



*SOILS *RETAINING WALLS
*SEPTICS *FOUNDATIONS
*GRADING AND DRAINAGE
*SITE DEVELOPMENT

June 24, 2025

San Juan County
Attn: Willy Tookey
1557 Greene Street
Silverton, Colorado 81433

EMI Job No. 2007-113

Subject: Application for Improvement Permit, Proposed Breed Cabin, Ute Chief Lode
USMS No. 18463, County Road 33A, Deer Park, San Juan County, Colorado.

Dear Willy and Commissioners:

This submittal has been prepared to describe the proposed improvements on the Ute Chief Lode, owned by David Breed of Silverton. The property is located in Deer Park.

The attached documents have been prepared as a Preliminary-Final Plan for a San Juan County Improvement Permit Application. The Applicant requests review of this project by the Planning Commission at their meeting on July 15, 2025.

The proposed improvements consist of a residential cabin with loft, shed, and associated utility improvements. The County Permit was approved previously for the former landowner in 2014. The driveway that accesses the project site was approved and constructed in 2014, but the proposed cabin was never constructed.

The proposed cabin building envelope is located above 11,000 feet elevation, and the project site has dense trees. Due to the elevation, Applicant is limited to a maximum of 1,000 square feet of cabin "floor area." We believe that the proposed cabin will not be visible from any County Roads or Highway 550, because the Applicant has selected the least visible proposed cabin location.

Please contact Engineer Mountain, Inc. if you have any questions.

Sincerely,

Lisa M. Adair, PE
Engineer Mountain, Inc.

Attachments for Willy Tookey, with 14 Binders for Staff/Commissioners:
N/A

Cc: David Breed
Cc (Electronic Copy): Willy Tookey, Bevan Harris, Kim Buck, David Breed, Dudley Ashwood, Mike Cameron, Tyler George, Gilbert Archuleta

COUNTY IMPROVEMENT PERMIT APPLICATION
Preliminary-Final Plan

Proposed Breed Cabin
Ute Chief Lode USMS No. 18463
County Road 33A, Deer Park
San Juan County, Colorado
Engineer Mountain, Inc.

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6. Updated Septic System Documents
7. Cumulative Impacts Report

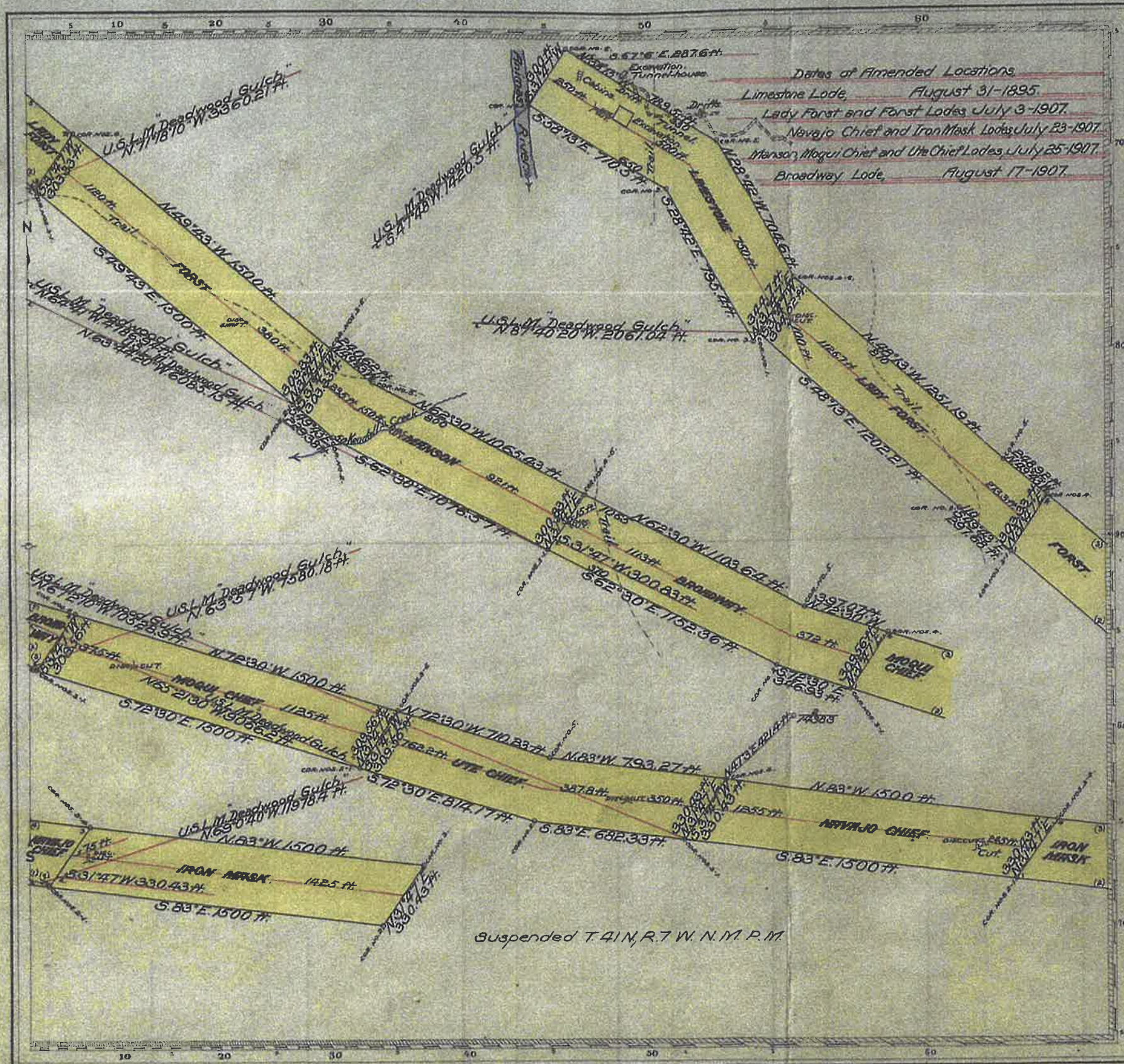
Front Cover Photo Credit: Scan of USGS Topo Quad Map

San Juan County, Colorado
Application for Improvement Permit

		APPROVAL CHECKLIST		Initial	Date
Applicant	Name	DAVID BREED			
	Address	P.O. BOX 239			
	Phone	SILVERTON CO (603) 738-7161			
Owner	Name	SAME			
	Address				
	Phone				
Subdivisor	Name	TBD			
	Address				
	Phone				
Legal Description of Property:		Road System Relationship			
UTE CHIEF LODGE USMS No. 18463		Zoning Compatibility			
		State Mining Permit			
		Owner Notification			
		Avalanche Hazard			
		Geologic Hazard			
		Floodplain Hazard			
		Wildfire Hazard			
		Mineral Resource Impact			
		Wildlife Impact			
		Historic Site Impact			
Watershed Grazance					
Township 41N, Range 7W, Section 28		County Building Inspector			
Nature of Improvement Planned:		Building Permit			
PROPOSED CABIN, SHED, AND UTILITY IMPROVEMENTS.					
Land Use Zone: MOUNTAIN ZONE		State Electrical Inspector			
Applicant Signature		Electrical Permit			
D. G. B. S.		San Juan Basin Health Unit			
		Sewage Disposal: Test			
		Design			
Date Application Requested		Central Sewage Collection			
Date Submitted for Permit		State Division of Water Resources			
Date Permit Issued		Adequate Water Source			
Date Permit Denied		Well Permit			
Reason for Denial		Central Water Distribution			
		U.S. Forest Service/BLM			
		Access Approval			
		State Division of Highways			
		Driveway Permit			
Receipt		FEE PAYMENT			
		Amount			
		Date			
Application					
Building Permit					
Subdivision/PLD					
Meeting Notice					
		Subdivision Variance			
		Subdivision Approval			
		City Approval			

(4-675)

Received U.S.O. September 6-1907
December 13-1907



Claim located 190

Mineral Survey No. 18463

Lot No. Land District

Durango

PLAT
OF THE CLAIM OF
THE MARCELLA MINING AND MILLING COMPANY,
KNOWN AS THE

LIMESTONE, LADY FORST, FORST, MANSON, BROADWAY, MOGUI CHIEF, UTE CHIEF, NAVAJO CHIEF AND IRON MASK LODES,

IN ANIMAS MINING DISTRICT,
SAN JUAN COUNTY, COLORADO.

Containing an Area of 91.642 Acres.
Scale of 400 feet to the inch.
Variation 15° East.

SURVEYED September 2- 1907. BY
James Dyson, U.S. Mineral Surveyor.

The Original Field Notes of the Survey of the Mining Claim of
The Marcella Mining and Milling Company,
known as the
Limestone, Lady Forst, Forst, Manson, Broadway, Mogui Chief, Ute Chief, Navajo Chief
and Iron Mask Lodes.

from which this plat has been made under my direction,
have been examined and approved, and are on file in this office,
and I hereby certify that they furnish such an accurate description
of said Mining Claim as will, if incorporated into a patent,
serve fully to identify the premises, and that such reference
as will be made therein to natural objects or permanent monuments
as will perpetuate and fix the locus thereof.

I further certify that the Hundred Dollars worth of labor has
been expended or improvements made upon said Mining
Claim by claimant or its grantors, and that
said improvements consist of nine cuts, five drifts,
two excavations, a shaft, a tunnel, and a tunnel-
house, as appears by the affidavit of the
mineral surveyor,
that the location of said improvements is correctly shown
upon this plat, and that no portion of said labor or im-
provements has been included in the estimate of expendi-
tures upon any other claim.

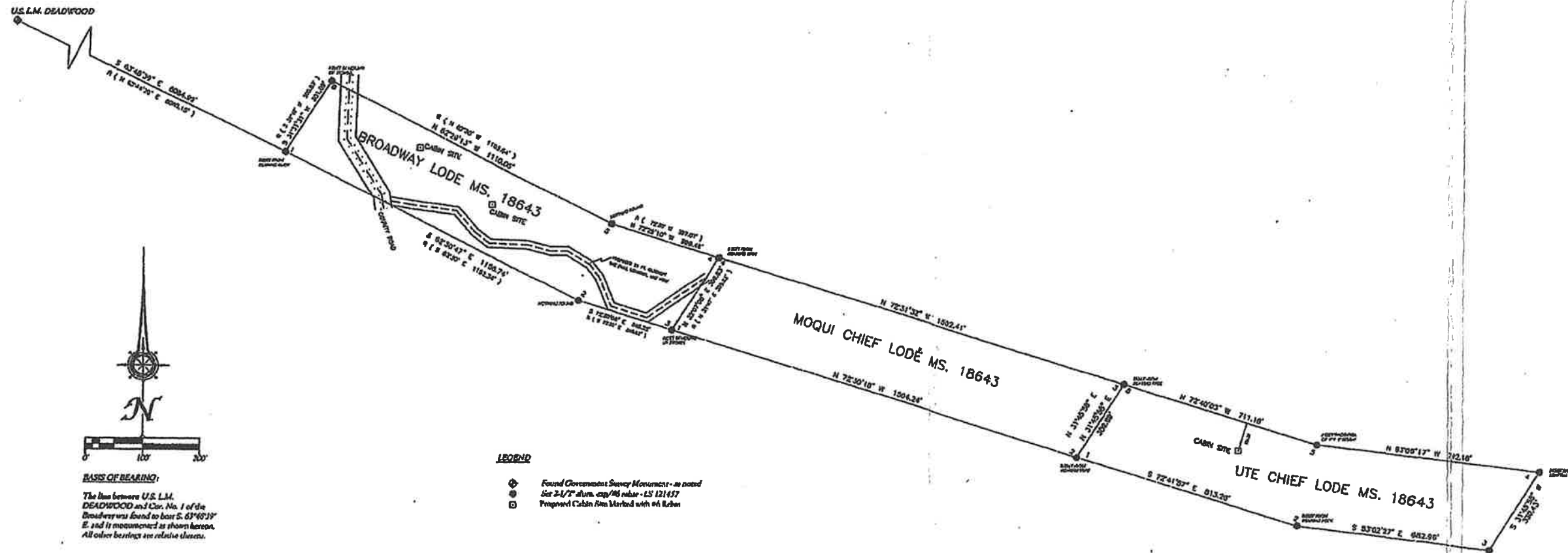
And I further certify that this is a correct plat of said Mining
Claim made in conformity with said original field notes of the
survey thereof, and the same is hereby approved.

U.S. Surveyor General's Office. *H. G. Lewis*
Denver, Colorado. U.S. Surveyor General for
January 30- 1908 Colorado.

BOUNDARY SURVEY

MS 18643

BROADWAY LODGE, MOQUI CHIEF LODGE AND UTE CHIEF LODGE SAN JUAN County, Colorado

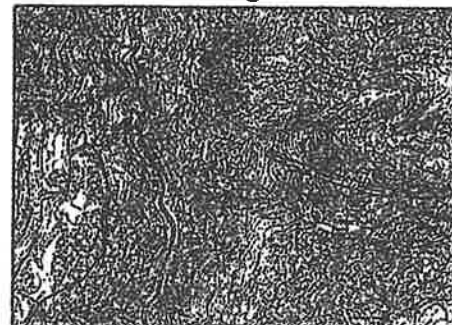


BASE OF BEARING:
The line between U.S. L.M. DEADWOOD and Cor. No. 1 of the Broadway was found to bear S. 63°40'33\"/>

LEGEND

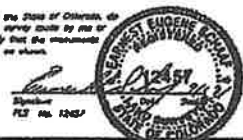
- Found Government Survey Monument - as noted for 2-1/2\"/>

VICINITY MAP



NOTICE: THIS IS A CAD FILE. IT IS NOT A FINAL SURVEY. IT IS A PRELIMINARY SURVEY. IT IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF E. SCHAAF & ASSOCIATES, INC.

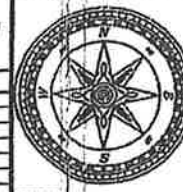
I, Edward E. Schaeff, a Registered Land Surveyor in the State of Colorado, do hereby certify that this is a true and correct copy of the original survey as made by me or under my direction and supervision. I further certify that the monuments shown herein actually exist, and their positions are as shown.



PLAT REFERENCES:
Plat and Notes MS 18643.

U.S. MINERAL SURVEYORS
REGISTERED LAND SURVEYORS
ALL AS, CO, NM, NV
1-800-214-4541

PLAT SCALE:
1\"/>



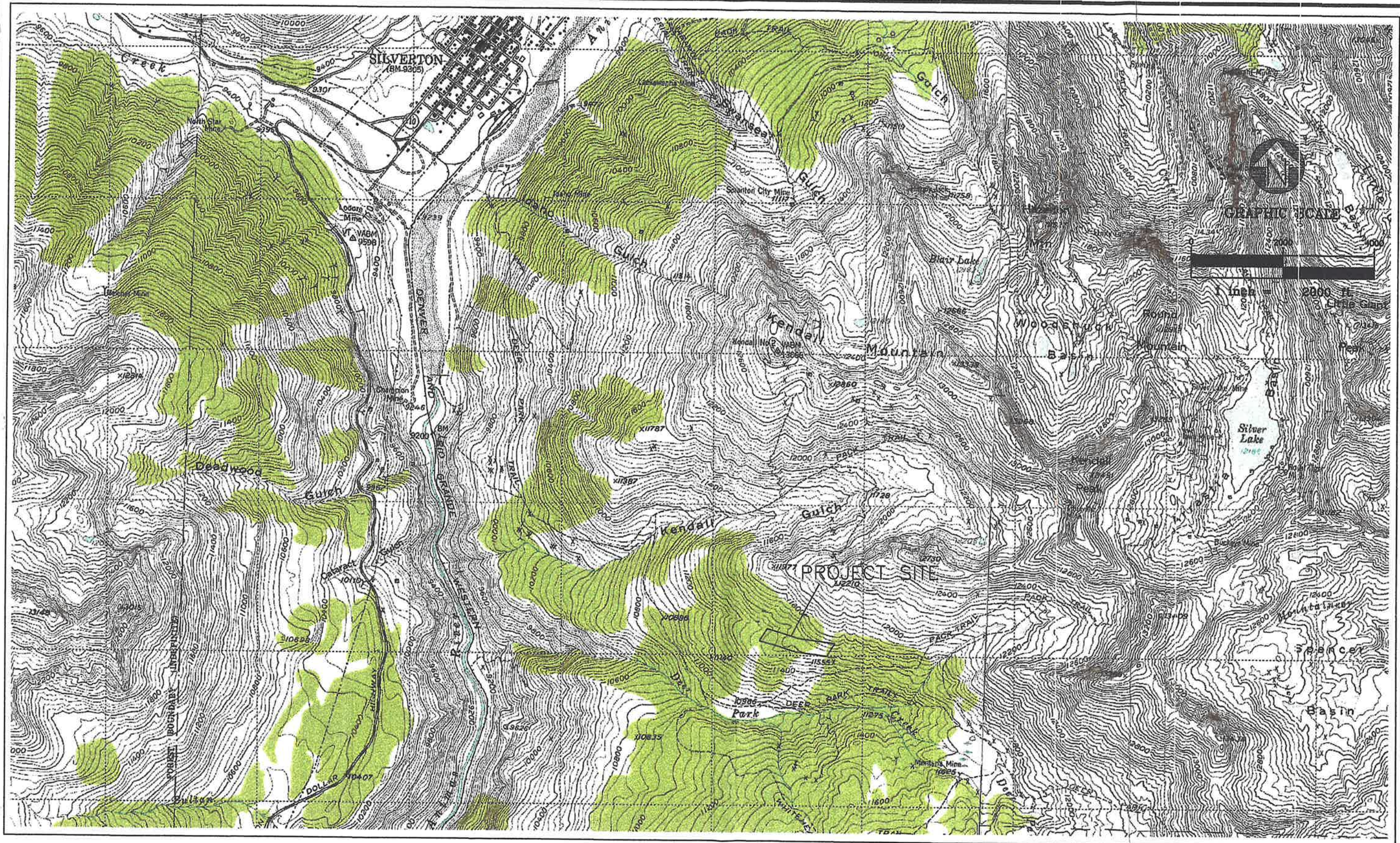
E. SCHAAF & ASSOCIATES, INC.
361 PALMER ST., DELTA, COLORADO 81416 EMAIL: KESCHAAF@AOL.COM

BOUNDARY SURVEY
OF
MS 18643
SAN JUAN COUNTY,
COLORADO

CLARK DAMRON
PO BOX 479
SILVERTON, COLORADO
81413

DATE: 1/1/01

LAND SURVEY DEPOSIT
Date: _____
Book: _____
Deposit No.: _____



ENGINEER MOUNTAIN INC.
formerly MACKIE Engineering
P.O. BOX 526, SILVERTON, CO 81433
(970) 387-0500
engineermountaininc@gmail.com

*SOILS *RETAINING WALLS
*SEPTICS *FOUNDATIONS
*GRAVING AND DRAINAGE
*CIVIL SITE DEVELOPMENT

VICINITY MAP

PROPOSED BREED CABIN

UTE CHIEF LODGE, COUNTY ROAD 33A

SAN JUAN COUNTY, COLORADO

DATE: APRIL 30, 2007

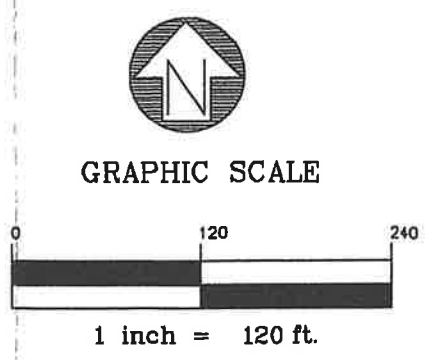
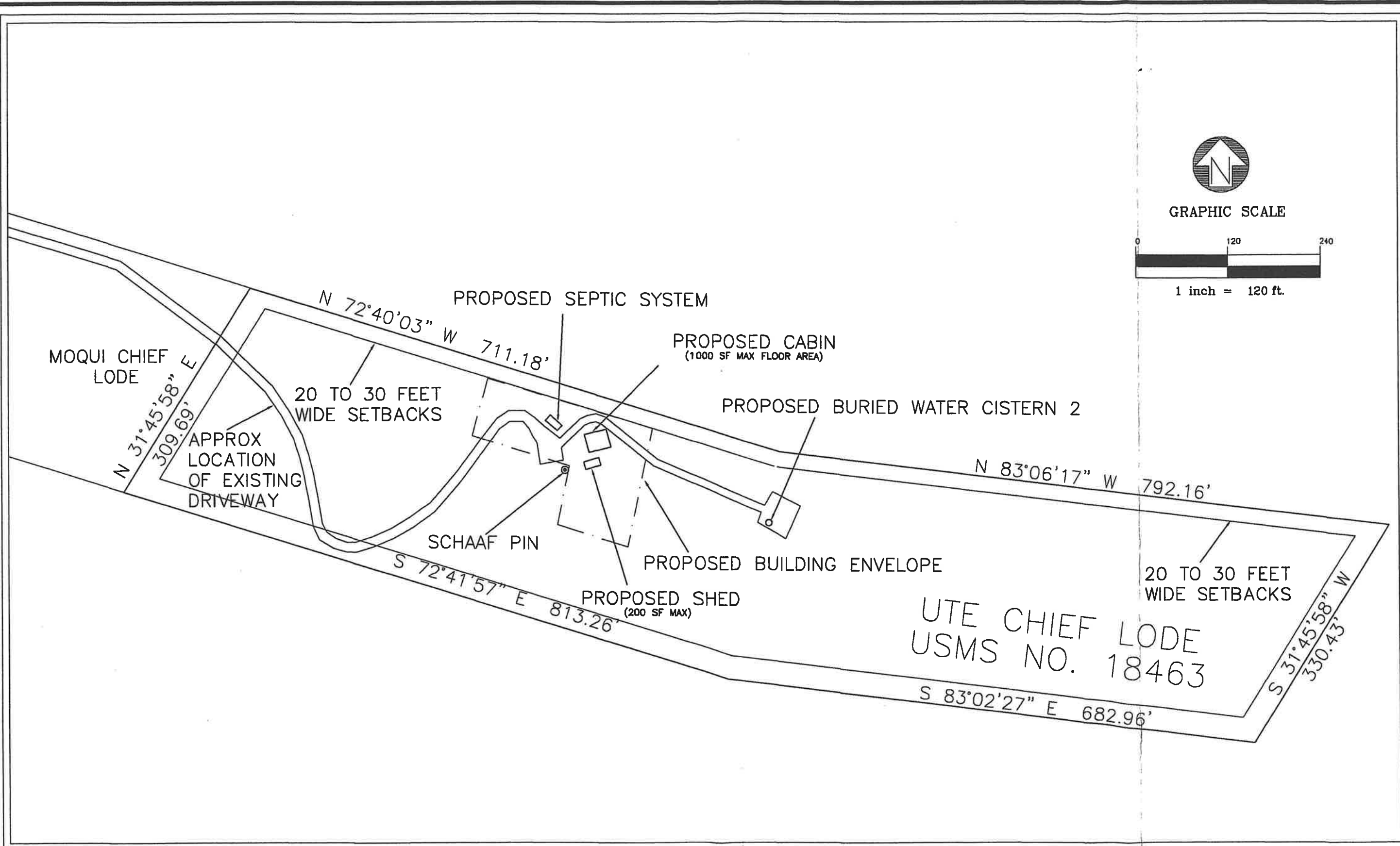
DRAWN BY: MMJ/LJA

LAST REVISED: JUNE 19, 2025

DWG: 7-113/EM Ute Chief Imp Print Dwg.dwg

LAYOUT/LJUNE VICINITY/VICINITY

SHEET
1
OF 6

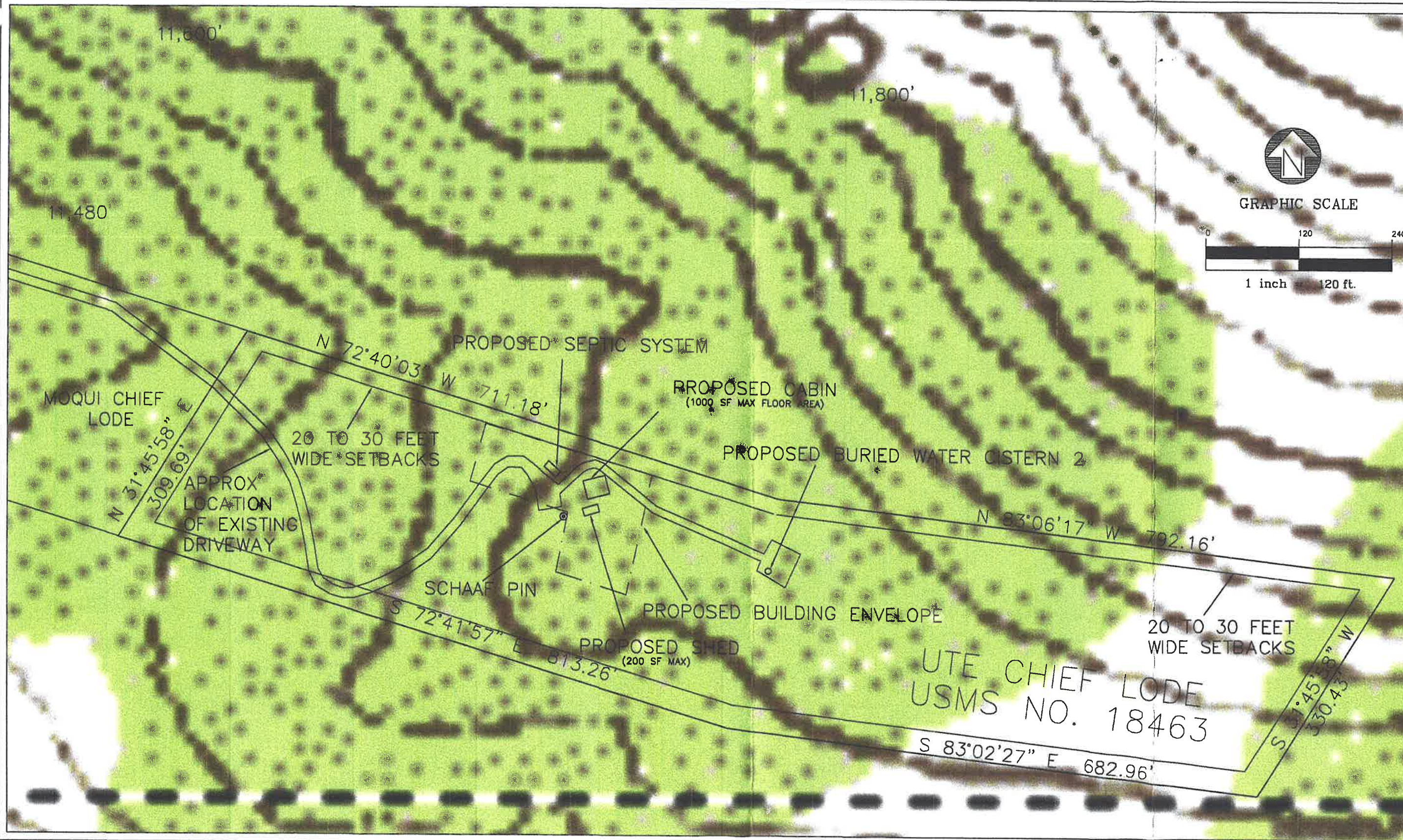


ENGINEER MOUNTAIN INC.
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(970) 387-0500 engineermountaininc@gmail.com

•SOILS •RETAINING WALLS
•SEPTICS •FOUNDATIONS
•GRADING AND DRAINAGE
•CIVIL SITE DEVELOPMENT

SITE PLAN
PROPOSED BREED CABIN
UTE CHIEF LODE, COUNTY ROAD 33A
SAN JUAN COUNTY, COLORADO

DATE: APRIL 30, 2007
DRAWN BY: MM/JJA
LAST REVISED: JUNE 10, 2023
DUE: 7-11/2023 Ute Chief Imp First Design
LAYOUT/JJA: P-F SITE / P-F SITE



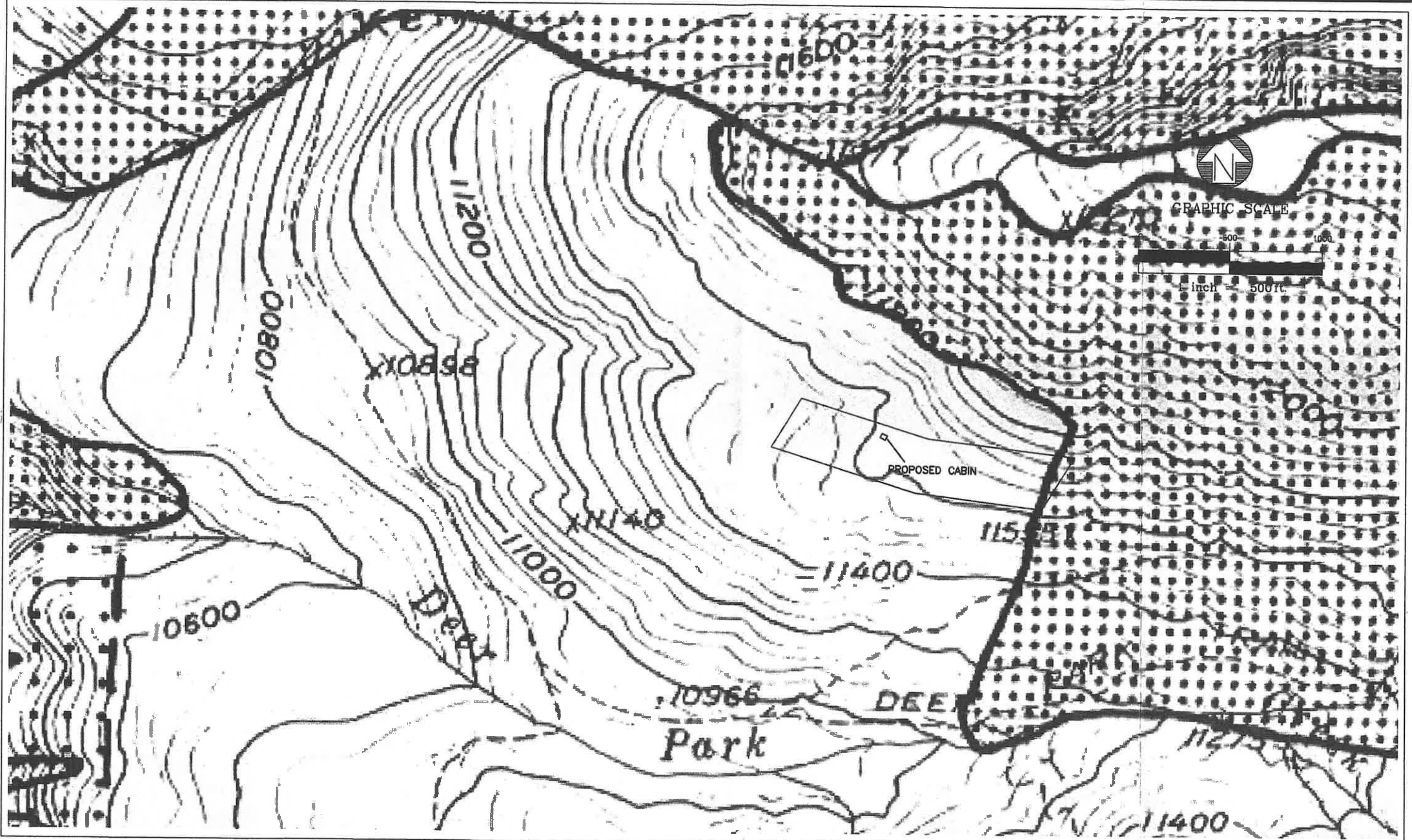
*SOILS *RETAINING WALLS
*SEPTICS *FOUNDATIONS
*GRADING AND DRAINAGE
*CIVIL SITE DEVELOPMENT

ENGINEER MOUNTAIN INC.
formerly MACKIE Engineering
P.O. BOX 526, SILVERTON, CO 81433
(970) 387-0500
engineermountaininc@gmail.com

SITE PLAN WITH TOPOGRAPHY
PROPOSED BREED CABIN
UTE CHIEF LODGE, COUNTY ROAD 33A
SAN JUAN COUNTY, COLORADO

DATE: APRIL 30, 2007
DRAWN BY: WMM/JMA
LAST REVISED: JUNE 19, 2005
DWG: 7-113/PM Ute Chief Imp Pmt Devel.dwg
LAYOUT/JMA: PFSIEWTOPO/PFSIETOPD

SHEET
3
OF 6



DATE: APRIL 30, 2007

DRAWN BY: MMJ/LMA

LAST REVISED: JUNE 16, 2025

DWG: 7-113/FM Ute Chief Imp Post Designing

LAYOUT/LMA: AMY/AMY

SHEET
4
OF 6

SITE PLAN + COUNTY AVALANCHE HAZARD MAP

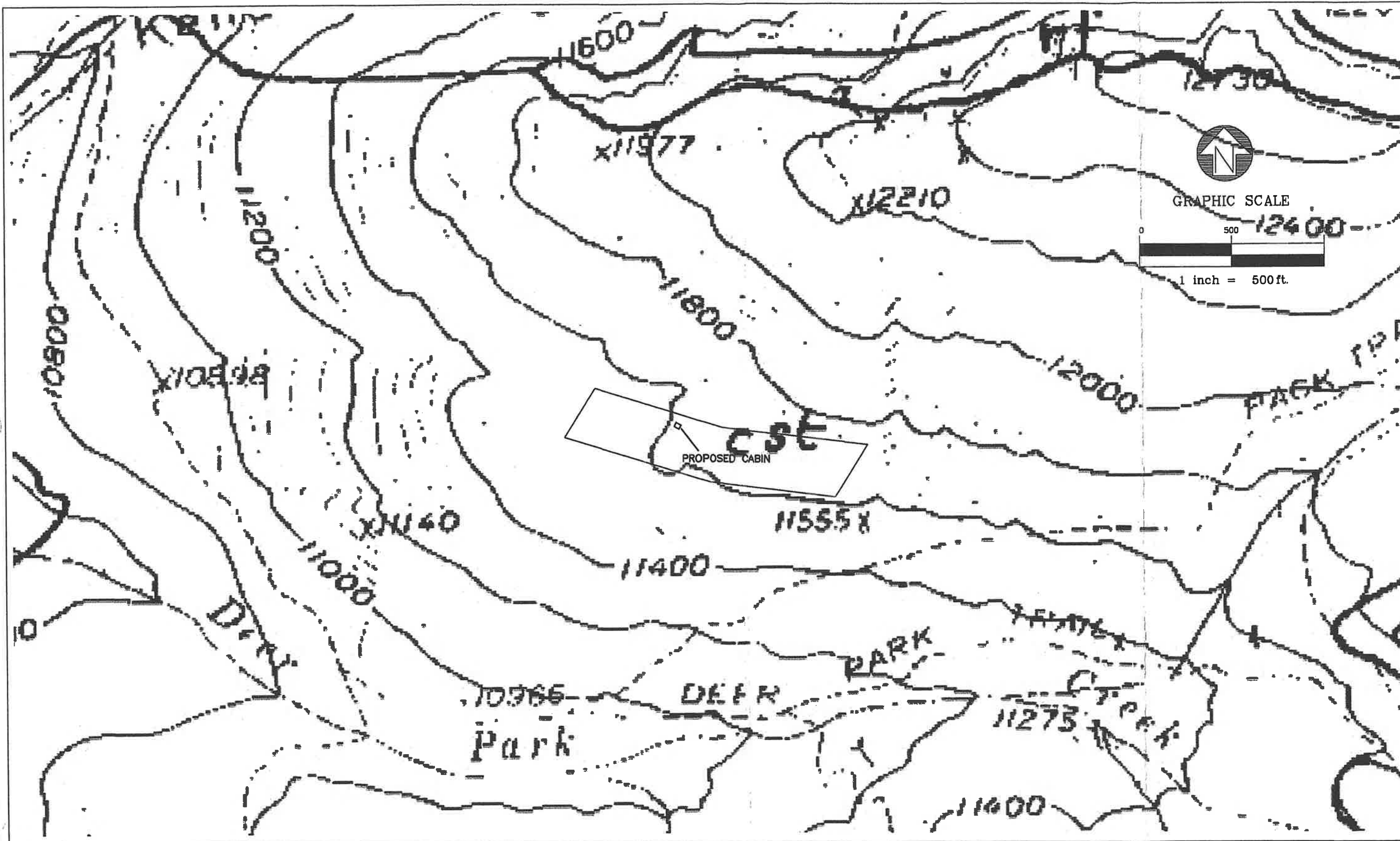
PROPOSED BREED CABIN

UTE CHIEF LODGE, COUNTY ROAD 33A

SAN JUAN COUNTY, COLORADO

ENGINEER MOUNTAIN INC.
formerly MADGE Engineering
P.O. BOX 528, SILVERTON, CO 81433
(970) 387-0500
engineermountaininc@gmail.com

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*SEPTICS *FOUNDATIONS
*GRADING AND DRAINAGE
*CIVIL SITE DEVELOPMENT



DATE: APRIL 30, 2007

DRAWN BY: MMW/JMA

LAST REVISED: JUNE 10, 2025

Drawn 7-11/2011 by Chief Map Part Designing

LAYOUT/JMA/GEORAZ/GEORAZ

SITE PLAN + COUNTY GEOHAZARDS MAP

PROPOSED BREED CABIN

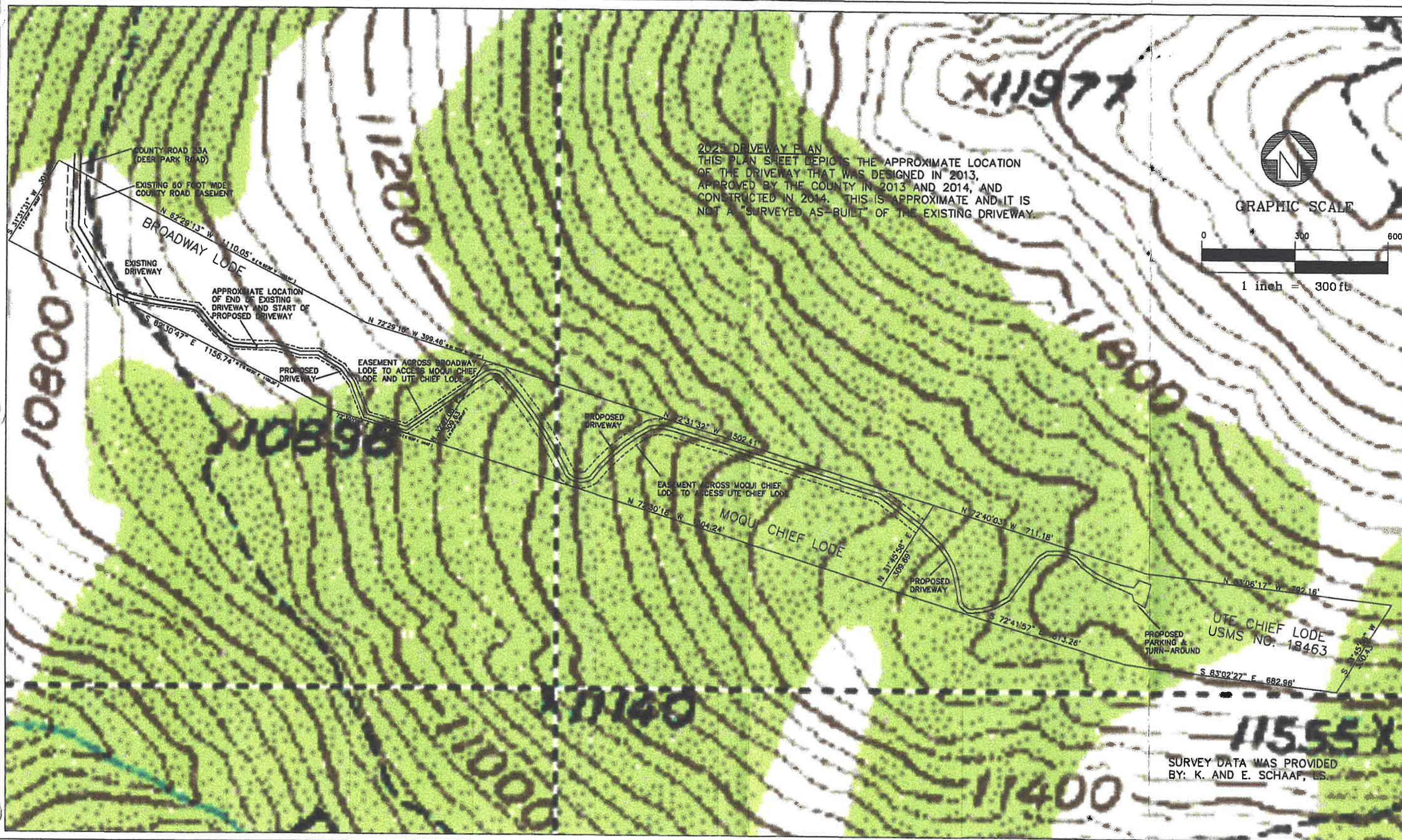
UTE CHIEF LODGE, COUNTY ROAD 33A

SAN JUAN COUNTY, COLORADO

ENGINEER MOUNTAIN INC.
formerly MACKIE Engineering
P.O. BOX 526, SILVERTON, CO 81433
(970) 387-0500
engineermountaininc@gmail.com

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*CIVIL SITE DEVELOPMENT

SHEET
5
OF 6



DATE: APRIL 30, 2007 DRAWN BY: MM/LMA LAST REVISED: JUNE 19, 2025 FILE: 7-113/BLM Ute Chief Dry Dega LAYOUT/LMA: 2025 DWY PLAN/TOPOS...		2025 DRIVEWAY PLAN EXISTING DRIVEWAY TO PROPOSED BREED CABIN UTE CHIEF LODGE, COUNTY ROAD 33A SAN JUAN COUNTY, COLORADO	*SOILS *RETAINING WALLS *SEPTICS *FOUNDATIONS *GRADING AND DRAINAGE *CIVIL SITE DEVELOPMENT ENGINEER MOUNTAIN INC. formerly MACKIE Engineering P.O. BOX 526, SILVERTON, CO 81433 (970) 387-0500 mackie@brainstorm.net
SHEET 6 OF 6			

PROJECT NARRATIVE
Preliminary-Final Plan

Proposed Breed Cabin
Ute Chief Lode
Engineer Mountain, Inc.

Applicant Name: David Breed of Silverton.

Project Location: Ute Chief Lode USMS No. 18463, Parcel No. 48290000010046, County Road 33A, Deer Park, San Juan County, Colorado, Township 41 North, Range 7 West, Section 28, N.M.P.M.

Proposed Development: Proposed residential cabin, shed, and utility improvements.

Zoning: Mountain Zoning District.

Water Service: The Applicant plans to haul water, to be placed in a cistern. The proposed water cistern will be near the cabin or in the shed so it is accessible to a pickup truck. The water for the cistern will be obtained by the Applicant from his house in Silverton. The Applicant is also applying for surface water rights to draw water from a nearby on-site unnamed creek, which would fill a secondary, uphill cistern. Water quality testing of the on-site surface water is not yet available.

Sewer Service: A septic system is proposed for the cabin. The septic system has been "engineered" by Colorado Licensed Professional Engineer Dudley Ashwood and in accordance with the San Juan County Public Health Department regulations. The updated septic system documents are included in this application for your review.

Power: The Applicant plans to utilize the following sources for power: solar with battery storage, and a generator kept within the shed for an emergency backup power source. Solar battery power and lights are proposed. The plans for the propane include portable tank(s), to be stored outside of the cabin and away from any combustibles.

Heating: Heating for the cabin is planned to utilize a Buderus brand propane "boiler" (with wood backup) for glycol in-floor heating pipes, and one wood stove of a model approved by the EPA per San Juan County regulations which shall be equipped with an approved chimney cap or spark arrestor to minimize the risk of wildfire.

Lighting: For safety, a minimal amount of exterior lighting may be installed at the cabin. The Applicant may install automatic on/off motion detection solar exterior light(s). Exterior lighting shall be in conformance with the "dark sky" requirements of San Juan County.

PROJECT NARRATIVE

Preliminary-Final Plan

Proposed Breed Cabin

Ute Chief Lode

Engineer Mountain, Inc.

- Solid Waste Management:** The Applicant will be responsible for bi-weekly trash disposal. According to County regulations, property owners are responsible for solid waste transportation and solid waste disposal fees. On-site trash will be contained within a structure at all times until removal to the Transfer Station.
- Landscaping:** Landscaping is to consist of a balance between clearing some of the dense trees located within the building envelope for fire safety, and leaving the trees as-is for screening. Raking and removal of combustible ground cover will be needed, as recommended by the Colorado State Forest Service Firewise Practices, to develop adequate defensible space. Revegetation and screening will be provided by the Applicant in accordance with the requirements of San Juan County.
- Access:** County Road 33A (Deer Park Road) provides access to the project site. A San Juan County Land Use Permit was previously approved prior to the construction of the now-existing driveway for this project. Prior to the construction of the existing driveway, the previous landowner obtained access easements from the adjacent land owners. The approved Land Use Permit, access easements, and additional driveway information were included in the Sketch Plan application for your review. No driveway improvements are proposed unless required by the County.
- Foundation:** The foundation type is expected to be a slab or spread-footer. There is no basement proposed for the cabin.
- Surveying:** The survey plat for the Ute Chief Lode was prepared by Professional Licensed Surveyor (PLS) Earnie Schaaf of E. Schaaf and Associates, Inc. The Surveyor placed a survey pin at the building site, for reference and measuring. A signed and stamped copy of the survey plat is included within this application for your review. In June 2025, Licensed Surveyor Dirk Hatter visited the site to stake the proposed improvements. The construction staking was a Sketch Plan condition of approval.

PROJECT NARRATIVE

Preliminary-Final Plan

Proposed Breed Cabin Ute Chief Lode Engineer Mountain, Inc.

Subsurface Conditions:

Subsurface conditions in the area generally consist of topsoil overlying sand-and-gravel soil. The sand-and-gravel soil generally includes cobbles and boulders. Underlying the surface soil is bedrock. The USGS geology map for the "Silverton caldera" area indicates that there are several bedrock types present near the project site, including Tse and Tsj (volcanics), Qtg (talus), MDu (limestone), ci (quartzite), and others. Based on the location of the building site, and our review of the geology maps, it appears that the bedrock at the building site is of the formation noted as Tse. The bedrock formation Tse is described by the USGS as the following:

Tse – Tertiary Sapinero Mesa Tuff Eureka Member. Oligocene Eureka Member is a partly welded light-gray to densely-welded red-brown rhyolitic to dacitic ash-flow tuff containing 5 percent phenocrysts of plagioclase, sanodine, and biotite. Unit is the intracaldera member of the Sapinero Mesa Tuff. Remnant magnetic polarity: reverse.

The septic system design engineer encountered eight feet of soil in the septic profile test pits in September 2024.

County Geohazards Map:

The Site Plan for this project has been overlaid onto the County Geohazards Map. The plan sheet is included within this application for your review. According to the County Geohazards map, the proposed cabin is in an area of "cst," which represents a sub-category of "Colluvial Slope." A colluvial slope includes gravity-deposited colluvium soils (as opposed to water-deposited alluvium soils).

County Avalanche Map:

The Site Plan for this project has been overlaid onto the County Avalanche Hazard Map. The plan sheet is included within this application for your review. According to the County Avalanche Hazard Map:

- The proposed cabin and proposed building envelope do not appear to be located in a potential avalanche hazard area. This assessment agrees with site characteristics, which include a relatively flat building site, located in dense evergreen trees.
- There appears to be a potential avalanche area at the upper limits of the Ute Chief Lode property boundaries, and on the adjacent uphill Navajo Chief Lode.

PROJECT NARRATIVE

Preliminary-Final Plan

Proposed Breed Cabin

Ute Chief Lode

Engineer Mountain, Inc.

-The existing driveway, from County Road 33A to the proposed building envelope, does not appear to be located in an area with avalanche hazard potential.

Please refer to the overlay map we have included within this application for additional information.

Structures:

The building envelope is above 11,000 feet elevation, and therefore the County's cabin square footage limitations apply to this project. The maximum square footage allowed above 11,000 feet elevation is 1000 square feet of interior living space (defined in the County Regulations as "Floor Area").

The Applicant currently plans to construct a one-story residential cabin with a loft. The current building plans show exterior dimensions of the cabin as 25 feet by 40 feet (1000 square feet). An uncovered deck area is proposed, with dimensions of 40 feet by 5 feet (200 square feet) with maximum height of 29 inches above the grade.

No basement is proposed.

A one-story shed structure is proposed, with an approximate square footage of 10 feet by 20 feet (200 square feet maximum is allowed above 11,000 feet elevation).

Cabin Style:

The style of the proposed cabin will be squared logs with natural colored stain/treatment, with a non-reflective brown propanel roof, and minimally-reflective window glazing. Because of the cabin location selected by the Applicant, we do not expect the cabin to be visible from any County Roads or Highway 550.

Floor Area:

Above 11,000 feet elevation, cabins are limited in size and a small shed is allowed. The Applicant will be required to present building plans and square footage calculations to the Building Department to prove compliance with the County's maximum cabin square footage of 1,000 square feet using the County regulations and measurement methods. The following are excerpts from the Definitions section of the San Juan County Zoning and Land Use Regulations, pertaining to the measurements of the maximum 1,000 square feet of cabin "Floor Area."

PROJECT NARRATIVE

Preliminary-Final Plan

Proposed Breed Cabin

Ute Chief Lode

Engineer Mountain, Inc.

FLOOR AREA: Floor area means the sum of the horizontal areas of all floors in principal and accessory buildings on a site, as measured from the interior faces of the walls, and enclosed porches as measured by the interior limits thereof. Interior spaces with the potential to contain additional horizontal floors shall be measured from the finish floor elevation to the ceiling above, or if there is no floor above, to the underside of the roof assembly. Any part of a building whose interior height is fourteen (14) feet or less shall be counted once (x1) for floor area purposes. Any part of a building whose interior height is greater than fourteen (14) feet and less than or equal to twenty-three (23) feet shall be counted twice (x2) for floor area ratio purposes, and any part of such building that has an interior height greater than twenty-three (23) feet shall be counted three (3) times. The following elements are excluded from the Floor Area calculation:

a. Unroofed porches, decks, and terraces:

1. If such improvement is equal to or less than thirty (30) inches above grade and is less than 250 square feet;
2. If such improvement is more than thirty (30) inches above grade or greater than 250 square feet, the area is calculated as fifty percent (50%) of the actual floor area.

b. A single detached accessory building, no greater than 200 square feet

BASEMENT: That portion of a building having its floor below ground level and the exterior walls on all sides being four (4) feet or less above finished or natural grade, whichever is more restrictive. For residential buildings at or above 11,000 feet, basements are exempt from the Floor Area calculation.

Site Visit:

The Applicant is required to bring the County Administrator on a site visit to observe the construction staking recently placed at the site by the Surveyor in June 2025. The site visit has been scheduled for June 30. The Surveyor staked the proposed cabin corners, as well as the proposed septic leachfield, and the proposed surface water point of diversion.

Historic Review:

There are no known historic artifacts on the project site.

Driveway Gate:

The existing driveway (built in 2014) has an existing gate with a combination lock. The existing gate is located on the Broadway Lode. The existing driveway provides access to the Broadway Lode, the Moqui Chief Lode, and the Ute Chief Lode. The gate combination or key should be provided to the Fire Department and Search and Rescue.

District Court, Water Division 7, San Juan County, Colorado
Court Address: 1060 East 2nd Ave. #106
Durango, CO, 81301

CONCERNING THE APPLICATION FOR WATER RIGHTS OF
Applicant: David Breed

In the Animas River or its Tributaries

In SAN JUAN COUNTY

▲ COURT USE ONLY ▲

Attorney or Party Without Attorney (Name and Address):
David Breed
PO Box 239
Silverton, CO 81433
Phone Number: (603) 738-7161 E-mail: dgbreed@me.com
FAX Number: N/A Atty. Reg. #: N/A

Case Number:

Division:

Courtroom:

APPLICATION FOR ☐ CONDITIONAL ☐ ABSOLUTE WATER RIGHTS (SURFACE)

Instructions: All lines and boxes should be filled in or shown as not applicable (N/A) with the exception of section 3.B where only 3.B.1 or 3.B.2 should be completed. Attach additional sheets as needed. Attach all maps as required. It is the applicant's responsibility to provide the location for each structure in this application. For structures that are already decreed, use, verbatim, the location from the most recent decree that adjudicated the location. For new structures, provide a PLSS location (quarter-quarter, section, township and range) and a single point location description using either UTM coordinates (for example from a GPS device) (preferred) or measured distances from known section lines.

1. Name, mailing address, email address and telephone number of applicant(s) (if there are multiple applicants and the space provided is not adequate, provide additional sheets as needed):

Name of Applicant	Mailing Address	Email address	Telephone Number
David Breed	PO Box 239, Silverton, CO 81433	dgbreed@me.com	(603) 738-7161

2. Name of structure: Breed Diversion ☐ ditch ☐ spring ☐ other seasonal creek

3. Location of Structure

A. Public Land Survey System (PLSS) (Required):

Include the source of PLSS information, for example: GIS system such as CDSS MapViewer (<http://water.state.co.us/DATAMAPS/GISANDMAPS/MAPVIEWER/Pages/FAQ.aspx>); field survey; scaled from USGS topographic map; or other source:

Legal Description: County SAN JUAN	<u>SW</u> 1/4 of the	<u>SE</u> 1/4	Section 28	Township <u>41</u> N or S <input type="checkbox"/> <input type="checkbox"/>	Range <u>7</u> E or W <input type="checkbox"/> <input type="checkbox"/>	Principal Meridian NMPM
---	-------------------------	---------------	---------------	--	--	-------------------------------

B. Point of diversion (Required) (Complete either 1 or 2 below)

1. Location information in UTM format (Preferred):

UTM Zone must be 12 or 13; Units must be Meters; Datum must be NAD83; and Units must be set to true North. Include the source of the UTM coordinates, for example: GPS device; GIS System such as CDSS MapViewer (<http://water.state.co.us/DATAMAPS/GISANDMAPS/MAPVIEWER/Pages/FAQ.aspx>); scaled

from USGS topographic map; or other source. In areas having generally recognized street addresses, also include street address, and if applicable, the lot, block, and subdivision. Attach a legible 8 ½ x 11 inch map to this application illustrating the location of the structure.

UTM coordinates		
Easting <u>TBD</u> Northing <u>TBD</u>		
<input type="checkbox"/> Zone 12 <input type="checkbox"/> Zone 13		
Street Address: Ute Chief Lode USMS No. 18463, 3300C CR 33A, Deer Park, San Juan County, CO		
Subdivision: N/A	Lot N/A	Block N/A
Source of UTM's (for example, hand-held Garmin GPS or located from aerial map, etc): <u>surveyor</u>		
Accuracy of location displayed on GPS device (for example, accurate to within 200 feet): <u>TBD</u>		

2. Distance from Section Lines (if not providing a UTM coordinate above):
 Include perpendicular distances from section lines to the structure location. Include the source of PLSS information, for example: GIS system such as CDSS MapViewer (<http://water.state.co.us/DATAMAPS/GISANDMAPS/MAPVIEWER/Pages/FAQ.aspx>); field survey; scaled from USGS topographic map; or other source. In areas having generally recognized street addresses, also include street address, and if applicable, the lot, block, and subdivision. Attach a legible 8 ½ x 11 inch map to this application illustrating the location of the structure.

Distance from Section Lines (not from property lines)		
<u>TBD</u> Feet from <input type="checkbox"/> N <input type="checkbox"/> S and <u>TBD</u> Feet from <input type="checkbox"/> E <input type="checkbox"/> W		
Source of PLSS information:		
Street Address: Ute Chief Lode USMS No. 18463, 3300C CR 33A, Deer Park, San Juan County, CO		
Subdivision: N/A	Lot N/A	Block N/A

4. Source: (for example, unnamed tributary to North Clear Creek, tributary to Clear Creek, tributary to the South Platte River) Unnamed tributary to Deer Park Creek, tributary to the Animas River
5. A. Date of appropriation: TBD 2025
 B. How appropriation was initiated: Placement of pipe at Point of Diversion
 C. Date water applied to beneficial use: TBD 2025
6. Amount claimed in cubic feet per second (cfs) or gallons per minute (gpm) (1 cfs = 448.8 gpm).
 Conditional ____ (☐ cfs ☐ gpm) Absolute 0.033 (☐ cfs ☐ gpm)

If claiming an absolute water right, application shall include supporting evidence that applicant diverted water in-priority and applied such water to the beneficial uses claimed in the amounts claimed.

7. List All Uses or Proposed Uses: Domestic use for a single family cabin

A. If irrigation, complete the following:

Number of acres historically irrigated _____; proposed to be irrigated _____.

Does the Applicant intend to use this water right to supplement irrigation on an area of land already irrigated under another water right? ☐ yes ☐ no

Legal description of irrigated acreage. Mark the location of the irrigated acreage on a USGS topographic map and attach to this application a legible 8 ½ x 11 inch copy of the applicable portion of the map.

N/A

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

Domestic use for a single family cabin, please see attached Exhibit A

8. Name(s) and address(es) of owner(s) or reputed owner(s) of the land upon which any new or existing diversion or storage structure, or modification to any existing diversion or storage structure is or will be constructed or upon which water is or will be stored, including any modification to the existing storage pool. The applicant must notify these persons that the applicant is applying for this water right, and certify to the Court that the applicant has done so by no later than 14 days after filing this application. The certification form is on page 4 of this form.

Name of Owner	Mailing Address
David Breed	
-or-	
Bureau of Land Management	

9. Remarks or any other pertinent information:

☐ By checking this box, I am acknowledging I am filling in the blanks and not changing anything else on the form.

☐ By checking this box, I am acknowledging that I have made a change to the original content of this form.

(Draft as of August 28, 2024)

Signature of Attorney (if any)

Date



San Juan County Public Health
1315 Snowden St
Silverton, CO 81433

On-Site Wastewater Treatment System (OWTS) Permit Application

Owner: David Breed Phone: (603) 738-7161
Project Address (street, town/city, zip): Ute Chief Lode USMS No. 18463, 3300C CR 33A
Assessor's Parcel #* 48290000010046 Subdivision: N/A Lot#: N/A
Lot Size: 10.33 (acres) # of Dwellings: 1 # of Bedrooms: 1-2 Water Supply: Cistern
List Commercial Uses (e.g., office, factory, event venue): N/A
Owner's Mailing Address: PO Box 239, Silverton, CO 81433
Owner's Email Address: dgbreed@me.com

For detailed parcel information please visit your county assessor's website or see your property tax statement

On-site Wastewater Treatment System (OWTS) Permit Types

Choose the most applicable permit type from the list below and check the box in upper-left corner

<input checked="" type="checkbox"/> New Construction - (\$1123.00) <i>For new OWTS and complete system replacement</i> <ul style="list-style-type: none">Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions.A design must be submitted to La Plata County (LPC). San Juan County (SJC) must have payment for LPC to review designs for permit issuance.	<input type="checkbox"/> Alteration - (\$1068.00) <i>For changes/additions to existing permitted OWTS</i> <ul style="list-style-type: none">Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions.A design must be submitted to La Plata County (LPC). San Juan County (SJC) must have payment for LPC to review designs for permit issuance.
<input type="checkbox"/> Change Of Use - (\$518.00) <i>For expanded use (e.g., bedroom count) of an existing permit without system modifications, OR new service connections (e.g., garages, shops) added to an existing permit</i> <ul style="list-style-type: none">For expanded use, provide a certification report from a Professional Engineer (PE) or system designer.For new service connections, provide a proposed site plan and describe scope of work below.Change of Use does NOT allow for connection of new uses (e.g., second dwellings, ADUs) unless the system was originally designed for it – use Alteration instead	<input type="checkbox"/> Minor Repair - (\$408.00) <i>For replacement of OWTS components with no change to permitted use</i> <ul style="list-style-type: none">Submit application with payment, transfer of title inspection report (if available) and a simple site plan showing location of repairs.List repairs/scope of work below (e.g. tank replacement, aerators, pipe repairs, etc.)A permit is NOT required for repair of components that do not provide treatment (e.g., fencing, tank lids, inspection ports)

Please describe in detail work to be completed: _____

Engineered Septic System is currently being designed by Dudley Ashwood, PE,

phone: (970) 903-9811

I acknowledge: (1) The information provided in this application is true and accurate to the best of my knowledge; (2) Submittal of this application does not constitute or guarantee approval of the requested permit or document; (3) Issuance of the requested permit or document does not assure that: (a) Final approval of the proposed system will be obtained upon inspection; or that (b) The permitted OWTS system will operate as intended; and that (4) I am responsible for the proper installation, repairs and maintenance of the OWTS system in accordance with the rules and regulations set forth in the ••CPH regulations, as well as any specific conditions of approval that may be imposed on issuance of the requested permit or document.

Owner's Signature: [Signature] Date: 19-June-25

Submit completed application to eh@lpcgov.org or at our office location.

This is NOT a permit; this application does not authorize construction or repairs.

All OWTS construction/repair work must be performed by an installer licensed by •••••



La Plata County Public Health
281 Sawyer Drive, Suite 300
Durango, CO 81303

On-Site Wastewater Treatment System (OWTS) Permit Application

Owner: DAVID BREED Phone: (603)738-7161
Project Address (street, town/city, zip): UTE CHIEF MSN 18463 CR 33A
Assessor's Parcel #* 48290000010046 Subdivision: _____ Lot#: _____
Lot Size: 10.3 (acres) # of Dwellings: 1 # of Bedrooms: 2 Water Supply: CISTERN
List Commercial Uses (e.g., office, factory, event venue): _____
Owner's Mailing Address: PO BOX 239 SILVERTON, CO 81433-0239
Owner's Email Address: dgbreed@me.com

For detailed parcel information please visit your county assessor's website or see your property tax statement

On-site Wastewater Treatment System (OWTS) Permit Types

Choose the most applicable permit type from the list below and check the box in upper-left corner

<input checked="" type="checkbox"/> New Construction - (\$1123.00) <i>For new OWTS and complete system replacement</i> <ul style="list-style-type: none">Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions.A design must be submitted to La Plata County (LPC). LPC must have payment and application to review designs for permit issuance.	<input type="checkbox"/> Alteration - (\$1068.00) <i>For changes/additions to existing permitted OWTS</i> <ul style="list-style-type: none">Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions.A design must be submitted to La Plata County (LPC). LPC must have payment and application to review designs for permit issuance.
<input type="checkbox"/> Change Of Use - (\$518.00) <i>For expanded use (e.g., bedroom count) of an existing permit without system modifications, OR new service connections (e.g., garages, shops) added to an existing permit</i> <ul style="list-style-type: none">For expanded use, provide a certification report from a Professional Engineer (PE) or system designer.For new service connections, provide a proposed site plan and describe scope of work below.Change of Use does NOT allow for connection of new uses (e.g., second dwellings, ADUs) unless the system was originally designed for it – use Alteration instead	<input type="checkbox"/> Minor Repair - (\$408.00) <i>For replacement of OWTS components with no change to permitted use</i> <ul style="list-style-type: none">Submit application with payment, transfer of title inspection report (if available) and a simple site plan showing location of repairs.List repairs/scope of work below (e.g. tank replacement, aerators, pipe repairs, etc.)A permit is NOT required for repair of components that do not provide treatment (e.g., fencing, tank lids, inspection ports)

Please describe in detail work to be completed: _____
New OWTS for 2 bedroom cabin.

I acknowledge: (1) The information provided in this application is true and accurate to the best of my knowledge; (2) Submittal of this application does not constitute or guarantee approval of the requested permit or document; (3) Issuance of the requested permit or document does not assure that: (a) Final approval of the proposed system will be obtained upon inspection; or that (b) The permitted OWTS system will operate as intended; and that (4) I am responsible for the proper installation, repairs and maintenance of the OWTS system in accordance with the rules and regulations set forth in the LPCPH regulations, as well as any specific conditions of approval that may be imposed on issuance of the requested permit or document.

Owner's Signature: [Signature] Date: 9/11/2024

Submit completed application to eh@lpcgov.org or at one of our office locations.

This is NOT a permit; this application does not authorize construction or repairs.

All OWTS construction/repair work must be performed by an installer licensed by LPC.



SJCPH WASTE WATER PERMIT: WWPSJ2024-0008

TYPE: CONSTRUCTION

APPLIED: 10/10/2024

STATUS: APPLIED

ISSUED:

TOTAL FEES: \$1,123.00

EXPIRES:

BALANCE DUE: \$0.00

FINAL:

PRIMARY CONTACT: DAVID BREED

LOCATION: 18463 CR 33A, SILVERTON

PARCEL: 48290000010046-S

WORK DESCRIPTION: NEW OWTS FOR 2-BEDROOM CABIN

ASSOCIATED PEOPLE

TYPE	NAME	PRIMARY CONTACT
PROP OWNER	DAVID BREED	Y
APPLICANT	DAVID BREED	N

ASSOCIATED ADDRESSES

ADDRESS	PRIMARY ADDRESS?
18463 CR 33A, SILVERTON	Y

ASSOCIATED PARCELS

PARCEL NUMBER	PRIMARY PARCEL?	TAX PARCEL INFORMATION
48290000010046-S	Y	

ASSOCIATED FILES

DOWNLOAD	DESCRIPTION	FILE TYPE
	WWPSJ2024-0006 APP	ADOBE Acrobat PDF

FEES

FEE ID	FEE DESCRIPTION	AMOUNT	PAID	BALANCE DUE
FEE_0010	New OWTS Permit (Construction)	\$1,123.00	(\$1,123.00)	\$0.00

TOTAL FEES: \$1,123.00

BALANCE DUE: \$0.00

dudley ashwood, p.e.

c i v i l e n g i n e e r

September 10, 2024

NEW ON-SITE WASTEWATER TREATMENT SYSTEM

PROPERTY OF: DAVID BREED
 USMS UTE CHIEF LODGE 18463
 SILVERTON, CO

A new 2 bedroom cabin is planned on this 10.3 acre property, to be served with a new on-site wastewater treatment system (OWTS). The new cabin site is planned in the north-central portion of the property. The new OWTS will consist of a Septic Tank and a Soil Treatment Area (STA). The STA is planned to the south-west of the cabin site, in an open meadow area, in moderate sloping terrain grading to the south where the terrain grade is in the 16 +/- % range.

Site soils within the planned STA are a sandy clay loam. Soil and site conditions warrant the use of Bed construction with Infiltrator Chambers, using gravity flow for the STA.

This OWTS is designed in compliance with the requirements of the La Plata County Public Health (LPCPH) OWTS 2024 Regulations ⁽¹⁾

STA location:

- 37°46.584' N 107°38.438' W
- elevation 11,600 feet
- USDA/NRCS soils are reported as Needleton stony loam
- mean annual precipitation: 30 to 45 inches
 - parent material: colluvium
 - landform: mountain slope
 - slope: south 16 +/- %

Soils observed in deep test pits in the vicinity of the planned STA recorded:

DP1,2 0" - 4" brown sandy loam and forest litter
 4" - 96" brown sandy clay loam [granular.weak][Soil Type 3A][Table 10-1⁽²⁾]
 surface boulders, no water, no limiting layer

Wastewater Flow: Table 6-1⁽²⁾: Residential: 2 bedrooms design flow: **Q_D = 300 gpd**

Septic Tank: Table 9-1⁽²⁾: **provide 1000 gallon septic tank with effluent screen**

Proposed STA: Bed with Quick4 Infiltrator™ Chambers

- From visual and tactile inspection: Table 10-1⁽²⁾: **Soil Type is 3A, LTAR = 0.30 gpd/sf**
- STA area required = 300 gpd / 0.30 gpd/sf = 1000 sf
- STA Size Adjustment/Application: Table 10-2 ⁽²⁾: Bed/Gravity factor = 1.2
- STA area required = 1000 sf x 1.2 = 1200 sf
- STA Size Adjustment/Distribution Media: Table 10-3 ⁽²⁾:
- Chamber factor: STA reduction allowed for Chambers = 0.7
- STA area required = 1200 x 0.7 = 840 sf
- use 4 rows of chamber per bed, use bed width = 12'
- minimum length of bed required = 840 sf / 12' = 70'
- provide two (2) beds @ 12' x 36' per bed w/ 4 rows of Chambers @ 32 lf each

dudley ashwood, p.e.

c i v i l e n g i n e e r

- total chamber area = 2 beds x 32' x 12' = 768 sf
- 768 sf / 840 sf = 91.5% > 90%: ok

- **PROPOSED:**

- **Install 1000 gallon septic tank with effluent screen**

- **construct Soil Treatment Area:**

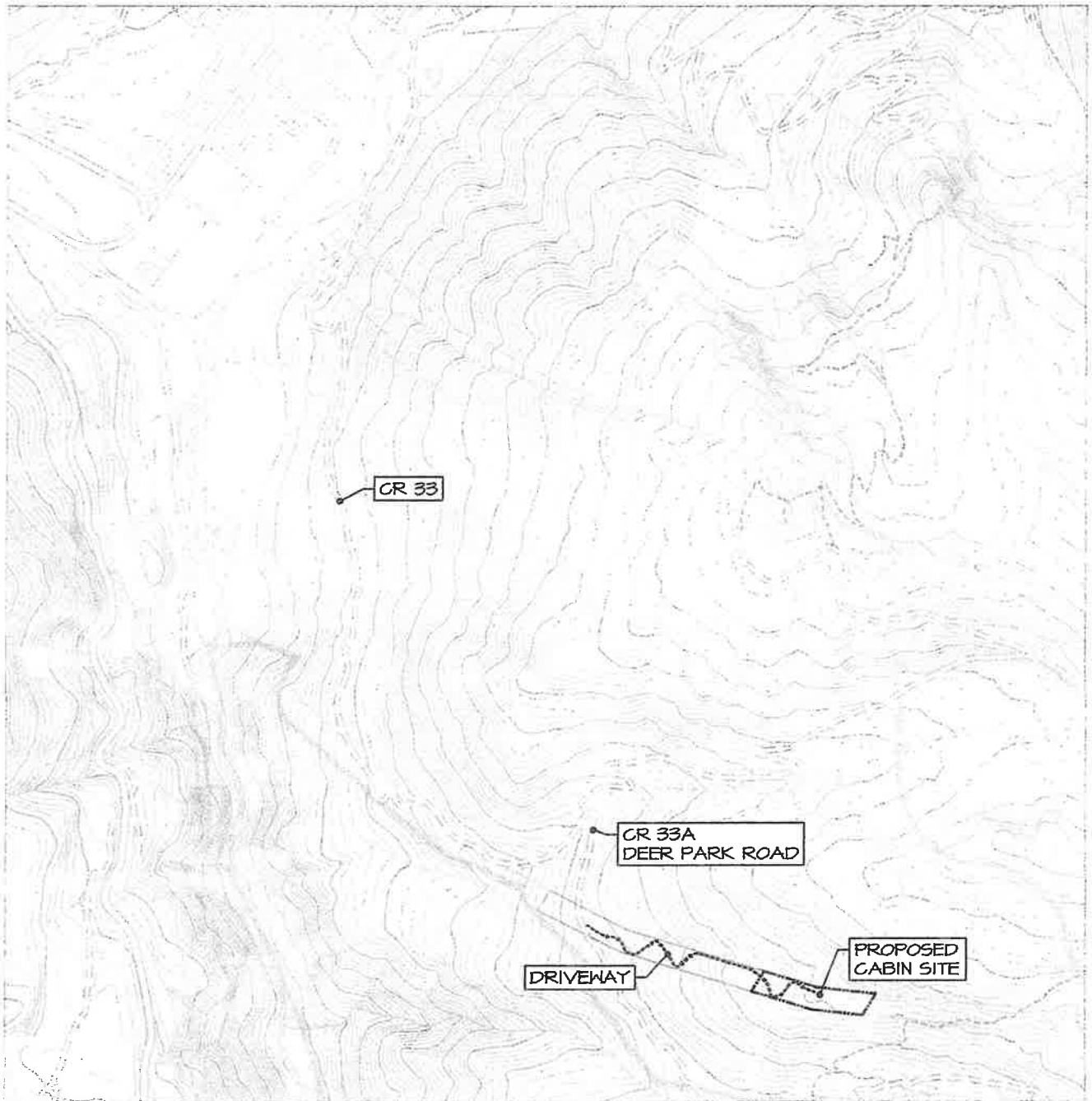
- **two (2) BEDS @ 12' x 36' = 864 sf**
- **set bottom of bed level, 24" min 48" max deep, align with grade**
- **4 rows of Quick4 Infiltrator™ chamber, with 32 lf per row of chamber, with gravity flow**
- **set top of chamber elevation below septic tank outlet invert**



- All OWTS work shall be inspected and certified by the design engineer

(1) La Plata County Public Health (LPCPH) On-Site Wastewater Treatment Systems Regulations 2024

(2) Regulation 43



ALL LOCATIONS MAY VARY

WATER SUPPLY - CISTERN - LOCATE PER CODE REQUIREMENTS

EXISTING DATA FROM GAIA MAPS, AND 'SITE PLAN - PROPOSED DRIVEWAY' 4/10/13 BY ENGINEER MOUNTAIN INC. ALL LOCATIONS ARE APPROXIMATE ONLY



dudley ashwood, p.e.

civil engineer

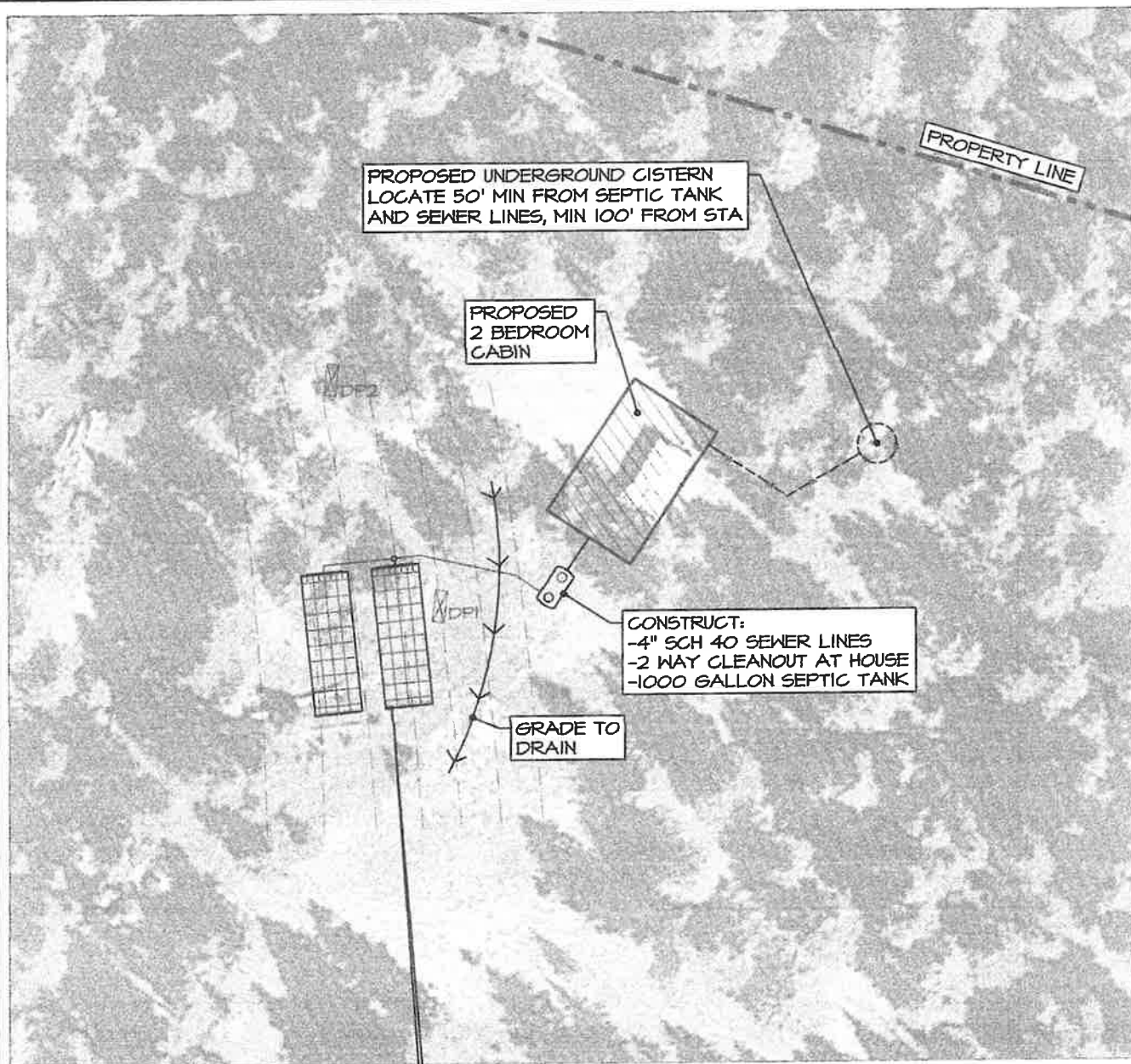
1961 thunderbird road . hesperus . co . 81326
970.903.9811 - dudley.ashwood@gmail.com

LOCATION PLAN

PROPERTY OF DAVID BREED
USMS UTE CHIEF LODGE 18463
SILVERTON, CO

SEPTEMBER 10, 2024
SCALE 1" = 2000'





CONSTRUCT NEW SOIL TREATMENT AREA (STA): PROVIDE 864 SQ FT OF BED AREA.
 -EXCAVATE TWO (2) 12' X 36' BEDS, SET BOTTOM OF BEDS LEVEL, ALIGNED WITH GRADE, 24" MIN 48" MAX INTO EX GRADE. IN BEDS, INSTALL 4 ROWS OF QUICK 4 PLUS INFILTRATOR UNITS (32 LF PER ROW, 8 UNITS PER ROW, 32 UNITS TOTAL PER BED), WITH END CAPS. BACKFILL BED WITH CLEAN NATIVE SOIL. FILL TO FINISHED GRADE AND MOUND WITH TOPSOIL, CLEAN SITE SOILS. MOUND AND GRADE SYSTEM AREA TO DRAIN, AND ESTABLISH FINAL VEGETATIVE COVER (ALPINE MIX).

ALL LOCATIONS MAY VARY

WATER SUPPLY - CISTERN - LOCATE PER CODE REQUIREMENTS
 EXISTING DATA FROM GOOGLE EARTH. ALL LOCATIONS ARE APPROXIMATE ONLY.

dudley ashwood, p.e.

civil engineer

1961 thunderbird road . hesperus , co . 81326
 970.903.9811 - dudley.ashwood@gmail.com

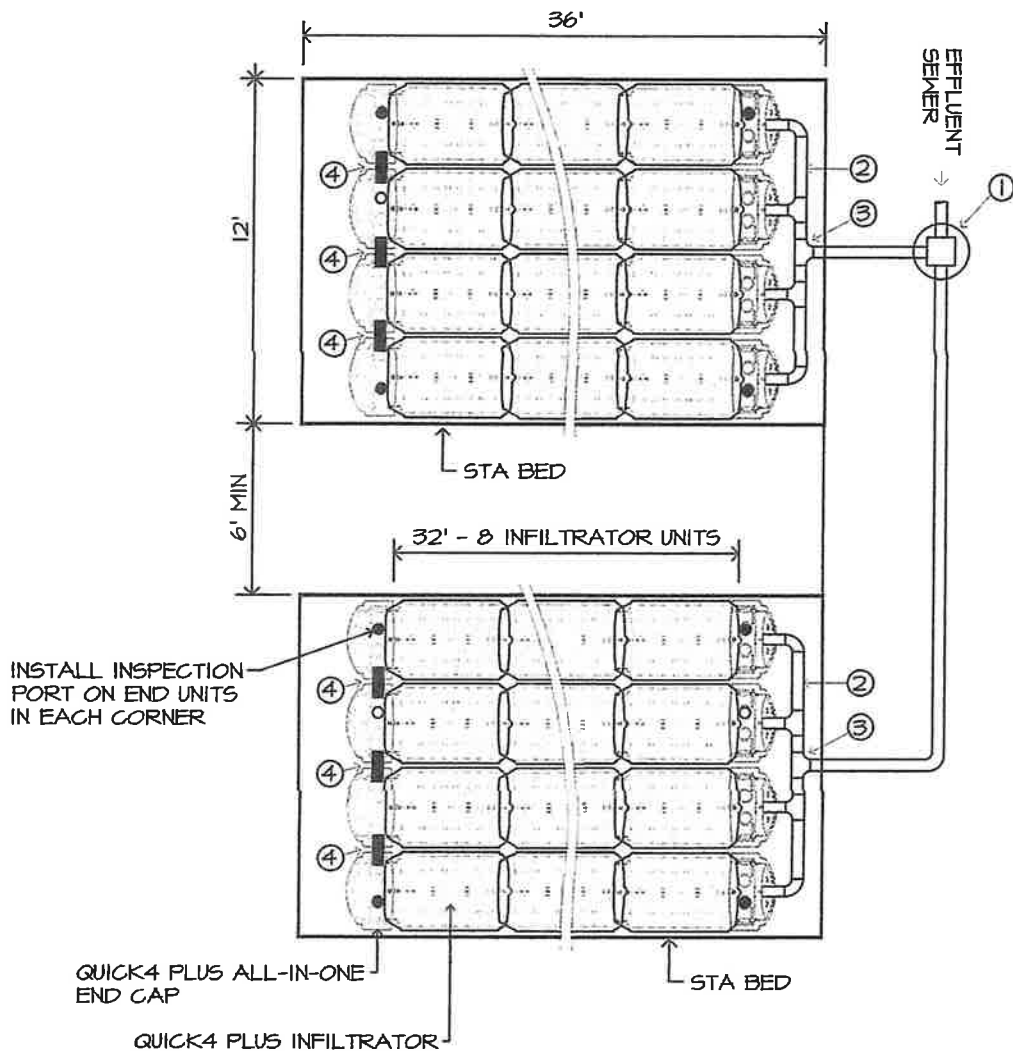


SITE PLAN

PROPERTY OF DAVID BREED
 USMS UTE CHIEF LODGE 18463
 SILVERTON, CO

SEPTEMBER 10, 2024
 SCALE 1" = 40'





- ① PROVIDE DISTRIBUTION BOX WITH 'SPEED LEVELERS' AND ADJUST FOR EQUAL FLOW TO ALL OUTLETS. SET OUTLET INVERTS NO LOWER THAN TOP OF CHAMBER UNITS. PROVIDE RISER AND COVER TO GRADE.
- ② CONSTRUCT 4" PVC 'DISTRIBUTION HEADER'. SET LEVEL. CONNECT INTO UPPER PORT OF EACH END CAP. SET SPLASH BLOCK BELOW EACH INLET. USE 12"X12" CONCRETE PAVER OR EQUAL.
- ③ CONNECT EFFLUENT SEWER TO CENTER OF 'DISTRIBUTION HEADER'.
- ④ CONNECT END CAPS AT TOP WITH 4" PVC (TYP)

dudley ashwood, p.e.

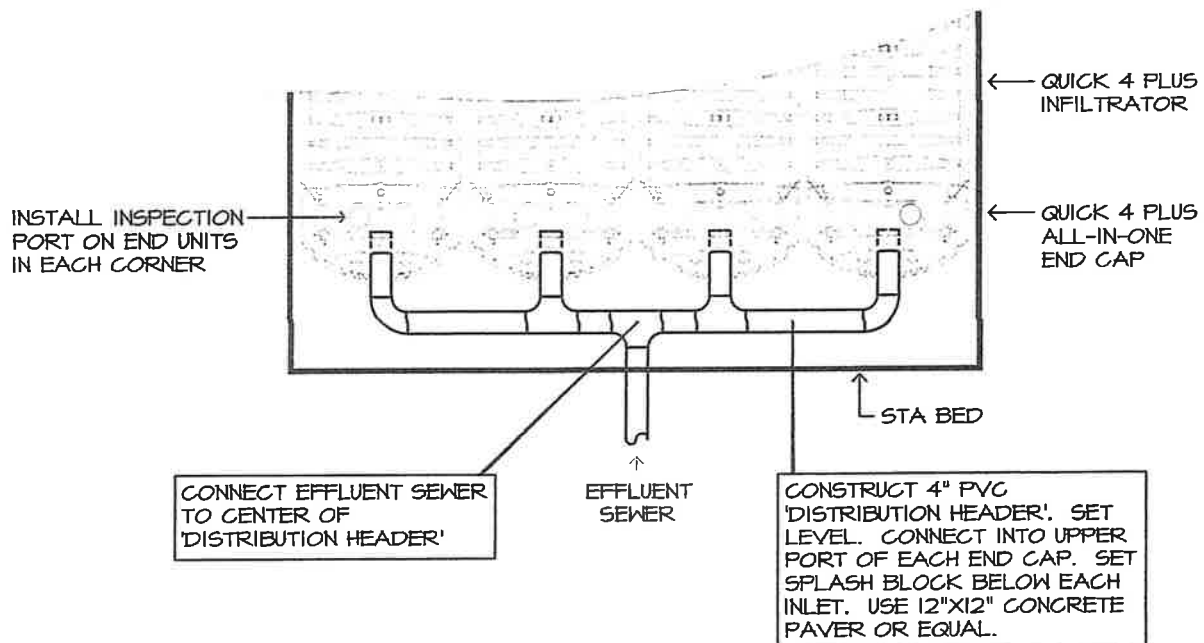
civil engineer

1961 thunderbird road . hesperus . co . 81326
970.903.9811 - dudley.ashwood@gmail.com

STA - PLAN

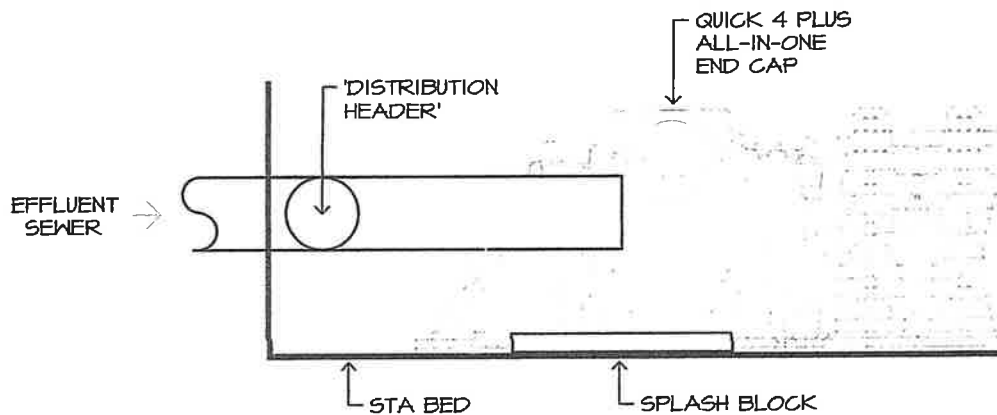
PROPERTY OF DAVID BREED
USMS UTE CHIEF LODGE 18463
SILVERTON, CO

SEPTEMBER 10, 2024



PLAN

NTS



SECTION

NTS

dudley ashwood, p.e.

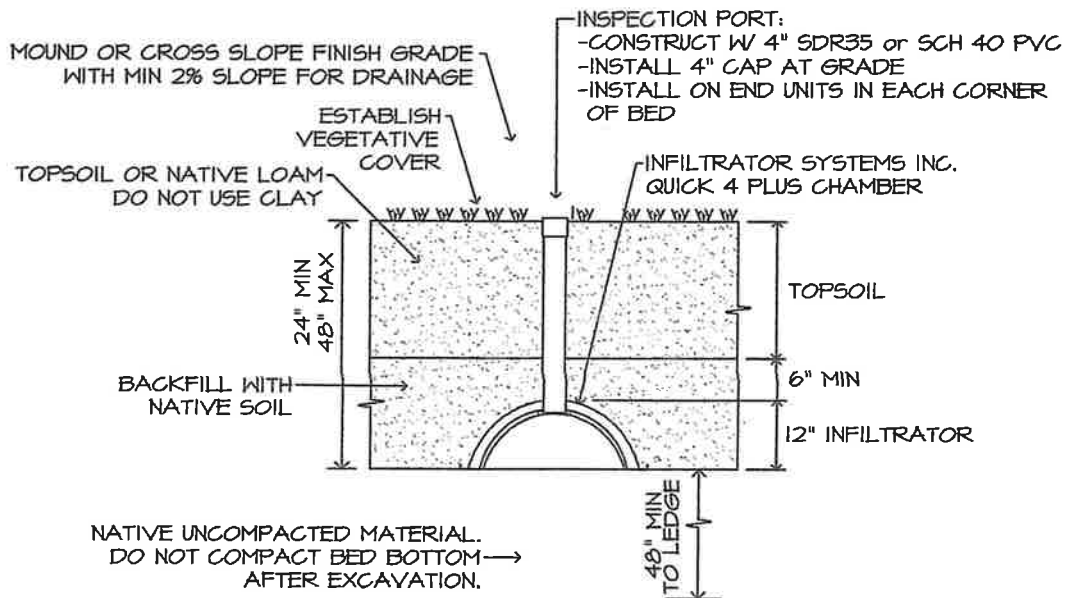
civil engineer

1961 thunderbird road . hesperus . co . 81326
970.903.9811 - dudley.ashwood@gmail.com

STA - DISTRIBUTION HEADER

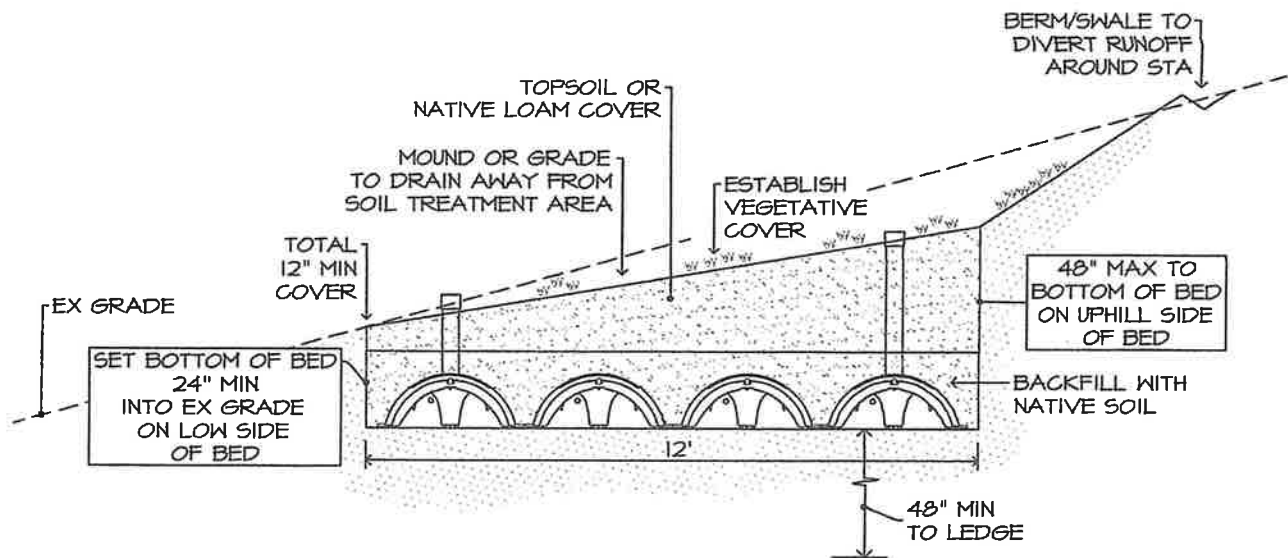
PROPERTY OF DAVID BREED
USMS UTE CHIEF LODGE 18463
SILVERTON, CO

SEPTEMBER 10, 2024



TYPICAL INFILTRATOR SECTION

NTS



BED SECTION

NTS

dudley ashwood, p.e.

civil engineer

1961 thunderbird road . hesperus , co . 81326
970.903.9811 - dudley.ashwood@gmail.com

SOIL TREATMENT AREA (STA) - DETAILS

PROPERTY OF DAVID BREED
USMS UTE CHIEF LODE 18463
SILVERTON, CO

SEPTEMBER 10, 2024

GENERAL NOTES

1. ALL CONSTRUCTION AND COMPONENTS SHALL CONFORM TO THE CURRENT LA PLATA COUNTY PUBLIC HEALTH (LPCPH) REGULATIONS, ALL LOCAL AND NATIONAL REGULATIONS, MANUFACTURER'S GUIDELINES, AND REQUIREMENTS AS MAY BE STIPULATED HEREIN.
2. DESIGN APPROVAL BY THE LPCPH IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. CONTACT THE DESIGN ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION IF YOU HAVE ANY QUESTIONS - CALL ME AT 970.903.9811.
4. LPCPH AND THE DESIGN ENGINEER SHALL INSPECT SYSTEM CONSTRUCTION. NOTIFY LPCPH AND THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR SCHEDULING PURPOSES. REQUIRED INSPECTIONS MAY INCLUDE:
 - COMPLETED INSTALLATION PRIOR TO BACKFILL
 - FINAL GRADING AND LANDSCAPING
5. CALL BEFORE YOU DIG - CALL 811 - OR - 1-800-922-1987 - OR - www.co811.org.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. VERIFY THE LOCATION AND ELEVATION OF ALL OWTS COMPONENTS PRIOR TO CONSTRUCTION. CONTACT THE DESIGN ENGINEER (970-903-9811) IF A CONFLICT WITH THE INTENT OF THIS PLAN IS DISCOVERED.
8. MAINTAIN ALL REQUIRED SETBACKS FROM ALL OWTS COMPONENTS.
9. PROHIBIT VEHICULAR AND LARGE ANIMAL TRAFFIC OVER ABSORPTION AREAS.
10. DO NOT DISCHARGE WATER TREATMENT DISCHARGES NOR CONNECT BUILDING DRAINS TO THIS ON-SITE WASTEWATER TREATMENT SYSTEM.

CONSTRUCTION NOTES

1. SEWER LINES SHALL BE 4" SCH 40 PVC FOR 5' MIN FROM TANKS AND BUILDINGS, AND MAY BE 4" SCH 40 PVC OR 4" SDR 35 ELSEWHERE.
2. MINIMUM SEWER PIPE SLOPE SHALL BE 2.0% (1/4" PER FOOT).
3. INSTALL CLEANOUT TO GRADE ON SEWER LINE AT BUILDING(S) AND CHANGES IN DIRECTION PER UPC, AND AT MIN 100' INTERVALS.
4. NEW SEPTIC TANKS SHALL BE OF THE SIZE NOTED ON PLANS, WITH RISER AND COVER TO GRADE ABOVE TANK INLET AND OUTLET, AND SHALL BE PROVIDED WITH EFFLUENT SCREEN. TANKS SHALL BE APPROVED FOR USE IN COLORADO.
5. CONSTRUCT NEW SOIL TREATMENT AREA (STA) - SEE NOTES ON SITE PLAN.
6. GRADE AREA ABOVE SOIL TREATMENT AREA TO DIVERT RUNOFF AROUND SYSTEM AREA.

SETBACKS: (AS OF 11/10/2014):

	SEPTIC TANK	SOIL TREATMENT AREA (STA)
SPRINGS, WELLS, SUCTION LINES, CISTERN	50'	100'
POTABLE WATER SUPPLY LINES	10'	25'
STRUCTURE W/ BASEMENT OR FOOTING DRAIN	5'	20'
STRUCTURE W/OUT BASEMENT OR FOOTING DRAIN	5'	10'
PROPERTY LINE	10'	10'
SUBSURFACE DRAIN, INTERMITTENT IRRIGATION LATERAL	10'	25'
LAKE, WATERCOURSE, IRRIGATION DITCH, STREAM	50'	50'
DRY GULCH	10'	25'
SEPTIC TANK	--	5'
DRY GULCH, CUT BANK, FILL CREST	10'	25'

dudley ashwood, p.e.

civil engineer

1961 thunderbird road . hesperus . co . 81326
970.903.9811 - dudley.ashwood@gmail.com

NOTES

PROPERTY OF DAVID BREED
USMS UTE CHIEF LODGE 18463
SILVERTON, CO

SEPTEMBER 10, 2024



Lisa Adair <engineermountaininc@gmail.com>

RE: NEW OWTS WWPSJ2024-0006

1 message

EH <EH@lpcgov.org>

Thu, Jun 19, 2025 at 11:37 AM

To: Dudley Ashwood <dudley.ashwood@gmail.com>, EH <EH@lpcgov.org>

Cc: David Breed <dgbreed@me.com>, Lisa Adair <engineermountaininc@gmail.com>

Hello,

This has been received and is scheduled to be reviewed by the end of the day 07/10/2025. However, please note that if corrections need to be made or additional materials are required the issue date may be pushed back beyond that initial review date.

Thank you,

Madison Page

Environmental Health Technician

281 Sawyer Dr. Suite 300

Durango, CO 81303

P: (970) 828-8832



Under the Colorado Open Records Act (CORA), all messages sent by me or to me on this county-owned email account may be subject to public disclosure.

From: Dudley Ashwood <dudley.ashwood@gmail.com>

Sent: Thursday, June 19, 2025 11:34 AM

To: EH <EH@lpcgov.org>

Cc: David Breed <dgbreed@me.com>; Lisa Adair <engineermountaininc@gmail.com>

Subject: NEW OWTS WWPSJ2024-0006

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi All

Attached please find a design for a **NEW ON-SITE WASTEWATER TREATMENT SYSTEM** for WWPSJ2024-0006, the BREED PROPERTY, 18463 CR33A, SILVERTON, CO, for your review and approval.

As always, thanks for your attention.

Dudley

dudley ashwood, p.e.

c i v i l e n g i n e e r

1961 thunderbird road . hesperus . co . 81326

970.903.9811 - dudley.ashwood@gmail.com



Lisa Adair <engineermountaininc@gmail.com>

Re: Action Required: Septic Permit Application Fee/Form

1 message

Lisa Adair <engineermountaininc@gmail.com>

Fri, Jun 20, 2025 at 4:40 PM

To: Lisa Adair <engineermountaininc@gmail.com>

From: **David Breed** <dgbreed@me.com>
Date: Thu, Jun 19, 2025 at 7:09 AM
Subject: Re: Action Required: Septic Permit Application Fee/Form
To: Lisa Adair <engineermountaininc@gmail.com>
Cc: Dudley <dudley.ashwood@gmail.com>, Mike Black Beard <mikecameron257@gmail.com>

Good morning:

Check going out today to SJCPH (Amie) with signed application.

Thank you all.

David

----- Forwarded message -----

From: **Amie Gardiner** <info@sjcph.org>
Date: Thu, May 15, 2025 at 1:59 PM
Subject: Re: Septic Permit Application Fee/Form Questions

Hi Lisa,

-Yes, PO box 619 would be the best mailing address for the check!
Unfortunately we do not have an electronic billing system.

- The permit application goes to La Plata County PH and we collect the check at SJCPH. We would appreciate a copy of the application sent with the check for our records. After we receive the check we will create a receipt of proof of payment for the applicant and for La Plata County PH. La Plata County can assist you with any application specific questions and any questions about the fee. In the past with other applicants SJCPH has not been cc'ed with details of the septic docs/plans.

Thank you and let us know if you have any other questions!

Amie Gardiner
Office Manager
San Juan County Public Health
1315 Snowden St.
Silverton. CO 81433

Information as of 6/19/2025 10:22:28 AM

SILVERTON WASTE WATER PERMIT TO CONSTRUCT 0006

TYPE: CONSTRUCTION
STATUS: APPLIED
TOTAL FEES: \$1,123.00
BALANCE DUE: \$0.00
PRIMARY CONTACT: DAVID BREED
LOCATION: 18463 CR 33A, SILVERTON
PARCEL: 48290000010046-S
WORK DESCRIPTION: NEW OWTS FOR 2-BEDROOM CABIN

APPLIED: 10/10/2024
ISSUED:
EXPIRES:
FINAL:

ASSOCIATED PEOPLE

TYPE	NAME	PRIMARY CONTACT
PROP OWNER	DAVID BREED	Y
APPLICANT	DAVID BREED	N


ASSOCIATED ADDRESSES

ADDRESS	PRIMARY ADDRESS
18463 CR 33A, SILVERTON	Y

ASSOCIATED PARCELS

PARCEL NUMBER	PRIMARY PARCEL	PARCEL INFORMATION
48290000010046-S	Y	

ASSOCIATED FILES

DOWNLOAD	DESCRIPTION	FILE TYPE
	WWPSJ2024-0006 APP	ADOBE Acrobat PDF

TOTAL FEES: \$1,123.00

BALANCE DUE: \$0.00

VIEWS

STATUS

REQ ID

DESCRIPTION

REV_0000	Permit Coordinator
REV_0010	Site/Soil Evaluation Review
REV_0020	Design Review
REV_9000	Final Review

INSPECTIONS

Click on the printer to print this list of inspections and the results: 

STATUS

COMMENTS

INSP ID

DESCRIPTION

INS_0010	Construction Inspection
----------	-------------------------

GENERAL INFORMATION

Permit Type:

County:

STATUS:

Project Name:

Applied:

General Location:

Ready to Issue:

Subdivision:

Issued:

Lot #:

Lot Size (Acres):

Expires:

Dwelling Units:

Bedrooms:

Final:

Site Eval LTAR:

Limiting Zone:

Void / Withdrawn:

Depth:

Water Supply:

Desc:

Septic Tank(s):

Design Flow:

Distribution:

Soil Treatment:

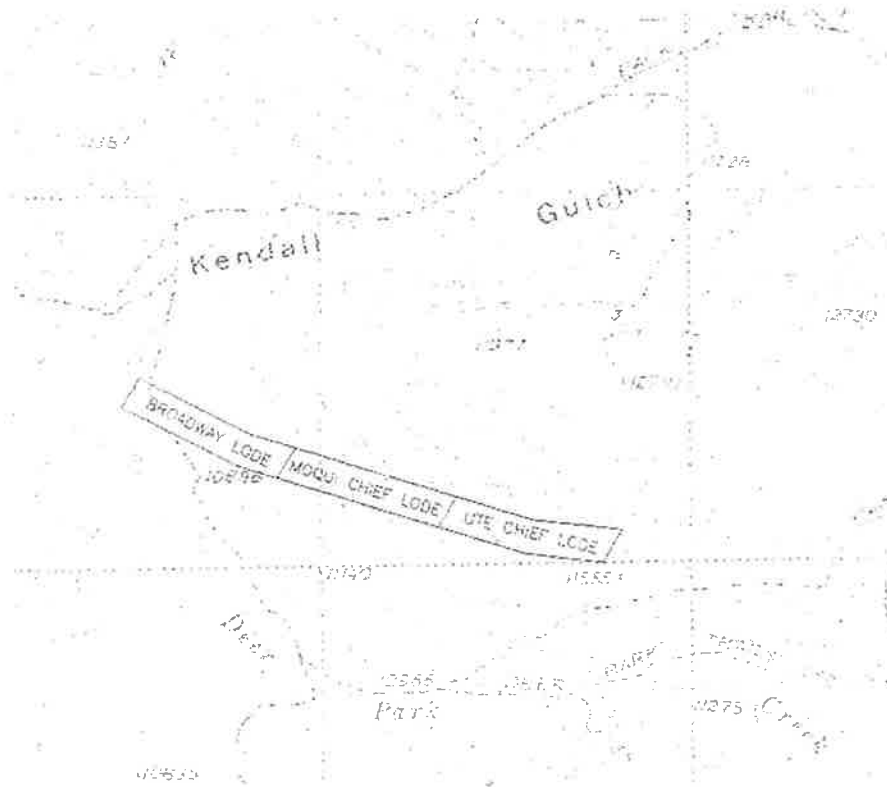
Work Description: NEW OWTS FOR 2-BEDROOM CABIN

HLT System:

☐ High-Strength Waste?

CUMULATIVE IMPACTS REPORT

**Proposed Breed Cabin
Ute Chief Lode USMS No. 18463
County Road 33A, Deer Park
San Juan County, Colorado**



Applicant:
David Breed
PO Box 239
Silverton, Colorado 81433
(603) 738-7161

Prepared By:
Engineer Mountain, Inc.
962 Reese Street
PO Box 526
Silverton, Colorado 81433
(970) 387-0500
Job No. 2007-113

Submitted:
June 24, 2025

CUMULATIVE IMPACTS REPORT
Proposed Breed Cabin
Ute Chief Lode
Engineer Mountain, Inc.

1. Introduction

This is a Cumulative Impacts Report for the proposed Breed Cabin, located on the Ute Chief Lode, County Road 33A, Deer Park, in San Juan County, Colorado.

A Cumulative Impacts Report is required for this project, according to the County Regulations, and the “conditions of approval” from the Sketch Plan review in 2024.

County Zoning and Land Use Regulations Section 4-103

We have prepared this report in accordance with the County Zoning and Land Use Regulations Section 4-103.

The range of area to be considered was recently changed in the County Regulations, from all properties within a two-mile radius of a project site, to a “relevant area.”

Section 4-103 of the County Regulations, regarding cumulative impacts, is on the following two pages for your review.

CUMULATIVE IMPACTS REPORT
Proposed Breed Cabin
Ute Chief Lodge
Engineer Mountain, Inc.

4-103 STANDARDS FOR REVIEW

In conducting a review under Chapter 4 of the Code, the County shall consider all proposals in the context of all existing or potential uses of other properties in the relevant vicinity of the proposed use. Relevant vicinity of the proposed use shall be determined by the Land Use Administrator considering all relevant information including but not limited to existing or proposed roads, topography, view sheds, and geographic, geologic or other natural characteristics such as avalanche zones, watersheds, and the like.

1. The County recognizes that development or use of individual properties may have impacts on other properties, including County roads. Further, the County recognizes that the cumulative impact of individual development or use of properties within an area may create impacts and service demands different from or greater than the impacts and service demands of an individual development proposal. Finally, the County recognizes that unless the potential cumulative effects of development are considered in connection with each development or use proposal, future development and use of properties may be adversely affected or precluded because of effects caused by development or uses that are approved without consideration of cumulative impacts. For these reasons, the review process described herein requires the consideration of cumulative impacts of all potential development and uses within an area in connection with any proposal being reviewed under this Chapter.

2. In conducting a review under Chapter 4 of the Code, the County shall consider all proposals in the context of all existing or potential uses of other properties in the vicinity of the proposed use. This shall require consideration of each of the factors listed herein not just for the proposed use in isolation but rather in conjunction with all existing and potential uses of other properties in the vicinity so as to the general area of the proposed use.

3. All applications for review under this Chapter will be examined initially to determine whether the proposal is consistent with the County's Master Plan. If consistent with the Master Plan, all applications will be reviewed to determine whether, based upon the objective facts contained within the record before the reviewing body:

- (a) The proposal will have any adverse impact on public health, safety, morals or welfare.*
- (b) Adequate potable water is available or can be developed to safely support the proposed use, including fire control and suppression.*
- (c) Adequate sewage disposal can be provided to support the proposed use.*
- (d) The proposed use will have any adverse effect on public or private property in the vicinity of the development.*
- (e) The proposed use will have any adverse effect on scenic values, historic sites or structures, air or water or environmental quality, wildlife (including habitat, food sources, migration routes, hunting, etc.), erosion or other geological condition.*
- (f) Adequate road access exists or can be developed to ensure access appropriate to the use, including access for emergency services. "Adequate access" shall require proof that any access is either a public San Juan County road or state highway or else a private road or other access which meets the following minimum standards:*
 - (i) have adequate water bars, bar ditches, culverts and other drainage improvements to prevent erosion of the road which might interfere with access; and*
 - (ii) be subject either to*
 - (a) deed(s) granting access across all private property the access traverses from the parcel being improved to the nearest public San Juan County road or state highway (in which event the applicant also shall demonstrate the existence of a perpetual*

CUMULATIVE IMPACTS REPORT

Proposed Breed Cabin

Ute Chief Lode

Engineer Mountain, Inc.

agreement governing the use and maintenance of such private road across private property) or

(b) one or more valid road permits across any federal or state property lying between the parcel being improved and the nearest public San Juan County road or state highway. If access is via a private road, the applicant also shall either prove that an existing access permit exists for the road issued by San Juan County (if the private road intersects a County road) or by CDOT (if the private road intersects a state highway) or by another county (if the private road intersects a county road lying in another county) or else shall apply for and obtain an access permit for the private road from the relevant agency.

(g) Adequate road access exists or can be developed to ensure access appropriate to the use, including access for emergency services.

(h) Adequate utilities are or can be made available for the proposed use, unless deemed unnecessary or not practical.

(i) Adequate emergency services exist to serve the proposed use, unless deemed unnecessary or not practical.

(j) There are natural hazards which may adversely affect the site or the proposed use of the site, (see Chapters 8-11 of this Code).

4. In addition to all other powers which the County may have with regard to review under this Chapter, the County shall have the authority to:

(a) Require the applicant to provide evaluations, studies, reports, designs or opinions from qualified experts, approved by the County, with regard to any of the factors listed above or with regard to the design or siting of any proposed development or use.

(b) Require the proponent to provide additional information with regard to any factor listed above to permit the County to make an informed decision regarding the application.

(c) Condition approval of a proposal on the elimination of any hazard, condition or effect identified by the review process or in Sections 1-113 through Section 1 - 116 of this Code.

(d) Require as a condition of approval the mitigation (either on the property where the use is proposed or on public or private property, with the consent of the owner) of any hazard, condition or effect identified by the review process or in Sections 1-113 through Section 1 - 116 of this Code.

(e) Reject the application because of hazards, conditions or effects identified in the review process or in Sections 1-113 through Section 1 - 116 of this Code. In the event the County denies approval after review, the denial of an application pursuant to this provision shall identify the hazard, condition or effect on which the denial is based.

5. A Land Use or Improvement Permit must be issued by the County when the County finds that the applicant has sustained the burden of proof that the proposed development, activity or use, including best management practices, if any, does not present or create an adverse effect to the resources sought to be protected or utilized within the overlay district, or districts. Such a permit will be denied when the County determines that the applicant has not sustained such burden of proof.

CUMULATIVE IMPACTS REPORT
Proposed Breed Cabin
Ute Chief Lode
Engineer Mountain, Inc.

Scope of Report

The County Regulations above (Section 4-103) requires the following:

... the County shall consider all proposals in the context of all existing or potential uses of other properties in the vicinity of the proposed use. Unless a greater or lesser distance is required by the unique characteristics of a particular area, the vicinity of a proposed use shall be defined to be within the relevant area of the proposed use or development. ...

The Proposal currently being reviewed by the County is a proposed single family residential cabin, to be constructed on the Ute Chief Lode, which is owned by David Breed.

This report contains information on the existing and potential development in the vicinity of the Proposal.

The project site is located in Deer Park. The project site is approximately 10.33 acres. There are only a couple mining claims within 1,500 feet of the project site. Therefore, for this report and the "relevant area" we have selected all of the properties in and around Deer Park, using the County Assessor's information. The "relevant area" selected of more than 1,500 feet includes properties accessed via County Roads 33 and 33A, including mining claims within Deer Park, some of Kendall Gulch, and a few properties downhill of Deer Park near the Animas River Canyon. The "relevant area" selected for this project includes 42 properties in the vicinity of the project site.

In this report, we first include an overview of the Proposal, and the "relevant area." Then we provide a cursory evaluation of the existing, proposed, and potential future development on the properties within the "relevant area," in the vicinity of the project site. The design criteria and site characteristics that can typically limit proposed future development, which are listed in the County Regulations (such as tundra, lack of access, and avalanche hazards), were used to evaluate the mining claims in and around Deer Park, as well as the potential cumulative impacts.

The scope of this report is to provide the information necessary to the County to allow review of this Proposal ... *in the context of all existing or potential uses of other properties in the vicinity of the proposed use.*

CUMULATIVE IMPACTS REPORT
Proposed Breed Cabin
Ute Chief Lode
Engineer Mountain, Inc.

2. The Proposal

The Proposal, as described in County Regulations Section 4-103 above, is the proposed Breed Cabin, on the Ute Chief Lode, accessed via an existing driveway which connects to County Road 33A (Deer Park Road), located in Deer Park, in San Juan County, Colorado.

A Sketch Plan Improvement Permit Application was submitted to the County on August 30, 2024.

A Supplemental Information booklet was submitted to the County on September 9, 2024.

In September 2024, the Planning Commission recommended conditional approval of the Sketch Plan for this County Improvement Permit Application.

In October 2024, the Board of County Commissioners voted to grant conditional approval of the Sketch Plan for this County Improvement Permit Application.

For background information on the Proposal, please refer to the Sketch Plan binder (and Supplemental Information) previously submitted in 2024.

For current project information, please refer to the documents and plans, accompanying this Cumulative Impacts Report, included within this Preliminary-Final Plan binder.

A summary of the Proposal is construction of one proposed single family residential log cabin, with a maximum 1,000 square feet of "Floor Area" (as defined in the County Regulations for building sites above 11,000 feet elevation), one proposed shed (200 square feet maximum is allowed above 11,000 feet elevation), accessed via an existing driveway connecting to County Road 33A, with a proposed "engineered" septic system, with proposed water to be collected from a small on-site unnamed creek to be placed into an uphill cistern (with a second, connected cistern near the cabin/in the shed, intended for hauling water to the site). The proposed building envelope appears to be located outside of any known avalanche, geologic, and natural hazard areas.

For additional information regarding the Proposal, please refer to the attached 11x17 Vicinity Map and Site Plans, which are included within this Preliminary-Final Plan application binder.

CUMULATIVE IMPACTS REPORT
Proposed Breed Cabin
Ute Chief Lode
Engineer Mountain, Inc.

3. The Vicinity

The project site is the Ute Chief Lode located in Deer Park. There are only a couple mining claims located within 1,500 feet of the project site. Therefore, the “relevant area” we have selected for the Vicinity, in order to evaluate future development potential surrounding the project site, includes the properties located within Deer Park, claims accessed via County Roads 33 and 33A, properties downhill from Deer Park near the Animas River Canyon, and a couple claims over the ridgetop along Kendall Gulch Creek.

As an overview of the properties in the Vicinity of the project site, we have included some maps and plans on the following six pages. Maps and plans for your reference on the following six pages include the following:

Sheet 1 - Deer Park Mining Claims (Black and White Outline Map of the Properties, Property Boundaries, Mining Claim Names, and Reference Points such as Nearby Roads)

Sheet 2 - Deer Park Mining Claims on County Assessor Aerial Photo Map

Sheet 3 - Deer Park Mining Claims on USGS Topo Quad Map

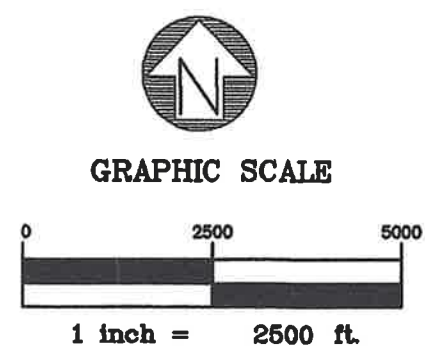
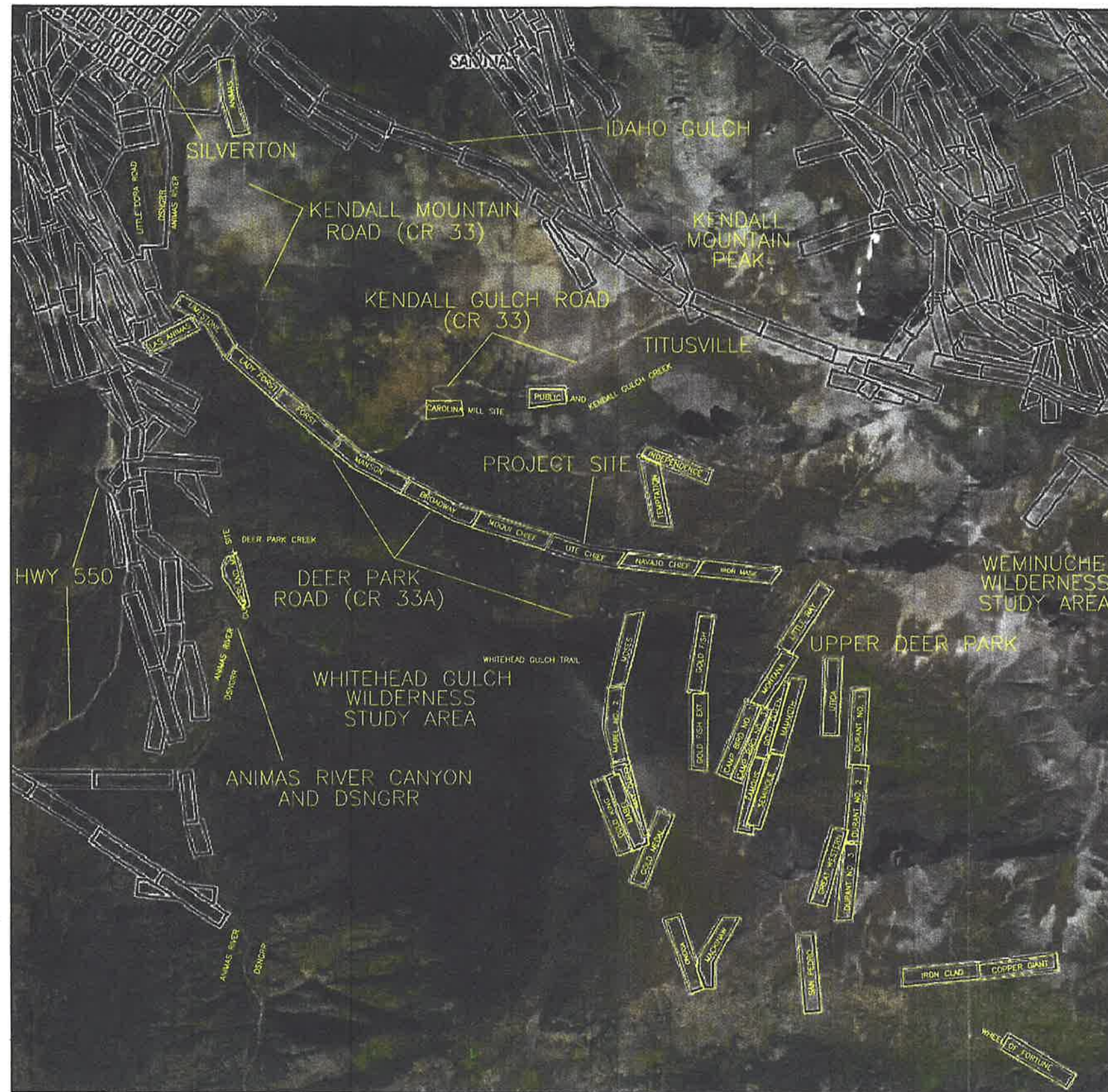
Sheet 4 - Deer Park Mining Claims on County Avalanche Hazard Map

Sheet 5 - Deer Park Mining Claims on County Geohazards Map

Sheet 6 - Deer Park Mining Claims on County Assessor GIS Property Ownership Map

Please note that these maps are approximate, since they were prepared without the benefit of surveys and site visits and avalanche studies, and these maps are only intended for cursory evaluation, in order to determine which mining claims might end up being deemed “buildable” in the future, via a thorough County permit application review process.

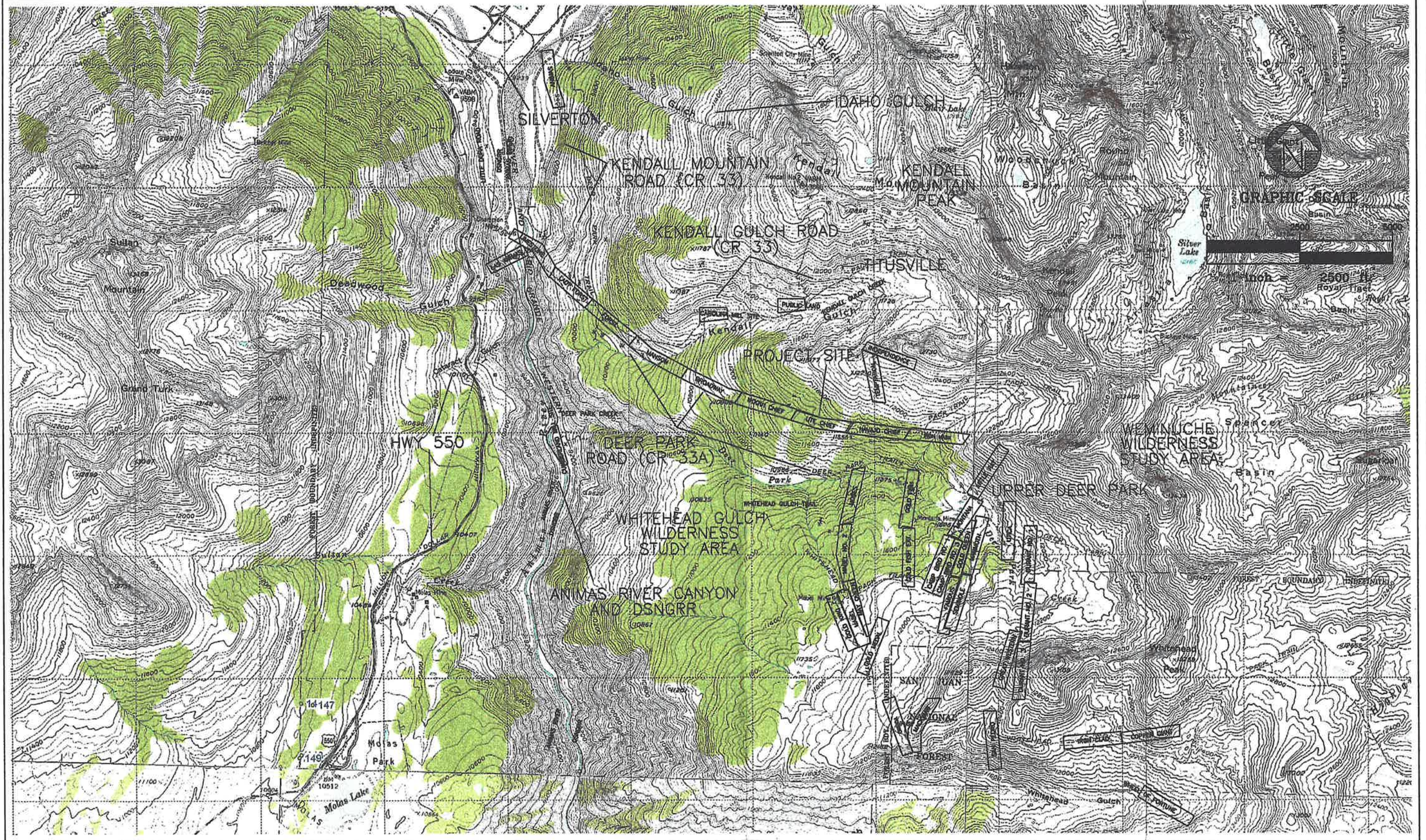
The plans and maps following this page can be used to evaluate the existing uses and potential future development of properties within the “relevant area” in the Vicinity of the project site.



DATE: APRIL 30, 2007	DEER PARK MINING CLAIMS ON ASSESSOR AERIAL
DRAWN BY: MMU/LJA	PROPOSED BREED CABIN
LAST REVISED: JUNE 10, 2025	UTE CHIEF LODGE, COUNTY ROAD 33A
DWG: 7-113/ENR the Chief Lodge Print Design	SAN JUAN COUNTY, COLORADO
LAYOUT/LJA/ENR CADD AERIAL X 2	
SHEET	
2	

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*SOILS *RETAINING WALLS
 *SEPTICS *FOUNDATIONS
 *GRADING AND DRAINAGE
 *CIVIL SITE DEVELOPMENT



DATE: APRIL 30, 2007

DRAWN BY: MMH/LMA

LAST REVISED: JUNE 10, 2025

DWG: 7-113/EM Ute Chief Imp Print Design.dwg

LAYOUT/LMAH: CLARU TOPO QUAD X 2

SHEET

3

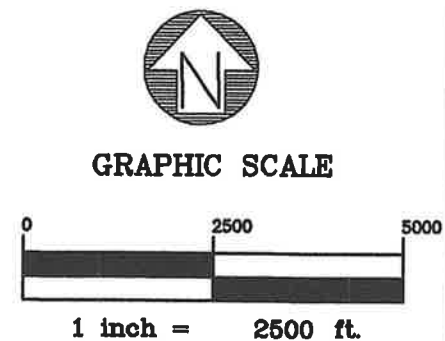
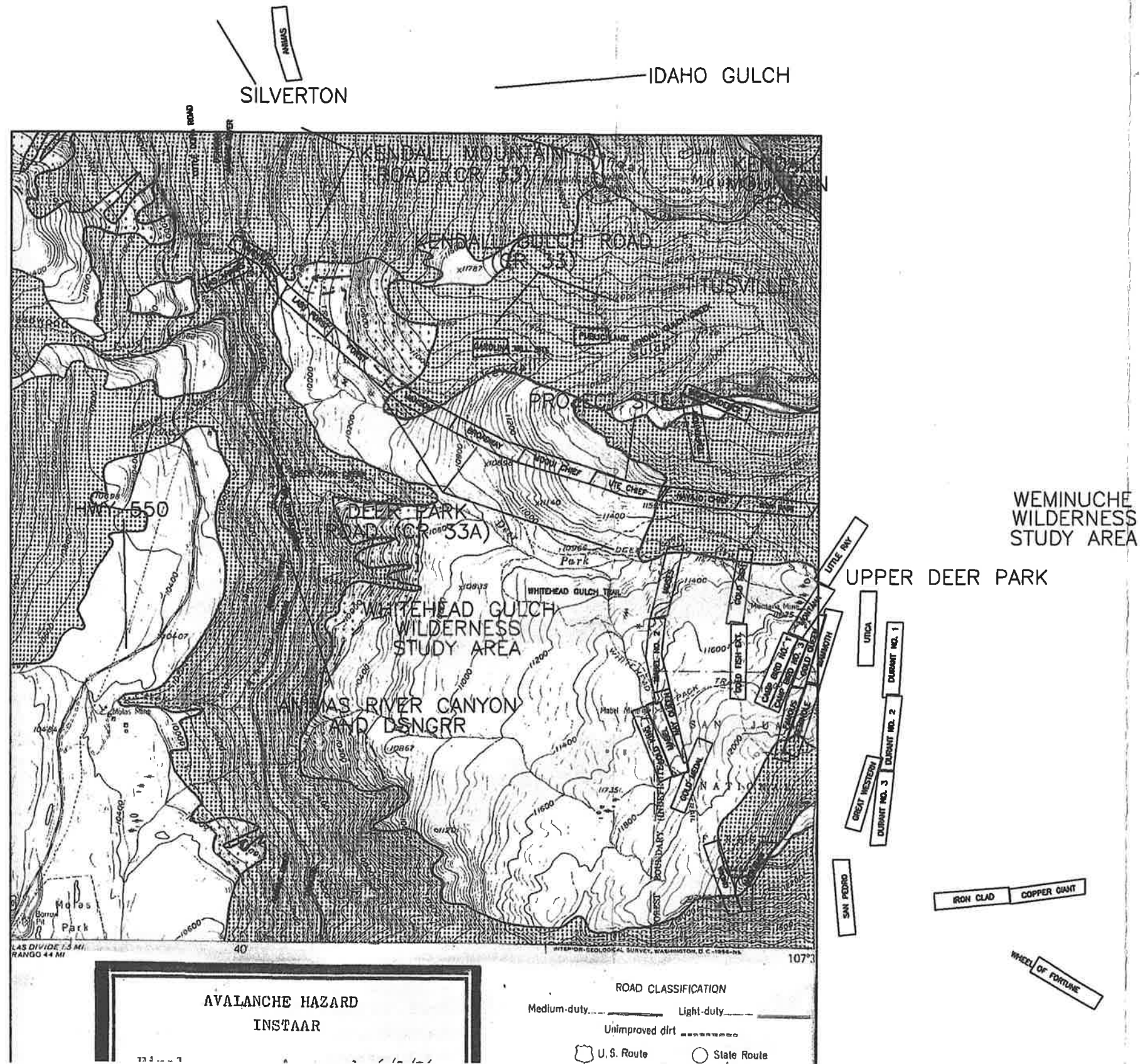
DEER PARK MINING CLAIMS ON USGS TOPO QUAD

PROPOSED BREED CABIN

UTE CHIEF LODGE, COUNTY ROAD 33A

SAN JUAN COUNTY, COLORADO

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 FORMERLY MACKIE ENGINEERING
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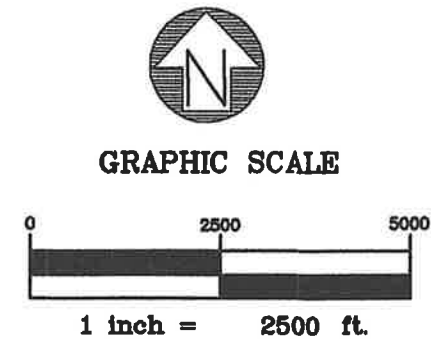
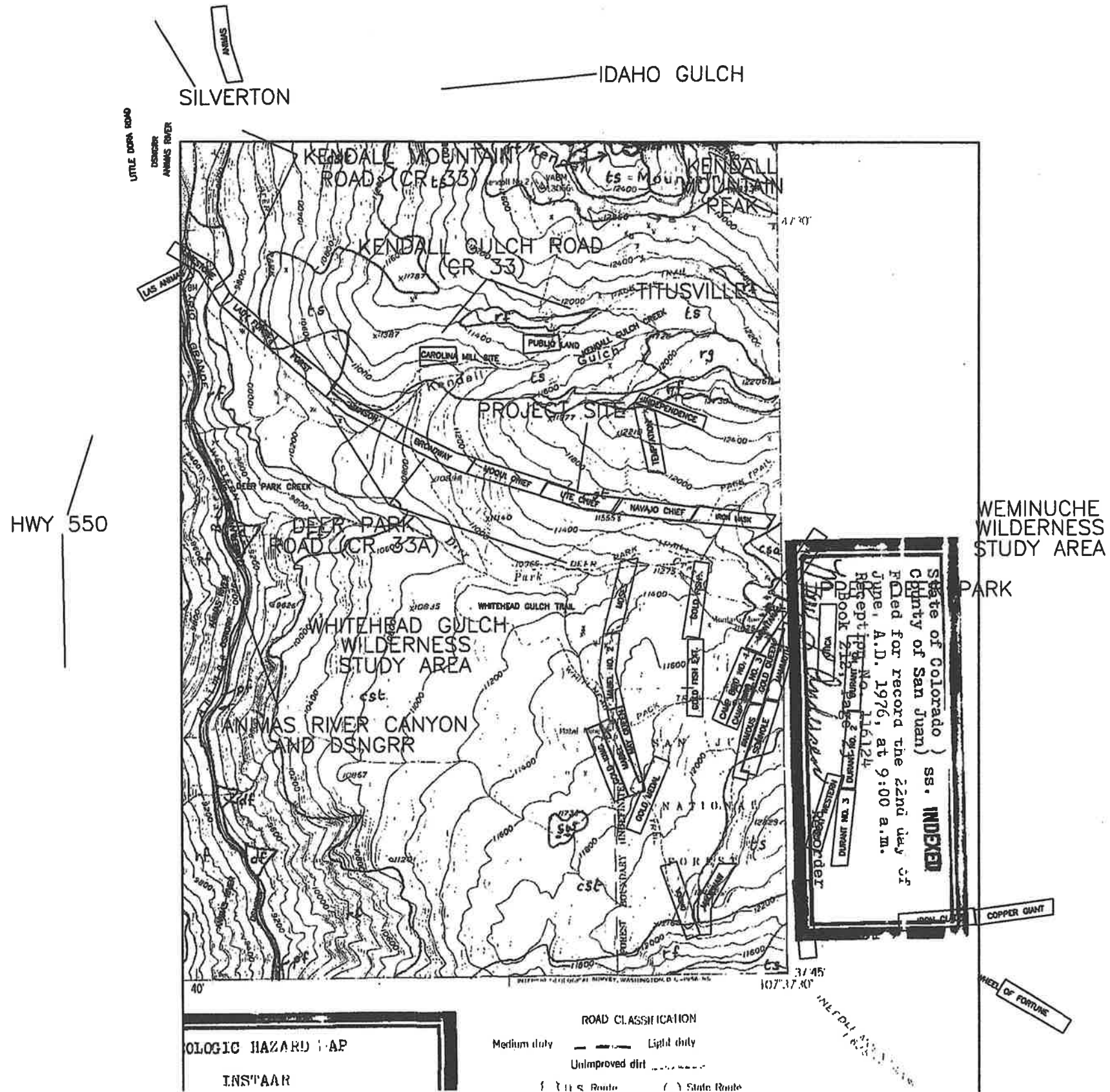


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DEER PARK MINING CLAIMS ON COUNTY AVALANCHE HAZARD MAP
 PROPOSED BREED CABIN
 UTE CHIEF LODGE, COUNTY ROAD 33A
 SAN JUAN COUNTY, COLORADO

DATE: APRIL 30, 2007
 DRAWN BY: LMM/LUA
 LAST REVISED: JUNE 19, 2025
 Dwg: 7-113/EM Ute Chief Imp Print Dwg.dwg
 LAYOUT/LNAME: CDMU AYT X 2

SHEET
 4



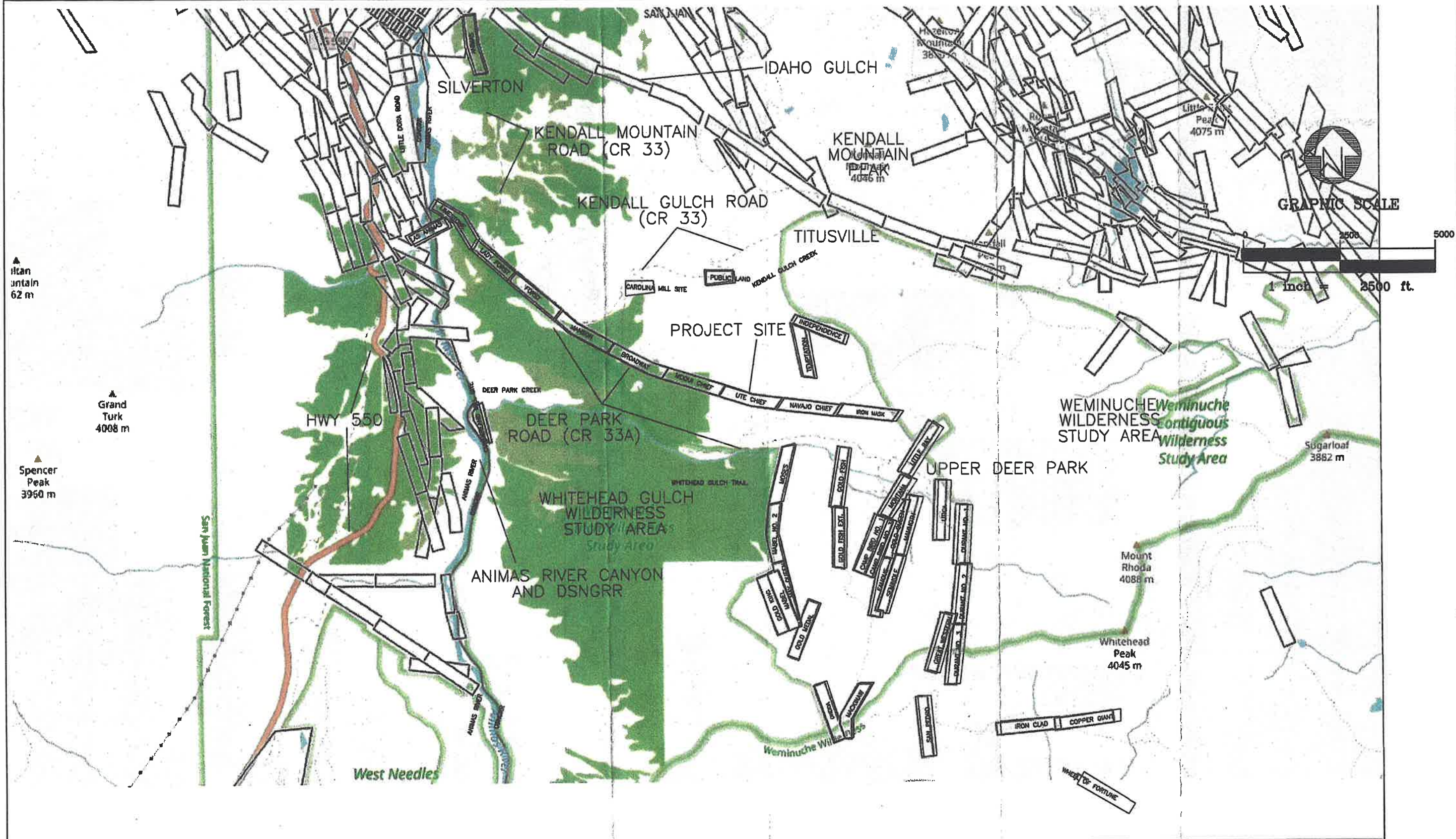
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*GRADING AND DRAINAGE
*CIVIL SITE DEVELOPMENT

DEER PARK MINING CLAIMS ON COUNTY GEOHAZARDS MAP
PROPOSED BREED CABIN
UTE CHIEF LODGE, COUNTY ROAD 33A
SAN JUAN COUNTY, COLORADO

DATE: APRIL 30, 2007
DRAWN BY: MM/LUA
LAST REVISED: JUNE 18, 2005
DNR: 7-13/08 Ute Chief Imp Print Design
LAYOUT/LUA: GUMU GEOHAZ X 2

SHEET
5



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 *SEPTICS *FOUNDATIONS
 *GRAVING AND DRAINAGE
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DEER PARK MINING CLAIMS ON COUNTY ASSESSOR MAP
 PROPOSED BREED CABIN
 UTE CHIEF LODGE, COUNTY ROAD 33A
 SAN JUAN COUNTY, COLORADO

DATE: APRIL 30, 2007
 DRAWN BY: MM/LUA
 LAST REVISED: JUNE 10, 2025
 DNR: 7-113/PM Ute Chief Imp Print Design
 LAYOUT/LUA: CUMU ASSESSOR MAP X 2

SHEET
 6

CUMULATIVE IMPACTS REPORT
Proposed Breed Cabin
Ute Chief Lode
Engineer Mountain, Inc.

4. Existing and Potential Development of Vicinity Properties

The County Regulations require that we include within this report a description of the existing and potential development in the Vicinity of the project site.

List of Criteria Used to Evaluate Development Potential of Properties

We have prepared a table listing in alphabetical order the 42 properties in the “relevant area” within the vicinity of the project site. The table includes the following property information and the criteria we used to provide a cursory evaluation of the existing and potential development of the properties.

- **Property Mining Claim Name**

The name of the mining claim according to the County Assessor files.

- **United States Mineral Survey (USMS) Number**

The USMS Number, which provides access into the BLM GLO website system, where most “original mineral survey plats” are available for review. We frequently need to utilize the BLM GLO website when preparing cumulative impacts reports, to figure out claim names, when several mining claims are grouped together under one Assessor Parcel Number, to determine overlapping claims, and for other site characteristics.

- **Ownership**

When a mining claim is co-owned by several parties as fractional Undivided Interest, or owned by a legal firm that manages formerly mined potentially contaminated land, then those types of ownership can affect how likely it is that a mining claim will end up being developed/sold.

- **Acreage**

The County requires a minimum of five acres; however, exemptions are sometimes granted for Mill Sites, which often only include approximately 4.9 acres.

- **Access**

Legal written access is required to build on a mining claim. Some mining claims have a County Road going through the claim, while others may have already obtained or may need to apply for a BLM access permit, and other mining claims need access by requesting access easement deeds from neighbors.

CUMULATIVE IMPACTS REPORT
Proposed Breed Cabin
Ute Chief Lodge
Engineer Mountain, Inc.

- **Tundra**

If a mining claim appears to be almost all above treeline, considered to be located in an area of alpine tundra, then it is very unlikely to gain approval for a County permit to build a future cabin, because the County Regulations now require screening to reduce visual impacts, and the County Regulations also prohibit or discourage development on the alpine tundra. A lack of existing evergreens on a mining claim initially indicates it is probably not “buildable” due to the current County screening requirements.

- **Mining Remediation Hazard (per Inventory of County Ordinance requiring CDPHE review)**

If a mining claim is listed on the Inventory, in the County’s Environmental Remediation Ordinance (which can be found on the County Assessor webpage), then that indicates there could be mining related hazards precluding development, or potentially blocking a sole proposed access road alignment, and a proposed cabin (and the associated roads/utilities) may or may not be approved by the CDPHE and County.

- **County Assessor Property Value**

The value of the property determined by the County Assessor can give a good initial indication of whether or not than particular mining claim might eventually be deemed by the County to be “buildable.”

- **Potential Hazards (such as Avalanche, Rockfall, Floodplain)**

Without the benefit of the site-specific expert studies that are required to apply to build on a mining claim, we have noted mining claims that appear be located entirely in avalanche zones (thus unlikely to be “buildable”), and mining claims that may be comprised of floodplain and creek, any natural hazards, geologic hazards such as rockfall, etc.

- **Cursory Evaluation of Reasons the Property Is/Is Not Likely to be “Buildable”**

Only the Board of County Commissioners can make a final determination if a mining claim is “buildable,” through the County Improvement Permit Application review process. However in this column we list reasons that we believe are factors whether or not a particular claim might eventually be deemed “buildable.”

- **Development Potential**

We have provided the likely overall outcome for the future use/potential development of each property, after considering the cursory evaluation of ownership, acreage, access, tundra, mining remediation hazards, Assessor property value, avalanche and natural hazards.

CUMULATIVE IMPACTS REPORT
Proposed Breed Cabin
Ute Chief Lode
Engineer Mountain, Inc.

Table of Vicinity Properties and cursory Evaluation of Development Potential

The table on the following page summarizes the cursory evaluation of site characteristics, and potential future development, of the mining claims within the relevant area in the Vicinity of the project site.

CURSORY EVALUATION				VICINITY OF THE PROJECT SITE		
#	PROPERTY	USMS NUMBER	OWNER	REASONS THE PROPERTY IS NOT BUILDABLE	DEVELOPMENT POTENTIAL *	PROPERTY
1	Animas Lode	1566	Colleen and George	Existing Cabin	Existing Brown Cabin	Animas Lode
2	Broadway Lode	18463	Michelle and Garriol	Sale	Existing Dooley Cabin	Broadway Lode
3	Camp Bird No. 1 Lode	19024	Peter Hackett		Unlikely To Be Buildable	Camp Bird No. 1 Lode
4	Camp Bird No. 3 Lode	19024	Peter Hackett		Unlikely To Be Buildable	Camp Bird No. 3 Lode
5	Carolina Mill Site	5569B	Anesi Mining Ventur	Proposed Cabin	Proposed Anesi Cabin	Carolina Mill Site
6	Copper Giant Lode	19824	The Wilderness Land	on Land Trust	Development Very Unlikely	Copper Giant Lode
7	Cumberland Mill Site	693B	Gary Bowman	Proposed Cabin	Proposed Bowman Cabin	Cumberland Mill Site
8	Durant No. 1 Lode	16928	Lloyd Hoyt	Tundra	Unlikely To Be Buildable	Durant No. 1 Lode
9	Durant No. 2 Lode	16928	Deborah Wheeler	Tundra	Unlikely To Be Buildable	Durant No. 2 Lode
10	Durant No. 3 Lode	16928	Boyle Family Trust	Tundra	Unlikely To Be Buildable	Durant No. 3 Lode
11	Famous Lode	17639	Peter Hackett	Tundra	Unlikely To Be Buildable	Famous Lode
12	Forst Lode	18463	Kendall Mountain Ho	Proposed Cabin/VR	Proposed Rex Cabin	Forst Lode
13	Gold Fish Lode	17063	DCJ Revocable Trust	Already Developed	Existing Jaramillo Cabin	Gold Fish Lode
14	Gold Fish Extension Lode	17063	DCJ Revocable Trust	Already To Be Sold	Possibly Buildable	Gold Fish Extension Lode
15	Gold King Lode	15998	Darlene Lightfoot	Development	Possibly Buildable	Gold King Lode
16	Gold Medal Lode	15475	Trent and Giselle Par	Tundra	Unlikely To Be Buildable	Gold Medal Lode
17	Gold Queen Lode	19354	Boyle Family Trust	Development	Possibly Buildable	Gold Queen Lode
18	Great Western Lode	2106	The Wilderness Land	Avalanche	Development Very Unlikely	Great Western Lode
19	Independence Lode	14383	Dale Hicks	Tundra	Probably Not Buildable	Independence Lode
20	Iron Clad Lode	8488	USA c/o San Juan N		Development Very Unlikely	Iron Clad Lode
21	Iron Mask Lode	18463	Merson Revocable T	Development	Unlikely To Be Buildable	Iron Mask Lode
22	Lady Forst Lode	18463	William Rogers	May Be Buildable	Possibly Buildable	Lady Forst Lode
23	Limestone Lode	18463	William Rogers	and the Animas River	Unlikely To Be Buildable	Limestone Lode
24	Little Ray Lode	11559	Alexander and Glory		Unlikely To Be Buildable	Little Ray Lode
25	Los Animas Lode	19587	Kenneth and Janet Pe	near DSNRR	Probably Not Buildable	Los Animas Lode
26	Mabell Lode	6652	Ellis Brock (1/4) and	sements, Tundra	Probably Not Buildable	Mabell Lode
27	Mabel No. 2 Lode	15999	Jon Massey	ements	Unlikely To Be Buildable	Mabel No. 2 Lode
28	Mackinaw Lode	12715	Estate of Charles Hu	Tundra	Probably Not Buildable	Mackinaw Lode
29	Mammoth Lode	16918	Messmore Kendall o	or Neighbor	Possibly Buildable	Mammoth Lode
30	Manson Lode	18463	Adam Rex (49%) and	avalanche	Probably Not Buildable	Manson Lode
31	May Queen Lode	11523	Andrew Van Der Ber	Tundra	Probably Not Buildable	May Queen Lode
32	Montana Lode	19354	Boyle Family Trust	Existing Old Structure	Existing Old Structure	Montana Lode
33	Moqui Chief Lode	18463	Sharon Lantz and Br	Appears Buildable	Likely Future Cabin	Moqui Chief Lode
34	Moses Lode	17408	Jon Massey	at for Proposed Dwy	Possible Future Cabin	Moses Lode
35	Navajo Chief Lode	18463	Merson Revocable T	eds Avalanche Study	Unlikely To Be Buildable	Navajo Chief Lode
36	Oneida Lode	12690	Estate of Charles Hu	Tundra	Probably Not Buildable	Oneida Lode
37	San Pedro Lode	19823	The Wilderness Land	on Land Trust	Development Very Unlikely	San Pedro Lode
38	Seminol Lode	16920	Messmore Kendall o	Tundra	Probably Not Buildable	Seminol Lode
39	Temptation Lode	14383	Dale Hicks	Tundra	Probably Not Buildable	Temptation Lode
40	Ute Chief Lode	18463	David Breed		Proposed Breed Cabin	Ute Chief Lode
41	Utica Lode	16921	Joseph and Patricia K	ing Cabins	2 Small Existing Cabins	Utica Lode
42	Wheel of Fortune Lode	2165	Snowbird LLC (Sha	on Whitehead Trail	Development Very Unlikely	Wheel of Fortune Lode

* PLEASE NOTE THAT ALMOST ALL OF THESE CLAIMS NEED A SURVEY. THIS SPREADSHEET IS ONLY AN ESTIMATE OF FUTURE DEVELOPMENT. IF YOU HAVE A CLAIM, PLEASE CONTACT ENGINEER MOUNTAIN INC. AT "engineer@eminc.com"

STIGATED AND MAY PREVENT ACCESS/DEVELOPMENT IN SOME AREAS. THIS INFORMATION IS FOR INFORMATION ONLY. YOU WOULD LIKE ADDITIONAL INFORMATION ABOUT ONE PARTICULAR MINING

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Summary of Development Potential of Properties in the Vicinity of the Project Site

The table on the preceding page lists the 42 properties included within the “relevant area” in the vicinity of the project site. Here is a summary of the cursory evaluation of the existing and potential development.

In summary, the vicinity has the following development potential:

- 5 Properties with Existing Cabins
- 3 Vacant Land with Recently Approved Proposed Cabins
- 3 Likely Future Cabins (Including the Project Site)
- 5 Possibly Buildable Claims
- 21 Probably Not Buildable, Unlikely to Be Buildable
- 5 Development Extremely Unlikely (Sold to USFS/Land Trust)

- 42 Total Vicinity Properties Evaluated (Including One Project Site).

Based on a cursory evaluation of the 42 properties in the Vicinity, we would foresee a total of approximately 6 proposed cabins being constructed in the future. One cabin is the Proposed Breed Cabin on the Project Site, 3 proposed cabins are already approved but not yet constructed, and there are an additional 2 mining claims that could be considered buildable for a future proposed cabin.

The County regulations (on page 2 of this report for your reference) state that “*the County shall consider all proposals in the context of all existing or potential uses of other properties in the vicinity of the proposed use.*”

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5. Evaluation of the Proposal Using the Criteria Listed in the County Regulations

The County regulations (included on pages 2 and 3 of this report) require the County to evaluate the "proposal" (the Proposed Breed cabin on the Ute Chief Lode) *"in the context of all existing or potential uses of other properties in the vicinity of the proposed use."*

The individual factors listed in the County regulations to be evaluated for the "proposal" (in the context of the existing and potential vicinity development) are the following:

- *if the proposal will have any adverse impact on public health, safety, morals or welfare*
- *if adequate potable water is available or can be developed to safely support the proposed use, including fire control and suppression*
- *if adequate sewage disposal can be provided to support the proposed use*
- *if the proposed use will have any adverse effect on public or private property in the vicinity*
- *if the proposed use will have any adverse effect on scenic values, historic sites or structures, air or water or environmental quality, wildlife (including habitat, food sources, migration routes, hunting, etc.), erosion or other geological condition*
- *if adequate road access exists or can be developed to ensure access appropriate to the use, including access for emergency services*
- *if adequate utilities are or can be made available for the proposed use, unless deemed unnecessary or not practical*
- *if adequate emergency services exist to serve the proposed use, unless deemed unnecessary or not practical*
- *if there are natural hazards which may adversely affect the site or the proposed use of the site*

The County regulations state that

An ...Improvement Permit must be issued by the County when the County finds that the applicant has sustained the burden of proof that the proposed development, activity or use, including best management practices, if any, does not present or create an adverse effect to the resources sought to be protected or utilized...

This section of the report includes evaluation of the above listed criteria.

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Impact of the Proposal on Public Health, Safety, Morals, and Welfare

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if the proposal will have any adverse impact on public health, safety, morals or welfare.

The “proposal” is the Proposed Breed Cabin on the Ute Chief Lode. The overall impacts to public health, safety, morals and welfare which could be caused by approval of this project are expected to be negligible. The septic system for the proposed cabin will be designed in accordance with the State and local regulations, so the overall impact of the septic system on the public health and safety will be negligible. There will be one woodstove in the proposed cabin, so the overall impact to public health and safety will be negligible. There will be very little traffic generated by the owner of the proposed cabin, so the overall impact to public health and safety will be negligible. The proposed cabin if approved could generate some local jobs, and an increase in sales tax and County taxes, which could positively affect the public welfare. We believe that all activities and uses do have an impact or effects. For example a person who drives up a County Road affects air quality from vehicle emissions, and could potentially cause a public health and safety traffic hazard impact. Likewise, every person uses resources such as water and sewer, which means all of us cause some sort of an impact, and when examined cumulatively, could cause a public health impact. For the purposes of the County review process, we believe the County should take into account if the project is modest and reasonable, and if the Applicant has taken steps to minimize all the impacts which are possible to control. Overall, this project is expected to have a negligible impact on public health, safety, morals, and welfare, and the Applicant’s proposal includes all available methods to minimize the impacts.

Adequate Water

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

... if adequate potable water is available or can be developed to safely support the proposed use, including fire control and suppression

The “proposal” includes utilizing a nearby creek to obtain and place water in a cistern to be located uphill of the proposed cabin. The creek water should be tested for potability, and although it is anticipated to be potable, it could be treated or boiled if necessary. The creek is located near the proposed cabin. If the nearby creek is found to run dry periodically throughout the year, hauling water, to be placed into a secondary cistern, will provide adequate potable water for the proposed cabin. The on-site creek and two cisterns of water would likely provide enough

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water for fire-suppression needs. Overall, it appears that there is *adequate potable water to safely support the proposed use.*

Adequate Sewage Disposal

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if adequate sewage disposal can be provided to support the proposed use.

The proposal includes a proposed "engineered" septic system, including a below-grade septic leachfield. The leachfield will include infiltrators. The subsurface conditions are anticipated to consist of sandy gravel soils typical of the area. The site conditions on the project site indicate that a septic system will be feasible at the site. The smallest septic system design possible, according to the San Juan County Public Health Department septic system regulations, is basically designed for a minimum of six people year round full time occupancy (and requires use of a higher rate of water consumption than what is typically used at off-grid, backcountry mining claim cabin sites (for example, without extra appliances, washing machines, dishwashers, garbage disposals). The proposed leachfield area can meet setbacks from structures, creeks, drainages, etc., and the property contains greater than the minimum required one acre needed to meet the State and San Juan County Public Health Department regulations. Overall, it appears that *adequate sewage disposal can be provided to support the proposed use.*

Effect of the Proposal on Public or Private Property in the Vicinity

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if the proposed use will have any adverse effect on public or private property in the vicinity.

The section of the County regulations requires us to consider if this project will have any adverse impact on public or private property. The cabin is not expected to be visible from the nearby County road system, which could have been considered an impact to the nearby public and private land. The Applicant has selected the least visible location, orientation, and structural design in order to minimize that impact. The selected building location is naturally screened from view by trees that are on average taller than the proposed structure. Overall, we believe that the project is modest and the overall impacts are minimal to the nearby public and private lands.

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Effect of the Proposal on Scenic Values, Historic Sites and Structures

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if the proposed use will have any adverse effect on scenic values, historic sites or structures, ...

The proposed cabin is not expected to be visible from the nearby County Road system. The Applicant has selected the least visible location for the proposed structure, using the area of on-site existing vegetation to minimize any visual scenic impact. There are no known historic sites or structures on the property. Overall the impact to scenic values, historic sites and structures is expected to be minimal.

Effect of the Proposal on Air, Water and Environmental Quality

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if the proposed use will have any adverse effect on ... air or water or environmental quality, ...

The proposal includes one woodstove, which could affect air quality. The impact to air quality is expected to be minimal. Water is to be collected from a nearby creek, and if that ever runs dry seasonally or temporarily, water can be hauled to the site. The effects to water quality due to the project water usage are expected to be negligible. The proposed septic system will meet all State and local regulations including acreage and setbacks from waterways. Therefore the effects due to the septic system are expected to be negligible. The vehicle used to transport the Applicant to the site will create some vehicle emissions, which could affect air quality, but those effects are anticipated to be negligible. Overall, the impacts of the proposal to the air, water, and environmental quality are expected to be minimal.

Effect of the Proposal on Wildlife, Erosion, and Geological Conditions

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if the proposed use will have any adverse effect on ... wildlife (including habitat, food sources, migration routes, hunting, etc.), erosion or other geological condition.

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It is our belief that all activities and uses by everyone have some sort of impact. The effects of this project, however, on wildlife, hunting, migration routes, habitat, and animal food sources are expected to be minimal. There may be a little less wildlife usage where the cabin is to be built, for small animals and birds in the area. There is only minimal proposed tree clearing anticipated for this project, which is expected to keep any effects on wildlife to a minimum. Erosion is not expected, as the driveway is existing, and the building envelope lies on the edge of a natural clearing. There is no known geologic condition at or near the site which will be negatively affected by approval of this project.

Adequate Road Access

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if adequate road access exists or can be developed to ensure access appropriate to the use, including access for emergency services.

An existing driveway provides access to the project site from County Road 33A. Overall, it appears that *adequate road access exists to ensure access appropriate to the use.*

Adequate Utilities

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if adequate utilities are or can be made available for the proposed use, unless deemed unnecessary or not practical.

Utilities at the project site are proposed to consist of the following:

- propane for cooking using portable tanks, which is typical for a San Juan County cabin;
- cell phone service, with no landline proposed at this time;
- Solar with battery storage is proposed to provide electricity for the proposed cabin;
- a generator may be on site, for use by the cabin contractor during construction of the cabin; however, the generator is likely to be removed from the site after construction;
- water will be collected from a nearby creek, and in the event that the water source is seasonal or temporarily runs dry, water can be hauled to the site to be placed within the proposed secondary cistern located near the cabin;
- Septic service is to consist of a septic system leachfield designed by an engineer in accordance with San Juan County Public Health Department regulations.

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Overall, it appears that *adequate utilities are... available for the proposed use.*

Adequate Emergency Services

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if adequate emergency services exist to serve the proposed use, unless deemed unnecessary or not practical.

The proposed cabin usage at this time is to be during summer; however, all seasons must be considered. We believe that the fire and emergency services vehicles can directly access the cabin during summer and fall. The site is close to Silverton, when compared to most County properties. During the winter, vehicular access to the site is limited to snow machines (such as snowmobiles/snowcats). All owners here should be aware that "emergency services may or may not be available in a timely manner and sometimes not at all." The County typically includes a statement to that effect within the list of "conditions of approval" for all Improvement Permits. Therefore, we would recommend that the Applicant, like all County homeowners here, should plan ahead to rely heavily upon their own fire suppression system. That could include the following: plenty of fire extinguishers, a reliable water system (with a way to deliver the water to a potential fire zone such as buckets and hoses), a safe heating source with a woodstove that exceeds clearances, avoiding oil lamps and candles, locating woodpiles, propane tanks, and other combustibles away from structures, and proper disposal of any hot ashes and cigarettes in a metal container. Additionally we recommend that all homeowners follow the guidelines required in the County regulations for safe Firewise practices including having a clear defensible space around cabins. This project site has the following features which reduce the overall potential for fire hazard: a relatively low amount of vegetation, an nearby waterway (an unnamed creek that flows to the Animas River) very close to the cabin, and proposed low occupancy. In the winter, access to this site would require use of snowmobiles or snowcats for direct access to the cabin structure, for example to evacuate an injured person from inside the cabin. Winter access for some emergency purposes would be by snowmobile, or other non-vehicular access (pedestrian, skis, snowcat, helicopter) because County Roads 33 and 33A are not plowed. Overall we believe that the access for emergency services can probably be considered adequate for the proposed use.

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Natural Hazards

The County regulations require that you consider the following:

...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...

...if there are natural hazards which may adversely affect the site or the proposed use of the site.

There are no known natural hazards at the site which prevent development of the project site. The County avalanche hazard map indicated that the site is not in an area of potential avalanche hazard. Further, the County Geohazards Map shows that the site appears to be in an area of "CST," representing Colluvial Slope (talus or tertiary), which is the same geohazard designation for the majority of the County, and is the typical designation at most mining claim building envelopes, and typically does not trigger further geohazard study. Therefore, overall, there appear to be no natural hazards at the ten-acre site to preclude development or adversely affect the proposed use of the site.

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6. Summary

This is a Cumulative Impacts Report for the proposed Breed Cabin, located on the Ute Chief Lode, accessed via County Road 33A, in Deer Park, near Silverton, in San Juan County, Colorado.

The Sketch Plan for a San Juan County Improvement Permit Application was submitted to the County on August 28, 2024. An Improvement Permit is required in order to use a mining claim for residential use. The Planning Commission reviewed the Sketch Plan for this project September 17, 2024. They “recommended approval with conditions” of the Sketch Plan for this project. The Board of County Commissioners conditionally approved the Sketch Plan in October 2024. They included a condition of approval that a cumulative impacts report should be prepared for this project.

County Zoning and Land Use Regulations Section 4-103 requires that all proposals be reviewed *...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...*

The properties in the vicinity of the project site have been evaluated for development potential. We evaluated 42 properties near and including the project site. Our evaluation was cursory based on Assessor information, aerial satellite imagery, and overlaying maps. Closer evaluation of an individual property including a survey could produce different results. We found that four nearby properties have existing cabins, three properties are vacant but approved for residential use, three additional properties are likely to be developed (including the project site), five properties might be found to be buildable upon further study, and the remaining 26 are very unlikely to be built upon (generally due to apparent insurmountable multiple issues, or being placed into conservation through USFS/a Land Trust). Development criteria considered included access, avalanche zones, acreage, ownership, and other site characteristics. In summary we would anticipate that perhaps six proposed cabins are likely to be constructed in the future (three already recently approved, and three likely to be approved), one of which would be the Proposed Breed Cabin on the Ute Chief Lode (the project site). The majority of the closest vacant parcels near the project site appear unlikely to ever be developed, mostly due to a combination of significant issues/conservation.

We then evaluated the Proposal using the factors listed in the County regulations, which are to be considered *...in the context of all existing or potential uses of other properties in the vicinity of the proposed use...* These factors included impacts of the proposal to: public health, safety, morals, and welfare, public and private properties, scenic values, historic sites and structures, air, water, and environmental quality; adequate site access, water, sewer, utilities, and emergency services; and presence of natural hazards - when considered in the context of nearby existing and potential development. Overall, although we believe that all uses and activities of any kind cause some impact, it appears that the proposal has been carefully designed by the Applicant to create as little as possible impact on the public health, safety, and welfare, and the adjacent public/private lands in the area.

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The County regulations state that

An ...Improvement Permit must be issued by the County when the County finds that the applicant has sustained the burden of proof that the proposed development, activity or use, including best management practices, if any, does not present or create an adverse effect to the resources sought to be protected or utilized...

We believe that the overall impact that could be caused by this project is relatively minimal, that the Applicant *has sustained the burden of proof* that the impacts will be minimized, and that efforts have been taken to limit any impacts to the area resources. We request that the Preliminary-Final Plan for the proposed Breed Cabin on the Ute Chief Lode be conditionally approved by the County, in accordance with the San Juan County Zoning and Land Use Regulations Section 4-103.

Thank you for considering this County Improvement Permit Application for the Propose Breed Cabin on the Ute Chief Lode in Deer Park. Please contact Engineer Mountain, Inc. at (970) 387-0500, or the Applicant David Breed at (603) 738-7161, if you have any questions.