

December 13th, 2023

**San Juan County Planning Commission
ATTN: Willy Tookey, County Administrator
1557 Greene St
PO Box 466, Silverton, CO 81433**

Subject: Application for Improvement Permit – Sketch Plan Review

Proposed Hoch Cabin located at Gladstone Girl Lode Mining Claim, Mineral Survey No. 17271, Eureka Mining District, San Juan County, Colorado.

Dear Willy and Commissioners,

This submittal has been prepared to describe the proposed improvements at Gladstone Girl Lode and Golden Eagle Lode sharing the same MS# 17271, both claims owned by brothers Charles V. Hoch and Bruce A. Hoch.

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 December 19, 2023, and to consider approval to begin the development of a driveway which would allow us to dig test pits for necessary geotechnical reports and septic design.

The proposed improvements consist of a 921 SF cabin, 158 SF attached uncovered deck, 200 SF accessory building, and associated utility improvements, all of which can be accessed by a new driveway off County Road 51.

Additionally, attached in this submittal is a request in writing for a variance or exemption of the 5 acre minimum for improvement, or a boundary adjustment to join the Gladstone Girl and Golden Eagle into 1 mining claim.

Thank you for your consideration of this application for improvements. Please contact Charles Hoch if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Hoch', written over a horizontal line.

Charles V Hoch
970-759-5960

To whom it may concern,

Allow us to introduce ourselves and provide some insight into our aspirations for enhancing the Gladstone Girl Lode located in Minnehaha Gulch. We, Charlie and Bruce Hoch, grew up in Pagosa Springs but have since settled in Durango, CO. Our spouses, Olivia and Rachel, complement our lives; Olivia, a former nurse in the neonatal ICU at Mercy Hospital in Durango, and Rachel, an active contributor to non-profit organizations. Together with Olivia, Charlie is a proud father to two daughters, Lillian and Emily. Professionally, Bruce and I have been in product development for over ten years, using our creativity to invent new products across countless industries.



Our connection to Colorado runs deep, having spent the majority of our lives here. Our journey with Silverton began in 2004, where I, Charlie, will never forget my first day at 13,000ft watching the sunrise while I strapped into my snowboard in the backcountry for my first time. The course of my life was forever changed after that morning. For over 15 years, we've been drawn to Silverton for its skiing and snowboarding opportunities and Charlie spent three epic years living on Greene Street in Silverton from 2007 to 2010. The aspiration to own a cabin in the San Juans has always been a cherished goal of ours. During summer, we're often found hiking and riding dirt bikes across the San Juans, while winter sees us indulging in our greatest passion: snowboarding and snowmobiling. We take the risks associated with remote recreation seriously, continually enhancing our skills in avalanche safety and first aid.

Our quest for a mountain property began in 2016. After several attempts on other mining claims, the opportunity to acquire the Gladstone Girl Lode presented itself, and we seized it, recognizing its potential for fulfilling county and district building requirements. In November 2022, following thoughtful deliberation and savings, we decided to move forward with the purchase due to its ideal location and natural surroundings. Then in October 2023, we were lucky enough to acquire the neighboring claim, Golden Eagle Lode. Both initially purchased under our personal names, we plan to transfer ownership to our LLC, ensuring this property remains a family legacy for generations.

As outdoor enthusiasts, we deeply value and strive to protect nature. Our planning process is mindful of preserving the natural environment and scenic beauty of Minnehaha Gulch. While the cabin will be a new addition, we aim for minimal impact, integrating it seamlessly into the landscape.

This place is more than just a vacation spot to us; it's where we intend to spend considerable time with our family and friends, embracing the area's epicness year round. We are active in the San Juan community and even own property in Silverton's economic district, hinting at our future business endeavors in the town.

We eagerly await your feedback and look forward to collaborating in this building venture. Thank you for considering our application.

Sincerely, The Hoch Family

Application for Improvement Permit

Sketch Plan Submittal

The Hoch Cabin

TBD CR 51 Gladstone Girl MS #17271
San Juan County, CO



Applicants:

Charles V Hoch
26 Boulder View Dr
Durango, CO 81301
970-759-5960

&

Bruce A Hoch
42 Boulder View Dr
Durango, CO 81301
970-769-2117

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San Juan County Application for Improvement Permit

San Juan County, Colorado

Application for Improvement Permit

		APPROVAL CHECKLIST		Initial	Date
Applicant	Name	Charles V Hoch & Bruce A Hoch			
	Address	26 Boulder View Dr			
		Durango, CO 81301	970-759-5960	Phone	
Owner	Name	Same as applicant			
	Address	Same as applicant			
			Phone		
Contractor	Name	TBD			
	Address				
			Phone		
Legal Description of Property:		Road System Relationship			
Gladstone Girl Lode Mining Claim, Mineral Survey No. 17271		Zoning Compatibility			
		State Mining Permit			
		Owner Notification			
		Avalanche Hazard			
		Geologic Hazard			
		Floodplain Hazard			
		Wildfire Hazard			
Township 42 N, Range 7W, Section 21		Mineral Resource Impact			
Nature of Improvement Planned:		Wildlife Impact			
Proposed single-family cabin and shed structure, with associated utility and access improvements.		Historic Site Impact			
		Watershed Gearance			
Land Use Zone: Mountain Zone		County Building Inspector			
Applicant Signature		Building Permit			
		State Electrical Inspector			
Date Application Requested		Electrical Permit			
Date Submitted for Permit		San Juan Basin Health Unit			
Date Permit Issued		Sewage Disposal: Test			
Date Permit Denied		Design			
Reason for Denial		Central Sewage Collection			
		State Division of Water Resources			
		Adequate Water Source			
		Well Permit			
		. Central Water Distribution			
		U.S. Forest Service/BLM			
		Access Approval			
		State Division of Highways			
Receipt		FEE PAYMENT		Driveway Permit	
	Application	Amount	Date		
	Building Permit				
	Subdivision/PUD			Subdivision Variance	
	Hearing Notice			Subdivision Approval	
				PUD Approval	

Warranty Deeds

Gladstone Girl Lode, Deed

154645
Page 1 of 2
SAN JUAN COUNTY, COLORADO
LADONNA L. JARAMILLO, RECORDER
11-02-2022 03:52 PM Recording Fee \$18.00

State Documentary Fee \$8.50 11-02-2022
--

State Documentary Fee

SPECIAL WARRANTY DEED

Date: November 2, 2022

THIS DEED, Made this 2nd Day of November, 2022

\$ 8.50

Between ROBERT I. WILLIAMS, WILLIAM A. KAEIN, JEANNETTE J. KAEIN and JOSEPH J. KAEIN

of the County of Alameda and State of California, grantor

and CHARLES V. HOCH and BRUCE A. HOCH

whose legal address is 26 Boulder View Dr.
Durango, CO 81301

of the County of La Plata and State of Colorado, grantee

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:

The GLADSTONE GIRL Lode Mining Claim, Mineral Survey No. 17271, 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 Gladstone Girl Lode Mining
Claim.

As known by street and number as: TBD CR 51 Gladstone Girl
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: 2022 taxes due and payable in the year 2023.
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.



Signature

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

Robert I. Williams
ROBERT I. WILLIAMS

William A. Kaelin by Robert I. Williams as Attorney-in-Fact
WILLIAM A. KAEIN BY ROBERT I. WILLIAMS AS ATTORNEY IN FACT

Jeannette J. Kaelin by Robert I. Williams as Attorney-in-Fact
JEANNETTE J. KAEIN BY ROBERT I. WILLIAMS AS ATTORNEY IN FACT

Joseph J. Kaelin by Robert I. Williams as Attorney in Fact
JOSEPH J. KAEIN BY ROBERT I. WILLIAMS AS ATTORNEY IN FACT

STATE OF COLORADO
COUNTY OF LA PLATA

The foregoing instrument was acknowledged before me this 22ND Day of September, 2022.

By: ROBERT I. WILLIAMS INDIVIDUALLY AND AS ATTORNEY IN FACT FOR WILLIAM A. KAEIN,
JEANNETTE J. KAEIN and JOSEPH J. KAEIN

My commission expires July 21, 2025

Witness my hand and official seal
Renee Jo Friedenber
Notary Public

RENEE JO FRIEDENBERG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174030807
MY COMMISSION EXPIRES 07/21/2025

Golden Eagle Lode, Deed

E RECORDED DATE 11/16/23
COUNTY San Juan
REC. NO. 155141

WARRANTY DEED

THIS DEED, Made this 14th Day of November, 2023
Between MARY SUE PAGE and NINA PAGE AKA NINA FAYE PAGE
of the County of San Juan and State of New Mexico, grantor
and CHARLES V. HOCH and BRUCE A. HOCH
whose legal address is 26 Boulder View Drive
Durango, CO 81301
of the County of La Plata and State of Colorado, grantee

State Documentary Fee
Date: November 15, 2023
\$ 3.50

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, 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:

The GOLDEN EAGLE LODGE, Mineral Survey No. 17271, 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 Lodes Mining Claims.

As known by street and number as: TBD CR 51 GOLDEN EAGLE
Silverton, CO 81433

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the
grantee, their heirs and assigns forever. The grantor, himself, his heirs and personal representative(s), does covenant, grant,
bargain, and agree to and with the grantee, their heirs and assigns, that at the time of the enrolling and delivery of these
presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of
inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same
in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens,
taxes, assessments, encumbrances and restrictions of whatever kind or nature so ever, except: 2023 taxes due and
payable in the year 2024. Subject to Statutory Exceptions as defined in CRS § 38-30-113(5).

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable
possession of the grantee, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any
part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable
to all genders.

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

Mary Sue Page
MARY SUE PAGE
Nina Page
NINA PAGE AKA NINA FAYE PAGE

STATE OF NEW MEXICO
COUNTY OF SAN JUAN

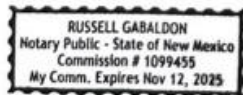


The foregoing instrument was acknowledged before me this 13TH Day of November, 2023

By: MARY SUE PAGE and NINA PAGE AKA NINA FAYE PAGE

My commission expires: Nov. 12, 2025

Witness my hand and official seal



[Signature]
Notary Public

WARRANTY DEED

Project Narrative

Applicant Name

Charles V Hoch & Bruce A Hoch of Durango, CO

Project Location

The Golden Eagle & Gladstone Girl Lode Mining Claims, Mineral Survey No. 17271, Eureka Mining District, San Juan County, Colorado. As known by street and number as: TBD CR 51 Gladstone Girl Silverton, CO 81433

Proposed Development

Driveway and Single Family Residential Cabin with Garage and Separate Storage Shed and associated utility improvements.

Zoning

Mountain Zoning District

Acerage

4.82 acres (8.552 effective acres when combined with Golden Eagle)

Water Service

The applicant has obtained conditional approval for an increment of the Animas Service Area in surface water right to use surface water and the Minnehaha Creek as their primary water source for their cabin. The applicant plans to divert water and construct a water holding pond located approximately 150-200 feet east of the proposed cabin, which is shown on the plans included with this application. Documentation for conditional approval is included with this application for reference.

Once the applicant has put the water to beneficial use and collected data, they will go through the process of obtaining a decree from the Division 7 Water Court. If for whatever reason the surface water right cannot be adjudicated as absolute by the Division 7 Water Court, the applicant will install a water storage tank and haul water to the property.

Sewer Service

The applicant has received conditional feasibility approval to implement an Onsite Wastewater Treatment System (OWTS) from Trautner Geotech. As noted in the feasibility study, access to the property is limited because of the absence of a road; however based on aerial photos and the known local topography and geology, Jason Deem notes he is confident that the soil should conform to Regulation #43. Jason continues to affirm if it is found the soil cannot conform to Regulation #43 after proper equipment can access the site, other acceptable methods can be implemented to create a conforming OWTS.

Applicants are looking for construction approval of the Driveway Permit (included with this Sketch Plan Submittal), this will allow for test pit and septic design work to be properly completed.

Power

The cabin will operate independently from the grid and rely on solar energy harnessed by panels, which will be situated on the roof for optimal sunlight absorption. Most appliances, including the water heater, are intended to run on electricity. The kitchen stove will run on propane. In case of power outages or solar panel malfunctions, the applicant plans to utilize a propane backup generator. The generator's location is indicated on the site plan accompanying the application, and the applicant will transport medium-sized propane tanks to the property as necessary to power the generator.

Phone

The applicant plans to have a portable remote Starlink satellite on site at all times for internet connectivity improving the safety and welfare of the applicant and users in the area.

Heating

Wood will be the primary source of heat for the proposed cabin. The applicant plans to use a wood burning stove as the primary source of heat for the cabin. Firewood will be hauled to the site.

Exterior Lighting

For safe egress, there will be exterior lighting however, it will be minimal to ensure the beautiful dark sky is not polluted. Exterior lighting will conform with the current requirements of San Juan County Dark Sky code.

Solid Waste Management

The applicant will be responsible for trash removal from the property. On-site trash will be contained within the building or within a wildlife/bear-resistant trash receptacle at all times until it is disposed of at the Transfer Station for the required fee.

Landscaping

Revegetation and landscaping screening can be provided by the applicant in accordance with the requirements of San Juan County to preserve the natural appearance of the area. Regardless of the fact the proposed cabin will not be visible from any county road or existing structures (and likely any future potential structures) it's the applicants' pride to keep the build site naturally safe and aesthetic. 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.

Access

The property is accessed by County Road 51 via County Road 53 via County Road 110 (Cement Creek Road) approximately 6 miles north of the town of Silverton and approximately 1 mile north of the base of Silverton Mountain Ski Area. The proposed cabin will be accessed by a new driveway connected to the first switchback of County Road 51. The applicant has proposed 4 variations for connecting the Golden Eagle Lode to County Road 51; these options can be found in Section 4.G) Driveways of the Scenic Quality Report. The proposed driveway may utilize a recorded easement deed through Gold Bar No. 3 Lode USMS No. 15061A.

The applicant has submitted an application for a possible BLM Right of Way to connect County Road 51 and the new proposed access road driveway. The BLM Right of Way application and timeline of progress is included in this Sketch Plan.

The driveway will comply with all road requirements and all comments received by the County Department Supervisor pertaining to required culvert, turning radius, soil, gravel, setbacks and respected easements.

Surveying

For the purposes of this Sketch Plan, the applicant has utilized survey data by Southwest Land Surveying LLC. via County Record #147955. The applicant has also received and approved a proposal from Southwest Land Surveying LLC to conduct a certified survey of the Golden Eagle and Gladstone Girl Lodes to be completed in the spring of 2024.

Subsurface Conditions

Subsurface conditions will be tested and recorded by Trautner Geotech LLC once a Driveway Permit is issued, and the driveway is constructed to allow a site visit. The final design for the proposed cabin foundation will take into consideration the characteristics of the soils, slopes and potential geological hazards in a manner intended to protect the health, safety and welfare of the applicant and users in the area.

Foundation

The intended foundation for the proposed cabin will consist of a foundation with stem wall and strip footers, and potentially pier and spot footers, that will extend below frost depth and 12" minimum below native grade. The deck will include wood posts with concrete spot footings that will extend below frost depth.

Building Envelope:

The proposed cabin site and building envelope will be located Southeast of County Road 51 and South of the Minnehaha Creek. The creek is far removed and positioned lower in elevation in its closest proximity to the site, separated by a steep slope. The proposed site best utilizes the natural topography, with the cabin situated on a lesser sloped bench that contains less vegetation, which will require less disturbance at the building site. The cabin site also promotes a good balance of privacy, safe and feasible driveway access, and constructability.

County Geohazards Map

The applicant was unable to find a Geohazard Map on the San Juan County website or through other search methods that included the location of the Gladstone Girl Lode. This leads the applicant to the assumption that the mining claim is not located in a Geo-Hazardous area. The applicant did however find soil data maps which are included in the Proposed Site Plan within this application.

County Avalanche Map

Based on the information and maps found on the San Juan County website or through other search methods, the applicant has concluded that the proposed building site is not in an avalanche hazard zone. Key Map Reference [San Juan County Avalanche Atlas 1976.pdf](#)

Elevation at Structure

The floor elevation of the proposed cabin is approximately 11,070 feet. The San Juan County Land Use Code section 4.20 Square Footage Limitations requires a maximum floor area of 1,000 SF for residential development above 11,000 feet in elevation.

Structure Size

The proposed cabin design has a floor area of 921 SF with a 158 SF uncovered deck. Since the deck is uncovered and more than 30 inches above grade, the 158 SF is calculated at 50% of the actual area, so a total of 79 SF, making the combined floor area 1,000 SF.

Structure Height

The proposed cabin will have a height of 28'5".

Deck/Porch Information

The deck will be 158 SF and more than 30 inches above the front grade. It will include wood posts with concrete spot footings that will extend below the required 12" frost depth.

Construction Style

The simple a-frame form and wood siding material selection most reflect the classic mountain contemporary style, with a focus on the surrounding views to the South and Southeast by orienting the cabin and deck towards the views of Storm Peak and Velocity Basin.

Building Plans

Preliminary building plans for the proposed cabin are included in the Proposed Site Plan section of this Sketch Plan application.

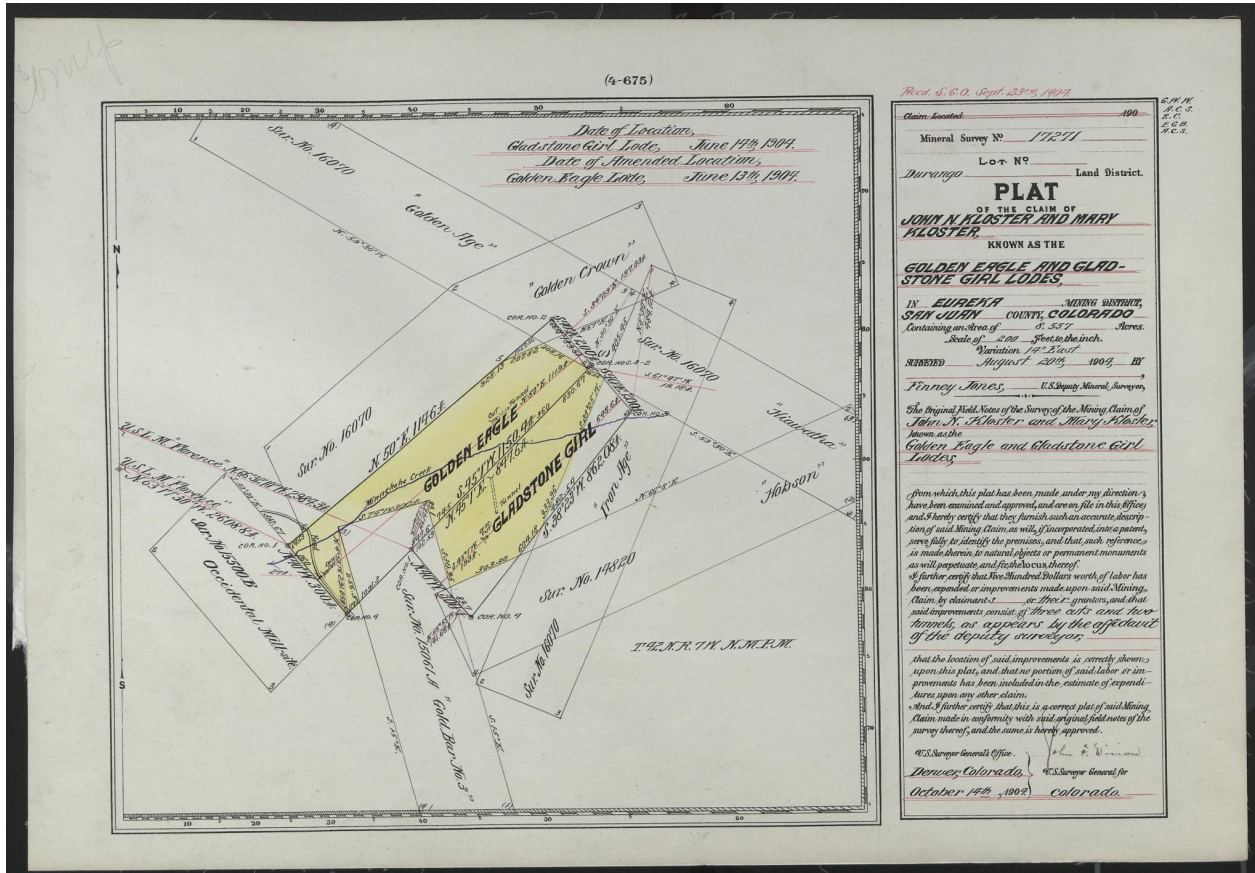
Building Materials

The applicant plans to use colors and materials that embody the local area and mining history. A colorized rendering of the cabin, 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:

- Wood for upper siding
- Dark colored metal roof with matching trim
- Dark colored window frames to match metal
- Metal posts and railing at deck
- Low-reflective glass
- Native rock for retaining walls

Survey Plat & Site Summary

1904 Survey Plat



Gladstone Girl Lode, Attributes

Legal Description: The Gladstone Girl Lode Mining Claim, Mineral Survey No. 17271, Eureka Mining District, San Juan County, Colorado.

As known by street and number as: TBD CR 51 Gladstone Girl Silverton, CO 81433

GISid	Schedule	Seq	PreviousSchedule	ClaimName	MineralSurvey
3590	47750210050012	1	n/a	GLADSTONE GIRL	17271

Patent
42937

Acres_Legal	Road_Distance	Elev_MIN	Elev_MAX	Elev_MEAN	Slope_MIN	Slope_MAX	Slope_MEAN
4.82	260	11000	11231	11099	3	66	30

TaxDistrict	EconomicArea	Mining District	Twp	Rng	Sec	Aspect_MIN	Aspect_MAX	Aspect_MEAN	X_Coord	Y_Coord	Shape_Length	Shape_Area
101	County at large	EUREKA MINING DISTRICT	42	7	21	0	358	263	2381512.782	1451563.931	2205.830969	209924.1377

ScheduleQty	ClaimsPerSurvey	AbstractCode	AbstractDescription	MineralEstate
1	2	5140	Patented Mining Claim	unsevered

Golden Eagle Lode, Attributes

Legal Description: The Gladstone Girl Lode Mining Claim, Mineral Survey No. 17271, Eureka Mining District, San Juan County, Colorado.

As known by street and number as: TBD CR 51 Gladstone Girl Silverton, CO 81433

GISid	Schedule	Seq	PreviousSchedule	ClaimName	MineralSurvey
3825	47750210050007	1	n/a	GOLDEN EAGLE	17271

Patent
42937

Acres_Legal	Road_Distance	Elev_MIN	Elev_MAX	Elev_MEAN	Slope_MIN	Slope_MAX	Slope_MEAN
5.82	47	10782	11240	10998	0	57	34

TaxDistrict	EconomicArea	Mining District	Twp	Rng	Sec	Aspect_MIN	Aspect_MAX	Aspect_MEAN	X_Coord	Y_Coord	Shape_Length	Shape_Area
101	County at large	EUREKA MINING DISTRICT	42	7	21	-1	351	241	2381273.677	1451666.039	2920.106982	204501.1234

ScheduleQty	ClaimsPerSurvey	AbstractCode	AbstractDescription	MineralEstate
2	2	5140	Patented Mining Claim	unsevered

Combined Acres

Combined Acres_Legal	Combined Effective Acres
10.64	8.557



List of Adjacent Landowners within Approximately 1,500 ft Radius

- JOY MANUFACTURING CO C/O JOY GLOBAL INC, 135 S 84TH ST STE 300 - MILWAUKEE, WI 53214
- MARSHALL BERTRAND A LLC, PO BOX 856 - SILVERTON, CO 81433-0856
- CORE MOUNTAIN ENTERPRISES LLC, PO BOX 856 - SILVERTON, CO 81433-0856
- JAA MOUNTAIN LLC, PO BOX 856 - SILVERTON, CO 81433-0856
- WILLIAMSON LORENA J REV TRUST, 409 PASADENA DR - LAWRENCE, KS 66049-1993
- HIGH MOUNTAIN PROPERTIES LLC, 205 W 17TH ST APT E - TULSA, OK 74119-4645
- BEAVIS ROBERT K, 5605 COMETA PL NE - ALBUQUERQUE, NM 87111-1411
- BONANNO THOMAS & JACQUELINE, 250 E PARK AVE - DURANGO, CO 81301-5041
- BEHNKEN TRUST / BEHNKEN JAMES G & ANNALISA P, 1605 MONTE LARGO DR NE - ALBUQUERQUE, NM 87112-4892
- SPEAR FRANKLIN M, 5728 92ND ST - LUBBOCK, TX 79424-4537
- PERCE REVOCABLE LIVING TRUST / GEORGE S & KAREN LEE PERCE, PO BOX 1264 - TUBAC, AZ 85646-1264
- AIKEN JAMES AND ROSEMARY, PO BOX 764 - IGNACIO, CO 81137-0764

- RENOUX, PO BOX 4922 - RIO RICO, AZ 85648-4922
- 3 PANDAS LLC, 6225 HOOD MESA TRL - FARMINGTON, NM 87401-2391
- MINNEHAHA ALPINE LLC, 5612 128TH ST SW - MUKILTEO, WA 98275-5538
- SEELY BRIAN DAVID / LOUGEE RYAN, PO BOX 8003 - ASPEN, CO 81612-8003
- KAISER JAMES D & NANCY, 68095 TUMBLEWEED RD - MONTROSE, CO 81403-8679
- SPORL JEFF & ABBIE, 157 FANTANGO RD - DURANGO, CO 81301-7022
- TINKLE REVOCABLE TRUST C/O GRETCHEN TINKLE, 7720 BAXTER DR - BELLEVILLE, IL 62223-2663

Proposed Site Plan

The applicant has identified a low impact building site on the Gladstone Girl Lode at Coordinates 37.88710° N, 107.64372° W, where the topography is somewhat level and there is a “bare patch” of down trees. Building in this location will have less impact on the beautiful terrain because the trees have naturally fallen creating the perfect secluded and hidden building site. This location is also very isolated from viewpoints and possible future neighboring improvements due to the 2 ravines to the North and South of the proposed building site.

This “bare patch” is easily identified on the County GIS map and Google Earth:



Here is an aerial photo of the proposed building area:



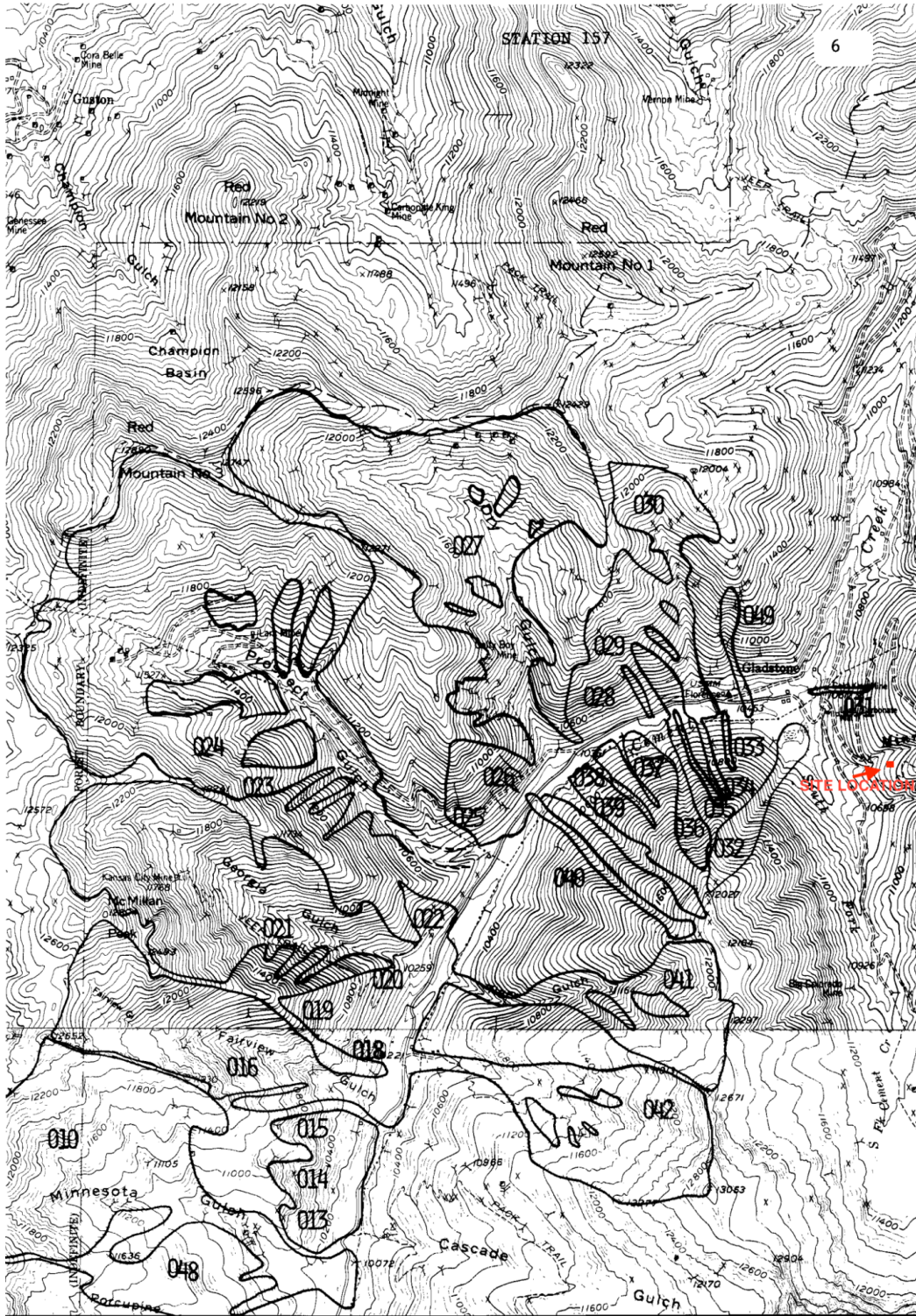
Vicinity Map

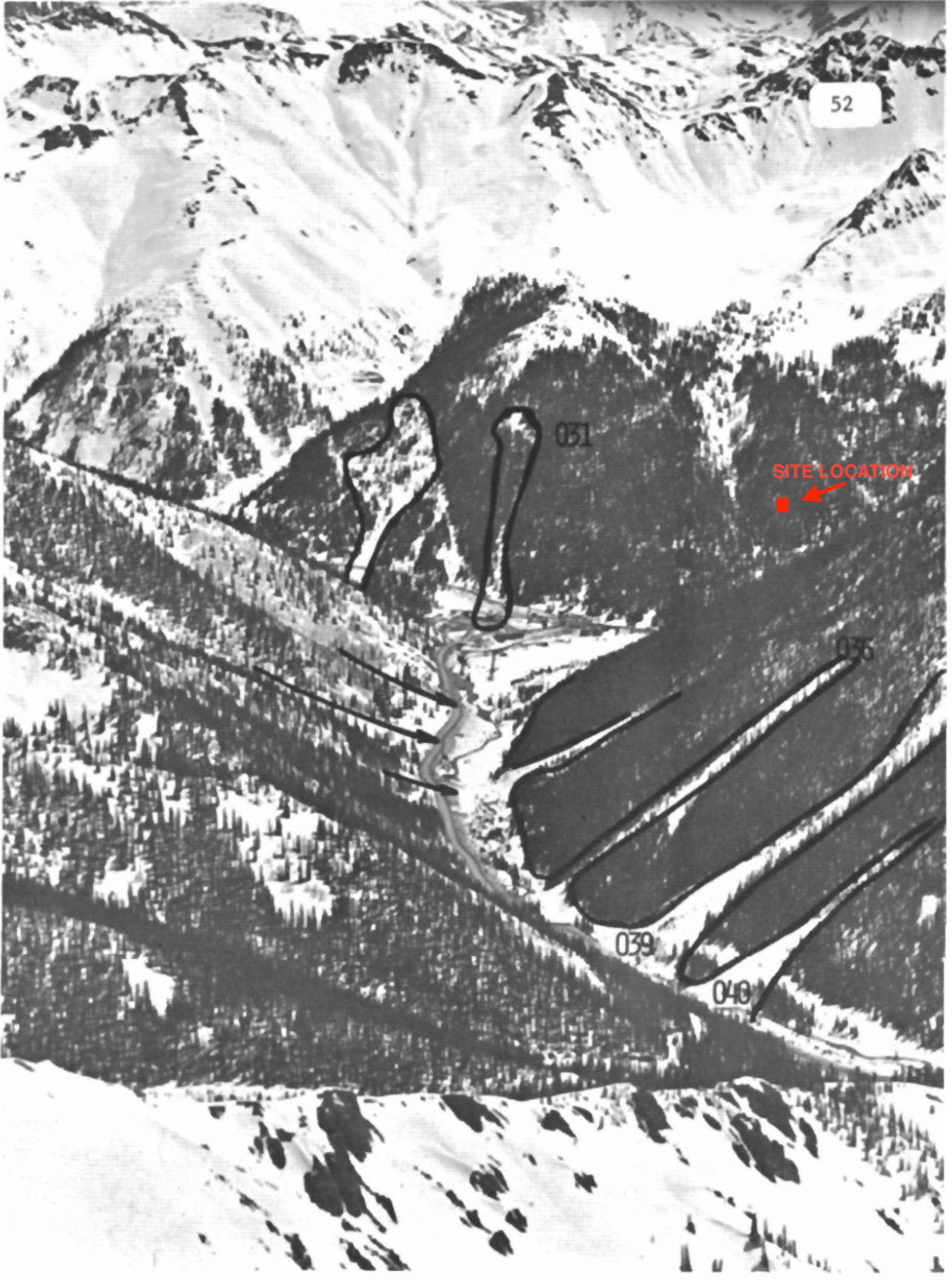


Site Location with County Avalanche Map

Map Reference

[San Juan County Avalanche Atlas 1976.pdf](#)





SITE LOCATION

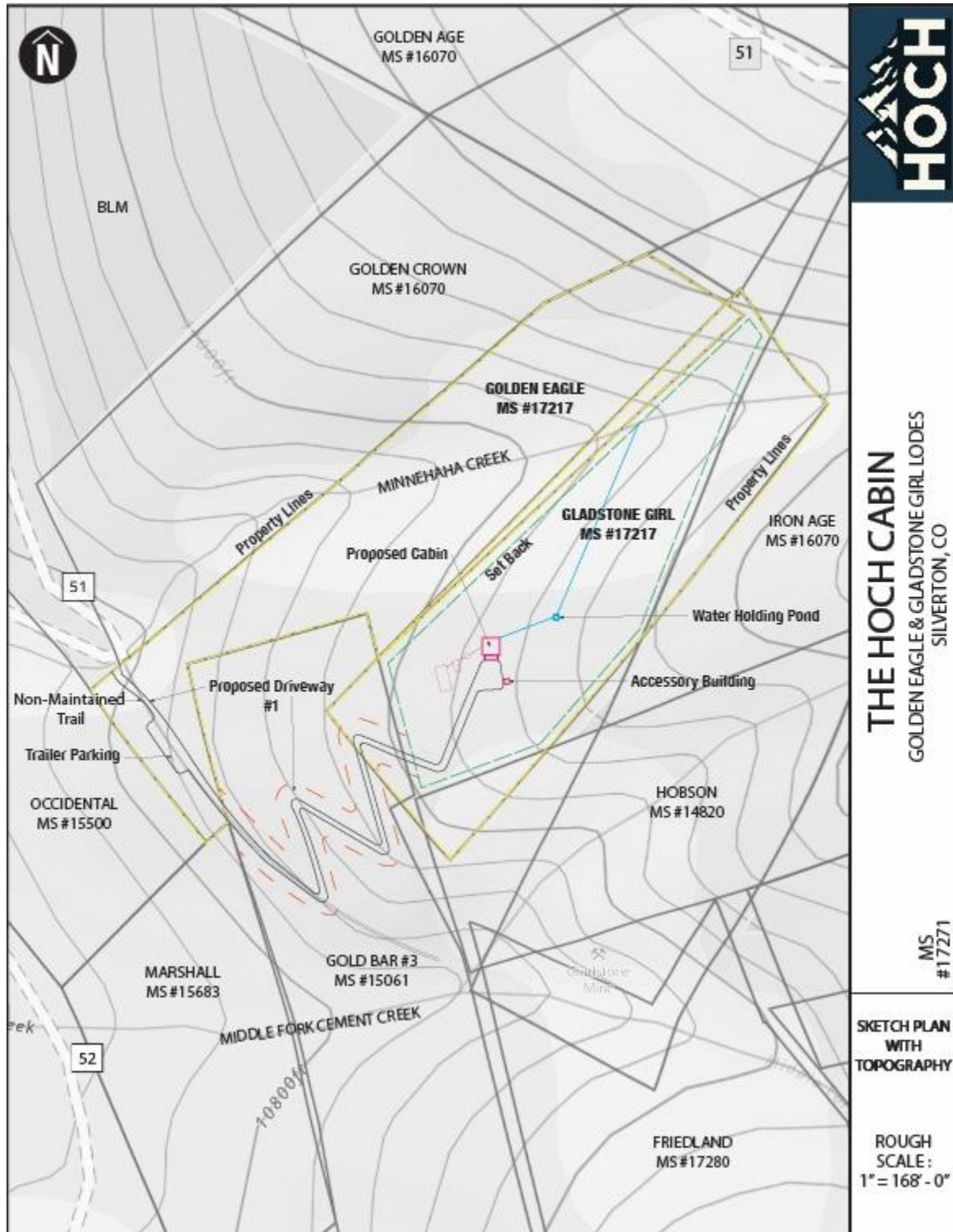
051

039

040

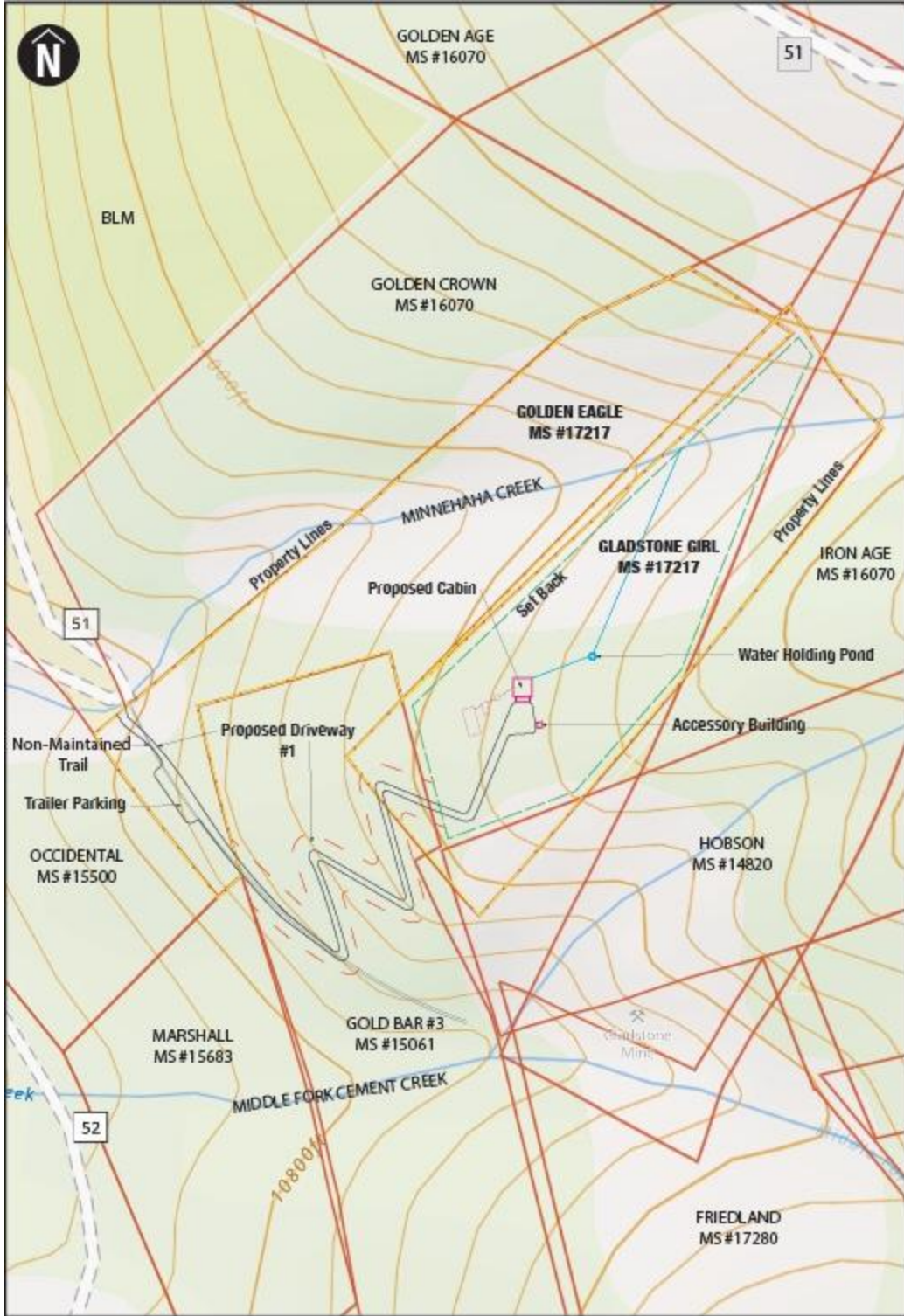
035

Sketch Plan with Topography



THE HOCH CABIN
 GOLDEN EAGLE & GLADSTONE GIRL LODES
 SILVERTON, CO
 MS #17271

SKETCH PLAN WITH TOPOGRAPHY
 ROUGH SCALE: 1" = 168' - 0"

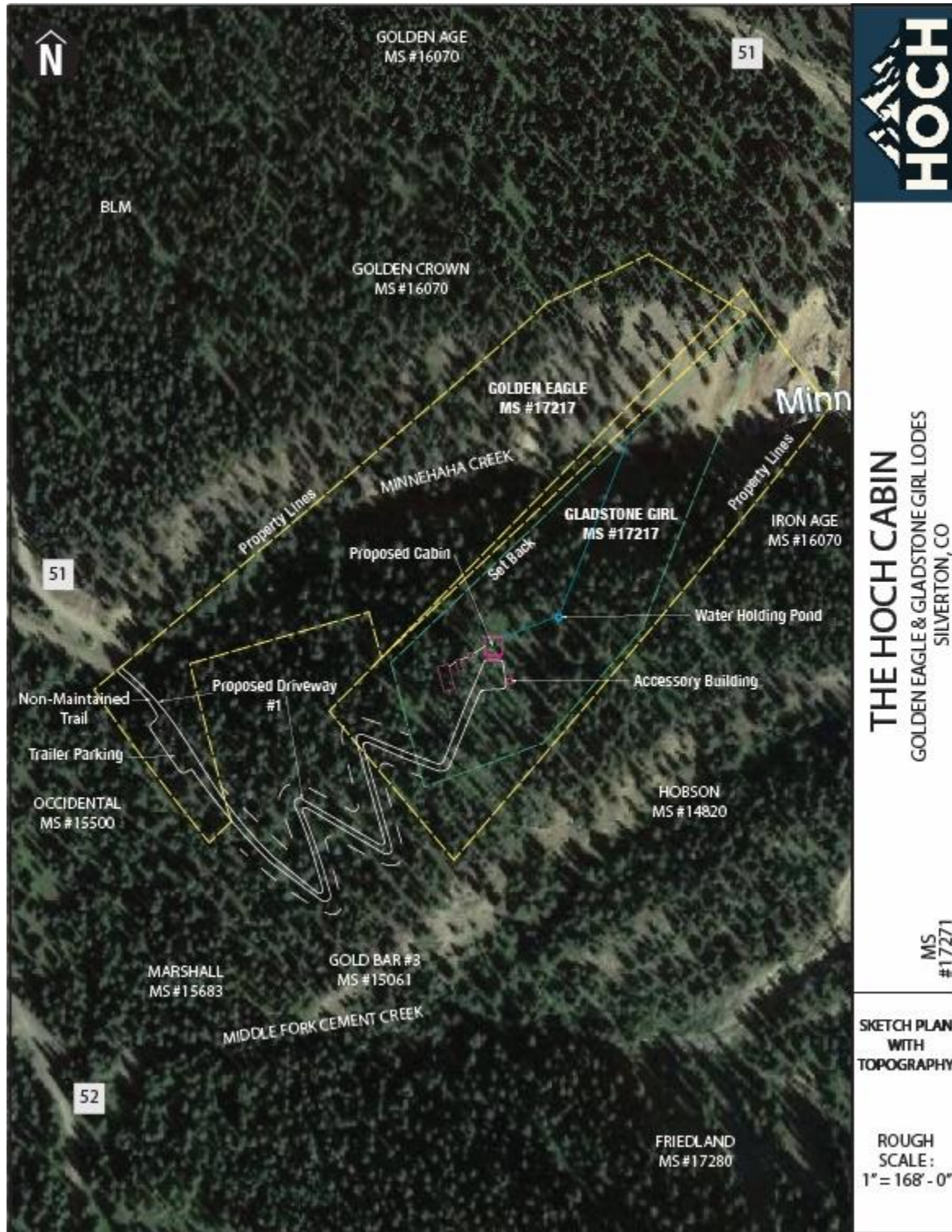


THE HOCH CABIN
 GOLDEN EAGLE & GLADSTONE GIRL LODES
 SILVERTON, CO
 MS #17271

SKETCH PLAN
 WITH
 TOPOGRAPHY

ROUGH
 SCALE:
 1" = 168' - 0"

Sketch Plan with Aerial Images





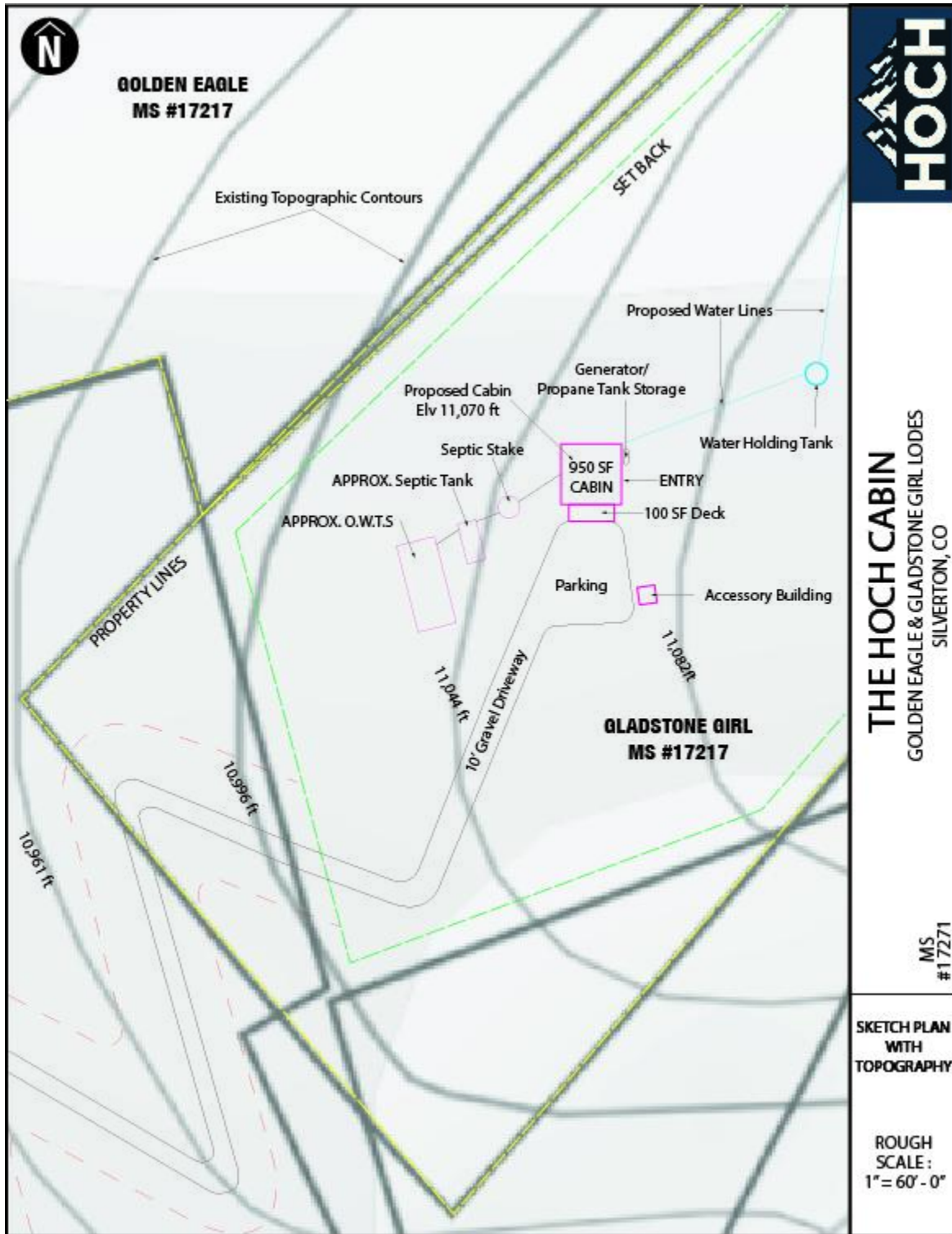
THE HOCH CABIN
 GOLDEN EAGLE & GLADSTONE GIRL LODES
 SILVERTON, CO

MS #17271

SKETCH PLAN WITH TOPOGRAPHY

ROUGH SCALE:
 1" = 168' - 0"

Enlarged Site Plan





51

**GOLDEN CROWN
MS #16070**

Possible 10' x 12' BLM Right of Way

**GOLDEN EAGLE
MS #17217**

County Road 51

Culvert as required

**GOLD BAR #3
MS #15061**

Minnehaha Creek

Trailer Parking

**OCCIDENTAL
MS #15500**

**MARSHALL
MS #15683**



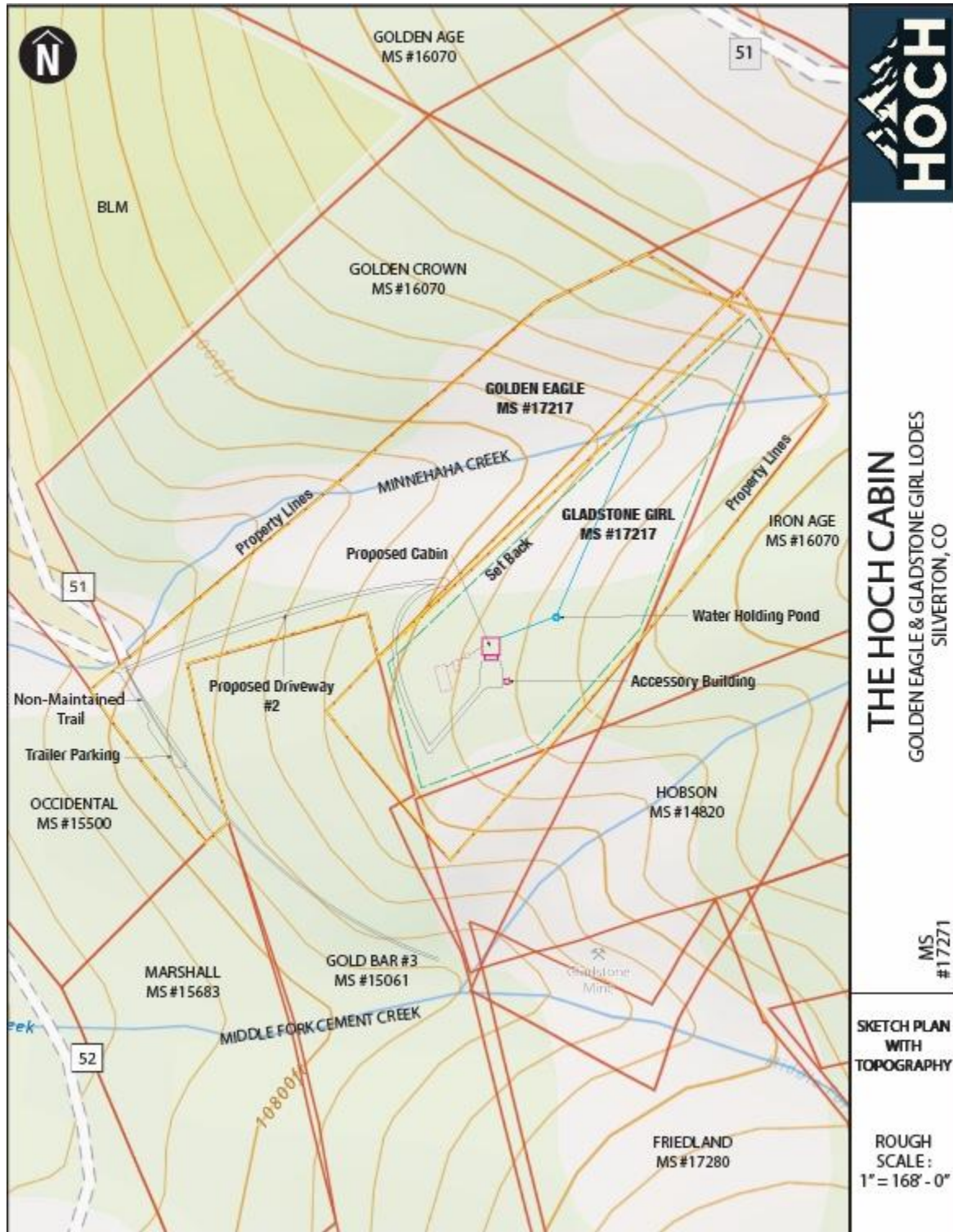
THE HOCH CABIN
GOLDEN EAGLE & GLADSTONE GIRL LODGES
SILVERTON, CO

MS
#17271

SKETCH PLAN
WITH
TOPOGRAPHY

ROUGH
SCALE:
1" = 60' - 0"

Proposed Second Option Access Driveway



THE HOCH CABIN
GOLDEN EAGLE & GLADSTONE GIRL LODES
SILVERTON, CO

MS #17271

SKETCH PLAN WITH TOPOGRAPHY

ROUGH SCALE:
1" = 168' - 0"

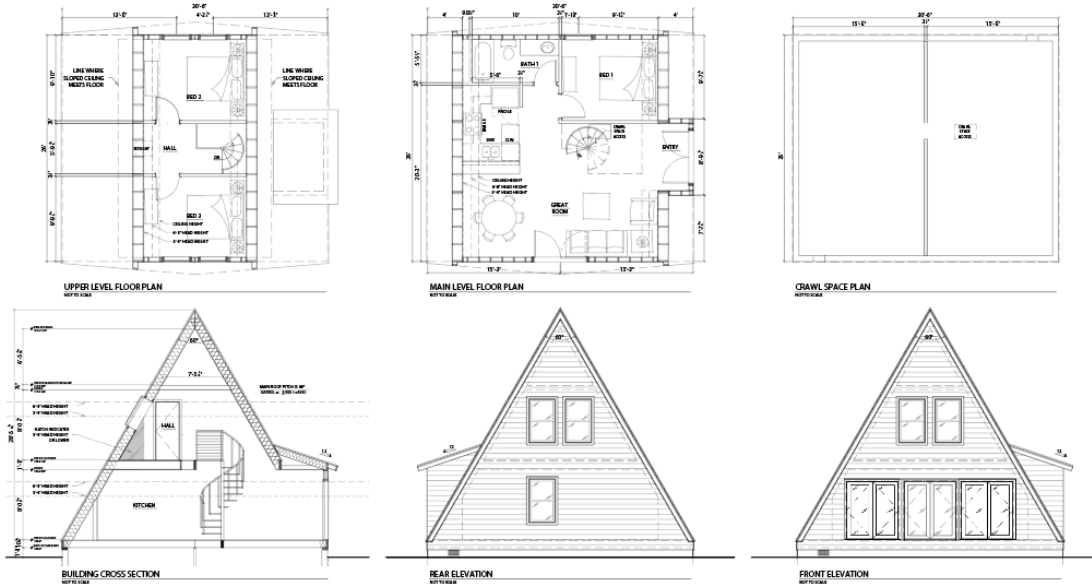
Floor Plans

The proposed cabin will be constructed with high grade materials and engineering, produced by Avrame USA. <https://www.avrameusa.com/>

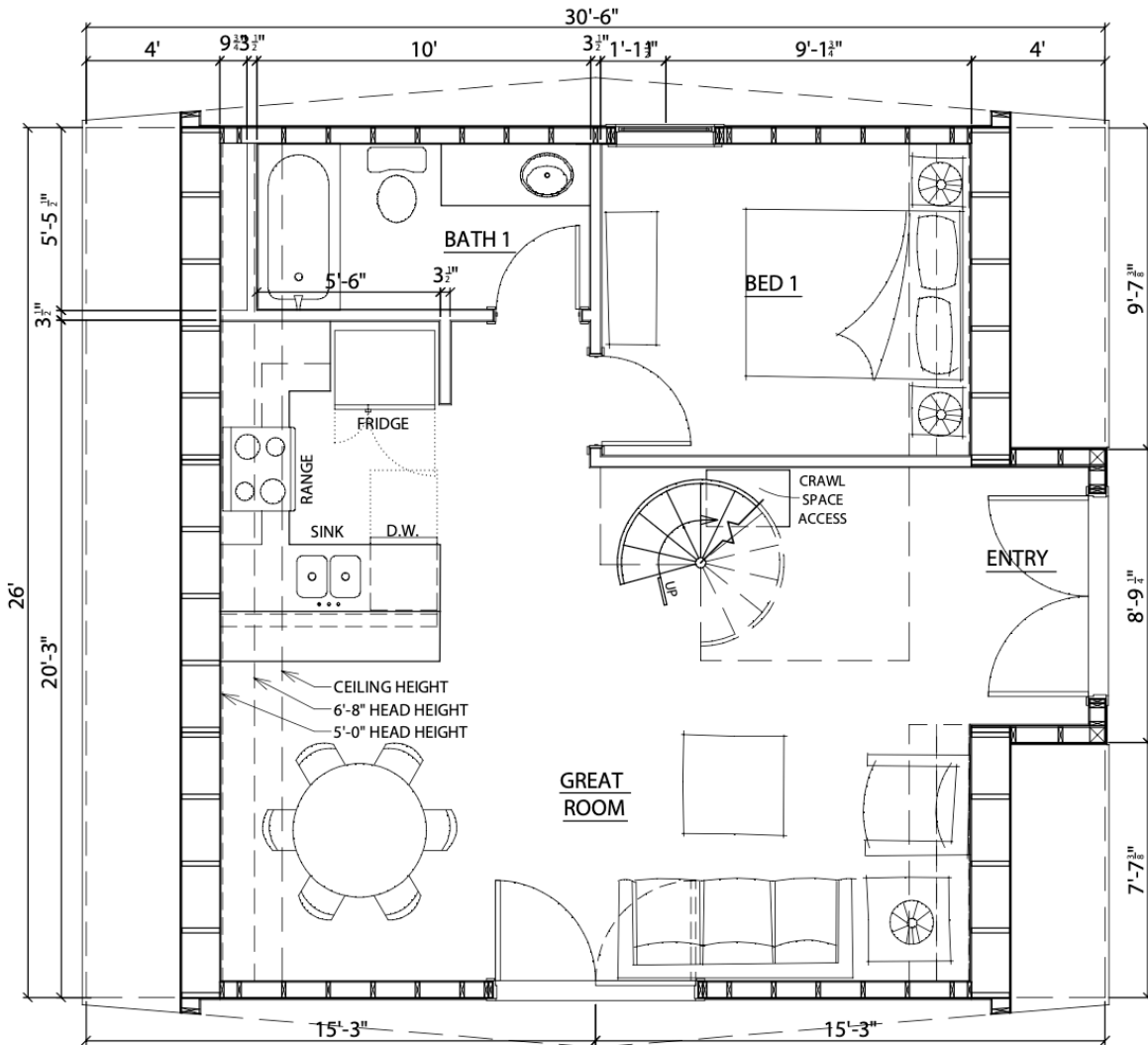
Snow Load Rating	150 lbs - 200 lbs per square foot
Wind Load Rating	120 miles per hour



TRIO 075



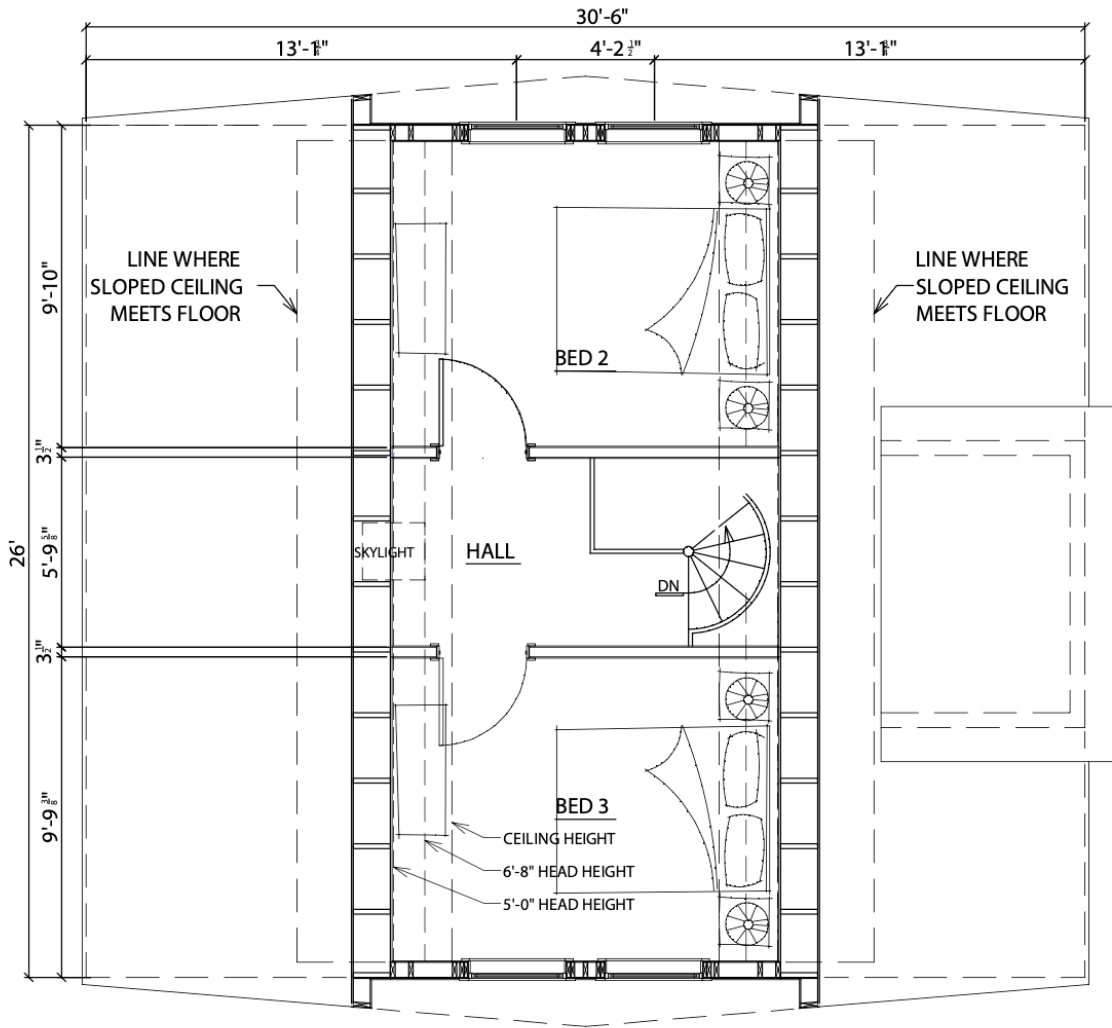
Main Level Floor Plan



MAIN LEVEL FLOOR PLAN

NOT TO SCALE

Upper Level Floor Plan



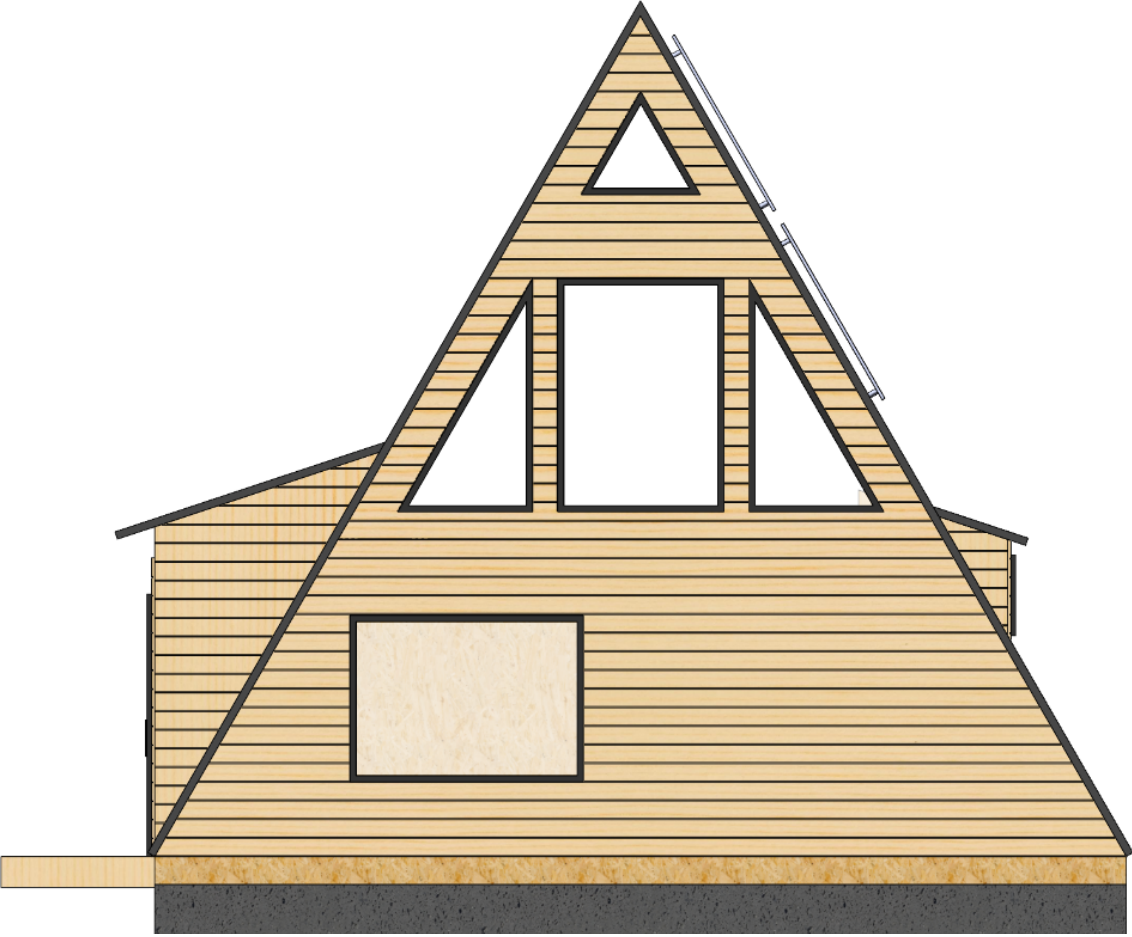
UPPER LEVEL FLOOR PLAN
NOT TO SCALE

Building Elevations

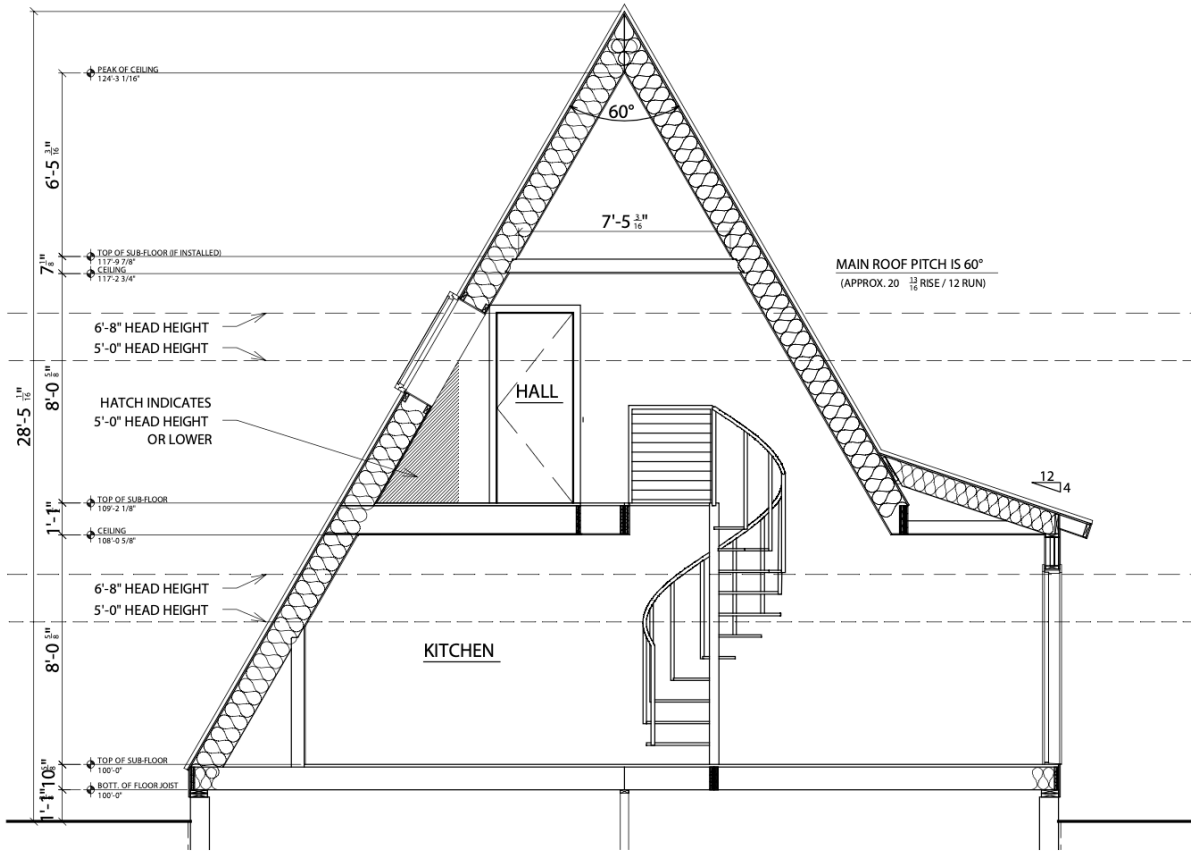
Front Elevation



Rear Elevation

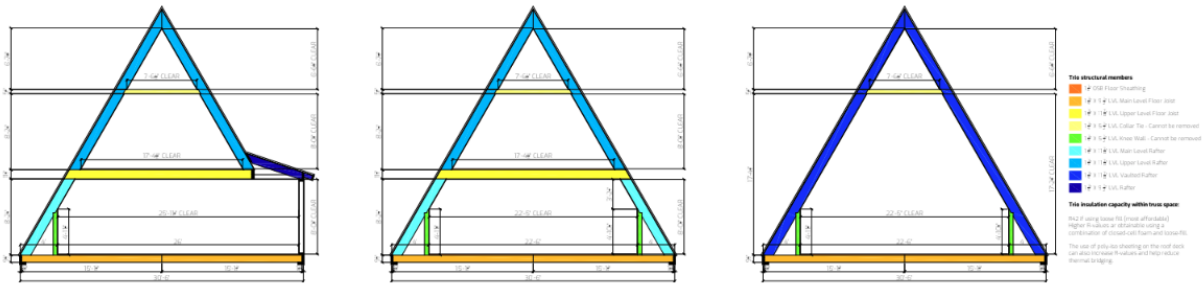


Building Cross Section



MAIN ROOF PITCH IS 60°
(APPROX. 20 1/16 RISE / 12 RUN)

BUILDING CROSS SECTION
NOT TO SCALE

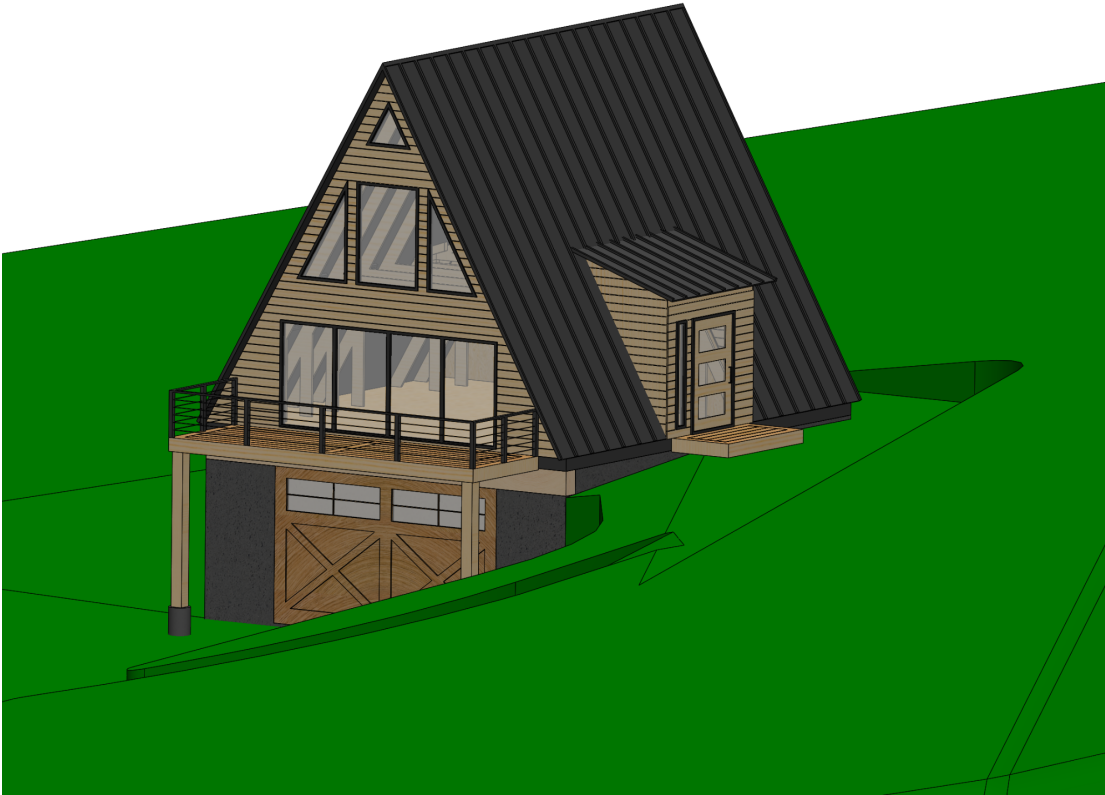
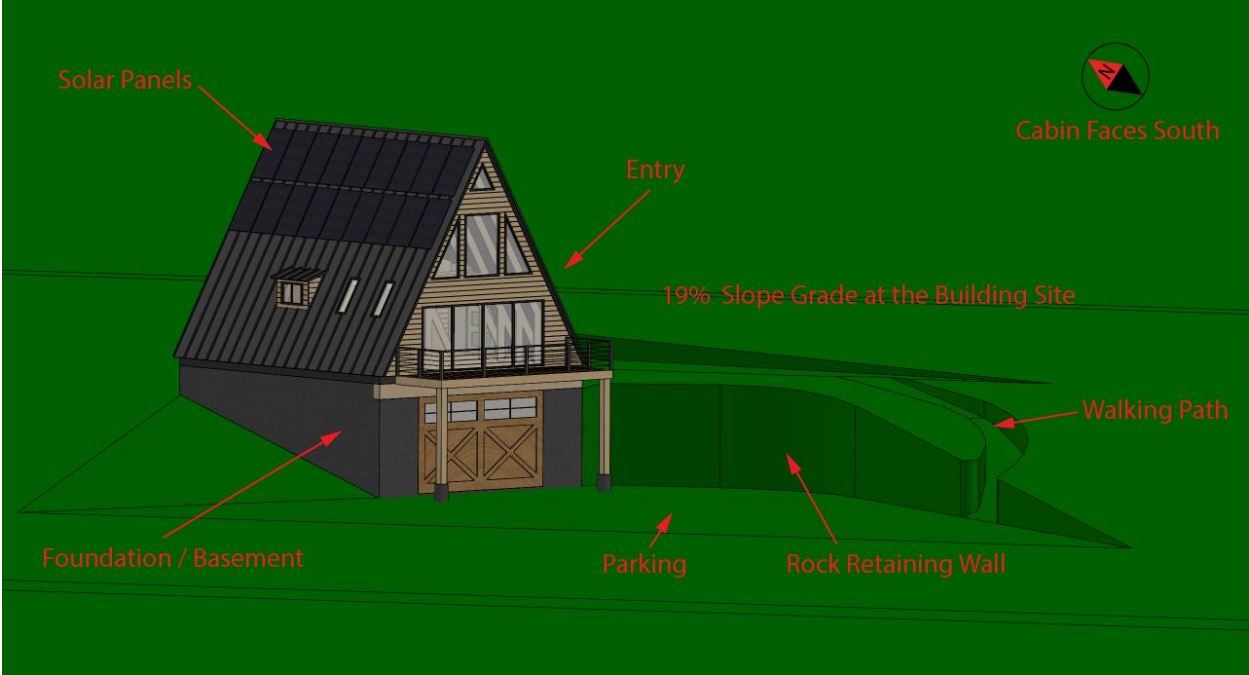


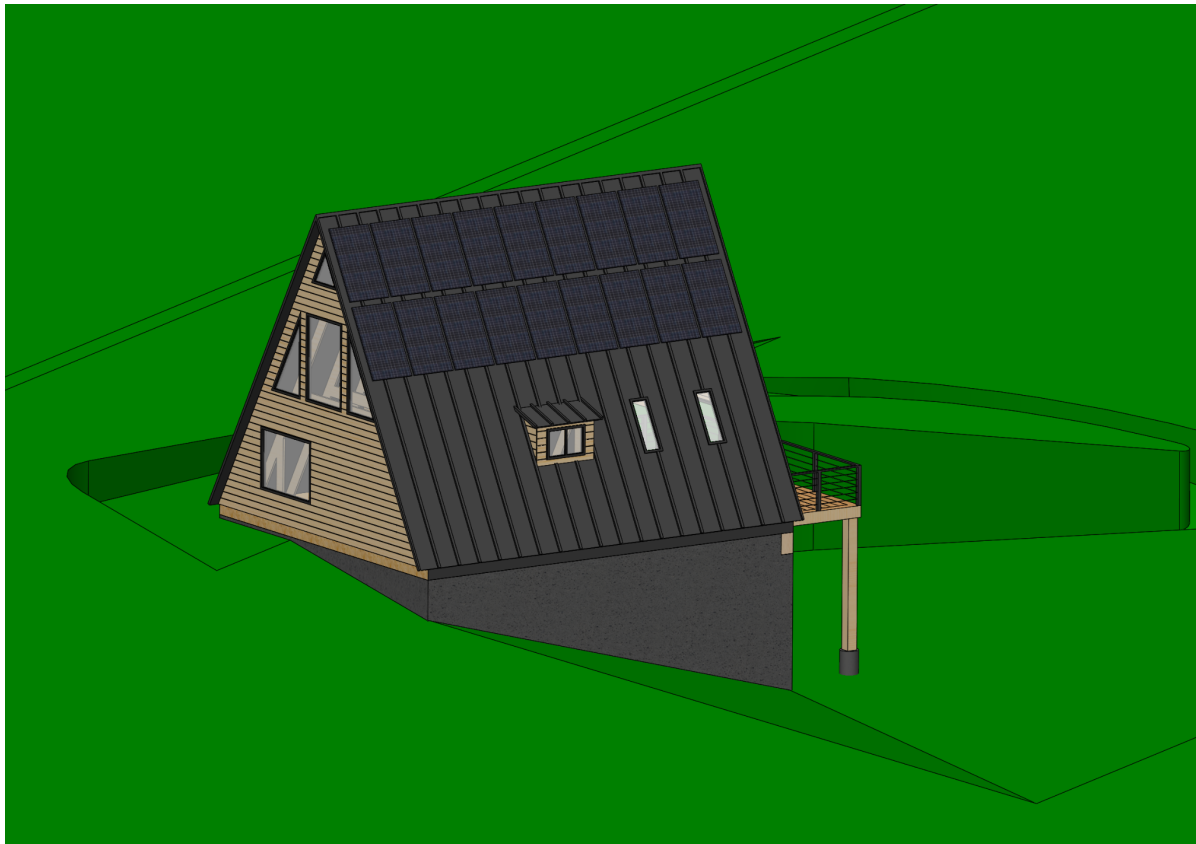
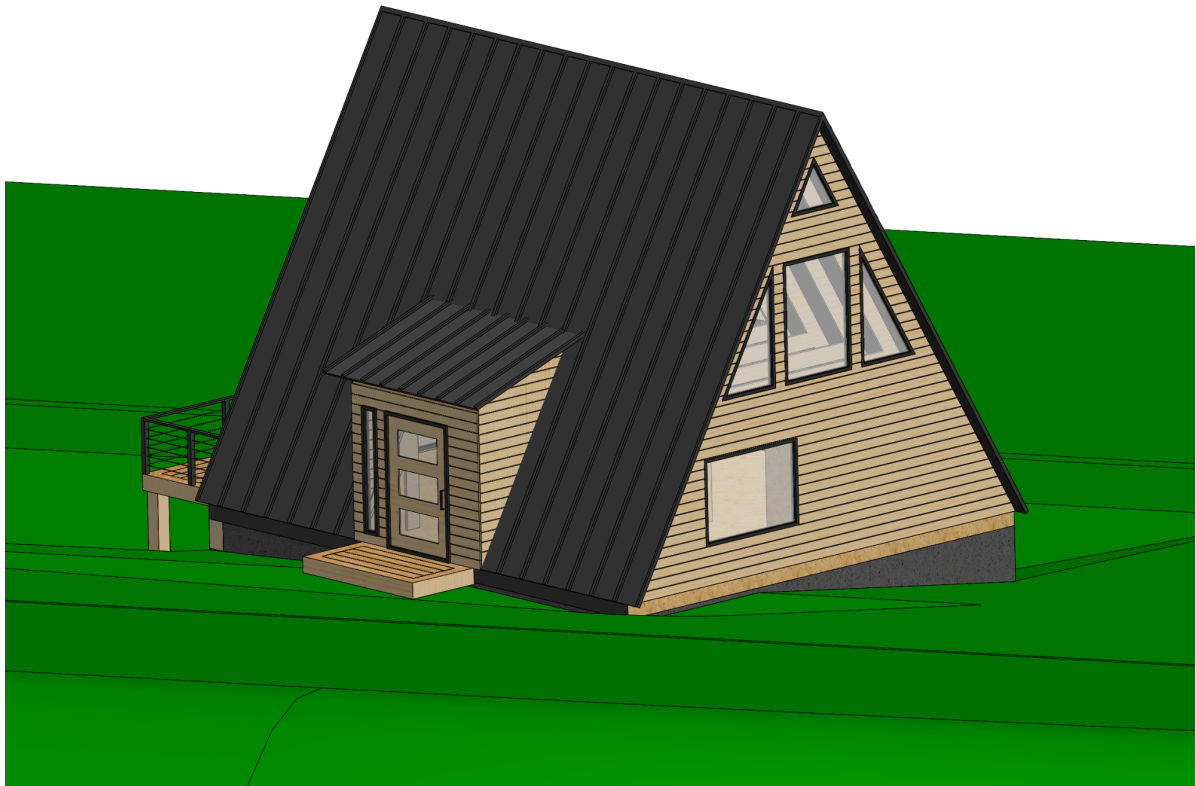
- The structural members**
- 2x8 Floor Trussing
 - 2x12 U.S. Main Level Floor Joist
 - 2x12 U.S. Upper Level Floor Joist
 - 2x12 U.S. Collar Tie - Connection removed
 - 2x12 U.S. Knee Wall - Cannot be removed
 - 2x12 U.S. Main Level Rafter
 - 2x12 U.S. Upper Level Rafter
 - 2x12 U.S. Ceiling Joist
 - 2x12 U.S. Purlin
- The insulation capacity within truss space**
- Insulation capacity within truss space is based on the truss spacing and the insulation R-value. Higher R-values are obtained using a combination of closed-cell spray foam insulation and fiberglass batt insulation. The use of plastic sheathing on the roof deck will reduce the insulation and help with air thermal bridging.

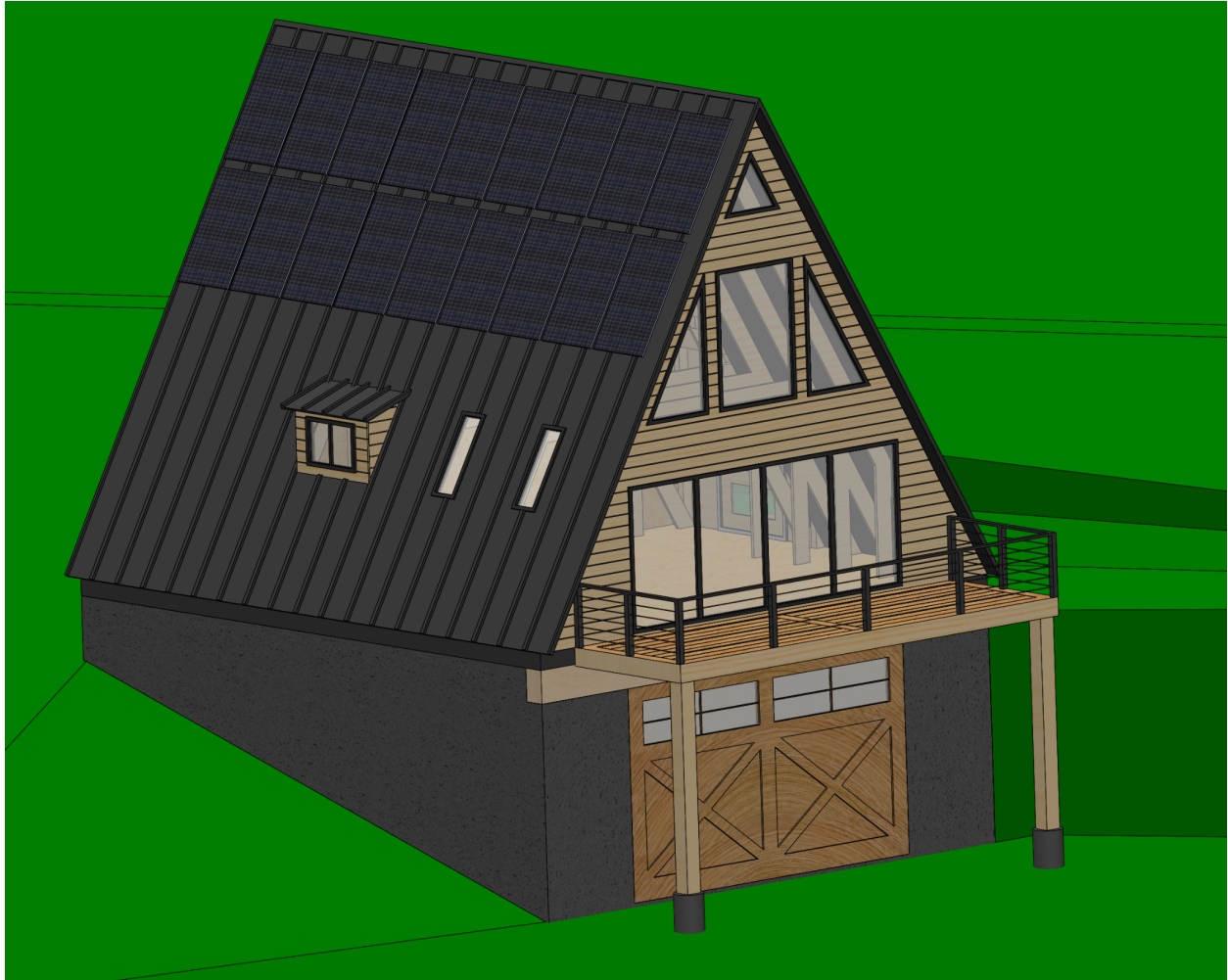
Trio Truss Dimensions



Building Concept Renders with Topography



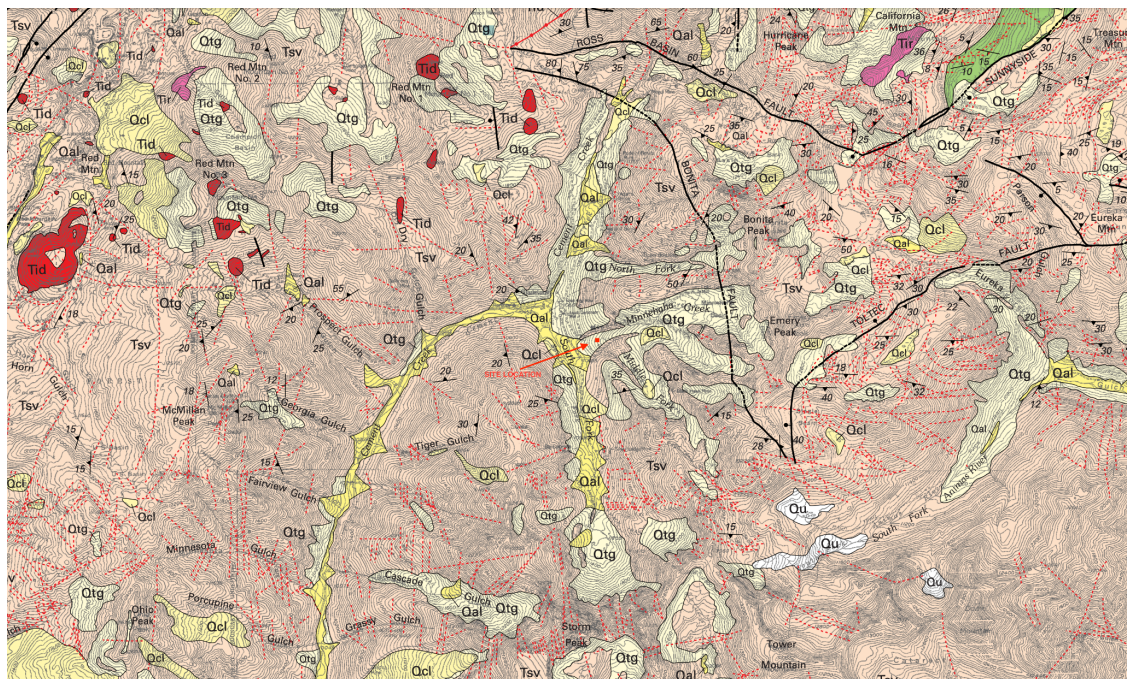
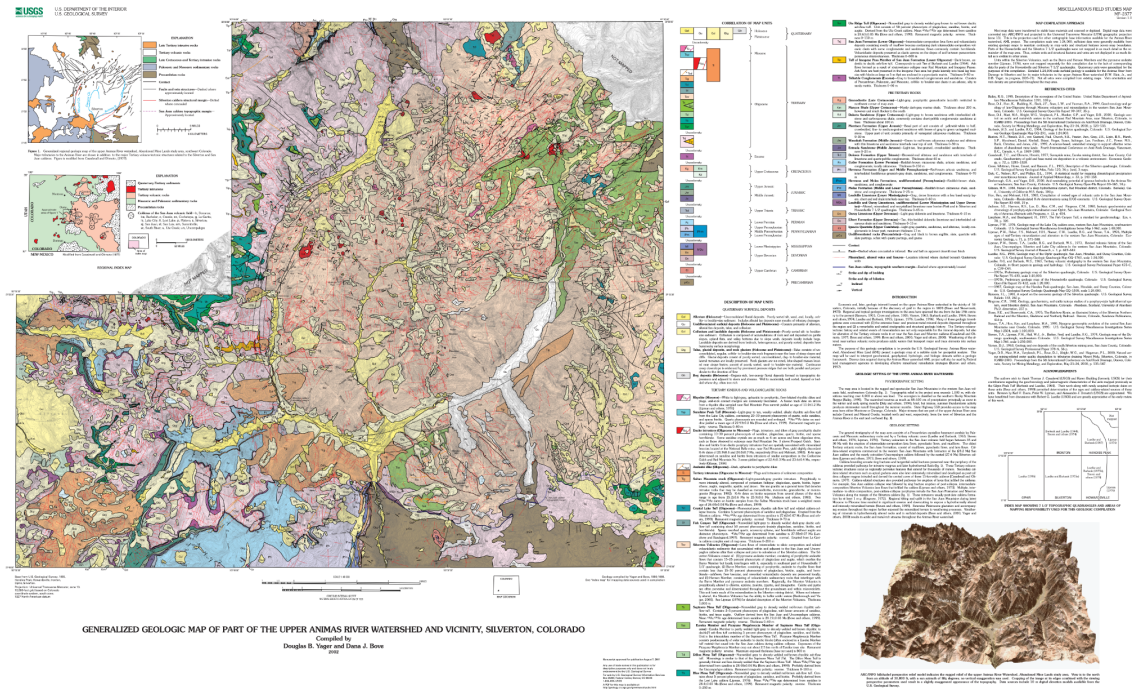




Soil Data

The applicant is requesting permit approval to build the access driveway to obtain detailed soil data. Without proper access the applicant has located the public data below.

[GENERALIZED GEOLOGIC MAP OF PART OF THE UPPER ANIMAS RIVER WATERSHED AND VICINITY, SILVERTON, COLORADO](#)



San Juan Basin Public Health Septic Permit Application



281 Sawyer Drive, Ste. 300 | Durango, CO 81303
 502 South 8th Street | Pagosa Springs, CO 81147
 970 247 5702 | sjbpublichealth.org

On-Site Wastewater Treatment System (OWTS) Permit Application

Owner: Charles V Hoch & Bruce A Hoch Phone: 970-759-5960
 Project Address (street, town/city, zip): Gladstone Girl Lode MS#17271
 Assessor's Parcel #* 47750210050012 Subdivision: _____ Lot#: _____
 Lot Size: 4.82 (acres) # of Dwellings: 1 # of Bedrooms: 1 + loft Water Supply: Surface Water
 List Commercial Uses (e.g., office, factory, event venue): None
 Owner's Mailing Address: 26 Boulder View Dr Durango, CO 81301
 Owner's Email Address: chashoch@gmail.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"/> <p>New Construction - (\$1023.00) <i>For new OWTS and complete system replacement</i></p> <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 SJBPH. SJBPH must have payment and application to review designs for permit issuance. 	<input type="checkbox"/> <p>Alteration - (\$973.00) <i>For changes/additions to existing permitted OWTS</i></p> <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 SJBPH. SJBPH must have payment and application to review designs for permit issuance.
<input type="checkbox"/> <p>Change Of Use - (\$473.00) <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></p> <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"/> <p>Minor Repair - (\$373.00) <i>For replacement of OWTS components with no change to permitted use</i></p> <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: _____
 Construction of new OWTS for a new 1,000 SF single-family in San Juan County, CO
 March 31, 2023

I acknowledge: (1) This application does not guarantee that an On-site Wastewater Treatment System ("OWTS") can be installed or a building permit issued; (2) The issuance of the OWTS permit does not imply any warranty by San Juan Basin Public Health as to the operation of the OWTS; (3) The OWTS must be constructed in accordance with the San Juan Basin Public Health On-site Wastewater Treatment System Regulations and any Conditions of Approval set by SJBPH; and (4) The owner of the property assumes the responsibility and liability for the proper maintenance of the OWTS.

Owner's Signature: Date: March 31, 2023
 Submit completed application to eh@sjbpublichealth.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 SJBPH.**

Trautner Geotech Wastewater Feasibility Letter

TRAUTNER+GEOTECH LLC
GEOTECHNICAL ENGINEERING, MATERIAL TESTING
AND ENGINEERING GEOLOGY

April 26, 2023

Charlie Hoch
970.759.5960
chashoch@gmail.com

Project No. 57866WT

Subject: Onsite Wastewater Treatment System Feasibility Evaluation
Gladstone Girl Claim #17271
Silverton, San Juan County, Colorado

Dear Mr. Hoch

As requested, Trautner Geotech performed a limited Onsite Wastewater Treatment System (OWTS) feasibility assessment for the proposed residence at the subject property. The services were performed as a supplemental service in accordance with our proposal to you dated April 7, 2023, Proposal No. 23138P. Our observations and findings are discussed in greater detail below.

Project Site and Geomorphology

The approximate 4.8-acre project site is currently vacant. The project site is located off Picayune Gulch Road approximately 5 miles northeast of Silverton, Colorado. The project site location is shown below.

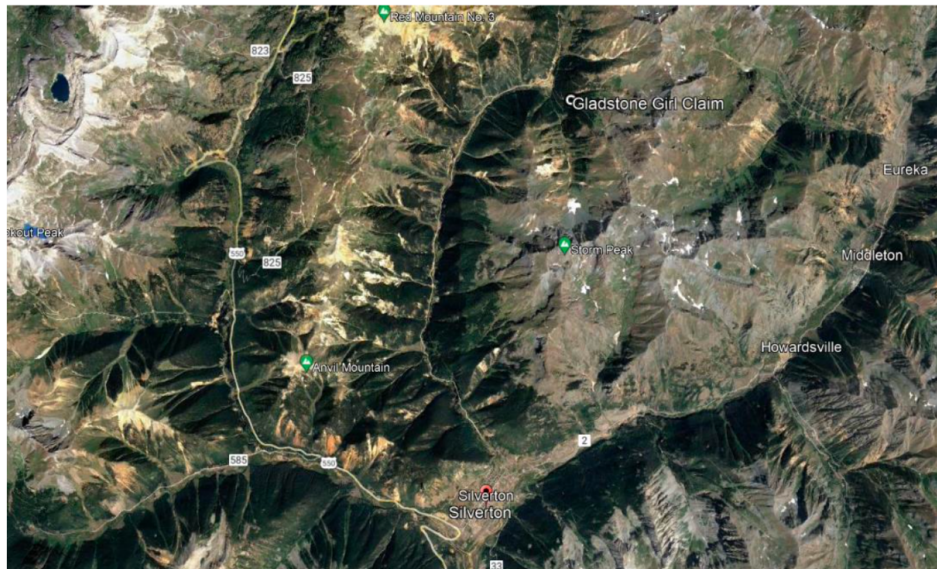


Figure 1: Project Site Location. Adapted from Google Earth (Image Date 9/11/2019).

649 TECH CENTER DR DURANGO, CO
970-259-5095

95 N HENRY ST, CORTEZ, CO
970-529-2020

We have not provided a site reconnaissance of the project area due to the current winter conditions; however, we are providing a limited discussion of the site conditions based on our review of publicly available information and our experience in the area. The project site consists of a somewhat rectangular parcel south of County Road 51 in the Minnehaha Basin. The project site is shown below.



Figure 2: Site Location Schematic. Adapted from San Juan County Public GIS Portal.

Based on our review of the USGS digital elevation model topography (apps.nationalmap.gov/3depdem/) the ground surface across the site is moderately to steeply sloping down to the east-northeast then steeply sloping down to the north and northwest into Minnehaha Creek. Vegetation consists of relatively dense coniferous trees except on the steeper slopes down into the creek.

OWTS Feasibility

We have not yet been able to access the site with excavation equipment to perform a subsurface exploration. Based on our review of photographs, aerial photographs and the Geologic Map of the Ironton Quadrangle, the site appears to lie within an area mapped as Quaternary aged talus deposits except in the Minnehaha Creek drainage where Burns Formation volcanics may be exposed (Burbank and Luedke, 1964). The talus deposits typically consist of relatively coarse colluvial material that is transported via weathering and erosion. The talus material is likely underlain by the Burns Formation identified in the drainage. The talus material likely contains greater than 35 percent rock sized material and is likely not suitable for effluent treatment per the CDPHE Regulation #43.

Although the soil may not be suitable per Regulation #43, we feel a conforming OWTS is likely feasible for the site given the relatively large size of the property. Design of the OWTS for the site may require a mounded sand filter or below grade unlined sand filter if a relatively flat area cannot be identified to accommodate a mound. Prior to design and final determination of the OWTS type, a full site reconnaissance and excavation of at least two exploratory test pits must be completed adjacent to the proposed soil treatment area (STA). A site and soil evaluation per the requirements of Regulation #43 will be necessary prior to completion of OWTS design documents.

Limitations

This limited feasibility assessment was completed in accordance with generally accepted principles and practices in this area at this time. We make no warranty either express or implied. The opinions outlined in this letter are based on limited data and do not include detailed field reconnaissance or subsurface exploration. A site and soil evaluation per the requirements of Regulation #43 will be required prior to preparation of the final OWTS Design.

If you have any questions or need additional information, please feel free to contact us.

Respectfully submitted,
TRAUTNER GEOTECH



Jason A. Deem, P.G.
Principal Engineering Geologist

Notice of Intent to Make Absolute

Notice of Intent to Make Absolute

N.O.I. # 49

(Assigned by SWCD)

The below identified applicant hereby notices its intent to make absolute an increment of the Animas Service Area conditional water right decreed in Case No. 06CW127 consistent with the terms and conditions decreed therein. Use additional pages as needed.

Applicant Information:

Name: Charles V Hoch and Bruce Hoch Telephone: 9707595960

Email Address: chashoch@gmail.com

Mailing Address: 26 Boulder View Dr Durango, CO 81301

(The approved NOI will be mailed to this address)

Prospective Water Right Increment Information:

Proposed Use of Water (e.g. domestic, irrigation, commercial):

Domestic use in 1 cabin, irrigation of 1 acre for lawns & gardening, fire protection

Proposed Source (groundwater, surface water):

Surface water & Minnehaha Creek

Proposed Place of Use (include parcel # if possible):

The Gladstone Girl Lode Mining Claim, Mineral Survey No. 17271. Parcel #47750210050012

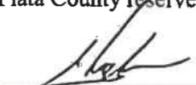
Anticipated Amount of Depletions (number of acres irrigated, stock use, domestic surface area, and pond evaporation, etc. in the time periods per the 06CW127 decree):

Table 1 - Proposed NOI Depletions for Application
Applicant: Hoch
Depletion Rates (cfs)

Time Period	Domestic 1 home with individual sewer using surface water	Irrigation 1 acre of land at 8,100 feet and above using surface water	Total Depletion (cfs)
January 1 through January 31	0.000081	0.000000	0.000081
February 1 through February 28 (29)	0.000081	0.000000	0.000081
March 1 through March 31	0.000081	0.000000	0.000081
April 1 through April 14	0.000081	0.000202	0.000283
April 15 through April 30	0.000081	0.000202	0.000283
May 1 through May 31	0.000081	0.004032	0.004113
June 1 through June 14	0.000081	0.007124	0.007205
June 15 through June 30	0.000081	0.007124	0.007205
July 1 through July 14	0.000081	0.006650	0.006731
July 15 through July 31	0.000081	0.006650	0.006731
August 1 through August 31	0.000081	0.004975	0.005056
September 1 through September 30	0.000081	0.004015	0.004096
October 1 through October 31	0.000081	0.001203	0.001284
November 1 through November 30	0.000081	0.000000	0.000081
December 1 through December 31	0.000081	0.000000	0.000081

The applicant is advised and recognizes that the execution of this Notice of Intent to Make Absolute confers no right, title, or interest in water beyond the right to perfect an increment of the Animas Service Area conditional water right consistent with the decree in Case No. 06CW127.

Applicant is hereby given authority by Southwestern Water Conservation District and La Plata County to file an application to make the conditional water right absolute pursuant to the terms and conditions in Case No. 06CW127. The Southwestern Water Conservation District and La Plata County reserve the right to file opposition to such claim if deemed necessary.



Signed for the Applicant, (Title) 4/6/2023

(Date)

Charles V Hoch

Printed Name

Governmental Endorsements:



La Plata County 5-11-23

(Date)

Kevin Hall, Interim CD Director

Printed Name



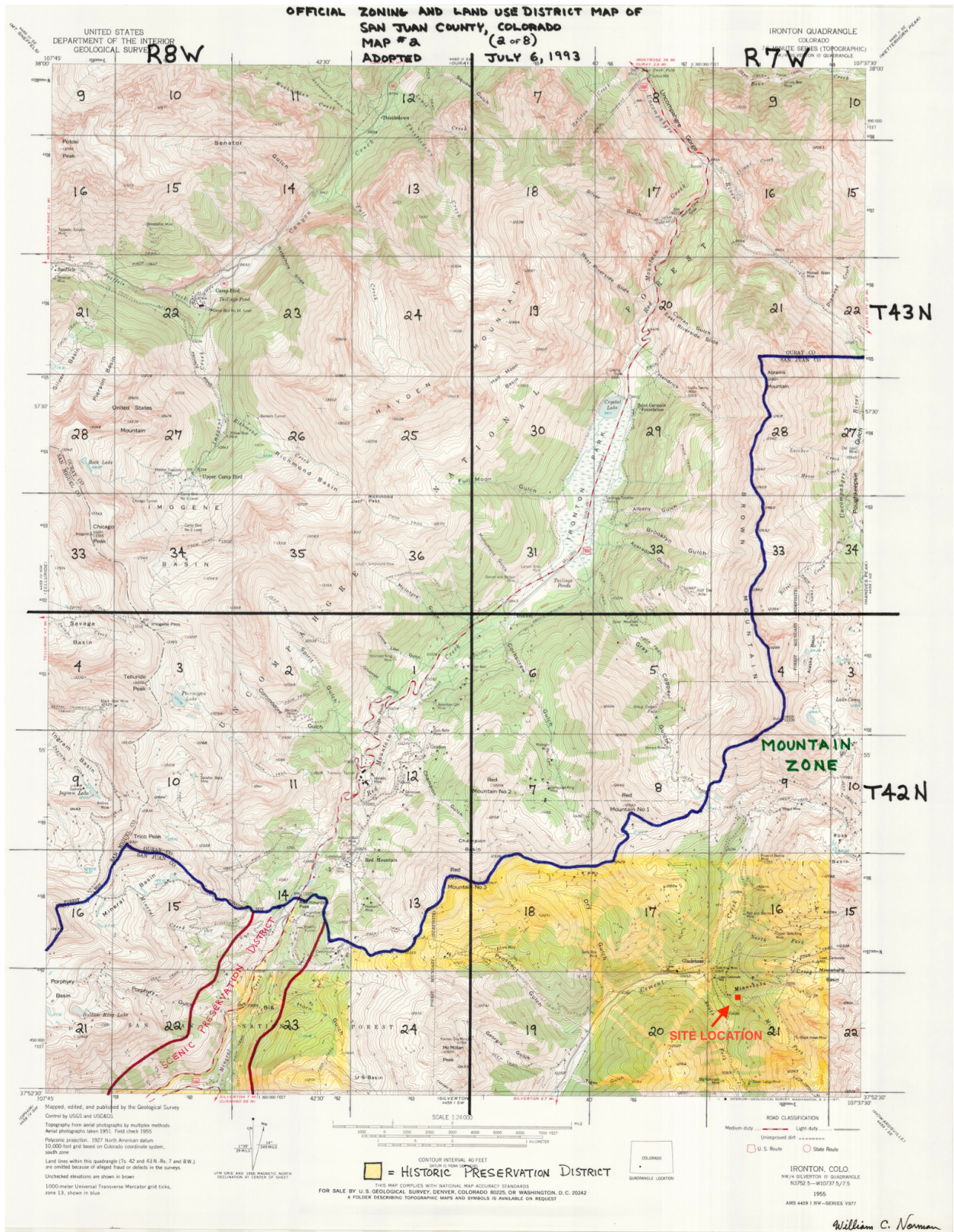
SWCD 4/25/23

(Date)

STEVE WOLFF

Printed Name

County Zoning Map #2



Easement Deed Via Gold Bar No. 3 Lode

149648
Page 1 of 3
SAN JUAN COUNTY, COLORADO
LADONNA L. JARAMILLO, RECORDER
08-18-2014 01:20 PM Recording Fee \$21.00

EASEMENT DEED

For Ten Dollars (\$10.00) cash received, and other good and valuable consideration, **Leonard Beavis and Mary H. Beavis (together, "Grantor")**, of 4400 Avenida del Sol NE, Albuquerque, NM 87110, **does hereby grant and convey to:**

Joseph Kaelin, William A. & Jeannette J. Kaelin, and Robert I. Williams, c/o Robert I. Williams, 5400 Broadway Terrace #207, Oakland, CA 94618, and their successors and assigns (**together, "Grantee"**),

A permanent, perpetual and non-exclusive access and utility easement ("Easement") across the Gold Bar No. 3 Lode USMS No. 15061A, to the Gladstone Girl Lode USMS No. 17271.

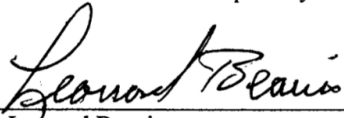
Such non-exclusive Easement shall be located centered upon the centerline of the as-built location of the proposed road alignment crossing the Gold Bar No. 3 Lode, as generally shown on attached **Exhibit A**. Such Easement shall be the width permitted by the US Bureau of Land Management ("BLM") and/or San Juan County, and will permit construction of a primitive road over which 4-wheel drive pick-up trucks can safely operate. Wherever practicable, such Easement shall be no wider than twelve feet, although such width may be expanded up to fifty feet in places to allow for cutting and filling needed for construction of embankments for such primitive road, to maneuver around trees and for any passing turn-outs required by San Juan County. During construction, Grantee shall wherever practical minimize cutting of live trees to the minimum required for the Easement. After construction, the easement width shall be defined as the area between the top of the cut-bank slope, extending across the driveway centerline, to the toe of the embankment fill slope. Provided, the centerline length of the Easement as built shall not exceed 1100 feet.

Provided further, Grantee shall obtain any required advance US Bureau of Land Management written approval of the Easement and provide proof of the same to Grantor, before any construction or use of the Easement. (For example, the BLM may require a less steep or narrower easement.)

Provided further, the Easement shall not be constructed so as to unreasonably block or diminish the existing somewhat level Potential Cabin Site as shown on attached **Exhibit A** (though the Easement may provide access to such Site). Thus, the Easement will be constructed to pass through the southern edge of such Site.

Grantee's use of the Easement shall be further restricted as follows: Except for limited construction periods permitting Grantee to construct the road itself and then a cabin on Grantee's Gladstone Girl Lode, Grantee shall utilize no vehicle heavier than conventional pick-up trucks, automobiles and SUVs on the Easement, nor shall Grantee park any vehicle on the Easement except for short-term emergency purposes (eg, tire-changing). Grantee shall maintain the Easement from any serious erosion (e.g., large ruts) as a condition of further use.

The Easement shall be perpetual in effect such that it will continue even if ownership of any affected property changes.



Leonard Beavis



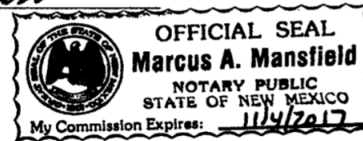
Mary H. Beavis

STATE OF NEW MEXICO)
County of Bernalillo)ss

The foregoing document was acknowledged before me this 11 day of August, 2014 by Leonard Beavis.

WITNESS my hand and official seal.
My commission expires: 11/4/2017

Marcus A. Mansfield
Notary Public



STATE OF NEW MEXICO)
County of Bernalillo)ss

The foregoing document was acknowledged before me this 11 day of August, 2014 by Mary H. Beavis.

WITNESS my hand and official seal.
My commission expires: 11/4/2017

Marcus A. Mansfield
Notary Public

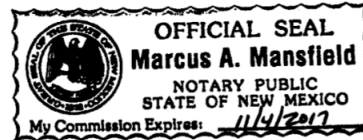
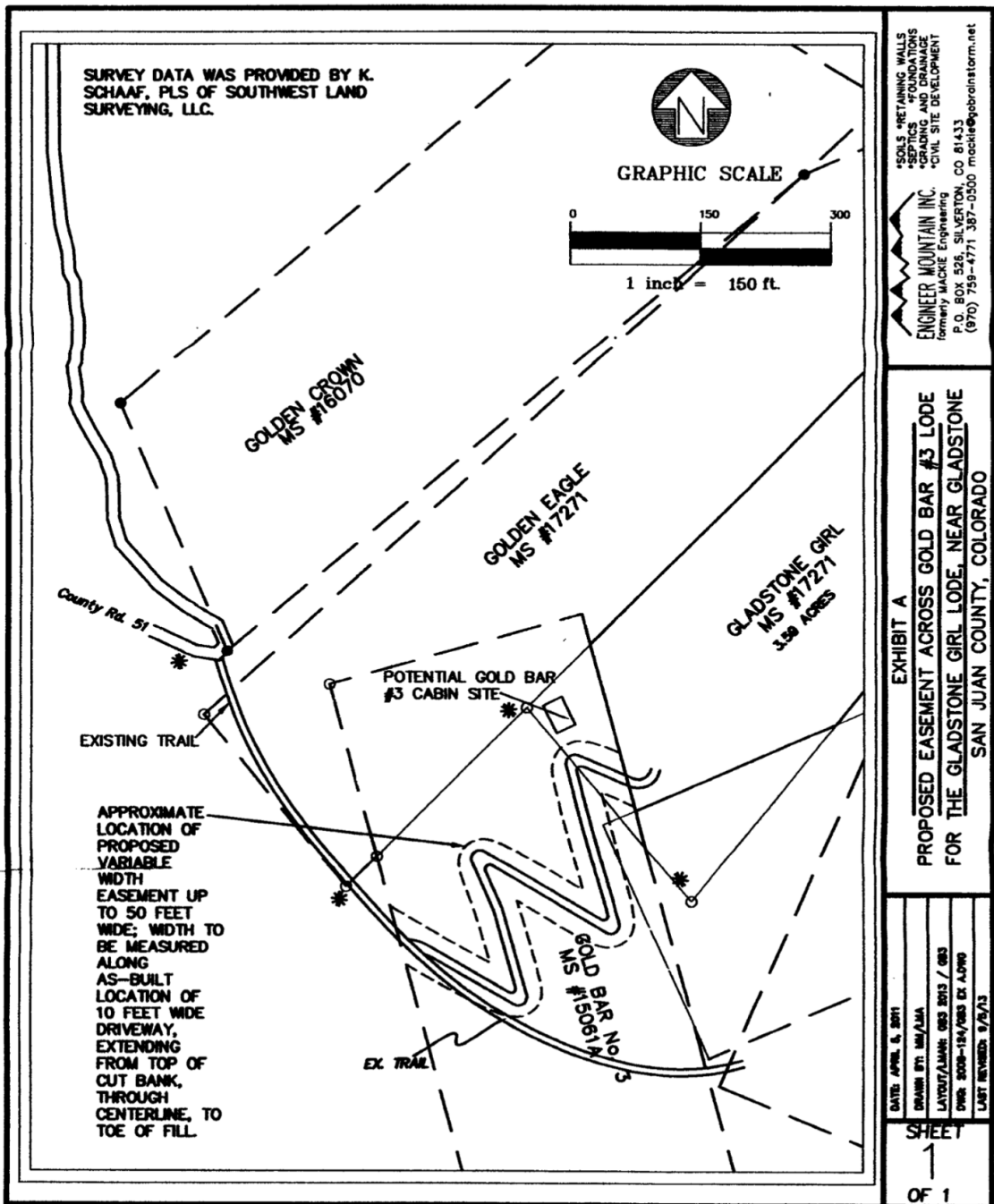


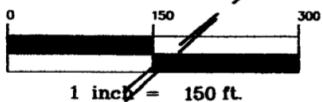
EXHIBIT A



SURVEY DATA WAS PROVIDED BY K. SCHAAF, PLS OF SOUTHWEST LAND SURVEYING, LLC.



GRAPHIC SCALE



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

ENGINEER MOUNTAIN INC.
 formerly MACKIE Engineering
 P.O. BOX 528, SILVERTON, CO 81433
 (970) 759-4771 387-0500 mackie@gebrainstorm.net

EXHIBIT A

**PROPOSED EASEMENT ACROSS GOLD BAR #3 LODGE
 FOR THE GLADSTONE GIRL LODGE, NEAR GLADSTONE
 SAN JUAN COUNTY, COLORADO**

DATE: APRIL 6, 2011
 DRAWN BY: MW/AMA
 LAYOUT/AMAK: 082 2013 / 083
 PWR: 2008-124/083 EX A/DW
 LAST REVISED: 9/4/13

SHEET
 1
 OF 1

San Juan County Driveway & Road Access Permit Form

SAN JUAN COUNTY, COLORADO
DRIVEWAY AND ROAD ACCESS PERMIT

Improvement
Permit No. _____

Applicant: Charles V Hoch & Bruce A Hoch
26 Boulder View Dr
Durango, CO 81301

Location of Proposed Driveway or Access on County Road No. 51 :
County Road 51 touches the property at the west corner of the Golden Eagle
Lode. The proposed driveway would start at the first switchback of CR 51
where it would cross the Mineehaha creek and head south on the old mining road
before turning east and switchbacking uphill.

Description of Proposed Driveway or Access, including materials to be used:
The proposed driveway will be approximately 10 feet wide and will consist of
native gravel and soil and be constructed with as minimal cut and fill as
possible. The driveway will have a culvert and/or other drainage
improvements deemed necessary.

Comment and Recommendations of County Road Supervisor:

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

Permit Approved _____ or Denied _____. Date: _____
Land Use Administrator: _____

San Juan County Relationship to County Road & State Highway Systems Forms

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 1600 ft from County Road No. 110, the nearest designated and publicly maintained county road.
2. Said County Road No. 110 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 7.5 miles from Colorado State Highway No. 550, the nearest designated state or federal highway.
4. Said Colorado State Highway No. 550 is on this date maintained on a year-round basis by either San Juan County or the Colorado Division of Highways.
5. A Driveway Permit will be necessary for any private access or egress relating to said real property which intersects any designated Colorado State Highway or Federal Highway.

Signed and dated this 27 day of March, 2023.

day

month

year



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 600 ft from County Road No. 51, the nearest designated and publicly maintained county road.
2. Said County Road No. 51 is on this date maintained on an seasonal basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 7.5 miles from Colorado State Highway No. 550, the nearest designated state or federal highway.
4. Said Colorado State Highway No. 550 is on this date maintained on a year-round basis by either San Juan County or the Colorado Division of Highways.
5. A Driveway Permit will be necessary for any private access or egress relating to said real property which intersects any designated Colorado State Highway or Federal Highway.

Signed and dated this 27 day of March, 2023.

ATTEST:



Applicant

Position:

BLM Right-of-Way

It is inconclusive to the applicant if a BLM Right-of-Way is required or not. Southwest Land Surveying LLC will conduct a certified survey of the Golden Eagle and Gladstone Girl Lodes to be completed in the spring of 2024.

However, to be thorough, the applicant has started the paperwork for requesting a right-of-way permit with the BLM. The application was first submitted on 10/5/2022. A historical timeline of progress is written below and the FORM 299 Application is attached. Based on conversations with BLM representatives working on the application the applicant expects the right-of-way to be issued in the spring of 2024.

Megan Mast of the BLM has offered to speak with the commissioners on the progress of our application and likelihood of approval. Her contact info is below:

- 970-387-9871
- mmast@blm.gov

History of Progress:

10/5/2022 - Mailed hard copy of STANDARD FORM 299 (REV. 3/2020) to the BLM Gunnison Field Office Attention Christopher Kittle.

3/24/2023 - Christopher Kittle confirmed by email his receipt of the hard copy of our STANDARD FORM 299 (REV. 3/2020).

~10/10/2023 - The applicant spoke with Christopher Kittle over the phone and he confirmed he would be sending an email to Megan Mast, Outdoor Recreation Planner for the BLM based in Silverton, CO to push our project request forward.

10/16/2023 - Megan Mast called the applicant and they spoke about the request and application for the BLM Right of Way.

11/28/2023 - The applicant was informed by Megan Mast that our FORM 299 Application was lost by the BLM. Megan requested a new application.

11/29/2023 - The applicant completed and submitted a new and updated FORM 299 Application. The application was sent to both Megan and Christopher. Speaking with Christopher and Megan they both confirmed and promised our seniority would be honored since Chris has a record of our communications. The updated FORM 299 Application is attached in this Sketch Plan Submittal.

12/13/23 - Case number assigned by Megan Mast : COCO106341399

Standard Form 299 - Case # COCO106341399

STANDARD FORM 299 (REV. 3/2020)		FORM APPROVED OMB Control Number: 0596-0249 Expiration Date: 2/28/2023
APPLICATION FOR TRANSPORTATION, UTILITY SYSTEMS, TELECOMMUNICATIONS AND FACILITIES ON FEDERAL LANDS AND PROPERTY		FOR AGENCY USE ONLY
NOTE: Before completing and filing the application for an authorization (easement, right-of-way, lease, license or permit), the applicant should completely review this package, including instructions, and schedule a pre-application meeting with representatives of the agency responsible for processing the application. Each agency may have specific and unique requirements to be met in preparing and processing the application. Many times, with the help of the agency representative, the application can be completed at the pre-application meeting.		Application Number
		Date Filed
1. Name and address of applicant Charles Hoch 26 Boulder View Dr Durango, CO 81301	2. Name and address of authorized agent if different from item 1	3. Applicant telephone number and email: 970-759-5960 chashoch@gmail.com
		Authorized agent telephone number and email:
4. As applicant are you? (check one)	5. Specify what application is for: (check one)	
a. <input checked="" type="checkbox"/> Individual	a. <input checked="" type="checkbox"/> New authorization	
b. <input type="checkbox"/> Corporation*	b. <input type="checkbox"/> Renewing existing authorization number	
c. <input type="checkbox"/> Partnership/Association*	c. <input type="checkbox"/> Amend existing authorization number	
d. <input type="checkbox"/> State Government/State Agency	d. <input type="checkbox"/> Assign existing authorization number	
e. <input type="checkbox"/> Local Government	e. <input type="checkbox"/> Existing use for which no authorization has been received *	
f. <input type="checkbox"/> Federal Agency	f. <input type="checkbox"/> Other*	
* If checked, complete supplemental page	* If checked, provide details under item 7	
6. If an individual, or partnership, are you a citizen(s) of the United States? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
7. Project description (describe in detail): (a) Type of use or occupancy, (e.g., canal, pipeline, road, telecommunications); (b) related structures and facilities; (c) physical specifications (Length, width, grading, etc.); (d) term of days/years needed; (e) time of year of use or operation; (f) Volume or amount of product to be transported; (g) duration and timing of construction; and (h) temporary work areas needed for activity/construction (Attach additional sheets, if additional space is needed.)		
a) Gravel access road connecting County Road 51 and the Golden Eagle Lode Mining Claim for a proposed residential cabin in San Juan County to be built on the Gladstone Girl Lode Mining Claim. Gladstone Girl is accessed via Golden Eagle, both mining claims are owned by the applicant.		
b) n/a		
c) 10' long x 12' wide / 0% flat grade. Will comply with all road requirements and all comments received by the County Department Supervisor and BLM pertaining to required culvert, turning radius, soil, gravel, setbacks, and respected easements.		
d) Perpetual term		
e) Year round use. The road will be snowmobile access only in the winter months.		
f) Unsure. Minimal due to the small size of the right-of-way		
g) Ideally building in spring of 2024 and should be build in 72 hours or less.		
h) none		
8. Attach a map covering area and show location of project proposal.		
9. State or Local government approval: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Applied for <input type="checkbox"/> Not Required		
10. Nonrefundable application fee: <input type="checkbox"/> Attached <input type="checkbox"/> Not required <input checked="" type="checkbox"/> To be determined by agency		
11. Does project cross international boundary or affect international waterways? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "yes," indicate on map)		
12. Give statement of your technical and financial capability to construct, operate, maintain, and terminate system for which authorization is being requested.		
Our family has already invested a significant amount of time and money into the land and preliminary work and is dedicated to completing construction and has full financial and technical capability to construct, operate, maintain the access road within the BLM right-of-way we are requesting.		

13a. Describe other alternative locations considered.

Our mining claims are landlocked and this is the shortest, easiest access point to both properties.

b. Why were these alternatives not selected?

Alternative options would be far more costly, complicated, and have a much larger impact on the beautiful mountain terrain.

c. Give explanation as to why it is necessary to use or occupy Federal assets (lands or buildings).

Without this access right-of-way we would be unable to access our property other than by foot.

14. List authorizations and pending applications filed for similar projects which may provide information to the authorizing agency. (Specify number, date, code, or name)

A Notice of Intent to Make Absolute for water rights was endorsed by government officials on 4/25/23 and 5/11/2023 for the Gladstone Girl Lode, Case No. 06CW127. We will also be submitting our Sketch Plan Application for Improvement Permit for the proposed residential cabin to the San Juan County planning commission in December of 2023.

15. Provide statement of need for project, including the economic feasibility and items such as: (a) cost of proposal (construction, operation, and maintenance); (b) estimated cost of next best alternative; and (c) expected public benefits.

a) Estimated cost to construct the 10' x 12' road is \$4500. Estimated annual cost to maintain is \$225 or 5% of original cost. b) Cost to construct next best alternative is unknown but estimated to be \$100,000+ and would require cooperation from other land owners. c) May also provide access to East parts of Gold Bar #3, Occidental, & Marshall Mining Claims for maintenance.

16. Describe probable effects on the population in the area, including the social and economic aspects, and the rural lifestyles.

Road will provide feasibility for 1, 950 sq ft residential cabin that will sleep 4-6 people. No other impact on the social, economic, or rural lifestyles is predicted.

17. Describe likely environmental effects that the proposed project will have on: (a) air quality; (b) visual impact; (c) surface and ground water quality and quantity; (d) the control or structural change on any stream or other body of water; (e) existing noise levels; and (f) the surface of the land, including vegetation, permafrost, soil, and soil stability; and, (g) historic or archaeological resources or properties.

a) none b) none c) none d) a culvert will be required to cross the Minniehaha Creek within the 10' long right-of-way. This will not impact the control, structure, quality, or quantity of the creek. e) none f) the road will cover the surface of the land but will be designed to protect the natural resources. h) none

18. Describe the probable effects that the proposed project will have on (a) populations of fish, plant life, wildlife, and marine life, including threatened and endangered species; and (b) marine mammals, including hunting, capturing, collecting, or killing these animals.

a) none
b) none

19. State whether any hazardous material, as defined in this paragraph, would be used, produced, transported or stored on or in a federal building or federal lands or would be used in connection with the proposed use or occupancy. "Hazardous material" shall mean (a) any hazardous substance under section 101(14) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. § 9601(14); (b) any pollutant or contaminant under section 101(33) of CERCLA, 42 U.S.C. § 9601(33); (c) any petroleum product or its derivative, including fuel oil, and waste oils; and (d) any hazardous substance, extremely hazardous substance, toxic substance, hazardous waste, ignitable, reactive or corrosive materials, pollutant, contaminant, element, compound, mixture, solution or substance that may pose a present or potential hazard to human health or the environment under any applicable environmental laws. The holder shall not store any hazardous materials at the site without prior written approval from the authorized officer. This approval shall not be unreasonably withheld. If the authorized officer provides approval, this permit shall include (or in the case of approval provided after this permit is issued, shall be amended to include) specific terms addressing the storage of hazardous materials, including the specific type of materials to be stored, the volume, the type of storage, and a spill plan. Such terms shall be proposed by the holder and are subject to approval by the authorized officer.

NONE

20. Name all the Federal Department(s)/Agency(ies) where this application is being filed.

Bureau of Land Management - Gunnison Field Office

I HEREBY CERTIFY, That I am of legal age and authorized to do business in the State and that I have personally examined the information contained in the application and believe that the information submitted is correct to the best of my knowledge.

Signature of Applicant



Date

11/29/2023

Title 18, U.S.C. Section 1001, makes it a crime for any person knowingly and willfully to make to any department or agency of the United States any false, fictitious, or fraudulent statements or representations as to any matter within its jurisdiction.

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 Hoch Cabin, located on Gladstone Girl Lode, MS #17271, near Minnehaha Creek, San Juan County, Colorado. This property is accessed off County Road 51 which is maintained seasonally and accessed via County Road 110 which is accessed year-round. County Road 110 is plowed where it intersects with County Road 51. The applicant will be limited to seasonal vehicular access and snowmobile or hiking access during winter months.

A [Vicinity Map](#) showing the general project location is included in this application for reference.

2. Project Site and Proposed Cabin Location

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

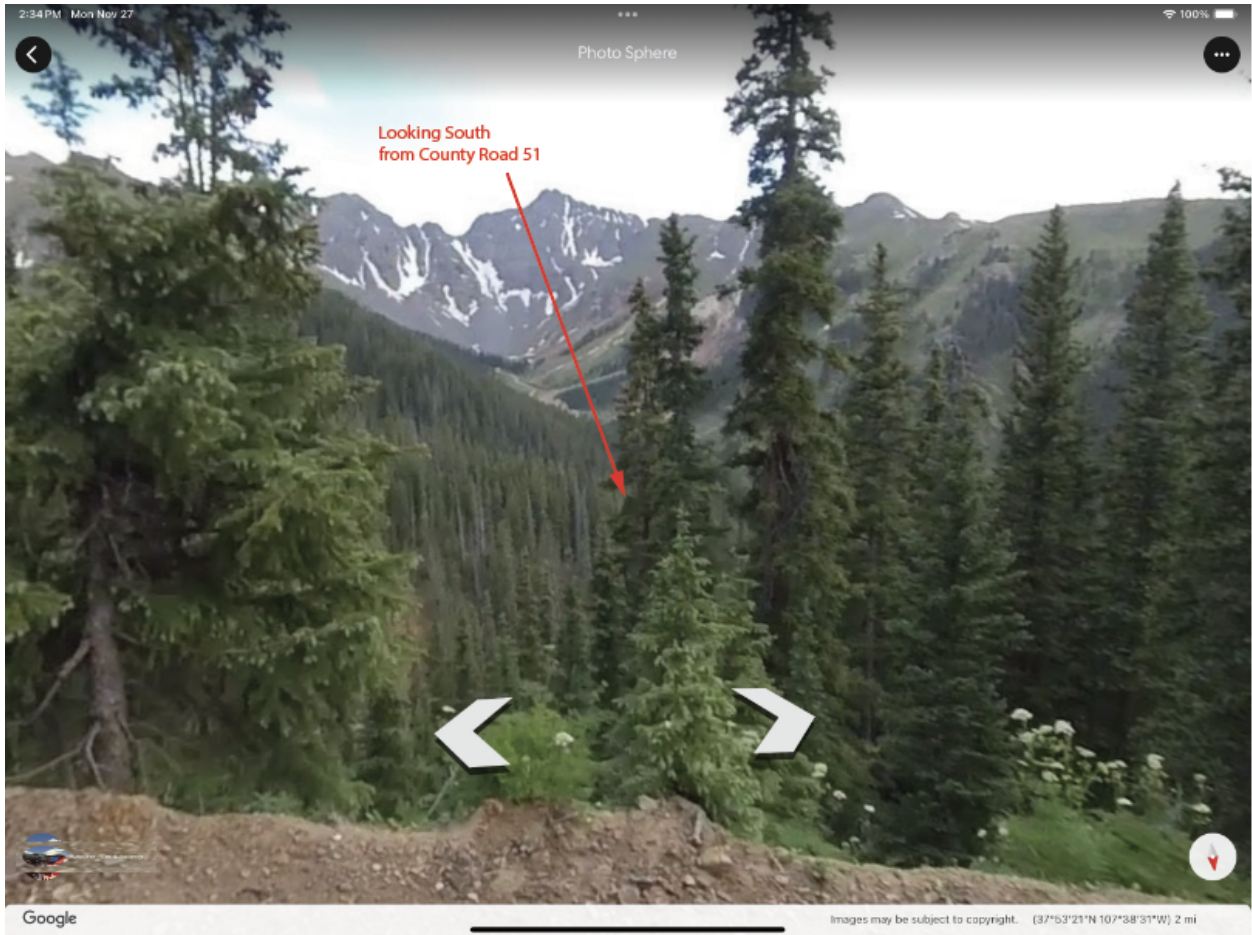
The designated view sheds shall include natural and historic features as seen from and toward the site. Provide written descriptions of these view sheds and how they will be preserved. Existing site photos and graphic depictions of the proposed development shall be submitted so that staff, the Planning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

Visibility of The Proposed Cabin From County Road 51

- Proposed cabin will not be visible from the first switchback of county road 51.



- It is possible you may see a roof peak across the ravine from County Road 51 if looking closely. Measures will be taken to preserve trees on the North side of the proposed cabin to reduce visual impact.



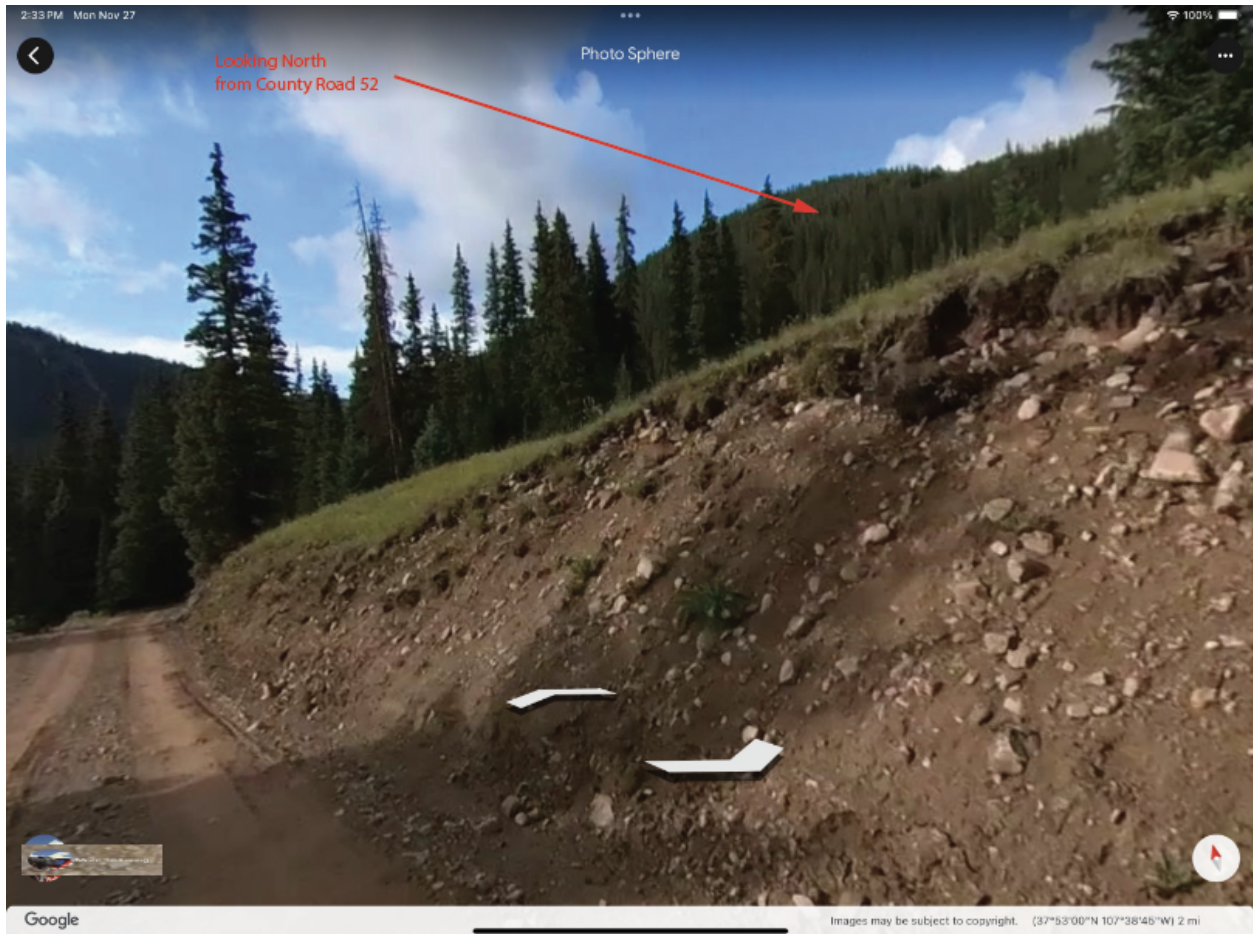
Visibility of The Proposed Cabin From County Road 110 (CEMENT CREEK)

- The top point of the roof of the proposed cabin may be slightly visible from County Road 110. Measures will be taken to preserve trees on the west side of the building envelope to reduce and hopefully eliminate visual impact.



Visibility of The Proposed Cabin From County Road 52 (VELOCITY BASIN)

- Proposed Cabin will not be visible from County Road 52 in any area.



Visibility of The Proposed Cabin From Silverton Ski Area

- The proposed cabin may be visible from the top of Silverton Ski Area. Measures will be taken to preserve trees on the west and south west side of the building envelope to reduce visual impact. Other known structures can be seen from the ski area and the applicant does not believe this view shed will impact the experience of skiers and snowboards at Silverton Ski Area.



Views From The Proposed Cabin Build Site

South



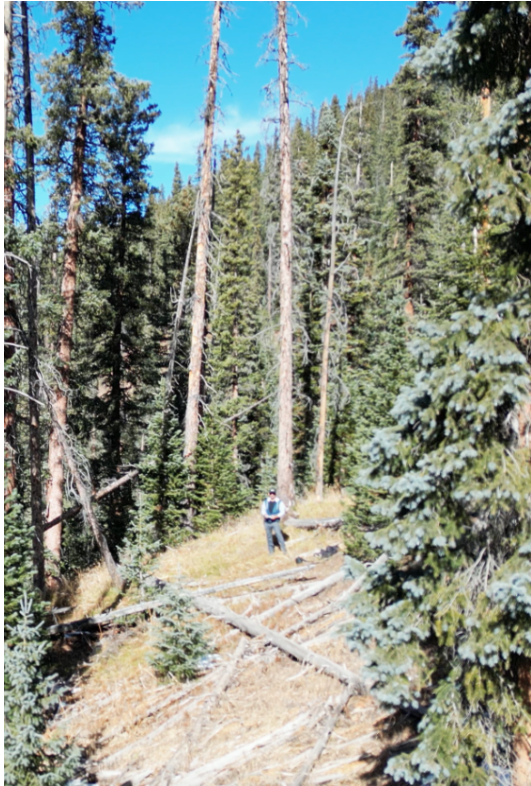
West



East



North



3. Location of Structure Minimizes Visibility from Public Lands & Existing Trails

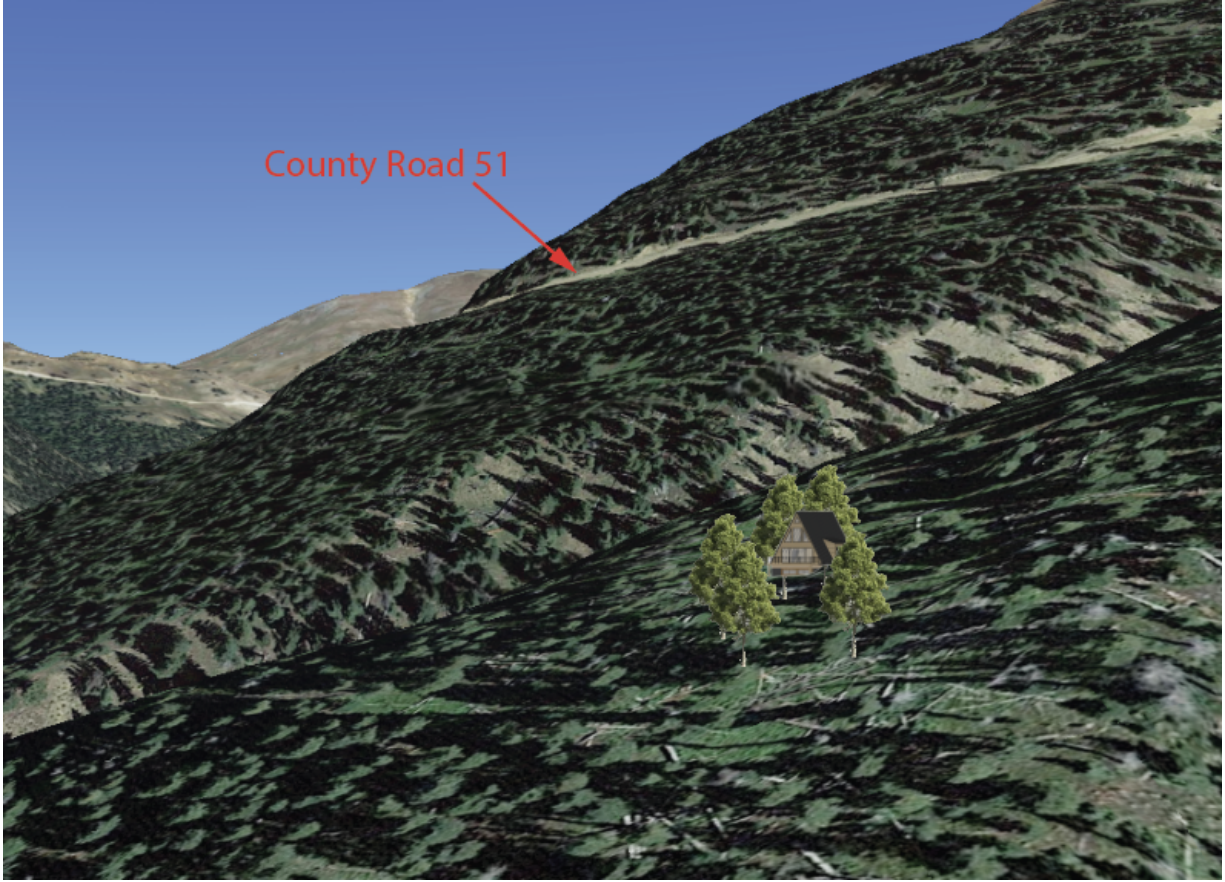
The County Scenic Quality regulations require the following information:

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

Notable in the maps provided in the aerial sketch plans and in the above photos in [Section 2](#), evidence has been provided that the applicant has chosen a building site that will reduce the visual impacts from nearly all locations related to adjacent public lands, existing trails, and historic resources.

4. Building Design and The Natural Topography and Vegetation







Topsoil, Utilities, Lighting and Driveways

A. Topsoil

County regulations require that the project should include the following:

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

The topsoil removed at the cabin site during excavation will be reused as backfill and building pad for the cabin or used in the grading of the new driveway. Any additional removed topsoil will be used for vegetation and landscaping as desired by the applicant and/or required by the County.

B. Utilities

County regulations require that the project should include the following:

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

The above attached aerial drawings depict the location of the proposed water and O.W.T.S. sewer locations. The 3D drawings of the proposed cabin in this Scenic Quality Report show the installation of solar panels on the west side of the cabin roof for the purposes of off-grid electricity. The applicant will adhere to any and all guidelines provided by the County in regards to utilities on the property.

C. Septic

An on-site wastewater treatment system (OWTS) is proposed for the cabin and will be located west of the cabin as shown on the included site plan. The septic system will be engineered by a Colorado licensed professional engineer in accordance with San Juan Basin Public Health regulations.

Due to limited vehicular site access, and until conditional approval of the Driveway Permit (included with this Sketch Plan Submittal), the test pits and septic design have not been completed. However, the septic engineer has [provided a letter](#) of feasibility for the proposed OWTS on the property. The San Juan Basin Public Health permit application and feasibility letter are included with this application.

D. Water

The applicant has obtained conditional approval for an increment of the Animas Service Area in surface water right to use surface water AND the Minnehaha Creek as their primary water source for their cabin. The applicant plans to divert water and construct a water holding pond located approximately 150-200 feet east of the proposed cabin, which is shown on the plans included with this application. [Documentation](#) for conditional approval is included with this application for reference.

Once the applicant has put the water to beneficial use and collected data, they will go

through the process of obtaining a decree from the Division 7 Water Court. If for whatever reason the surface water right cannot be adjudicated as absolute by the Division 7 Water Court, the applicant will install a water storage tank and haul water to the property.

E. Power/Heating

The cabin will operate independently from the grid and rely on solar energy harnessed by panels, which will be situated on the roof for optimal sunlight absorption. Most all appliances, including the water heater, are intended to run on electricity. The kitchen stove will run on propane. In case of power outages or solar panel malfunctions, the applicant plans to utilize a propane backup generator. The generator's location is indicated on the site plan accompanying the application, and the applicant will transport medium-sized propane tanks to the property as necessary to power the generator.

Wood will be the primary source of heat for the proposed cabin. The applicant plans to use a wood burning stove as the primary source of heat for the cabin. Firewood will be hauled to the site.

F. 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 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 San Juan County Dark Sky requirements.

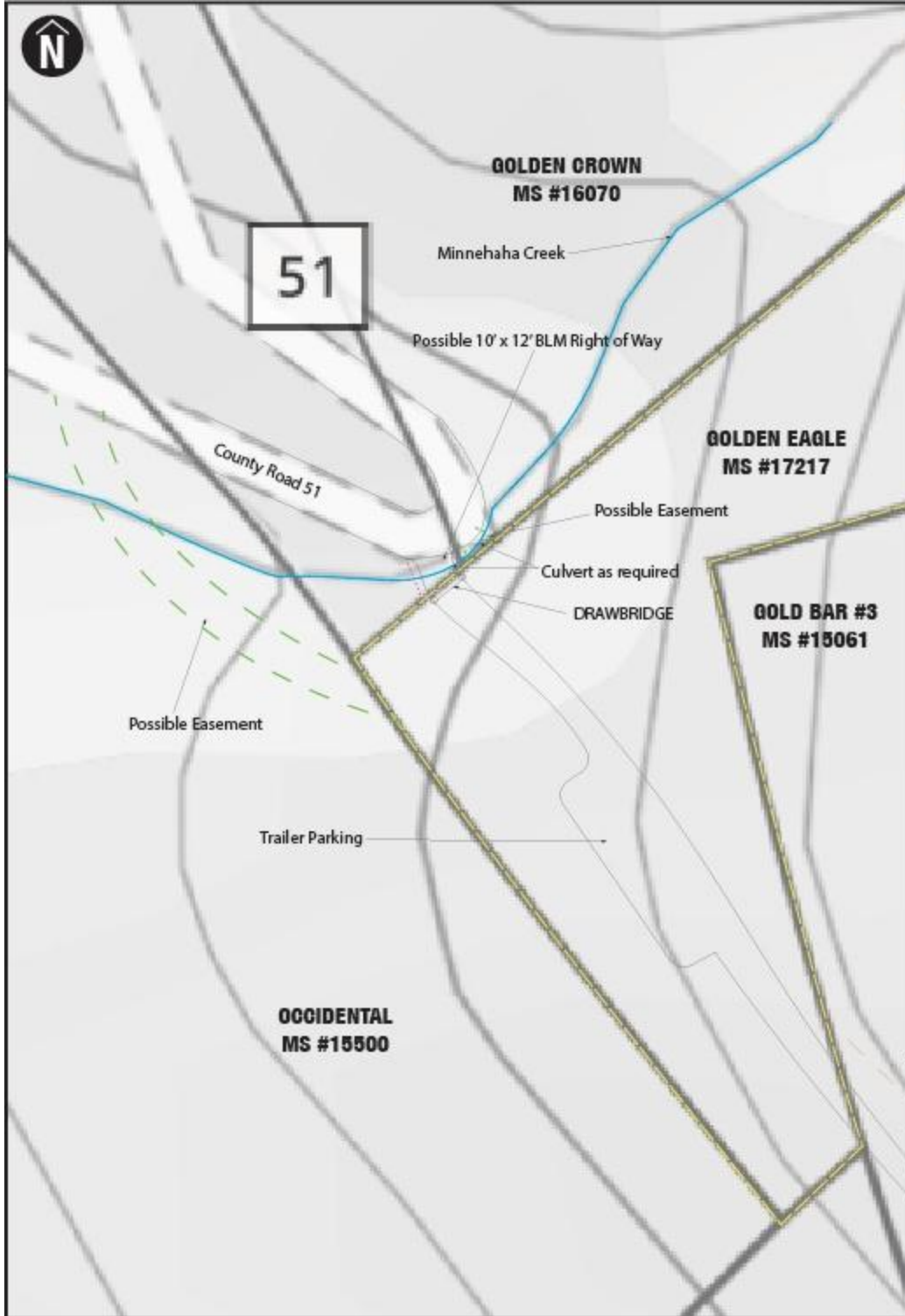
G. Driveways

County regulations require that the project should include the following:

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

The above attached aerial and topo drawings in the site plan depict the locations of 2 possible access driveways. The applicant, of course, only plans to build 1 access driveway and is continuing to explore the best route with the least impact on the land's natural topography. The applicant has consulted with Louie from the County Road Department and he has confirmed both driveways are within reason of being built and it would be up to the applicant to choose the preferred route. Once the applicant has received permit approval to build the access driveway, they will then consult with various road and excavation companies to quote and build the access road that bears a logical relationship to existing topography to minimize the need for cuts and fills and is the shortest length to reduce visual impact while building a road that is a reasonable grade.

While the applicant awaits eminent approval of their BLM Right-of-Way permit, the applicant is proposing the temporary construction of a drawbridge to cross the Minnehaha Creek between County Road 51 and the Golden Eagle property line. This section is roughly 10' long by 12' wide. The drawbridge would reside 100% on the applicants property and only touch the south edge of County Road 51 while in use. Once the applicant receives the BLM Right-of-Way permit or an easement from a neighboring mining claim, then the applicant will remove the drawbridge and finish their permanent road. The enlarged map below shows the 4 proposed options for connecting County Road 51 to the Golden Eagle Lode.



THE HOCH CABIN
GOLDEN EAGLE & GLADSTONE GIRL LODES
SILVERTON, CO

MS
#17271

SKETCH PLAN
WITH
TOPOGRAPHY

ROUGH
SCALE:
1" = 60' - 0"

The applicant has used photoshop to create renders of what the proposed drawbridge may look like. It would be constructed to look like historic mining parts found around the area in order to blend in and not disrupt the scenic beauty of the area. The drawbridge allows the applicant to move forward with the construction of their access road without having to be held up by the time consuming BLM application process.

Down Position:



Up Position:



5. Building Materials

The applicant plans to use colors and materials that embody the local area and mining history. A colorized rendering of the cabin, which shows proposed building materials and design vernacular, is included in Section 4 of this Scenic Quality Report for your review. An example photo of the proposed cabin is attached below for reference. These are the colors and materials we intend on using:



Scenic Quality Report Conclusion

This project aims to conform to the County Scenic Quality and Building 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 less impact to the natural landscape and overall visibility while still having a buildable site and maintaining reasonable access from County Road 51.
- The cabin is built into the hillside which helps to minimize the overall and perceived height.
- All proposed utilities will be installed to minimize visual obstructions.
- The material palette allows the structure to blend and not compete with its natural surroundings.

Thank you for your review and consideration of the proposed Hoch Cabin located on the Gladstone Girl Lode near the Minnehaha Gulch. If you have any questions or need additional information, please contact Charlie Hoch at (970) 759-5960.

Request for Acre Variance or Exemption

December 13th, 2023

**San Juan County Planning Commission
ATTN: Willy Tookey, County Administrator
1557 Greene St
PO Box 466, Silverton, CO 81433**

Subject: Request for Variance or Exemption to the 5 Acreage Minimum

Dear Willy and Commissioners,

I am writing to request a variance or exemption to County Land Use Code 1-113 ZONING AND OVERLAY DISTRICT STANDARDS, .1 MOUNTAIN ZONING AND DISTRICT STANDARDS, (a) Size, Minimum parcel or lot area: five (5) acres, on behalf of our property.

Our property, the Gladstone Girl Lode, is just shy of the 5-acre minimum requirement, but we believe that it should be considered for an exemption due to its placement along the mountain and our ownership of the neighboring mining claim, the Golden Eagle Lode. We are confident that it is highly unlikely that anyone would build near us, given the nature of the land and the proposed improvement site location relevant to the adjacent landowners' access and the surrounding steep ravines created by the Minnehaha Creek and Middle Fork Cement Creek.

Furthermore, the code .5 NONCONFORMING LOTS is located within the same section of the San Juan County Land Use Code 1-113 ZONING AND OVERLAY DISTRICT STANDARDS, .1 MOUNTAIN ZONING AND DISTRICT STANDARDS, where the minimum parcel or lot area requirement is stated. Specifically, it is subsection (e) of the same section, which states:

".5 NONCONFORMING LOTS: Nonconforming lots, pursuant to pre-existing subdivision plats of record at the time of passage of this resolution, may be built upon providing that all other relevant district requirements are met."

This subsection provides an exception for nonconforming lots, which were created through pre-existing subdivision plats of record at the time of the passage of the resolution. If a mining claim was patented prior to the passage of this resolution, and the subdivision plat of record reflects the creation of your lot, then it may be considered a nonconforming lot and may be eligible for the exception. We believe that this code should apply to our property, given the fact that our claim was patented prior to the enforcement of the 5-acre minimum requirement as shown in the 1904 Survey Plat attached on page 15 of this Improvement Application.

Additionally, it is noted that there was an improvement granted to build a cabin on the below mining claim, Marshall NEY MS mineral survey #15683. The Marshall is 4.6 acres according to GIS parcel attributes. We believe the allowance of the Marshall cabin improvement is a similar variance request to ours.

We would like to explain the hardships we face in complying with the 5-acre minimum requirement. We have invested a considerable amount of money in acquiring the Gladstone Girl because the potential building site is not only ideal for our family but the site aligns with the other county and district requirements for cabin sites being that it is secluded and hidden in the trees. We have considered other options such as adjusting the borders to join the Golden Eagle and Gladstone Girl, which we are willing to apply for should the exemption not be granted, however this would impact our ability to resell the Golden Eagle in the future should we fall on hard times.

We are willing and able to comply with any other relevant county and district requirements and regulations in order to be granted this exemption or variance. We believe that our property is unique and deserves special consideration, given its location and history. We hope that you will give our request your full consideration and grant us the exemption or variance that we are requesting.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Hoch', with a long horizontal flourish extending to the right.

Charles V Hoch
970-759-5960