

RECEIVED
6/3/22 ama

May 23, 2022

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

Subject: Application for Improvement Permit – Sketch Plan Review

Proposed Stalzer Cabin located at TBD County Road 23, Forest Queen No. 9 Lode, MS 18843, near Maggie Gulch, San Juan County, Colorado.

Ms. Lisa Adair and Commissioners,

This submittal has been prepared to describe the proposed improvements on Forest Queen No. 9 Lode, owned by Steve and Melanie Stalzer.

The attached documents have been prepared for a San Juan County Application for Improvement Permit as a "Sketch Plan Review". The Applicant requests review of this project by the Planning Commission at their meeting on June 21, 2022, and to consider approval contingent upon receiving a favorable geotechnical report for the proposed structure location.

The proposed improvements consist of a 1,200 SF cabin, detached garage, and associated utility improvements, all of which can be accessed by an existing driveway off Conundrum Road.

Thank you for your consideration of this application for improvements. Please contact Mountain Grain, LLC if you have any questions.

Sincerely,



Christopher M. Clemmons
Mountain Grain, LLC

Application for Improvement Permit

Sketch Plan Submittal

Stalzer Cabin + Garage

TBD County Road 23, Maggie Gulch
Forest Queen No. 9 Lode
San Juan County, Colorado



Applicant:

Steve and Melanie Stalzer
705 Amherst Rd
Gypsum, CO 81637
(970) 471-4582

Prepared By:

Mountain Grain, LLC
801 Florida Rd Ste 12
Durango, Colorado 81301
(970) 515-7882

Contractor:

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

Table of Contents

1. San Juan County Application for Improvement Permit
2. Warranty Deed
3. Survey Plat
4. Maps of Adjacent Landowners
5. List of Adjacent Landowners
6. Project Narrative
7. Project Plans
 - a) Vicinity Map
 - b) Sketch Plan with County Avalanche Map
 - c) Sketch Plan with County Geohazards Map
 - d) Sketch Plan with Topography
 - e) Sketch Plan with Aerial Image
 - f) Enlarged Site Plan
 - g) Draft Floor Plans
8. Septic System Permit and Engineered Design
9. Well Permit
10. San Juan Basin Public Health – Forest Queen Neighbor Water Quality Tests
11. San Juan County Relationship to County Road and State Highway Systems Form
12. Scenic Quality Report

San Juan County, Colorado

Application for Improvement Permit

		APPROVAL CHECKLIST		Initial	Date
Applicant	Name	Steve & Melanie Stalzer			
	Address	705 Amherst Rd Gypsum, CO 81637 (970) 471-4582 Phone			
Owner	Name	Same			
	Address				
	Phone				
Contractor	Name	9318 Contracting LLC - Brian Anderson			
	Address				
	Phone				
Legal Description of Property:		Road System Relationship			
Forest Queen # 9 USMS No. 18843 Township 42N, Range 6W, Section 31		Zoning Compatibility			
		State Mining Permit			
		Owner Notification			
		Avalanche Hazard			
		Geologic Hazard			
		Floodplain Hazard			
		Wildfire Hazard			
		Mineral Resource Impact			
		Wildlife Impact			
		Historic Site Impact			
Nature of Improvement Planned:		Watershed Gearance			
Proposed single-family cabin, detached garage and associated site and utility improvements.					
		County Building Inspector			
		Building Permit			
		State Electrical Inspector			
		Electrical Permit			
		San Juan Basin Health Unit			
		Sewage Disposal: Test			
Design					
Date Application Requested					Central Sewage Collection
Date Submitted for Permit					State Division of Water Resources
Date Permit Issued					Adequate Water Source
Date Permit Denied					Well Permit
Reason for Denial		Central Water Distribution			
		U.S. Forest Service/BLM			
		Access Approval			
		State Division of Highways			
Receipt		FEE PAYMENT		Driveway Permit	
	Application	Amount	Date		
	Building Permit				
	Subdivision/PUD				Subdivision Variance
	Hearing Notice				Subdivision Approval
					PUD Approval

SPECIAL WARRANTY DEED

THIS DEED, Made this 14th Day of October, 2021

State Documentary Fee
\$18.50 10-14-2021

Between STEPHEN D. LAPPIN

of the County of Mesa and State of Colorado, grantor

and STEVE STALZER and MELANIE STALZER

whose legal address is P O Box 92, Vail, CO 81658

of the County of Eagle and State of Colorado, grantee

State Document Fee

Date: 10/14/2021

\$ 18.50

WITNESSETH, That the grantor for and in consideration of the sum of
-----TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION-----
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents
does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, not in tenancy in common but in
joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of San Juan and
State of Colorado described as follows

FOREST QUEEN NO. 9 Lode Mining Claim, U.S. Mineral Survey No. 18843, Eureka Mining District,
San Juan County, Colorado.

LESS AND EXCEPT any portion of the above named mining claim, within overlapping senior mining
claims whether excepted or not in the patent for the above described Forest Queen No. 9 Lode Mining
Claim.

As known by street and number as: 9 Forest Queen, Conundrum Drive
Silverton, CO 81433

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the
grantee, their heirs and assigns forever. The grantor, for himself, his heirs, personal representatives, successors does covenant,
and agree that the grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and
peaceable possession of the grantee, their heirs and assigns, against all and every person or persons lawfully claiming the whole
or any part thereof, by, through or under the grantor, except: 2021 taxes due and payable in the year 2022.
Subject to Statutory Exceptions as defined in CRS § 38-30-113(5).

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

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

Stephen D. Lappin
STEPHEN D. LAPPIN

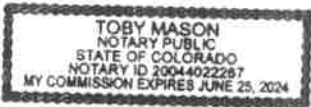
STATE OF COLORADO
COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 14th Day of October, 2021

By: STEPHEN D. LAPPIN

My commission expires: 6/25/2024

Witness my hand and official seal
Toby Mason
Notary Public



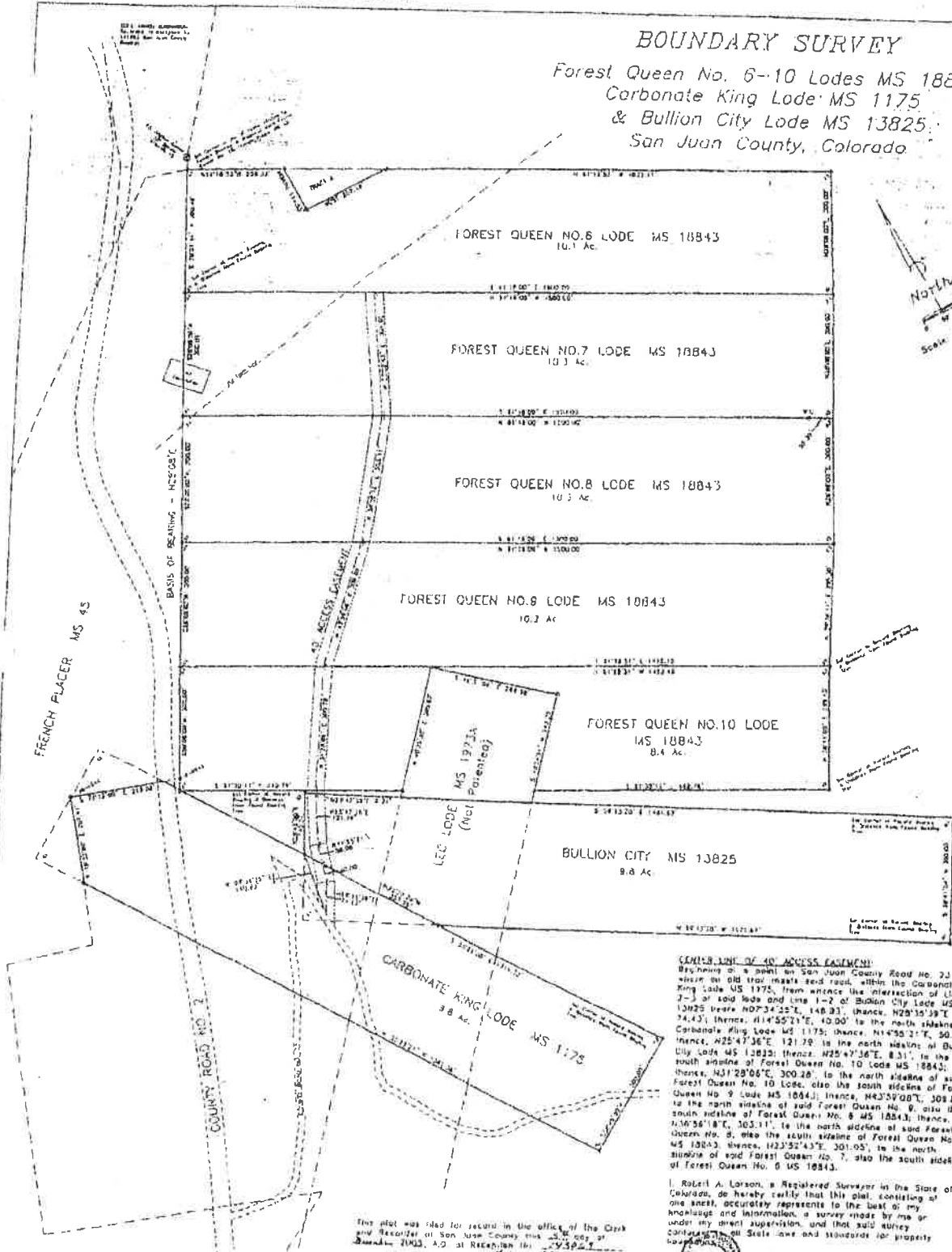
SPECIAL WARRANTY DEED (To Joint Tenants)



SJ22104604E

BOUNDARY SURVEY

Forest Queen No. 6-10 Lodes MS 18843,
Carbonate King Lode MS 1175
& Bullion City Lode MS 13825
San Juan County, Colorado



CENTERS LINE OF 40' ACCESS EASEMENT:
Beginning at a point on San Juan County Road No. 22
bearing S 81° 12' 00" E, 100.00', within the Carbonate
King Lode MS 1175, from entrance the intersection of Line
7-3 of said lode and line 1-2 of Bullion City Lode MS
13825 bears N 07° 34' 35" E, 148.83', thence, N 28° 15' 39" E
24.43', thence, N 14° 55' 21" E, 40.00' to the north sideline of
Carbonate King Lode MS 1175; thence, N 15° 55' 21" E, 50.00';
thence, N 25° 47' 36" E, 121.79', to the north sideline of Bullion
City Lode MS 13825; thence, N 25° 47' 36" E, 8.31', to the
south sideline of Forest Queen No. 10 Lode MS 18843;
thence, S 21° 28' 08" E, 300.28', to the north sideline of said
Forest Queen No. 10 Lode, also the south sideline of Forest
Queen No. 9 Lode MS 18843; thence, N 42° 59' 00" E, 308.85',
to the north sideline of said Forest Queen No. 9, also the
south sideline of Forest Queen No. 8 MS 18843; thence,
N 50° 55' 18" E, 303.11', to the north sideline of said Forest
Queen No. 8, also the south sideline of Forest Queen No. 7
MS 18843; thence, N 23° 52' 43" E, 301.05', to the north
sideline of said Forest Queen No. 7, also the south sideline
of Forest Queen No. 6 MS 18843.

I, Robert A. Larson, a Registered Surveyor in the State
of Colorado, do hereby certify that this plat, consisting of
one sheet, accurately represents to the best of my
knowledge and information, a survey made by me or
under my direct supervision, and that said survey
conforms to all State laws and standards for property
boundary surveys.

This plat was filed for record in the office of the Clerk
and Recorder of San Juan County this 25th day of
December 2003, A.D. at Record No. 203021

BASIS OF PLACING:
The boundary between Corner No. 9 of French Placer MS
101, defined by a corner & cap, LS 11160, and Corner No.
10 of said Placer, defined by the Original Corner, a 20"
spruce, is assumed to be HORIZONTAL, as determined by a
GPS survey of said monuments.

- LEGEND**
- Set 75 Mahar and 2" Survey Cap - LS 11160
 - Set 76 Mahar and 2" Survey Cap - LS 11160
 - (A) Record Bearing and Distance
 - (M) Measured Bearing and Distance

PLS 31160 Units

Kevin Gearick
Patented Mining Claims
Silverton, Colorado 81433

MINING CLAIMS
MINING CLAIMS
MINING CLAIMS

MINING CLAIMS
MINING CLAIMS
MINING CLAIMS

Map of Adjacent Landowners within 1,500 ft



List of Adjacent Landowners within 1,500 ft

Andres, John & Annette
7996 Peter Hoover Rd
New Albany, OH 43054-8553

Barger, Jerry & Melanie
PO Box 621
Silverton, CO 81433-0621

Metz Revocable Living Trust
21 Road 2358
Aztec, NM 87410-9316

High, Andrew; Saville, Brett
500 E 4th Ave
Durango, CO 81301-5613

Scherer, Jay & Janet
148 Forrest Oaks Dr
Gun Barrel City, TX 75156-3522

San Juan Mountain Properties LLC;
c/o Sandra Ippolite
7592 Aguila Dr
Sarasota, FL 34240-1471

Baker, Carl & Anne
c/o Diane Baker
23111 Kings Ln
Shell Knob, MO 65747-7564

Jepson, Joseph; Meadows, Cheryl
PO Box 729
Silverton, CO 81433-0729

Dr Builders LLC
721 Pike Dr
Pagosa Springs, CO 81147-9008

Project Narrative

Applicant Name and Address:

Steve and Melanie Stalzer
705 Amherst Rd
Gypsum, CO 81637
(970) 471-4582

Project Location:

TBD County Road 23, Maggie Gulch
Forest Queen No. 9 Lode
San Juan County, Colorado

Legal Description

Forest Queen No. 9 Lode MS #18843, Township 42 North, Range 6 West, Section 31 of the New Mexico Principle Meridian, San Juan County, Colorado.

Proposed Development:

1,200 SF cabin, detached garage with office loft, carport, gravel driveway extension, water well, septic system, and associated site and utility improvements.

Zoning:

Mountain Zoning District

Acreage:

10.33 acres

Water Service:

The Applicant plans to construct a new well near the northeast corner of the building envelope as shown on the included site plan. The proposed well is approved for an ordinary household use with one to three single-family dwellings, as well as use for home garden/lawn irrigation up to 1-acre, and domestic animal watering. The proposed well will be constructed by a Colorado licensed well driller in accordance with the Colorado Division of Water Resources regulations. The permit has been issued and is included with this application.

Due to concerns regarding water quality in the area, the Applicant obtained previous well water test results performed by San Juan Basin Public Health from two adjacent Forest Queen neighbors. These test results have been included in this application for reference. The Applicant will install any necessary water filters once the water quality at the property is determined by San Juan Basin Public Health.

Sewer Service:

An onsite septic system is proposed for the cabin and will be located south of the cabin as shown on the included site plan. The septic permit has been issued by San Juan Basin Public Health and the system has been engineered by a Colorado licensed professional engineer in accordance with San Juan Basin Public Health regulations. The septic permit and septic design are included with this application submittal.

Power:

The Applicant plans to tie into existing power located along Conundrum Road west of the proposed cabin. The new service from Conundrum Road will be an underground service line. A 1000-gallon propane tank is also proposed for year-round hydronic heating in the cabin. The proposed location of the tank is shown on the site plan included with this application.

Phone:

The Applicant does not plan to install any phone service at this property.

Access from County Roads:

The property is accessed by Conundrum Road which provides access to Forest Queen properties No. 6-10. This existing road originates from County Road 23, or Maggie Gulch Road. The intersection of Conundrum Road and CR 23 is approximately one-quarter mile from County Road 2. The proposed cabin will be accessed by an existing driveway off Conundrum Road as shown in the site plan.

Heating:

Propane powered in-floor hydronic radiant heat system will be used as the primary source of heat for the cabin. A wood burning stove and isolated electric heating units will be used as supplemental heating where necessary. The garage will be unconditioned, but the conditioned loft above will be heated with an electric heating unit.

Exterior Lighting:

Exterior lighting will be incorporated near all entry points and deck spaces for safe egress in, out and around the exterior spaces of the cabin and detached garage. All exterior lighting will be in conformance with the San Juan County Dark Sky requirements.

Solid Waste Management:

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

Landscaping:

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

Surveying:

A boundary survey for this lot was prepared by Bob Larson PLS of Monadnock Mineral Service. A copy of this survey is included with this application submittal.

Subsurface Conditions:

Subsurface conditions will be tested and recorded by Trautner Geotech LLC once conditions permit a site visit. The finalized report can be supplied to the County if requested. The final design for the proposed cabin and garage foundations will take into consideration the characteristics of the soils, slopes and potential geological hazards in a manner intended to protect the health, safety and welfare of users in the area.

Building Envelope and Siting:

The proposed project site and building envelope will be located on the east side of Conundrum Road near the existing driveway, as shown on the included site plan. The siting best utilizes the natural topography and the least vegetated area which requires less disturbance to the site.

County Avalanche Map:

The Sketch Plan for this project has been overlaid onto the County Avalanche Map, which is included with this application submittal for review. According to the County Avalanche Map, the building envelope does not appear to be within a potential avalanche area. The eastern portion of the lot is within a potential avalanche area according to the County Avalanche Map, however no clear signs of avalanche activity are present.

County Geohazards Map:

The Sketch Plan for this project has been overlaid onto the County Geohazards Map, which is included with this application submittal for review. According to the County Geohazards Map, the proposed building appears to be in an area of colluvial slopes, specifically thick colluvial overburdens (cst), defined as an area of thick colluvial or glacial accumulations, generally thicker than 2 meters. Those areas categorized as "cst" are regarded as potentially unstable. Slumps created from road cuts can provide a good indication of the stability of the area. The eastern portion of the lot contains an area of talus slopes (ts), which is described as an area of active deposition of material from rockfall and debris flow. The building envelope is far outside the area of "ts".

The proposed foundation for the cabin and garage will follow all excavation and foundation design recommendations outlined by the geotechnical engineer for the specific soils found at the building site.

Foundation:

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

Elevation at Structure:

The floor elevation of the proposed cabin is approximately 10,001 feet and the garage 9,999 feet, both of which are below 11,000 feet, where the County has limits on cabin square footage.

Cabin and Garage Size and Height:

The cabin will be one story and will be approximately 26'x47' with a 450 SF deck. The detached garage will be approximately 24'x22', with a 280 SF office loft and a 10'x22' carport on the south wall. The overall footprint of the cabin is rectangular with an L-shaped deck on the west and south sides. Both the cabin and detached garage have a 12:12 sloped gable roof, and the carport and covered deck/walkways will have a 4:12 shed roof. The conditioned home area will be approximately 1,220 SF and the garage will be 530 SF.

The maximum height of the cabin, which is measured from the lowest adjacent native grade up to the peak of the 12:12 roof, is approximately 27'-0", which is below the County height limit of 35 feet. The maximum height of the detached garage measured from the lowest adjacent native grade up to the peak of the 12:12 roof is approximately 23'-0".

Building Plans:

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

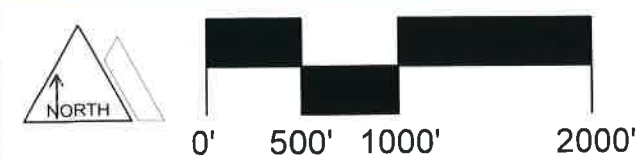
Cabin Style:

The simple form and material selection most reflect the mountain contemporary style, with a focus on the surrounding views to the west and south by having ample glazing and deck area.

Building Materials:

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

- Brown/grey faux barnwood siding and soffit
- Black vertical corrugated wainscot (3 to 4 feet high)
- Black corrugated roof with matching trim
- Black window sashes and frames
- Black metal railing at decks



**MOUNTAIN
grain**
ARCHITECTURE
DURANGO, CO 81301
970 | 515 | 7882
info@mlngrain.com
mlngrain.com

PROJECT #:	21-17
ASSESSOR'S PARCEL #:	47730310050041

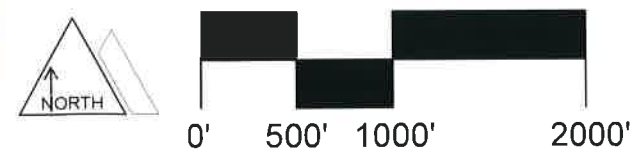
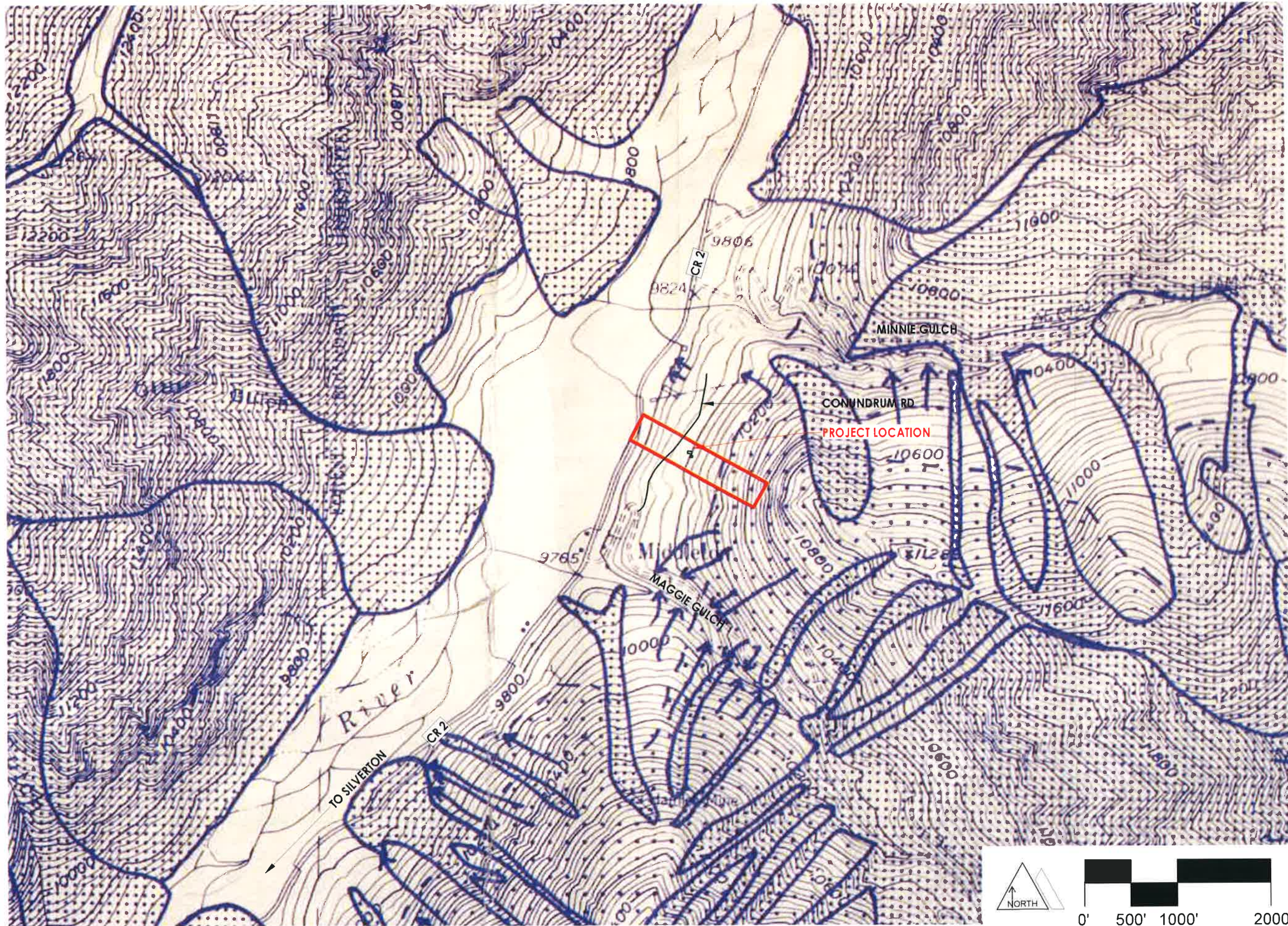
NEW CONSTRUCTION OF:	THE STALZER CABIN
	FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433

SHEET TITLE:	VICINITY MAP
--------------	--------------

SHEET #:	A
----------	---

SCALE:	1" = 1000'
--------	------------

FOR IMPROVEMENT PERMIT | 05.18.2022



MOUNTAIN grain
ARCHITECTURE
DURANGO, CO 81301
970.515.17882
info@mlngrain.com
mlngrain.com

PROJECT #:	21-17
ASSESSOR'S PARCEL #:	47730310050041

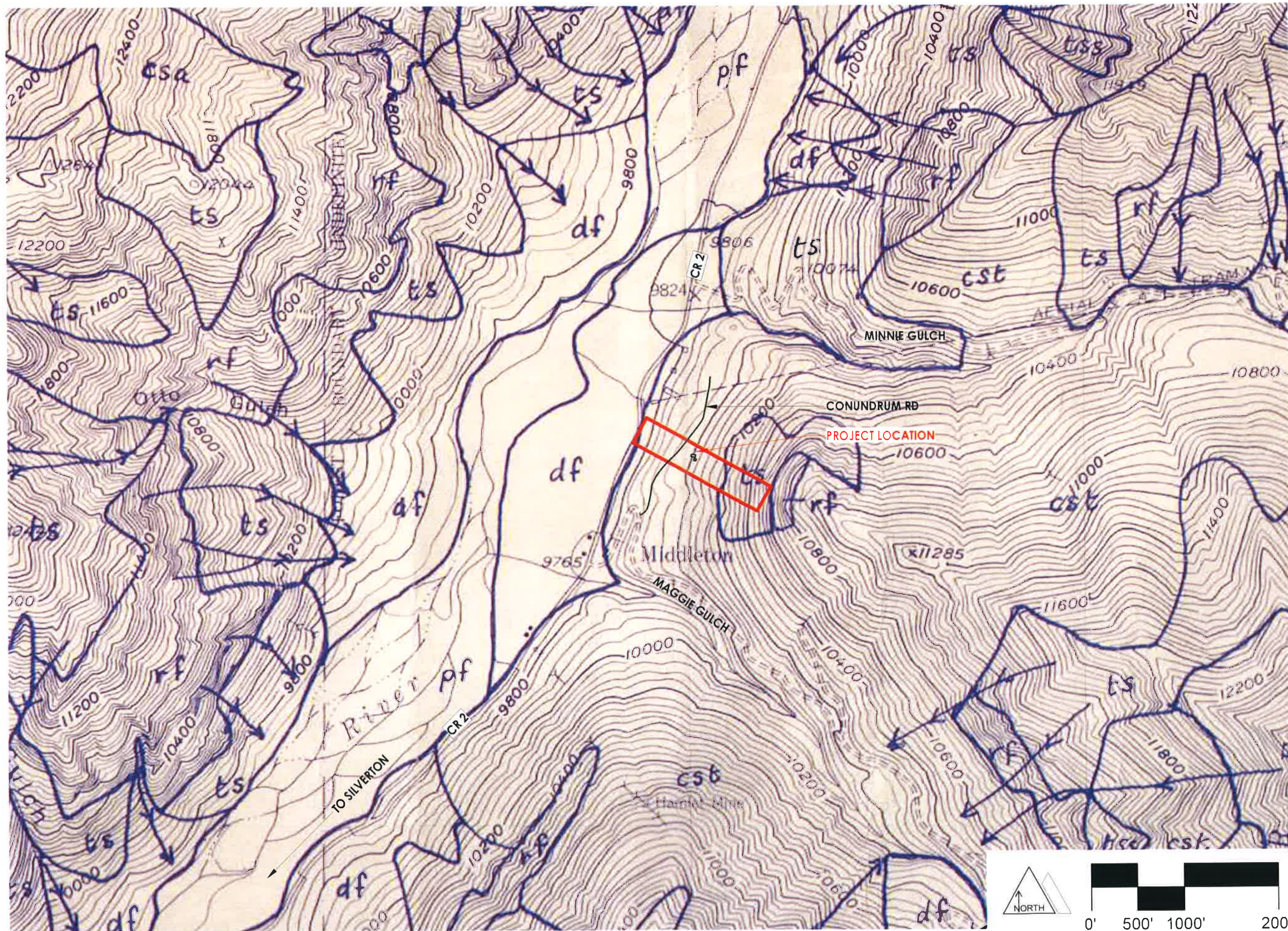
NEW CONSTRUCTION OF:	THE STALZER CABIN
	FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433

SHEET TITLE:
SKETCH PLAN
& COUNTY
AVALANCHE
MAP

SHEET #:
B

SCALE: 1" = 1000'

FOR IMPROVEMENT PERMIT | 05.18.2022



MOUNTAIN
grain
ARCHITECTURE

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

PROJECT #:	21-17
ASSESSOR'S PARCEL #:	47730310050041

NEW CONSTRUCTION OF:	THE STALZER CABIN
	FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433

SHEET TITLE:
SKETCH PLAN
& COUNTY
GEOHAZARD
MAP

SHEET #:
C

SCALE: 1" = 1000'

FOR IMPROVEMENT PERMIT | 05.18.2022

PROJECT #:	21-17
ASSESSOR'S PARCEL #:	47730310050041

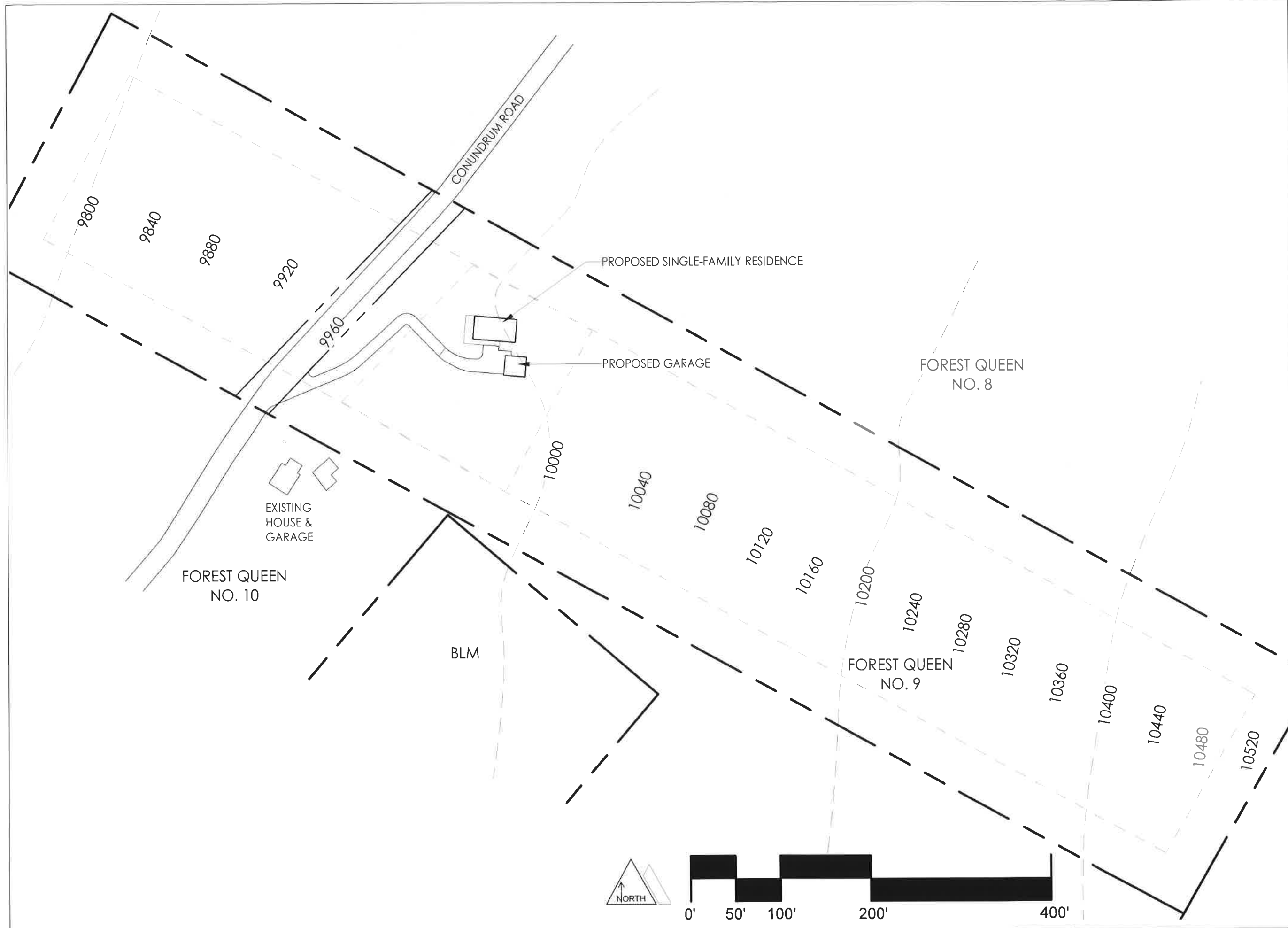
NEW CONSTRUCTION OF:	THE STALZER CABIN
	FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433

SHEET TITLE:	SKETCH PLAN WITH TOPOGRAPHY
--------------	-----------------------------

SHEET #:	D
----------	---

SCALE: 1" = 100'-0"

FOR IMPROVEMENT PERMIT | 05.18.2022






**MOUNTAIN
grain**
ARCHITECTURE

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

PROJECT #:	21-17
ASSESSOR'S PARCEL #:	47730310050041

NEW CONSTRUCTION OF:	THE STALZER CABIN
	FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433

SHEET TITLE: SKETCH PLAN WITH AERIAL IMAGE

SHEET #: E

SCALE: 1" = 100'-0"

FOR IMPROVEMENT PERMIT | 05.18.2022



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

FOREST QUEEN
 NO. 8

PROJECT #:
 21-17
 ASSESSOR'S
 PARCEL #:
 47730310050041

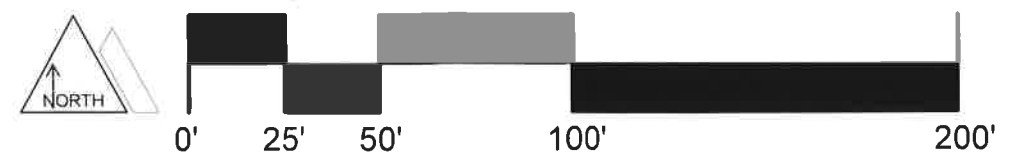
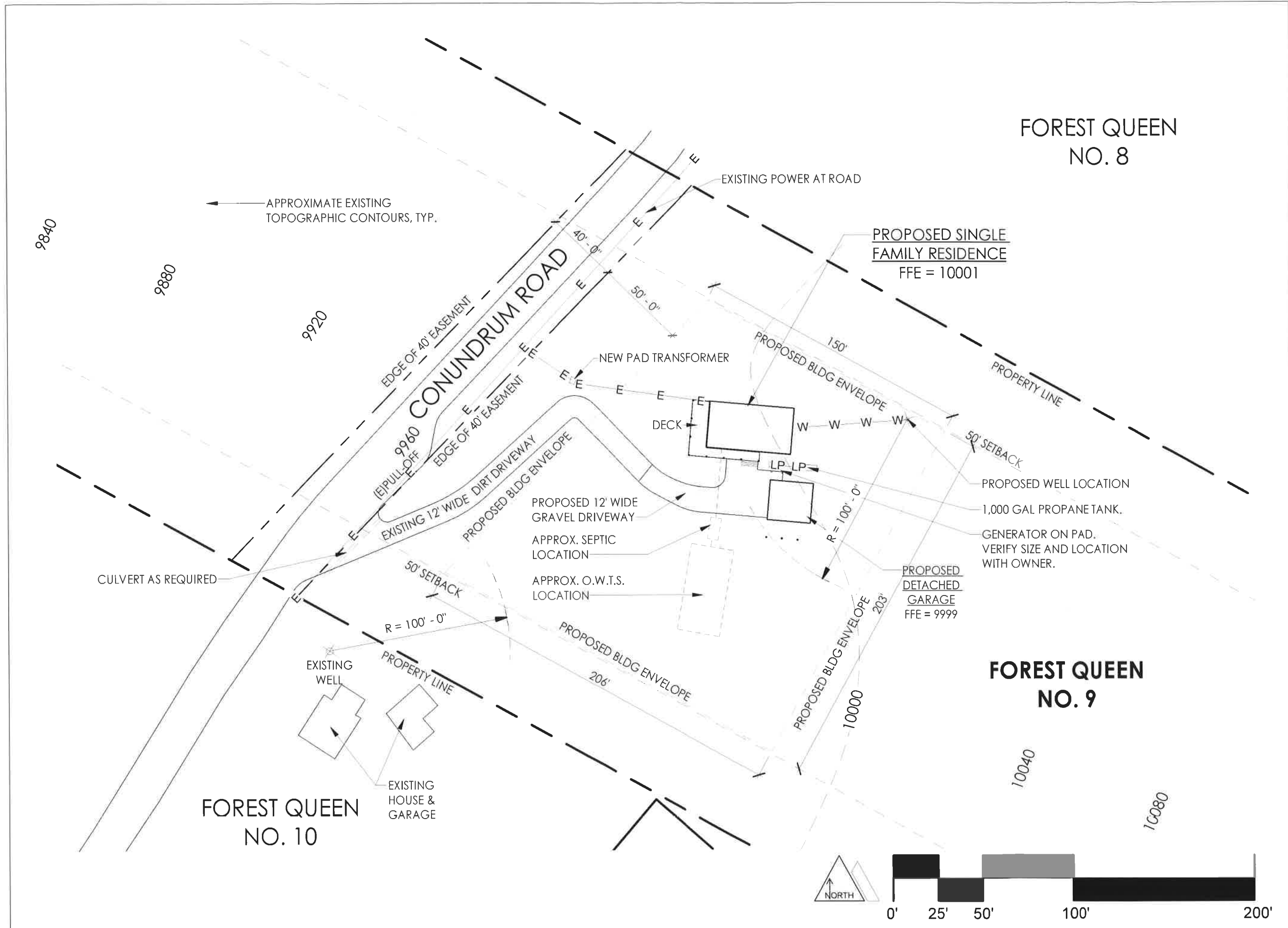
NEW CONSTRUCTION OF:
THE STALZER CABIN
 FOREST QUEEN NO. 9
 CONUNDRUM RD, SILVERTON, CO 81433

SHEET TITLE:
 ENLARGED
 SITE PLAN

SHEET #:
 F

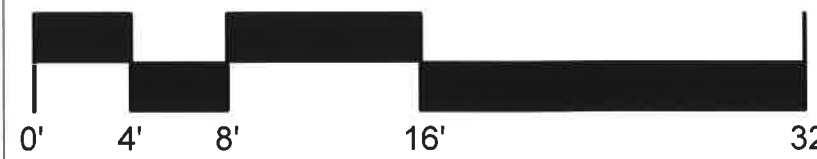
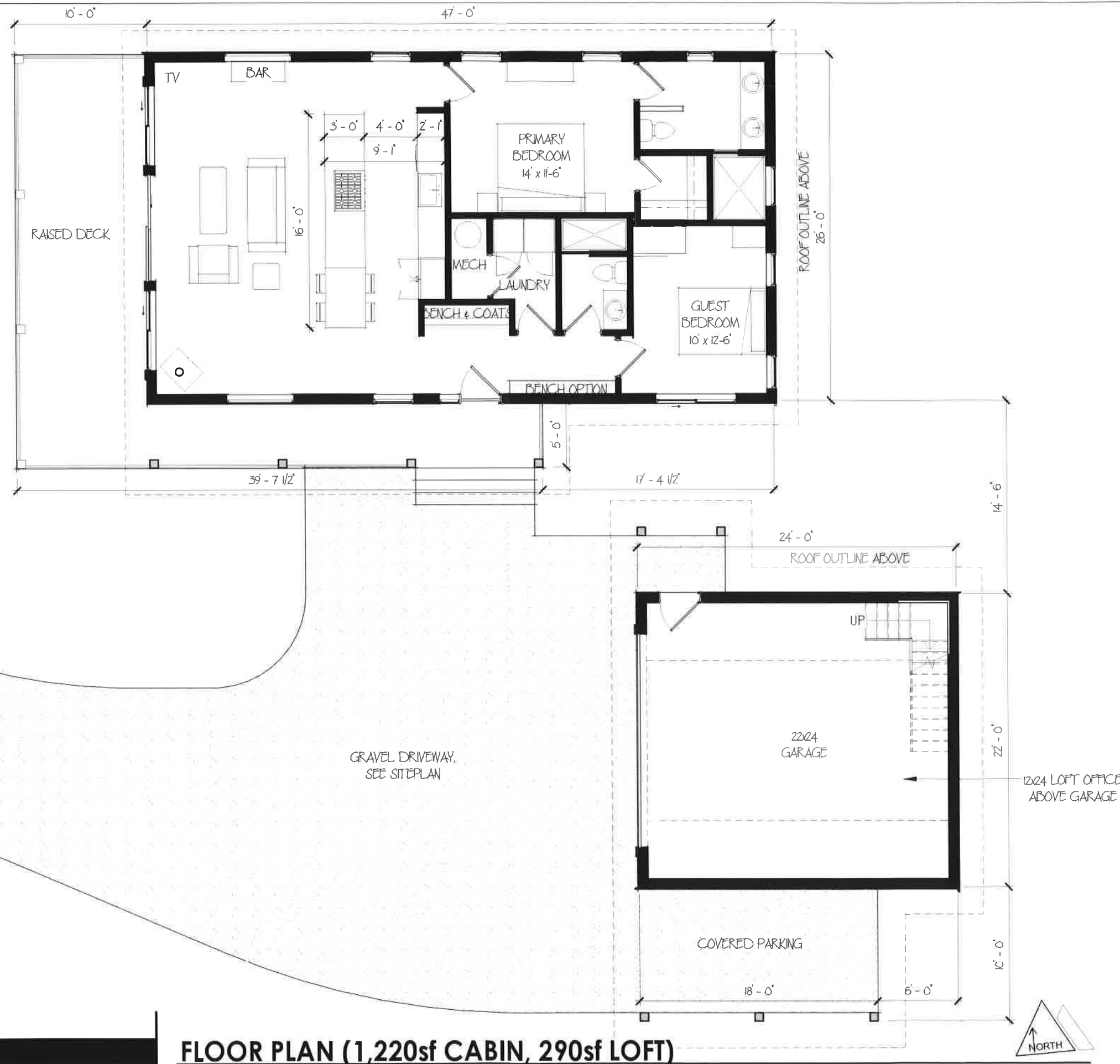
SCALE: 1" = 50'-0"

FOR IMPROVEMENT PERMIT | 05.18.2022



FOREST QUEEN
 NO. 10

FOREST QUEEN
 NO. 9



FLOOR PLAN (1,220sf CABIN, 290sf LOFT)

1/8" = 1'-0"



MOUNTAIN grain
ARCHITECTURE

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

PROJECT #:	21-17
ASSESSOR'S PARCEL #:	47730310050041

NEW CONSTRUCTION OF:	THE STALZER CABIN
	FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433

SHEET TITLE:	FLOOR PLAN
--------------	------------

SHEET #:	G
----------	---

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

FOR IMPROVEMENT PERMIT | 05.18.2022

ON-SITE WASTE WATER TREATMENT PERMIT

APPLICANT	PROPERTY OWNER	INSTALLER
STEPHEN LAPPIN 258 LITTLE PARK RD GRAND JUNCTION, CO 81507-4704 (970) 260-0293	STEPHEN LAPPIN 258 LITTLE PARK RD GRAND JUNCTION, CO 81507-4704	LIC #: EXP:

ADDRESS: FOREST QUEEN 9, MS18843, CR 23, MAGGIE GULCH **PARCEL #:** 47730310050041-S

PERMIT TYPE: CONSTRUCTION **SUBDIVISION:**

LOT #:		LOT SIZE (ACRES): 10
DWELLING UNITS: 1		BEDROOMS: 2
SITE EVAL LTAR: .6		LIMITING ZONE: seasonal water
DEPTH: 54"		WATER SUPPLY: Well


SEPTIC TANKS: 1,000
DESIGN FLOW: 300 gpd
DISTRIBUTION: Gravity
SOIL TREATMENT: Trenches: (X4) 12" deep with sand bed.
3' X 32' each with 7 chambers (28 total)

WORK DESCRIPTION:

SPECIAL CONDITIONS
None

AUTHORIZATION TO BEGIN CONSTRUCTION OR REPAIRS

The submitted design and above specifications are authorized for construction, subject to the above special conditions. All provisions of the SJBPH On-site Wastewater Treatment System regulations must be complied with whether specified herein or not. The granting of this permit does not give authority to violate or cancel any other state or local law or regulation governing construction or land use.



Authorized By 9/13/19 Date

FINAL INSPECTION

The above system has been inspected and found to comply with the requirements as described on the issued permit.

DUDLEY ASHWOOD
1961 THUNDERBIRD RD
HESPERUS, CO 81326

System Designed by (name, company, phone)

Finalized By Date

dudley ashwood, p.e.
c i v i l e n g i n e e r

August 29, 2019

NEW ON-SITE WASTEWATER TREATMENT SYSTEM

PROPERTY OF: STEPHEN LAPPIN
 FOREST QUEEN 9, MS18843, CR 23
 SILVERTON, CO

SJBHD # 2019-323

A new on-site wastewater treatment system (OWTS) is planned to serve a new 2 bedroom cabin on a 10 acre parcel of land. The planned home site is in the west central portion of the property. The 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, where terrain grades are moderate, in the 15-20% +/- range sloping to the southwest.

Site soils in the vicinity of the STA are underlain by a silty loam. Soil and site conditions warrant the use of Trench construction with Infiltrator Chambers, using gravity flow for the STA.

A seasonal high groundwater, as evidenced by soil mottling, exists at 54" below grade within the STA, and is considered the limiting layer for sanitary planning. Trenches are proposed to be excavated 12" into existing grade, to remove the topsoil layer and access underlying silt loam soils, and then backfilled to existing grades with sand filter treatment media. Infiltrator chambers will then be set upon backfilled media, providing a minimum 48" vertical separation to the seasonal high groundwater.

This OWTS is designed in compliance with the requirements of the San Juan Basin Public Health (SJBPD) OWTS 2018 Regulations ⁽¹⁾

STA location:

- 37°51'28.16" N 107°34'08.48" W
- elevation 7400 feet
- USDA/NRCS soils are reported as Frisco-Horsethief complex
- mean annual precipitation: 18 to 20 inches
 - parent material: slope alluvium
 - landform: mountain flank
 - slope: southwest, 15-20%

Two (2) deep test pits were excavated nearby the planned STA:

DP	0" - 8"	topsoil/loam	
1&2	8" - 70"	grey brown stony silt loam	[blocky.moderate][Soil Type 2][Table 10-1 ⁽²⁾]
		water 60" soil mottling 54" rock 70"	
DP 3	0" - 6"	topsoil/loam	
	6" - 80"	grey brown stony silt loam	[blocky.moderate][Soil Type 2][Table 10-1 ⁽²⁾]
		water 64" soil mottling 60" rock 80"	
DP 4	0" - 6"	topsoil/loam	
	6" - 72"	grey brown stony silt loam	[blocky.moderate][Soil Type 2][Table 10-1 ⁽²⁾]
		water 36" soil mottling 30" rock 80"	

dudley ashwood, p.e.
c i v i l e n g i n e e r

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

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

Proposed STA: Trench with Quick4 Infiltrator™ Chambers

From visual and tactile inspection: Table 10-1⁽²⁾: **Soil Type is 2**

- Absorption (A) LTAR: Table 10-1⁽²⁾: **Soil Type 2** LTAR = 0.60 gpd/sf
- STA area required = $300 \text{ gpd} / 0.6 \text{ gpd/sf} = 500 \text{ sf}$
- STA Size Adjustment/Application: Table 10-2⁽²⁾: Trench/Gravity factor = 1.0
- STA area required = $500 \text{ sf} \times 1.0 = 500 \text{ sf}$
- STA Size Adjustment/Distribution Media: Table 10-3⁽²⁾:
 - Chamber factor: STA reduction allowed for Chambers = 0.7
 - STA area required = $500 \times 0.7 = 350 \text{ sf}$
 - Trench length = $350 \text{ sf} / 3 \text{ sq/lf} = 117 \text{ lf}$
 - **Propose 4 - 32 lf trench with 28 lf infiltrator chamber**

• **provide:**

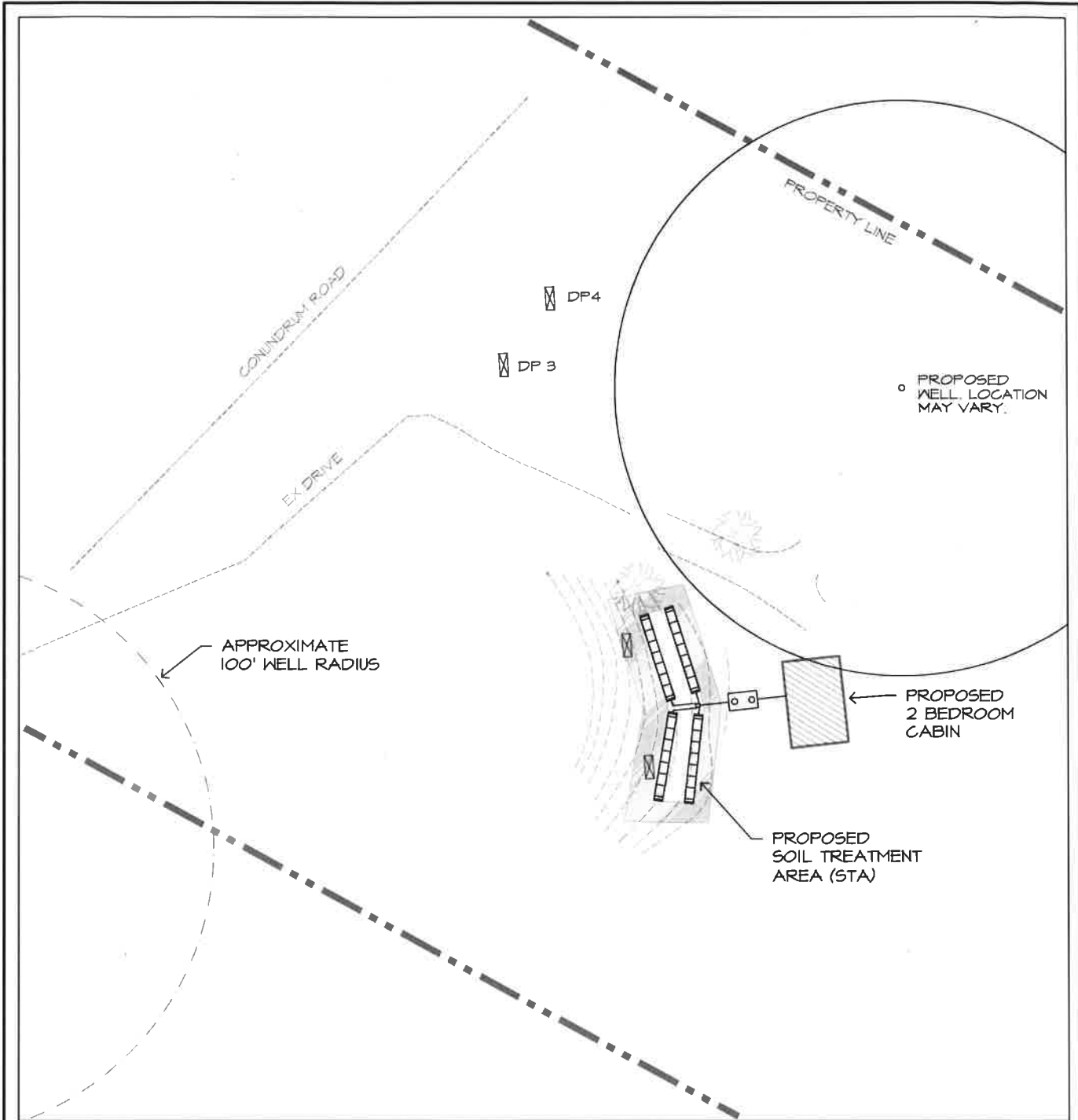
- **1000 gallon septic tank with effluent screen**
- **Soil Treatment Area:**
 - **4 - 32 lf trench rows with 28 lf of Quick4 Infiltrator™ chamber each row**
 - **STA trench area = 384 sf**
 - **excavate 12" deep trench, aligned with grade, backfill to existing grade with sand filter treatment media, and set infiltrators on media**

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



(1) San Juan Basin Public Health (SJBPH) On-Site Wastewater Treatment Systems Regulations 2018

(2) Regulation 43



EXISTING DATA FROM SURVEY PROVIDED BY OWNER. LOCATIONS ARE APPROXIMATE. SITE CONTOURS BY SITE SURVEY THIS OFFICE 8/24/19.

WELL MINIMUM SEPARATION DISTANCES:
 50' TO SEPTIC TANK(S)
 100' TO STA



dudley ashwood, p.e.
 civil engineer

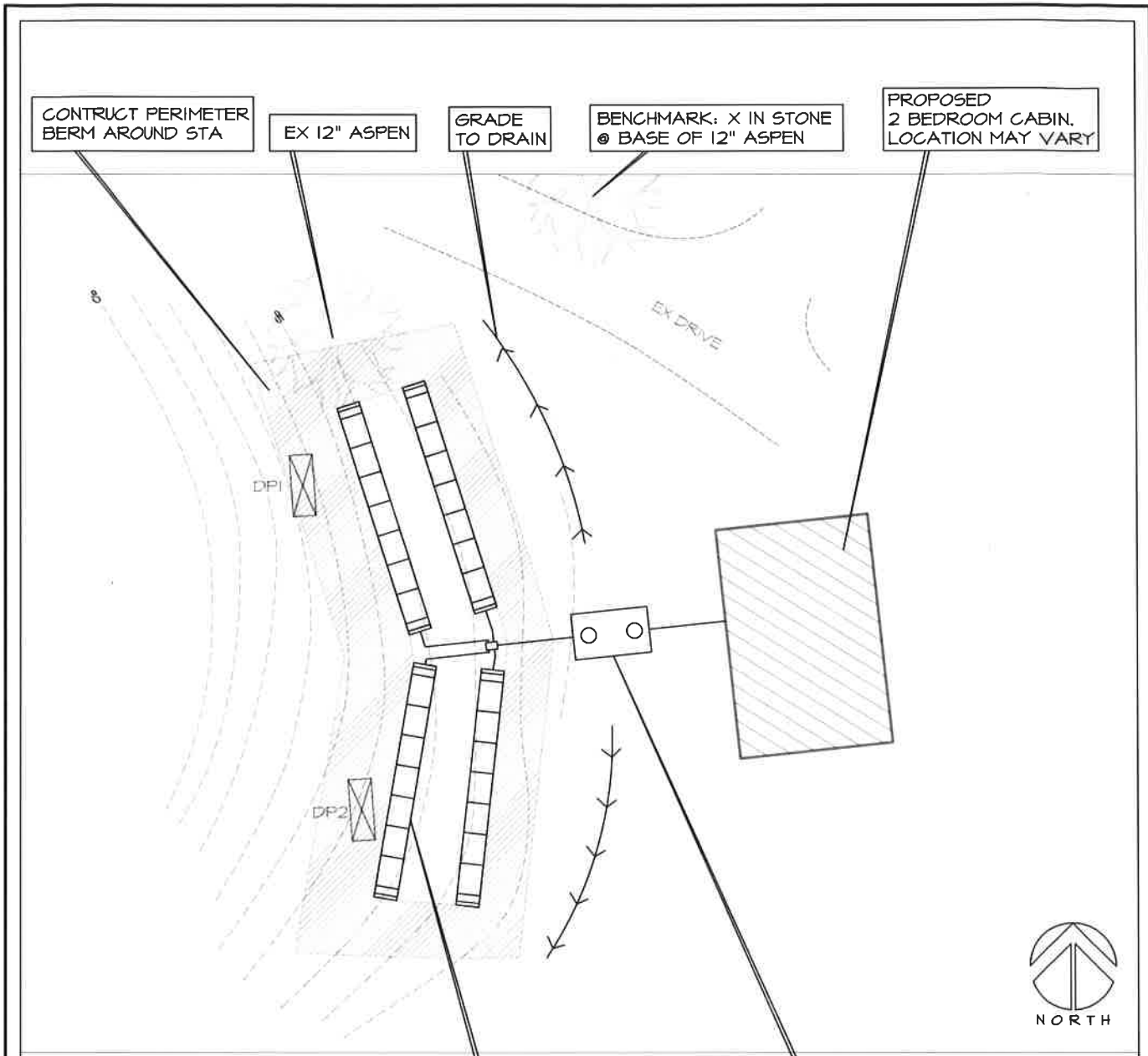
1961 thunderbird road - hesperus - co - 81326
 970.903.9811 - dudley.ashwood@gmail.com

LOCATION PLAN

PROPERTY OF STEPHEN LAPPIN
 FOREST QUEEN 9, MS18843, CR 23
 SILVERTON, CO

AUGUST 27, 2019
 SCALE 1" = 50'





CONSTRUCT PERIMETER BERM AROUND STA

EX 12" ASPEN

GRADE TO DRAIN

BENCHMARK: X IN STONE @ BASE OF 12" ASPEN

PROPOSED 2 BEDROOM CABIN. LOCATION MAY VARY

CONSTRUCT NEW SOIL TREATMENT AREA (STA):

- PROVIDE 384 SQ FT OF TRENCH AREA
- EXCAVATE FOUR (4) 3' X 32' TRENCHES, 12" INTO EXISTING GRADE, SET BOTTOM OF TRENCHES LEVEL, ALIGNED WITH GRADE.
- IN EACH TRENCH, FILL WITH 12" OF SAND FILTER TREATMENT MEDIA, FILL TO EXISTING GRADE, THEN SET ONE (1) ROW OF QUICK 4 PLUS INFILTRATOR UNITS (28 LF PER ROW, 7 UNITS PER ROW, WITH END CAPS.
- CONSTRUCT COMPACTED BERM AROUND PERIMETER OF STA.
- FILL STA WITH CRUSHER FINES TO TOP OF INFILTRATOR UNITS.
- INSTALL DISTRIBUTION PIPING.
- FILL TO FINISHED GRADE WITH 12" MIN TOPSOIL, MOUND AND GRADE SYSTEM AREA TO DRAIN, AND ESTABLISH FINAL VEGETATIVE COVER. (ALPINE SEED MIX).

CONSTRUCT AND INSTALL:

- NEW 4" SEWER LINES
- CLEANOUTS
- 1000 GALLON SEPTIC TANK WITH EFFLUENT SCREEN

dudley ashwood, p.e.
civil engineer

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

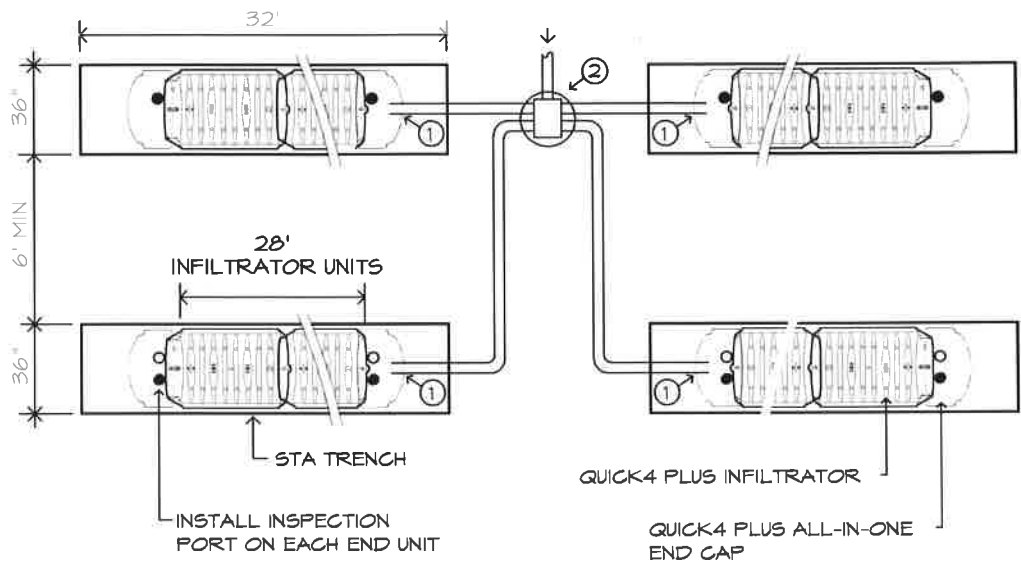
SITE PLAN

PROPERTY OF STEPHEN LAPPIN
FOREST QUEEN 9, MS18843, CR 23
SILVERTON, CO

AUGUST 27, 2019
SCALE 1" = 20'



SET TOP OF CHAMBER ELEVATION
BELOW SEPTIC TANK INVERT.



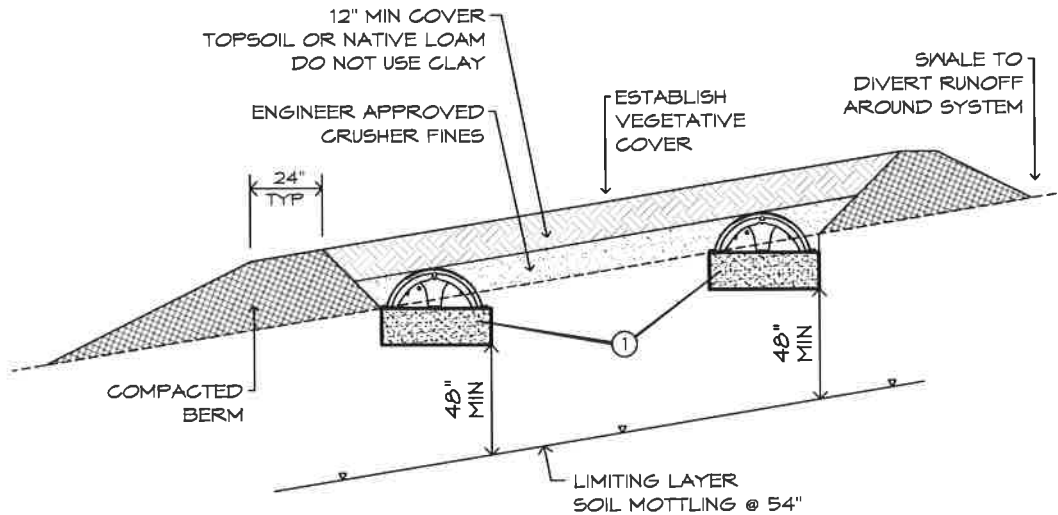
- ① CONNECT INLET PIPE INTO UPPER PORT. SET SPLASH BLOCK BELOW INLET. USE 12"X12" CONCRETE PAVER, OR EQUAL.
- ② PROVIDE DISTRIBUTION BOX WITH 'SPEED LEVELERS' AND ADJUST FOR EQUAL FLOW TO ALL OUTLETS. SET OUTLET INVERTS NO LOWER THAN TOP OF CHAMBER UNITS. PROVIDE RISER AND COVER TO GRADE.

dudley ashwood, p.e.
civil engineer

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

STA - PLAN
PROPERTY OF STEPHEN LAPPIN
FOREST QUEEN 9, MS18843, CR 23
SILVERTON, CO

AUGUST 27, 2019



STA SECTION

NTS

- ① EXCAVATE 36" WIDE TRENCH 12" DEEP THROUGH TOPSOIL. BACKFILL TO EXISTING GRADE WITH SAND FILTER TREATMENT MEDIA.

SAND FILTER TREATMENT MEDIA SHALL BE CLEAN, COARSE SAND, PASSING THE #4 SIEVE, WITH AN EFFECTIVE SIZE BETWEEN 0.25 AND 0.60 mm, AND A UNIFORMITY COEFFICIENT OF 4.0 OR LESS, WITH LESS THAN 3% PASSING THE #200 SIEVE; AND MAY BE ASTM 33 CONCRETE SAND, WITH LESS THAN 3% PASSING THE #200 SIEVE. PROVIDE A RECENT GRADATION ANALYSIS OF THE SAND MEDIA TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.

dudley ashwood, p.e.

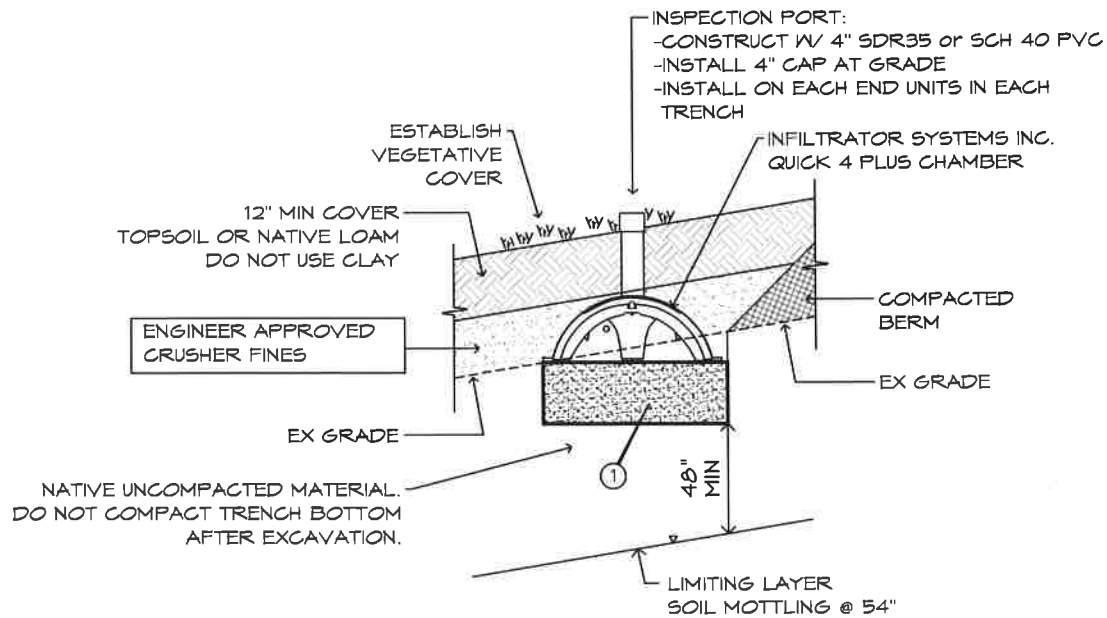
civil engineer

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

INFILTRATOR DETAILS

PROPERTY OF STEPHEN LAPPIN
FOREST QUEEN 9, MS18843, CR 23
SILVERTON, CO

AUGUST 27, 2019



TYPICAL INFILTRATOR SECTION

NTS

- ① EXCAVATE 36" WIDE TRENCH 12" DEEP THROUGH TOPSOIL. BACKFILL TO EXISTING GRADE WITH SAND FILTER TREATMENT MEDIA.

SAND FILTER TREATMENT MEDIA SHALL BE CLEAN, COARSE SAND, PASSING THE #4 SIEVE, WITH AN EFFECTIVE SIZE BETWEEN 0.25 AND 0.60 mm, AND A UNIFORMITY COEFFICIENT OF 4.0 OR LESS, WITH LESS THAN 3% PASSING THE #200 SIEVE; AND MAY BE ASTM 33 CONCRETE SAND, WITH LESS THAN 3% PASSING THE #200 SIEVE. PROVIDE A RECENT GRADATION ANALYSIS OF THE SAND MEDIA TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.

dudley ashwood, p.e.

civil engineer

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

INFILTRATOR DETAILS

PROPERTY OF STEPHEN LAPPIN
 FOREST QUEEN 9, MS18843, CR 23
 SILVERTON, CO

AUGUST 27, 2019

GENERAL NOTES

1. ALL CONSTRUCTION AND COMPONENTS SHALL CONFORM TO THE CURRENT SAN JUAN BASIN PUBLIC HEALTH (SJBPH) REGULATIONS, ALL LOCAL AND NATIONAL REGULATIONS, MANUFACTURER'S GUIDELINES, AND REQUIREMENTS AS MAY BE STIPULATED HEREIN.
2. DESIGN APPROVAL BY THE SJBPH IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. THE CONTRACTOR SHALL HAVE A PRE-CONSTRUCTION MEETING OR DISCUSSION WITH THE DESIGN ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION TO REVIEW OR DISCUSS SYSTEM COMPONENTS AND CONSTRUCTION IF NEEDED - CALL ME AT 970.903.9811.
4. THE DESIGN ENGINEER SHALL INSPECT SYSTEM CONSTRUCTION. NOTIFY ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR SCHEDULING PURPOSES. REQUIRED INSPECTIONS MAY INCLUDE:
 - SYSTEM LAYOUT
 - SOIL TREATMENT AREA (STA) PREPARATION
 - SELECT FILL INSPECTION, TESTING AND APPROVAL (IF APPLICABLE)
 - COMPLETED INSTALLATION PRIOR TO BACKFILL
 - PRESSURE DISTRIBUTION SYSTEM TESTING PRIOR TO BACKFILL (IF APPLICABLE)
 - 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 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 1.0% (1/8" 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. CONSTRUCT NEW SOIL TREATMENT AREA (STA) - SEE NOTES ON SITE PLAN.
5. 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.

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

NOTES

PROPERTY OF STEPHEN LAPPIN
FOREST QUEEN 9, MS18843, CR 23
SILVERTON, CO

AUGUST 27, 2014



COLORADO
Division of Water Resources
 Department of Natural Resources

WELL PERMIT NUMBER 326290-
RECEIPT NUMBER 10020432

ORIGINAL PERMIT APPLICANT(S)

MELANIE STALZER
 STEVE STALZER

APPROVED WELL LOCATION

Water Division: 7 Water District: 30
 Designated Basin: N/A
 Management District: N/A
 County: SAN JUAN
 Parcel Name: FOREST QUEEN NO. 9
 Physical Address: CR 23 ANIMAS FORKS, CO 81433
 NE 1/4 NW 1/4 Section 31 Township 42.0 N Range 6.0 W New Mexico
 P.M.

Well to be constructed on specified tract of land

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(I).
- 4) The use of groundwater from this well is limited to fire protection, ordinary household purposes inside not more than 3 single family dwellings, the irrigation of not more than one acre of home gardens and lawns, and the watering of domestic animals and poultry. This well is to be located on Forest Queen #9 Lode, San Juan County.
- 5) The pumping rate of this well shall not exceed 15 GPM.
- 6) Pursuant to Rule 6.2.3 of the Water Well Construction Rules, the well construction contractor shall submit the as-built well location on work reports required by Rule 17.1 within 60 days of completion of the well. The measured location must be accurate to 200 feet of the actual location. The location information must include a GPS location (UTM coordinates) pursuant to the Division of Water Resources' guidelines.
- 7) **ADVANCE NOTICE REQUIRED** - Pursuant to Construction Rule 6.2.2.1 (2 CCR 402-2), licensed or private drillers and pump installers must provide advance notification (by 11:59 pm the day before) to the State Engineer prior to each of the following for this well: the start of well construction, the initial installation of the first permanent pump, and the initial installation of a cistern connected to the water well supply system. Any change in the date of construction/installation must be re-noticed prior to the activity (by 11:59 pm the day before). Information regarding the notification process and a link to the electronic notification form can be found on the Division of Water Resources website at dwr.colorado.gov

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: dwr.colorado.gov



Issued By **JEFF TITUS**

Date Issued: 4/11/2022

Expiration Date: 4/11/2024

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST., Ste 821, DENVER, CO 80203
 Main: (303) 866-3581 dwrpermitsonline@state.co.us

Office Use Only

Form GWS-44 (01/2020)

RESIDENTIAL Note: Also use this form to apply for **livestock watering**
Water Well Permit Application
 Review form instructions prior to completing form.
 Hand completed forms must be completed in black or blue ink or typed.

RCVD 4/7/2022

1. Applicant Information

Name(s)
 Steve & Melanie Stalzer

Mailing address
 705 Amherst Rd
 City State Zip code
 Gypsum CO 81637

Telephone (w/area code) E-mail
 (970) 471-4582 steve@8150advisors.com

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

A. Ordinary household use in one single-family dwelling (no outside use)

B. Ordinary household use in 1 to 3 single-family dwellings:
 Number of dwellings: 3

Home garden/lawn irrigation, not to exceed one acre:
 area irrigated 1 sq. ft. acre

Domestic animal watering – (non-commercial)

C. Livestock watering (on farm/ranch/range/pasture)

2. Type Of Application (check applicable boxes)

Construct new well Change source (aquifer)
 Replace existing well Reapplication (expired permit)
 Use existing well Rooftop precip. collection
 Change or increase use Other: _____

7. Well Data (proposed)

Maximum pumping rate	gpm	Annual amount to be withdrawn	acre-feet
15		1/3	
Total depth	feet	Aquifer	
150-250 (approx.)			

3. Refer To (if applicable)

Well permit #	Water Court case #
Designated Basin Determination #	Well name or #

8. Water Supplier

Is this parcel within boundaries of a water service area? YES NO
 If yes, provide name of supplier: _____

4. Location Of Proposed Well (Important! See Instructions)

County
 San Juan NE 1/4 of the NW 1/4

Section	Township	N or S	Range	E or W	Principal Meridian
31	42	<input checked="" type="checkbox"/> N <input type="checkbox"/> S	6	<input type="checkbox"/> E <input checked="" type="checkbox"/> W	NMPM

Distance of well from section lines (section lines are typically not property lines)
 Ft. from N S Ft. from E W

For replacement wells only – distance and direction from old well to new well
 feet Direction

Well location address (Include City, State, Zip) Check if well address is same as in Item 1.
 Forest Queen #9 Lode, TBD CR 23, San Juan County, 81433

9. Type Of Sewage System

Septic tank / absorption leach field
 Central system: District name: _____
 Vault: Location sewage to be hauled to: _____
 Other (explain) _____

Optional: GPS well location information in UTM format. GPS unit settings are as follows:

Format must be UTM
 Zone 12 of Zone 13
 Units must be Meters
 Datum must be NAD83
 Unit must be set to true north
 Was GPS unit checked for above? YES

Easting: _____
 Northing: _____
 Remember to set Datum to NAD83

10. Proposed Well Driller License #(optional):

11. Sign or Enter Name of Applicant(s) or Authorized Agent
 The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application	Date (mm/dd/yyyy)
Steve Stalzer	04/06/2022

If signing print name and title
 Steve Stalzer

5. Parcel On Which Well Will Be Located
 (You must attach a current deed for the subject parcel)

A. You must check and complete one of the following:

Subdivision: Name _____
 Lot _____ Block _____ Filing/Unit _____

County exemption (attach copy of county approval & survey)
 Name/# _____ Lot # _____

Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed

Mining claim (attach copy of deed or survey) Name/#: MS #18843

Square 40 acre parcel as described in Item 4

Parcel of 35 or more acres (attach metes & bounds description or survey)

Other: (attach metes & bounds description or survey)

B. # of acres in parcel 10.33 C. Are you the owner of this parcel?
 YES NO

D. Will this be the only well on this parcel? YES NO (if no – list other wells)

E. State Parcel ID# (optional):

Office Use Only

USGS map name	DWR map no.	Surface elev.
Receipt area only		
10020432 yes notification		
AQUAMAP		
WE		
WR		
CWCB		
TOPO		
MYLAR		
S85	DIV _____	WD _____ BA _____ MD _____

SAN JUAN BASIN
public health



COLORADO
Water Quality Control Division
Department of Public Health & Environment

Anthony Doctor
105 CR 23
Durango, CO 81301

Dear Anthony,

On behalf of San Juan Basin Public Health (SJBPH) and the Colorado Department of Public Health and Environment (CDPHE), thank you once again for participating in our project testing private domestic drinking water wells in the Animas Valley. Thanks to you and almost one hundred of your neighbors, we have a better picture of groundwater in the valley than ever before.

As part of this project, we collected a sample from your well at 105 CR 23 on 9/30/2021. This sample was analyzed at two different laboratories for levels of various contaminants. Analysis is now complete, and results can be found on the following page. **Your results include a possible health concern, and action may be required on your part.**

In the table on the next page, some substances are reported with two values. The first is what was *actually found* in your sample. The second is a comparison value, either a health standard or a nuisance standard (set to protect appliances, plumbing, etc.), or both. Substances found in your water in excess of a health standard are highlighted in red. Substances found in your water in excess of a nuisance standard, but below a health standard, are highlighted in yellow. More information about any highlighted result follows on page three.

In addition, you will see metals reported as both "total" and "dissolved." Total metals are what we compare to health and nuisance standards. Dissolved metals are those that pass through a fine filter, and therefore may pose additional health risks. We include both in our testing to better inform our knowledge of water quality and your decisions regarding water filtration and treatment.

It is important to remember that, where possible, we collected samples *prior to* filtration and treatment at your home. Therefore, these results reflect what is in your well and not necessarily in your drinking water. If you have highlighted results, we recommend that you consult with SJBPH and/or a water treatment professional to ensure you are adequately protecting your drinking water. Regardless of your specific results, SJBPH and CDPHE advise that all private well owners install some sort of filtration on their water system, as even favorable results may change with time. More information about home water treatment from the US Environmental Protection Agency can be found at <http://bit.ly/1Yq7NFX>.

As always, feel free to contact me with any questions about your results or your water system. Best regards,

Brian Devine
Water/Air Quality Program Manager
San Juan Basin Public Health
970-335-2030

Chemistry Testing Results

Well ID: SJBDW2200

Name: PVT WELL / DOCTER

Date Collected: 9/30/2021

Address: 105 CR 23

Substance	Your Result	Unit*	Comparison Level†	Unit*	Notes‡
Aluminum, Dissolved	<18	µg/L			BDL
Aluminum, Total	<18	µg/L	(nuisance standard) 200	µg/L	BDL
Arsenic, Dissolved	1.29	µg/L			
Arsenic, Total	<0.11	µg/L	(health standard) 10	µg/L	
Cadmium, Dissolved	<0.055	µg/L			BDL
Cadmium, Total	0.071	µg/L	(health standard) 5	µg/L	J
Cobalt, Dissolved	<0.53	µg/L			BDL
Cobalt, Total	<0.53	µg/L			BDL
Copper, Dissolved	3.1	µg/L			J
Copper, Total	11.4	µg/L	(nuisance standard) 1000 (health standard) 1300	µg/L	
Iron, Dissolved	26.5	µg/L			
Iron, Total	162	µg/L	(nuisance standard) 300	µg/L	
Lead, Dissolved	3.31	µg/L			
Lead, Total	17.1	µg/L	(health standard) 15	µg/L	
Manganese, Dissolved	213	µg/L			
Manganese, Total	217	µg/L	(nuisance standard) 50	µg/L	
Nickel, Dissolved	<1.5	µg/L			BDL
Nickel, Total	<1.5	µg/L			BDL
Selenium, Dissolved	<0.25	µg/L			BDL
Selenium, Total	<0.25	µg/L	(health standard) 50	µg/L	BDL
Uranium, Dissolved	4	µg/L			J
Uranium, Total	0.231	µg/L	(health standard) 30	µg/L	J
Zinc, Dissolved	7.4	µg/L			J
Zinc, Total	11.5	µg/L	(nuisance standard) 5000	µg/L	
Nitrate plus Nitrite, as Nitrogen	<0.024	mg/L	(health standard‡) 1	mg/L	BDL
Chloride	0.712	mg/L	(nuisance standard) 250	mg/L	
Fluoride	2.08	mg/L	(nuisance standard) 2 (health standard) 4	mg/L	
Hardness	73.1	mg/L			
Temperature	9.6	°C			
Specific Conductance	186	µS/cm			
pH	8.28		(nuisance standard) 6.5-8.5		
Turbidity	1.78	FNU			
Total Coliform Bacteria	ABSENT		Should be absent in treated water		
<i>E. coli</i>	ABSENT		Should be absent in treated water		

*Units: µg/L = micrograms per liter; mg/L = milligrams per liter; µS/cm = microsiemens per centimeter; FNU = Formazin Nephelometric Unit (a measure of murkiness)

†See page 4 for a list of sources for comparison levels and explanations for the Notes column

‡Exceeding this level may prompt additional testing but may not indicate a health risk, see Page 3

More Information about Results Higher than Comparison Levels

Lead, Total

Lead is a toxic metal that can be harmful to human health even at low exposure levels. Lead is persistent, and it can build up in the body over time. Young children, infants, and fetuses are particularly vulnerable to lead because the effects occur at lower exposure levels in children than in adults. In children, low levels of exposure have been linked to damage to the nervous system, learning disabilities, shorter stature, impaired hearing, and impaired formation and function of blood cells.

The health standard for lead in drinking water is 15 µg/L. Technically, this is an “action level” wherein, if a public water system has a certain number of samples above this standard, they must take certain actions to reduce the amount of lead in their customers’ water. It is critical to properly treat your well water and to maintain your treatment system according to the manufacturer’s instructions. Test your actual drinking water for lead annually to ensure that your treatment system is functioning.

Manganese, Total

Drinking water in excess of the manganese nuisance standard may present a black to brown color and/or a bitter metallic taste, and it may cause black staining of household fixtures. There is no health standard for manganese in drinking water.

Fluoride

Excess fluoride exposures during the formation of the teeth in children can cause tooth discoloration and/or pitting. Optimally fluoridated water (around 0.7 mg/L) keeps teeth strong and reduces cavities. The nuisance standard of 2.0 mg/L is intended as a guideline for an upper boundary level in areas which have high levels of naturally occurring fluoride. The level of the standard was set based upon a balancing of the beneficial effects of protection from tooth decay and the undesirable effects of excessive exposures leading to discoloration.

Drinking water in excess of the health standard of 4.0 mg/L over the course of a lifetime may lead to increased likelihood of bone fractures in adults, and may result in effects on bone leading to pain and tenderness. Children 8 years and younger exposed to excessive amounts of fluoride over the health standard have an increased chance of developing pits in the tooth enamel.

Sources: Comparison Levels

Arsenic, Cadmium, Copper, Lead, Selenium, Nitrate/Nitrite, Fluoride (health standards)

These health standards represent the national Maximum Contaminant Levels for Inorganic Chemicals, as set by the US Environmental Protection Agency (EPA) and CDPHE. While these standards are legally enforceable only on public water systems, not private wells, they represent a level of safety that protects the health of private well owners. The full set of standards and more information can be found at <https://www.epa.gov/ground-water-and-drinking-water/table-regulated-drinking-water-contaminants#inorganic>.

Uranium (health standard)

This health standard represents the national Maximum Contaminant Levels for Radionuclides, as set by the EPA. Like those listed above, they represent a level of safety that protects the public health of

private well owners despite legally applying only to public water systems. The full set of standards and more information can be found at <https://www.epa.gov/ground-water-and-drinking-water/table-regulated-drinking-water-contaminants#Radionuclides>.

Aluminum, Copper, Iron, Manganese, Zinc, Chloride, pH (nuisance standards)

These nuisance standards represent the national Secondary Drinking Water Standards for Nuisance Chemicals, as set by the EPA. These are non-mandatory standards to assist public water systems in managing their drinking water for aesthetic and economic considerations. They are not legally enforceable, but represent a level of safety that protects private well owners and their home plumbing and treatment systems. The full set of standards and more information can be found at <https://www.epa.gov/dwstandardsregulations/secondary-drinking-water-standards-guidance- nuisance-chemicals>.

Total Coliform Bacteria and *E. coli* (health standards)

The national health standards for bacteria are based on repeated testing and a certain *percentage of tests* over the course of a month being ABSENT for bacteria and *E. coli*. Because we only performed one test of each at your well (and possibly a follow-up test inside your home), we represent the health standard as being ABSENT in your treated water.

Notes Appearing on Page 2

BDL = Below Detection Limit: There was too little of the substance in the sample to be detected by laboratory equipment. The value is reported as less than the detection limit, and the true amount of the substance in the sample could be anywhere from zero to just below the detection limit.

J = Below Reporting Limit: The substance was detected, but at a small enough level that it could not be determined with great accuracy. The result reported in the table is an estimate.

QC = Flagged by Quality Control: This result was flagged for failing to meet quality control criteria. We have low confidence in the exact result. The substance may or may not be present in the sample.

SAN JUAN BASIN
public health



COLORADO
Water Quality Control Division
Department of Public Health & Environment

Jesse Hutt
1013 CR 23
Durango, CO 81301

Dear Jesse,

On behalf of San Juan Basin Public Health (SJBPH) and the Colorado Department of Public Health and Environment (CDPHE), thank you once again for participating in our project testing private domestic drinking water wells in the Animas Valley. Thanks to you and almost one hundred of your neighbors, we have a better picture of groundwater in the valley than ever before.

As part of this project, we collected a sample from your well at 1013 CR 23 on 11/18/2021. This sample was analyzed at two different laboratories for levels of various contaminants. Analysis is now complete, and results can be found on the following page. **Your results include a possible health concern, and action may be required on your part.**

In the table on the next page, some substances are reported with two values. The first is what was *actually found* in your sample. The second is a comparison value, either a health standard or a nuisance standard (set to protect appliances, plumbing, etc.), or both. Substances found in your water in excess of a health standard are highlighted in red. Substances found in your water in excess of a nuisance standard, but below a health standard, are highlighted in yellow. More information about any highlighted result follows on page three.

In addition, you will see metals reported as both "total" and "dissolved." Total metals are what we compare to health and nuisance standards. Dissolved metals are those that pass through a fine filter, and therefore may pose additional health risks. We include both in our testing to better inform our knowledge of water quality and your decisions regarding water filtration and treatment.

It is important to remember that, where possible, we collected samples *prior to* filtration and treatment at your home. Therefore, these results reflect what is in your well and not necessarily in your drinking water. If you have highlighted results, we recommend that you consult with SJBPH and/or a water treatment professional to ensure you are adequately protecting your drinking water. Regardless of your specific results, SJBPH and CDPHE advise that all private well owners install some sort of filtration on their water system, as even favorable results may change with time. More information about home water treatment from the US Environmental Protection Agency can be found at <http://bit.ly/1Yq7NFX>.

As always, feel free to contact me with any questions about your results or your water system. Best regards,

Brian Devine
Water/Air Quality Program Manager
San Juan Basin Public Health
970-335-2030

Chemistry Testing Results

Well ID: SJBDW2205

Name: PVT WELL / HUTT

Date Collected: 11/18/2021

Address: 1013 CR 23

Substance	Your Result	Unit*	Comparison Level†	Unit*	Notes‡
Aluminum, Dissolved	31.9	µg/L			J
Aluminum, Total	21.8	µg/L	(nuisance standard) 200	µg/L	J
Arsenic, Dissolved	0.803	µg/L			
Arsenic, Total	0.781	µg/L	(health standard) 10	µg/L	
Cadmium, Dissolved	0.459	µg/L			
Cadmium, Total	0.491	µg/L	(health standard) 5	µg/L	
Cobalt, Dissolved	1.7	µg/L			J
Cobalt, Total	1.6	µg/L			J
Copper, Dissolved	<1.8	µg/L			BDL
Copper, Total	<1.8	µg/L	(nuisance standard) 1000 (health standard) 1300	µg/L	BDL
Iron, Dissolved	9.6	µg/L			
Iron, Total	19.4	µg/L	(nuisance standard) 300	µg/L	
Lead, Dissolved	<0.34	µg/L			BDL
Lead, Total	<0.34	µg/L	(health standard) 15	µg/L	BDL
Manganese, Dissolved	538	µg/L			
Manganese, Total	534	µg/L	(nuisance standard) 50	µg/L	
Nickel, Dissolved	<1.5	µg/L			BDL
Nickel, Total	<1.5	µg/L			BDL
Selenium, Dissolved	<0.25	µg/L			BDL
Selenium, Total	<0.25	µg/L	(health standard) 50	µg/L	BDL
Uranium, Dissolved	0.188	µg/L			J
Uranium, Total	0.197	µg/L	(health standard) 30	µg/L	J
Zinc, Dissolved	17.5	µg/L			
Zinc, Total	16.8	µg/L	(nuisance standard) 5000	µg/L	
Nitrate plus Nitrite, as Nitrogen	<0.024	mg/L	(health standard‡) 1	mg/L	BDL
Chloride	0.473	mg/L	(nuisance standard) 250	mg/L	
Fluoride	4.1	mg/L	(nuisance standard) 2 (health standard) 4	mg/L	
Hardness	197	mg/L			
Temperature	12.9	°C			
Specific Conductance	430.6	µS/cm			
pH	7.7		(nuisance standard) 6.5-8.5		
Turbidity	4.04	FNU			
Total Coliform Bacteria	ABSENT		Should be absent in treated water		
<i>E. coli</i>	ABSENT		Should be absent in treated water		

*Units: µg/L = micrograms per liter; mg/L = milligrams per liter; µS/cm = microsiemens per centimeter; FNU = Formazin Nephelometric Unit (a measure of murkiness)

†See page 4 for a list of sources for comparison levels and explanations for the Notes column

‡Exceeding this level may prompt additional testing but may not indicate a health risk, see Page 3

More Information about Results Higher than Comparison Levels

Manganese, Total

Drinking water in excess of the manganese nuisance standard may present a black to brown color and/or a bitter metallic taste, and it may cause black staining of household fixtures. There is no health standard for manganese in drinking water.

Fluoride

Excess fluoride exposures during the formation of the teeth in children can cause tooth discoloration and/or pitting. Optimally fluoridated water (around 0.7 mg/L) keeps teeth strong and reduces cavities. The nuisance standard of 2.0 mg/L is intended as a guideline for an upper boundary level in areas which have high levels of naturally occurring fluoride. The level of the standard was set based upon a balancing of the beneficial effects of protection from tooth decay and the undesirable effects of excessive exposures leading to discoloration.

Drinking water in excess of the health standard of 4.0 mg/L over the course of a lifetime may lead to increased likelihood of bone fractures in adults, and may result in effects on bone leading to pain and tenderness. Children 8 years and younger exposed to excessive amounts of fluoride over the health standard have an increased chance of developing pits in the tooth enamel.

Sources: Comparison Levels

Arsenic, Cadmium, Copper, Lead, Selenium, Nitrate/Nitrite, Fluoride (health standards)

These health standards represent the national Maximum Contaminant Levels for Inorganic Chemicals, as set by the US Environmental Protection Agency (EPA) and CDPHE. While these standards are legally enforceable only on public water systems, not private wells, they represent a level of safety that protects the health of private well owners. The full set of standards and more information can be found at <https://www.epa.gov/ground-water-and-drinking-water/table-regulated-drinking-water-contaminants#Inorganic>.

Uranium (health standard)

This health standard represents the national Maximum Contaminant Levels for Radionuclides, as set by the EPA. Like those listed above, they represent a level of safety that protects the public health of private well owners despite legally applying only to public water systems. The full set of standards and more information can be found at <https://www.epa.gov/ground-water-and-drinking-water/table-regulated-drinking-water-contaminants#Radionuclides>.

Aluminum, Copper, Iron, Manganese, Zinc, Chloride, pH (nuisance standards)

These nuisance standards represent the national Secondary Drinking Water Standards for Nuisance Chemicals, as set by the EPA. These are non-mandatory standards to assist public water systems in managing their drinking water for aesthetic and economic considerations. They are not legally enforceable, but represent a level of safety that protects private well owners and their home plumbing and treatment systems. The full set of standards and more information can be found at

<https://www.epa.gov/dwstandardsregulations/secondary-drinking-water-standards-guidance-nuisance-chemicals>.

Total Coliform Bacteria and *E. coli* (health standards)

The national health standards for bacteria are based on repeated testing and a certain *percentage of tests* over the course of a month being ABSENT for bacteria and *E. coli*. Because we only performed one test of each at your well (and possibly a follow-up test inside your home), we represent the health standard as being ABSENT in your treated water.

Notes Appearing on Page 2

BDL = Below Detection Limit: There was too little of the substance in the sample to be detected by laboratory equipment. The value is reported as less than the detection limit, and the true amount of the substance in the sample could be anywhere from zero to just below the detection limit.

J = Below Reporting Limit: The substance was detected, but at a small enough level that it could not be determined with great accuracy. The result reported in the table is an estimate.

QC = Flagged by Quality Control: This result was flagged for failing to meet quality control criteria. We have low confidence in the exact result. The substance may or may not be present in the sample.

BOARD OF COUNTY COMMISSIONERS

San Juan County

P.O. Box 466

Silverton, Colorado 81433

970-387-5671


RELATIONSHIP OF PROPERTY TO COUNTY ROAD AND STATE HIGHWAY SYSTEMS

I, the undersigned, applicant engaged in the processing of Application for Improvement Permit No. _____, San Juan County, Colorado, do hereby acknowledge the following facts:

1. The real property' which is the subject of said application is on this date located approximately 0.35 miles from County Road No. 2, the nearest designated and publicly maintained county road.
2. Said County Road No. 2 is on this date maintained on an year-round basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 6 miles from Colorado State Highway No. 550, the nearest designated state or federal highway.
4. Said Colorado State Highway No. 550 is on this date maintained on a year-round basis by either San Juan County or the Colorado Division of Highways.
5. A Driveway Permit will be necessary for any private access or egress relating to said real property which intersects any designated Colorado State Highway or Federal Highway.

Signed and dated this 29th day of March, 2022.

ATTEST:



Applicant

Position:

BOARD OF COUNTY COMMISSIONERS

San Juan County

P.O. Box 466

Silverton, Colorado 81433

970-387-5671


RELATIONSHIP OF PROPERTY TO COUNTY ROAD AND STATE HIGHWAY SYSTEMS

I, the undersigned, applicant engaged in the processing of Application for Improvement Permit No. _____, San Juan County, Colorado, do hereby acknowledge the following facts:

1. The real property' which is the subject of said application is on this date located approximately 450 feet from County Road No. 23, the nearest designated and publicly maintained county road.
2. Said County Road No. 23 is on this date maintained on an seasonal basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 6 miles from Colorado State Highway No. 550, the nearest designated state or federal highway.
4. Said Colorado State Highway No. 550 is on this date maintained on a year-round basis by either San Juan County or the Colorado Division of Highways.
5. A Driveway Permit will be necessary for any private access or egress relating to said real property which intersects any designated Colorado State Highway or Federal Highway.

Signed and dated this 29th day of March, 2022.

ATTEST:



Applicant

Position:

Scenic Quality Report

1. INTRODUCTION AND SITE LOCATION

San Juan County regulations state the following:

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

The following is a Scenic Quality Report for the proposed Stalzer Cabin, located on Forest Queen No. 9 Lode, USMS #18843, near Maggie Gulch, San Juan County, Colorado.

The project site is presumed to be located within San Juan County's Future Land Use Plan "Economic Corridor". These economic corridors are suitable for residential development because of their moderately sloping terrain and year-round access. This property is accessed off Conundrum Road via County Road 23 which is not maintained year-round, so the Applicant will be limited to seasonal vehicular access and OHV access during winter months.

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

2. PROJECT SITE AND PROPOSED CABIN LOCATION

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

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

The property consists of 10.33 acres of dispersed evergreens with a large clearing and grassy meadow near the top of the existing driveway. The entire lot slopes down towards the river valley from east to west, with the moderately sloping clearing near the middle of the lot, and steeper grades on the east and west portions of the lot. The property is located off Conundrum Road via County Road 23, on the east side of County Road 2. The building envelope is not visible from County Road 2 or County Road 23 due to the dense pines and elevation change between road and site. At the junction of County Road 2 and County Road 23, the elevation is approximately 9,775 feet, around 226 feet lower than the project site at 10,001 feet. At the junction of County Road 23 and Conundrum Road, the elevation is approximately 9,880 feet, around 121 feet lower than the project site. In addition, the long and steep driveway limits visibility from Conundrum

Stalzer Cabin
Forest Queen No. 9
Scenic Quality Report

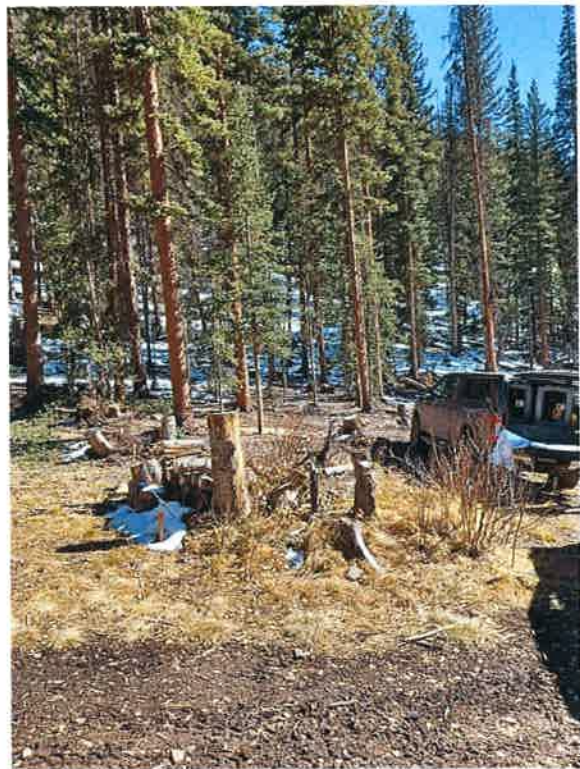
Road, with a starting elevation of approximately 9,960 feet which is around 41 feet lower than the proposed cabin elevation of approximately 10,001 feet. The proposed cabin and garage will not be visible from either of the adjacent County Roads and will be somewhat visible to a neighbor traveling on Conundrum Road.

The proposed building envelope is the most buildable and accessible portion of the property, with a large portion of it already cleared by the previous owner. The Applicants chose the siting for the cabin and garage due to the proximity to the existing driveway and generally moderate grade. The previously cleared area to the south of the proposed cabin and garage will be used for the onsite septic system and associated leach field.

The following photos show the proposed building area, which includes the cabin and detached garage.



VIEW NORTH



VIEW EAST

3. VISIBILITY OF THE CABIN FROM COUNTY ROAD 2

County Road 2 runs north/south parallel along the west property line. Due to the dense pines and change in elevation from County Road 2 to the project site, the building site is

Stalzer Cabin
Forest Queen No. 9
Scenic Quality Report

not visible from the road, therefore it was not possible to provide an image showing the visibility of the proposed cabin from the road.

Below are two recent photos taken by a driver traveling on County Road 2 looking towards the project site. As shown in the photos, the Forest Queen #10 neighbor directly south of the Applicant, who has a similar building siting, is not visible from County Road 2. The neighbor at Forest Queen #7 is shown in the second photo for location reference.



VIEW NORTHEAST FROM CR 2 / CR 23 INTERSECTION



VIEW EAST FROM CR 2 (Forest Queen #7 at far-left side of photo)

4. VISIBILITY OF THE CABIN FROM COUNTY ROAD 23

County Road 23 connects County Road 2 and Conundrum Road south of the property. The surface of County Road 23 is a naturally graded dirt road used seasonally for recreation. The proposed cabin will not be visible for a driver heading either direction on County Road 23 due to the dense pines and change in elevation.

5. VISIBILITY OF THE CABIN AT TOP OF DRIVEWAY

The image on the following page shows the proposed cabin and detached garage superimposed onto the site to show approximate scale and visibility from the top of the existing driveway. Due to the dense pines and steep grades, it was not possible to show the cabin superimposed onto the site from County Road 2 or 23.

Following the superimposed image, a rendered aerial view is also provided to show the overall layout and size of the two structures.



NEW CONSTRUCTION OF:		THE STALZER CABIN	
PROJECT #:	21-17	ASSESSOR'S	47730310050041
PARCEL #:	47730310050041	FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433	
FOR IMPROVEMENT PERMIT 05.18.2022			

SHEET TITLE:	RENDERED VIEW FROM CONUNDRUM ROAD
SHEET:	3D-1
SCALE:	





NEW CONSTRUCTION OF:	
THE STALZER CABIN	
PROJECT #:	21-17
ASSESSOR'S	PARCEL #:
47730310050041	47730310050041
FOREST QUEEN NO. 9 CONUNDRUM RD, SILVERTON, CO 81433	
FOR IMPROVEMENT PERMIT 05.18.2022	

SHEET TITLE:	RENDERED AERIAL VIEW FROM WEST
SHEET:	3D-2
SCALE:	



6. VIEWS FROM THE PROPOSED CABIN

In the County Scenic Quality Report regulations, it is requested that information about the view from the building envelope is provided. Photos are included below and on the follow pages that show views from the proposed cabin looking south, west, north and east (approximately).



VIEW SOUTH

Stalzer Cabin
Forest Queen No. 9
Scenic Quality Report



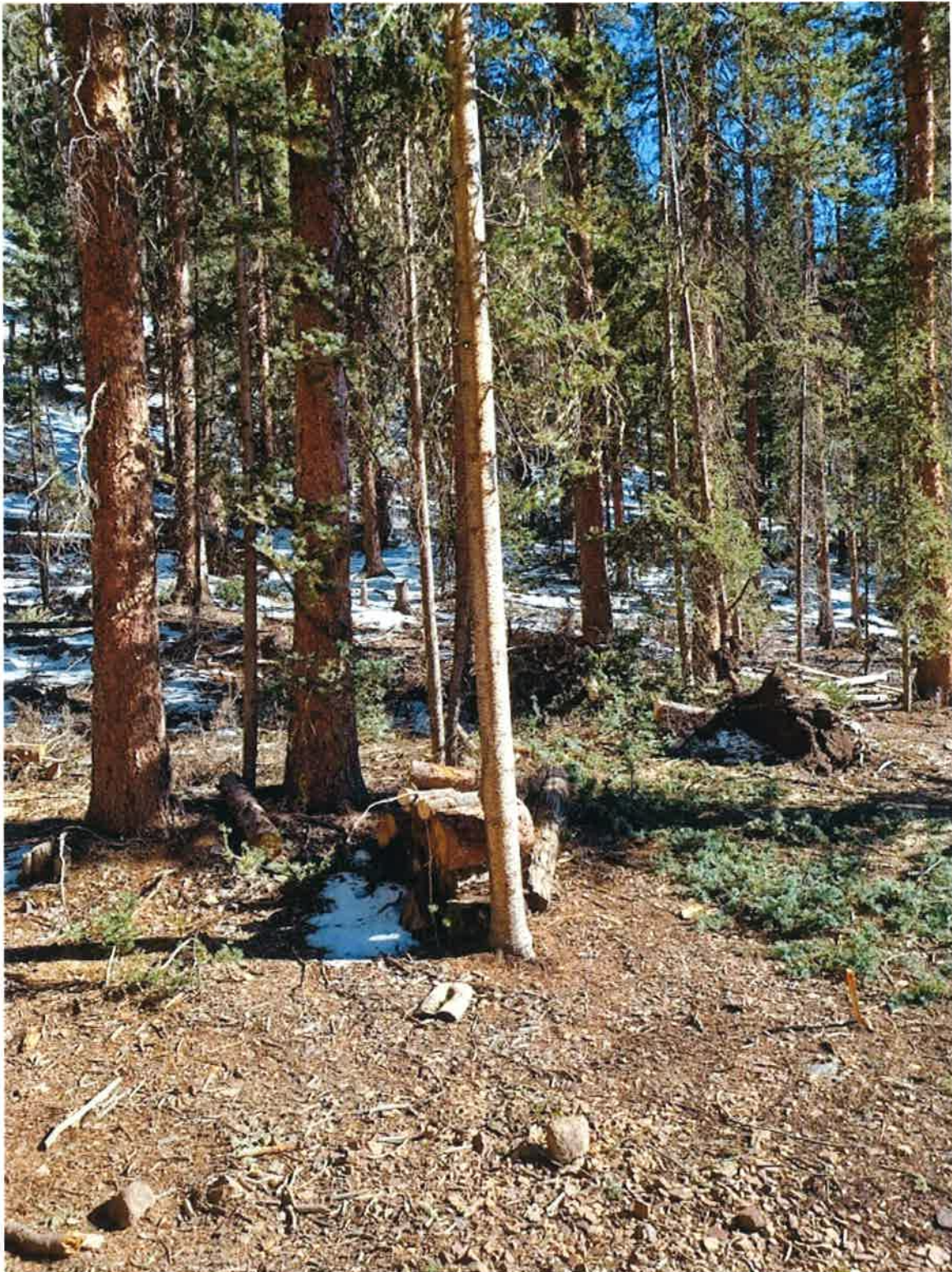
VIEW WEST

Stalzer Cabin
Forest Queen No. 9
Scenic Quality Report



VIEW NORTH

Stalzer Cabin
Forest Queen No. 9
Scenic Quality Report



VIEW EAST

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

The County Scenic Quality regulations require the following information:

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

The property is surrounded primarily by privately owned parcels on three sides and BLM land on the east side. The BLM land adjacent to the property consists of steep terrain and no known existing recreational trails.

County Road 24 (Minnie Gulch Road), and County Road 23 (Maggie Gulch Road), located north and south of the property, respectively, are both used recreationally by the public. Due to the topographic nature of the gulches in which these roads run, the building envelope is entirely out of sight from public roads so will have no visual impact to the public. In addition, the steep grade and dense pines provides natural screening that further obstructs visibility of the proposed structures, maintaining the scenic quality of the area.

8. BUILDING DESIGN AND THE NATURAL TOPOGRAPHY AND VEGETATION

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

Evidence to demonstrate that the site improvements are designed and/or oriented in ways that allow them to blend in with and utilize the natural topography and vegetation. The report shall include, but not be limited to, site photos, perspective sketches, photo-simulations and/or three-dimensional models at an appropriate scale.

The proposed cabin is sited on the most level portion of the lot at the end of an existing driveway, which best utilizes the existing topography and grading improvements done by the previous owner. A large portion of the building envelope contains a previously cleared area, which the Applicant will utilize for their new septic system and leach field.

The proposed design is shown on the Applicant's draft floor plans included with this application.

9. TOPSOIL, UTILITIES, LIGHTING AND DRIVEWAYS

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

a) Topsoil

County regulations require that the project should include the following:

Plans to remove and save topsoil, prior to any grading or excavation, and how it will be replaced and reused for re-grading and re-vegetation purposes.

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

b) Utilities

County regulations require that the project should include the following:

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

The project includes a proposed underground septic system and leach field, a new residential water well with underground piping, new power line coming from Conundrum Road with underground service to the cabin, and an underground propane tank.

The septic system location was selected based on existing soils and site conditions as shown on the septic design plans included with this submittal. The septic system maintains the 100-foot minimum clear radius from existing and proposed water wells, as shown on the included site plan. A proposed residential water well will provide water to the cabin and be located east of the cabin. The primary heat source is proposed to be a propane powered hydronic radiant system with a supplemental wood stove and isolated electric heating units.

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

c) Exterior Lighting

County regulations require that the project should include the following:

Exterior lighting shall preserve the Dark Sky environment and view of the stars. Provisions requiring shielding of exterior lighting to prevent direct visibility of light bulbs from off-site, directing of all exterior lighting toward either the ground or the surface of a building and prohibiting high intensity sodium vapor or similar lighting.

The proposed exterior lighting for the project will be incorporated in all locations necessary to safely access the cabin, garage, carport, and uncovered deck. All exterior lighting will be fully shielded, will be compatible with the rural mountain character of the area, and will be in conformance with the requirements of San Juan County Dark Sky requirements.

d) Driveways

County regulations require that the project should include the following:

Design and construction plans for roads and associated structures that bear a logical relationship to existing topography to minimize the need for cuts and fills.

There is currently an existing driveway on the property which stems off the east side of Conundrum Road and terminates near the proposed building site. The driveway will be extended east towards to access the proposed cabin and garage, and will require minimal cut and fill due to the topography in that location.

10. BUILDING MATERIALS

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

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

The proposed cabin will include the following materials:

- Brown/grey faux barnwood siding and soffit
- Black vertical corrugated wainscot (3 to 4 feet high)
- Black corrugated roof with matching trim
- Black window sashes and frames
- Black metal railing at decks

The following photos are examples of the proposed building materials selected by the Applicant:

Stalzer Cabin
Forest Queen No. 9
Scenic Quality Report



Corrugated siding, black window sashes and frames



Faux barnwood siding w/corrugated



Faux barnwood soffit

11. CONCLUSION

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

- The Applicant has chosen a building site that will have the least impact to the natural landscape and overall visibility while still maintaining reasonable access from Conundrum Road using the existing driveway.
- The cabin is one-story which helps to minimize the overall and perceived height.
- All proposed utilities will be placed underground to minimize visual obstructions.
- Using the existing driveway will minimize additional disturbance of cut and fill of the topography.
- The darker material palette allows the structure to blend and not compete with its natural surroundings.

Thank you for your review and consideration of the proposed Stalzer Cabin located at Forest Queen #9 Lode. If you have any questions or need additional information, please contact Chris or Ashley Clemmons of Mountain Grain, LLC at (970) 515-7882.