


Application for Improvement Permit

		APPROVAL CHECKLIST		Initial	Date
Applicant	Name	Coffee Bear LLC 1309 Greene St Silverton CO			
	Address				
	Phone				
Owner	Name	Holly Huebner			
	Address	1333 Reese St Silverton CO			attached
	Phone				
Contractor	Name	n/a			
	Address				
	Phone				
Legal Description of Property:		Road System Relationship			
Private property belonging to Silverton Mountain. Walla Walla #47750200050144 Township N, Range W, Section		Zoning Compatibility			
		State Mining Permit			
		Owner Notification		See attached letter	
		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					
Applicant Signature		San Juan Basin Health Unit		Application pending	
		Sewage Disposal: Test		porta potty	
		Design			
Date Application Requested		Central Sewage Collection			
Date Submitted for Permit		State Division of Water Resources			
Date Permit Issued		Adequate Water Source		Filled at brick & mortar location	
Date Permit Denied		Well Permit			
Reason for Denial		Central Water Distribution			
		U.S. Forest Service/BLM			
		Access Approval			
		State Division of Highways			
Receipt		FEE PAYMENT		Driveway Permit	
	Application	Amount	Date		
	Building Permit				
	Subdivision/PL D			Subdivision Variance	
	Hearing Notice			Subdivision Approval	
				PL D Approval	

SAN JUAN COUNTY

SUPPLEMENT TO APPLICATION FOR IMPROVEMENT AND LAND USE PERMITS

(Attach additional sheets as necessary)

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

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

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

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

1. A. Names/Addresses/telephone numbers/email addresses of all Owners of any interest in Property and a description of their interest (fractional ownership, mineral interests, easements, etc.) Holly Huebner 1333 Reese St Silverton CO 413-241-4139 Owner 50%

Sophie Fearon 939 Empire St Silverton CO 425-802-5440 Owner 50%

B. Property Description/location/size (3-102.3): Silverton Mountain Base Area

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

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

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

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

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

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

C. What is the proposed improvement or use? We would like to sell coffee to skiers.

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

n/a

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. _____

Silverton has several small structures in the area, see attached map.

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. _____

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: _____ : elevation of property? 10,200ft

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

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

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

- Does the proposed use adversely affect natural and scenic environment? If so, how? _____

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

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

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

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

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

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

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

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

Watershed Protection? (1-107.6)

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

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

4. Master Plan Compliance (4-103.3):

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

We are planning to operate within the Economic Development Corridor.

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

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

6. How many properties/parcels/claims are located within a relevant area for determination of cumulative impacts under (4-103.1 and .2)? _____ Describe the area deemed to be relevant and the basis for that determination Our trailer will small, temporary, and self-contained, it should only impact the immediate claim it is parked on.

- 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.

We will only operate the trailer within the county during the winter, if avalanche danger ever reached a concerning level the trailer could be driven to a safe location.

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

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

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

Y N Wildlife

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

Y N Noise

Y N Water pollution

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

Y N Soil contamination, erosion, etc.

Y N Hazardous materials/substances

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. We will be able to run some of our operation off of electric power provided by Silverton Mountain, however, we would also like the option to run a generator for additional power if need be.

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. _____

We intend to serve customers already parked at Silverton Mountain.

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. I cannot think of an adverse impact.

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 trailer is small, and will be parked adjacent to existing structures.

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. _____

Again, we will be parked next to existing development, not pristine habitat.

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. _____

N/A

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))



To: San Juan County Commissioners
Nov 22, 2024

This is a letter granting permission to The Coffee Bear to own and operate a drink cart at the base of Silverton Mountain during our winter season. If you have any questions or concerns, please don't hesitate to reach out.

Emma Schaffrick
Integrator and Director of Operations
Silverton Mountain
O: 970-387-5706
C: 224-628-2651





