS RIVER ROAD
SAN JUAN COUNTY, COLORADO

Prepared for:

Kirk D Huff
3424 Ridgeline Dr
Montrose, CO 81401

Prepared by:

Wilbur Engineering, Inc.
Durango, Colorado

September 19, 2023

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September 19, 2023

Kirk D Huff
3424 Ridgeline Dr
Montrose, CO 81401-7305
via email

RE: Avalanche Hazard Assessment
Winnemucca Mill Site
County Road 2, San Juan County, Colorado

Dear Mr. Huff:

At your request, we have completed our avalanche hazard assessment. The only avalanche hazard at the site is from slides originating in Hematite Gulch. Rare (low probability) avalanches will cross the Animas River and have the potential to affect the northwest portion of the site. We have included a “Yellow” or “Low” Avalanche Hazard Zone in our mapping to show very low probability avalanche runout limits. Our report describes land use recommendations for this hazard zone.

We appreciate the opportunity to visit and study avalanches at your property. If you have any questions, please contact me.

Sincerely,
Wilbur Engineering, Inc.

Chris Wilbur, P.E.

Contents

Figures

Appendix

1. Introduction

This report describes snow avalanche hazards for the Winnemucca Mill Site north of Silverton on San Juan County Road 2. Figure 1 shows the site location. This report includes a map delineating high, moderate and low avalanche hazard zones, and provides recommendations for the planned site development as shown on the conceptual site plan prepared by DHM Designs.

Figure 1 – Site Location Map
(source Gaia GPS.com)

2. Objectives

This report has the following **objectives**:

1. Delineate avalanche hazard zones for High (Red) Avalanche Hazard and Moderate (Blue) Avalanche Hazards at the site.
2. Provide recommendations for avoiding, reducing and mitigating snow avalanche hazards.

3. Limitations

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

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

4. Methods

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

1. Review of reference documents listed in Section 12 of this report.
2. Terrain analyses using a topographic map derived from LiDAR data downloaded from the USGS 3D Elevation Program (3DEP);
3. Site observations of vegetation and ground conditions made by Chris Wilbur on September 7, 2023, during snow-free conditions.
4. Analysis of various sources of aerial imagery, including Google Earth, Bing, USGS, USDA, and San Juan County GIS Department.
5. Review of historic weather data, including SNOTEL, Coop Weather Stations, Colorado Avalanche Information Center (CAIC) and the Center for Snow and Avalanche Studies (CSAS);

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

6. Avalanche dynamic modeling with the Swiss program, RAMMS, Version 1.8.0 utilizing a 3-meter resolution digital elevation model (DEM) developed from LiDAR data.
7. Our local and regional knowledge of terrain, climate and avalanche hazards.

5. Avalanche History

The following description of a 1936 avalanche is from Reference 4. Figure 2 shows a map.

> The Hematite snowslide (Map 6) ran at 4:00 p.m. Thursday afternoon, 20 February, from Tower Mountain and covered the highway 500 feet in length with depths from five to 15 feet.[171]
>
> The slide struck the new bridge across the Animas River, depositing snow on both ends of the structure and filled the river beneath. Planks in the center of the bridge were loosened by the force of the snow beneath...In past years the slide has been known to run causing inconvenience to the Silverton Northern Railroad and often shutting off Howardsville's water supply for a period of several hours. Never before, however, has it been known to run in such huge proportions...Old timers still are talking about the habits of snowslides and the entirely unexpected turns they sometimes take.[172]
>
> Fortunately, only telephone poles were destroyed by the slide since dozens of vehicles and men were on the road at that time but had either just gone by the slide or had not yet arrived there.[173]

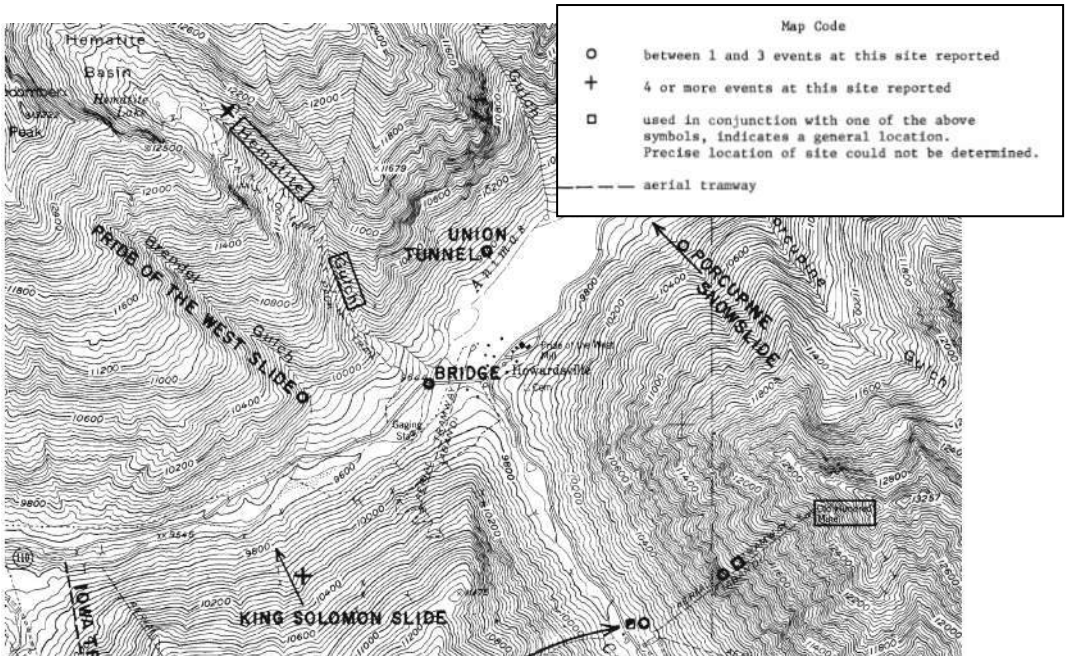

Figure 2 – Historic Avalanches Map
(source: Map 6 from Reference 4)

The Pride of the West Slide (Brendel Gulch) ran four days later covering the highway for 1000 feet. Hematite Gulch also ran January 22, 1887, February 28, 1891 (1500 feet wide), January 11, 1901 and hit the bridge in 1924 (date unknown).

6. Snow Climate

The site is located in the Colorado Avalanche Information Center's (CAIC) Northern San Juan recreational forecast zone. The region is characterized by a high elevation, high solar radiation, continental snow climate. This snow climate is widely known for its characteristic structure with a generally shallow cold snowpack and development of early season persistent weak layers that can last throughout the winter and spring, especially on northerly aspects. The weak lower snowpack can become overloaded by snow slabs that form during large storms and wind events, resulting in widespread avalanche activity.

Long-term weather records are available from a COOP weather station in Silverton and a SNOTEL station on Red Mountain Pass. In addition, the Center for Snow and Avalanche Studies has weather instrumentation at three sites near Red Mountain Pass, including an anemometer at the Putney weather station (elevation 12,320 feet). Selected weather and climate data are presented in Appendix B.

7. Terrain

Figure 3 shows the site on a Caltopo slope angle map. The site is located at the junction of Cunningham Creek and the Animas River near elevation 9650 feet. Avalanches originating in Hematite Gulch have the potential to reach the site. We identified several potential release areas ranging in size from about 5 to 85 acres. Aspects range from westerly to southerly to easterly. Most release areas are disconnected by ridges. All of the release areas funnel into a single track[2] near elevation 10,800 feet. The runout zone[3] begins near 10,000 feet and consists of a debris fan sloping about 12 degrees and the valley floor. The debris fan is incised, but avalanches will fill this shallow channel. The design magnitude avalanche will cross the Animas River and its flood plain on the south bank. It is possible that multiple avalanches will occur in a single winter and the debris from previous avalanches can deflect subsequent avalanches to either side of the debris fan. Figure 4 shows a slope angle map of the avalanche terrain derived from LiDAR data. Figure 5 shows a slope aspect map.

[2] The *Track* of an avalanche is the area where maximum velocity and mass are attained.
[3] The *Runout Zone* of an avalanche is the area where deceleration occurs and the avalanche stops.

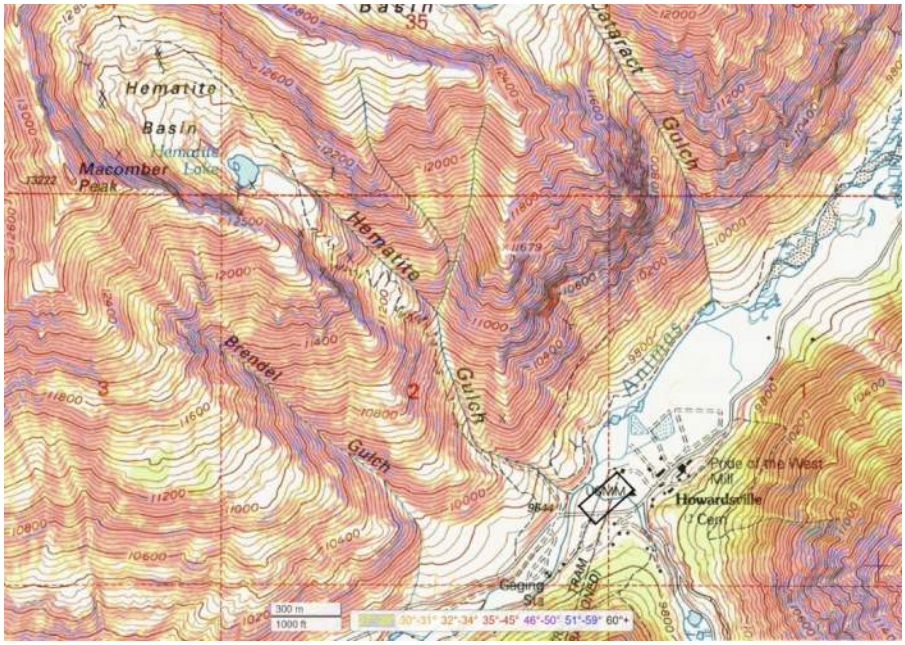

Figure 3 – Site on Caltopo Slope Map
(Site boundaries are approximate)

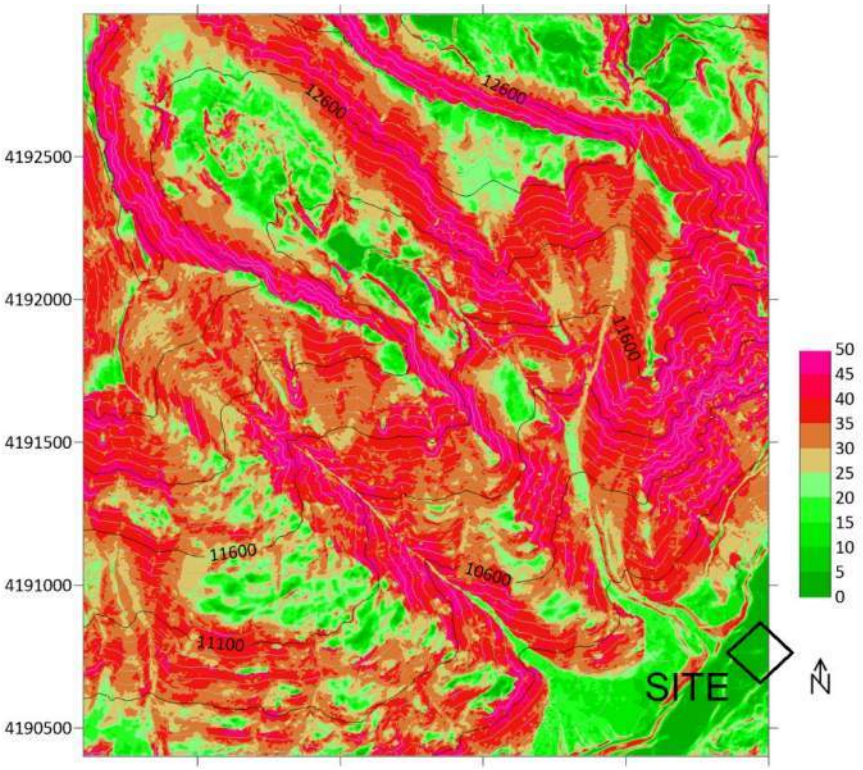

Figure 4 – LiDAR Slope Angle Map
(Site boundary approximate)

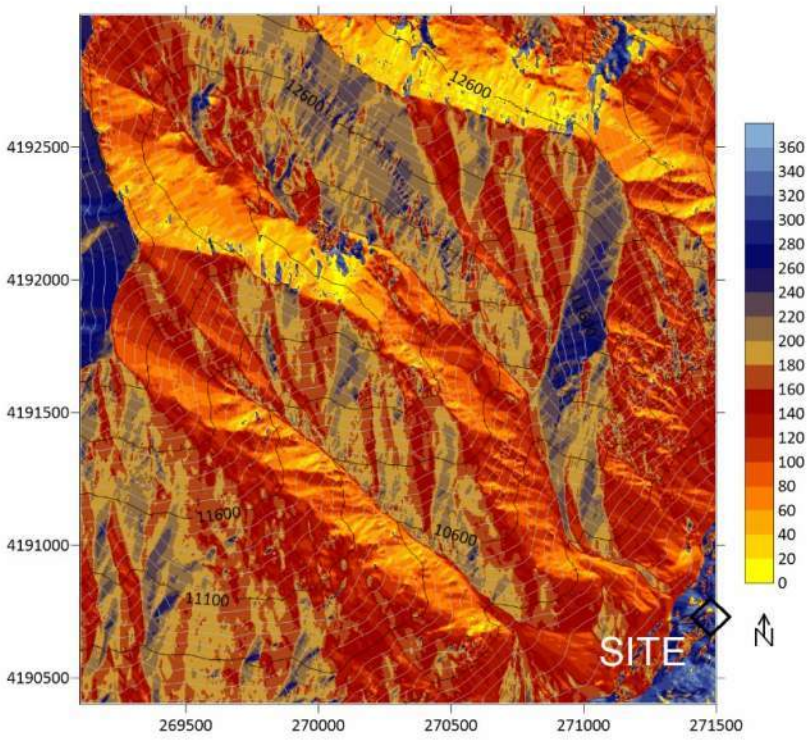

Figure 5 – LiDAR Slope Aspect Map
(Site boundary approximate)

8. Vegetative Indicators

The high elevation spruce-fir forest at the site provides vegetative indicators for historic and undocumented avalanches, including lateral and vertical extents. Forest trim lines at the edge of the track indicate lateral limits. Tree damage near the Animas River indicate flow heights and destructive energy in the runout zone. Figure 6 shows a photo of tree damage between the Animas River and the bridge. Tree ages near the river are estimate to range from about 30 to 100 years with younger trees and more damage near the bridge than to the east. Additional photos are presented in Appendix C.

Figure 6 – Avalanche Damaged Trees near the South Bank of the Animas River

9. Avalanche Dynamics Modeling

Figure 7 shows representative model results for the maximum flow heights for the design-magnitude avalanche. The model predicts uniform velocities of 18 m/s on the Hematite Gulch debris fan and rapid deceleration in the valley floor. The model calibration was based on historic avalanche runouts, vegetative indicators and our experience with other avalanches in Colorado, including well-documented historic avalanches and regional runout statistics. Model assumptions and parameters are presented in Appendix A.

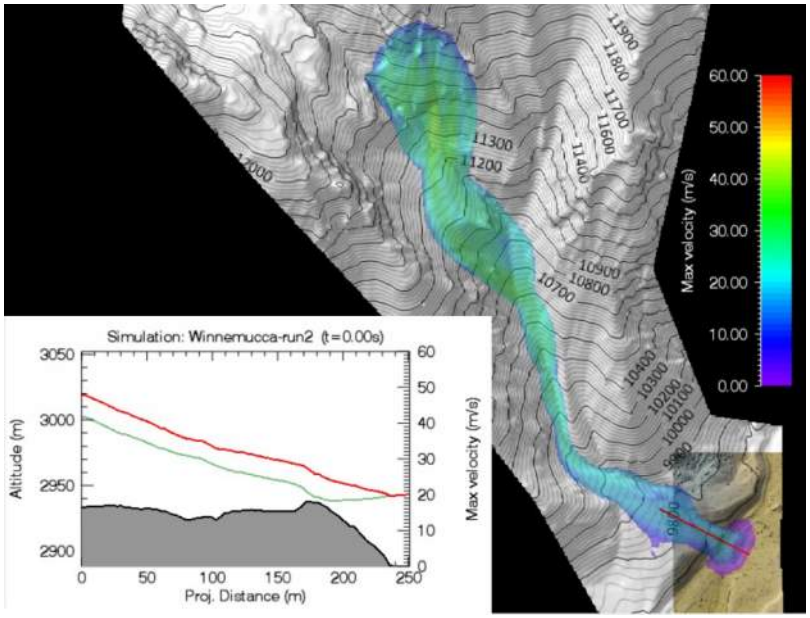

Figure 7 – RAMMS Predicted Maximum Velocities for Design Magnitude Avalanche

10. Findings

Based on the observations, analyses and methods described in this report, we developed the Avalanche Hazard Zone Map shown in Figure 8. The Moderate Hazard Zone (or Blue Zone) represents an area of low frequency avalanches and low to moderate impact pressures. The High Hazard (or Red Zone) does not reach the site. The Low Hazard (Yellow) Zone is an area affected by avalanches with return periods of between 100 and 300-years. Powder avalanche pressures are expected to be non-destructive at the site.

11. Recommendations

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

1. Avoidance of avalanche hazards is the most reliable form of mitigation. If practical, we recommend placing structures outside of the Blue and Yellow Avalanche Hazard Zones.
2. If structures are placed in the Blue Zone or Yellow Zone, we recommend placing them as far from the Red Zone as practical to minimize design loads.
3. Any structures in the Blue or Yellow Zones should be designed to withstand impact. This form of mitigation is known as “direct protection.” Avalanche impact loads cannot be determined until the location, geometry and orientation of the

structure are known. It is possible to achieve a high level of avalanche protection for building occupants, but persons outside will not be protected.

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

12. References

1. “Avalanche Hazard Map, San Juan County”, prepared by Rebecca Summer and Margaret Squier, INSTAAR (Institute of Arctic and Alpine Research), Boulder, Colorado, for San Juan County in 1976
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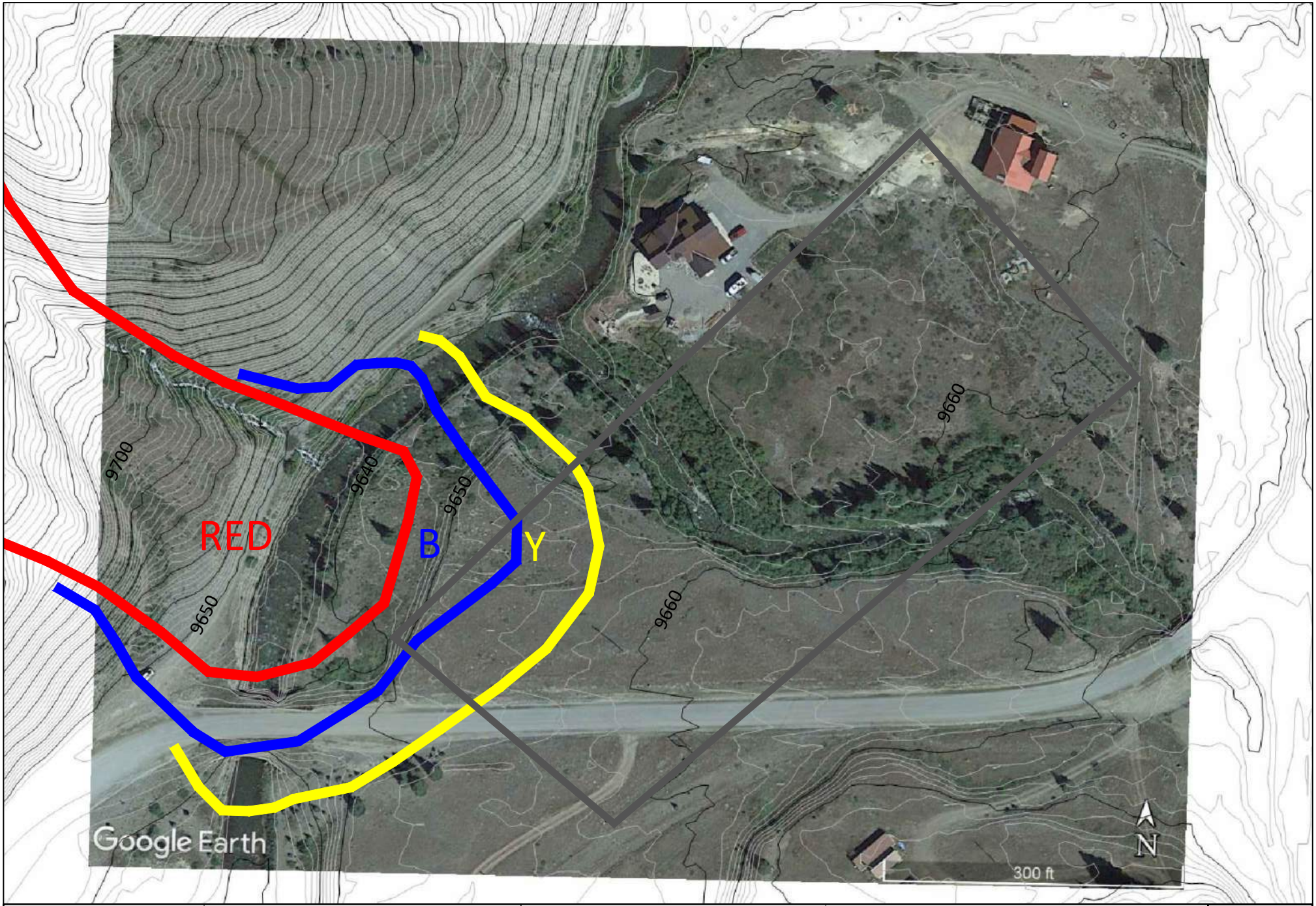
4. "Century of Struggle Against Snow: A History of Avalanche Hazard in San Juan County, Colorado", prepared by Betsy R. Armstrong, Institute of Arctic and Alpine Research, for San Juan County in 1976, published as Occasional Paper No. 18 by INSTAAR "Overall Hazard Map", prepared by INSTAAR for San Juan County in 1976.



Wilbur Engineering, Inc.
September 19, 2023

LEGEND

1. High (Red) hazard zone - avalanches have estimated average return periods of 30 years of less OR the 100-year average return period avalanche produces impact pressures of 600 pounds per square ft (psf) or more on flat surfaces normal to the flow.
2. Moderate (Blue) hazard zone - avalanches have estimated average return periods of between 30 and 100 years AND produce impact pressures of less than 600 pounds per square ft (psf). Powder avalanches with 30-year return periods produce less than 60 psf on a flat surface normal to the flow direction.
3. Low (Yellow) hazard zone - dense flowing avalanche have estimated average return periods between 100 and 300-years and powder impact pressures for the 100-year average return period are less than 60 psf.
4. White zone - areas outside the avalanche hazards zones defined above.

Notes:

1. Parcel boundaries are approximate and based on an undated Conceptual Site Plan provided by DHM Design.
2. Two-foot contour intervals based on USGS LiDAR data projected on UTM zone 12N.
3. Map hazard zones are intended for the this site only.
4. See report for important limitations of this Avalanche Hazard Map.
5. Land use constraints and recommendations for Red, Blue and Yellow avalanche hazard zones are described in the report.
6. Avalanche zones are not sufficient or intended for determining design criteria.

Avalanche Hazard Map

Winnemucca Mill Site

County Rd. 2, San Juan County, Colo.

Figure

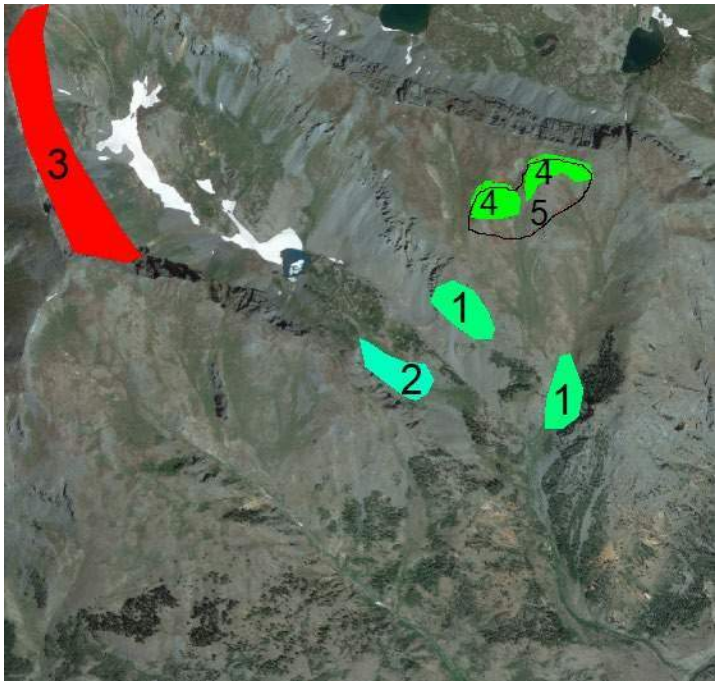
8

Appendix A
RAMMS Parameters & Results

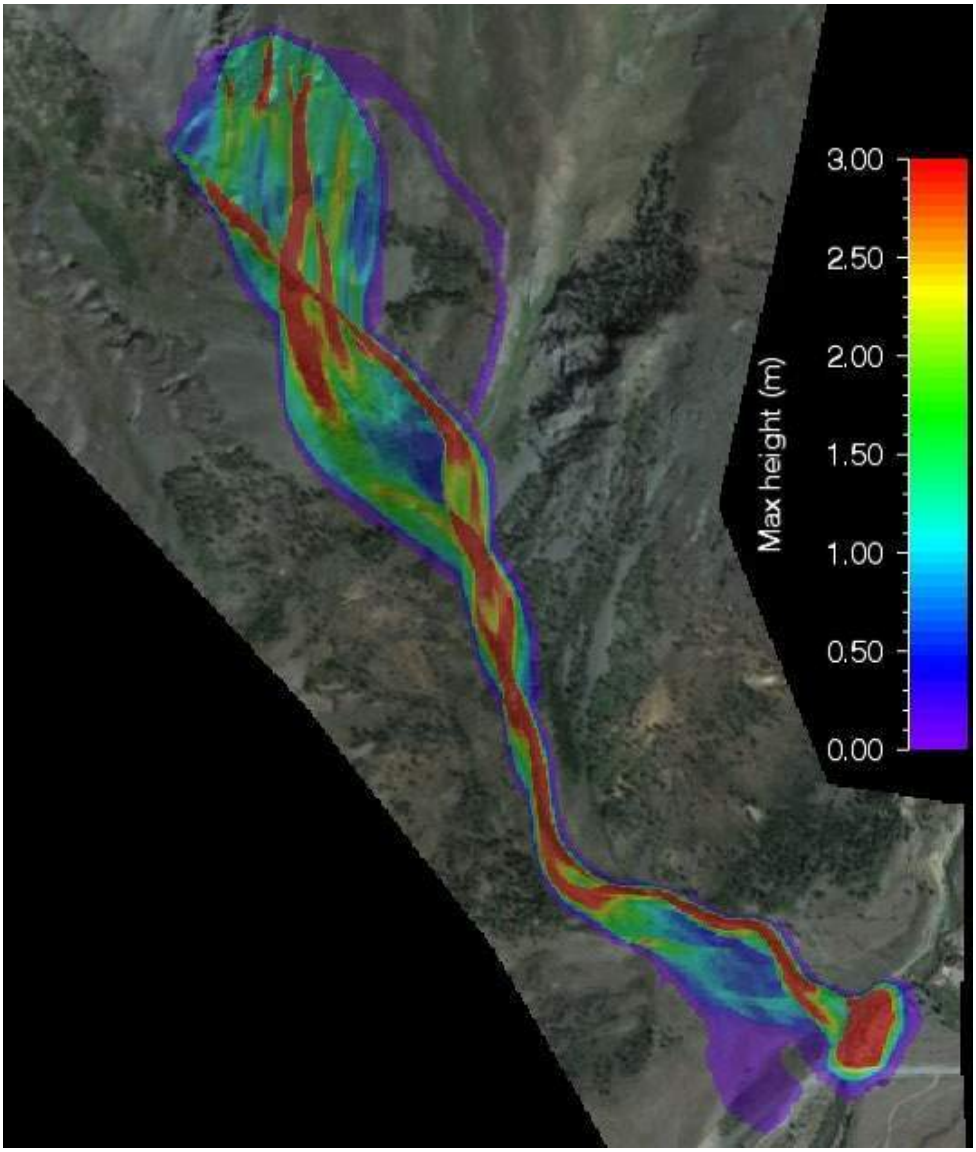
*** Important Note: ***

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

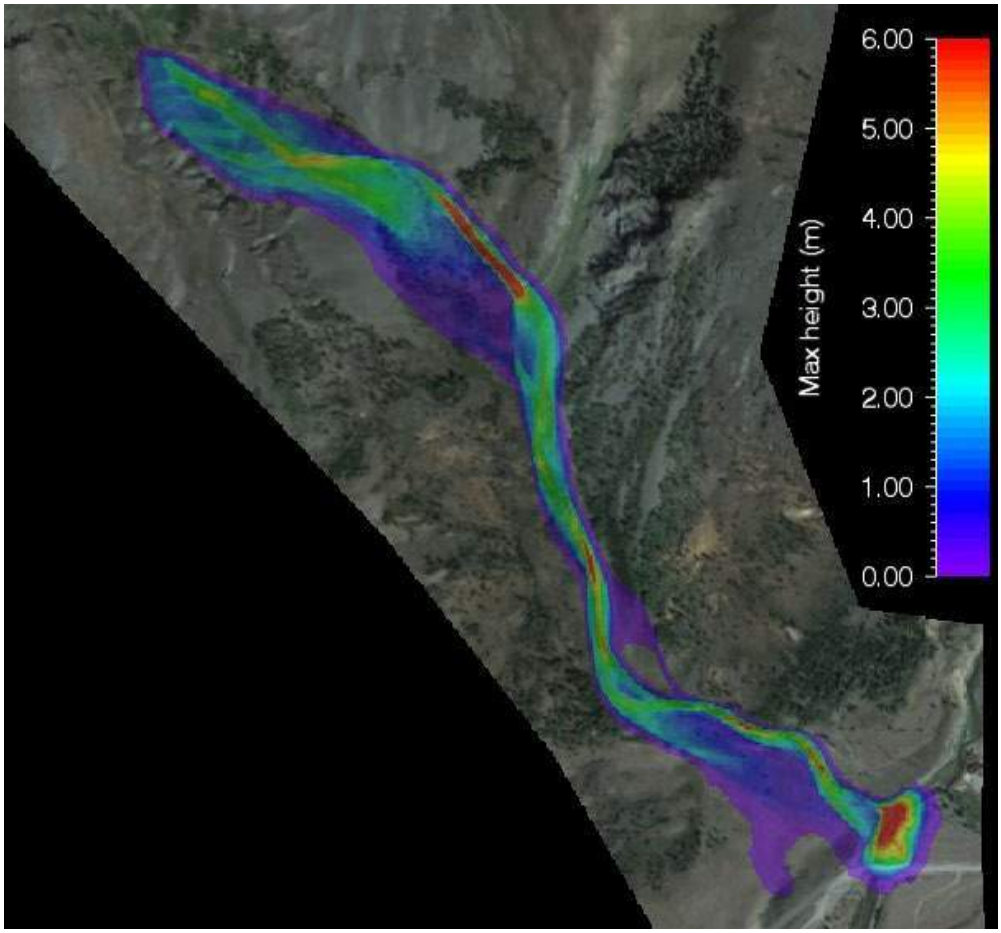
		Release				C	Comments
	res.	name	ht. (m)	vol. (m3)	Friction	(Pa)	
run1	3	R1	1.2	72,000	M100	0	2 mid el rel
run2	3	R1	1.2	41,100	M100	0	upper rel
run3	3	R1	1.0	30,800	M100	0	lwr rel
run4	3	R2	1.3	37,300	M100	0	w rel
run5	3	R3	2.0	341,500	L100	0	lg twr mtn rel
run6	3	R4	1.5	32,500	M100	0	high elev west rel
run7	3	R4	1.5	33,100	M100	0	high elev east rel
run8	3	R5	1.8	142,000	L300	0	300-yr way too far/big
run9	3	R5	1.2	94,700	L300	0	300-yr - still too far
run10	3	R5	1.0	78,900	M100	0	300-yr - calibr w trim



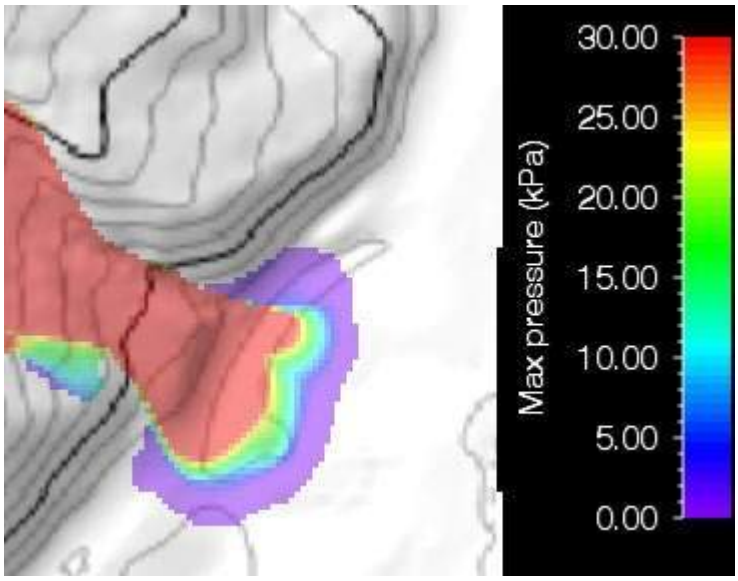
Release Areas



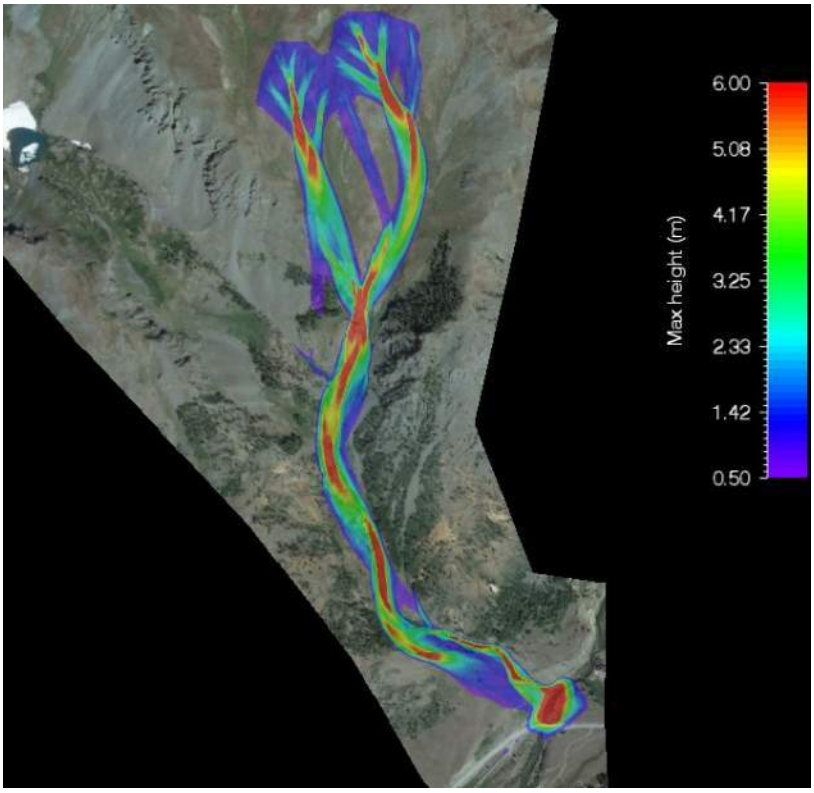
Run 2 – Maximum Flow Heights



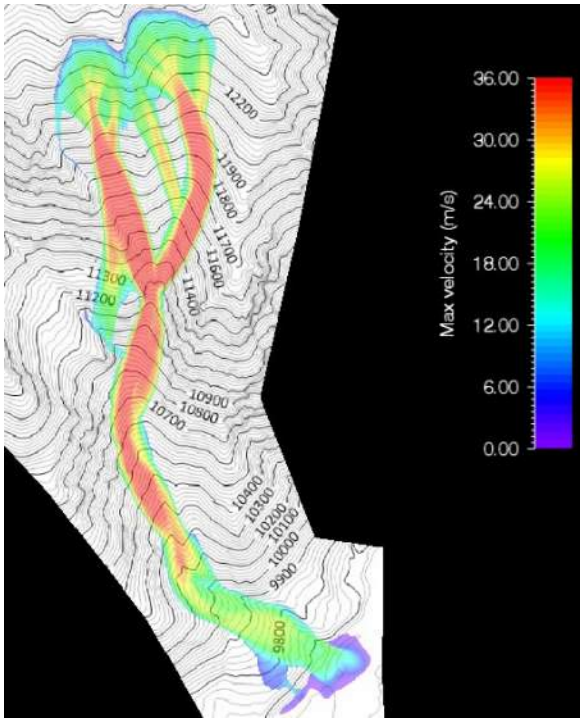
Run 4 – Maximum Flow Height



Run 4 – Maximum Pressure



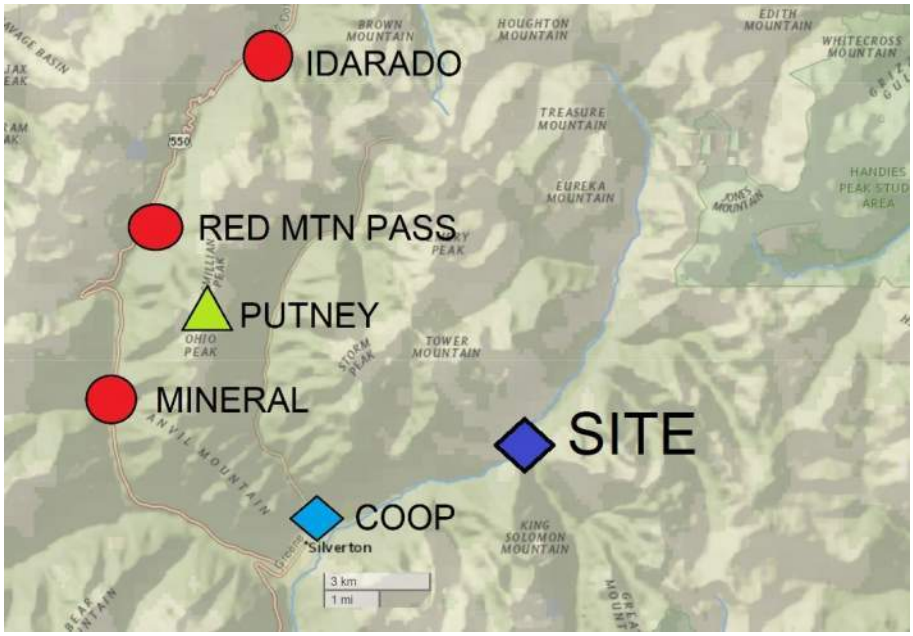
Run 10 – Maximum Flow Height



Run 10 – Maximum Velocities

Appendix B

Weather and Climate



Regional Map with Weather Stations

SILVERTON, COLORADO (057656)

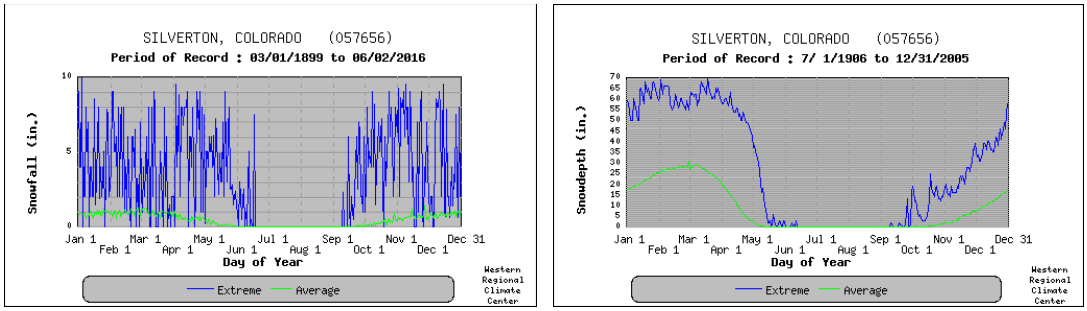
Period of Record Monthly Climate Summary

Period of Record : 7/ 1/1906 to 12/31/2005

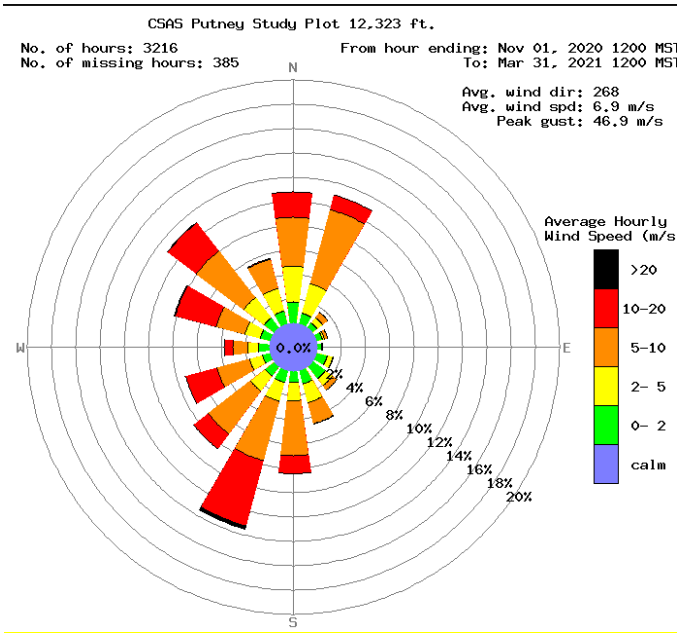
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	34.0	36.6	40.6	47.3	57.6	67.9	73.1	70.5	64.7	55.1	43.2	35.1	52.2
Average Min. Temperature (F)	-1.9	1.0	8.1	18.5	26.4	31.9	37.9	37.2	30.3	22.0	9.5	0.2	18.4
Average Total Precipitation (in.)	1.68	1.75	2.30	1.72	1.46	1.39	2.72	3.10	2.81	2.34	1.49	1.73	24.50
Average Total SnowFall (in.)	25.8	25.3	28.4	17.3	4.3	0.3	0.0	0.0	0.9	8.5	20.0	24.0	154.8
Average Snow Depth (in.)	21	27	26	11	0	0	0	0	0	1	4	12	9

Percent of possible observations for period of record.
Max. Temp.: 94.1% Min. Temp.: 93.9% Precipitation: 95% Snowfall: 95.2% Snow Depth: 85.8%
Check Station Metadata or Metadata graphics for more detail about data completeness.

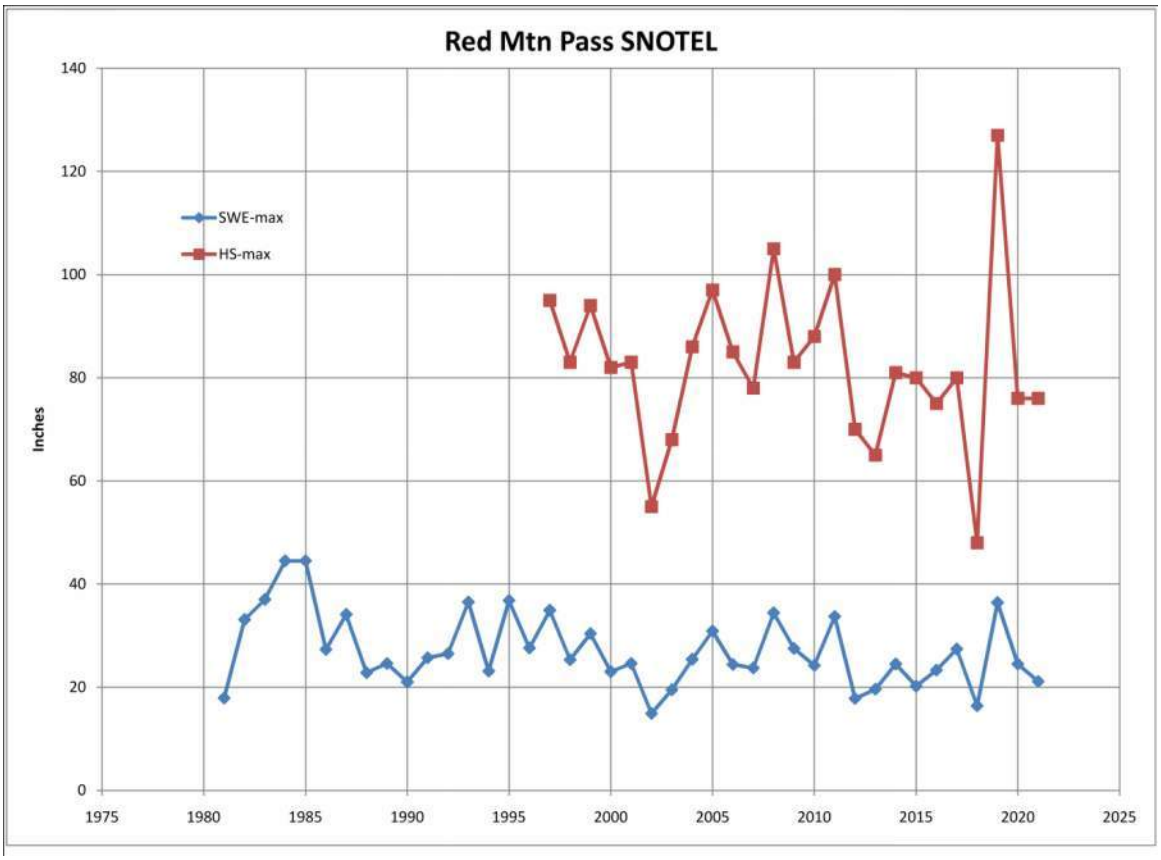
Western Regional Climate Center, wrcc@dri.edu



Silverton Coop Snow Height and 24-hour Snowfall Data



Putney Wind Rose
(data courtesy of the Center for Snow and Avalanche Studies)


Red Mtn Pass SNOTEL
SWE-max
HS-max
Inches
140
120
100
80
60
40
20
0
1975
1980
1985
1990
1995
2000
2005
2010
2015
2020
2025

Appendix C – Site Photos

Photo 1 – Small boulders on south bank of Animas river in Yellow Zone

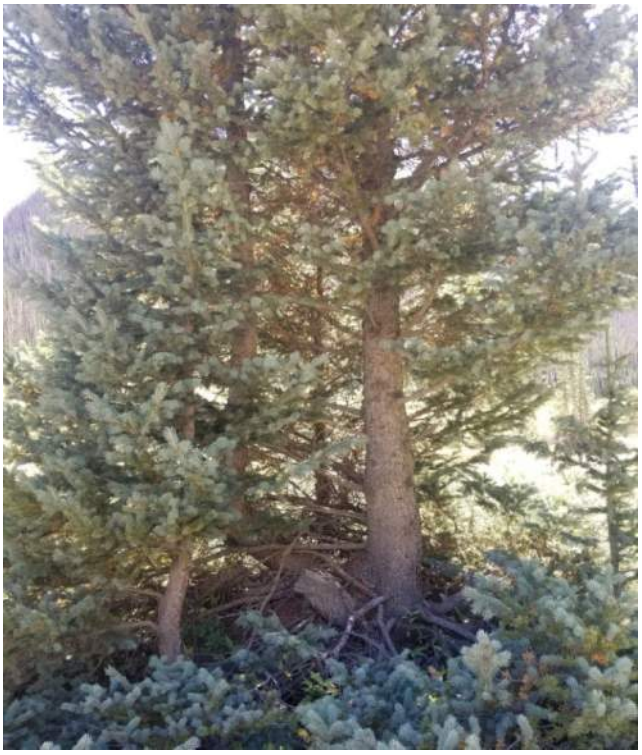


Photo 2 – Tree damage on south bank of Animas river in Blue Zone

Photo 3 – Downed trees aligned with flow direction north of Animas river in Red Zone

Photo 4 – Tree in the lower avalanche track in Red Zone

Photo 5 – Tree damage on south bank of Animas river in Blue Zone

Photo 6 – Trees on south bank of Animas river east of photo 5

KNOWN NATURAL HAZARD FORM

1. Name(s) and address(es) of record owner(s) of property:
    a. Krik Huff
    1739 F. Rd.
    Delta, CO 81416

    b. Teri Alexander
    3424 Ridgeline Drive
    Montrose, CO 81401

2. Legal description of property:
    a. Winnemucca MS - 563B. Parcel # 48290010010025 (split from former parcel 48290010010010). Suspended Township 41 North, Range 7 West, of the NM Principal Meridian

3. Prior deed reference:
    a. Warranty Deed Record Number: 153250

4. Nature of known natural hazards which affect property:
    a. A moderate and low avalanche risk affects the northwestern corner of the property.

5. Terms of any hazard mitigation or limitations on use of the property required to minimize risk to life and/or property from natural hazard:
    a. Development will be avoided in this location.

Jason Jaynes, DHM Design
for Kirk Huff, Owner

MEMORANDUM

May 8, 2024
TO: San Juan County Commissioners
FR: William A. Tookey
RE: Tennessee Lode MS #5985 Improvement Permit Sketch Plan

Mountain Studios has submitted an Improvement Permit application on behalf of Thomas and Jacqueline BonAnno for the development of an 844 sq. ft. cabin, 140 sq. ft. covered deck, gravel driveway, septic system, underground water storage tank and associated utility improvements on the Tennessee Lode MS 5985. The property is located in Minnehaha Creek area and will be accessed by Country Road 51.

The Sketch Plan Application was reviewed by the San Juan Regional Planning Commission during their regular meeting of April 16, 2024. It is the Planning Commission's recommendation that the application be conditionally approved.

The property is currently owned by Thomas and Jacqueline BonAnno and the taxes are current.

The application fees have been paid.

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

Mountain Zoning District requires a minimum parcel or lot area of 5 acres with a setback of 20 feet from public lands and 30 feet from private property lines. The Tennessee Lode is 9.7 acres. The proposed cabin would exceed the setback requirements.

The elevation of the cabin is 11,835 ft. Because the elevation is above 11,000 ft. the maximum square footage allowed for the cabin is 1,000 sf and a maximum of 200 sf for the shed. The proposed cabin has a floor area of 844 sq. ft.

Residential development of any sort within the alpine tundra ecosystem is prohibited. It does not appear that the proposed development of the cabin is within the alpine tundra ecosystem.

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

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

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

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

The applicant plans to deliver potable water to be stored in an on-site cistern.

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

The applicant plans on installing an on-site wastewater treatment system. The septic system has been engineered by Summit Engineering, LLC.

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

The proposed improvements should have minimal impact on the adjoining properties. Adjoining property owners have been notified and at this time I have not received any comments from them.

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

The applicant has included a scenic quality report. It appears that the cabin has been designed and located to minimize the visual impact. I would like to see story poles located at the corners and at the proposed maximum height be constructed to help determine the possible visual impact.

The improvements should not have any impact upon historic sites or structures.

The improvements should create minimal adverse impacts upon wildlife. All solid waste, garbage and refuse must be kept within the building, in a

separate secure enclosed area or in wildlife/bear-resistant containers until it is properly disposed of at the Transfer station. The applicant plans on constructing a 173 SF storage shed in which solid waste would be secured.

It appears that the property is on the edge of tree line and could be within the alpine tundra. 1-107.1 of the County Land Use Code prohibits any residential development. The applicant may need to provide an expert determination.

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

The applicant will access the Tennessee Lode by extending the current driveway to the Eastern Star Lode from CR 51. The proposed extension would cross BLM land and will need an access permit from BLM.

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

The proposed improvements have been located to minimize the natural terrain and drainage of the land. All disturbances will be revegetated with native plant species certified to be weed free.

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

The County Geohazards Map identifies that the cabin will be built on a talus slope. Trautner Geotech has provided an initial review of the property and would complete a full geotechnical engineering study prior to development.

h. 4-110.4 requires that the applicant shall permit continued public access to any historic public trails that cross the property.

I will need to do a site visit to identify any historic public trails that may cross the property. If any trails are identified, they will need to be added to the certified survey plat. While there may not be any trails identified on the ground the area has had significant historic winter use. Identifying and preserving the historic winter access may be necessary.

i. Individual building sites shall be placed on the Town of Silverton's utility billing system for water and refuse when water is hauled to the site., Any applicant who

shows that it is obtaining water from an approved permitted well or is purchasing water from an acceptable source of potable water other than the Town of Silverton may be permitted to be placed on the Town of Silverton's billing system for refuse only.

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

j. Section 1-107.1 of Zoning and Land Use Regulations requires that if an applicant has an existing residential property in the Mountain Zone the application must be reviewed using the criteria of the subdivision regulations in Chapter 7 or PUD Regulations.

The applicant currently owns the adjacent Eastern Star Lode MS #5985 which is used for residential purposes. The applicant also owns the adjacent Sampson Double MS #15355 that does not currently have any improvements located on it.

The application appears to follow the general guidelines of a Use Subject to Review Application rather than the subdivision regulations. Much of the Chapter 7 Subdivision Regulations are not applicable to the proposed development.

If the applicant plans improvements for the Sampson Double, then it should be included as part of the application review. Which I believe was the primary reason that Section 1-107.1 was adopted so that the properties and their impacts could be reviewed in total rather than incrementally.

During the Planning Commission review the applicant stated that he did not intend to develop the Sampson Double. As such a property consolidation should occur in which the Tennessee Lode and Sampson Double become a single claim.

Chapter 7 – 112 FINAL PLAT DESIGN STANDARDS requires that all subdivisions comply with the following standards:

.1 The design and development of the subdivision shall preserve, insofar as possible, the natural terrain and drainage of the land, the existing topsoil and existing vegetation.
The proposed improvements preserves the natural terrain and drainage.

.2 Land subject to hazardous conditions, such as avalanche, flood, land slide, rock fall, mud flow, open mine shaft, nonpotable water, etc., shall be identified and shall not be subdivided until the hazard has been either eliminated or appropriately mitigated, or plans for the

hazard to be eliminated or mitigated are included as part of the Final Plat submission.
No improvements will be located in hazardous conditions.

.3 Lots.
The lots are greater than 5 acres the other lot requirements are not applicable.

.4 Streets: No subdivision shall be approved until the applicant has provided the County with clear evidence that all streets and lots within the subdivision will have year-round access to the state highway system by wheeled vehicles.
This is a judicial based requirement for subdivisions. However, no property is actually being subdivided. They are only being reviewed under the subdivision requirements.

The driveway access needs to be identified and preserved in the final plat. Documentation would need to be provided that would ensure that access to the Tennessee Lode was continued even if the ownership of either the Eastern Star or Tennessee Lode should change ownership.

The rest of the road requirements are not applicable.

.5 Roadbed Construction Standards.
Roadbed Construction Standards are Not Applicable.

.6 Sidewalks shall be provided where required by the county, on both sides of all streets, not less than 4 feet in width, and constructed of reinforced 3000 P.S.I concrete at least 4 inches thick. The area from the curb line to sidewalk shall slope ¼ inch per foot toward the street.
Sidewalk Standards are Not Applicable

.7 Block lengths shall be reasonable in length and the total design shall provide for convenient access and circulation of emergency vehicles. Where blocks exceed 1000 feet in length, pedestrian rights-of-way not less than 10 feet in width shall be provided where appropriate for adequate pedestrian circulation. Improved walks of not less than 5 feet in width shall be placed within the rights-of-way.
There are no blocks.

.8 The minimum lot size shall be 5 acres.
The application meets these requirements.

.8A AFFORDABLE HOUSING

(e) For a subdivision or PUD with less than ten (10) residential units or less than 15,000 gross square feet of commercial space a housing assistance fee shall be paid to the County in the following amount:

2 lots .05% of the full market value of the gross land area

Any fees collected under this provision shall be used for the development of affordable and/or employee housing and shall be collected at final plat approval.
The affordable housing fee would be determined as a 2-lot subdivision if the Double Sampson and Tennessee Lodes are consolidated into one property.

.9 Easements shall follow rear and side lot lines wherever practical and shall have a minimum width of 20 feet, apportioned equally in abutting properties. Where front line easements are required, a minimum width of 15 feet shall be allocated as a utility easement. Perimeter easements shall not be less than 15 feet in width, extending throughout the peripheral area of the subdivision, and shall be designed so as to provide efficient installation of utilities. Special guying easement at corners may be required. Public utility installations shall be so located as to allow for multiple installations within the easements. The developer shall establish final utility grades prior to utility installations.
The plans include an access easement for the driveway through the Eastern Star to the Tennessee Lode. This will need to be defined as an access easement on the Final Plat.

.10 Driveways shall not have direct access to major highways.
The driveway will be extended from the current driveway to the Eastern Star and is accessed from CR 51.

.11 Sanitary Sewage Disposal.
Each property will have an individually engineered and permitted on-site wastewater treatment system.

.12 Water supply systems shall be provided consistent with the standards and requirements of these regulations. Where on-lot water supply systems are proposed, the subdivider shall either install such systems on each lot or require by deed restriction, or as a condition of sale, that the purchaser of said lot install such a system at the time of principal building construction.
Water will be delivered to the site and stored in individual cistern.

.13 Storm Drainage and Flood Plains.
Not applicable

.14 In any case where a subdivision is planned for only a portion of a particular parcel of land, the subdivider shall indicate his intent for the remainder of the parcel.
This will not be applicable with a land consolidation of the Sampson Double and Tennessee Lode.

.15 A subdivision shall include the designation of areas, or sites, of character and location suitable for public use for schools and parks, according to one of the following alternatives or a combination of them as determined by the Board of County Commissioners.

(a) 5% of the gross land area of the final plat shall be dedicated to public use.

(b) 5% of the full market value of the gross land area of the final plat, determined at the time of the final plat submission, shall be paid by the subdivider to the county.
This could possibly be addressed by defining specific designations to ensure the traditional public access for winter recreation continues.

.16 A proposed subdivision shall not, by reason of its location or design, place an undue burden on public utility systems or on community or public facilities or services.
Not Applicable.

7-115 Building Standards

.1 Maximum Building Height 35 ft.
Proposed Cabin 17'1"

.2 Maximum size of residence 7500 sq. ft.
Proposed Cabin 844 Sq. ft.

.3 Maximum Residential Footprint 5000 sq. ft.
Proposed Cabin less than 5000 Sq. ft.

.4 Minimum setback from property line 50 ft.
The proposed improvement would have a setback of about 25' from the western property line. The proposed improvement is in compliance with the general setback of 20' when adjacent to the public land but not in compliance with the subdivision setback which requires a 50' setback. The public land is just a thin strip of land of almost 25" that separates the Eastern Star from the Tennessee Lode. There is nearly a 50' separation between the building improvement and the property boundary of the Eastern Star. The general setbacks

used to be 50' but were reduced to 20' from public land and 30' from private land after the Planning Commission and Commissioners determined that the 50' setback was excessive.

.5 Steep Slope

No building construction will occur on slope areas in excess of 25% unless a professional geotechnical and engineered study has been submitted with sufficient information to show the extent of the hazard and the mitigation methods and design measures proposed for use on the site.

A Geotechnical Engineering Study has been completed by Trautner Geotech.

.6 Off-street Parking;

There shall be a minimum of two off-street parking spaces for each family dwelling unit.

There should be no problem with off-street parking when there is wheeled access to the property. However, when the road is not plowed parking will likely be on CR 110

The County Commissioners have the option to approve as submitted, approve with conditions or deny the application.

Should the Commissioners choose to approve the application, they should do so with the following conditions as recommended by staff and the San Juan Regional Planning Commission:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.

2. That an expert determination be made that the building site is located outside of the Alpine Tundra Ecosystem if necessary.

3. All improvements to the Tennessee Lose shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.

4. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits.

5. The Land Use Administrator visits the site prior to the Preliminary/Final review.

6. That the Tennessee Lode MS #5985 and the Sampson Double MS #15355 be consolidated into one parcel.

7. That the proposed improvements are identified and staked on site by a Colorado Licensed Surveyor.

8. That the applicant be placed on the Town of Silverton's Utility billing system for water and refuse.

9. The failure to comply with these conditions shall be grounds for the revocation of this Land Use Permit.

10. Any other conditions that the County Commissioners deems necessary.

San Juan Regional Planning Commission

SAN JUAN COUNTY TOWN OF SILVERTON
Silverton, Colorado 81433
P.O. Box 223

April 30, 2024

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: County Improvement Permit Application
Sketch Plan Tennessee Lode MS 5985
For Single-family dwelling and associated utility improvements located in Minnehaha Creek area accessed from CR 51.

At the regular meeting of the San Juan Regional Planning Commission on April 16, 2024, members of that Commission held a meeting to discuss the Proposed County Improvement Permit Application for a Sketch Plan for the development of an 844 sq. ft. cabin, with a 140 sq. ft. covered deck, a gravel driveway, septic system, underground water storage tank, and associated utility improvements located on the Tennessee Lode MS 5985 located in Minnehaha Creek area and will be accessed by CR51.
The owner Thomas BonAnno was present to answer questions.

After considerable discussion and background of the project, questions and presentations from William Tookey, Land use Administrator, and the applicant, the Planning Commission voted unanimously to recommend to the San Juan County Commissioners that you approve the proposed County Improvement Permit Application and Sketch Plan with the 8 proposed conditions of approval.

Thank you for considering these recommendations.

Sincerely,
The Planning Commission Members and
James Weller, Chairman

SAN JUAN COUNTY
COLORADO

1557 GREENE STREET
P.O. BOX 466
SILVERTON, COLORADO 81433
PHONE/FAX 970-387-5766 admin@sanjuancolorado.us

March 27, 2024

To Whom It May Concern:

This letter is to inform you that Thomas and Jacqueline BonAnno have submitted an Improvement Permit Application to construct a single-family cabin, associated utility improvements and access improvements on the Tennessee Lode, MS #5985 located in the Minnehaha Area and accessed by County Road 51.

San Juan County Zoning and Land Use Regulations require that property owners within 1500 feet be notified of the application. A copy of the application can be reviewed in the office of the County Clerk, located at 1557 Greene St. Silverton, Colorado or via San Juan County's web page at https://sanjuancounty.colorado.gov/planning-docs . Copies of the application can also be reviewed upon request via the email listed above.

It is anticipated that this application will be reviewed by the Planning Commission during their meeting of April 16, 2024.

It is further anticipated that the application will be reviewed by the County Commissioners during their regular meeting of May 8, 2024.

If you have any comments or questions about the application, you may contact me by phone, mail or email listed above. You may also provide written or oral comments to the Planning Commission and to the County Commissioners.

If you have any questions or comments, please contact me at your earliest convenience.

Sincerely,

William A. Tookey
Land Use Administrator

PUBLIC HEARING

Notice is hereby given to the members of the general public that the San Juan County Colorado Board of County Commissioners will hold a Public Hearing at the San Juan County Courthouse, 1557 Greene St., Silverton, CO, at 10:00 AM on Wednesday, May 8, 2024 in person and via Zoom to receive public comments on a County Improvement Permit Application for a proposed single family dwelling on the Tennessee Lode MS 5985, County Road 51, Minnehaha Creek. The Applicant is Thomas and Jacqueline BonAnno. The purpose of the Application is to request approval of an 844 sq. ft. residential cabin with covered deck, gravel driveway, and associated utility improvements.

NOTICE is further given that all persons may present oral/written testimony regarding this Application prior to/during the Public Hearing. Comments may be sent by email to admin@sanjuancolorado.us, by mail to San Juan County, PO Box 466, Silverton CO 81433, or hand-delivered to the County Courthouse. Interested persons may contact the Land Use Administrator at 970-387-5766 with any questions or comments about the Application.

Join Zoom Meeting
https://zoom.us/j/92136473203
by Phone - 1 669 900 6833
Meeting ID: 921 3647 3203

Published in the Silverton Standard & Miner: April 25, 2024

Application for Improvement Permit

Sketch Plan Submittal

BonAnno Cabin

TBD County Road 51, Minnehaha Creek
Tennessee Lode, MS#5985
San Juan County, Colorado

Applicant:
Thomas and Jacqueline BonAnno
250 East Park Avenue
Durango, CO 81301
(970) 946-0003

Prepared By:
Mountain Studio LLC
801 Florida Rd, Suite 12
Durango, Colorado 81301
(970) 515-7882

Contractor:
Brian Anderson
9318 Contracting LLC
(970) 799-4375

Table of Contents

San Joan County, Colorado

Application for Improvement Permit

Applicant	Name	Thomas & Jacqueline Bonanno
	Address	250 East Park Ave, Durango CO 81301
		(970) 946-0003 Phone
Owner	Name	Same as Applicant
	Address	
		Phone
Contractor	Name	9318 Contracting LLC - Brian Anderson
	Address	
		(970) 799-4375 Phone

Legal Description of Property:

Eastern Star 5985, Tennessee 5985, Sampson Double 15535. Merged from former parcels 47750160050018 and 47750160050025. Township 42 North, Range 7 West of the New Mexico Principal Meridian, San Juan County, Colorado.

Township 42 N, Range 7 W, Section 16

Nature of Improvement Planned:

Proposed single-family cabin with associated utility and access improvements

Land Use Zone: Mountain Zone

Applicant Signature

Date Application Requested		
Date Submitted for Permit		
Date Permit Issued		
Date Permit Denied		

Reason for Denial

Receipt	FEE PAYMENT	Amount	Date
	Application		
	Building Permit		
	Subdivision/PUD		
	Hearing Notice		

APPROVAL CHECKLIST	Initial	Date
Land Use Administrator		
Ownership of Surface		
Ownership of Minerals		
Vicinity Map		
Certified Survey Plat		
Monumentation		
Basic Plan Map		
Plans and Drawings		
Road System Relationship		
Zoning Compatibility		
State Mining Permit		
Owner Notification		
Avalanche Hazard		
Geologic Hazard		
Floodplain Hazard		
Wildfire Hazard		
Mineral Resource Impact		
Wildlife Impact		
Historic Site Impact		
Watershed Gearance		
County Building Inspector		
Building Permit		
State Electrical Inspector		
Electrical Permit		
San Juan Basin Health Unit		
Sewage Disposal: Test		
Design		
Central Sewage Collection		
State Division of Water Resources		
Adequate Water Source		
Well Permit		
. Central Water Distribution		
U.S. Forest Service/BLM		
Access Approval		
State Division of Highways		
Driveway Permit		
Subdivision Variance		
Subdivision Approval		
PUD Approval		

SAN JUAN COUNTY

SUPPLEMENT TO APPLICATION FOR IMPROVEMENT AND LAND USE PERMITS

(Attach additional sheets as necessary)

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

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

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

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

---

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

Thomas & Jacqueline Bonanno	Others with interest in Property
250 East Park Avenue, Durango, CO 81301	are listed in deed documents
(970) 946-0003 bonannotom@hotmail.com	included with this application

B. Property Description/location/size (3-102.3): _____

Tennessee Lode MS# 5985, Minnehaha Creek, 9.70 acres

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

  [X] federal access permit if access is across federal land (3-102.13, 4-103.3(f)(ii))

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

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

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

[ ] Road Use and Maintenance Agreement if multiple properties accessed from a private road (3-1-2.13, 4-103.3(f)(ii)) Same owner, N/A

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

C. What is the proposed improvement or use? Single family cabin

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

Brian Anderson - 9318 Contracting LLC (970) 799-4375

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

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

Two tailing piles on the hill below the driveway. Please reference sheet "E" sketch plan included with this application

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

2. Applicable Land Use Zone: Mountain Zone ; elevation of property? 11,835

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

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

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

- Does the proposed use adversely affect natural and scenic environment? If so, how?

No

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

  Eastern Star Lode MS #5985 - Adjacent property to the west

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

D. If the proposed development is at or above 11,000 feet elevation, does it meet the limitations on square footage (4-110.20)? Yes - does not exceed 1,000 SF

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

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

3. Are any Overlay Zones applicable? (check all applicable) No

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

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

[ ] Watershed Protection? (1-107.6)

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

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

4. Master Plan Compliance (4-103.3):

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

The proposed building site is in a low visibility area due to the terrain which minimizes the visual impact on the environment

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

Yes - under the "Town and Mining Claim Use" on page 20 - the proposed cabin is sited intentionally to limit visibility

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

6. How many properties/parcels/claims are located within a relevant area for determination of cumulative impacts under (4-103.1 and .2))? 125 Describe the area deemed to be relevant and the basis for that determination A one-mile radius was used to determine the relevant vicinity around the proposed cabin. see additional sheet w/map for A-D, attached to this checklist.

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

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

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

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

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

[ ] Avalanche Hazard (Chapter 8)

[ ] Geologic Hazard (Chapter 9)

[ ] Floodplain Hazard (Chapter 10)

[ ] Wildfire Hazard (Chapter 11)

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

_____

_____

_____

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

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

No impact on historic sites or assets

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

[ ] Y [X] N Wildlife

[ ] Y [X] N Dust, smoke, fumes, contaminants or air pollution

[ ] Y [X] N Noise

[ ] Y [X] N Water pollution

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

[ ] Y [X] N Soil contamination, erosion, etc.

[ ] Y [X] N Hazardous materials/substances

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

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

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

Applicant maintains access road and driveway for existing cabin. No additional load or impact on County roads

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[ ] Decreed water right

[ ] Central water system

[ ] Well permit

[X] Water storage system

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

[ ] Central sewer system [ ] existing or [ ] new

[X] Individual septic system permit ← Engineered septic design included with application

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

a. electric [ ] SMPA service commitment

[X] other solar power system

b. telephone communications [ ] land line service commitment

[ ] cell phone service available

[X] satellite phone service available

[ ] other

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

[X] Fire

[X] EMS

[X] Law Enforecement

[ ] Mountain or back country rescue

[ ] Other _____

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

[X] Fire 15 mins from Silverton

[X] EMS 15 mins from Silverton

[X] Law Enforecement 15 mins from Silverton

[ ] Mountain or back country rescue _____

[ ] Other _____ _____

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

During a previous emergency, the applicant transported the injured person to Gladstone where they met the emergency services

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

20. Is Expert Assistance required for any portion of the County's review? If so, in what area and for what purpose? No

21. Are any special permit conditions needed to:

a. Protect of health, safety or welfare of general public? (2-110.1)

b. Protect of persons or property? (2-110.1)

c. Protect of historic assets? (1-114.3, 2-110.1)

d. Protect of scenic views and vistas? (1-114.2, 1-115.1, 1-116.4, 2-110.1)

e. Protect cultural assets? (2-110.1)

f. Protect against natural hazards? (2-110.2 and .3)

g. Protect environmental assets? (1-114.2, 1-115.1 1-116.4)

h. Address soils, slopes, geologic hazards? (1-114.4, 1-115.2, 1-116.5)

i. Adequately address access incl. roads, drives, parking? (1-114.5, 1-116.6)

j. Protect water purity? (1-115.1)

k. Preserve access to mineral development? (1-116.3)

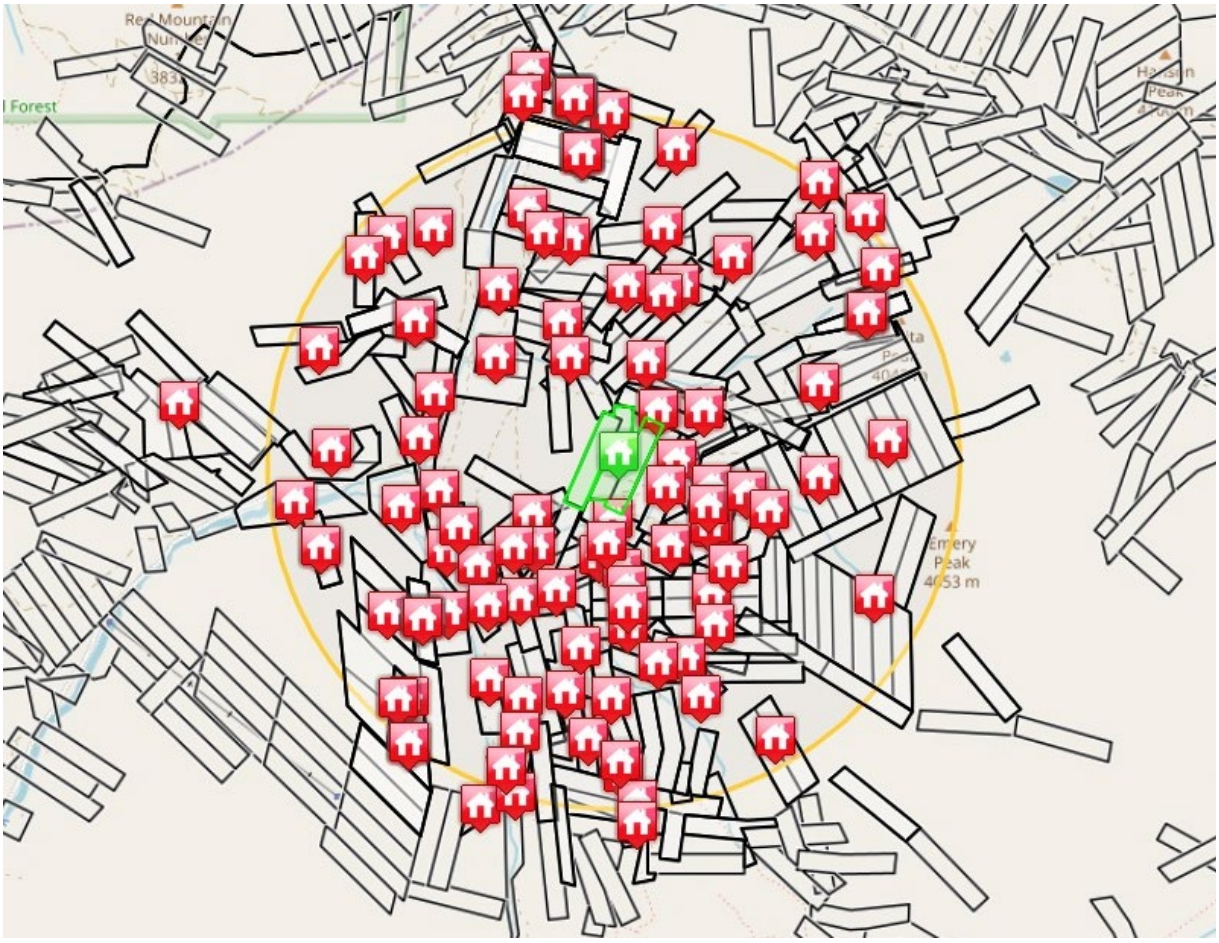
Cumulative Impact Report

Additional Information for the San Juan County Supplement to Application for Improvement Permit Checklist

Question #6 from the SJC Checklist:

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

A one-mile radius was used to determine the relevant area around the proposed cabin, which is shown on the map below. There are 125 properties/parcels/claims in this radius according to the San Juan County Property Map and GIS.



Question #6A from the SJC Checklist:

How many other parcels are accessed via the same road?

There are approximately 36 parcels accessed off County Road 51, as it is shown in the map below. There are 9 existing cabins accessed off County Road 51, and the remainder of these parcels are undeveloped at this time.

Question #6B from the SJC Checklist:

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

There are approximately 10 parcels located in the drainage path from the proposed cabin to Minnehaha Creek where it joins Cement Creek near Gladstone.

Question #6C from the SJC Checklist:

How many other parcels are located within the same air shed?

There are approximately 50 parcels located in the Minnehaha Basin vicinity.

Question #6D from the SJC Checklist:

Are any other parcels likely to obtain water from any underground source which is interconnected with any underground water source which is proposed to be tapped for water use on the property?

N/A, no water is proposed to be tapped on the property.

WARRANTY DEED TO JOINT TENANTS

THIS WARRANTY DEED is made on the 15th day of August, 2020, by and between Eddy Osborn, whose address is 22101 Old County Rd. 47, Perdido, AL 36562 (hereinafter Grantor) for the consideration of Three hundred thousand and no/100ths Dollars ($300,000.00) in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, who has granted, bargained, sold and conveyed to Thomas Bonanno and Jacqueline Bonanno, whose address is 250 E. Park Avenue, Durango, CO 81301, husband and wife, as joint tenants and not as tenants in common (hereinafter Grantees) the following described real property situate in the County of San Juan, and State of Colorado, to wit:

Sampson Double lode mining claim, U.S.M.S. 15535, Eureka Mining District,
San Juan County, State of Colorado;
Tennessee lode mining claim, U.S.M.S. 5985, and the
Eastern Star lode mining claim, U.S.M.S. 5985; both situate in the Animas
and/or Eureka Mining District, San Juan County, State of Colorado;
together with any and all improvements thereon situate.
Street address: n/a, Silverton, CO 81433

TO HAVE AND TO HOLD the said premises, with the appurtenances, unto the Grantees, their heirs, successors, and assigns forever. The Grantor, for himself, his successors and assigns, does covenant, grant, bargain and agree to and with the Grantees, their heirs, successors, and assigns, that at the time of the execution and delivery of this deed that he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance in law, in fee simple, and has 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 grants, bargains, sales, liens, taxes, assessments, encumbrances and restriction of whatever kind and nature, except:

any and all unpaid taxes, assessments and special assessments not yet certified to the office of the County Treasurer, and all exceptions which may be of record in the office of the San Juan County Clerk and Recorder, including easements, access restrictions, royalty reservations, and any and all other exceptions of record; including a three percent (3%) non participating production royalty which Grantor has hereby retained and which Grantees have granted unto Grantor in accordance with that certain Non-Participating Production Royalty Deed in favor of Grantor which is being recorded in the records of the San Juan County Clerk and Recorder together with this deed and including certain other exceptions to title which are specified in "Exhibit A" attached hereto and made a part hereof by reference.

The Grantor will WARRANT AND FOREVER DEFEND the title to the same in the quiet and peaceable possession of the Grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part of the property hereby conveyed.

IN WITNESS WHEREOF, the Grantors have executed this deed on the day and year first above written.

Eddy Osborn

Eddy Osborn

STATE OF ALABAMA)
) ss
COUNTY OF)

The foregoing instrument was acknowledged, subscribed and sworn to before me this 17th day of August, 2020 by Eddy Osborn.

WITNESS my hand and official seal.

Vicki L Vickrey

Notary Public

My Commission expires:

STATE OF ALABAMA NOTARY PUBLIC
VICKI L. VICKREY
My Commission Expires
March 23, 2024

VICKI L. VICKREY NOTARY PUBLIC

AFTER RECORDING, THIS DOCUMENT SHALL BE RETURNED TO:

William F. Corwin, Attorney at Law, P.O. Box 1197, Durango, CO 81302

PAGE THREE
WARRANTY DEED

"Exhibit A"

Additional exceptions to title:

San Juan County land use regulations, including avalanche and other restrictions of record, subdivision regulations, zoning regulations, and land use hazard maps which may adversely affect the use of the subject properties.

Environmental restrictions and regulations, including CERCLA regulations, which may be imposed upon past, present and future owners of the subject properties.

The properties are subject to vested and accrued water rights, and ditches and reservoirs used in connection therewith; and ditches and canals constructed by authority of the United States of America.

Subject to easements of record, trails as they may exist on the ground, and apparent easements established by use for telephone and power.

Unpatented mining claims, and all interest in oil, gas, coal or other mineral rights severed by predecessors in title and any and all assignments thereof or interests therein.

Note: As to the Sampson Double lode mining claim, the U.S. Mineral patent excludes any ground embraced within survey no. 5985 (Tennesee and /or Eastern Star).

The properties are subject to that certain Declaration of Cross Easements among James G. Behnken, Annalisa P. Behnken, Eddy Osborn, George H. Anderson, and George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust dated October 12, 1995 and recorded October 13, 1995 in Book 233 at pages 626–630 of the San Juan County records, the benefits and obligations of which have been assigned to Thomas Bonanno and Jacqueline Bonanno, as joint tenants, by Eddy Osborn.

Any and all royalty interests retained by Rick Lorenz and James B. Hugins as tenants in common in a Perpetual non-participating royalty deed recorded 10/30/1980 in Book 214 at pages 626–630 of the San Juan County records.

Any and all royalty interests retained by George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust dated May 20, 1997 and recorded June 3, 1997 in Book 242 at pages 973–976 of the San Juan County records granted by Eddy Osborn.

ASSIGNMENT OF DECLARATION OF CROSS EASEMENTS

FOR VALUE RECEIVED, Eddy Osborn of 22101 Old County Road 47, Perdido, AL 36562, hereby assigns to Thomas Bonanno and Jacqueline Bonanno, whose address is 250 Park Avenue, Durango, CO 81301 , all of his right, title and interest in and to the benefits and obligations of that certain Declaration of Cross Easements dated October 12, 1995 and recorded October 13, 1995 in Book 233 at pages 626 – 630 of the San Juan County records.

IN WITNESS WHEREOF, Eddy Osborn has executed this assignment at Perdido, Alabama on this 17th day of August, 2020.

Eddy Osborn

STATE OF ALABAMA)
)
COUNTY OF)

The foregoing instrument was acknowledged, subscribed and sworn to before me this 17th day of August, 2020 by Eddy Osborn

WITNESS my hand and official seal.

Vicki L Vickrey
Notary Public

VICKI L. VICKREY NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA NOTARY PUBLIC
VICKI L. VICKREY
My Commission Expires
March 23, 2024

My Commission expires:

AFTER RECORDING, please return document to:

William F. Corwin, Attorney at Law, P.O. Box 1197, Durango, CO 81302

152945
Page 1 of 4
SAN JUAN COUNTY, COLORADO
LADONNA L. JARAMILLO, RECORDER
08-19-2020 10:54 AM Recording Fee $28.00

NON-PARTICIPATING PRODUCTION ROYALTY DEED

THIS DEED, is entered into this 15th day of August, 2020 by and between Thomas Bonanno and Jacqueline Bonanno, as joint tenants, whose address is 250 Park Avenue, Durango, CO 81301 (hereinafter Grantors) and Eddy Osborn, his successors and assigns, whose address is 22101 Old County Road 47, Perdido, AL 36562 (hereinafter Grantee);

WITNESSETH: That the Grantors, for and in consideration of the sum of Ten and no/100ths Dollars, in hand paid, and other good and valuable considerations, hereby convey, sell and transfer unto Grantee a non-participating production royalty (Production Royalty) on all of the Subject Minerals produced from the following described real property situate in San Juan County, Colorado, to wit:

Sampson Double lode mining claim, U.S.M.S. 15535, Eureka Mining District,
San Juan County, State of Colorado;
Tennessee lode mining claim, U.S.M.S. 5985, and the
Eastern Star lode mining claim, U.S.M.S. 5985; both situate in the Animas
and/or Eureka Mining District, San Juan County, State of Colorado;

in the amounts and upon the terms and conditions hereinafter set forth. Grantors represent to the Grantee, and Grantee's personal representatives, executors, successors, heirs and assigns, that the Production Royalty herein granted is free and clear of all liens and encumbrances created by Grantors, or by any person claiming by, through or under Grantors. Grantors and Grantee further agree as follows:

1. Definitions. The following terms shall be defined as follows:

(A) Subject Minerals means all metallic and non-metallic minerals of every kind and character whatsoever, precious and base, including oil, gas, and other hydrocarbons, coal, geothermal resources and sand and gravel.

(B) Premises shall mean those certain lode mining claims more particularly described as:

Sampson Double lode mining claim, U.S.M.S. 15535, Eureka Mining District,
San Juan County, State of Colorado;
Tennessee lode mining claim, U.S.M.S. 5985, and the
Eastern Star lode mining claim, U.S.M.S. 5985; both situate in the Animas
and/or Eureka Mining District, San Juan County, State of Colorado.

2. Production Royalty. The amount of any Production Royalty payable with respect to Subject Minerals from the Premises shall be determined and calculated as follows:

(A) If Grantors, or their lessees, elect to sell Subject Minerals or ores or other products containing Subject Minerals in raw form, before any processing, the Production Royalty shall be equal

to three percent (3%) of the net proceeds received by Grantors from such sale. As used herein, "net proceeds" shall mean the gross sales price less deductions for (i) actual transportation costs from the mine portal to the point of sale; (ii) sampling and assaying costs, and (iii) penalties imposed by the purchaser.

(B) If Grantors, or its lessees, elect to process Subject Minerals or ores or products containing Subject Minerals through a mill, concentrator, or other processing facility, the Production Royalty shall be equal to three percent (3%) of the "value" of such Subject Minerals. As used herein "value" is defined as the gross amount received from the smelter or other purchaser, plus any purchaser credits received from the smelter or other processing facility, less (i) actual transportation costs from the mine portal to the smelter or other point of sale, (ii) actual milling and smelting costs (to the extent that the mill or smelter has not already deducted them before making payment), and (iii) penalties and sampling or assaying costs imposed by the smelter or other processing facility.

(C) "Actual transportation costs" shall be limited to the amount paid to an unaffiliated third party for transportation, or if Grantors or their lessees, themselves provide such transportation, then the actual operational costs plus reasonable depreciation upon the vehicles shall be allowed. "Actual milling costs" shall also be limited to the amount paid to an unaffiliated third party for milling and smelting, or, if Grantors or its lessees should elect to provide milling and smelting services, then, its actual operational costs plus reasonable depreciation on its equipment shall be allowed. The total of deductions for transportation and milling costs shall not exceed what an unaffiliated third party would charge for such services.

(D) If any sale of Subject Minerals from the Premises is not made in a bona fide, arms length transaction, the fair market value of the Subject Minerals sold shall be the basis to determine the amount of Production Royalty payable to Grantee. The "fair market value" of refined material shall be determined as follows: for gold, the average of the daily London Bullion Brokers' Second Gold Fixing for the previous calendar month; and for silver, the average of the daily base price for the Handy & Harmon Noon Silver quotation for the previous calendar month. For all other Subject Minerals "fair market value" shall be determined based upon a quotation obtained from a neutral arbitrator agreed upon by Grantors and Grantee.

(E) The Production Royalty will be paid to Grantee by Grantors, or their lessees, quarterly within thirty (30) days after the end of each calendar quarter. Such payments shall be accompanied by a settlement sheet indicating and explaining the calculation thereof. Grantee shall be entitled to an independent audit of the matters covered by the statement, at Grantee's expense, but any audit must be conducted by a certified public accountant who has familiarity with such audits. If the audit discloses errors in the calculations which are favorable to Grantee, Grantee shall receive his audit costs as an additional payment together with all adjusted royalties to which he may be entitled.

(F) No Production Royalty shall be due on any Subject Minerals extracted or removed from the Premises for the purposes of sampling, testing, assaying, analysis or evaluation in order to

determine mineral values of the Premises.

(G) In no event shall the total of the Production Royalty received by the Grantee plus the total of all bonuses, delay rentals, advance royalties and surface damage payments received by the Grantee exceed a three percent (3%) Production Royalty.

3. Inspection. Grantee, and its agents duly authorized in writing, shall have the right, at reasonable times and upon reasonable notice to Grantors or their lessees, to inspect the Premises. Such inspection shall be at Grantee's own risk and expense and shall not hinder or interrupt any mine operations on the Premises. Grantee shall be entitled to inspect such mine reports and factual data pertaining to the Premises as may be necessary to determine the accuracy of Grantors, or their lessees, Production Royalty calculations.

4. Nature of Interest. The parties hereto agree that the interest herein granted shall run with the Premises, but the parties further agree that the Grantee shall have no right, privilege or power to drill for or produce any Subject Minerals from the Premises, nor the executive power to execute leases or other operating agreements regarding the production, removal or sale of Subject Minerals from the Premises, nor any right to seek partition of the mineral estate in the Premises. Further, the parties hereto agree that the Production Royalty interests conveyed hereby shall be cost-free to Grantee, and that the Grantee shall have no obligation, and shall incur no liability for, and shall be held harmless from any costs, expenses, liabilities or damages related to production of Subject Minerals from the Premises.

5. Prior Royalty Interests. All parties hereto acknowledge that the Premises are already subject to Non-Participating Production Royalty Interests which have been retained by Rick Lorenz and James B. Hugins per deed recorded October 30, 1980 in Book 214 at pages 626–630 of the San Juan County records; and by George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C. Profit Sharing Trust per deed dated October 12, 1995 and recorded October 13, 1995 in Book 242 at pages 973–976 of the San Juan County records; and that the interest of Grantee hereunder is subordinate to those royalty interests.

6. Termination of Production Royalty Interest. This agreement shall terminate on December 31, 2075 and Grantee's interest hereunder shall terminate as of that date.

IN WITNESS WHEREOF, Grantors and Grantee have executed this document the day and year first above written.

GRANTORS

Thomas Bonanno

GRANTEE

Eddy Osborn

PAGE FOUR
PRODUCTION ROYALTY DEED

Jacqueline Bonanno

EMILY SANDNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20204021223
MY COMMISSION EXPIRES JUNE 17, 2024

STATE OF COLORADO)
) ss
COUNTY OF LA PLATA)

The foregoing instrument was acknowledged, subscribed and sworn to before me this 13th day of August, 2020 by Thomas Bonanno and Jacqueline Bonanno.
WITNESS my hand and official seal.

Emily Sandner
Notary Public

My Commission expires: June 17, 2024

STATE OF ALABAMA)
) ss
COUNTY OF BALDWIN)

The foregoing instrument was acknowledged, subscribed and sworn to before me this 17th day of August, 2020 by Eddy Osborn.
WITNESS my hand and official seal.

Vicki L Vickrey
Notary Public

VICKI L. VICKREY NOTARY PUBLIC STATE OF ALABAMA

STATE OF ALABAMA NOTARY PUBLIC
VICKI L. VICKREY
My Commission Expires
March 23, 2024

My Commission expires:

AFTER RECORDING, RETURN DOCUMENT TO:

William F. Corwin, Attorney at Law, P.O. Box 1197, Durango, CO 81302.

Recorded at 1:10 o'clock P M. May 21, 1997 Bk 242 Pg 964-965
Reception No. 138696 Dorothy A. Lanoue Recorder

WARRANTY DEED

THIS DEED, Made this 20th day of May , 19 97,
between George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust

of the
County of San Juan , State of Colorado, grantor(s) and

Eddy Osborn

whose legal address is 22101 Old County Rd. # 47, Perdido, Alabama 35662

INDEXED

STATE DOCUMENTARY FEE
DATE 5/21/97
$ 3.90

of the County of , State of Alabama, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of

Thirty thousand and no/100ths ($30,000.00) ---------- DOLLARS,

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell, convey, and confirm, unto the grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of San Juan, State of Colorado, described as follows:

Eastern Star lode mining claim,
U.S. Mineral Survey No. 5985,
Eureka Mining District,
San Juan County, Colorado;
together with any improvements thereon situate.

Grantor also assigns unto grantee, his heirs and assigns forever, all benefits to which he is entitled under that certain Declaration of Cross Easements dated October 12, 1995 and recorded October 13, 1995 in Book 243 at pages 626 -- 630 of the San Juan County records.

also known by street and number as:

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 grantor(s), 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(s), his heirs and assigns forever. And the grantor(s), for himself, his heirs and personal representatives, do es covenant, grant, bargain, and agree to and with the grantee(s), his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has 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, encumbrances, and restrictions of whatever kind or nature soever, except

see "Exhibit A" attached

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.
IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

George H Anderson MD
Trustee
Profit Sharing Trust

STATE OF COLORADO)
) ss.
County of)

The foregoing instrument was acknowledged before me this 15th day of May 19 97
by George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust.

My commission expires 3/19/2000

Witness my hand and official seal.

William F. C
Notary Public

*If in Denver, insert "City and".

EXHIBIT A

Taxes and assessments not yet due or payable and special assessments not yet certified to the office of the County Treasurer.

The public records do not disclose that the properties have any appurtenant means of ingress or egress, or any frontage on a public highway or dedicated street.

Patent reservations of record, including any rights of a proprietor of a vein or lode to extract and remove his ore from said properties should the same be found to intersect or penetrate the premises, as provided by law.

The effect of any lode mining claims and/or mill sites found to overlap or intersect the insured parcels.

Easements for roads, trails or tunnels as they now lie on or beneath the surface, the benefits of which belong to third parties.

San Juan County land use regulations, including avalanche and other restrictions of record, subdivision regulations, zoning regulations, and land use hazard maps which may adversely affect the use of the subject properties.

Environmental restrictions and regulations, including CERCLA regulations, which may be imposed upon past, present and future owners of the subject properties.

The properties are subject to vested and accrued water rights, and ditches and reservoirs used in connection therewith; and ditches and canals constructed by authority of the United States of America.

Any and all royalty interests retained by Rick Lorenz and James B. Hugins as tenants in common in a Perpetual non-participating royalty deed recorded 10/30/80 in Book 214 at pp. 675--678 of the San Juan County records.

Declaration of Cross Easements among James G. Behnken, Annalisa P. Behnken, Eddy Osborn, George H. Anderson, and George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust dated October 12, 1995 and recorded October 13, 1995 in Book 243 at pages 626--630 of the San Juan County records.

Non-participating production royalty interest retained by George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust.

Recorded at 1:59 o'clock P. M., October 13, 1995
Reception No. 137764 Dorothy H. Zaloni Recorder

INDEXED

BK242 pgs 577, 578

WARRANTY DEED

THIS DEED, Made this 12th day of October, 19 95,
between George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust
of the County of Maricopa, State of ~~Colorado~~ Arizona, grantor(s) and

Judy Osborn
whose legal address is 22101 Old County Road #47, Perdido, Alabama 36562

of the County of , State of ~~Colorado~~ Alabama, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of
Seventy thousand and no/100ths ($70,000.00) -------- DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell, convey, and confirm, unto the grantee(s), their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of San Juan, State of Colorado, described as follows:

Bucyrus Girl lode mining claim, U.S. Mineral Survey No. 15535;
Sampson Double lode mining claim, U.S. Mineral Survey No. 15535;
Tennessee lode mining claim, U.S. Mineral Survey No. 5985;
all situate in the Eureka Mining District,
San Juan County, Colorado;
together with any and all improvements situate thereon.

STATE DOCUMENTARY FEE
DATE 10/13/95
$ 7.80

also known by street and number as:
assessor's schedule or parcel number:

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 grantor(s), 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(s), his heirs and assigns forever. And the grantor(s), for itself, its heirs and personal representatives, do es covenant, grant, bargain, and agree to and with the grantee(s), his heirs and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has 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, encumbrances, and restrictions of whatever kind or nature soever, except

see "Exhibit A" attached.
3% net smelter production royalty retained by Anderson.
3% net smelter production royalty and other mineral interest retained by Lorenz and Hugins in Book 214, pp. 675--678.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

George H. Anderson, Trustee

STATE OF COLORADO)
) ss.
County of)

The foregoing instrument was acknowledged before me this 12th day of October, 19 95,
by George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust.

My commission expires 10-2-96

Witness my hand and official seal.

Notary Public

*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

No. 932. Rev. 4-94. WARRANTY DEED (For Photographic Record)

Bradford Publishing, 1743 Wazee St., Denver, CO 80202 — (303) 292-2500 — 4-94

EXHIBIT A

Taxes and assessments not yet due or payable and special assessments not yet certified to the office of the County Treasurer.

The public records do not disclose that the properties have any appurtenant means of ingress or egress, or any frontage on a public highway or dedicated street.

Patent reservations of record, including any rights of a proprietor of a vein or lode to extract and remove his ore from said properties should the same be found to intersect or penetrate the premises, as provided by law.

The effect of any lode mining claims and/or mill sites found to overlap or intersect the insured parcels.

Easements for roads, trails or tunnels as they now lie on or beneath the surface, the benefits of which belong to third parties.

San Juan County land use regulations, including avalanche and other restrictions of record, subdivision regulations, zoning regulations, and land use hazard maps which may adversely affect the use of the subject properties.

Environmental restrictions and regulations, including CERCLA regulations, which may be imposed upon past, present and future owners of the subject properties.

The properties are subject to vested and accrued water rights, and ditches and reservoirs used in connection therewith; and ditches and canals constructed by authority of the United States of America.

Any and all royalty interests retained by Rick Lorenz and James B. Hugins as tenants in common in a Perpetual non-participating royalty deed recorded 10/30/80 in Book 214 at pp. 675--678 of the San Juan County records.

Declaration of Cross Easements among James G. Behnken, Annalisa P. Behnken, Eddy Osborn, George H. Anderson, and George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust.

Non-participating production royalty interest retained by George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust.

Attorneys' Title Guaranty Fund, Inc.

OWNER'S POLICY NO. OP 524911

SCHEDULE A

AMOUNT OF INSURANCE $ 30,000.00 DATE OF POLICY June 4, 1997 at 9:00 A. M.

1. Name of Insured:

   Eddy Osborn

2. The estate or interest in the land which is covered by this policy is:

   Fee simple

3. Title to the estate or interest in the land is vested in:

   Eddy Osborn

4. The land referred to in this policy is situate in the _____ County of San Juan and State of Colorado and is described as follows:

   Eastern Star lode mining claim,
   U.S. Mineral Survey No. 5985,
   Eureka Mining District,
   San Juan County, Colorado

Countersigned: _____

Authorized Officer or Agent

598

Member No.

Attorneys' Title Guaranty Fund, Inc.

OWNER'S POLICY NO. OP 524911

SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.

Taxes and assessments not yet due or payable and special assessments not yet certified to the office of the County Treasurer.

The public records do not disclose that the properties have any appurtenant means of ingress or egress, or any frontage on a public highway or dedicated street.

Patent reservations of record, including any rights of a proprietor of a vein or lode to extract and remove his ore from said properties should the same be found to intersect or penetrate the properties, as provided by law.

The effect of any lode mining claims and/or mill sites found to overlap or intersect the insured parcels.

Easements for roads, trails or tunnels as they now lie on or beneath the surface, the benefits of which belong to third parties.

San Juan County land use and zoning regulations, including avalanche and other restrictions of record, subdivision regulations, and land use hazard maps which may adversely affect the future use of the subject properties.

Environmental regulations and restrictions, including CERCLA regulations, which may be imposed upon past, present and future owners of the parcels.

Deed of Trust given by Eddy Osborn to the Public Trustee to secure payment of $20,000.00 to George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust dated May 20, 1997 and recorded May 21, 1997 in Book 244 at pages 788 & 789 of the San Juan County records.

See Exhibit A attached for additional exceptions.

Countersigned:

Authorized Officer or Agent

598

Member No.

Exhibit A

Exceptions (continued)

The properties are subject to vested and accrued water rights, and ditches and reservoirs used in connection therewith; and ditches and canals constructed by authority of the United States of America.

Any and all royalty interests retained by Rick Lorenz and James B. Hugins as tenants in common in a Perpetual non-participating royalty deed recorded 10/30/80 in Book 214 at pp. 675--678 of the San Juan County records.

Declaration of Cross Easements among James G. Behnken, Annalisa P. Behnken, Eddy Osborn, George H. Anderson, and George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust dated October 12, 1995 and recorded October 13, 1995 in Book 233 at pages 626--630 of the San Juan County records.

Non-participating production royalty deed given by Eddy Osborn to George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust dated May 20, 1997 and recorded June 3, 1997 in Book 242 at pages 973 -- 976 of the San Juan County records.

Countersigned

Member No.

598

American Land Title Association

Title Guaranty Fund, Inc.

LOAN POLICY NO. MP 921057

SCHEDULE A

AMOUNT OF INSURANCE $ 20,000.00 DATE OF POLICY June 4, 1997 at 9:00 A.M.

1. Name of Insured:

George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust

2. The estate or interest in the land which is encumbered by the insured mortgage is:

Fee simple

3. Title to the estate or interest in the land is vested in:

Eddy Osborn

4. The insured mortgage and assignments thereof, if any, are described as follows:

Deed of Trust given by Eddy Osborn to the Public Trustee to secure payment of $20,000.00 to George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust dated May 20, 1997 and recorded May 21, 1997 in Book 244 at pages 788 & 789 of the San Juan County records.

5. The land referred to in this policy is situate in the _____ County of San Juan and State of Colorado and is described as follows:

Eastern Star lode mining claim,
U.S. Mineral Survey No. 5985,
Eureka Mining District,
San Juan County, Colorado

Countersigned:

( ) 1998

Authorized Officer or Agent

598

Member No.

Attorneys Title Guaranty Fund, Inc.

LOAN POLICY NO. MP 921057

SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

PART I

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Exceptions Numbered XXXXXXXXXXXXXXXXX are hereby omitted.

Taxes and assessments not yet due or payable and special assessments not yet certified to the office of the County Treasurer.

The public records do not disclose that the properties have any appurtenant means of ingress or egress, or any frontage on a public highway or dedicated street.

Patent reservations of record, including any rights of a proprietor of a vein or lode to extract and remove his ore from said properties should the same be found to intersect or penetrate the properties, as provided by law.

The effect of any lode mining claims and/or mill sites found to overlap or intersect the insured parcels.

Easements for roads, trails or tunnels as they now lie on or beneath the surface, the benefits of which belong to third parties.

San Juan County land use and zoning regulations, including avalanche and other restrictions of record, subdivision regulations, and land use hazard maps which may adversely affect the future use of the subject properties.

Environmental regulations and restrictions, including CERCLA regulations, which may be imposed upon past, present and future owners of the parcels.

see Exhibit A attached for additional exceptions.

PART II

In addition to the matters set forth in Part I of this Schedule, the title to the estate or interest in the land described or referred to in Schedule A is subject to the following matters, if any be shown, but the Company insures that these matters are subordinate to the lien or charge of the insured mortgage upon the estate or interest:

Countersigned:

Authorized Officer or Agent

598

Member No.

Exhibit A

Exceptions (continued)

The properties are subject to vested and accrued water rights, and ditches and reservoirs used in connection therewith; and ditches and canals constructed by authority of the United States of America.

Any and all royalty interests retained by Rick Lorenz and James B. Hugins as tenants in common in a Perpetual non-participating royalty deed recorded 10/30/80 in Book 214 at pp. 675--678 of the San Juan County records.

Declaration of Cross Easements among James G. Behnken, Annalisa P. Behnken, Eddy Osborn, George H. Anderson, and George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust dated October 12, 1995 and recorded October 13, 1995 in Book 233 at pages 626--630 of the San Juan County records.

Non-participating production royalty deed given by Eddy Osborn to George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust dated May 20, 1997 and recorded June 3, 1997 in Book 242 at pages 973 -- 976 of the San Juan County records.

Countersigned

Member No.

598

Bk. 214 PP- 675-676
Bk. 242 PP- 973-976
Anderson 3%

DECLARATION OF CROSS EASEMENTS

WHEREAS, George H. Anderson of Blvd. Apartments, 110 East Greenway Pkwy., #1085, Phoenix, AZ 85022 is now the owner of the Gold Chief lode mining claim, U.S. Mineral Survey No. 15535, Eureka Mining District, San Juan County, Colorado; and

WHEREAS, George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust is now the owner of the following lode mining claims: O.D. & J. lode mining claim, U.S. Mineral Survey No. 15535; Bucyrus Girl lode mining claim, U.S. Mineral Survey No. 15535; Sampson Double lode mining claim, U.S. Mineral Survey No. 15535; Tennessee lode mining claim, U.S. Mineral Survey No. 5985; and the Eastern Star lode mining claim, U.S. Mineral Survey No. 5985; all situate in the Eureka Mining District, San Juan County, Colorado; and

WHEREAS, George H. Anderson and George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust have entered into a contract to sell the Gold Chief lode mining claim and the O.D. & J lode mining claim to James G. Behnken and Annalisa P. Behnken of 1605 Monte Largo N.E., Albuquerque, N.M. 87112; and

WHEREAS, George H. Anderson and George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust have also entered into a contract to sell the Bucyrus Girl, Sampson Double and Tennessee lode mining claims to Eddy Osborn of 22101 Old County Road #47, Perdido, Alabama 36502; and

WHEREAS, the properties share certain roads and trails by which the owners of the above named lode mining claims gain ingress and egress to the properties in which they have ownership interests; and

WHEREAS, a road crosses the O.D. & J. lode mining claim by which neighboring property owners Michael J. Francis, Janet Lee Francis, Paul M. Dyer and Martha A. Dyer gain ingress and egress to properties owned by them;

NOW THEREFORE, George H. Anderson and George H. Anderson, as Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust, (hereinafter Anderson), and Eddy Osborn (hereinafter Osborn), and James G. Behnken and Annalisa P. Behnken (hereinafter Behnken) hereby covenant and agree as follows:

1. Anderson agrees that Behnken, their personal representatives, successors, lessees, sublessees, guests, invitees and assigns, shall have, from time to time as need be, the free right of ingress and egress through and upon the Eastern Star lode

mining claim across all existing roads and trails in order to gain access to the Gold Chief and O.D. & J lode mining claims.

2. Anderson further agrees that Osborn, his personal representatives, successors, lessees, sublessees, guests, invitees and assigns, shall have, from time to time as need be, the free right of ingress and egress through and upon the Eastern Star lode mining claim across all existing roads and trails in order to gain access to the Tennessee, Sampson Double and Bucyrus Girl lode mining claims. Anderson also covenants and agrees that Osborn may extend Eastern Star Drive as necessary in order to access any potential building site located upon his properties. Any such extension of the roadway would, however, be at Osborn's sole expense without a further written agreement between Anderson and Osborn.

3. Behnken and Osborn agree that Anderson, his personal representatives, successors, lessees, sublessees, guests, invitees and assigns, shall have, from time to time as need be, the free right of ingress and egress through and upon the Gold Chief, O.D. & J., Tennessee, Sampson Double and Bucyrus Girl lode mining claims across all existing roads and trails in order to gain access to the Eastern Star lode mining claim.

4. Behnken and Osborn further agree with one another, their personal representatives, successors, lessees, sublessees, guests, invitees and assigns that they will allow such free right of ingress and egress through and upon the mining claims owned by each of them across all existing roads and trails in order to gain access to their individual mining claims.

5. All parties, Behnken, Osborn and Anderson, are aware and understand that Michael J. Francis, Janet Lee Francis, Paul M. Dyer and Martha A. Dyer have constructed a road across the O.D. & J. lode mining claim to access their adjacent mining claims; and all parties agree and covenant that they will not interfere with or impede such right of access across the existing road unless Francis' and Dyers' refuse to share such road with the owners of the O.D. & J. lode mining claim for access to any potential building sites on their property.

6. Each party shall be responsible to bear as his or her sole and separate expense the cost of constructing and maintaining any new roads which are required to access any building sites on his or her property.

7. In the event that any of the properties described herein shall be leased or used for mining purposes, and roadways are required to be upgraded for such use, the mining operator shall be solely responsible for the costs of any such road upgrades, and all construction and maintenance expenses associated therewith.

8. If at any time in the future, any one or more of the separate mining claims constituting the property described herein shall be severed from the other parcels, then, in such case, the owner of each and every one of the parcels shall have the unrestricted rights of ingress and egress granted to the parties hereby. This right is conditioned, however, upon the owner of the parcel claiming this right paying his or her proportionate share of ongoing construction and maintenance expenses for the roads.

9. The cross easements granted hereby shall run with the land and shall be for the benefit and use of the parties herein, and the personal representatives, successors, lessees, sublessees, guests, invitees and assigns of the parties hereto; and shall burden and benefit any person or other entity that at any time hereafter shall become the owner of the following described mining claims:

Gold Chief lode mining claim, U.S. Mineral Survey No. 15535,
O.D. & J. lode mining claim, U.S. Mineral Survey No. 15535;
Bucyrus Girl lode mining claim, U.S. Mineral Survey No. 15535;
Sampson Double lode mining claim, U.S. Mineral Survey No. 15535;
Tennessee lode mining claim, U.S. Mineral Survey No. 5985; and
Eastern Star lode mining claim, U.S. Mineral Survey No. 5985;
all situate in the Eureka Mining District,
San Juan County, Colorado

This Declaration shall be recorded in the office of the San Juan County Clerk and Recorder as evidence of such fact.

10. The above-named parties, their successors, assigns, personal representatives, lessees and sublessees shall use the rights granted by this instrument with due regard for the rights of those parties in possession of the adjoining premises, and shall not use such easements in any way that will impair the use of the adjacent properties by the party in possession thereof.

IN WITNESS WHEREOF, this declaration of cross easements has been executed on this 12th day of October, 1995.

George H. Anderson, individually

George H. Anderson, as Trustee of the
George H. Anderson, M.D., P.C.,
Profit Sharing Trust

James G. Behnken

Annalisa P. Behnken

Eddy Osborn

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged, subscribed and sworn to before me this 11th day of October, 1995 by George H. Anderson, individually, and George H. Anderson, as

Trustee of the George H. Anderson, M.D., P.C., Profit Sharing Trust.
WITNESS my hand and official seal.

Virginia X Burrance
Notary Public

My Commission expires: 10-2-96

STATE OF New Mexico)
) ss
COUNTY OF Bernalillo)

The foregoing instrument was acknowledged, subscribed and sworn to before me this 7th day of October, 1995 by James G. Behnken and Annalisa P. Behnken.
WITNESS my hand and official seal.

John A. Mares
Notary Public

My Commission expires: 8-5-99

STATE OF Alabama)
) ss
COUNTY OF)

The foregoing instrument was acknowledged, subscribed and sworn to before me this 6th day of October, 1995 by Eddy Osborn.
WITNESS my hand and official seal.

Nancy M. Parker
Notary Public

My Commission expires: 9/1/99

State of Colorado
San Juan County

ss

Certificate of Taxes Due

I, the undersigned, County Treasurer in and for the said County, do, hereby certify that there are no unpaid taxes, or unredeemed tax liens as appears of record in the office, on the following described property, except as noted below.
Parcel: 47750160050018 **Tax District: 101**
Property Description:
Location
EASTERN STAR - 5985

2019 Tax Payable in 2020, Assessed Value $7487, Assessed To OSBORN EDDY,

Bill
$ 30.00

Certificate of Taxes Due created by DMJ

Tax Distribution

Tax Entity	Mill	Tax	Tax Entity	Mill	Tax
COUNTY GENERAL FUND	19.000	142.26	COUNTY PUBLIC WELFARE FUND	0.291	2.18
COUNTY GF REFUNDS/ABATEMENTS	0.088	0.66	COUNTY ROAD & BRIDGE FUND	0.350	2.62
SCHOOL HOLD HARMLESS	0.456	3.41	SCHOOL DIST BOND REDEMPTION	2.225	16.66
SCHOOL DISTRICT #1 GEN FUND	10.965	82.10	SOUTHWEST WATER CONS DIST	0.407	3.05

Current Tax/Fee $ 252.90 Status Paid In Full Taxes Due $ 0.00 Interest $ 0.00

Adv $ 0.00 Late Pen $ 0.00 Other Fees$ 0.00 Balance Current Tax $ 0.00
Cost to pay Special Assessment in Full $ 0.00

Tax Liens or Delinquent Tax
Taxes have been paid in full
Amount to Redeem $
Total Due This Certificate $ 0.00 Tax $ 0.00 Interest $ 0.00 Spec. Assmnts $ 0.00 Other $ 0.00
This does not include special taxes that are not of record in this office or taxes
on improvements on said property which may be separately assessed
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28th Day of July 2020.
Issued to
San Juan County Treasurer

Certificate No. 1,222 Fee for Issuing this Certificate $ 10.00

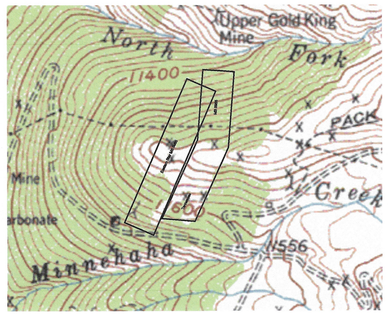
By _____

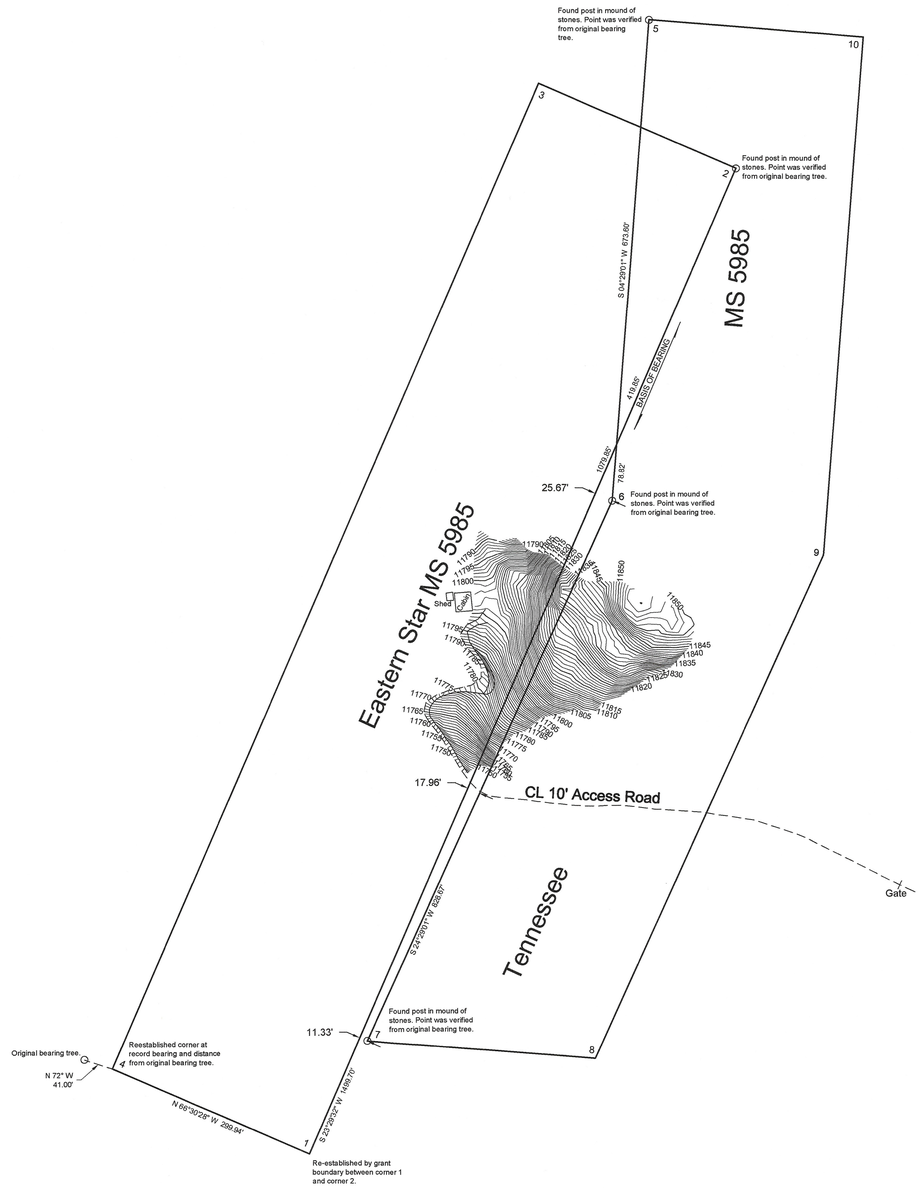
TREASURER
COLORADO
SAN JUAN COUNTY

Results of Survey

MS 5985 Eastern Star and Tennessee lode
Suspended Township 42 North, Range 7 West, New Mexico Principal Meridian
San Juan County, Colorado

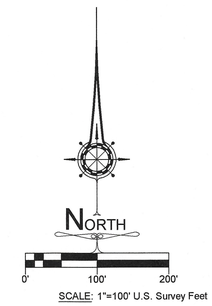
Vicinity Map
N.T.S.





Legend

○	Found Monument - See Description
———	Boundary Line
N.T.S.	Not To Scale



SCALE: 1"=100' U.S. Survey Feet

PLAT & DOCUMENT REFERENCES :

1. MS 5985 - Eastern Star and Tennessee lode - James Dyson, October 14th, 1889.

GENERAL NOTES :

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

Certifications hereon shall run only to the persons(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.

BASIS OF BEARING :

The line between corners 1 and 2 of MS 5985 Eastern Star lode is assumed to bear N. 23°29'32" E. and is monumented as shown hereon. All other bearings are relative thereto.

CERTIFICATE OF SURVEY:

I, Brian Dirk Hatter, a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat accurately represents that the surveying services addressed herein have been performed by the professional land surveyor or under the professional land surveyor in charge. Is based upon the professional land surveyor's knowledge, information and belief. Is in accordance with applicable standards of practice. Is not a guaranty or warranty, either expressed or implied. I further certify that the monuments shown hereon actually exist, and that their positions are as shown.

Brian Dirk Hatter 26597
Signature
PLS No. 26597

Date 10/26/22 Seal

COLORADO LICENSED Brian Dirk Hatter 26597 PROFESSIONAL LAND SURVEYOR

NOTICE 13-80-105 C.R.S, as amended:

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.

U.S. MINERAL SURVEYORS
REGISTERED LAND SURVEYORS
IN COLORADO

SOUTHWEST LAND SURVEYING LLC
1205 H Lane, Delta, CO 81416
(970) 387-0600...Silverton (970) 874-2880...Delta
(970) 874-0883...fax EMAIL: dhatter@ttcresources.us

PLAN SCALE: 1"=100'	REVISIONS:
FIELD CREW: KCH, DLR	
DRAFTER: BDH, KCH	
SHEET 1 of 1	

Results of Survey
MS 5985 Eastern Star and Tennessee lodes
Suspended T 42 N., R 7 W., N.M.P.M.
San Juan County, Colorado

Thomas & Jacqueline Bonanno
250 East Park Avenue
Durango Colorado, 81301

FW: 10/26/22 JOB #: 28-21 Tom Bonanno

Map of Adjacent Landowners within 1,500 ft

List of Adjacent Landowners within 1,500 ft

JOY MANUFACTURING CO;
c/o JOY GLOBAL INC
135 S 84TH ST STE 300
MILWAUKEE WI 53214

OHMAN SANDRA M
7740 CAMINO REAL APT G107
MIAMI FL 33143-7160

BEHNKEN TRUST;
BEHNKEN JAMES G & ANNALISA P
1605 MONTE LARGO DR NE
ALBUQUERQUE NM 87112-4892

CROSS BENJAMIN AND SCHIFFEL JOHN
868 5TH ST
DURANGO CO 81301-5639

PERCE REVOCABLE LIVING TRUST;
GEORGE S & KAREN LEE PERCE
PO BOX 1264
TUBAC AZ 85646-1264

HOCH CHARLES V AND BRUCE A
26 BOULDER VIEW DR
DURANGO CO 81301-8144

CAMERON ASHLEY Y & JOEL C
110 WHISTLING HORSE TRL
DURANGO CO 81301-8991

3 PANDAS LLC
6225 HOOD MESA TRL
FARMINGTON NM 87401-2391

HENDRICK DAVID & STEPHANIE
1112 CHALCEDONY ST
SAN DIEGO CA 92109-2632

CAMPAGNA AUGUST J
8965 NOWARD RD
WATERVILLE OH 43566-9718

SAN JUAN CORP
15100 FOOTHILL RD
GOLDEN CO 80401-2064

FLYNT BOYD DANNY & CARA
290 SALT BRUSH ST
DURANGO CO 81301-6616

SPEAR STEVEN W & MINDI K
10607 UTICA AVE
LUBBOCK TX 79424-7322

HARPER SHAWN W & CHERYL L
PO BOX 2204
BAYFIELD CO 81122-2204

RENOUX
PO BOX 4922
RIO RICO AZ 85648-4922

FRANCIS MICHAEL J & JANET LEE
7841 COUNTY ROAD 203
DURANGO CO 81301-8644

SPORL JEFF & ABBIE
157 FANTANGO RD
DURANGO CO 81301-7022

HENNIS TODD C
15100 FOOTHILL RD
GOLDEN CO 80401-2064

DYER PAUL M & MARTHA A
1916 GLENISLE AVE
DURANGO CO 81301-4847

HIGH MOUNTAIN PROPERTIES LLC
205 W 17TH ST APT E
TULSA OK 74119-4645

BEAVIS ROBERT K
5605 COMETA PL NE
ALBUQUERQUE NM 87111-1411

MINNEHAHA ALPINE LLC
5612 128TH ST SW
MUKILTEO WA 98275-5538

SEELY BRIAN DAVID; LOUGEE RYAN
PO BOX 8003
ASPEN CO 81612-8003

AIKEN JAMES AND ROSEMARY
PO BOX 764
IGNACIO CO 81137-0764

HONOROF KIMBERLY ANN
105 FAIRSIDE DR APT 1D
LYNDEN WA 98264-1716

Project Narrative

Applicant Name and Address:
Thomas and Jacqueline BonAnno
250 East Park Avenue
Durango, CO 81301
(970) 946-0003

Project Location:
TBD County Road 51, Minnehaha Creek
Tennessee Lode, MS#5985
San Juan County, Colorado

Legal Description
Eastern Star 5985, Tennessee 5985, Sampson Double 15535. Merged from former parcels 47750160050018 and 47750160050025. Township 42 North, Range 7 West of the New Mexico Principal Meridian, San Juan County, Colorado.

Proposed Development:
844 SF cabin, 140 SF covered deck, gravel driveway, septic system, underground water storage tank, underground propane, solar electric system, and associated site and utility improvements on the Tennessee Lode MS 5985.

Zoning:
Mountain Zone
Historic Preservation District

Acreage:
Tennessee – 9.70 acres (project location)
Eastern Star – 10.51 acres (existing cabin)
Sampson Double – 9.84 acres

Water Service:
The applicant will be hauling their water to the property, which will be stored in an underground water storage tank as shown on the site plan (sheet "F") plans included with this application.

Sewer Service:
An on-site wastewater treatment system (OWTS) is proposed for the cabin as shown on the included site plan (sheet "F"). The septic system has been engineered by Summit Engineering, LLC, a Colorado licensed professional engineer. The septic design drawings have been included with this application.

Due to the closure of San Juan Basin Public Health, the application process and agency for submitting OWTS in San Juan County has not been determined. The applicant will submit to the appropriate agency once this has been resolved.

Power:
The cabin will be off-grid and powered by solar panels with battery storage. The solar panels will be ground mounted down the hillside from the cabin as shown on the site plan (sheet "F") included with this application. They will be oriented to receive the most sunlight possible, while also being concealed from public view as much as possible without compromising functionality.

The applicant also plans to have an underground propane tank to power a backup generator for the project as the backup power source. The propane tank and generator locations are shown on the site plan included with this application.

Phone:
The applicant currently has Starlink phone service at the property.

Access from County Roads:
The property is accessed by County Road 51 (Minnehaha) by way of County Road 110. The proposed cabin will be accessed by extending the existing driveway currently used to access the existing cabin located on the adjacent property, Eastern Star Lode, which is also owned by the applicant. The new driveway extension begins on Eastern Star Lode, then crosses a sliver of BLM land between the two claims before ending at the project site on the Tennessee Lode, as shown on the site plan included with this application. The driveway will comply will any comments received by the County Department Supervisor.

The applicant has filed an application for a right-of-way with BLM to allow construction of the new driveway extension where it crosses over BLM land. The application has been processed with BLM (serial number COC-80940) and is expected to be approved soon.

Heating:
The applicant plans to use hydronic radiant in-floor heat which is heated by the propane powered water heater, along with wood burning stove as the heating source for the cabin.

Exterior Lighting:
Exterior lighting will be installed at the cabin entrance, the covered deck space, and near the backup generator, all for safe egress in, out and around the exterior of the cabin. All exterior lighting will be in conformance with the San Juan County Dark Sky requirements.

Solid Waste Management:
The applicant will be responsible for trash removal from the property. On-site trash will be contained within the building or within a wildlife/bear-resistant trash receptacle at all times until it is disposed at the Transfer Station for the required fee.

Landscaping:
Revegetation can 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 as seen from CR 51. 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 was prepared by Dirk Hatter of Southwest Land Surveying LLC on October 26, 2022. A copy of this survey is included with this application.

Subsurface Conditions:
Subsurface conditions have been tested and recorded by Trautner Geotech LLC in a Geotechnical Engineering Study dated November 16, 2022. The final design for the proposed cabin foundation will take into consideration the characteristics of the soils, slopes and potential geological hazards in a manner intended to protect the health, safety and welfare of the applicant and users in the area.

Building Siting:
The proposed cabin site will be located near the ridge, directly east of the existing cabin. The siting best utilizes the natural topography, with the cabin situated on a gently sloping natural bench near the ridgeline that contains no vegetation, which will require minimal disturbance at the building site. Being on a bench, the cabin will be set back into the hill and less visible to passersby.

County Avalanche Map:
The Sketch Plan for this project has been overlaid onto the County Avalanche Map, as shown on sheet "B" included with this application. According to the map, the building site is outside any potential avalanche areas or paths.

County Geohazards Map:
The Sketch Plan for this project has been overlaid onto the County Geohazards Map, as shown on sheet "C" included with this application. According to the County Geohazards Map, the building site is in an area of talus slope (ts), defined by the County Geologic Hazard Legend as "An area of active deposition of material from rockfall and debris flow. Mass failure may occur as talus slides or debris flows." Further information of the soils at the building site are detailed in the Geotechnical Engineering Study included with this application.

Foundation:
The intended foundation will consist of concrete stem walls and strip footings that will extend below frost depth and 12" minimum below native grade. The deck will include steel posts with concrete spot footings that will extend below frost depth.

The proposed foundation for the cabin will follow all excavation and foundation design recommendations outlined by the geotechnical engineer for the specific soils found at the building site.

Elevation at Structure:
The floor elevation of the proposed cabin is 11,835 feet, which is above the 11,000 feet County limit on square footage which limits to a maximum floor area of 1,000 SF.

Cabin Size and Height:
The proposed cabin has a floor area of 844 SF with a 140 SF covered deck. The overall footprint of the cabin is T-shaped with the deck off the southwest side. The cabin will have a single 3:12 sloped shed roof over the entire cabin and deck footprint.

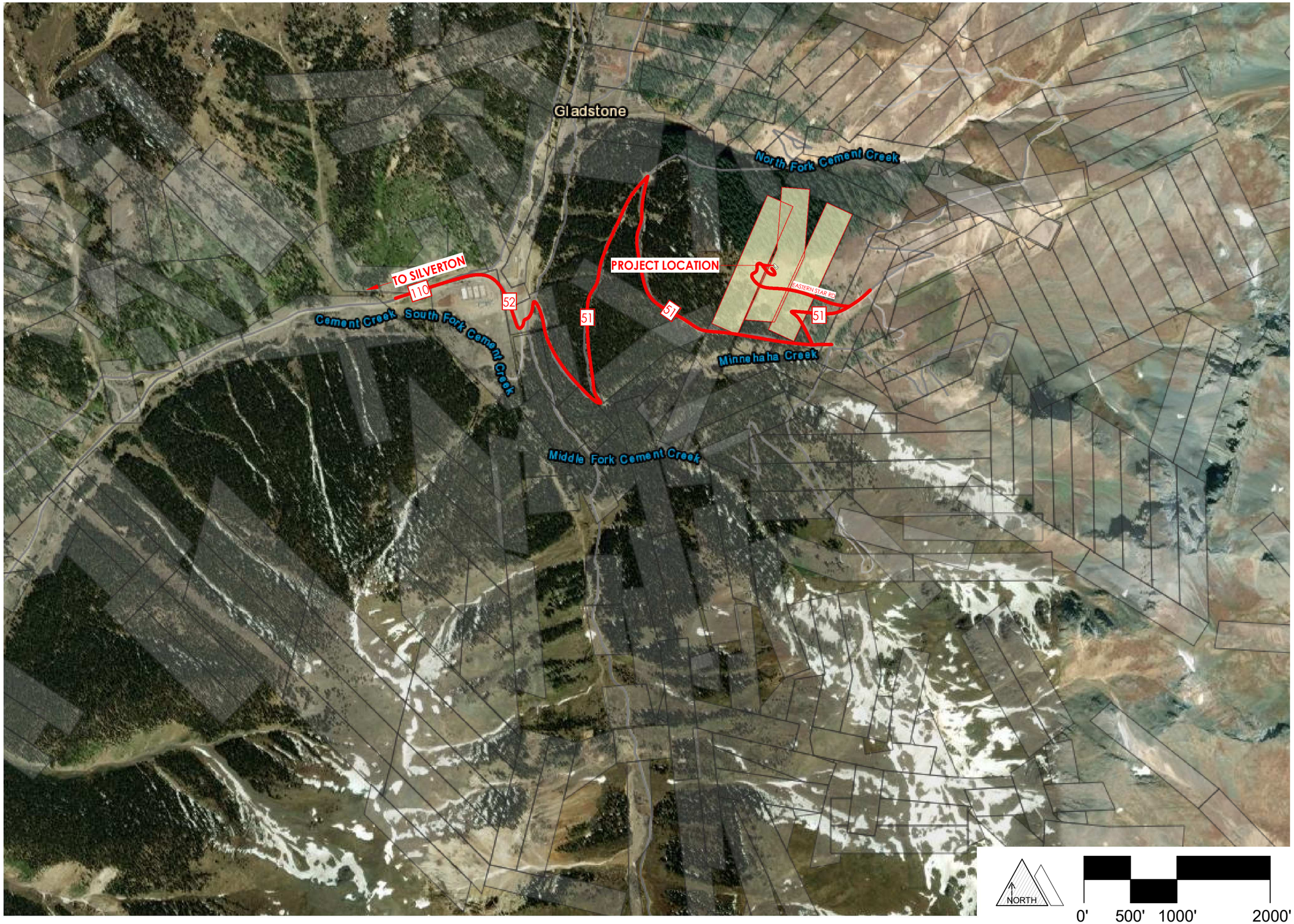
The maximum height of the cabin, which is measured from the lowest adjacent native grade up to the high eave of the 3:12 roof, is approximately 17'-1", which is below the County height limit of 30 feet. The high eave of the cabin is also lower than the adjacent ridgeline, making it hidden from view from the other side of the ridgeline.

Building Plans:
Preliminary building plans and elevations for the proposed cabin are included with this application.

Cabin Style:
The form and material selection most reflect the mountain contemporary style, with a focus on the surrounding views to the south by orienting the cabin and deck towards the views.

Building Materials:
The applicant plans to use colors and materials that embody the local area and mining aesthetic. A colorized rendering of the cabin, which shows proposed building materials and design, is included in the Scenic Quality Report for your review. The proposed materials consist of the following:

- Rustic/rusty corrugated metal siding
- Dark colored matte finish metal roof with matching trim
- Dark colored window sashes/frames to match metal siding
- Metal posts at deck
- Low-reflective glass on more expansive glazing



MOUNTAIN STUDIO ARCHITECTS
AZ | CO | NM | UT
MOUNTAIN STUDIO LLC
801 FLORIDA RD | SUITE 12
DURANGO, CO 81301
970 | 515 | 7882

PROJECT #: 2303

ASSESSOR'S PARCEL #: 477501600500029

NEW CONSTRUCTION OF::

THE BONANNO CABIN

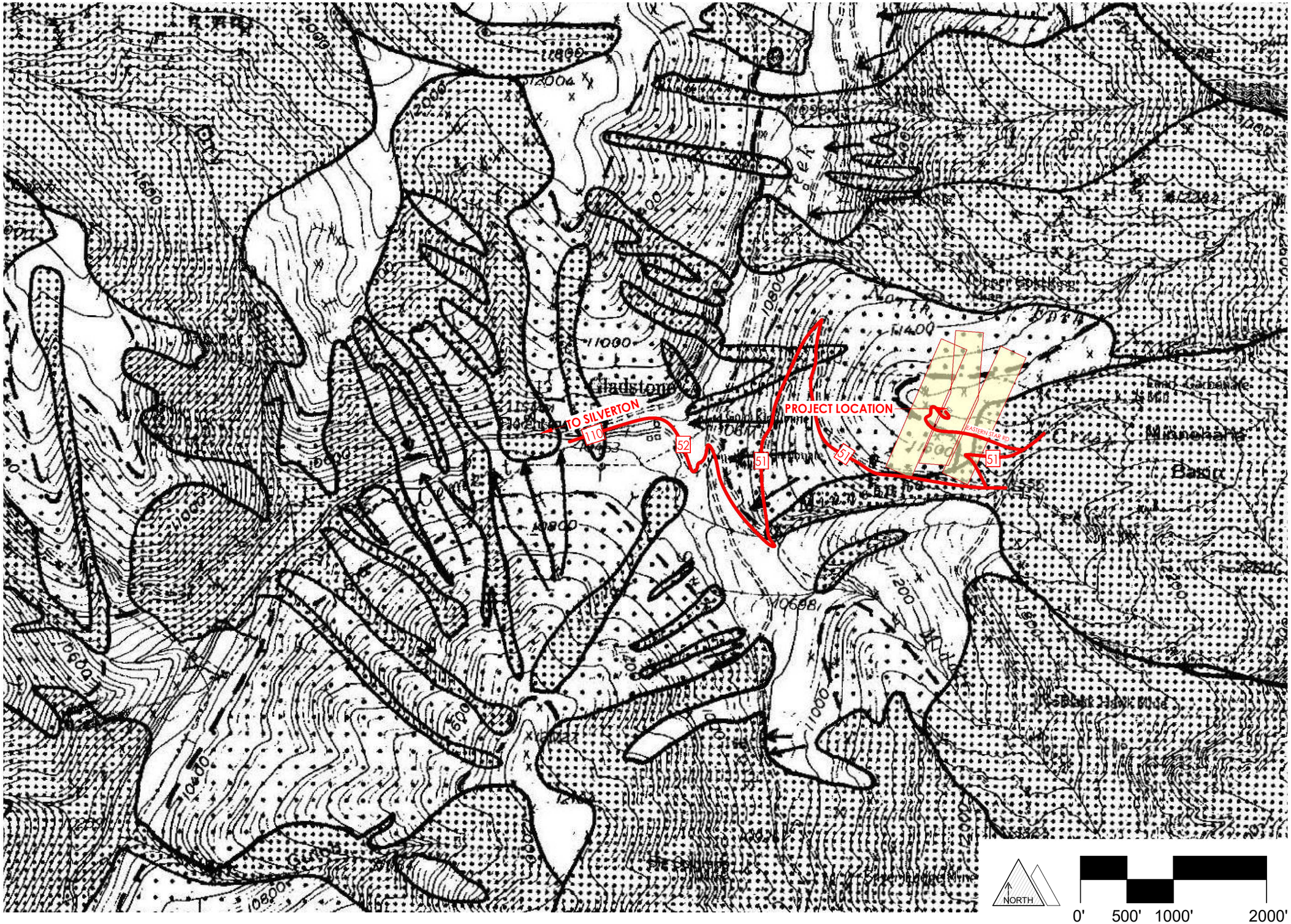
TENNESSEE CLAIM, EASTERN STAR RD
SILVERTON, CO

SHEET TITLE: VICINITY MAP

SHEET #: A

SCALE: 1" = 1000'

FOR IMPROVEMENT PERMIT | 03.11.2024



MOUNTAIN STUDIO ARCHITECTS
AZ | CO | NM | UT
MOUNTAIN STUDIO LLC
801 FLORIDA RD | SUITE 12
DURANGO, CO 81301
970 | 515 | 7882

PROJECT #: 2303

ASSESSOR'S PARCEL #: 477501600500029

NEW CONSTRUCTION OF::

THE BONANNO CABIN

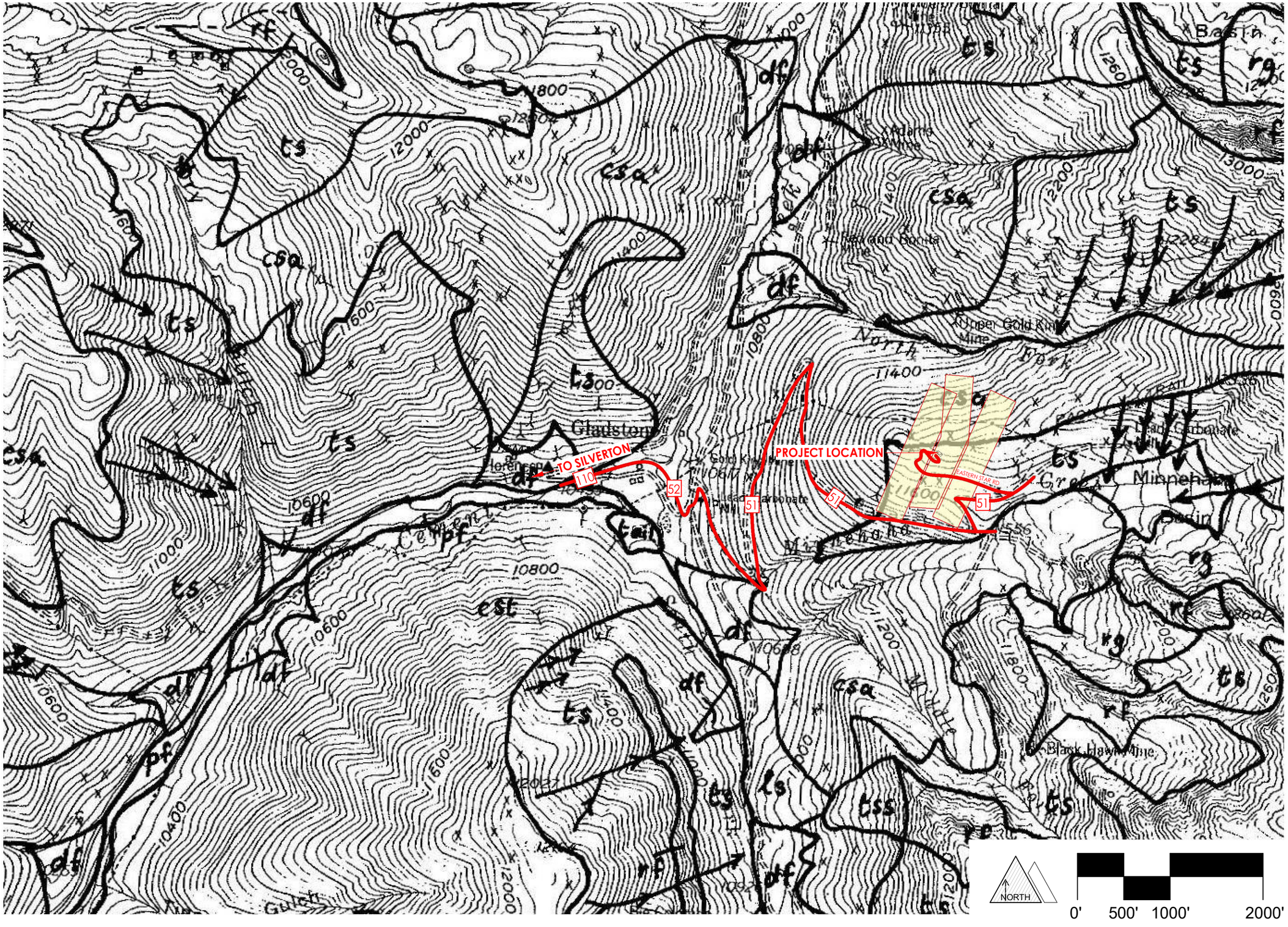
TENNESSEE CLAIM, EASTERN STAR RD
SILVERTON, CO

SHEET TITLE: SKETCH PLAN & COUNTY AVALANCHE MAP

SHEET #: B

SCALE: 1" = 1000'

FOR IMPROVEMENT PERMIT | 03.11.2024



MOUNTAIN STUDIO ARCHITECTS
AZ | CO | NM | UT
MOUNTAIN STUDIO LLC
801 FLORIDA RD | SUITE 12
DURANGO, CO 81301
970 | 515 | 7882

PROJECT #: 2303

ASSESSOR'S PARCEL #: 477501600500029

NEW CONSTRUCTION OF::

THE BONANNO CABIN

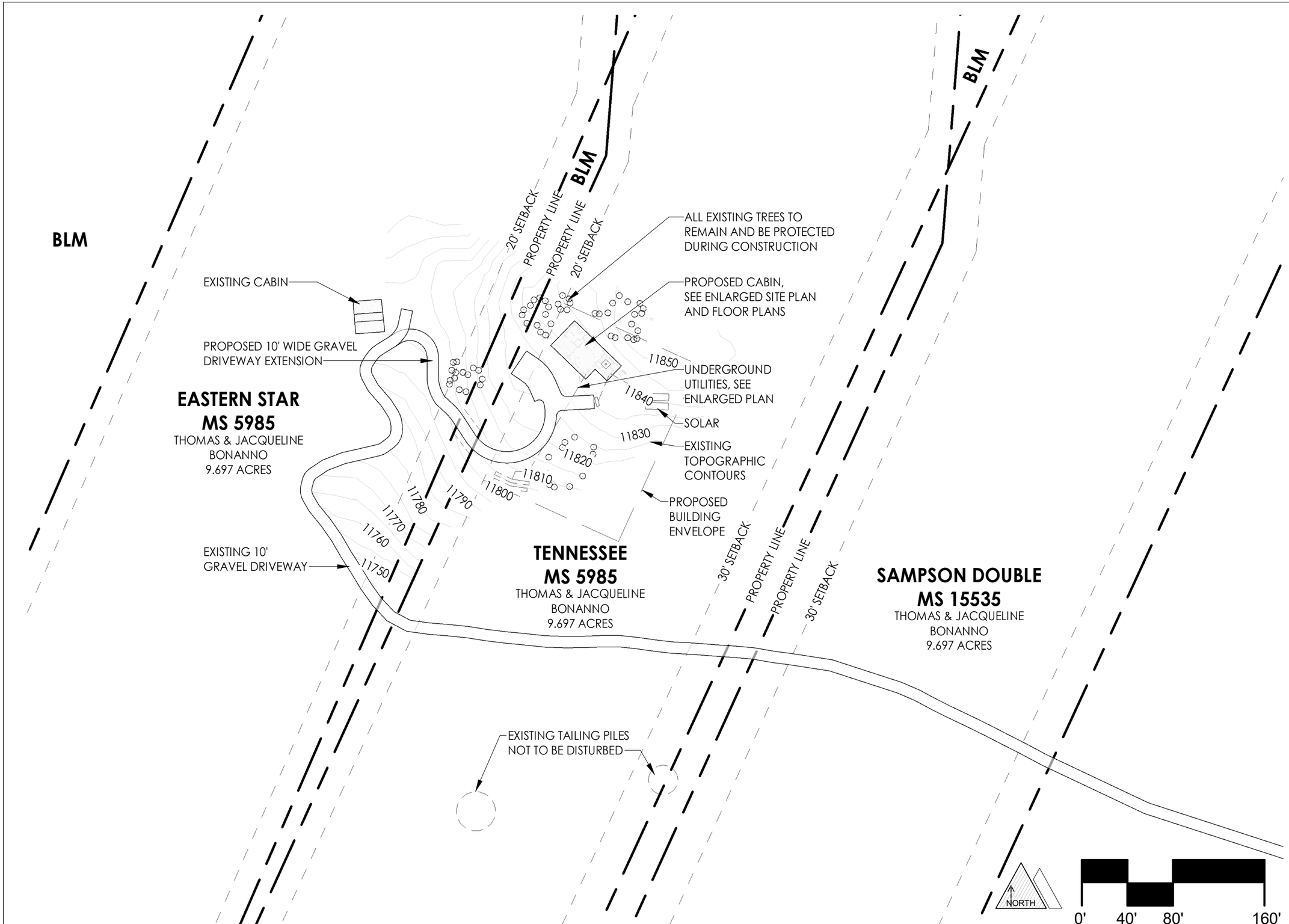
TENNESSEE CLAIM, EASTERN STAR RD
SILVERTON, CO

SHEET TITLE: SKETCH PLAN & COUNTY GEOHAZARD MAP

SHEET #: C

SCALE: 1" = 1000'

FOR IMPROVEMENT PERMIT | 03.11.2024



MOUNTAIN STUDIO ARCHITECTS
AZ | CO | NM | UT
MOUNTAIN STUDIO LLC
801 FLORIDA RD | SUITE 12
DURANGO, CO 81301
970 | 515 | 7882

PROJECT #: 2303

ASSESSOR'S PARCEL #: 477501600500 29

NEW CONSTRUCTION OF::

THE BONANNO CABIN

TENNESSEE CLAIM, EASTERN STAR RD
SILVERTON, CO

SHEET TITLE: SKETCH PLAN WITH TOPOGRAPHY

SHEET #: D

SCALE: 1" = 80'-0"

FOR IMPROVEMENT PERMIT | 03.11.2024

MOUNTAIN STUDIO ARCHITECTS
AZ | CO | NM | UT
MOUNTAIN STUDIO LLC
801 FLORIDA RD | SUITE 12
DURANGO, CO 81301
970 | 515 | 7882

PROJECT #: 2303

ASSESSOR'S PARCEL #: 477501600500029

NEW CONSTRUCTION OF::

THE BONANNO CABIN

TENNESSEE CLAIM, EASTERN STAR RD
SILVERTON, CO

SHEET TITLE: SKETCH PLAN WITH AERIAL IMAGE

SHEET #: E

SCALE: 1" = 80'-0"

FOR IMPROVEMENT PERMIT | 03.11.2024

EXISTING 345sf CABIN

EASTERN STAR
MS 5985
THOMAS & JACQUELINE BONANNO
9.697 ACRES

ADJUSTED DRIVEWAY GRADE

20' SETBACK

PROPERTY LINE

PROPERTY LINE

20' SETBACK

PROPOSED 12' GRAVEL DRIVEWAY EXTENSION

20' ACCESS EASEMENT

EXISTING 10' GRAVEL DRIVEWAY

BLM

140sf COVERED DECK

PROPOSED 844sf CABIN FFE = 11,835'

PARKING

2
F

APPROXIMATE RIDGE LOCATION

EXISTING EVERGREENS

PROPOSED BUILDING ENVELOPE (130')

11850

BACKUP GENERATOR

11845

POTABLE WATER STORAGE IN CRAWLSPACE

11840

SOLAR ARRAY

11835

APPROXIMATE AREA OF OVEREXCAVATION

R = 100' - 0"

BURIED 1,000 LB PROPANE TANK

11825

EXISTING TOPOGRAPHIC CONTOURS

11820

11815

11810

11805

11800

11795

11790

11785

11780

11775

11770

11765

11760

11755

11750

APPROX. O.W.T.S. LOCATION

PROPOSED BUILDING ENVELOPE (170')

TENNESSEE
MS 5985
THOMAS & JACQUELINE BONANNO
9.697 ACRES

DRIVEWAY BELOW

2
F

1 ENLARGED SITE PLAN
1" = 30'-0"

PARKING

(E) GRADE

DRIVEWAY

PROPOSED BUILDING ENVELOPE (170')

RIDGELINE

20' SETBACK

PROPERTY LINE

2 SITE SECTION
1" = 30'-0"

NORTH

0' 15' 30' 60' 120'

MOUNTAIN STUDIO ARCHITECTS
AZ | CO | NM | UT
MOUNTAIN STUDIO LLC
801 FLORIDA RD | SUITE 12
DURANGO, CO 81301
970 | 515 | 7882

PROJECT #: 2303

ASSESSOR'S PARCEL #: 477501600500029

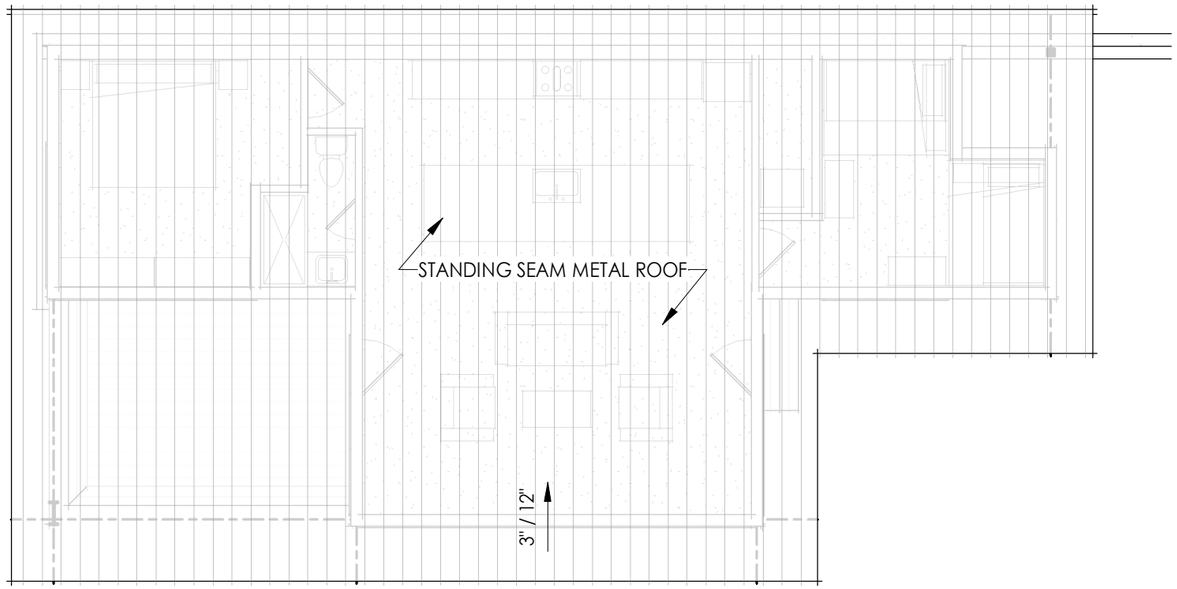
NEW CONSTRUCTION OF::
THE BONANNO CABIN
TENNESSEE CLAIM, EASTERN STAR RD
SILVERTON, CO

FOR IMPROVEMENT PERMIT | 03.11.2024

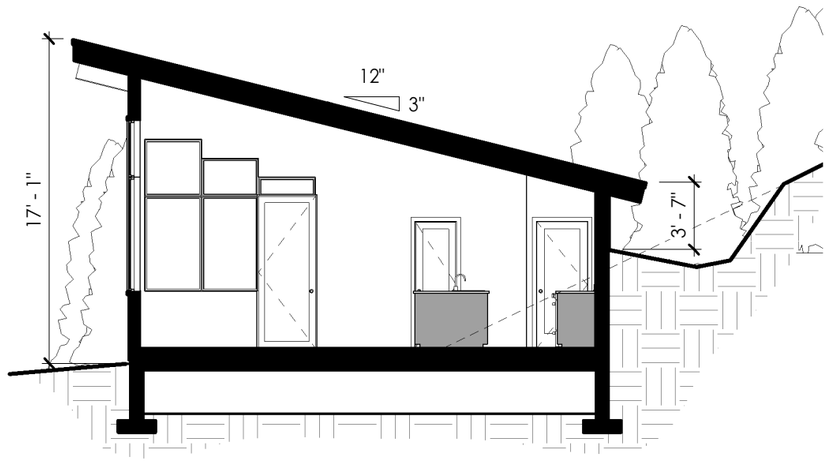
SHEET TITLE: ENLARGED SITE PLAN

SHEET #: F

SCALE: 1" = 30'-0"

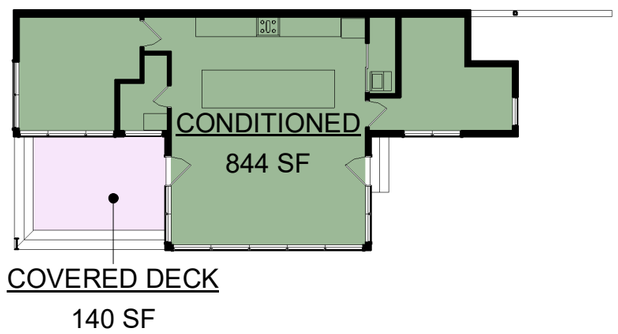


1 ROOF PLAN
1/8" = 1'-0"



3 BUILDING SECTION
1/8" = 1'-0"

2 FLOOR PLAN
1/8" = 1'-0"



4 AREA PLAN
1/16" = 1'-0"

NOTE: FLOOR AREA IS MEASURED TO INSIDE FACE OF EXTERIOR WALLS AND EDGE OF DECK. MAX ALLOWABLE PER SJC LAND USE CODE = 1,000 SF OF CONDITIONED AND COVERED DECK SPACE.

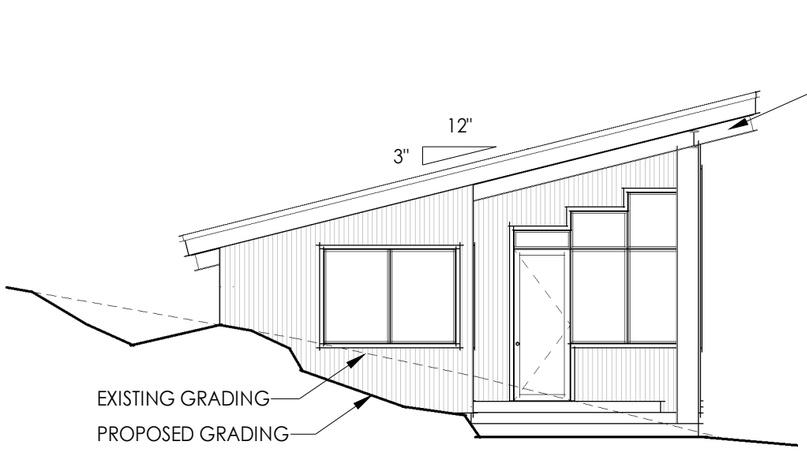
MOUNTAIN STUDIO ARCHITECTS
AZ | CO | NM | UT
MOUNTAIN STUDIO LLC
801 FLORIDA RD | SUITE 12
DURANGO, CO 81301
970 | 515 | 7882

PROJECT #: 2303
ASSESSOR'S PARCEL #: 477501600500029

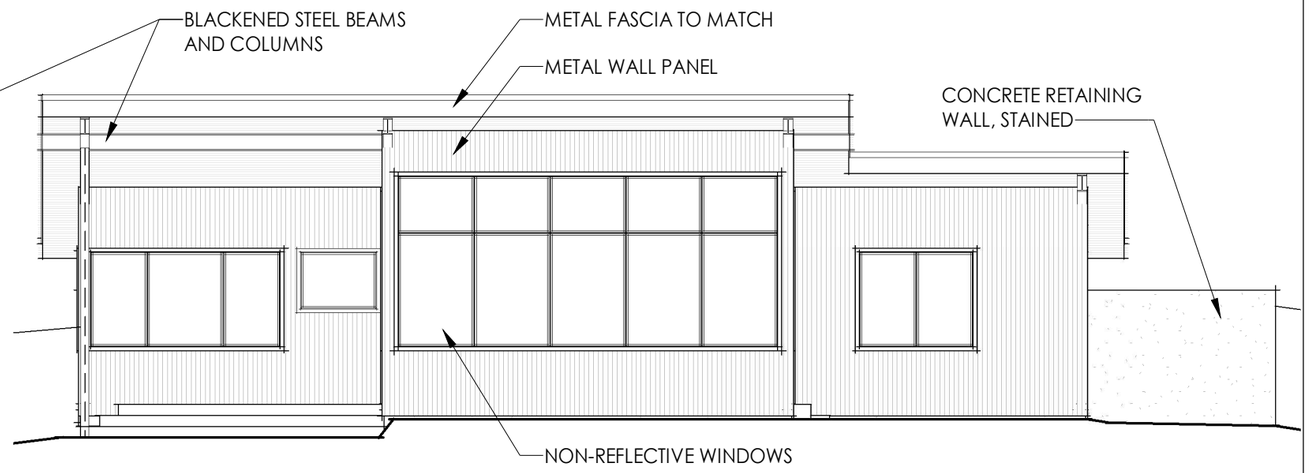
NEW CONSTRUCTION OF::
THE BONANNO CABIN
TENNESSEE CLAIM, EASTERN STAR RD
SILVERTON, CO

SHEET TITLE: PLANS AND SECTION
SHEET #: G
SCALE:As indicated

FOR IMPROVEMENT PERMIT | 03.11.2024



1 WEST ELEVATION
1/8" = 1'-0"



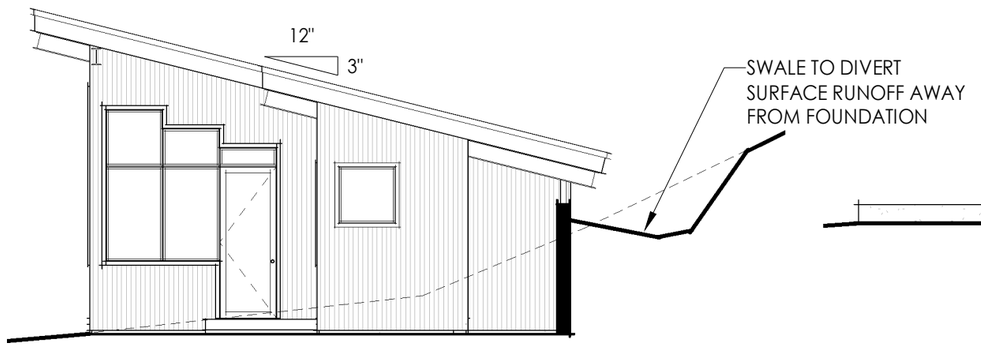
2 SOUTH ELEVATION
1/8" = 1'-0"

METAL ROOF PANEL

WESTERN STATES
1 3/4" STANDING SEAM
MATTE DARK BRONZE

METAL WALL PANEL

WESTERN STATES
7/8" CORRUGATED
"STREAKED RUST"



3 EAST ELEVATION
1/8" = 1'-0"

4 NORTH ELEVATION
1/8" = 1'-0"

MOUNTAIN STUDIO ARCHITECTS
AZ | CO | NM | UT
MOUNTAIN STUDIO LLC
801 FLORIDA RD | SUITE 12
DURANGO, CO 81301
970 | 515 | 7882

PROJECT #: 2303

ASSESSOR'S PARCEL #: 477501600500 29

NEW CONSTRUCTION OF::
THE BONANNO CABIN
TENNESSEE CLAIM, EASTERN STAR RD
SILVERTON, CO

FOR IMPROVEMENT PERMIT | 03.11.2024

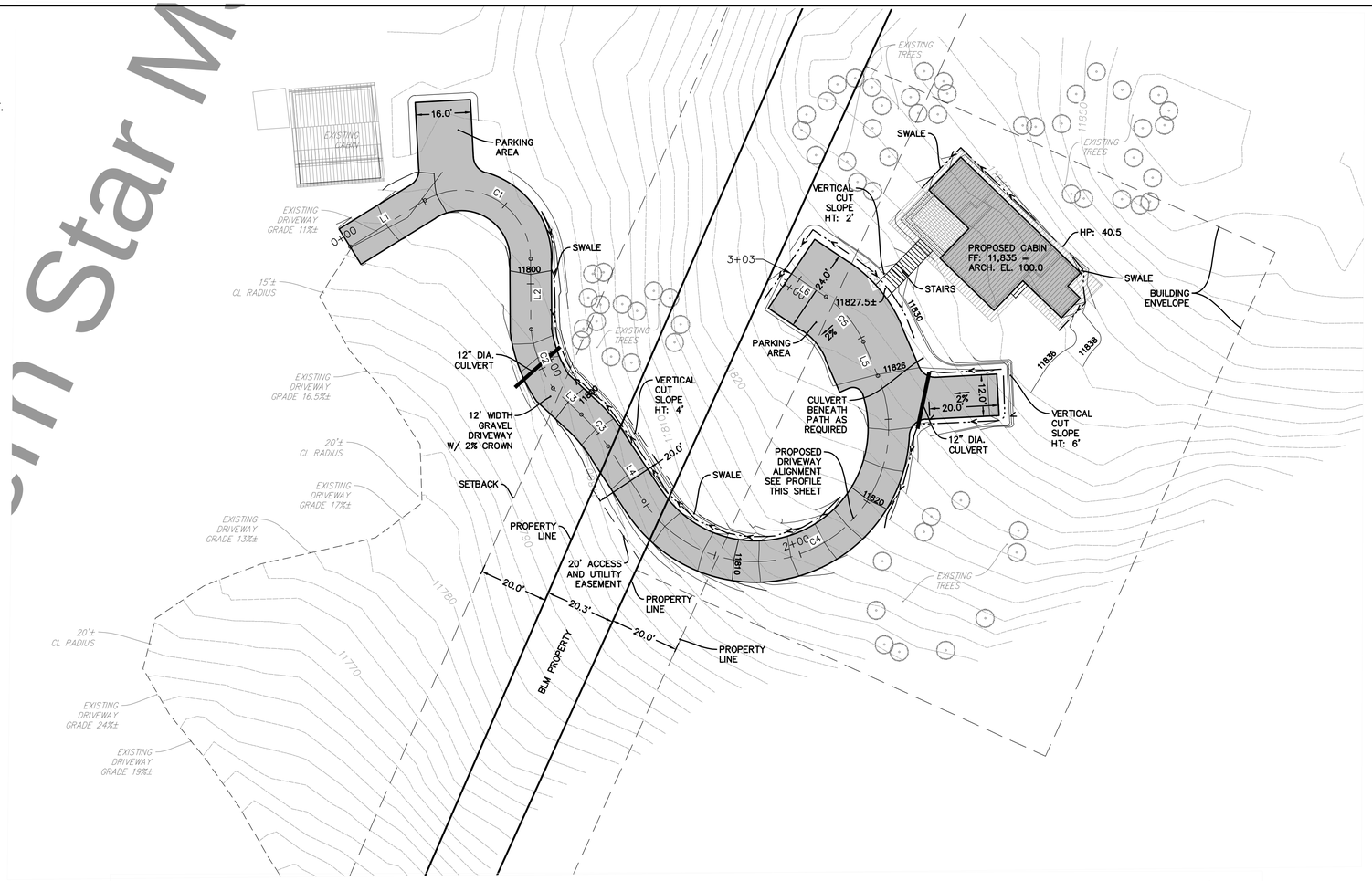
SHEET TITLE: BUILDING ELEVATIONS

SHEET #: H

SCALE:As indicated

GENRAL NOTES:

1. EXISTING CONDITIONS SURVEY PROVIDED BY OTHERS.
2. PROTECT EXISTING UTILITIES IN PLACE.
3. CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS PRIOR TO CONSTRUCTION.
4. ARCHITECTURAL, STRUCTURAL, LANDSCAPE, UTILITIES, AND OWTS PLANS ARE BY OTHERS.
5. AREA OF DISTURBANCE FOR SITE AND BUILDING IMPROVEMENTS IS ESTIMATED AT 10,750 SF.
6. ALL DISTURBED AREAS NOT RECEIVING FINAL TREATMENT (GRAVEL, LANDSCAPE, BUILDING, ETC..) SHALL RECEIVE NATIVE SEED AND MULCH.

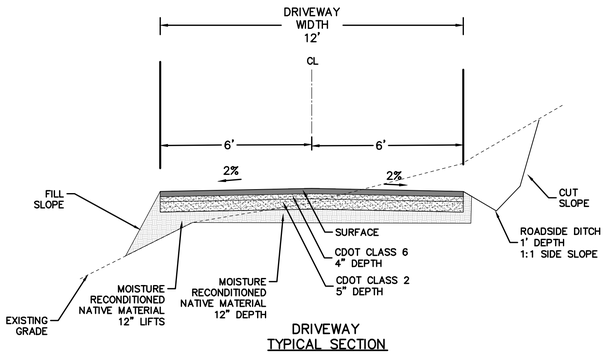


Line Table: Alignments

Line #	Length	Direction	Start Point	End Point
L1	25.42	N58° 16' 59.04"E	(50147.79,49943.98)	(50169.41,49957.35)
L2	20.39	S0° 20' 41.53"E	(50199.92,49940.45)	(50200.05,49920.07)
L3	11.19	S46° 57' 35.08"E	(50206.43,49903.07)	(50214.61,49895.43)
L4	18.92	S33° 08' 19.61"E	(50222.35,49886.22)	(50232.69,49870.38)
L5	10.71	N23° 15' 56.81"W	(50300.30,49906.63)	(50296.07,49916.47)
L6	11.90	N56° 05' 05.09"W	(50285.25,49929.52)	(50275.37,49936.16)

Curve Table: Alignments

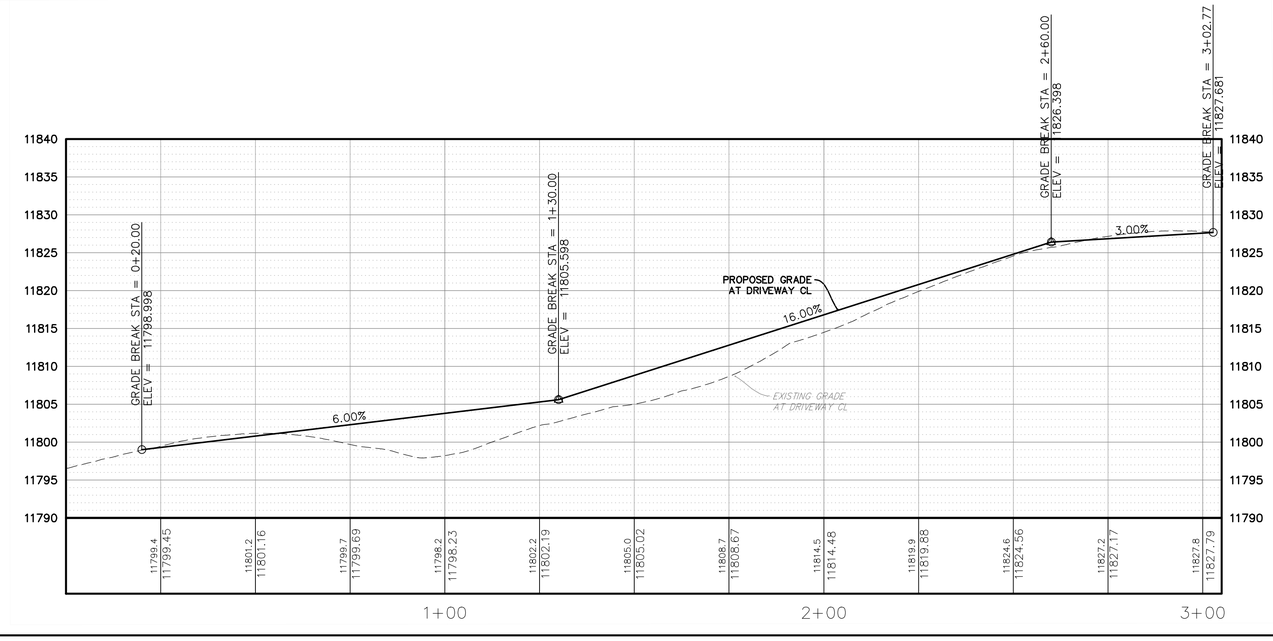
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	20.00	42.37	S61° 01' 51.24"E	(50169.41,49957.35)	(50199.92,49940.45)
C2	40.00	18.32	S20° 35' 06.80"E	(50200.05,49920.07)	(50206.43,49903.07)
C3	50.00	12.06	S40° 02' 57.35"E	(50214.61,49895.43)	(50222.35,49886.22)
C4	38.50	114.32	N61° 47' 51.79"E	(50232.69,49870.38)	(50300.30,49906.63)
C5	30.00	17.18	N39° 40' 30.95"W	(50296.07,49916.47)	(50285.25,49929.52)



DRIVEWAY
TYPICAL SECTION

NOTES:

1. SUBGRADE PREPARATION SHALL BE COMPLETED PER GEOTECH REPORT..
2. CLASS 2 AND CLASS 6 BASE COURSE SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR AT ±2% OPTIMUM MOISTURE CONTENT.
3. ACCESS DRIVES SHALL BE PRIVATELY OWNED AND MAINTAINED.
4. ALL DISTURBED AREAS OUTSIDE OF SHOULDER AND PAVEMENT SHALL RECIEVE NATIVE SEED AND ROLLED EROSION BLANKETS.



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Revisions:

#	DATE	DESCRIPTION

BONANNO CABIN

DRIVEWAY PLAN AND PROFILE

SAN JUAN COUNTY, CO

MOUNTAIN CIVIL CONSULTING

MOUNTAIN CIVIL CONSULTING, LLC

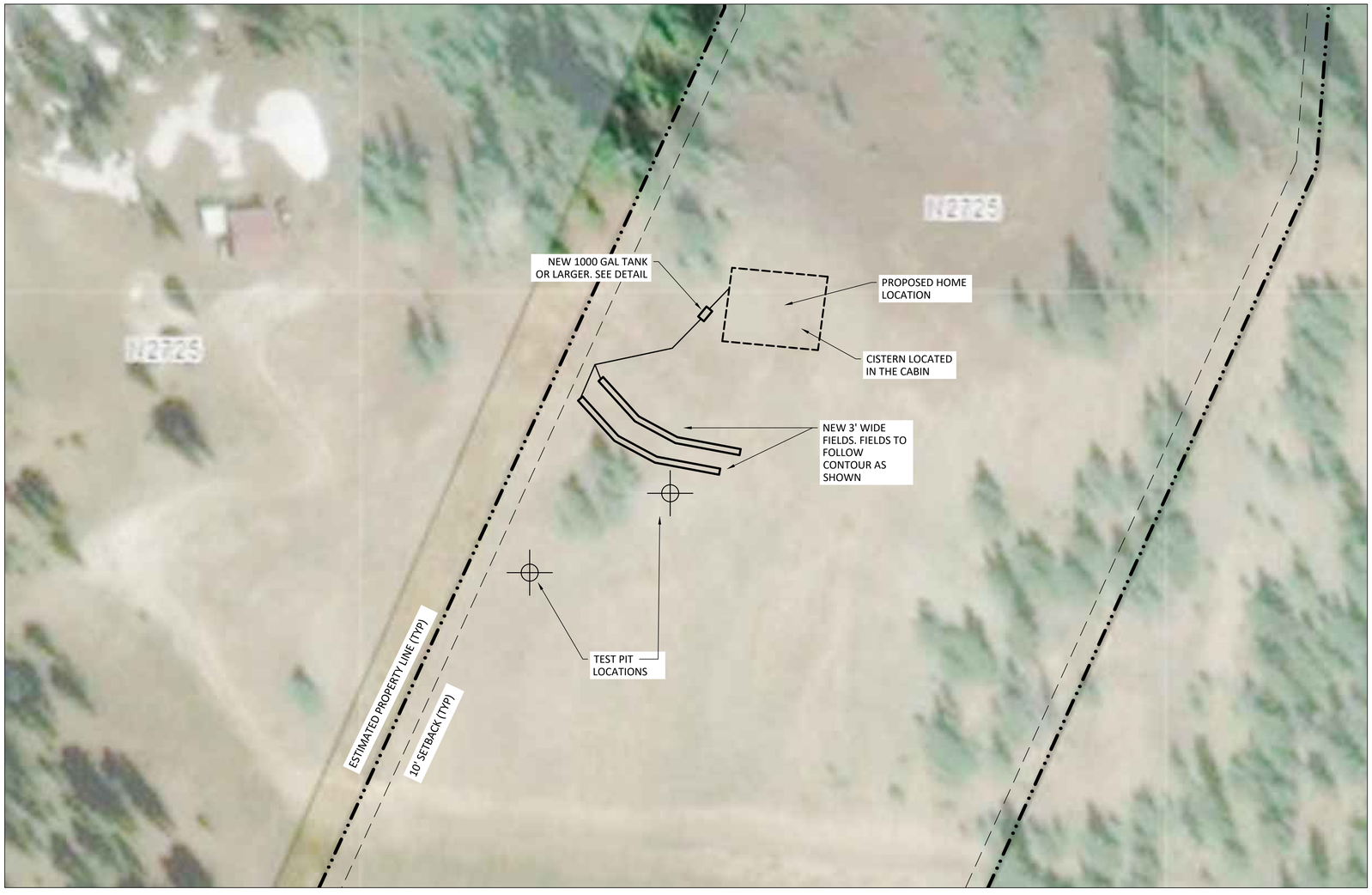
712 Eagle- Pass
Durango, CO 81301
970-946-3175

C100

Sheet 1 of 1

MCC Project: 2024-002

Date issued: 2/22/24



SITE PLAN

11X17 SCALE: 1:60

VICINITY MAP

1X17 SCALE: 1:1000

SUMMIT ENGINEERING, LLC.
530 Main Ave., Ste D4
Durango, CO 81301
970-946-5147
www.summitengs.com

PROJECT:	964-22-01
DATE:	09-29-22
REV NO:	0
REV DATE:	NA
NOTE:	CONCEPTUAL
DRAFT:	PRELIMINARY

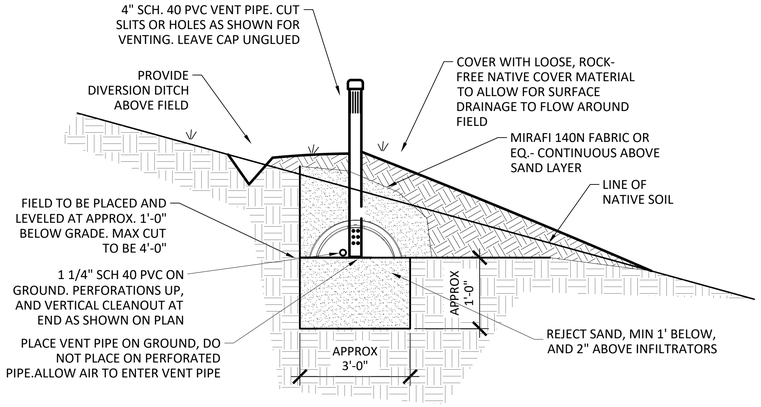
BONANNO SEPTIC DESIGN

TENNESSE MINING CLAIM SILVERTON, PARCEL 47750160050029

SJBPH PERMIT #2022-TBD

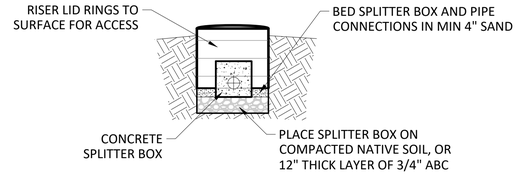
N

SCALE: 11 X 17: VARIES



SEPTIC FIELD SECTION

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



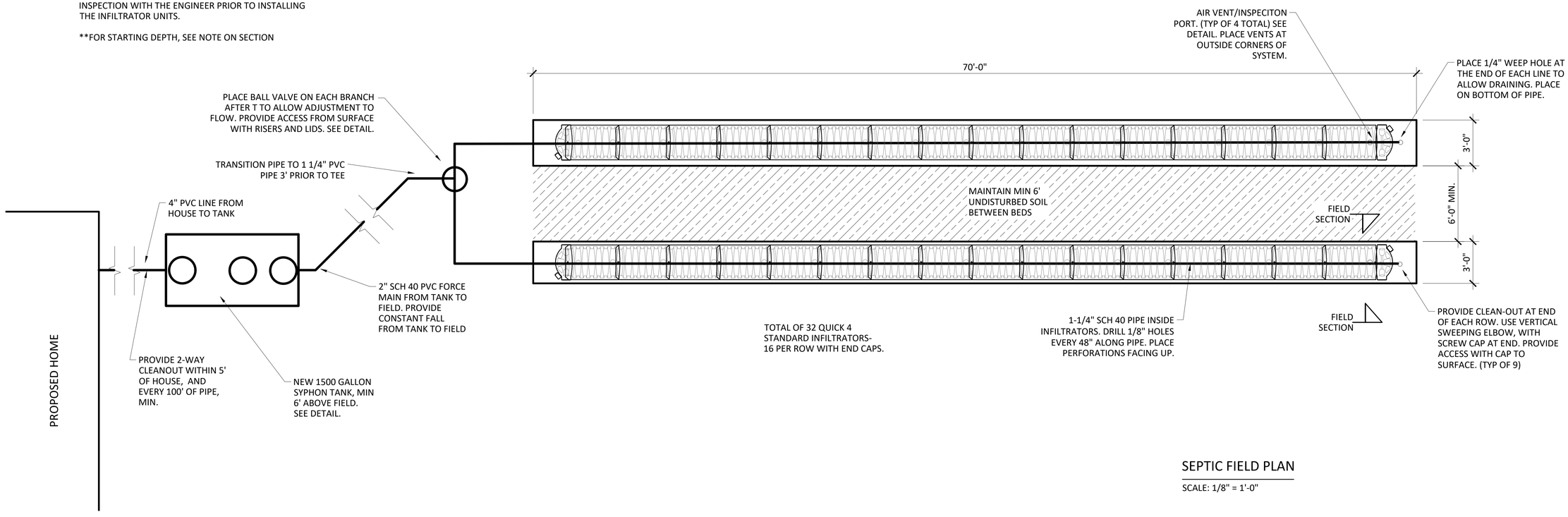
SPLITTER BOX DETAIL

SCALE: NTS

NOTE:

CONTRACTOR TO INSTALL PIPING AND SCHEDULE AN INSPECTION WITH THE ENGINEER PRIOR TO INSTALLING THE INFILTRATOR UNITS.

**FOR STARTING DEPTH, SEE NOTE ON SECTION



SEPTIC FIELD PLAN

SCALE: 1/8" = 1'-0"

SUMMIT ENGINEERING, LLC.
270 E. College Dr. #102
Durango, CO 81301
970-946-5147
www.summitengs.com

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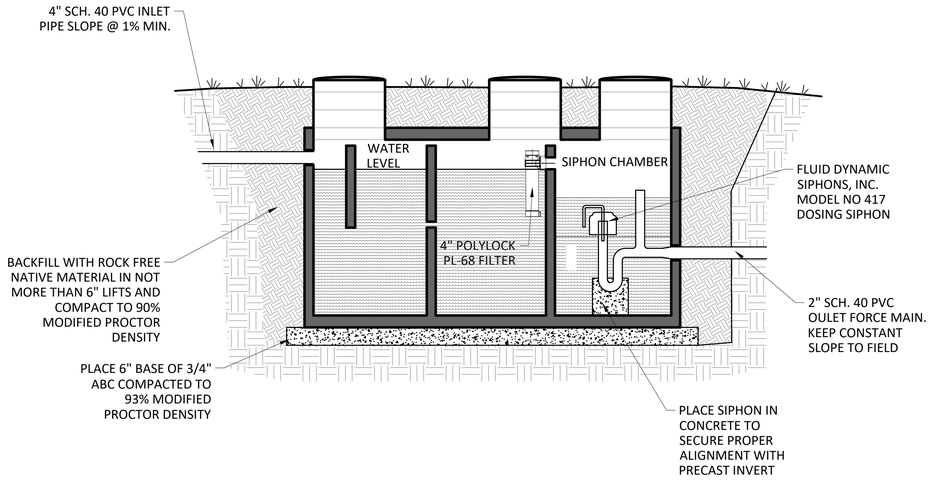
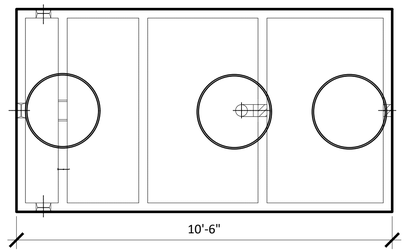
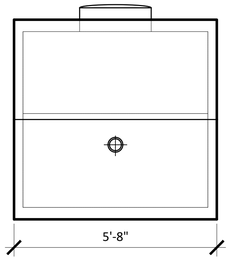


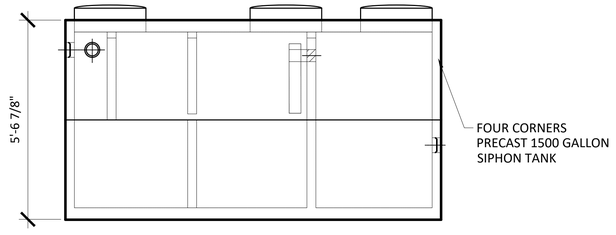
TANK SECTION



TANK PLAN VIEW



TANK END



TANK SIDE

NOTES:

1. CONTRACTOR SHALL FOLLOW ALL REGULATIONS IN SAN JUAN BASIN HEALTH'S LATEST VERSION OF ON SITE WASTEWATER SYSTEM TREATMENT REGULATIONS.
2. CONTRACTOR MUST CONTACT ENGINEER FOR THREE SITE INVESTIGATIONS. SITE INVESTIGATION BEFORE ANY WORK IS PERFORMED, BEFORE SYSTEM IS COVERED, AND FINAL COMPLETED INSPECTION. ENGINEER MUST INSPECT TANK BEDDING, TANK PLACEMENT, PIPING, DISTRIBUTION BOXES, INFILTRATOR PLACEMENT AND NUMBER, SOIL WORK, BERM, BERM COMPACTION, FABRIC PLACEMENT AND ALL SOIL USED FOR BACKFILL.
3. GRAVITY PIPE FROM THE HOME TO THE TANK SHALL BE MIN SCHEDULE 40 PVC. OUTLET PIPE FROM TANK SHALL BE MIN SCHEDULE 40 FOR 10'. ALL OTHER GRAVITY PIPING SHALL BE MINIMUM SDR 35, UNLESS PIPE IS UNDER A ROAD OR POTENTIAL AREA FOR TRAFFIC. ALL GRAVITY PIPE SHALL HAVE MIN 1% SLOPE AT ALL TIMES.
4. ALL PIPING WITHIN FIELD SHALL BE LEVEL.
5. TANK SIZE AS PER PLANS OR LARGER, AND A MINIMUM OF TWO COMPARTMENTS.
6. BOTTOM OF ANY BED, TRENCH OR FIELD MUST BE A MINIMUM OF 4' ABOVE BEDROCK OR WATER TABLE. IF EITHER IS ENCOUNTERED THAT WAS NOT DISCOVERED DURING TEST PITS, CONTRACTOR SHALL NOTIFY ENGINEER BEFORE CONTINUING WORK.
7. CONTRACTOR SHALL TAKE CARE NOT TO COMPACT THE BED OR TRENCH BOTTOM WITH ANY TYPE OF EQUIPMENT. BEFORE PLACEMENT OF INFILTRATORS, ELJEN PADS OR PIPE, SOIL IN THE TRENCH OR BED SHALL BE SCARIFIED AND RAKED.
8. ALL BACKFILL, INCLUDING SAND MUST BE APPROVED BY ENGINEER PRIOR TO PLACEMENT.
9. BERM MATERIAL MUST BE ROCK FREE, AND FREE OF ORGANIC MATERIAL. BERM SHALL BE PLACED IN 6" LIFTS OR LESS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY. EXTERIOR BERM SLOPE SHALL BE A MAXIMUM OF 3:1.
10. ALL PIPING, INCLUDING CLEANOUTS, AND SLEEVES AT WATERLINE CROSSING SHALL FOLLOW UNIFORM PLUMBING CODE AND LOCAL CODE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SAFETY AND ALL PERMITTING FOR THE PROJECT. CONTRACTOR IS RESPONSIBLE TO PLACE SYSTEM WITHIN LEGAL LIMITS, PROPERTY BOUNDARIES AND ALL SETBACK. NO SURVEY HAS BEEN PERFORMED AS PART OF THIS DESIGN.
12. TANK BOTTOM, SEPTIC BED OR TRENCH AND ALL PIPING WITHIN TREATMENT AREA SHALL BE LEVEL.
13. CONTRACTOR TO INSTALL INSPECTION PORTS FOR TANK, DISTRIBUTION BOXES AND ANY OTHER PORT ON PLANS, BRING EACH PORT TO GRADE AND MARK EACH PORT. PORTS SHALL BE WEATHERPROOF AND WATERTIGHT.
14. FRESH WATER TREATMENT BACKFLUSH OR WASTE MAY NOT BE PUT INTO THIS SYSTEM. WASTE FROM FRESHWATER SYSTEMS MAY NOT BE PLACED WITHIN 50' OF THIS SYSTEM.
15. ALL IRRIGATION, INCLUDING SPRINKLERS SHALL NOT BE USED ON OR NEAR THE SYSTEM. ALL IRRIGATION TO BE ROUTED AROUND THE TREATMENT AREA.
16. ALL ANIMAL AND VEHICLE TRAFFIC SHALL NOT BE PERMITTED ON TREATMENT AREA. IT IS RECOMMENDED TO FENCE THE TREATMENT AREA.
17. SEPTIC TANK SHALL BE PUMPED AT A MINIMUM OF ONCE EVERY TWO YEARS, OR SOONER DEPENDING ON USE.
18. ANY DEVIATION FROM PLANS OR NOTES SHALL RELIEVE ENGINEER OF ANY AND ALL LIABILITY FOR THE ENTIRE TREATMENT SYSTEM.

SEPTIC TANK DETAIL

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

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SCALE: 11 X 17: VARIES

TRAUTNER GEOTECH LLC
GEOTECHNICAL ENGINEERING, MATERIAL TESTING
AND ENGINEERING GEOLOGY

GEOTECHNICAL ENGINEERING STUDY
PROPOSED RESIDENCE
TENNESSEE CLAIM
EASTERN STAR ROAD
SILVERTON, SAN JUAN COUNTY, COLORADO

November 16, 2022

PREPARED FOR:

Tom Bonanno
bonannotom@hotmail.cm
PROJECT NO. 57625GE

649 TECH CENTER DRIVE SUITE A • DURANGO, CO 81301 • 970/259-5095 • FAX 970/382-2515

Table of Contents

1.0 REPORT INTRODUCTION

This report presents our geotechnical engineering recommendations for the proposed residential structure to be located at on the Tennessee Claim on Eastern Star Road near Silverton, Colorado. This report was requested by Mr. Tom Bonanno and was prepared in accordance with our proposal dated September 23, 2022, Proposal No. 22337P.

As outlined within our proposal for services for this project the client is responsible for appropriate distribution of this report to other design professionals and/or governmental agencies unless specific arrangements have been made with us for distribution.

Geotechnical engineering is a discipline which provides insight into natural conditions and site characteristics such as; subsurface soil and water conditions, soil strength, swell (expansion) potential, consolidation (settlement) potential, and often slope stability considerations. The information provided by the geotechnical engineer is utilized by many people including the project owner, architect or designer, structural engineer, civil engineer, the project builder and others. The information is used to help develop a design and subsequently implement construction strategies that are appropriate for the subsurface soil and water conditions, and slope stability considerations. We are available to discuss any aspect of this report with those who are unfamiliar with the recommendations, concepts, and techniques provided below.

This geotechnical engineering report is the beginning of a process involving the geotechnical engineering consultant on any project. It is imperative that the geotechnical engineer be consulted throughout the design and construction process to verify the implementation of the geotechnical engineering recommendations provided in this report. Often the design has not been started or has only been initiated at the time of the preparation of the geotechnical engineering study. Changes in the proposed design must be communicated to the geotechnical engineer so that we have the opportunity to tailor our recommendations as needed based on the proposed site development and structure design.

The following outline provides a synopsis of the various portions of this report;

- Sections 1.0 provides an introduction and an establishment of our scope of service.
- Section 2.0 of this report presents our geotechnical engineering field study.
- Sections 3.0 through 6.0 presents our geotechnical engineering design parameters and recommendations which are based on our engineering analysis of the data obtained.
- Section 7.0 provides a brief discussion of construction sequencing and strategies which may influence the geotechnical engineering characteristics of the site. Ancillary information such as some background information regarding soil corrosion and radon considerations is also presented as general reference.
- Section 8.0 provides our general construction monitoring and testing recommendations.
- Sections 9.0 and 10.0 provides our conclusions and limitations.

The data used to generate our recommendations are presented throughout this report and in the attached figures.

All recommendations provided within this report must be followed in order to achieve the

intended performance of the foundation system and other components that are supported by the site soil.

1.1 Proposed Construction

Architectural details and grading plans were not available at the time of this report. We understand the proposed construction will likely be a one or two story residential structure with an supported by a steel reinforced concrete foundation system. Grading for the structure is assumed to be relatively minor with cuts of approximately 3 to 6 feet below the adjacent ground surface. We assume relatively light foundation loadings, typical of the proposed type of construction.

When final building location, grading and loading information have been developed, we should be notified to re-evaluate the recommendations presented in this report.

2.0 FIELD STUDY

2.1 Site Description and Geomorphology

The approximate 10-acre mining claim was vacant at the time of our field exploration. The site is accessed via Eastern Star Road and the Eastern Star Claim to the west of the site. From the terminus of Eastern Star Road the ground surface slopes steeply up to the east to a gently sloping bench where the residence is planned. The ground surface slopes moderately up to the north and northeast and steeply down to the south from the building pad. Volcanic formational material from the Burns Formation was observed at various spots adjacent to the building site. Vegetation consists primarily of scattered coniferous trees and alpine grasses.

2.2 Subsurface Soil and Water Conditions

We observed two test pits on September 6, 2022 within the proposed building area. A schematic showing the approximate test pit locations is provided below as Figure 1. The logs of the soils encountered in our test pit are presented on Table 1 below.

Figure 2.1: Locations of Exploratory Test Pits. Adapted from Google Earth (Image Date 9/11/2019).

The schematic presented above was prepared using notes and field measurements obtained during our field exploration and is intended to show the approximate test pit locations for reference purposes only.

The subsurface conditions encountered in the test pits (TP) consisted of about 2 feet of clayey gravel with sand, silt, cobbles and boulders (GC-GM) overlying very hard volcanic formation. The volcanic formation prevented further exploration with the excavation equipment. A summary table of the subsurface conditions is provided below.

Table 1 - Test Pit Observation Table

Test Pit ID	Soil Depth Interval (ft)	Sample Depth and Type	Soil Description and Comments
TP-1	0-2' (GC-GM)	NA	CLAYEY GRAVEL WITH SAND, SILT AND COBBLES; medium dense, moist, brown. Practical digging refusal on hard formation at 2'.
TP-2	0-2' (GC-GM)	NA	CLAYEY GRAVEL WITH SAND, SILT AND COBBLES; medium dense, moist, brown. Practical digging refusal on hard formation at 2'.

We did not encounter free subsurface water in the test pits at the time of our observations. We suspect that the subsurface water elevation and soil moisture conditions will be influenced by snow melt and/or precipitation and local irrigation.

The logs of the subsurface soil conditions encountered in the test pits are presented in Table 1 above. The logs present our interpretation of the subsurface conditions encountered in the test pits at the time of our field work. Subsurface soil and water conditions are often variable across

relatively short distances. It is likely that variable subsurface soil and water conditions will be encountered during construction. Laboratory soil classifications of samples obtained may differ from field classifications.

3.0 FOUNDATION RECOMMENDATIONS

There are two general types of foundation system concepts, "deep" and "shallow", with the designation being based on the depth of support of the system. We have provided a discussion of viable foundation system concepts for this project below. The choice of the appropriate foundation system for the project is best made by the project structural engineer or project architect. We should be contacted once the design choice has been made to provide consultation regarding implementation of our design parameters.

Deep foundation system design concepts may be viable for this project; however, we anticipate that only a shallow foundation system design is being considered at this time. We are available to develop deep foundation design parameters if desired.

3.2 Shallow Foundation System Concepts

Subsurface data indicate that hard volcanic formational material will likely be the predominant material encountered beneath shallow foundations. The formational material is considered suitable for shallow foundation support. We do not recommend placement of foundation components on variable bearing materials such as soil and formation. Deeper pockets of soils may be encountered during excavation which may require deeper excavation down to the formational materials.

There are numerous types of shallow foundation systems and variants of each type. Shallow foundation system concepts discussed below include:

- Spread Footings (continuous and isolated) and stem walls

The integrity and long-term performance of each type of system is influenced by the quality of workmanship which is implemented during construction. It is imperative that all excavation and fill placement operations be conducted by qualified personnel using appropriate equipment and techniques to provide suitable support conditions for the foundation system.

3.1.1 Spread Footings

A spread footing foundation system consists of a footing which dissipates, or spreads, the loads imposed from the stem wall (or beam) from the structure above. The footings may be supported directly by the clean, competent formational material or on a blanket of compacted structural fill which is supported by the formational material. Footings supported directly on the formational material may be designed using a bearing capacity of 5,000 pounds per square foot. Footings supported by a blanket of compacted structural fill placed on the formational material may be designed using a soil bearing capacity of 3,000 pounds per square foot with a minimum depth of embedment of at least 1 foot. The bearing capacity may be increased by 20 percent due to transient loads.

Footings should not be placed on different bearing materials such as soil and formational material. Placement of footings and/or structural fill on the formational material may require excavation below design depths in some locations. Placement of foundation components on different bearing materials could result in differential settlement across the structure. A representative of Trautner Geotech must observe the bearing conditions prior to placement of any structural fill on concrete formwork to confirm that our recommendations have been interpreted appropriately.

A concept for placement of footings bearing on a blanket of structural fill overlying the hard formational material is outlined below.

- The foundation excavation should be excavated to at least 6 inches below the proposed footing support elevation and down to the formational material.
- Loose or other deleterious material should be removed from the surface of the formational material.
- A 6 inch thick layer of granular aggregate base course structural fill material should be placed, moisture conditioned and compacted.
- The moisture conditioned natural soil material and the granular soils should be compacted as discussed under the Compaction Recommendations portion of this report below.
- In the absence of structural engineering design and for general geotechnical engineering purposes, we recommend the stem walls be designed to act as beams and reinforced with continuous steel reinforcement, 4 reinforcement bars, 2 top and 2 bottom. Taller walls may require additional reinforcement bar.
- The structural engineer should be contacted to provide the appropriate reinforcement bar diameter and locations.

We recommend that particular attention and detail be given to the following aspects of the project construction for this lot;

- A subsurface drain system should be installed adjacent to the residential structure foundation system. Recommendations for a subsurface drain system concepts are presented in Section 5.0 of this report.
- The exterior foundation backfill must be well compacted and moisture conditioned to above optimum moisture content. Recommendations for exterior foundation backfill are provided later in this report.

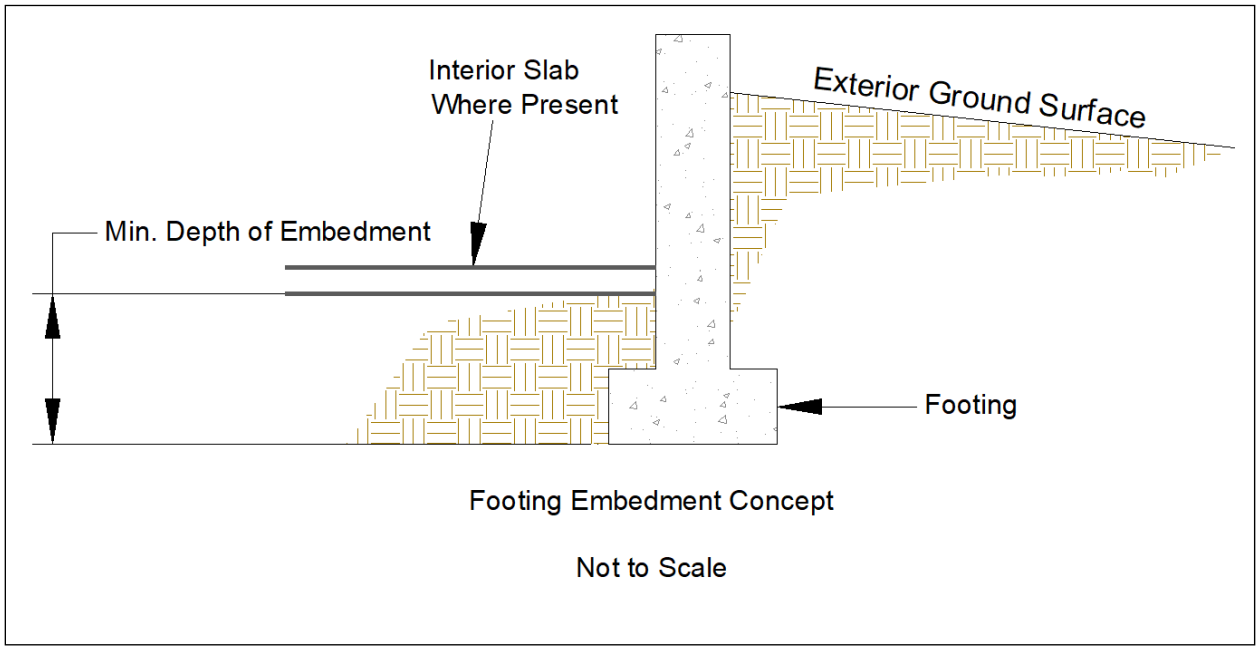
We observed very hard formational material in our test pits. We suspect that it may be difficult to excavate this material using conventional techniques. If blasting is planned it must be conducted strategically to reduce the effect of the blasting on the support characteristics of the site materials and the stability of adjacent slopes. We typically recommend that where possible blasting be avoided, however blasting is often needed to aid in the excavation of the site to develop the desired footing support elevations. It is typical to have about 2 to 3 feet of loose angular clasts of rock, commonly called “shot-rock” below the desired bottom of excavation elevations. This material is not suitable for support of structural components and should be removed and replaced with compacted structural fill in areas proposed for support of structural components.

We recommend below-grade construction, such as retaining walls, crawlspace and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain and wall drain

system. Topographic conditions on the site may influence the ability to install a subsurface drain system which promotes water flow away from the foundation system. The subsurface drain system concept is discussed under the Subsurface Drain System section of this report below.

The footing embedment is a relatively critical, yet often overlooked, aspect of foundation construction. The embedment helps develop the soil bearing capacity, increases resistance of the footing to lateral movement and decreases the potential for rapid moisture changes in the footing support soils, particularly in crawl space areas. Interior footing embedment reduces the exposure of the crawl space support soils to dry crawl space air. Reduction in drying of the support soil helps reduce downward movement of interior footings due to soil shrinkage.

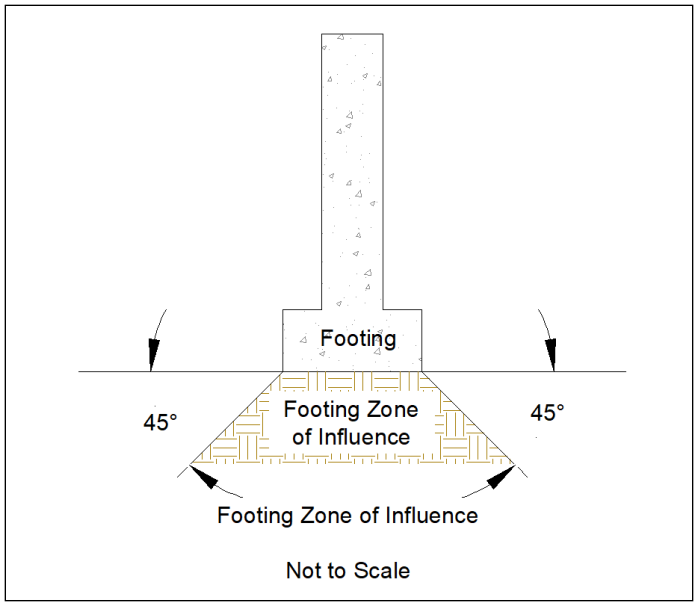
All footings should have a minimum depth of embedment of at least one 1 foot. The embedment concept is shown below.



Footing Embedment Concept

Not to Scale

The compacted structural fill should be placed and compacted as discussed in the Construction Considerations, "Fill Placement Recommendations" section of this report, below. The zone of influence of the footing (at elevations close to the bottom of the footing) is often approximated as being between two lines subtended at 45 degree angles from each bottom corner of the footing. The compacted structural fill should extend beyond the zone of influence of the footing as shown in the sketch below.



A general and simple rule to apply to the geometry of the compacted structural fill blanket is that it should extend beyond each edge of the footing a distance which is equal to the fill thickness.

We estimate that the footings designed and constructed above will have a total post construction settlement of about 1 inch or less.

All footings should be support at an elevation deeper than the maximum depth of frost penetration for the area. This recommendation includes exterior isolated footings and column supports. Please contact the local building department for specific frost depth requirements.

The post construction differential settlement may be reduced by designing footings that will apply relatively uniform loads on the support soils. Concentrated loads should be supported by footings that have been designed to impose similar loads as those imposed by adjacent footings.

Under no circumstances should any footing be supported by more than 3 feet of compacted structural fill material unless we are contacted to review the specific conditions supporting these footing locations.

The design concepts and parameters presented above are based on the soil conditions encountered in the test pits. We should be contacted during the initial phases of the foundation excavation at the site to assess the soil support conditions and to verify our recommendations.

3.1.2 General Shallow Foundation Considerations

Some movement and settlement of any shallow foundation system will occur after construction. Movement associated with swelling soils also occurs occasionally. Utility line connections through and foundation or structural component should be appropriately sleeved to reduce the potential for damage to the utility line. Flexible utility line connections will further reduce the potential for damage associated with movement of the structure.

4.0 RETAINING STRUCTURES

We understand that laterally loaded walls will be constructed as part of this site development. Lateral loads will be imposed on the retaining structures by the adjacent soils and, in some cases, additional surcharge loads will be imposed on the retained soils from vehicles or adjacent structures. The loads imposed by the soil are commonly referred to as lateral earth pressures. The magnitude of the lateral earth pressure forces is partially dependent on the soil strength characteristics, the geometry of the ground surface adjacent to the retaining structure, the subsurface water conditions and on surcharge loads.

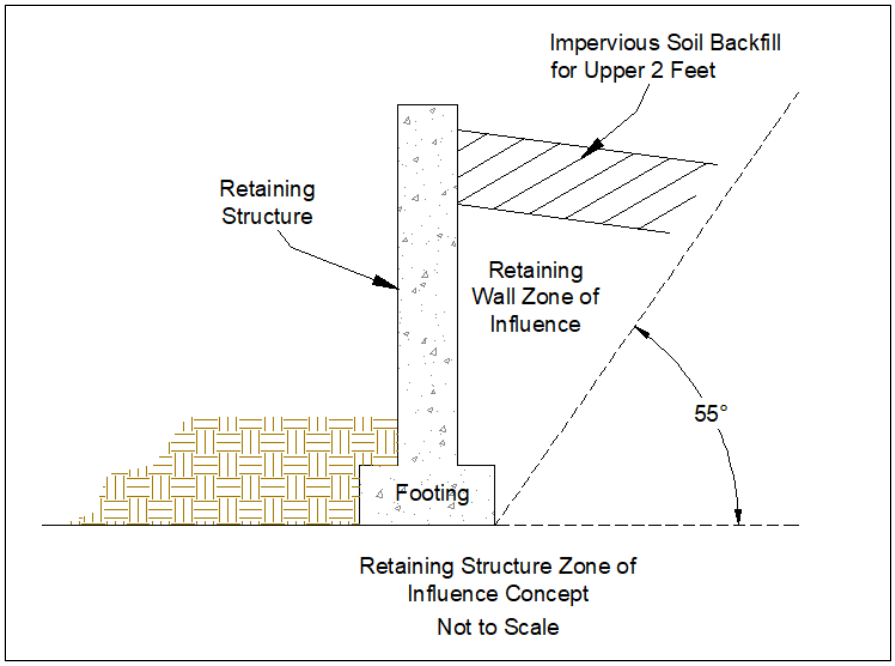
The site soils contained a large percentage of angular cobble sized material which is not considered suitable for retaining wall backfill. The retaining walls may be designed using the lateral earth pressure values for imported granular soil that are tabulated below.

Type of Lateral Earth Pressure	Level Granular Soil Backfill (pounds per cubic foot/foot)
Active	35
At-rest	55
Passive	460
Allowable Coefficient of Friction	0.45

The granular soil that is used for the retaining wall backfill may be permeable and may allow water migration to the foundation support soils. There are several options available to help reduce water migration to the foundation soils, two of which are discussed here. An impervious geotextile layer and shallow drain system may be incorporated into the backfill, as discussed in Section 9.5, Landscaping Considerations, below. A second option is to place a geotextile filter material on top of the granular soils and above that place about 1½ to 2 feet of moisture conditioned and compacted site clay soils. It should be noted that if the site clay soils are used volume changes may occur which will influence the performance of overlying concrete flatwork or structural components.

The values tabulated above are for well drained backfill soils. The values provided above do not include any forces due to adjacent surcharge loads or sloped soils. If the backfill soils become saturated the imposed lateral earth pressures will be significantly higher than those tabulated above.

The granular imported soil backfill values tabulated above are appropriate for material with an angle of internal friction of 35 degrees, or greater. The granular backfill must be placed within the retaining structure zone of influence as shown below in order for the lateral earth pressure values tabulated above for the granular material to be appropriate.



If an open graded, permeable, granular backfill is chosen it should not extend to the ground surface. Some granular soils allow ready water migration which may result in increased water access to the foundation soils. The upper few feet of the backfill should be constructed using an impervious soil such as silty-clay and clay soils from the project site, if these soils are available. The 55 degree angle shown in the figure above is approximately correct for most clay soils. The angle is defined by 45 + (φ/2) where "φ" if the angle of internal friction of the soil.

Backfill should not be placed and compacted behind the retaining structure unless approved by the project structural engineer. Backfill placed prior to construction of all appropriate structural members such as floors, or prior to appropriate curing of the retaining wall concrete, may result in severe damage and/or failure of the retaining structure.

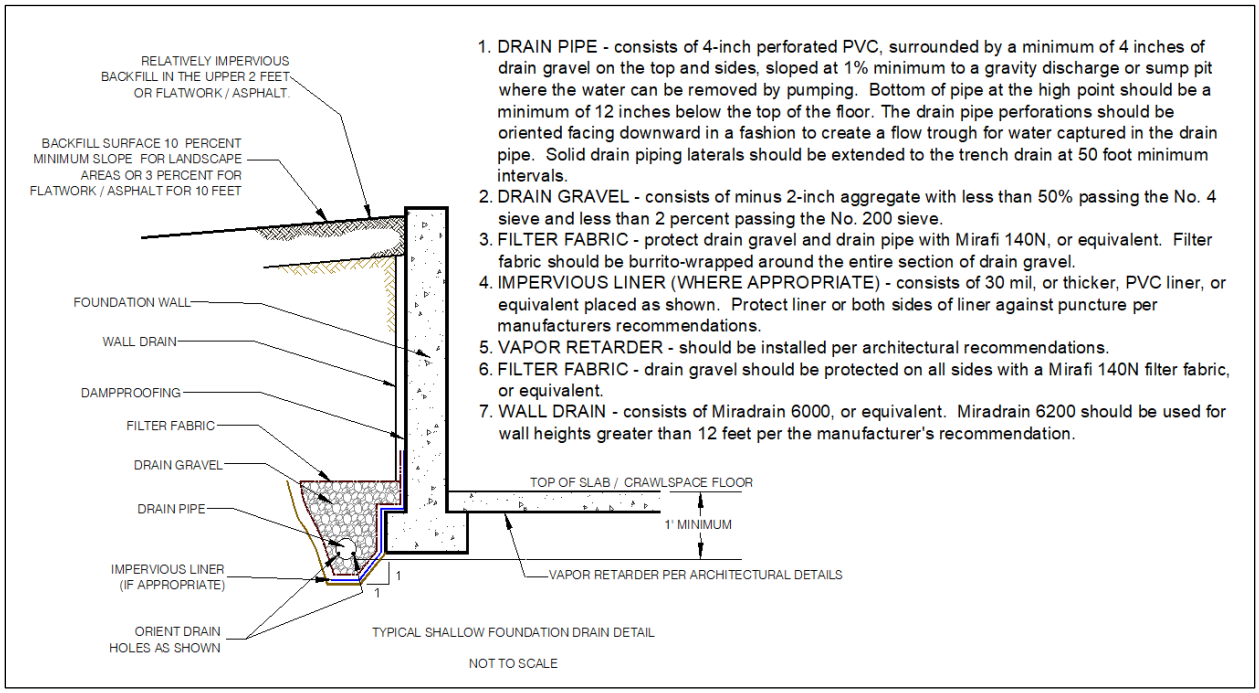
5.0 SUBSURFACE DRAIN SYSTEM

We recommend below-grade construction, such as retaining walls, crawlspace and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain and wall drain system. Exterior retaining structures may be constructed with weep holes to allow subsurface water migration through the retaining structures. Topographic conditions on the site may influence the ability to install a subsurface drain system which promotes water flow away from the foundation system. The subsurface drain system concept is discussed under the Subsurface Drain System section of this report below.

A drain system constructed with a free draining aggregate material and a 4 inch minimum diameter perforated drain pipe should be constructed adjacent to retaining structures and/or adjacent to foundation walls. The drain pipe perforations should be oriented facing downward. The system should be protected from fine soil migration by a fabric-wrapped aggregate which surrounds a rigid perforated pipe. We do not recommend use of flexible corrugated perforated pipe since it is not possible to establish a uniform gradient of the flexible pipe throughout the drain

system alignment. Corrugated drain tile is perforated throughout the entire circumference of the pipe and therefore water can escape from the perforations at undesirable locations after being collected. The nature of the perforations of the corrugated material further decreases its effectiveness as a subsurface drain conduit.

The drain should be placed at each level of excavation and at least 12 inches below lowest adjacent finish floor or crawlspace grade. The drain system pipe should be graded to surface outlets or a sump vault. The drain system should be sloped at a minimum gradient of about 2 percent, but site geometry and topography may influence the actual installed pipe gradient. Water must not be allowed to pool along any portion of the subsurface drain system. An improperly constructed subsurface drain system may promote water infiltration to undesirable locations. The drain system pipe should be surrounded by about 2 to 4 cubic feet per lineal foot of free draining aggregate. If a sump vault and pump are incorporated into the subsurface drain system, care should be taken so that the water pumped from the vault does not recirculate through pervious soils and obtain access to the basement or crawl space areas. An impervious membrane should be included in the drain construction for grade beam and pier systems or other foundation systems such as interrupted footings where a free pathway for water beneath the structure exists. A generalized subsurface drain system concept is shown below.



There are often aspects of each site and structure which require some tailoring of the subsurface drain system to meet the needs of individual projects. Drain systems that are placed adjacent to void forms must include provisions to protect and support the impervious liner adjacent to the void form. We are available to provide consultation for the subsurface drain system for this project, if desired.

Water often will migrate along utility trench excavations. If the utility trench extends from areas above the site, this trench may be a source for subsurface water within the proposed basement or

crawl space. We suggest that the utility trench backfill be thoroughly compacted to help reduce the amount of water migration. The subsurface drain system should be designed to collect subsurface water from the utility trench and fractures within the formational material and direct it to surface discharge points.

6.0 CONCRETE FLATWORK

We anticipate that both interior and exterior concrete flatwork will be considered in the project design. Concrete flatwork is typically lightly loaded and has a limited capability to resist shear forces associated with uplift from swelling soils and/or frost heave. It is prudent for the design and construction of concrete flatwork on this project to be able to accommodate some movement associated with swelling soil conditions, if possible.

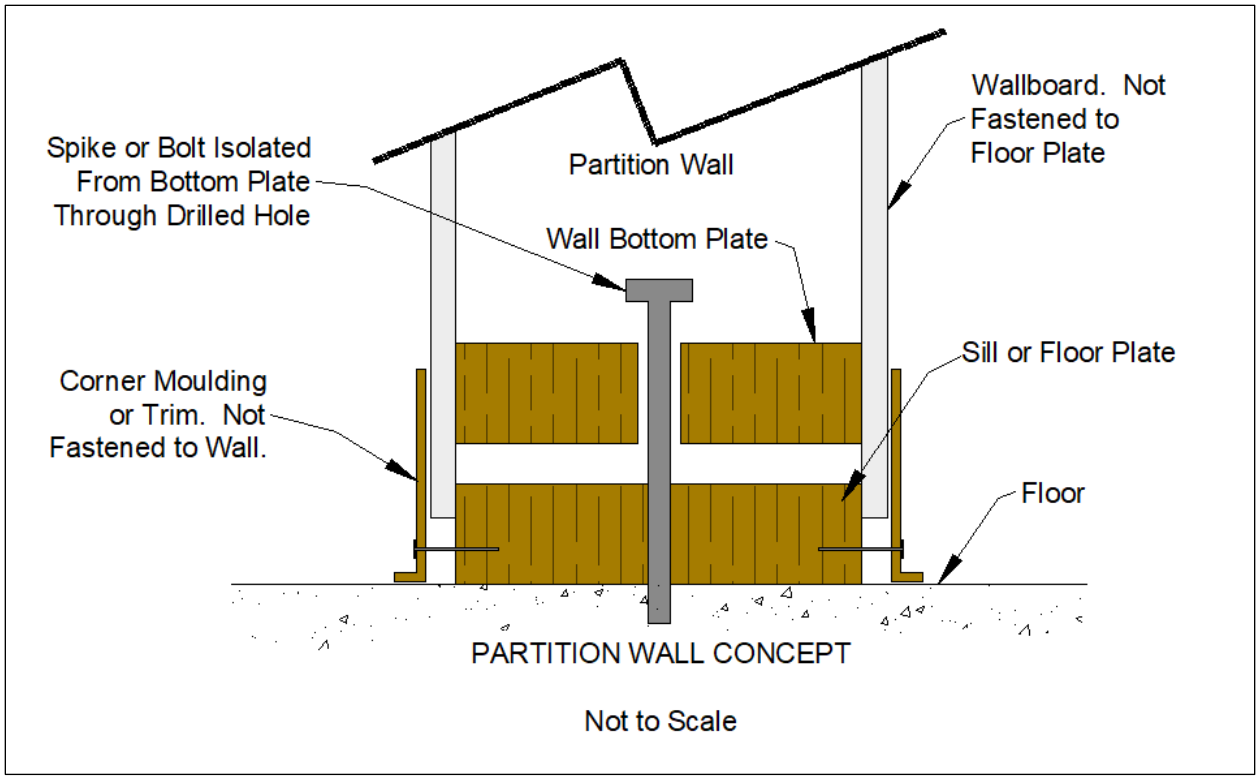
Concrete flatwork should not be placed on different bearing materials such as soil and formational material. Placement of flatwork and/or structural fill on the formational material may require excavation below design depths in some locations. Placement of foundation components on different bearing materials could result in differential settlement across the structure. A representative of Trautner Geotech should observe the bearing conditions prior to placement of any structural fill on concrete formwork to confirm that our recommendations have been interpreted appropriately.

6.1 Interior Concrete Slab-on-Grade Floors

A primary goal in the design and construction of concrete slab-on-grade floors is to reduce the amount of post construction uplift associated with swelling soils, or downward movement due to consolidation of soft soils. A parallel goal is to reduce the potential for damage to the structure associated with any movement of the slab-on-grade which may occur. There are limited options available to help mitigate the influence of volume changes in the support soil for concrete slab-on-grade floors, these include:

- Preconstruction scarification, moisture conditioning and re-compaction of the natural soils in areas proposed for support of concrete flatwork, and/or,
- Placement and compaction of granular compacted structural fill material

Although the soil on this site does not exhibit a high swell potential when wetted, performance of the structure may be improved by isolating the floors from the interior partition walls. Interior walls may be structurally supported from framing above the floor, or interior walls and support columns may be supported on interior portions of the foundation system. Partition walls should be designed and constructed with voids above, and/or below, to allow independent movement of the floor slab. This concept is shown below.



The sketch above provides a concept. If the plans include isolation of the partition walls from the floor slab, the project architect or structural engineer should be contacted to provide specific details and design of the desired system.

If the owner chooses to construct the residence with concrete slab-on-grade floors, the floors should be supported by a layer of granular structural fill overlying the processed natural soils. Where soil is encountered at the support level, interior concrete flatwork, or concrete slab-on-grade floors, should be underlain by scarification, moisture conditioning and compaction of about 6 inches of the natural soils followed by placement of at least 12 inches of compacted granular structural fill material that is placed and compacted as discussed in the Construction Considerations, "Fill Placement Recommendations" section of this report, below. Where formational material is encountered at the support level, interior concrete flatwork, or concrete slab-on-grade floors, loose or other deleterious material should be removed then followed by placement of about 6 inches of compacted granular structural fill material that is placed and compacted as discussed in the Construction Considerations, "Fill Placement Recommendations" section of this report, below.

The above recommendations will not prevent slab heave if the expansive soils underlying slabs-on-grade become wet. However, the recommendations will reduce the effects if slab heave occurs. All plumbing lines should be pressure tested before backfilling to help reduce the potential for wetting. The only means to completely mitigate the influence of volume changes on the performance of interior floors is to structurally support the floors over a void space. Floors that are suspended by the foundation system will not be influenced by volume changes in the site soils. The suggestions and recommendations presented in this section are intended to help reduce the influence of swelling soils on the performance of the concrete slab-on-grade floors.

6.1.1 Capillary and Vapor Moisture Rise

Capillary and vapor moisture rise through the slab support soil may provide a source for moisture in the concrete slab-on-grade floor. This moisture may promote development of mold or mildew in poorly ventilated areas and may influence the performance of floor coverings and mastic placed directly on the floor slabs. The type of floor covering, adhesives used, and other considerations that are not related to the geotechnical engineering practice will influence the design. The architect, builder and particularly the floor covering/adhesive manufacturer should be contacted regarding the appropriate level of protection required for their products.

Comments for Reduction of Capillary Rise

One option to reduce the potential for capillary rise through the floor slab is to place a layer of clean aggregate material, such as washed concrete aggregate for the upper 4 to 6 inches of fill material supporting the concrete slabs.

Comments for Reduction of Vapor Rise

To reduce vapor rise through the floor slab, a moisture barrier such as a 6 mil (or thicker) plastic, or similar impervious geotextile material is often be placed below the floor slab. The material used should be protected from punctures that will occur during the construction process.

There are proprietary barriers that are puncture resistant that may not need the underlying layer of protective material. Some of these barriers are robust material that may be placed below the compacted structural fill layer. We do not recommend placement of the concrete directly on a moisture barrier unless the concrete contractor has had previous experience with curing of concrete placed in this manner. As mentioned above, the architect, builder and particularly the floor covering/adhesive manufacturer should be contacted regarding the appropriate level of moisture and vapor protection required for their products.

6.1.2 Slab Reinforcement Considerations

The project structural engineer should be contacted to provide steel reinforcement design considerations for the proposed floor slabs. Any steel reinforcement placed in the slab should be placed at the appropriate elevations to allow for proper interaction of the reinforcement with tensile stresses in the slab. Reinforcement steel that is allowed to cure at the bottom of the slab will not provide adequate reinforcement.

6.2 Exterior Concrete Flatwork Considerations

Exterior concrete flatwork includes concrete driveway slabs, aprons, patios, and walkways. The desired performance of exterior flatwork typically varies depending on the proposed use of the site and each owner's individual expectations. As with interior flatwork, exterior flatwork is particularly prone to movement and potential damage due to movement of the support soils. This movement and associated damage may be reduced by following the recommendations discussed under interior flatwork, above. Unlike interior flatwork, exterior flatwork may be exposed to frost heave, particularly on sites where the bearing soils have a high silt content. It may be prudent to

remove silt soils from exterior flatwork support areas where movement of exterior flatwork will adversely affect the project, such as near the interface between the driveway and the interior garage floor slab. If silt soils are encountered, they should be removed to the maximum depth of frost penetration for the area where movement of exterior flatwork is undesirable.

If some movement of exterior flatwork is acceptable, we suggest that the support areas be prepared by scarification, moisture conditioning and re-compaction of about 6 inches of the natural soils (where present) followed by placement of at least 12 inches of compacted granular fill material. The scarified material and granular fill materials should be placed as discussed under the Construction Considerations, "Fill Placement Recommendations" section of this report, below.

It is important that exterior flatwork be separated from exterior column supports, masonry veneer, finishes and siding. No support columns, for the structure or exterior decks, should be placed on exterior concrete unless movement of the columns will not adversely affect the supported structural components. Movement of exterior flatwork may cause damage if it is in contact with portions of the structure exterior.

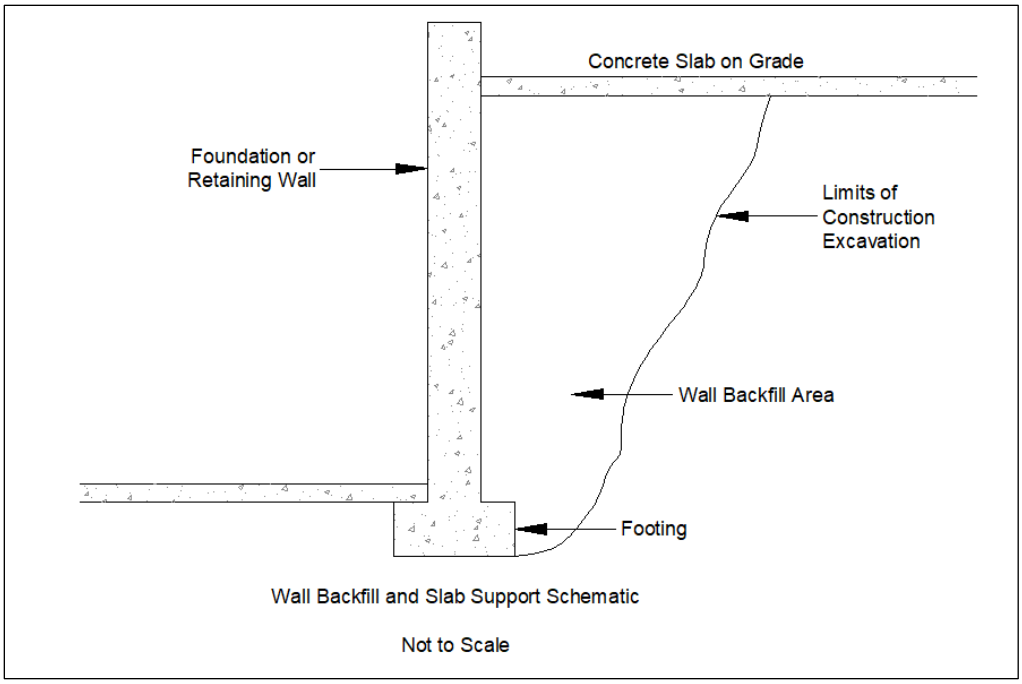
It should be noted that silt and silty sand soils located near the ground surface are particularly prone to frost heave. Soils with high silt content have the ability to retain significant moisture. The ability for the soils to accumulate moisture combined with a relatively shallow source of subsurface water and the fact that the winter temperatures in the area often very cold all contribute to a high potential for frost heave of exterior structural components. We recommend that silty soils be removed from the support areas of exterior components that are sensitive to movement associated with frost heave. These soils should be replaced with a material that is not susceptible to frost heave. Aggregate road base and similar materials retain less water than fine-grained soils and are therefore less prone to frost heave. We are available to discuss this concept with you as the plans progress.

Landscaping and landscaping irrigation often provide additional moisture to the soil supporting exterior flatwork. Excessive moisture will promote heave of the flatwork either due to expansive soil, or due to frost action. If movement of exterior slabs is undesirable, we recommend against placement of landscaping that requires irrigation. The ground surfaces near exterior flatwork must be sloped away from flatwork to reduce surface water migration to the support soil.

Exterior flatwork should not be placed on soils prepared for support of landscaping vegetation. Cultivated soils will not provide suitable support for concrete flatwork.

6.3 General Concrete Flatwork Comments

It is relatively common that both interior and exterior concrete flatwork is supported by areas of fill adjacent to either shallow foundation walls or basement retaining walls. A typical sketch of this condition is shown below.



Settlement of the backfill shown above will create a void and lack of soil support for the portions of the slab over the backfill. Settlement of the fill supporting the concrete flatwork is likely to cause damage to the slab-on-grade. Settlement and associated damage to the concrete flatwork may occur when the backfill is relatively deep, even if the backfill is compacted.

If this condition is likely to exist on this site it may be prudent to design the slab to be structurally supported on the retaining or foundation wall and designed to span to areas away from the backfill area as designed by the project structural engineer. We are available to discuss this with you upon request.

7.0 CONSTRUCTION CONSIDERATIONS

This section of the report provides comments, considerations and recommendations for aspects of the site construction which may influence, or be influenced by the geotechnical engineering considerations discussed above. The information presented below is not intended to discuss all aspects of the site construction conditions and considerations that may be encountered as the project progresses. If any questions arise as a result of our recommendations presented above, or if unexpected subsurface conditions are encountered during construction we should be contacted immediately.

7.1 Fill Placement Recommendations

There are several references throughout this report regarding both natural soil and compacted structural fill recommendations. The recommendations presented below are appropriate for the fill placement considerations discussed throughout the report above.

All areas to receive fill, structural components, or other site improvements should be properly prepared and grubbed at the initiation of the project construction. The grubbing operations should

include scarification and removal of organic material and soil. No fill material or concrete should be placed in areas where existing vegetation or fill material exist.

7.1.1 Natural Soil Fill

Any natural soil used for any fill purpose should be free of all deleterious material, such as organic material and construction debris. Natural soil fill includes excavated and replaced material or in-place scarified material. Our recommendations for placement of natural soil fill are provided below.

- The natural soils should be moisture conditioned, either by addition of water to dry soils, or by processing to allow drying of wet soils. The proposed fill materials should be moisture conditioned to between about optimum and about 2 percent above optimum soil moisture content. This moisture content can be estimated in the field by squeezing a sample of the soil in the palm of the hand. If the material easily makes a cast of soil which remains in-tact, and a minor amount of surface moisture develops on the cast, the material is close to the desired moisture content. Material testing during construction is the best means to assess the soil moisture content.
- Moisture conditioning of clay or silt soils may require many hours of processing. If possible, water should be added and thoroughly mixed into fine grained soil such as clay or silt the day prior to use of the material. This technique will allow for development of a more uniform moisture content and will allow for better compaction of the moisture conditioned materials.
- The moisture conditioned soil should be placed in lifts that do not exceed the capabilities of the compaction equipment used and compacted to at least 90 percent of maximum dry density as defined by ASTM D1557, modified Proctor test.
- We typically recommend a maximum fill lift thickness of 6 inches for hand operated equipment and 8 to 10 inches for larger equipment.
- Care should be exercised in placement of utility trench backfill so that the compaction operations do not damage underlying utilities.
- The maximum recommended lift thickness is about 6 to 8 inches. The maximum recommended rock size for natural soil fill is about 3 inches. This may require on-site screening or crushing if larger rocks are present. We must be contacted if it is desired to utilize rock greater than 3 inches for fill materials.

7.1.2 Granular Compacted Structural Fill

Granular compacted structural fill is referenced in numerous locations throughout the text of this report. Granular compacted structural fill should be constructed using an imported commercially produced rock product such as aggregate road base. Many products other than road base, such as clean aggregate or select crusher fines may be suitable, depending on the intended use. If a specification is needed by the design professional for development of project specifications, a material conforming to the Colorado Department of Transportation (CDOT) “Class 6” aggregate road base material can be specified. This specification can include an option for testing and approval in the event the contractor’s desired material does not conform to the Class 6 aggregate specifications. We have provided the CDOT Specifications for Class 6 material below.

Grading of CDOT Class 6 Aggregate Base-Course Material	
Sieve Size	Percent Passing Each Sieve
1 inch	100
¾ inch	95-100
#4	30-65
#8	25-55
#200	3-12

Liquid Limit less than 30

All compacted structural fill should be moisture conditioned and compacted to at least 90 percent of maximum dry density as defined by ASTM D1557, modified Proctor test. Areas where the structural fill will support traffic loads under concrete slabs or asphalt concrete should be compacted to at least 95 percent of maximum dry density as defined by ASTM D1557, modified Proctor test.

Although clean-screened or washed aggregate may be suitable for use as structural fill on sites with sand or non-expansive silt soils, or on sites where shallow subsurface water is present, clean aggregate materials must not be used on any site where expansive soils exist due to the potential for water to accumulate in the voids of the clean aggregate materials.

Clean aggregate fill, if appropriate for the site soil conditions, must not be placed in lifts exceeding 8 inches and each lift should be thoroughly vibrated, preferably with a plate-type vibratory compactor prior to placing overlying lifts of material or structural components. We should be contacted prior to the use of clean aggregate fill materials to evaluate their suitability for use on this project.

7.1.3 Deep Fill Considerations

Deep fills, in excess of approximately 3 feet, should be avoided where possible. Fill soils will settle over time, even when placed properly per the recommendations contained in this report. Natural soil fill or engineered structural fills placed to our minimum recommended requirements will tend to settle an estimated 1 to 3 percent; therefore, a 3 foot thick fill may settle up to approximately 1 inch over time. A 10 foot thick fill may settle up to approximately 3½ inches even when properly placed. Fill settlement will result in distress and damage to the structures they are intended to support. There are methods to reduce the effects of deep fill settlement such as surcharge loading and surveyed monitoring programs; however, there is a significant time period of monitoring required for this to be successful. A more reliable method is to support structural components with deep foundation systems bearing below the fill envelope. We can provide additional guidance regarding deep fills up on request.

7.2 Excavation Considerations

Unless a specific classification is performed, the site soils should be considered as an Occupational Safety and Health Administration (OSHA) Type C soil and should be sloped and/or benched according to the current OSHA regulations. Excavations should be sloped and benched to prevent wall collapse. Any soil can release suddenly and cave unexpectedly from excavation walls, particularly if the soils is very moist, or if fractures within the soil are present. Daily

observations of the excavations should be conducted by OSHA competent site personnel to assess safety considerations.

We did not observe free subsurface water in the test pits at the time of our observations. If water is encountered during construction, it may be necessary to dewater excavations to provide for suitable working conditions.

We observed formational material in the test pits excavated at the site. We suspect that it may be difficult to excavate this material using conventional techniques. If blasting is planned it must be conducted strategically to reduce the effect of the blasting on the support characteristics of the site materials and the stability of adjacent slopes. We typically recommend that where possible blasting be avoided, however blasting is often needed to aid in the excavation of the site to develop the desired footing support elevations. It is typical to have about 2 to 3 feet of loose angular clasts of rock, commonly called "shot-rock" below the desired bottom of excavation elevations. This material is not suitable for support of structural components and should be removed and replaced with compacted structural fill in areas proposed for support of structural components.

If possible, excavations should be constructed to allow for water flow from the excavation the event of precipitation during construction. If this is not possible it may be necessary to remove water from snowmelt or precipitation from the foundation excavations to help reduce the influence of this water on the soil support conditions and the site construction characteristics.

7.3 Utility Considerations

Subsurface utility trenches will be constructed as part of the site development. Utility line backfill often becomes a conduit for post construction water migration. If utility line trenches approach the proposed project site from above, water migrating along the utility line and/or backfill may have direct access to the portions of the proposed structure where the utility line penetrations are made through the foundation system. The foundation soils in the vicinity of the utility line penetration may be influenced by the additional subsurface water. There are a few options to help mitigate water migration along utility line backfill. Backfill bulkheads constructed with high clay content soils and/or placement of subsurface drains to promote utility line water discharge away from the foundation support soil.

Some movement of all structural components is normal and expected. The amount of movement may be greater on sites with problematic soil conditions. Utility line penetrations through any walls or floor slabs should be sleeved so that movement of the walls or slabs does not induce movement or stress in the utility line. Utility connections should be flexible to allow for some movement of the floor slab.

If utility line trenches are excavated using blasting techniques it is relatively common for surface and subsurface water to migrate along the fractures in the rock that may be created by blasting. If this water gains access to a utility line trench that has a gradient down toward the structure the water may gain access to the foundation support materials and/or subsurface portions of the proposed structure. Provisions should be made in the project construction plans to create an impervious barrier to prevent water from migrating into undesirable locations.

7.4 Exterior Grading and Drainage Comments

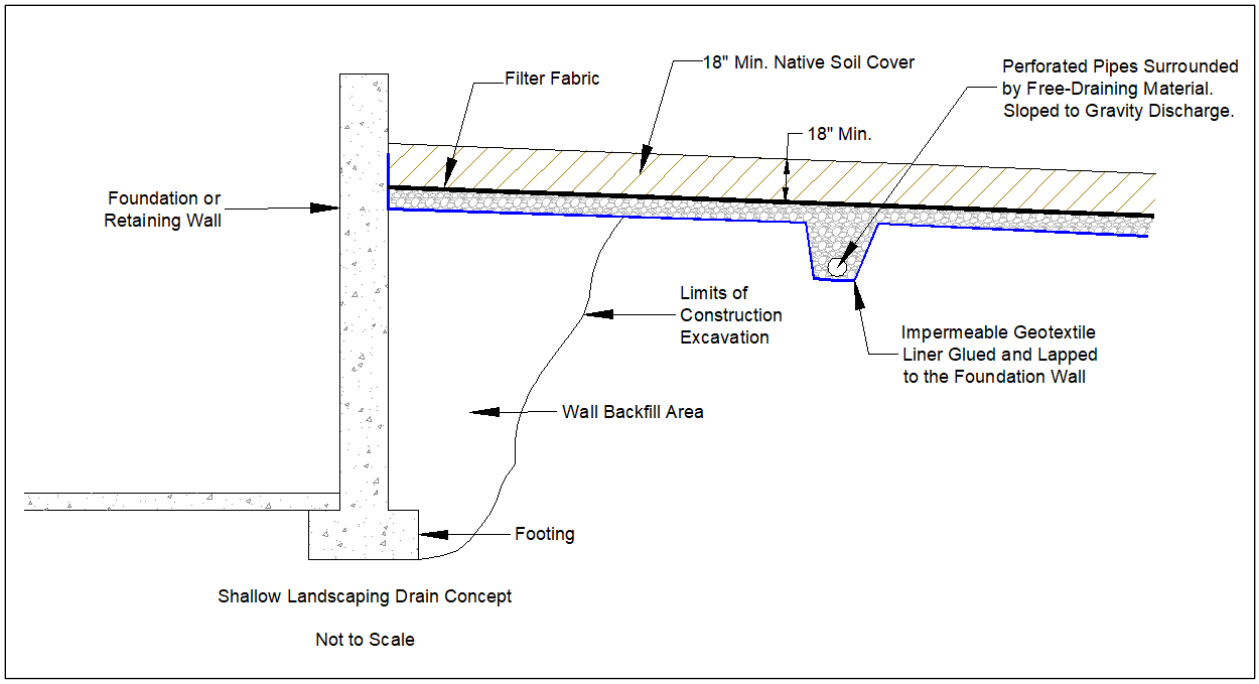
The following recommendations should be following during construction and maintained for the life of the structure with regards to exterior grading and surface drainage.

- The ground surface adjacent to the structure should be sloped to promote water flow away from the foundation system and flatwork.
- Snow storage areas should not be located in areas which will allow for snowmelt water access to support soils for the foundation system or flatwork.
- The project civil engineer, architect or builder should develop a drainage scheme for the site. We typically recommend the ground surface surrounding the exterior of the building be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 12 inches in the first 10 feet in unpaved areas and a minimum slope of 3 inches in the first 10 feet in paved areas.
- Water flow from the roof of the structure should be captured and directed away from the structure. If the roof water is collected in an eave gutter system, or similar, the discharge points of the system must be located away from areas where the water will have access to the foundation backfill or any structure support soils. If downspouts are used, provisions should be made to either collect or direct the water away from the structure.
- Care should be taken to not direct water onto adjacent property or to areas that would negatively influence existing structures or improvements.

7.5 Landscaping Considerations

We recommend against construction of landscaping which requires excessive irrigation. Generally landscaping which uses abundant water requires that the landscaping contractor install topsoil which will retain moisture. The topsoil is often placed in flattened areas near the structure to further trap water and reduce water migration from away from the landscaped areas. Unfortunately, almost all aspects of landscape construction and development of lush vegetation are contrary to the establishment of a relatively dry area adjacent to the foundation walls. Excess water from landscaped areas near the structure can migrate to the foundation system or flatwork support soils, which can result in volume changes in these soils.

A relatively common concept used to collect and subsequently reduce the amount of excess irrigation water is to glue or attach an impermeable geotextile fabric or heavy mill plastic to the foundation wall and extend it below the topsoil which is used to establish the landscape vegetation. A thin layer of sand can be placed on top of the geotextile material to both protect the geotextile from punctures and to serve as a medium to promote water migration to the collection trench and perforated pipe. The landscape architect or contractor should be contacted for additional information regarding specific construction considerations for this concept which is shown in the sketch below.



A free draining aggregate or sand may be placed in the collection trench around the perforated pipe. The perforated pipe should be graded to allow for positive flow of excess irrigation water away from the structure or other area where additional subsurface water is undesired. Preferably the geotextile material should extend at least 10 or more feet from the foundation system.

Care should be taken to not place exterior flatwork such as sidewalks or driveways on soils that have been tilled and prepared for landscaping. Tilled soils will settle which can cause damage to the overlying flatwork. Tilled soils placed on sloped areas often "creep" down-slope. Any structure or structural component placed on this material will move down-slope with the tilled soil and may become damaged.

The landscape drain system concept provided above is optional for this site and provided only if there is a desire to reduce the potential for subsurface water migration to below grade finished areas or crawl space areas. Often this concept is implemented only on the northern sides of structures and/or where snow may accumulate and melt water may migrate toward subsurface areas under the structure.

7.6 Soil Sulfate and Corrosion Issues

The requested scope of our services did not include assessment of the chemical constituents of corrosion potential of the site soils. Most soils in southwest Colorado are not typically corrosive to concrete. There has not been a history of damage to concrete due to sulfate corrosion in the area.

We are available to perform soluble sulfate content tests to assess the corrosion potential of the soils on concrete if desired.

7.7 Radon Issues

The requested scope of service of this report did not include assessment of the site soils for radon production. Many soils and formational materials in western Colorado produce Radon gas. The structure should be appropriately ventilated to reduce the accumulation of Radon gas in the structure. Several Federal Government agencies including the Environmental Protection Agency (EPA) have information and guidelines available for Radon considerations and home construction. If a radon survey of the site soils is desired, please contact us.

7.8 Mold and Other Biological Contaminants

Our services do not include determining the presence, prevention or possibility of mold or other biological contaminants developing in the future. If the client is concerned about mold or other biological contaminants, a professional in this special field of practice should be consulted.

8.0 CONSTRUCTION MONITORING AND TESTING

Engineering observation of subgrade bearing conditions, compaction testing of fill material and testing of foundation concrete are equally important tasks that should be performed by the geotechnical engineering consultant during construction. We should be contacted during the construction phase of the project and/or if any questions or comments arise as a result of the information presented below. It is common for unforeseen, or otherwise variable subsurface soil and water conditions to be encountered during construction. As discussed in our proposal for our services, it is imperative that we be contacted during the foundation excavation stage of the project to verify that the conditions encountered in our field exploration were representative of those encountered during construction. Our general recommendations for construction monitoring and testing are provided below.

- Consultation with design professionals during the design phases: This is important to ensure that the intentions of our recommendations are properly incorporated in the design, and that any changes in the design concept properly consider geotechnical aspects.
- Grading Plan Review: A grading plan was not available for our review at the time of this report. A grading plan with finished floor elevations for the proposed construction should be prepared by a civil engineer licensed in the State of Colorado. Trautner Geotech should be provided with grading plans once they are complete to determine if our recommendations based on the assumed bearing elevations are appropriate.
- Observation and monitoring during construction: A representative of the Geotechnical engineer from our firm should observe the foundation excavation, earthwork, and foundation phases of the work to determine that subsurface conditions are compatible with those used in the analysis and design and our recommendations have been properly implemented. Placement of backfill should be observed and tested to judge whether the proper placement conditions have been achieved. Compaction tests should be performed on each lift of material placed in areas proposed for support of structural components.
- We recommend a representative of the geotechnical engineer observe the drain and dampproofing phases of the work to judge whether our recommendations have been properly implemented.
- If asphaltic concrete is placed for driveways or aprons near the structure we are available

to provide testing of these materials during placement.

9.0 CONCLUSIONS

This site has hard formational material at the anticipated foundation bearing depth. While we feel that it is feasible to develop this site as planned using relatively conventional techniques, we feel that it is prudent for us to be part of the continuing design of this project to review and provide consultation in regard to the proposed development scheme as the project progresses to aid in the proper interpretation and implementation of the recommendations presented in this report. This consultation should be incorporated in the project development prior to construction at the site.

10.0 LIMITATIONS

This study has been conducted based on the geotechnical engineering standards of care in this area at the time this report was prepared. We make no warranty as to the recommendations contained in this report, either expressed or implied. The information presented in this report is based on our understanding of the proposed construction that was provided to us and on the data obtained from our field and laboratory studies. Our recommendations are based on limited field and laboratory sampling and testing. Unexpected subsurface conditions encountered during construction may alter our recommendations. We should be contacted during construction to observe the exposed subsurface soil conditions to provide comments and verification of our recommendations.

The recommendations presented above are intended to be used only for this project site and the proposed construction which was provided to us. The recommendations presented above are not suitable for adjacent project sites, or for proposed construction that is different than that outlined for this study.

This report provides geotechnical engineering design parameters, but does not provide foundation design or design of structure components. The project architect, designer or structural engineer must be contacted to provide a design based on the information presented in this report.

This report does not provide an environmental assessment nor does it provide environmental recommendations such as those relating to Radon or mold considerations. If recommendation relative to these or other environmental topics are needed and environmental specialist should be contacted.

The findings of this report are valid as of the present date. However, changes in the conditions of the property can occur with the passage of time. The changes may be due to natural processes or to the works of man, on the project site or adjacent properties. In addition, changes in applicable or appropriate standards can occur, whether they result from legislation or the broadening of knowledge. Therefore, the recommendations presented in this report should not be relied upon after a period of two years from the issue date without our review.

We are available to review and tailor our recommendations as the project progresses and additional information which may influence our recommendations becomes available.

Please contact us if you have any questions, or if we may be of additional service.

Respectfully,
TRAUTNER GEOTECH

Jason A. Deem, P.G.
Engineering Geologist

Reviewed by,

COLORADO LICENSED
THOMAS RICHARD HARRISON
PE0047810
11-16-22
PROFESSIONAL ENGINEER

Tom R. Harrison P.E.
Geotechnical Engineer

SAN JUAN COUNTY, COLORADO

DRIVEWAY AND ROAD ACCESS PERMIT

Improvement
Permit No. _____

Applicant: Thomas & Jacqueline BonAnno
250 East Park Avenue
Durango, CO 81301

Location of Proposed Driveway or Access on County Road No. 51 :

Eastern Star Road via County Road 51 (Minnehaha Creek)

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

The proposed driveway will be an extension of an existing driveway currently used on the adjacent property, will be approximately 10 feet wide, will consist of native gravel soil, and be constructed with as minimal cut and fill as possible. The driveway will cross a 20-foot section of BLM land, which the applicant has filed a right-of-way for. The application has been processed. with BLM (serial # COC-80940) and is expected to be approved soon.

The driveway design by Mountain Civil Consulting is included with the applicant's Improvement Permit Application documents.

Comment and Recommendations of County Road Supervisor:

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

Permit Approved _____ or Denied _____. Date: _____

Land Use Administrator: _____

BOARD OF COUNTY COMMISSIONERS
San Juan County

P.O. Box 466 Silverton, Colorado 81433 970-387-5671

RELATIONSHIP OF PROPERTY TO COUNTY ROAD AND STATE HIGHWAY SYSTEMS

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 1/4 mile *from* County Road No. 51, the nearest designated and publicly maintained county road.

2. Said County Road No. 51 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 9.5 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 25 (day) day of ~~25~~ 2 (month), 2024 (year).

Tom Bonanno

_____
Applicant

ATTEST:

_____
Position:

Scenic Quality Report

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 BonAnno Cabin, located on Tennessee Lode, MS #5985, near Minnehaha Creek, San Juan County, Colorado.

This property is accessed off County Road 51 via County Road 110. County Road 51 is seasonally maintained, while County Road 110 is maintained year-round from Silverton to Gladstone. The applicant plans to park at the County maintained public parking area at Gladstone and access the property with snowmobiles during the winter months when there is no vehicular access up County Road 51. A Vicinity Map showing the general project location is included in this application 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 property is located off an existing access road and driveway which originates from County Road 51 via County Road 110. The property consists of 9.70 acres of dense and dispersed evergreens, grassy hillside, and a ridgeline running east to west through the property. The proposed cabin location is just south of the ridgeline towards the middle of the property, set on a natural bench. The portion of the property south of the building site slopes down towards Minnehaha Creek, while the portion north of the building site slopes down towards North Fork Cement Creek.

The applicants chose the siting for the cabin due to the generally moderate topography, natural clearing with no trees, and proximity to the existing cabin and driveway to the west. The proposed cabin siting is the best balance of accessibility, privacy, and buildability available on the property.

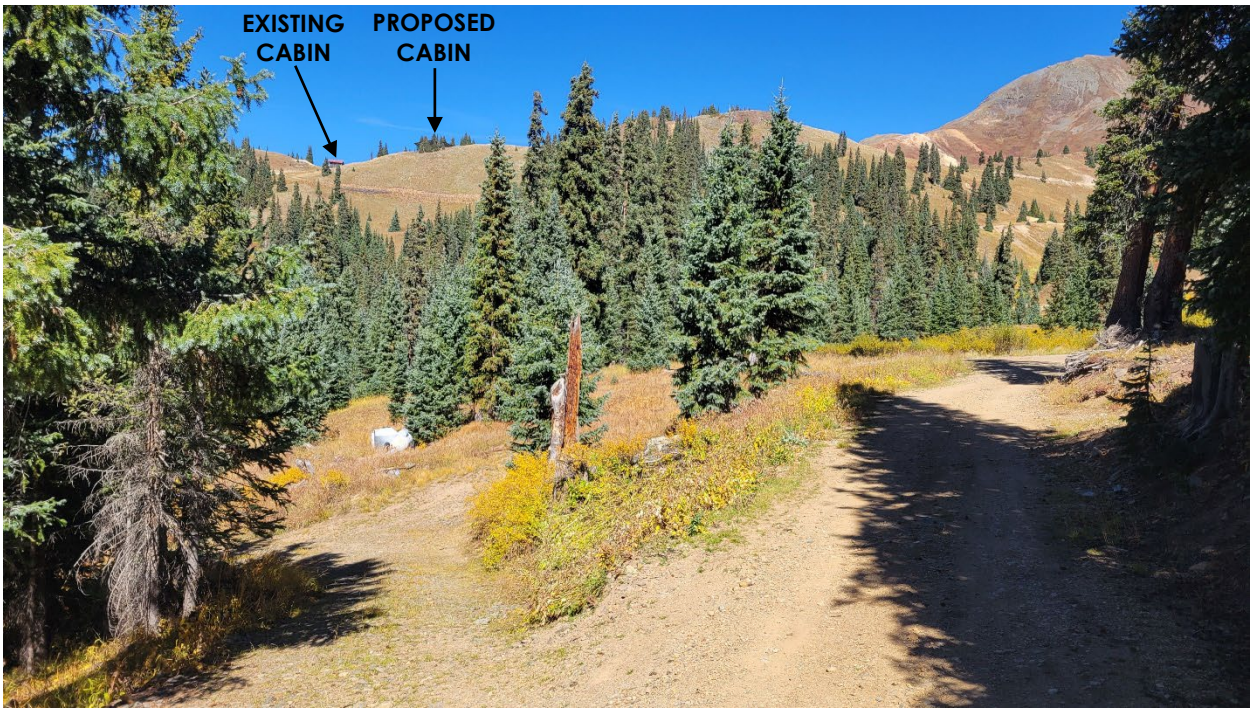
The following photo shows the proposed cabin location, shown dashed (approximate).

3. VISIBILITY OF THE CABIN FROM COUNTY ROAD 51

The proposed cabin is largely obstructed to someone traveling in either direction on County Road 51 due to the mountainous terrain and elevation change between the road and site. Below is a view from County Road 51 at the existing access road (Eastern Star Road) junction. The proposed cabin would be slightly right of center in the photo.

Below are two views from County Road 51 east of the existing driveway and project site. The proposed cabin would be slightly right of center in both photos.

Below (on the following page) is a view from County Road 51 across Minnehaha Creek. The image shows the proposed cabin superimposed onto the site to show approximate scale and visibility from County Road 51.



4. VIEWS FROM THE PROPOSED CABIN

In the County Scenic Quality Report regulations, it is requested that information about the view from the cabin is provided. Photos are included below that show views from the proposed cabin looking south, west, north and east (approximately).

VIEW LOOKING SOUTH

VIEW LOOKING WEST

VIEW LOOKING NORTH

VIEW LOOKING EAST

5. LOCATION OF STRUCTURE MINIMIZES VISIBILITY FROM PUBLIC LANDS & 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 applicant owns both properties that flank the Tennessee Lode on the west and east sides (Eastern Star and Sampson Double), and the remainder of the property is bordered by BLM land and other privately owned parcels.

The existing public lands and trails surrounding the property include recreational use of County Road 51, which brings year-round visitors near or through the property. The existing cabin is currently visible from the Alpine Loop across North Fork Cement Creek; however, the new cabin will be hidden behind the ridge so will not be visible from the Alpine Loop.

The applicant values privacy, which is why the proposed cabin is set back into the natural bench as much as possible, which in turn lessens the visual impact. Anyone using County Road 51 will have limited visibility of the proposed cabin, which is primarily only visible from across Minnehaha Creek.

6. 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 on a natural bench and grassy clearing, which is the most buildable portion of the property that requires the least amount of disturbance to the natural topography and vegetation. The cabin will be set back into the hill, as shown on the Site Section drawing (sheet "F), which will help blend the cabin into the surroundings as much as possible.

The image below shows the proposed cabin superimposed onto the site to show approximate scale. The cabin design is shown on the draft floor plans and elevations included with this application.

7. 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.

The topsoil removed at the cabin site during excavation will be reused as backfill and building pad for the cabin or used in the grading of the new 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 with leach field, an underground water storage tank, underground propane tank, solar panels with battery storage, and a propane powered backup generator. All utilities are located on the site plan (sheet "F") included with this application.

Septic: The septic system location was selected based on site conditions and proximity to the chosen cabin site, which is south of the proposed cabin. The septic system maintains a 100-ft minimum clear radius from the proposed water source.

Water: The applicant will haul water to an underground water storage tank that will provide water for the cabin. Water will be piped underground from the storage tank to the cabin.

Power/heating: Solar panels will be the primary source of power for the cabin, with underground propane and propane backup generator as secondary. Appliances will be propane, and the primary heat source is proposed to be hydronic radiant heat and wood burning stove.

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 exterior lighting for the cabin will be installed in all locations necessary to safely access the cabin and covered 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 Dark Sky requirements.

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.

The proposed cabin will be accessed by extending the existing driveway currently used to access the existing cabin located on the adjacent property, Eastern Star Lode. The applicant plans to make improvements to the existing driveway (from the gate to the cabin). The starting elevation is approximately 11,800 feet and ascends 27 feet to the parking area of 11,827 feet. The driveway will maintain a similar slope to the adjacent undisturbed land, minimizing cut and fill and controlling erosion. An engineered driveway plan and profile (sheet "C100") showing the existing and proposed topography has been included with this application for review.

8. 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:

- Rustic/rusty corrugated metal siding
- Dark colored matte finish metal roof with matching trim
- Dark colored window sashes/frames to match metal siding
- Metal posts at deck
- Low-reflective glass on more expansive glazing

Thank you for your review and consideration of the proposed BonAnno Cabin located on the Tennessee Lode near Minnehaha Creek. If you have any questions or need additional information, please contact Chris Clemmons or Ashley Clemmons of Mountain Studio Architects at (970) 515-7882.

From: **Shawn Brill** <shawn@bighorneng.com>
Date: Thu, Apr 11, 2024 at 2:24 PM
Subject: Re: October and November, propane and electric bills attached
To: David Singer <silverton.restoration@gmail.com>
CC: Blaine Buck <blaine@bighorneng.com>

Afternoon David:

Nice talking to you this morning. I will use this email to recap our conversation concerning energy usage for the clinic. This exercise will compare the calculated energy cost for the building for three potential types of heating systems. The energy bills you sent me would indicate:

1. Propane cost is about 2.55 $/gallon.
2. Electricity cost is about 0.135 $/kwh. This does not include any demand (kw) charge. Most likely the electrical upgrade associated with option 2 or 3 would trigger demand charges from SMPA. This might be as much as $15/kw. This demand charge looks at the highest kw peak in any 30 minute period during a month and is charged accordingly, i.e, if the demand in any period is 70 kw then the charge is $1000 for that month.

I estimated the btu's required for heating the building on an annual basis (no cooling included) to be about 463,000 kbtu. This number obviously is an engineering estimate and could be more or less depending on how the building is operated but it does allow comparison between options.

Option #1 - Propane-fired boiler system with new hydronic piping serving new terminal units :

1. With the above unit cost and btu estimate, the annual cost is in the $13,000 to $15,000 range.

Option #2 - Electric boiler system with new hydronic piping serving new terminal units:

1. With the above unit cost and btu estimate, the annual cost is in the $ 23,000 to $25,000 range. This would include demand charges at $15/kw.

Option #3 - Distributed heating system using electric resistance heating units such as cabinet heaters, unit heaters, cove heaters, etc.

1. With the above unit cost and btu estimate, the annual cost is in the $20,000 to $22,000 range including reduced demand from that of Option #2.

Also, as we talked, a building automation system (BAS) may be desirable to allow an exercise called "demand limiting" to help reduce demand charges by monitoring the building's demand and shutting off loads for periods of time to avoid the resultant demand charge.

Please contact me if you have any additional questions or need further information.

Regards,

Shawn Brill
Bighorn Consulting Engineers
386 Indian Road
Grand Junction, CO 81501
970-241-8709 office
970-312-8636 direct

Fund Status Report

San Juan County

Report Selection Criteria:

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

Fiscal Year: 2024
From Period: 4
To Period: 4

From Date: 4/1/2024
Thru Date: 4/30/2024
Option: Period

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
General Fund (01)					
010 - COUNTY GENERAL FUND	$1,314,286.24	$436,301.22	($511,302.31)	$0.00	$1,239,285.15
020 - COUNTY ROAD & BRIDGE	$63,391.36	$61,025.41	($72,978.43)	$0.00	$51,438.34
030 - CONTINGENT FUND	$54,554.94	$0.00	$0.00	$0.00	$54,554.94
035 - AMENDMENT 1-EMERGENCY FUN	$30,000.00	$0.00	$0.00	$0.00	$30,000.00
040 - SOCIAL SERVICE FUND	$74,758.43	$9,769.18	($4,021.67)	$0.00	$80,505.94
045 - AFFORDABLE HOUSING FUND	$380,930.37	$9,414.93	$0.00	$0.00	$390,345.30
050 - CONSERVATION TRUST	$13,907.07	$38.54	$0.00	$0.00	$13,945.61
051 - LODGING TAX FUND	$512,057.88	$729.34	($25,000.00)	$0.00	$487,787.22
052 - TOURISM BOARD FUND	$2,383.19	$25,000.17	($16,909.03)	$0.00	$10,474.33
055 - NOXIOUS WEED FUND	$11,896.78	$0.00	$0.00	$0.00	$11,896.78
060 - TOWN OF SILVERTON	$127.92	$40,681.91	($40,617.49)	$0.00	$192.34
070 - DURANGO FIRE PROTECTION DIS	$0.00	$8,850.63	($8,850.63)	$0.00	$0.00
080 - SOUTHWEST WATER CONSERVAT	$0.00	$2,751.33	($2,751.33)	$0.00	$0.00
090 - ADVERTISING FEES	$11,523.40	$0.00	$0.00	$0.00	$11,523.40
100 - REDEMPTION	$312.30	$3,216.87	($3,216.87)	$0.00	$312.30
110 - SCHOOL GENERAL	$0.00	$112,178.76	($112,178.76)	$0.00	$0.00
116 - SCHOOL BOND	$0.00	$9,807.33	($9,807.33)	$0.00	$0.00
200 - SPECIAL ASSESSMENTS	$0.00	$0.00	$0.00	$0.00	$0.00
210 - 911 AUTHORITY	$79,188.17	$3,826.87	($2,418.44)	$0.00	$80,596.60
220 - TREASURER'S FEES	$20,968.05	$0.00	$0.00	$0.00	$20,968.05
230 - ASSESSOR'S PENALTY	$5,548.41	$0.00	$0.00	$0.00	$5,548.41
240 - TREASURER'S DEEDS/FORECLOS	$11,511.80	$0.00	($475.00)	$0.00	$11,036.80
250 - CLERK TECHNOLOGY FEES	$5,444.40	$22.00	$0.00	$0.00	$5,466.40
260 - ADMIN FEE	$2,698.42	$0.00	$0.00	$0.00	$2,698.42
270 - PEAK INVESTMENTS	$43,289.47	$657.41	$0.00	$0.00	$43,946.88
280 - ABATEMENTS	($2,333.91)	$0.00	$0.00	$0.00	[illegible]

Report Selection Criteria:

Selected Fund Type: ALL	Fiscal Year: 2024	From Date: 4/1/2024
Include Encumbrances? NO		
* Include Pri Yr Liabilities? NO	From Period: 4	Thru Date: 4/30/2024
Printed in Alpha by Fund Name? NO	To Period: 4	Option: Period
Exclude Additional Cash? NO		

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
300 - ESCROW-AMBULANCE	$94,136.80	$113.25	$0.00	$0.00	$94,250.05
350 - ESCROW-COMPUTER EQUIP	$4,456.64	$22.75	$0.00	$0.00	$4,479.39
360 - ASSESSOR/TREASURER ESCROW	$3,674.39	$32.06	$0.00	$0.00	$3,706.45
400 - ESCROW-GRAVEL	$145,351.33	$51.20	$0.00	$0.00	$145,402.53
410 - COUNTY BARN ESCROW	$61,106.01	$237.37	$0.00	$0.00	$61,343.38
420 - ROAD EQUIP PURCHASE ESCROW	$9,716.07	$253.91	$0.00	$0.00	$9,969.98
430 - LOST 4-WHEELERS ESCROW	$4,173.10	$17.07	$0.00	$0.00	$4,190.17
440 - SEARCH & RESCUE ESCROW	$20,883.22	$73.44	$0.00	$0.00	$20,956.66
450 - COURTHOUSE ESCROW	$80,234.51	$2,263.82	$0.00	$0.00	$82,498.33
460 - MSI ESCROW	$0.00	$0.00	$0.00	$0.00	$0.00
470 - EMERCENGY PREPAREDNESS	$2,824.41	$36.72	$0.00	$0.00	$2,861.13
500 - HISTORICAL ARCHIVES ESCROW	$525.15	$10.86	$0.00	$0.00	$536.01
550 - ASPHALT ESCROW	$96,915.30	$377.51	$0.00	$0.00	$97,292.81
570 - FOREST RESERVE ESCROW	$125,648.18	$0.00	$0.00	$0.00	$125,648.18
590 - EMERGENCY SERVICES SALES TA	$1,887,163.88	$55,911.99	($45,000.00)	$0.00	$1,898,075.87
600 - FIRE TRUCK FUND	$110,942.07	$326.31	$0.00	$0.00	$111,268.38
650 - LAND USE ESCROW	$64,768.91	$142.73	$0.00	$0.00	$64,911.64
700 - WORKFORCE HOUSING ESCROW	$3,915.27	$79.12	$0.00	$0.00	$3,994.39
750 - ESCROW-SHERIFF VEHICLE	$45,189.35	$37.23	$0.00	$0.00	$45,226.58
800 - PUBLIC TRUSTEE	$30.00	$48.00	($48.00)	$0.00	$30.00
810 - SPECIFIC OWNERSHIP TAX	$20,322.68	$18,230.95	($20,322.69)	$0.00	$18,230.94
820 - TAX HOLDING FUND	$310,797.07	$990,776.66	($306,606.96)	$0.00	$994,966.77
900 - ADVANCED COLLECTIONS	$0.00	$0.00	$0.00	$0.00	$0.00
950 - WEST SIDE SPECIAL IMP. DISTRIC	$0.00	$0.00	$0.00	$0.00	$0.00
960 - HOSPITAL GRANT	$0.00	$0.00	$0.00	$0.00	$0.00
* Fund Type Total *	$5,729,219.03	$1,793,314.85	($1,182,504.94)	$0.00	$6,340,028.94

Fund Status Report

San Juan County

Report Selection Criteria:

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

Fiscal Year: 2024
From Period: 4
To Period: 4

From Date: 4/1/2024
Thru Date: 4/30/2024
Option: Period

Selected Funds :

	Beginning Balance	Receipts	Disbursements	Transfers	Ending Balance
* Report Total *	$5,729,219.03	$1,793,314.85	($1,182,504.94)	$0.00	$6,340,028.94

San Juan County

Composition of Cash Balances and Investments

As Of: 4/30/2024 Including Account Details

	Net Bank Balance	Investments	Cash on Hand/ In Transit	Total
Cash and Cash Items				
Cash on Hand				
Cash on Hand	$0.00	$0.00	$200.00	$200.00
Cash on Hand:	$0.00	$0.00	$200.00	$200.00
Demand and Time Deposits				
Citizens State Bank				
Tourism Fund Checking	$10,596.72	$0.00	$0.00	$10,596.72
Affordable Housing Checking	$408,961.73	$0.00	$0.00	$408,961.73
911 Authority Checking Checking	$80,940.67	$0.00	$0.00	$80,940.67
General Checking Checking	$3,339,412.70	$0.00	$0.00	$3,339,412.70
Citizens State Bank:	$3,839,911.82	$0.00	$0.00	$3,839,911.82

	Net Bank Balance	Investments	Cash on Hand/ In Transit	Total
Investment Pool				
Citizens State Bank				
100120367	$0.00	$1,102,774.58	$0.00	$1,102,774.58
Citizens State Bank:	**$0.00**	**$1,102,774.58**	**$0.00**	**$1,102,774.58**
COLOTRUST				
CO-01-0646-8001	$0.00	$1,091,954.76	$0.00	$1,091,954.76
COLOTRUST:	**$0.00**	**$1,091,954.76**	**$0.00**	**$1,091,954.76**
Sigma Financial Corporation				
GTR-041850	$0.00	$305,187.78	$0.00	$305,187.78
Sigma Financial Corporation:	**$0.00**	**$305,187.78**	**$0.00**	**$305,187.78**
	$3,839,911.82	$2,499,917.12	$200.00	$6,340,028.94

Hi Willy,

Your messages with Misti regarding doing a play in the Courthouse were forwarded to me. I'm Artistic Director of A Theatre Group and am heading the project. We first started talking to Anthony in February so I'm glad to be connected with the right people.

The play is *Inherit the Wind*, a courtroom drama that was made into a movie in the 60's.

Dates: our ideal performance dates are two weekends, August 9-11 and 16-18. Being able to rehearse there starting August 4th would give enough time. We could find other spaces to rehearse in before that. *These dates are flexible*

Space: this is a request for the courtroom itself, with a side room of any kind for actors and props to be in. Tech: we will not be bringing in construction of any kind, rather using the court as our setting. We have two lighting "trees" that span about 6 feet and plug into regular outlets. No sound or speakers or any kind expected.

Other info: ATG is a nonprofit organization that has served Silverton for the better part of 30 years. This will be a ticketed event. We do have insurance for performing in venues.

Please let me know if you have any other questions.

My number is below,
Nate Smith
925.726.8526

Permit # _____ Permit Fee: $250.00

Date:_____ Received By: _____

SAN JUAN COUNTY, COLORADO
SPECIAL TRANSPORT PERMIT

Company:

Name: _____
Address:_____
City, ST, Zip: _____
Phone:_____

Vehicle Information:
License # _____ Motor or Serial # _____ Year:_____ Make: _____

☐ **Oversize/Overweight Haul:**
Expected Travel Time on County Roads:_____
# of Axles_____ Gross Weight:_____ Distance 1st to Last Axle: _____ft. _____in.
Width: _____ft._____ in. Length: _____ft._____in. Max Height:_____ft._____ in.
Date(s) of Transport:_____

☐ **Extraordinary Haul Action:**
Expected Travel Time on County Roads: _____ Are You Moving Weight in Excess of 200,000 lbs? ☐ Yes ☐ No
# of Axels_____ Gross Weight:_____ Distance 1st to Last Axle: _____ft. _____in.
Width: _____ft._____ in. Length: _____ft._____in. Max Height:_____ft._____ in.
Date(s) of Transport:_____
Check All Boxes that Apply to the Permit: ☐ Mobilizing/Demobilizing Mining Reclamation ☐ Other
If other, please explain: _____

☐ **Repetitive Haul: (Please complete 2nd page)**
Gross Weight of Haul Over Entire Project:_____ Gross Weight of Vehicle Per Haul:_____
# of Axles_____ Distance 1st to Last Axle: _____ft. _____in. Width: _____ft. _____in.
Length: _____ft._____ in. Max Height:_____ ft._____in.
Date of First Haul:_____Projected Date of Last Haul:_____Projected Number of Hauls:_____

The following restriction must be observed **AS REQUIRED BY LAW:** C.R.S. 42-4-101 TO 42-4-1717 (2C.C.R.601-4)
_____Flagmen Required _____Number _____Wide Load Sign Front _____Wide Load Sign Rear
_____Red Flags Displayed on Load _____Pilot Car Ahead _____Pilot Car Behind **Max. Speed Across Bridges, 10 M.P.H**

Purpose of the Haul:
Please state the nature of the proposed transport on San Juan County roads:_____

Route(s) to be Utilized:
Please state the proposed route(s) to be used for the transport:_____

Repetitive Haul Requirements: Applicant must meet with San Juan County Road Supervisor to discuss the following information.

☐ a. Log book copies for each vehicle required quarterly including those of subcontractors/haulers
- 1st quarter date: April 5th
- 2nd quarter date: July 5th
- 3rd quarter date: October 5th
- 4th quarter date: January 5th
- Log books can be emailed to admin@sanjuancolorado.us

☐ b. VIN for each vehicle to be used including all vehicles to be used by subcontractors/haulers

☐ c. Requested routes – please provide a map highlighting route

☐ d. Anticipated number of total hauls_____

☐ e. Anticipated total weight per haul_____

☐ f. Anticipated commencement and completion dates_____

☐ g. Hours of hauling_____

☐ h. Insurance Information

_____
_____
_____
_____

☐ i. Road Inspection before route hauling
- Date

☐ j. Road Inspection after route hauling
- Date

☐ k. Hauling companies – Please list any subcontractors and contact information

_____
_____
_____
_____
_____

☐ l. Permit Window Sticker(s) #

_____

Conditions (To be Completed by The County):
The haul is subject to the following conditions: _____

_____

_____

_____

_____

_____

Bond Assessment:
A Surety Bond is: ☐ Required ☐ Not Required

If a surety bond is required, state the required amount: $_____

Be it understood by the applicant that this permit, when issued, is valid only on those highways under the jurisdiction of San County and that to operate on highways under the jurisdiction of the State of Colorado or any Municipality herein, it is necessary to obtain a separate permit from the State and such Municipality.

If the requested permit is granted, the applicant agrees:

1. To take every precaution to protect the highway and the traffic from damage or injury, using pilot cars or flagmen to warn the traveling public on all blind curves, both vertical and horizontal.
2. In case of over-width of load, the same to be placed on the vehicle with the overhangs as far to the right as possible and in any event the material shall be loaded so as to present the minimum hazard to traffic.
3. To be financially responsible and to make prompt payment for any damage caused to the traffic, overhead signs, wires, cables and other installations or to the highway or bridges by the transportation of loads.
4. That the operator of the vehicle is duly licensed according to statute.
5. To operate the vehicle or vehicles at all times in accordance with any and all provisions of law, except as exempted herein, with regard to motor vehicles and the operation thereof.
6. Except when a permit is requested and granted for over-weight, the undersigned applicant specifically states that the load is legal weight; He/she certifies that he/she understands and accepts all provisions of this permit.

THIS PERMIT NOT GOOD and becomes **VOID** during Blizzard, Heavy Snow, Dangerous Road Conditions, or Adverse Weather Limiting Sight Distance.

Signed:_____
Applicant: date
By:

This Application, when issued by San Juan County, becomes the requested permit subject to the above conditions and with the understanding that, no liability is assumed by the County by reason of its issuance, in regard to conditions of roads or capacity of bridges, and the applicant is charged to make necessary examination and inspection as to the adequacy of road and bridges to care for the traffic movement. In case of emergency, the field officials of the County have authority to suspend this permit until emergency conditions has passed.

By:_____
Authorized Agent for San Juan County

This Application and Permit is to be made out in duplicate, and both copies signed by both the Applicant and, if granted, by an Agent of San Juan County. The original is to be given to the Applicant; the second copy is to be retained by San Juan County.

Every such permit shall be carried in the vehicle or combination of vehicles to which it refers and shall be open to inspection by any police officer or authorized agent of any authority granting such permit. Applicant and operators hereby consent to law enforcement stops for inspection purposes.

Gmail

Willy Tookey <admin@sanjuancolorado.us>

Attorney General Silverton Visit- Thursday 5.9.2024 9:00 AM

1 message

Town of Silverton <info@silverton.co.us> Mon, May 6, 2024 at 8:59 PM
Reply-To: Town of Silverton <info@silverton.co.us>
To: admin@sanjuancolorado.us

Town of Silverton

MEETING NOTIFICATION:

ATTORNEY GENERAL LISTENING SESSION

THURSDAY MAY 9, 2024 @ 9:00AM

KENDALL MOUNTAIN RECREATION CENTER, 1 KENDALL PLACE, SILVERTON, CO 81433

This is public notice that three or more Trustees could be in attendance.

San Juan County Community Forum

on local & environmental priorities

with

Attorney General Phil Weiser

What: Please join Colorado Attorney General Phil Weiser, state and local leaders for a discussion about timely priorities and opportunities for San Juan County. **This visit will feature two consecutive meetings, and guests are welcome to attend either or both. At 9 a.m., Weiser will host a general community forum to discuss local priorities. The second meeting will focus on topics related to the Animas River.**

When: **Thursday May 9, 2024**

- General Community visit, all themes (Banquet Room, 9-10 a.m.)
- Animas River discussion (Fireside Lounge, 10:15-11 a.m.)

Where: Kendall Mountain Community Center
1 Kendall Place, Silverton, CO

coag.gov

Questions? Email Town Clerk Melina Marks Lanis at mmarks@silverton.co.us