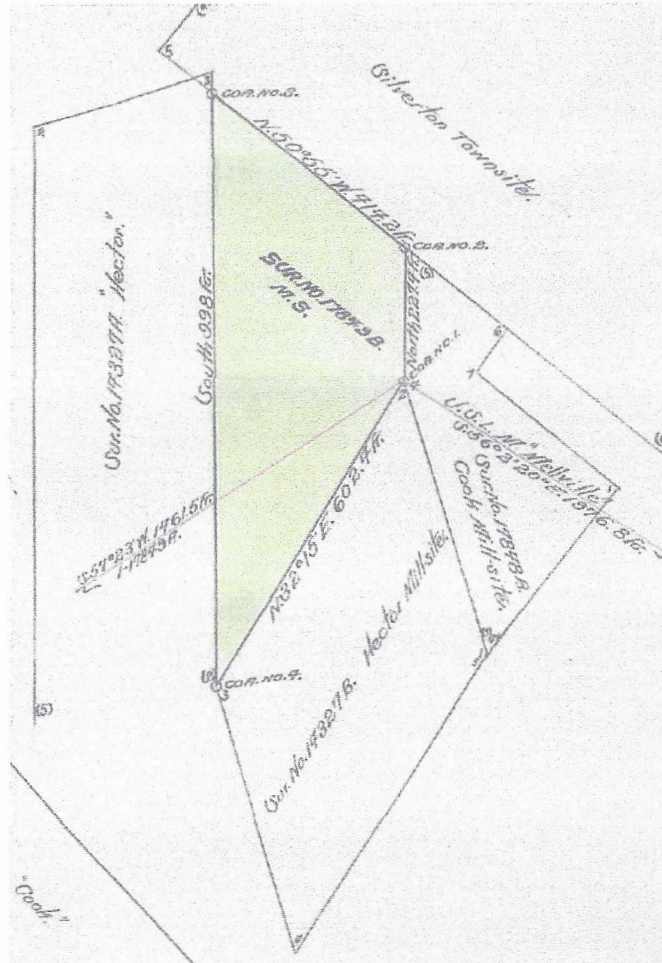


# COUNTY IMPROVEMENT PERMIT APPLICATION

## Sketch Plan

Proposed Rose Residence  
Hector Lode USMS No. 14327  
Highway 550, near Silverton  
San Juan County, Colorado



### Applicant:

Damon Rose  
4501 Harris Trail NW  
Atlanta, GA 30327  
(404) 831-3114

### Prepared By:

Engineer Mountain, Inc.  
Attn: Lisa Adair PE  
962 Reese Street  
PO Box 526  
Silverton, Colorado 81433  
(970) 387-0500  
Job No. 2024-101

### Submitted:

January 28, 2025



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

January 28, 2025

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

EMI Job No. 2024-101

Subject: Sketch Plan, County Improvement Permit Application, Proposed Rose Residence, Hector Lode USMS No. 14327 et al, Highway 550, near Silverton, San Juan County, Colorado.

Dear Willy and Commissioners:

This submittal has been prepared to describe the proposed improvements on the Hector Lode and adjacent claims, located on Highway 550, near Silverton, in San Juan County. The Applicant and Property Owner is Damon Rose of Georgia.

The attached documents have been prepared as a Sketch Plan for a County Improvement Permit Application. The Applicant requests review of this project by the Planning Commission at their meeting in 21 days on February 18, 2025.

The proposed improvements consist of a single-family residence, driveway extension, and associated utilities.

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

Sincerely,

Lisa M. Adair, PE  
Engineer Mountain, Inc.

Attachments for Willy Tookey:

14 Binders for County Staff, Planning Commission, and County Commissioners  
San Juan County Application for Improvement Permit Form  
Adjacent Land Owner Envelopes  
Receipt for County Improvement Permit Application Fee  
San Juan County Relationship to State Highways Form

Cc (binder): Damon Rose.

Cc (electronic copy): Willy Tookey, Town of Silverton, Bevan Harris, Damon Rose, Brian Briggs, Mike Parmelee, Paul Lane, Trautner Geotech, Gilbert Archuleta, Tyler George.

PO Box 526 - 962 Reese Street - Silverton, Colorado - landline (970) 387-0500 - cell (970) 946-2217



**APPLICATION FOR IMPROVEMENT PERMIT  
Sketch Plan**

**Proposed Rose Residence  
Hector Lode USMS No. 14327 et al  
Highway 550, near Silverton  
San Juan County, Colorado  
Engineer Mountain, Inc.**

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12. County Relationship to State Highway Systems Form
13. CDOT Permit
14. Scenic Quality Report

Front Cover Photo Credit: Original Mineral Survey Plat

San Juan County, Colorado  
**Application for Improvement Permit**

		APPROVAL CHECKLIST	Initial	Date
Applicant	Name	DAMON ROSE		
	Address	4501 HARRIS TRAIL NW		
Owner	Phone	Ownership of Surface		
	Address	Ownership of Minerals		
	Phone	Vicinity Map		
Contractor	Name	Certified Survey Plat		
	Address	Monumentation		
	Phone	Basic Plan Map		
Legal Description of Property:		Plans and Drawings		
HECTOR LODE USMS NO. 14327  Township 4 N, Range 7 W, Section 19		Road System Relationship		
		Zoning Compatibility		
		State Mining Permit		
		Owner Notification		
		Avalanche Hazard		
		Geologic Hazard		
		Floodplain Hazard		
		Wildfire Hazard		
		Mineral Resource Impact		
		Wildlife Impact		
Nature of Improvement Planned:		Historic Site Impact		
PROPOSED RESIDENCE AND ACCESS/UTILITY IMPROVEMENTS		Watershed Gearance		
		County Building Inspector		
		Building Permit		
		State Electrical Inspector		
		Electrical Permit		
		San Juan Basin Health Unit		
		Sewage Disposal: Test		
		Design		
		Central Sewage Collection		
		State Division of Water Resources		
Date Application Requested		Adequate Water Source		
Date Submitted for Permit		Well Permit		
Date Permit Issued		Central Water Distribution		
Date Permit Denied		U.S. Forest Service/BLM		
Reason for Denial		Access Approval		
Receipt		State Division of Highways		
FEE PAYMENT		Driveway Permit		
Application	Amount			
Building Permit	date			
Subdivision/PUD		Subdivision Variance		
Hearing Notice		Subdivision Approval		
		PUD Approval		

State Documentary Fee  
\$48.50 08-30-2024

155500  
Page 1 of 2  
SAN JUAN COUNTY, COLORADO  
LADONNA L. JARAMILLO, RECORDER  
08-30-2024 08:03 AM Recording Fee \$18.00

WARRANTY DEED

State Documentary Fee

THIS DEED, Made this 29<sup>TH</sup> Day of August, 2024

Date: August 29, 2024

Between RYAN RATNER

\$ 48.50

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

and DAMON ROSE

whose legal address is 4725 Northside Dr.  
Atlanta, GA 30327

of the County of Fulton and State of Georgia, 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, 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:

SEE ATTACHED EXHIBIT "A"

As known by street and number as: Highway 550 N  
Silverton, CO 81433

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining,  
and the 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: 2024 taxes due and  
payable in the year 2025. 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.

RYAN RATNER

STATE OF COLORADO  
COUNTY OF LA PLATA



The foregoing instrument was acknowledged before me this 29<sup>TH</sup> Day of August, 2024

By: RYAN RATNER

My commission expires: July 01, 2025

Witness my hand and official seal

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

Renee J. Friedenber  
Notary Public



EXHIBIT "A"

TRACT I:

The HECTOR LODE and HECTOR MLLSITE, U.S. Mineral Survey Nos. 14327A and 14327B, Animas Mining District, San Juan County, Colorado, according to the patent filed of record.

LESS AND EXCEPT any portion of the above named mining claim(s), within overlapping senior mining claims whether excepted or not in the patent for the above described Hector Lode and Hector Millsite.

TRACT II:

The COOK MILLSITE, U.S. Mineral Survey No. 17848B, Animas Mining District, San Juan County, Colorado, according to the patent filed of record.

LESS AND EXCEPT any portion of the above named mining claim(s), within overlapping senior mining claims whether excepted or not in the patent for the above described Cook Millsite.

LESS AND EXCEPT that portion described in Warranty Deed recorded May 14, 2008 as Reception No. 146407.

TRACT III:

The SMITH MILLSITE, U.S. Mineral Survey No. 17849B, Animas Mining District, San Juan County, Colorado, according to the patent filed of record.

LESS AND EXCEPT any portion of the above named mining claim(s), within overlapping senior mining claims whether excepted or not in the patent for the above described Smith Millsite.

LESS AND EXCEPT that portion described in Warranty Deed recorded May 14, 2008 as Reception No. 146407.



Property Records  
San Juan County Colorado

**PARCEL N2731**  
48290190010006

**Owners**

DAMON ROSE  
4501 HARRIS TRL NW  
ATLANTA, GA 30327-3813

**Parcel Summary**

Location	HIGHWAY 550 N SILVERTON, CO 81433
Use Code	<u>MN: Mining Claim Real Estate</u>
Tax District	<u>101: Outer County</u>
Mill Levy	36.529000
Acreage	17.9400
Section	19
Township	41
Range	7
Neighborhood	<u>Outer County Nbhd</u>

**Legal Description**

COOK M S - 17848 B LESS AND EXCEPT TRACT 2A, HECTOR -  
14327, HECTOR M S - 14327 B, SMITH M S - 17849 B  
SURFACE RIGHTS ONLY. LESS AND EXCEPT PORTION  
DESCRIBED  
IN WARRANTY DEED RECORDED MAY 14, 2008 AS RECEPTION  
146407.



### Value History

	2024	2023	2022	2021	2020
Market Value	\$294,219	\$294,218	\$172,940	\$172,940	\$118,600
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$294,219	\$294,218	\$172,940	\$172,940	\$118,600
Assessed Value	\$82,087	\$82,086	\$50,153	\$50,153	\$34,394

### Document/Transfer/Sales History

Official Record	Date	Q/U	Type	V/I	Sale Price	Ownership	Sale Code
155500	2024-08-29	Q	<u>Warranty Deed</u>	Vacant	\$485,000	Grantor: RATNER RYAN Grantee: DAMON ROSE	Q
151390	2017-10-09	Q	<u>Warranty Deed</u>	Vacant	\$235,000	Grantor: BALDWIN RONALD H & NANCY G Grantee: RATNER RYAN	Q

### Buildings

None

### Extra Features

None



## Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Total Adj	Value	Notes
<u>5140</u>	Non-producing Patented Mining Claim(s)				4.00	<u>005</u>	\$1,350.00	4.00	1.00	\$75,400	GISid: 4130. HECTOR M S - 14327
<u>5140</u>	Non-producing Patented Mining Claim(s)				7.13	<u>005</u>	\$1,350.00	7.13	1.00	\$139,626	GISid: 4127. HECTOR - 14327
<u>5140</u>	Non-producing Patented Mining Claim(s)				2.34	<u>005</u>	\$1,350.00	2.34	1.00	\$3,159	GISid: 2447. COOK M S - 17848
<u>5140</u>	Non-producing Patented Mining Claim(s)				4.47	<u>005</u>	\$1,350.00	4.47	1.00	\$76,034	GISid: 7759. SMITH M S - 17849

## Tax Notices

2024

2023

## Disclaimer

All parcel data on this page is for use by the San Juan County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. This is a true and accurate copy of the records of the San Juan County Assessor's Office as of January 24, 2025.

# LIST OF ADJACENT LANDOWNERS

**Proposed Rose Residence  
Hector Lode USMS 14327 et al  
Highway 550, near Silverton  
San Juan County, Colorado**

Prepared by Engineer Mountain Inc.  
As of January 24, 2025

**Property Owner**

**Property**

9318 Development Ventures LLC  
R1 Colorado Real Estate  
C/o Beth & Brian Anderson  
43601 Highway 550  
Durango CO 81301

Lots 18, 27-28, Anvil Mountain Subdivision

Aces Prospect LLC  
C/o Wyatt Carmack  
PO Box 58  
Silverton CO 81433

Undivided 1/2 Interest in Tract A-2, Ophir Placer

John Scot Jackson  
PO Box 116  
Silverton CO 81433

Undivided 1/2 Interest of Tract A-2, Ophir Placer

Anvil Townhomes LLC  
PO Box 250  
Silverton, CO 81433

Lots 16-17 Anvil Mountain Subdivision

Raelen Barr  
PO Box 1049  
Silverton, CO 81433

Lot 28 Anvil Mountain Subdivision

Brandi Hatfield & Robert Nix  
431 29 1/2 Road  
Grand Junction CO 81504

Fractional Block L

David Breed  
PO Box 239  
Silverton CO 81433

Lot 1, Block 75, Scarborough Subdivision

Kimberly Christine Hummer Trust  
3508 Lupine Lane  
Edmond, OK 73012

Unit A of the Brown Subdivision on Lot 5 of the Scarborough Subdivision

# LIST OF ADJACENT LANDOWNERS

## Proposed Rose Residence Hector Lode USMS 14327 et al Highway 550, near Silverton San Juan County, Colorado

Prepared by Engineer Mountain Inc.  
As of January 24, 2025

### Property Owner

Hillary Cable  
PO Box 754  
Silverton CO 81433

Maika & Wade Christensen  
PO Box 852  
Silverton CO 81433

CDOT  
3803 Main Avenue Suite 300  
Durango CO 81301

D&SNGRR  
479 Main Avenue  
Durango CO 81301

Jason Ebelheiser  
PO Box 928  
Silverton CO 81433

Dustin & Thomas Eldridge  
PO Box 601  
Silverton CO 81433

FM4 LLC  
7025 Forest Service Road 9004T  
Flagstaff AZ 86001

Nicholas & Laurel Foster  
PO Box 252  
Silverton CO 81433

### Property

Lot 14, Anvil Mountain Subdivision

Lot 29, Anvil Mountain Subdivision

Portion of Fractional Block M  
Tract 2 of the Smith Mill Site  
Tract 2A of the Cook Mill Site  
Lots 7-11, Block 101  
Lots 4 & 21, Block 106  
Lots 1-2, 11-12 and 23-24, Block 107

Blocks 87, 96, 97, 112

Lot 11, Anvil Mountain Subdivision

Lot 8, Anvil Mountain Subdivision

Lots 1-12, Block 100

Lot 12, Anvil Mountain Subdivision



# LIST OF ADJACENT LANDOWNERS

## Proposed Rose Residence Hector Lode USMS 14327 et al Highway 550, near Silverton San Juan County, Colorado

Prepared by Engineer Mountain Inc.  
As of January 24, 2025

### Property Owner

### Property

Gerald and Nancy Swanson Revocable Trust  
C/o Nancy Swanson  
PO Box 771  
Silverton CO 81433

Lots 23-24, Block 89  
Lots 1-6 and 19-24, Block 90  
Lots 1-24, Block 91  
Lots 1-6, Block 101  
Lots 1-24, Block 102  
Lots 1-24, Block 103  
Lots 1-24, Block 104  
Lots 1-2, 11-14, and 23-24 Block 107  
Lots 8-21, Block 108

Greg Huntsman  
1220 N 200 W  
Bountiful UT 84010

Revised Tract B, Ophir Placer

Haley and Kerry Farwell Revocable Trust  
PO Box 451  
Silverton CO 81433

Lot 10, Anvil Mountain Subdivision

Gerald & Roberta Nix Living Trust  
C/o Michelle Duran  
1448 E Spruce Court  
Rifle CO 81650-3711

Portion of Fractional Block M  
Lots 1-5, 20-24, Block 105  
Lots 1-3, 22-24, Block 106

Sarah Wendlandt & Jordan Bierma  
PO Box 939  
Silverton CO 81433

Lot 20, Anvil Mountain Subdivision

Marc Kloster & Katie Shapiro  
PO Box 936  
Silverton CO 81433

Lot 7, Anvil Mountain Subdivision

Kyle Liddick  
PO Box 915  
Silverton, CO 81433

Unit C of The Brown Subdivision on Lot 5  
of the Scarborough Subdivision

# LIST OF ADJACENT LANDOWNERS

## Proposed Rose Residence Hector Lode USMS 14327 et al Highway 550, near Silverton San Juan County, Colorado

Prepared by Engineer Mountain Inc.  
As of January 24, 2025

### Property Owner

### Property

Lumen Qwest Corporation  
1025 Eldorado Boulevard  
Broomfield CO 80021

Portion of Block 89

Linda Luther  
PO Box 127  
Silverton CO 81433

Fractional Block K  
Part of Tract A of the Ophir Placer

Melina Marks  
PO Box 405  
Silverton CO 81433

Lot 19, Anvil Mountain Subdivision

Mineral Creek Homes, Inc.  
PO Box 124  
Silverton CO 81433

Lots 1-24, Block 73  
Lots 1-24, Block 74  
Lots 8-9, 17, Block 86  
Lots 1-11 and 15-24, Block 87  
Lots 1-24, Block 88  
Lots 1-3, Block 85  
Lots 1-7 and 18-24, Block 86

Robert & Cassandra Roof  
PO Box 333  
Silverton CO 81433

Lot 3, Anvil Mountain Subdivision

Melanie Russek and Mitchel Carrier  
3514 Bennett Street  
Durango CO 81301

Lot 9, Anvil Mountain Subdivision

Janice Sanders  
PO Box 476  
Silverton CO 81433

Lots 6-22, Block 89 (Undivided 4/5 Interest)  
Lots 7-18, Block 90 (Undivided 4/5 Interest)

Tyler & Emma Schaffrick  
PO Box 945  
Silverton CO 81433

Lot 26, Anvil Mountain Subdivision

# LIST OF ADJACENT LANDOWNERS

**Proposed Rose Residence  
Hector Lode USMS 14327 et al  
Highway 550, near Silverton  
San Juan County, Colorado**

Prepared by Engineer Mountain Inc.  
As of January 24, 2025

**Property Owner**

Howard Stern  
PO Box 632  
Silverton CO 81433

Sultan Mountain LLC  
PO Box 6435  
Corpus Christi TX 78466

**Property**

Lot 5, Anvil Mountain Subdivision

Aletha Lode  
Avalanche Lode  
Blanche Placer  
Blue Jay Lode  
Bryan Lode  
Champion Lode  
Champion No. 2 Lode  
Chief Lode  
Cocktail Lode  
Cook Lode  
Crown Point Lode  
Emblem Lode  
Empire Lode  
Empire Mill Site  
Empire Tunnel Lode  
Excelsior Lode  
Fairview Lode  
Fraction of the Florence Lode  
Fraction Lode  
Gladstone Lode  
Great Central Lode  
Great Republic Lode  
Great Republic Mill Site  
Hawk Eye Lode  
Hercules Lode  
Hercules Mill Site  
Ida The Maid Lode  
Jennie Parker Lode  
Justice Lode  
Little Dora Lode  
Little Mollie Lode  
Melville Mill Site



# LIST OF ADJACENT LANDOWNERS

## Proposed Rose Residence Hector Lode USMS 14327 et al Highway 550, near Silverton San Juan County, Colorado

Prepared by Engineer Mountain Inc.  
As of January 24, 2025

### Property Owner

Sultan Mountain LLC  
PO Box 6435  
Corpus Christi TX 78466

Emily Thorn & Dave Kesonie  
PO Box 622  
Silverton CO 81433

Town of Silverton  
PO Box 250  
Silverton CO 81433

### Property

Neglected Lode  
North Star Lode  
Oregon Lode  
Pi Lode  
President Lode  
Seal Lode  
Silverton Park Lode  
Silverton Park Mill Site  
Smith Lode  
Smith Mill Site (Mineral Rights Only)  
Stadaconda Lode  
State Street Lode  
Teller Lode  
Tuscarora Lode  
Victoria Lode  
Victoria Mill Site  
Water Witch Lode  
Whitman Mill Site  
Winthrop Lode

Unit B of the Brown Subdivision on Lot 5 of  
the Scarborough Subdivision

Lots 1-24 Block 83  
Lots 1-24, Block 84  
Lots 4-24, Block 85  
Lots 1-24, Block 93  
Lots 1-24, Block 94  
Lots 1-24, Block 95  
Lots 1-24, Block 98  
Lots 1-24, Block 99  
Lots 1-24, Block 100  
Lots 1-24, Block 109  
Lots 1-24, Block 110  
Lots 1-24, Block 111

## LIST OF ADJACENT LANDOWNERS

**Proposed Rose Residence  
Hector Lode USMS 14327 et al  
Highway 550, near Silverton  
San Juan County, Colorado**

Prepared by Engineer Mountain Inc.  
As of January 24, 2025

**Property Owner**

**Property**

Town of Silverton  
PO Box 250  
Silverton CO 81433

New Fractional Block I  
New Tract A of the Ophir Placer  
Part of the Blanche Placer  
Vacated Portion of 5th St

Lanny Wagner and Stacy Jordan  
PO Box 764  
Silverton, CO 81433

Unit D of the Brown Subdivision on Lot 5  
of the Scarborough Subdivision

Monica Watton  
PO Box 64  
Silverton CO 81433

Lot 4, Anvil Mountain Subdivision

Detour Management LLC  
PO Box 522  
Silverton CO 81433

Lots 1-24, Block 92

Katharine Zabinski  
PO Box 253  
Silverton CO 81433

Lots 6-22, Block 89 (Undivided 1/5 Interest)  
Lots 7-18, Block 90 (Undivided 1/5 Interest)





GRAPHIC SCALE



1 INCH = 600 FEET

THE MAP WAS PREPARED  
USING THE ASSESSOR'S  
RECORDS AND FILES.  
THIS MAP IS NOT A SURVEY.



\*SOILS \*RETAINING WALLS  
\*SEPTICS \*FOUNDATIONS  
\*GRADING AND DRAINAGE  
\*CIVIL SITE DEVELOPMENT  
**ENGINEER MOUNTAIN INC.**  
formerly MACKIE Engineering  
P.O. BOX 526, SILVERTON, CO 81433  
(970) 387-0500  
engineermountaininc@gmail.com

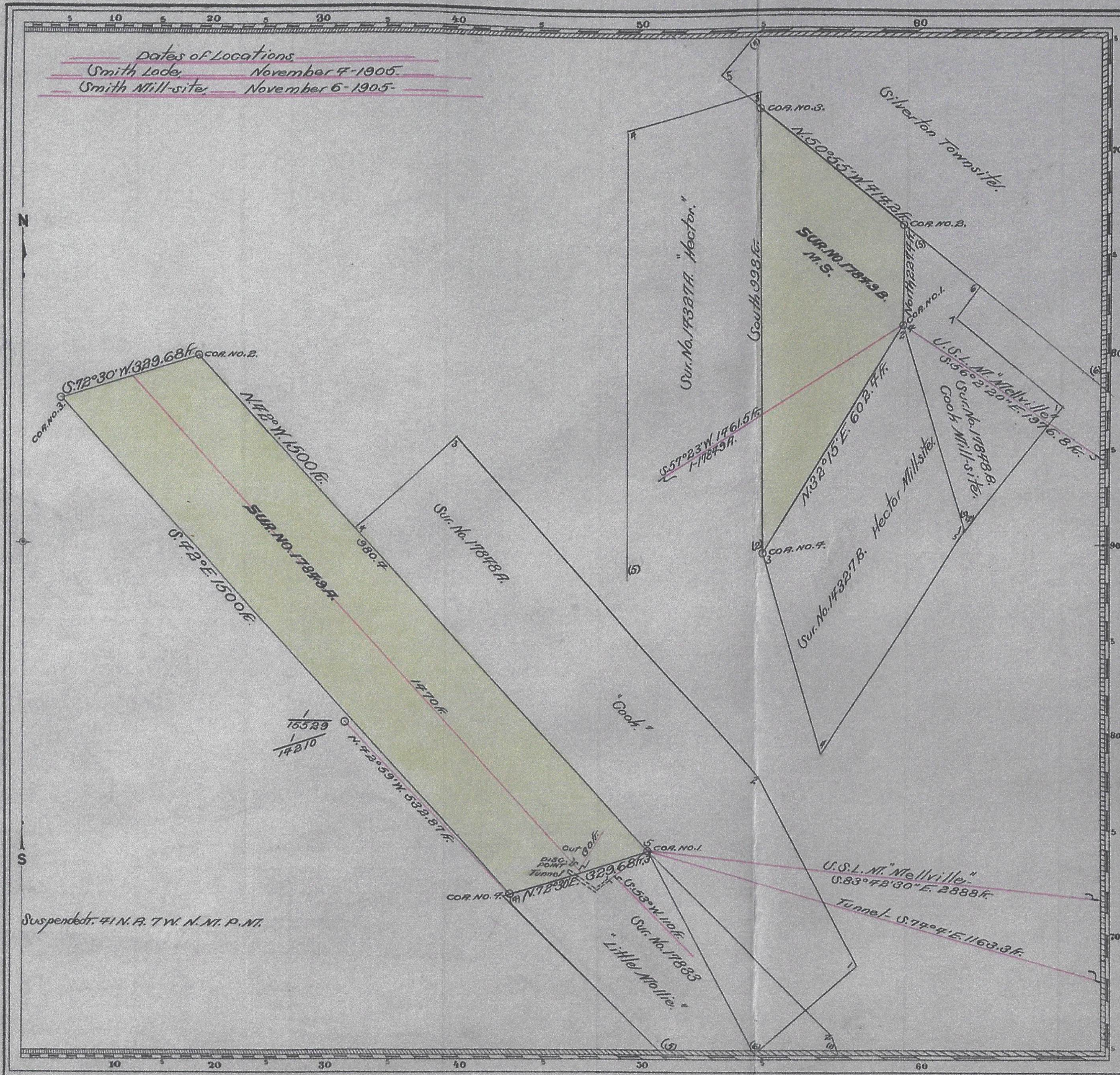
ADJACENT LAND OWNER MAP  
PROPOSED ROSE RESIDENCE  
HECTOR LODE ET AL, HIGHWAY 550  
SAN JUAN COUNTY, COLORADO

DATE: AUGUST 20, 2013  
DRAWN BY: LMA  
LAST REVISED: 1/26/25  
DWG: 24-101/Hector Lode ALO Map.dwg  
LAYOUT/LMA: ALO/ N/A

SHEET  
1  
OF 1



Recd. U. S. O. Dec. 8-'05-



Claim Located 190

Mineral Survey No. 17849 A and B.

Lot No. \_\_\_\_\_ Land District.

**PLAT**  
 OF THE CLAIM OF  
 THE HERCULES CONSOLIDATED MINING  
 COMPANY,  
 KNOWN AS THE  
 SMITH LODE AND SMITH MILL-SITE,

IN ANIMAS MINING DISTRICT,  
SAN JUAN COUNTY, COLORADO  
 Containing an Area of 10.331 Acres.  
 Scale of 200 Feet to the inch.  
 Variation 17° 50' East

SURVEYED December 4 1905 BY  
A. E. Lowe, U.S. Deputy Mineral Surveyor,

The Original Field Notes of the Survey of the Mining Claim of  
 The Hercules Consolidated Mining Company,  
 known as the  
Smith Lode and Smith Mill-site,

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

I further certify that Five Hundred Dollars worth of labor has been expended in improvements made upon said Mining Claim by claimant or its grantors, and that said improvements consist of the discovery out and an interest in a drift and a tunnel, as appears by the affidavit of the deputy surveyor,

that the location of said improvements is correctly shown upon this plat, and that no portion of said labor or improvements has been included in the estimate of expenditures upon any other claim.

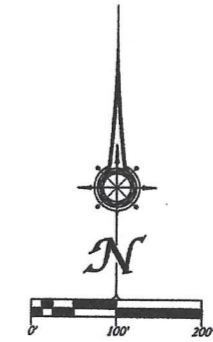
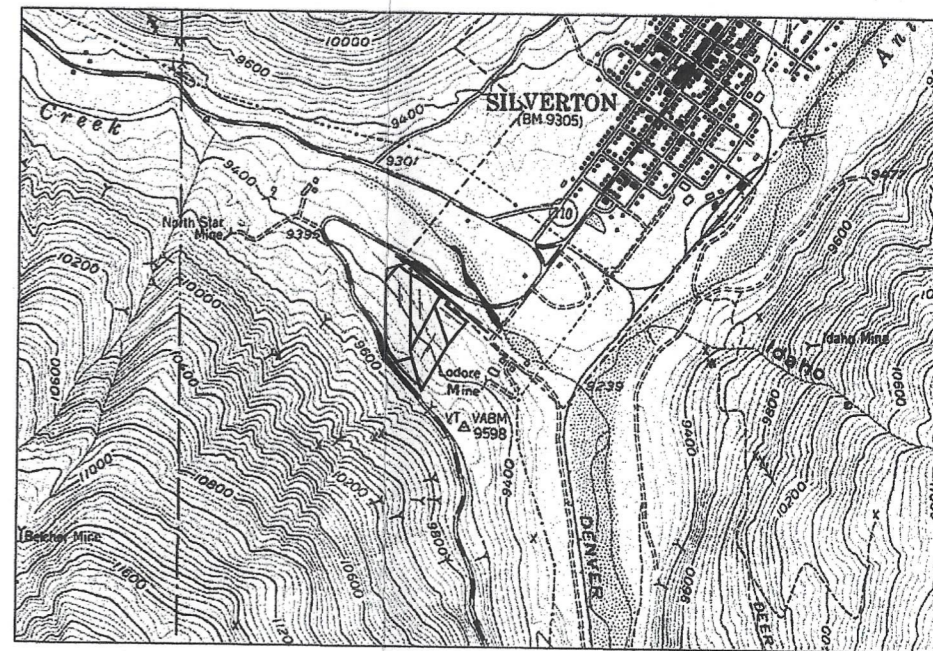
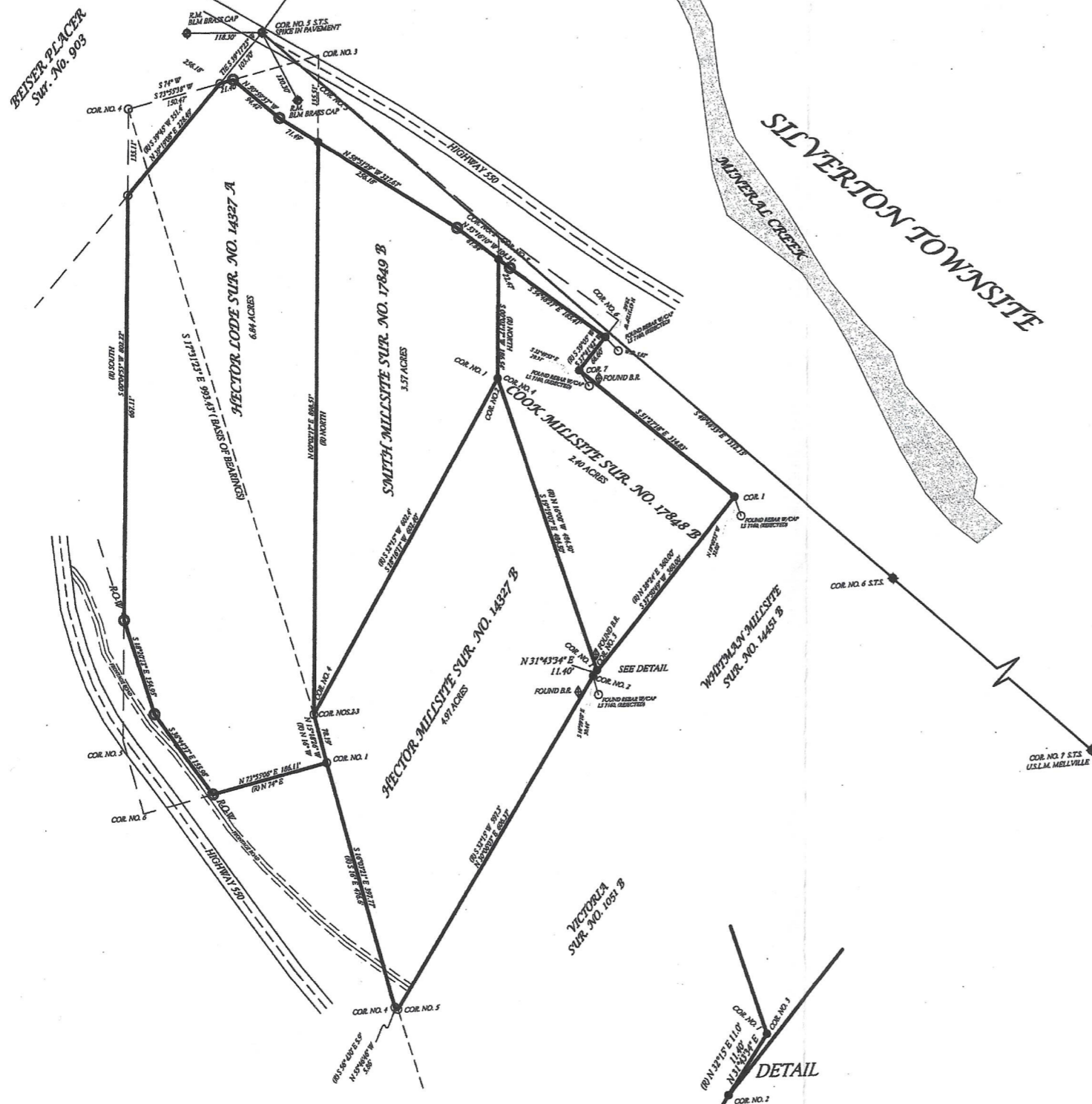
And I further certify that this is a correct plat of said Mining Claim made in conformity with said original field notes of the survey thereof, and the same is hereby approved.

U.S. Surveyor General's Office. A. G. Lewis,  
 Denver Colorado } U.S. Surveyor General for  
 January 27, 1906 } Colorado.

L. E. P. S.  
E. F. S.  
S. G. S.  
J. L. L.



**BOUNDARY SURVEY  
OF PART OF THE  
HECTOR LODE SUR. NO. 14327 A, HECTOR MILLSITE SUR. NO. 14327 B,  
COOK MILLSITE SUR. NO. 17848 B and the SMITH MILLSITE SUR. MO. 17849 B  
San Juan County, Colorado.**



**BASIS OF BEARING:**  
The line between Cors. 2 and 4 of the HECTOR LODE is assumed to bear N 17°31'23" W and is monumented as shown hereon. All other bearings are relative thereto.

- LEGEND**
- ◆ Found Bearing Rock
  - Found Government Survey Monument - 3/4" BRASS CAP
  - Set 2-1/2" alum. cap/WG rebar - LS 12457
  - Set 2-1/2" alum. cap/WG rebar as W.C. - LS 12457
  - Found #5 Rebar with 1 1/2" Alum. cap LS 7160
  - (R) RECORD BEARINGS AND DISTANCES
  - Found R.O.W. marker LS 7160
  - Claim Boundary

**NOTE:**  
Reference to Highway ROW, powerline easements and private agreements are recorded in Book 243 at Page 877.

**NOTES:**  
All fence lines shown hereon are for graphical purposes only. They may not be relied upon to establish property boundaries.  
This survey was prepared without the benefit of a title policy or commitment and does not constitute a title search by E. Schauf & Associates, Inc.  
Certifications hereon shall run only to the person(s) for whom this survey was prepared and on his behalf to the agencies listed on this/these sheet(s). Certifications are not transferable to additional institutions or subsequent owners.  
Only prints of this survey marked with an original seal and signature by the surveyor shall be considered true, valid copies.

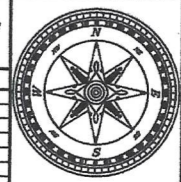
**PLAT REFERENCES:**  
(1) Original Mineral Survey notes.  
(2) Survey by John A. Knuse LS7160 recorded in Book 243 at Page 877

**LAND SURVEY DEPOSIT**  
Date 11-18-05  
Book \_\_\_\_\_ Page \_\_\_\_\_  
Deposit No. Map 142

**CERTIFICATE OF SURVEY:**  
I, Ernest E. Schauf, a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat accurately represents a survey made by me or under my direction and supervision. I further certify that the monuments shown hereon actually exist, and that their positions are as shown hereon.

Signature: *E. Schauf*  
Date: 11/18/05  
Seal: [Professional Surveyor Seal]

U.S. MINERAL SURVEYORS REGISTERED LAND SURVEYORS A.K., A.S., CO., N.M., N.V. 1-800-214-4541	
PLAN SCALE: 1"=100'	REVISIONS:
FIELD CHECK: YES, ON, NO	
DRAWN BY: EES	
SHEET 1 of 1	



**E. SCHAUF & ASSOCIATES, INC.**

361 PALMER ST., DELTA, COLORADO 81416 EMAIL: dhatter@eschauf.com

<b>MINERAL SURVEYS</b> MS14327 A&B, MS17848 B, MS17849 B ANIMAS MINING DISTRICT SAN JUAN COUNTY, COLORADO	<b>RON BALDWIN</b> 5730 TEE DRIVE FARMINGTON, NEW MEXICO 87402 PW: 6/05 JOB #: J04-30
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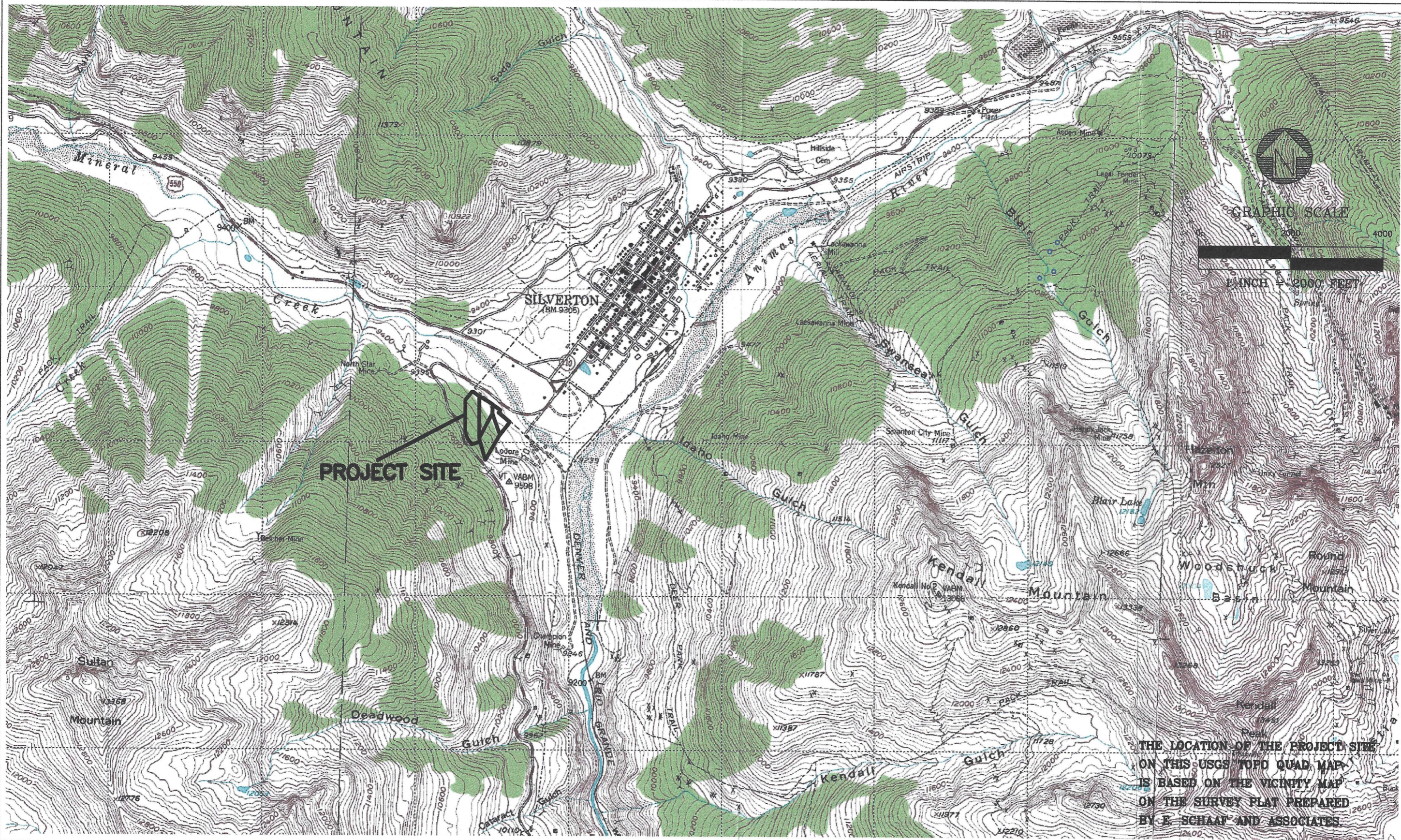
DRAWING NUMBER: 111848-D  
DRAWING NUMBER: 111848-D  
DRAWING NUMBER: 111848-D  
DRAWING NUMBER: 111848-D

11/15/2005 9:43:30 AM, 1:100









**PROJECT SITE**

THE LOCATION OF THE PROJECT SITE  
ON THIS USGS TOPO QUAD MAP  
IS BASED ON THE VICINITY MAP  
ON THE SURVEY PLAT PREPARED  
BY E. SCHAAT AND ASSOCIATES

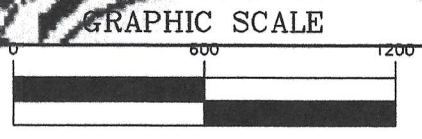
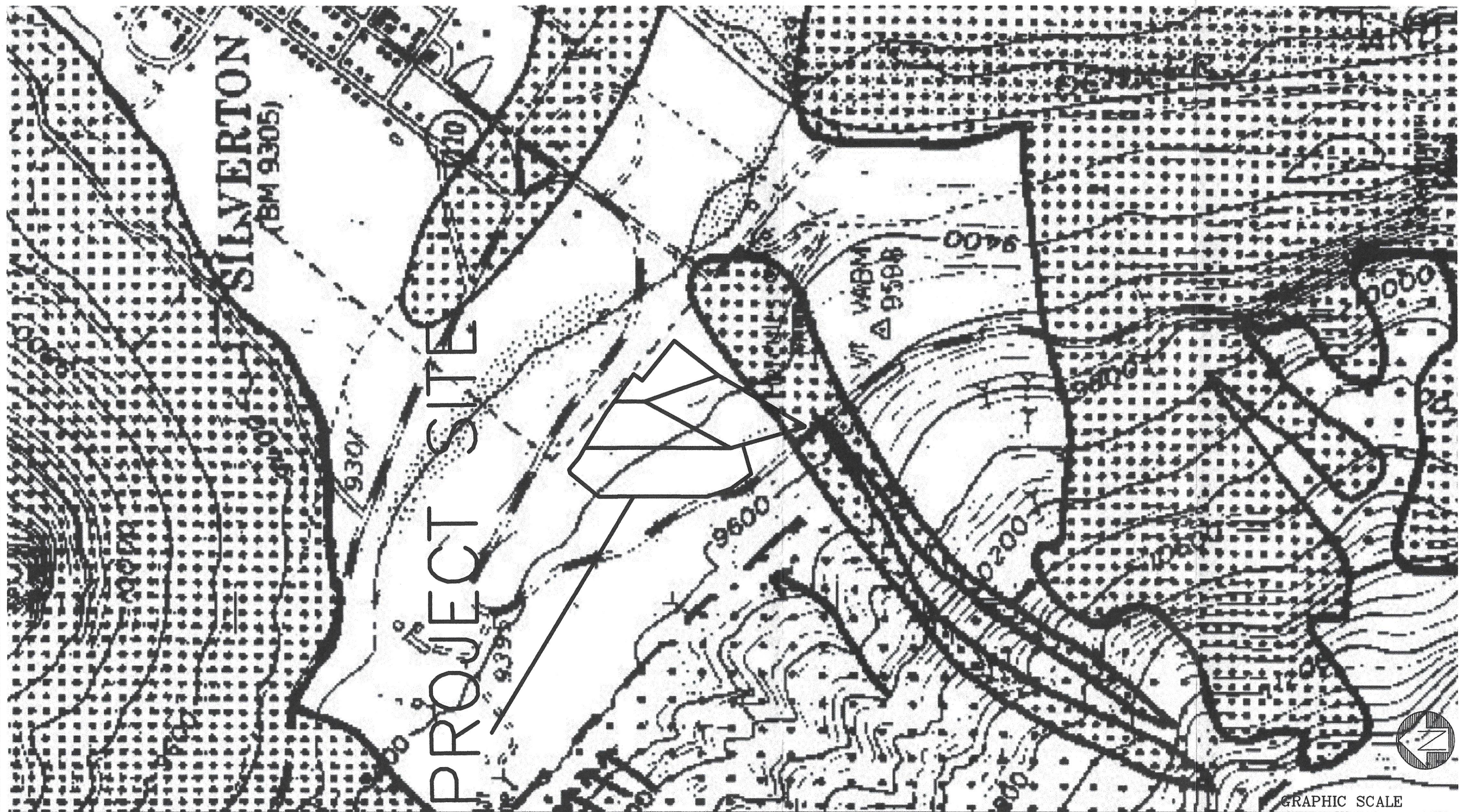
ENGINEER MOUNTAIN INC.  
formerly MACKIE Engineering  
P.O. BOX 526, SILVERTON, CO 81433  
(970) 387-0500  
engineermountaininc@gmail.com

VICINITY MAP  
PROPOSED ROSE RESIDENCE  
HECTOR LODE ET AL, HIGHWAY 550  
SAN JUAN COUNTY, COLORADO

DATE: JULY 25, 2013  
DRAWN BY: LMA/MI  
LAST REVISION: 1/23/25  
DWG: 24-101/PM Rose Plans.dwg  
LAYOUT/NAME: VICINITY/VICINITY

SHEET  
1  
OF 5





DATE: AUGUST 25, 2013  
 DRAWN BY: LMA  
 LAST REVISED: 1/23/25  
 DWG: 24-101/EM Rose Plans.dwg  
 LAYOUT/LMA: AVWY OVERLAY / AVWY

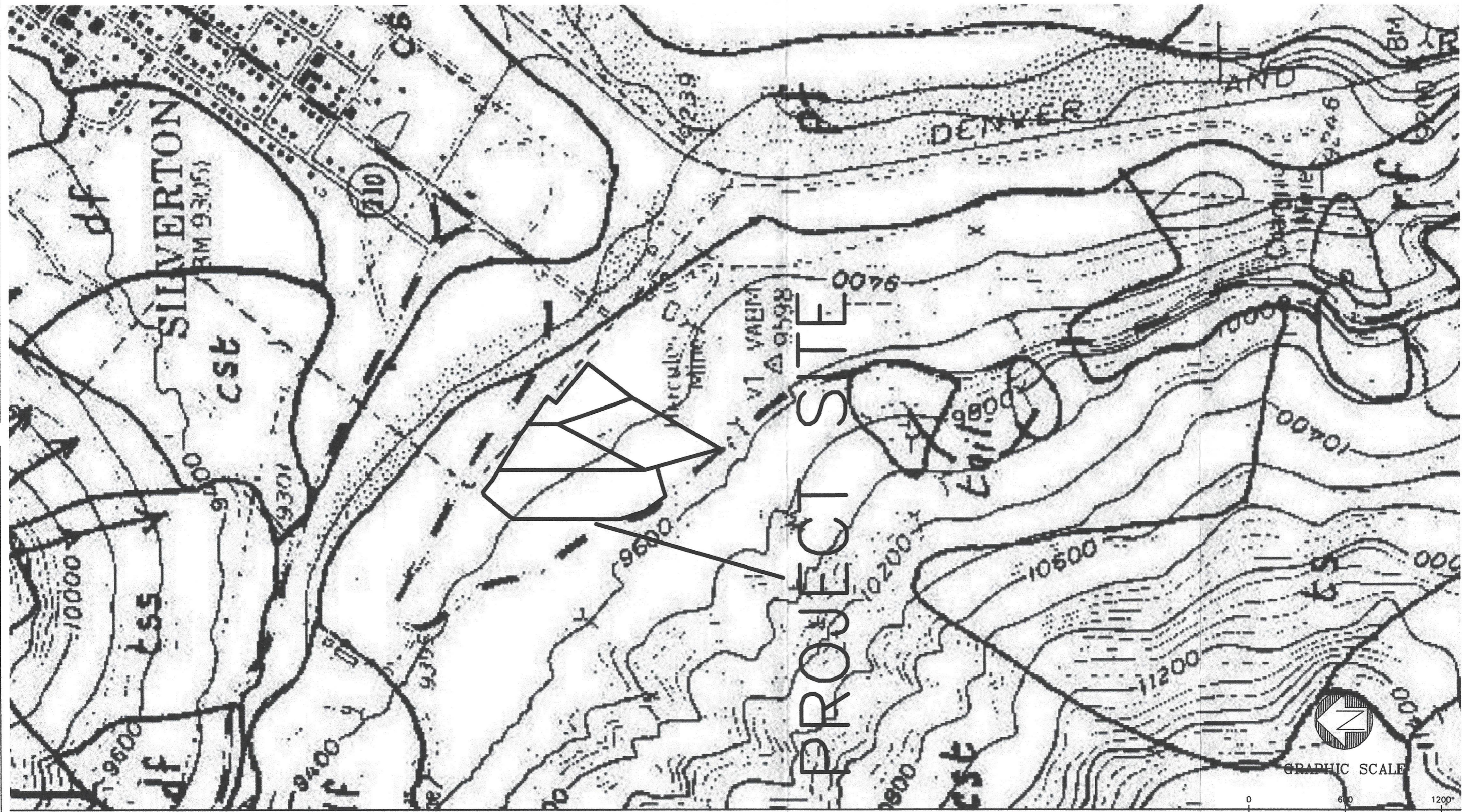
SHEET  
 2  
 OF 5

SKETCH PLAN + COUNTY AVALANCHE MAP  
 PROPOSED ROSE RESIDENCE  
 HECTOR LODE, HIGHWAY 550  
 SAN JUAN COUNTY, COLORADO

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

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





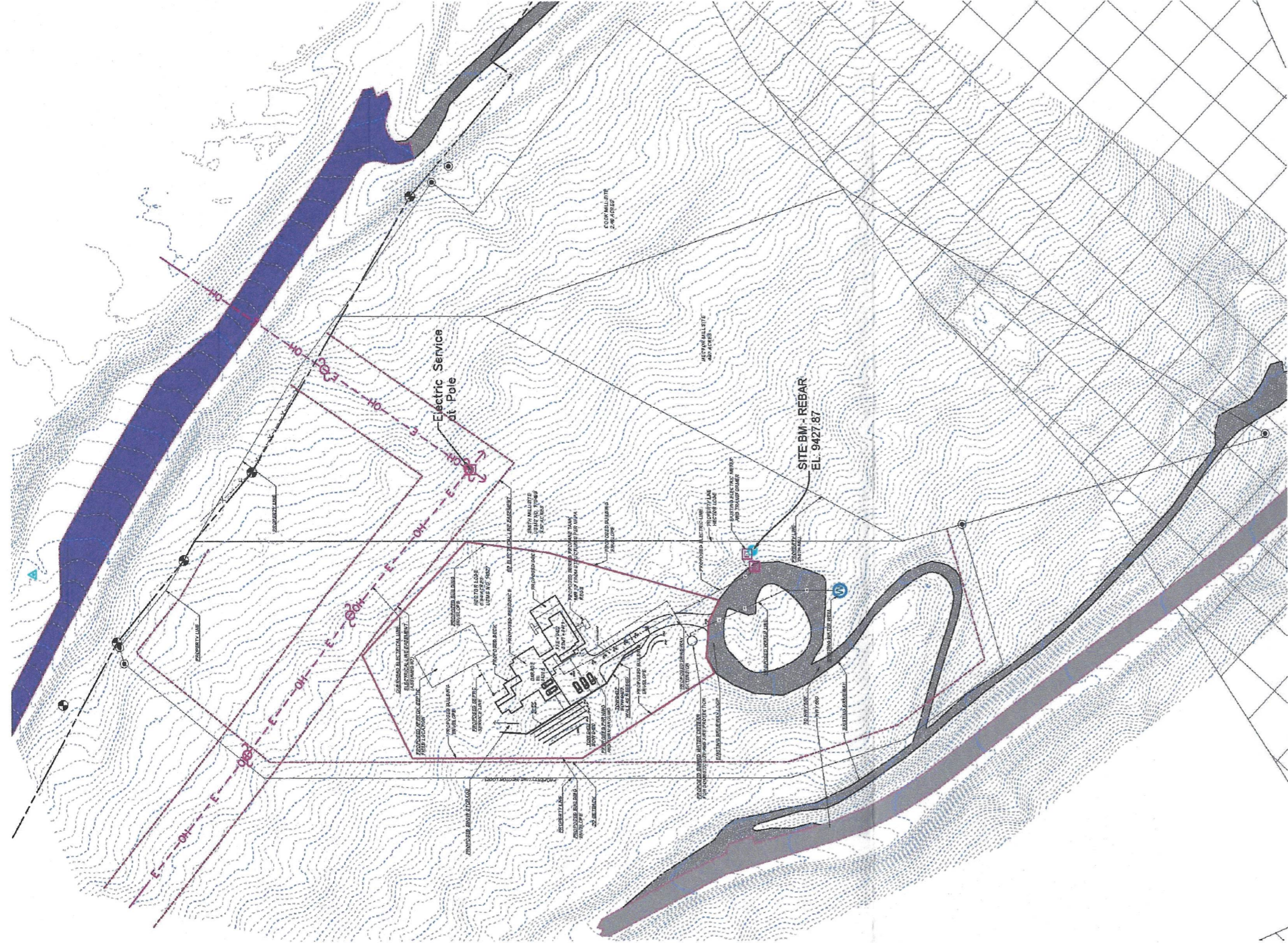
DATE: AUGUST 28, 2013  
 DRAWN BY: LMA  
 LAST REVISED: 1/23/25  
 DWG: 24-101/EM Rose Plans.dwg  
 LAYOUT/LMAN: GEOHAZ OVERLAY/GEOHAZ

SKETCH PLAN + COUNTY GEOHAZARDS MAP  
 PROPOSED ROSE RESIDENCE  
 HECTOR LODE, HIGHWAY 550  
 SAN JUAN COUNTY, COLORADO

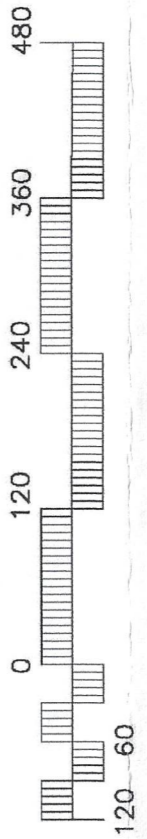
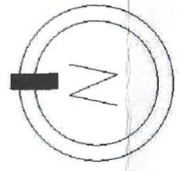
ENGINEER MOUNTAIN INC.  
 formerly MACKIE Engineering  
 P.O. BOX 526, SILVERTON, CO 81433  
 (970) 387-0500  
 engineermountaininc@gmail.com

SHEET  
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 OF 5





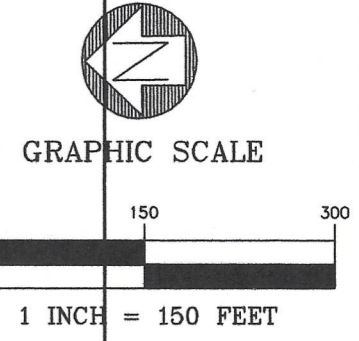
SURVEY DATA WAS PROVIDED BY E. SCHAAF AND ASSOCIATES AND SGM



**JOE A. GAYLE & ASSOCIATES**  
 241 West Winona St. NE  
 Atlanta, Georgia 30346  
 Suite 100  
 (404) 263-8120

**Rose Residence - SKETCH PLAN**

San Juan County Colorado  
 January 21, 2025  
 SCALE: 1"=120'-0"  
**SHEET 4**



THIS SKETCH PLAN WAS PREPARED BY ARCHITECT MIKE PARMELEE OF GA

DATE: JULY 25, 2013
DRAWN BY: LMA/AM
LAST REVISED: 1/23/25
DWG: 24-101/EM Rose Plans.dwg
LAYOUT/MAIN: site/SITE

SHEET  
**4**  
 OF 5

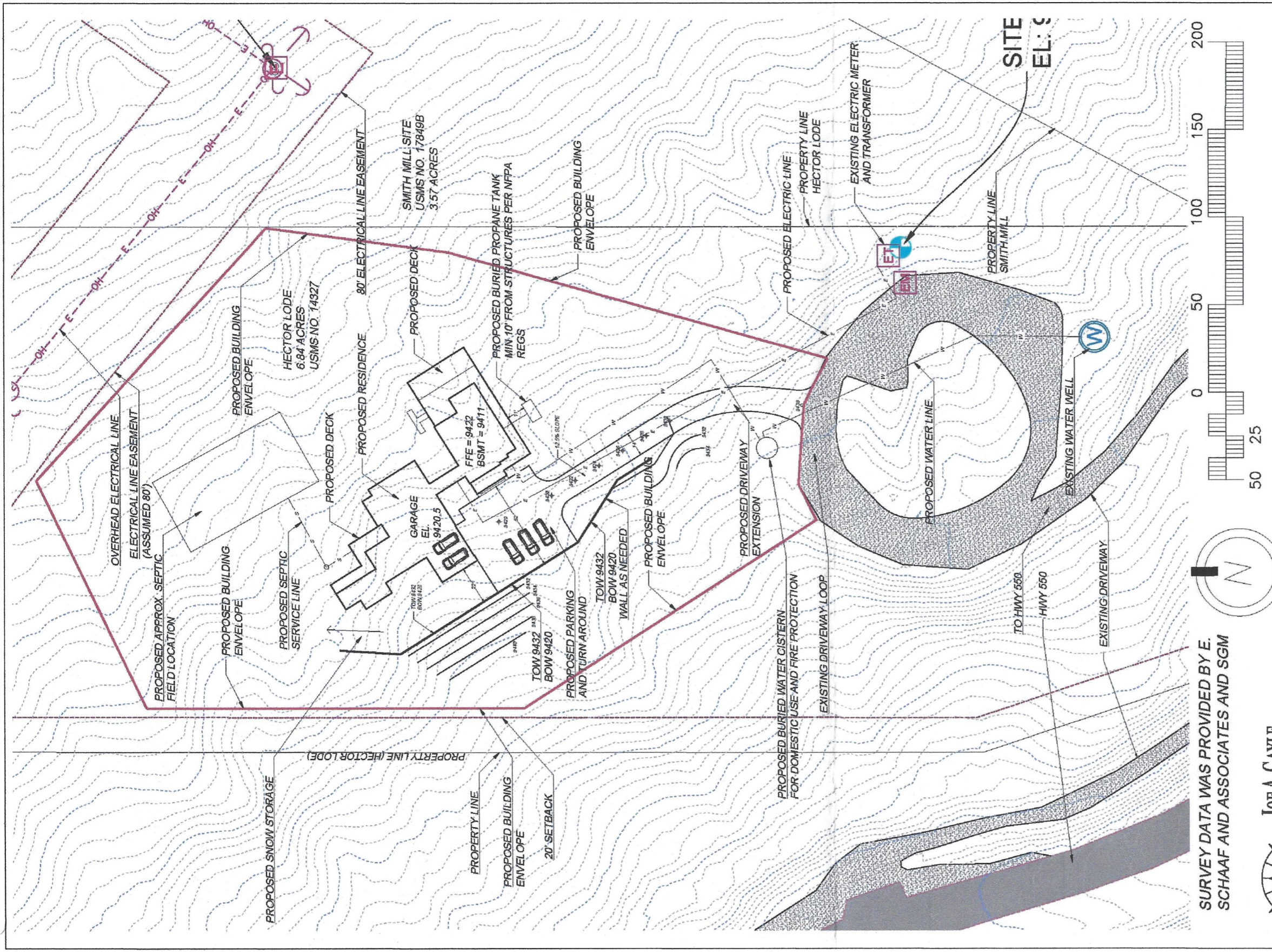
SKETCH PLAN

PROPOSED ROSE RESIDENCE  
 HECTOR LODE, HIGHWAY 550  
 SAN JUAN COUNTY, COLORADO

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

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





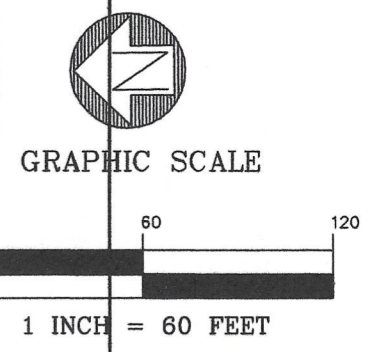
SURVEY DATA WAS PROVIDED BY E. SCHAAF AND ASSOCIATES AND SGM

**JOE A. GAYLE & ASSOCIATES**  
 241 West Winona St. NE  
 Atlanta, Georgia 30362  
 Suite 208  
 (404) 252-8120



THIS SKETCH PLAN WAS PREPARED BY ARCHITECT MIKE PARMELEE OF GA

Rose Residence - SKETCH PLAN W/ TOPO  
 San Juan County Colorado  
 January 21, 2025  
 66 GATE - 4 - 56 - 8  
 SHEET 5



DATE: JULY 25, 2013  
 DRAWN BY: ARCHITECT M PARMELEE; LMA  
 LAST REVISED: 1/23/25  
 DWG: 24-101/EM Rose Plans.dwg  
 LAYOUT/LMAN: SITE W TOPO / SITE

SKETCH PLAN WITH TOPO  
 PROPOSED ROSE RESIDENCE  
 HECTOR LODE, HIGHWAY 550  
 SAN JUAN COUNTY, COLORADO

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

SHEET  
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 OF  
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**PROJECT NARRATIVE**  
**Proposed Rose Residence, Hector Lode**  
Engineer Mountain, Inc.

**Applicant/Owner:** Damon Rose of Georgia.

**Project Site:** Hector Lode USMS No. 14327, Hector Mill Site USMS No. 14327B, Smith Mill Site USMS No. 17849B, Cook Mill Site USMS No. 17848B, Parcel No. 48290190010006, Highway 550, near Silverton, San Juan County, Colorado, Township 41 North, Range 7 West, Section 19.

**Project Location:** The site is right above Silverton on Highway 550. Highway 550 is at the top of the site. Below the site is the intersection of Highway 550 and the County Road to the Little Dora.

**Additional Owner:** The mineral rights of the Smith Mill Site are owned by Sultan Mountain LLC.

**Proposed Development:** One single family residential structure, driveway extension, and associated utility improvements.

**Zoning:** Mountain Zoning District, Town-County Mutual Overlay District, Scenic Preservation Overlay District.

**Acreage:** Approximately 17.94 acres.

**Water Service:** The Applicant plans to use an existing on-site well. The Well Permit is included in this application for your review. Water service lines and a buried cistern (for domestic use/fire protection) are proposed. Water quality testing is not yet available. A residential water treatment system is proposed.

**Sewer Service:** A septic system is proposed for the residence. The septic system has been "engineered" by a Colorado Licensed Professional Engineer, in accordance with the San Juan County Public Health Department regulations. The septic system information is included in this application for your review.

**Power:** There is an existing electric transformer and meter on the project site. The Applicant plans to install a buried electric service line under the proposed driveway extension to the proposed residence. A generator is not proposed, except for during construction or during a power outage/emergency. Any generators need to be baffled or enclosed within a structure as required by County regulations.

**Phone:** Cell phone service is available at the site.



**PROJECT NARRATIVE**  
**Proposed Rose Residence, Hector Lode**  
**Engineer Mountain, Inc.**

- Access:** The property is currently accessed via an existing frontage road driveway off of Highway 550. The existing driveway starts close to the "Big Bend" of Highway 550 above Silverton. The approved CDOT Access Permit is included in this application for your review. The site has an existing dead end loop driveway visible from Highway 550. There is a proposed driveway extension, starting at the existing dead end driveway loop (for access in order to move the proposed building envelope into the trees).
- Propane:** The Applicant plans to utilize propane for cooking. The propane will be kept in a permanent aboveground or buried tank.
- Heating:** Heat for the residence is planned as in floor heating utilizing electric, with propane backup heat. The Applicant is also proposing two wood-burning devices (fireplace and/or woodstove, for an emergency heat source).
- Exterior Lighting:** Exterior lighting is proposed, and all lighting is required to be in conformance with the "dark sky" requirements of San Juan County.
- Solid Waste Management:** The Applicant will be responsible for bi-weekly trash disposal. According to County regulations, property owners are responsible for solid waste transportation and solid waste disposal fees. On-site trash will need to be contained within a structure at all times until removal to the Transfer Station.
- Foundation:** Conceptually the foundation is currently expected to include spread footings, a partial basement (with a walk-out basement level door on the downhill side of the structure), and an interior garage slab. Trautner Geotech will be providing geotech drilling, and a report with site/foundation recommendations, in approximately February.
- Retaining Wall:** There is a proposed retaining wall located along the proposed driveway extension. The purpose of the proposed retaining wall is for proposed grading, to accommodate parking, a vehicle/propane truck/fire truck turnaround area, and a snow plowing/storage area. The proposed retaining wall will be designed by a Colorado Structural Professional Engineer, using the forthcoming recommendations from Trautner Geotech.
- Subsurface Conditions:** Trautner Geotech will be drilling in approximately February. The subsurface conditions are described in the septic system design documents in this application.

**PROJECT NARRATIVE**  
**Proposed Rose Residence, Hector Lode**  
Engineer Mountain, Inc.

**Landscaping:**

Landscaping is to consist of raking and removal of combustible ground cover near the residence, as recommended by the Colorado State Forest Service Firewise Practices, to develop adequate defensible space. Revegetation and screening will be provided by the Applicant in accordance with the requirements of San Juan County. The Applicant plans to reseed and plant trees on a portion of the existing loop driveway.

**Surveying:**

A survey plat for the Hector Lode (and adjacent claims) was prepared by E. Schaaf and Associates. A signed and stamped copy of the E. Schaaf and Associates survey plat is included within this application for your review. Additional survey work has recently been provided by licensed surveyor Tim Barnett of SGM. Topographic contours within the building envelope were obtained to use for the layout and design of the proposed improvements. The recent SGM hazard map is included in this application for your review.

**Wetlands:**

There are no known wetlands observed on the project site in the areas of the proposed grading for the driveway extension/residence.

**Building Envelope:**

The proposed building envelope was selected by the Applicant to be located in the most heavily-treed part of the project site, which is generally surrounded by evergreens, aspens, and bushes to maximize natural screening. The proposed building envelope slopes down towards the Town of Silverton, Mineral Creek, and the intersection of Highway 550 and the County Road to the Little Dora. In relation to the Town "grid," the proposed building envelope roughly lines up with Bluff and Keystone Street. The proposed building envelope avoids a Bluff Street overhead electric line clearcut. The proposed building envelope was moved into the trees by the Applicant, instead of being located at the more visible existing dead end driveway loop.

**County Avalanche Map:**

The Vicinity Map for this project has been overlaid onto the County Avalanche Hazard Map. The plan sheet is included within this booklet for your review. According to the County Avalanche Hazard Map, the majority of the project site, and all of the proposed building envelope, appear to lie outside of potential avalanche hazard areas.

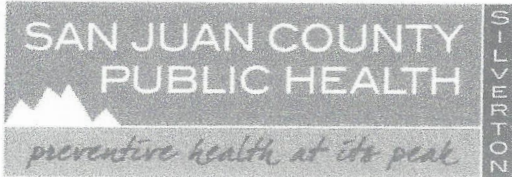
**Mining Hazards:**

The Inventory (list of mine remediation mining claims) in the County's Environmental Ordinance was checked, and none of the four parcels associated with the project site were found on that list.



**PROJECT NARRATIVE**  
**Proposed Rose Residence, Hector Lode**  
**Engineer Mountain, Inc.**

- County Geohazards Map:** The project Vicinity Map has been overlaid onto the County Geohazards Map, and the plan sheet is included within this application for your review. According to the County Geohazards Map, the project site appears to be in an area designated as CST, which is believed to represent "colluvial slope/talus."
- Elevation at Structure:** The elevation at the project site benchmark is approximately 9,428 feet. That is below 11,000 feet elevation, where the County has a limit on residence square footage.
- Residence Size:** The proposed residence size is one story, and it is expected to have a partial basement located underneath part of the main floor level. The structural draftsman has indicated that the first floor area is approximately 4,000 square feet. Additional square footage would be some exterior decks, and the partial basement. The conceptual building plans are included in this application for your review.
- Residence Style:** The style of the proposed residence could be considered "mountain modern," with wooden board siding, stone accents, and some non-reflective black steel/metal accents.
- Building Plans:** Draft building plans for the proposed residence have been prepared for the Applicant by structural draftsman Paul Lane of Montrose (based on initial plans prepared by Taylor Workshop LLC Sketch Haus). The Applicant has retained a local Colorado Licensed Structural Professional Engineer (Brian Briggs PE of Montrose) who will utilize the forthcoming recommendations from Trautner Geotech, to prepare the Structural PE-stamped building plans. The latest draft of the conceptual building plans are included in this application for your review.
- Building Materials:** Conceptually the proposed residential building materials consist of the following: wooden board siding (probably tan brown), non-reflective dark metal roofing material (probably black standing seam), natural stacked stone used as accents (probably tan and brown variegated rectangular rock), and some black steel/metal accents/structural components.
- Residence Height:** The proposed residence will consist of one main level/story. Conceptually there is a proposed partial basement underneath. The draft conceptual building plans are included in this application for your review. The residential first floor height estimated on the conceptual building plans is 23 feet 4 inches, measured from the proposed ground surface, to the highest part of the roof (excluding the chimney). A basement level, due to the slope, located under part of the one-story residence, would be approximately 11 feet tall.



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

## On-Site Wastewater Treatment System (OWTS) Permit Application

Owner: DAMON ROSE Phone: (404) 831-3114  
 Project Address (street, town/city, zip): HECTOR LOPE, HWY 550, NEAR SILVERTON  
 Assessor's Parcel #\* 48290190010006 Subdivision: N/A Lot#: N/A  
 Lot Size: 7 (acres) # of Dwellings: 1 # of Bedrooms: 3 OR 4 Water Supply: EXISTING WELL  
 List Commercial Uses (e.g., office, factory, event venue): N/A  
 Owner's Mailing Address: 4501 HARRIS TRAIL NW, ATLANTA GA 30327  
 Owner's Email Address: damon@droseinc.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><b>New Construction - (\$1123.00)</b>  <i>For new OWTS and complete system replacement</i></p> <ul style="list-style-type: none"> <li>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.</li> <li>A design must be submitted to La Plata County (LPC). San Juan County (SJC) must have payment for LPC to review designs for permit issuance.</li> </ul>	<input type="checkbox"/> <p><b>Alteration - (\$1068.00)</b>  <i>For changes/additions to existing permitted OWTS</i></p> <ul style="list-style-type: none"> <li>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.</li> <li>A design must be submitted to La Plata County (LPC). San Juan County (SJC) must have payment for LPC to review designs for permit issuance.</li> </ul>
<input type="checkbox"/> <p><b>Change Of Use - (\$518.00)</b>  <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"> <li>For expanded use, provide a certification report from a Professional Engineer (PE) or system designer.</li> <li>For new service connections, provide a proposed site plan and describe scope of work below.</li> <li>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</li> </ul>	<input type="checkbox"/> <p><b>Minor Repair - (\$408.00)</b>  <i>For replacement of OWTS components with no change to permitted use</i></p> <ul style="list-style-type: none"> <li>Submit application with payment, transfer of title inspection report (if available) and a simple site plan showing location of repairs.</li> <li>List repairs/scope of work below (e.g. tank replacement, aerators, pipe repairs, etc.)</li> <li>A permit is NOT required for repair of components that do not provide treatment (e.g., fencing, tank lids, inspection ports)</li> </ul>

Please describe in detail work to be completed: PROPOSED OWTS DESIGNED BY DUDLEY ASHWOOD PE FOR PROPOSED SINGLE-FAMILY RESIDENCE.

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

Owner's Signature: [Signature] Date: 1/28/25

Submit completed application to [eh@lpcgov.org](mailto:eh@lpcgov.org) or at our office location.

**This is NOT a permit; this application does not authorize construction or repairs. All OWTS construction/repair work must be performed by an installer licensed by La Plata County.**



**dudley ashwood, p.e.**

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

September 26, 2024

**NEW ON-SITE WASTEWATER TREATMENT SYSTEM**

PROPERTY OF: DAMON ROSE  
HECTOR LODGE #14327A  
SILVERTON, CO

A new 4 bedroom home is planned on this 18.1 acre total property, to be served with a new on-site wastewater treatment system (OWTS). The new home site is planned in the north-central portion of the property. The new OWTS will consist of a Septic Tank and a Soil Treatment Area (STA). The STA is planned to the north of the home site, in a widely spaced aspen forest, in moderate sloping terrain grading to the northeast where the terrain grade is in the 16 +/- % range.

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

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

STA location:

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

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

DP1,2 0" - 4" forest litter  
4" - 15" brown silt loam topsoil  
15" - 96" light brown silt loam [granular.moderate][Soil Type 2][Table 10-1<sup>(2)</sup>]  
few 8"+/- rocks @ 60" +, no water, no limiting layer

**Wastewater Flow:** Table 6-1<sup>(2)</sup>: Residential: 4 bedrooms design flow:  $Q_D = 525$  gpd

**Septic Tank:** Table 9-1<sup>(2)</sup>: provide 1250 gallon septic tank with effluent screen

**Proposed STA:** Bed with Quick4 Infiltrator™ Chambers

- From visual and tactile inspection: Table 10-1<sup>(2)</sup>: Soil Type is 3A, LTAR = 0.30 gpd/sf
- STA area required = 525 gpd / 0.60 gpd/sf = 875 sf
- STA Size Adjustment/Application: Table 10-2 <sup>(2)</sup>: Bed/Gravity factor = 1.2
- STA area required = 875 sf x 1.2 = 1050 sf
- STA Size Adjustment/Distribution Media: Table 10-3 <sup>(2)</sup>:
- Chamber factor: STA reduction allowed for Chambers = 0.7
- STA area required = 1050 x 0.7 = 735 sf
- use 4 rows of chamber per bed, use bed width = 12'
- minimum length of bed required = 735 sf / 12' = 61.25'

**dudley ashwood, p.e.**

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

- provide one (1) bed @ 12' x 64' w/ 4 rows of Chambers @ 60 lf each
- total chamber area = 1 bed x 60' x 12' = 720 sf
- 720 sf / 735 sf = 98% > 90%: ok

• **PROPOSED:**

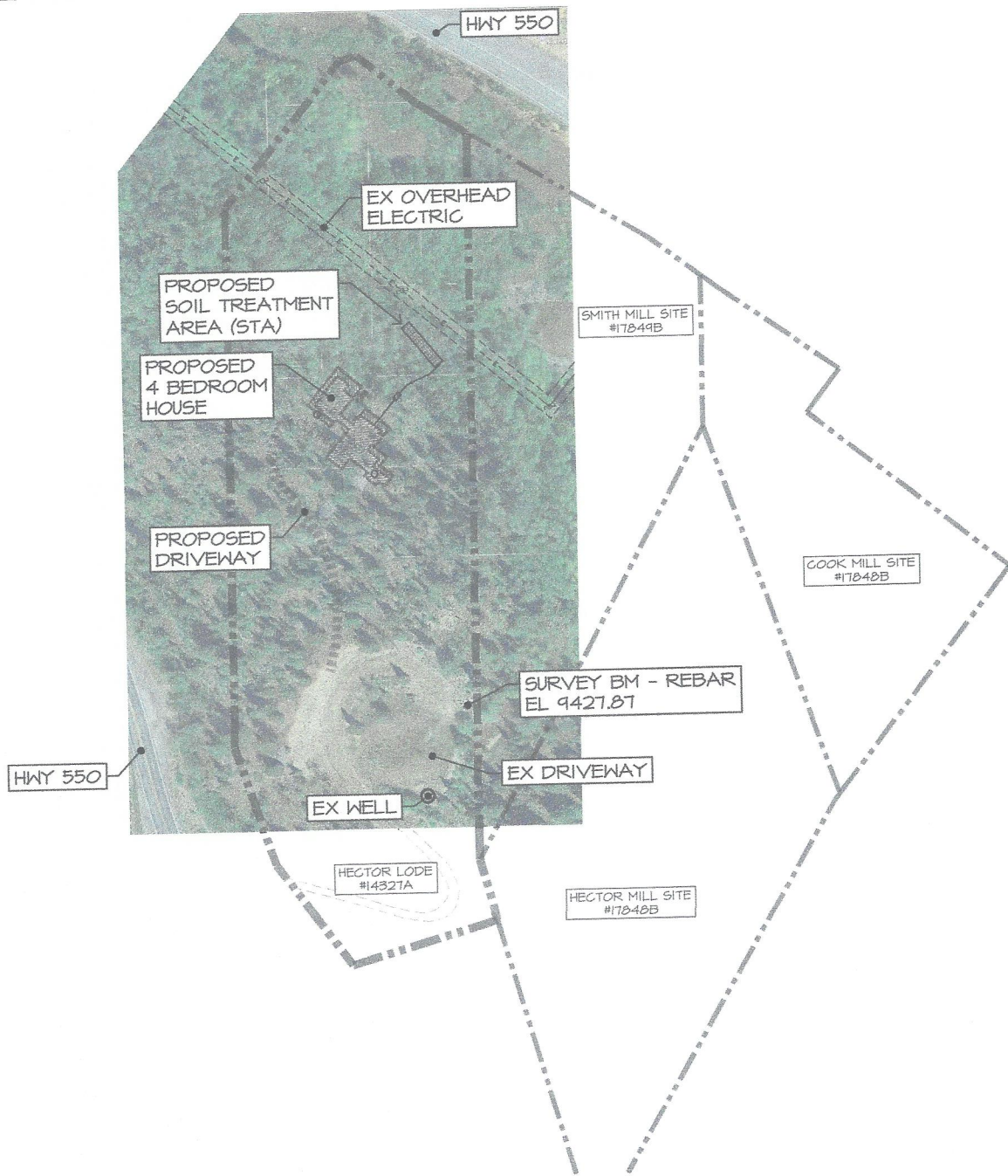
- **Install 1250 gallon septic tank with effluent screen**
- **construct Soil Treatment Area:**
  - one (1) BED @ 12' x 64' = 768 sf
  - set bottom of bed level, 24" min 48" max deep, align with grade
  - 4 rows of Quick4 Infiltrator™ chamber, with 60 lf per row of chamber, with gravity flow
  - set top of chamber elevation below septic tank outlet invert

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



- (1) La Plata County Public Health (LPCPH) On-Site Wastewater Treatment Systems Regulations 2024
- (2) Regulation 43





ALL LOCATIONS MAY VARY

WATER SUPPLY - EX WELL

EXISTING DATA FROM SURVEY BY SGM 9/3/2024, TOPOGRAPHY FROM USES LIDAR 2017, GOOGLE EARTH IMAGERY. ALL LOCATIONS ARE APPROXIMATE ONLY



**dudley ashwood, p.e.**  
civil engineer

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

**LOCATION PLAN**  
PROPERTY OF DAMON ROSE  
HECTOR LODE #14321A  
SILVERTON, CO

SEPTEMBER 26, 2024  
SCALE 1" = 200'



CONSTRUCT NEW SOIL TREATMENT AREA (STA): PROVIDE 768 SQ FT OF BED AREA.  
 -EXCAVATE ONE (1) 12' X 64' BED, SET BOTTOM OF BED LEVEL, ALIGNED WITH GRADE, 24" MIN 48" MAX INTO EX GRADE. IN BED, INSTALL 4 ROWS OF QUICK 4 PLUS INFILTRATOR UNITS (60 LF PER ROW, 15 UNITS PER ROW, 60 UNITS TOTAL PER BED), WITH END CAPS. BACKFILL BED WITH CLEAN NATIVE SOIL. FILL TO FINISHED GRADE AND MOUND WITH TOPSOIL, CLEAN SITE SOILS. MOUND AND GRADE SYSTEM AREA TO DRAIN, AND ESTABLISH FINAL VEGETATIVE COVER (ALPINE MIX).



ALL LOCATIONS MAY VARY

WATER SUPPLY - EX WELL

EXISTING DATA FROM SURVEY BY SGM 9/3/2024, TOPOGRAPHY FROM USGS LIDAR 2017, GOOGLE EARTH IMAGERY. ALL LOCATIONS ARE APPROXIMATE ONLY

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



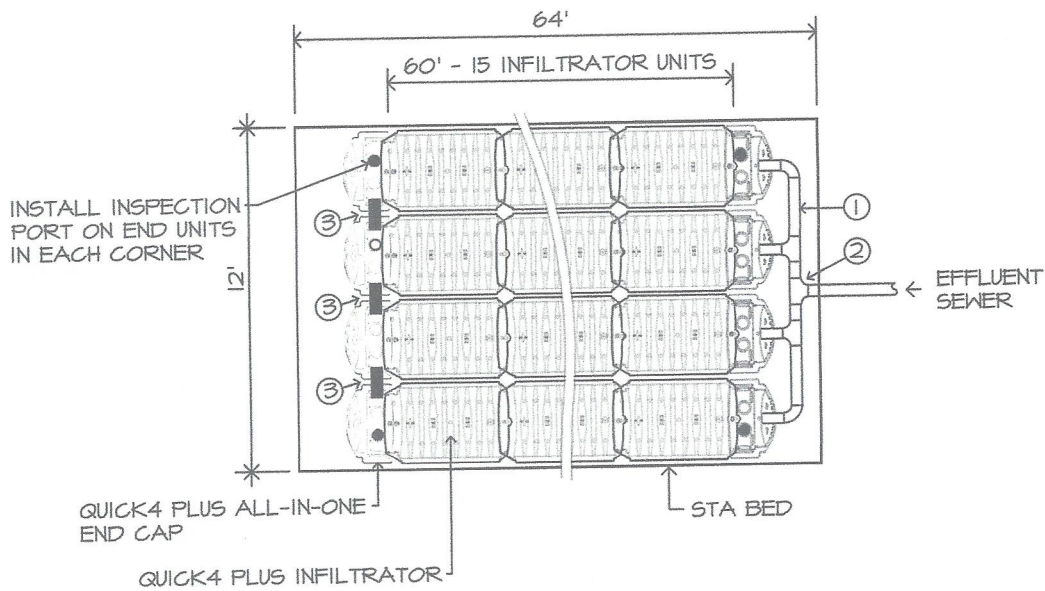
**SITE PLAN**

PROPERTY OF DAMON ROSE  
 HECTOR LODE #14327A  
 SILVERTON, CO

SEPTEMBER 26, 2024  
 SCALE 1" = 40'







- ① CONSTRUCT 4" PVC 'DISTRIBUTION HEADER'. SET LEVEL. CONNECT INTO UPPER PORT OF EACH END CAP. SET SPLASH BLOCK BELOW EACH INLET. USE 12'X12' CONCRETE PAYER OR EQUAL.
- ② CONNECT EFFLUENT SEWER TO CENTER OF 'DISTRIBUTION HEADER'.
- ③ CONNECT END CAPS AT TOP WITH 4" PVC (TYP)

**dudley ashwood, p.e.**

c i v i l   e n g i n e e r

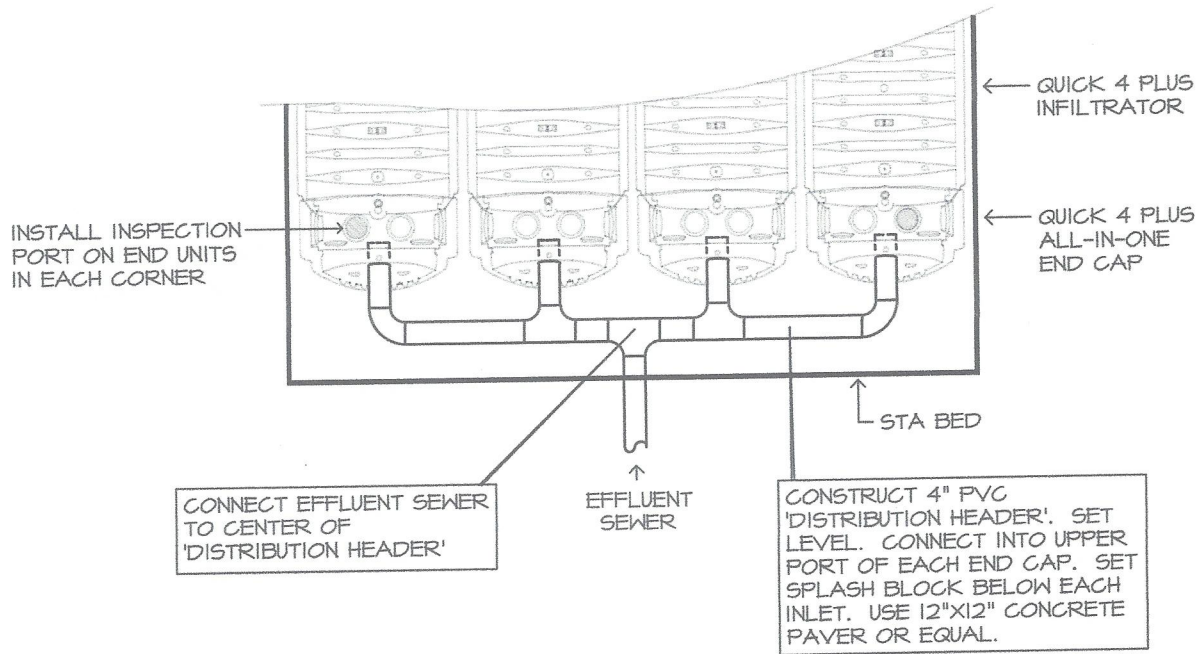
1961 thunderbird road . hesperus . co . 81326  
970.903.9811 - dudley.ashwood@gmail.com

**STA - PLAN**

PROPERTY OF DAMON ROSE  
HECTOR LODE #14327A  
SILVERTON, CO

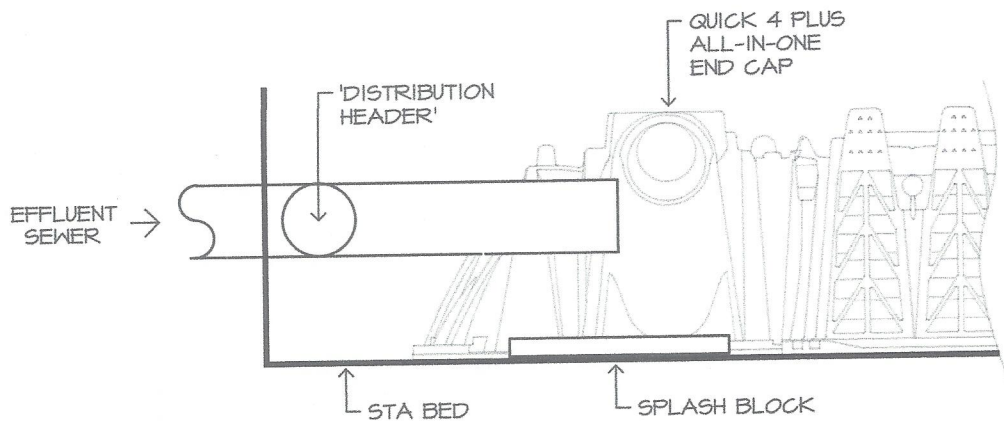
SEPTEMBER 26, 2024





**PLAN**

NTS



**SECTION**

NTS

**dudley ashwood, p.e.**

civil engineer

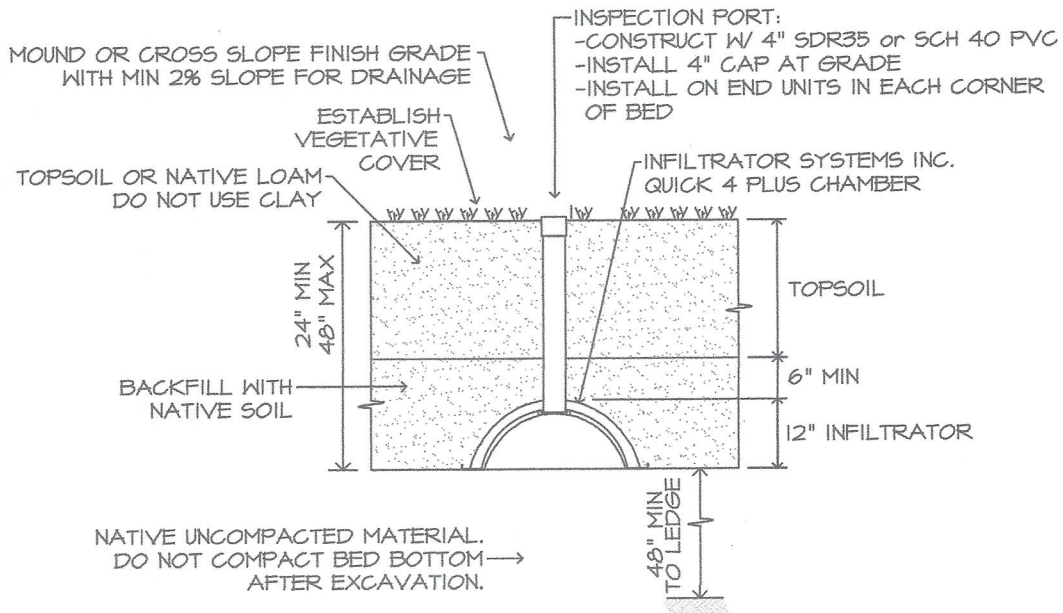
1961 thunderbird road . hesperus . co . 81326  
970.903.9811 - dudley.ashwood@gmail.com

**STA - DISTRIBUTION HEADER**

PROPERTY OF DAMON ROSE  
HECTOR LODE #14327A  
SILVERTON, CO

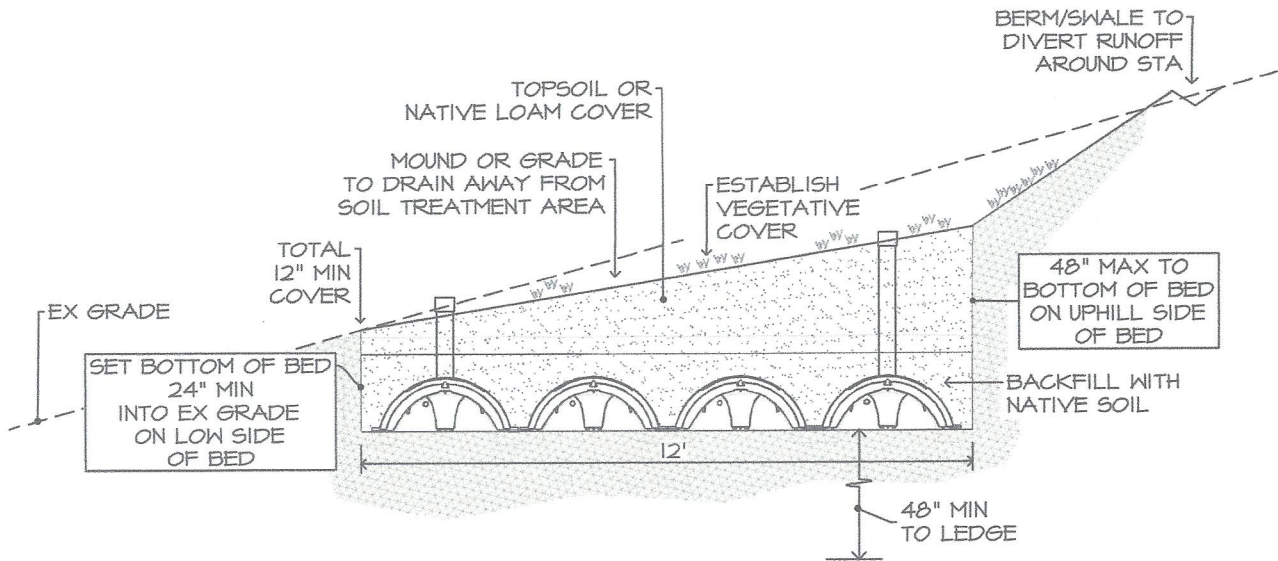
SEPTEMBER 26, 2024





**TYPICAL INFILTRATOR SECTION**

NTS



**BED SECTION**

NTS

**dudley ashwood, p.e.**

civil engineer

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

**SOIL TREATMENT AREA (STA) - DETAILS**

PROPERTY OF DAMON ROSE  
HECTOR LODE #14327A  
SILVERTON, CO

SEPTEMBER 26, 2024



GENERAL NOTES

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

CONSTRUCTION NOTES

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

SETBACKS: (AS OF 11/10/2014):	SEPTIC TANK	SOIL TREATMENT AREA (STA)
SPRINGS, WELLS, SUCTION LINES, CISTERN	50'	100'
POTABLE WATER SUPPLY LINES	10'	25'
STRUCTURE W/ BASEMENT OR FOOTING DRAIN	5'	20'
STRUCTURE W/OUT BASEMENT OR FOOTING DRAIN	5'	10'
PROPERTY LINE	10'	10'
SUBSURFACE DRAIN, INTERMITTENT IRRIGATION LATERAL	10'	25'
LAKE, WATERCOURSE, IRRIGATION DITCH, STREAM	50'	50'
DRY GULCH	10'	25'
SEPTIC TANK	--	5'
DRY GULCH, CUT BANK, FILL CREST	10'	25'

**dudley ashwood, p.e.**

civil engineer

1961 thunderbird road . hesperus . co . 81326  
970.903.9811 - [dudley.ashwood@gmail.com](mailto:dudley.ashwood@gmail.com)

**NOTES**

PROPERTY OF DAMON ROSE  
HECTOR LODE #14327A  
SILVERTON, CO

SEPTEMBER 26, 2024





**ORIGINAL PERMIT APPLICANT(S)**

RONALD H BALDWIN

**APPROVED WELL LOCATION**

Water Division: 7      Water District: 30  
 Designated Basin: N/A  
 Management District: N/A  
 County: SAN JUAN  
 Parcel Name: HECTOR LODE 14327A  
 Physical Address: N/A  
 NW 1/4 NE 1/4 Section 19 Township 41.0 N Range 7.0 W New Mexico  
 P.M.

**UTM COORDINATES (Meters, Zone:13, NAD83)**

Easting: 264267.3      Northing: 4187241.3

**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) for the construction of a well to divert ground water tributary to Mineral Creek, a tributary of the Animas River, at a point where unappropriated water is available for withdrawal.
- 4) The use of ground water from this well is limited to fire protection, ordinary household purposes inside not more than 3 single family dwelling(s), the irrigation of not more than 1 acre of home gardens and lawns, and the watering of domestic animals. This well is to be located on Hector Lode 14327A, San Juan County.
- 5) The pumping rate of this well shall not exceed 15 GPM.
- 6) This well shall be constructed not more than 200 feet from the location specified on this permit.

Date Issued: 9/9/2005

Expiration Date: 9/9/2007

\_\_\_\_\_  
 Issued By

**PERMIT HISTORY**

10-24-2017 CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO RYAN RATTNER



# 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

HECTOR LODE  
USMS No. 14327

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 N/A from County Road No. N/A, the nearest designated and publicly maintained county road.
2. Said County Road No. N/A is on this date maintained on an N/A basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately ZERO 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 28 day of JANUARY, 2025.  
day month year

  
\_\_\_\_\_  
Applicant

ATTEST:

\_\_\_\_\_  
Position:





**COLORADO**  
Department of Transportation  
Region 5

Region 5 Traffic Section  
3803 North Main Avenue, Suite 100  
Durango, Colorado 81301

Permit No. 524055

August 19, 2024

Ryan Ratner  
1701 CR 250  
Durango, Colorado 81433

Dear Permittee:

1. Please review the attached State Highway Access Permit (Form #101) and all enclosed attachments.
2. If you choose NOT to act on the permit, please return the permit unsigned.
3. If you wish to APPEAL the Terms and Conditions of the permit, please refer to the attached Form 101, Pages 2 and 3 for an explanation of the appeal procedures.
4. If you ACCEPT the Permit and its Terms and Conditions and are authorized to sign as legal owner of the property or as an authorized representative, please sign and date the Access Permit form on the line marked "PERMITTEE" via DocuSign. Your signature confirms your agreement to all the listed Terms and Conditions.
5. Please use the provided PayPal link or provide a check or money order made payable to CDOT for the total amount due of \$50.00.
6. You must return the signed Access Permit signature pages, including the permit face page (Form #101) and the final page of the terms and conditions, with your payment to the Colorado Department of Transportation (CDOT) at the address noted below. The Department will return an executed copy of this permit.
7. If you fail to sign and return the attached Access Permit within 60 days of the date of this transmittal letter, Colorado Department of Transportation will consider this permit withdrawn.
8. As described in the attached Terms and Conditions, you must make a written request to obtain a Notice to Proceed. DO NOT begin any work within the State Highway Right-of-Way without a validated Access Permit and Notice to Proceed. Use of this permit without the Colorado Department of Transportation's validation shall be considered a violation of State Law.

If you have any questions, please call Randee Reider at (970) 385-3626.

Region 5 Traffic Section  
3803 North Main Avenue, Suite 100  
Durango, Colorado 81301



<b>COLORADO DEPARTMENT OF TRANSPORTATION</b>			CDOT Permit No.
<b>STATE HIGHWAY ACCESS PERMIT</b>			<b>524055</b>
Permit Fee	Date of Transmittal	Region / Section / Patrol / Name	State Highway No / Mp / Side
\$50.00	8/19/2024	5 / 03 / 13	550B / 69.455 / Right
			Local Jurisdiction
			San Juan County

<b>The Permittee(s):</b>	<b>The Applicant(s):</b>		
Ryan Ratner 1701 CR 250 Durango, Colorado 81433	Brett Schlanger 1309 E 3rd Ave #206 Durango, Colorado 81301 (970) 403-5088		
<p>is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.</p>			
<p>Location: Access Located on the East side of US Highway 550B approximately 2,402 Feet North of Milepost 69</p>			
Access to Provide Service to:	(Land Use Code)	(Size)	(Units)
	<b>210 - Single-Family Detached Housing</b>	<b>1</b>	<b>Each</b>
	<b>Total Traffic</b>	<b>1</b>	<b>DHV</b>
<b>Additional Information:</b>			
* See attached pages 2-3 of Form 101, and all other attachments, enclosures, and exhibits for additional terms and conditions. *			

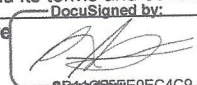

**MUNICIPALITY OR COUNTY APPROVAL**  
Required only when the appropriate local authority retains issuing authority.

Signature	Print Name	Date	Title
N/A			

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.

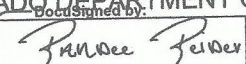
**The permittee shall contact the Region 5 Access Manager with the Colorado Department of Transportation, at (970) 385-3626 at least thirty (30) days prior to beginning any work within the CDOT right-of-way or beginning the permitted use(s).**

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.

Permittee Signature 	Print Name Ryan Ratner	Date 8/19/2024   12:19 PM PDT
Applicant Signature 	Print Name Brett Schlanger	Date 8/19/2024   1:38 PM MDT

This permit is not valid until signed by a duly authorized representative of the Department.

**COLORADO DEPARTMENT OF TRANSPORTATION**

Signature	Print Name	Title	Date (of issue)
	Randee Reider	Region 5 Access Manager	8/26/2024   12:24 PM MDT



## State Highway Access Permit Form 101, Page 2

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

### APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.

2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.

3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.

4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

### PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue

date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

### CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4)

2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.

3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.

4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.

5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide



by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan..

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law,

the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

#### CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

#### MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.



## State Highway Access Permit

Page – 101a

### Worker Safety and Health

All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations – including, but not limited to the applicable sections of 29 CFR Part 1910 – Occupational Safety and Health Standards and 29 CFR Part 1926 – Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment:

- Head protection that complies with the ANSI Z89.1-1997 standard;
- At all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96;
- High visibility apparel as specified in the Traffic Control provisions of this permit (at a minimum, ANSI/ISEA 107-1999, Class 2).

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

### Environmental Clearance

It is the applicant's responsibility to contact the appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include but are not limited to Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical, or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances and information about prohibited discharges; copy attached.



Permit Number 524055  
US Highway 550 B, Milepost 69.455 Right  
Ryan Ratner Access

**LEVEL I - ACCESS PERMIT TERMS & CONDITIONS**  
**FULL MOVEMENT ACCESS**

**A. PERMIT REQUIREMENTS SPECIFIC TO THIS ACCESS:**

1. **Permit Number 524055** is issued by the Colorado Department of Transportation (CDOT) in accordance with the 1998 Access Code and is based upon the information submitted by the Permittee.
  - a. Any changes in the herein permitted type and use and/or volume of traffic using the access, drainage, or other operational aspects shall render this permit void, requiring that a new application be submitted for review based upon currently existing and anticipated future conditions.
  - b. Upon completion of the improvements identified in this permit, Permit **524055** shall replace and void all previous access permits for this location.
  - c. If the requirements of this Permit are not satisfied or this Permit expires, the access rights will revert to the access permit issued prior to this permit. If there is no prior permit then the access rights and uses shall revert to the historic use.
  - d. This permit is not valid unless the land uses enumerated herein have been approved by the local (City/County) jurisdiction.
2. Permit Number **524055** is issued for the **continued use** of:
  - a. An **existing paved Full Movement** access to **US Highway 550 B** for **Ryan Ratner at approximate mile marker 69.455 Right**
3. There shall not be any parking allowed along US Highway 550 B Right-of-Way at access location.
4. The category for this section of **US 550** is **R-A**. The access shall be in conformance with the State of Colorado State Highway Access Code, Volume Two, Code of Colorado Regulations 601-1, August 31, 1998 as amended.
5. The access shall serve a tract of land described as **TRACT I, The Hector lode and Hector Millsite, U.S. Mineral Survey Nos. 14327A and 14327B, Animas Mining District, San Juan County Colorado. TRACT II, The Cook Millsite, U.S. Mineral Survey No. 17848B, Animas Mining District San Juan County, Colorado. TRACT III, The Smith Millsite, U.S. Mineral Survey No. 17849B, Animas Mining District, San Juan County, Colorado.** The location of the access is shown in **EXHIBIT "A" (Location Map).**
6. Incorporated as part of this permit are the following:
  - a. State Highway Access Permit pages 1-3 and Page 101a
  - b. Access Permit Terms and Conditions Pages **1 through 3**
  - c. **EXHIBIT "A,"** (Location Map)
  - d. State Highway Access Permit Application (CDOT Form No. 137) received **7/8/2024**



Permit Number 524055  
US Highway 550 B, Milepost 69.455 Right  
Ryan Ratner Access

7. This Permit describes the access and improvements that will serve the following land uses:
  - a. **1 (one) - Single Family Detached Housing (ITE Code 210)**  
**1 (one) - Total Traffic DHV (Design Hourly Volume)**
8. At the access location, **US 550** has a posted speed limit of **30 mph** with approximate **6:1 foreslopes** and an Average Daily Traffic of **2,000** which correlates to a minimum Clear Zone of **14 feet** from the edge of traveled way.
9. For the Access Category of **R-A**, the vehicular volumes using this access shall not exceed the following:
  - a. An average Peak Hour Volume of **10 left-turning entrance movements** from the State Highway into the access.
  - b. An average Peak Hour Volume of **25 right-turning entrance movements** from the State Highway into the access.
10. A passenger car equivalent of **two (2)** for **each vehicle or combination at or over 20 feet in length but less than 40 feet** and a passenger car equivalent of **three (3)** shall be used for **each bus and all trucks and combination at or over 40 feet in length or longer** when determining the volumes listed above.
11. Any changes in the type, use and/or volume of traffic using the access in excess of the values stated above will require a new permit and will require the installation of warranted access improvements within the earliest construction season. Such improvements include but are not limited to:
  - a. Increasing the access width
  - b. Increasing the access radii
  - c. Improving the access surfacing
  - d. Installing acceleration and deceleration lanes
  - e. A full width overlay of the State Highway corresponding to the start and end of the acceleration and deceleration lanes
12. Any future warranted highway improvements shall be designed and constructed by the Permittee or the property owner at no cost to CDOT.
13. Under no circumstances will the access be allowed to continue operation in an unsafe manner. Failure to provide the warranted improvements will result in closure of the access.
14. **It is acknowledged that the existing access constructed under State Highway Access Permit No. 524055 is sufficient for the land uses described herein, and no new construction will be required.**
15. "Right-of-Way" means the entire width between the boundary lines of every way publicly maintained when any part thereof is open to the use of the public for purposes of vehicular travel or the entire width of every way declared to be a public highway by any law of this



Permit Number 524055  
US Highway 550 B, Milepost 69.455 Right  
Ryan Ratner Access

state.

16. Internal site circulation and parking must be adequate to serve the land uses described here.

17. No backing into the Right-of-Way will be allowed under any circumstances.

18. No parking within the Right-of-Way will be allowed under any circumstances.


19. Both backing into the Right-of-Way and parking within the Right-of-Way are considered to be traffic offenses and can be ticketed by any law enforcement officer of the jurisdiction in which the access is located.

20. Any violation of the above provisions may be grounds for revocation by the Department of this access permit and may result in physical closure of the access.

**B. REQUIREMENTS PRIOR TO NOTICE-TO-PROCEED (NTP) FOR CONSTRUCTION:**

1. A written request for a Notice to Proceed must be submitted to this issuing office.

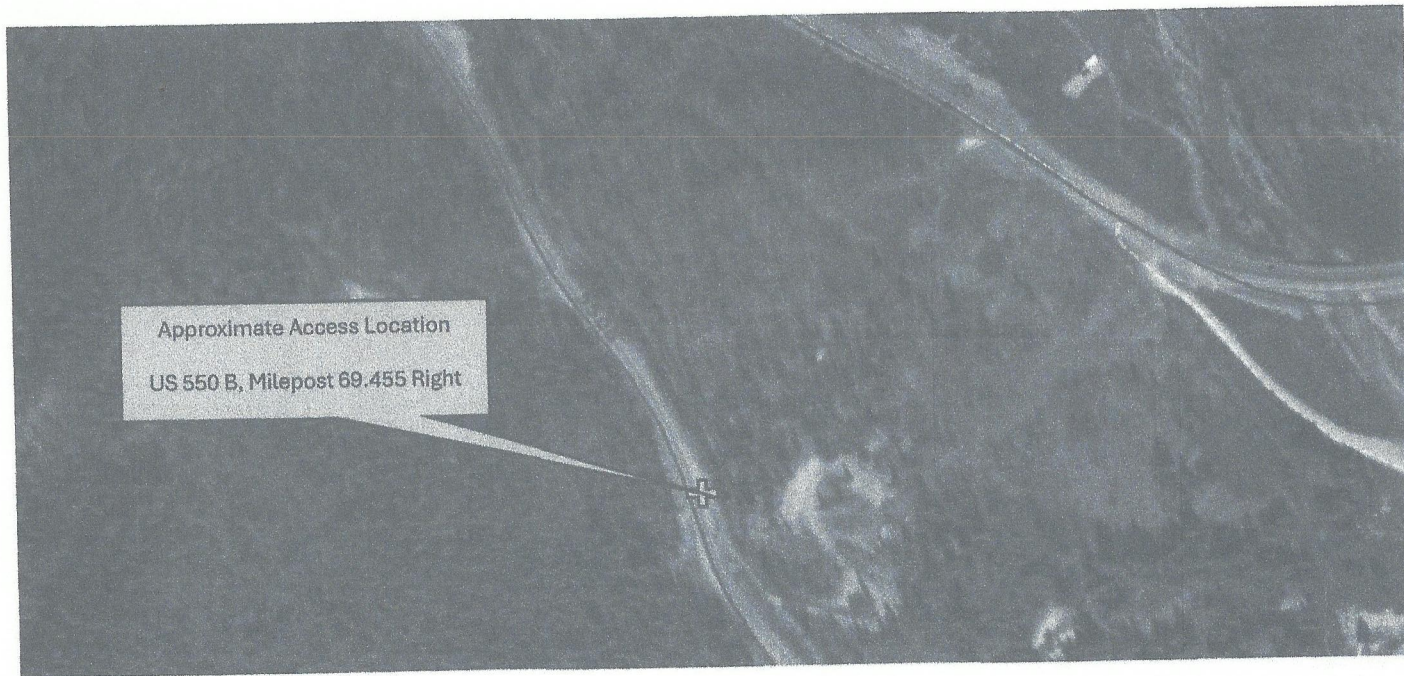
PERMITTEE:  DATE 8/19/2024 | 12:19 PM PDT  
AD11G65EE9EC400... Ryan Ratner

APPLICANT:  DATE 8/19/2024 | 1:38 PM MDT  
4D40F88FBC9F4A0... Brett Schlanger for SET Engineering



## Exhibit A

Ryan Ratner Access  
US 550 B, MP 69.455 Right  
San Juan County, Colorado





# COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application  
acceptance date:

- Instructions:
- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
  - Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
  - Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
  - Submit an application for each access affected.
  - If you have any questions contact the issuing authority.
  - For additional information see CDOT's Access Management website at <https://www.codot.gov/business/permits/accesspermits>
- Please print or type**

1) Property owner (Permittee) <b>Ryan Ratner</b>		2) Applicant or Agent for permittee (if different from property owner) <b>SET Engineering, LLC</b>	
Street address <b>1701 CR 250</b>		Mailing address <b>1309 E. 3rd Ave</b>	
City, state & zip <b>Durango, CO 81433</b>	Phone #	City, state & zip <b>Durango, CO 81301</b>	Phone # (required) <b>970-403-5088</b>
E-mail address <b>ryanjratner@gmail.com</b>		E-mail address if available <b>bretts@setengineering.com</b>	
3) Address of property to be served by permit (required) <b>Parcel # 48290190010006: Highway 550 N, Silverton, CO 81433</b>			
4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one? county subdivision block lot section township range <b>San Juan Cook, Hector, Smith 19 41 North 7 West NMPM</b>			
5) What State Highway are you requesting access from? <b>550</b>		6) What side of the highway? <input checked="" type="checkbox"/> N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W	
7) How many feet is the proposed access from the nearest mile post? <b>2,500</b> feet <input checked="" type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W from: <b>68.9</b>		How many feet is the proposed access from the nearest cross street? <b>4600</b> feet <input type="checkbox"/> N <input checked="" type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W from: <b>110</b>	
8) What is the approximate date you intend to begin construction?			
9) Check here if you are requesting a: <input checked="" type="checkbox"/> new access <input type="checkbox"/> temporary access (duration anticipated: ) <input checked="" type="checkbox"/> improvement to existing access <input type="checkbox"/> change in access use <input type="checkbox"/> removal of access <input type="checkbox"/> relocation of an existing access (provide detail)			
10) Provide existing property use <b>Vacant</b>			
11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? <input type="checkbox"/> no <input type="checkbox"/> yes, if yes - what are the permit number(s) and provide copies: and/or, permit date: <b>Former property owner received access for 1-SF residence. See attached letter, no permit number available.</b>			
12) Does the property owner own or have any interests in any adjacent property? <input type="checkbox"/> no <input type="checkbox"/> yes, if yes - please describe:			
13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property? <input type="checkbox"/> no <input checked="" type="checkbox"/> yes, if yes - list them on your plans and indicate the proposed and existing access points. Hwy 550 wraps around the northside of property but not accessible due to terrain.			
14) If you are requesting agricultural field access - how many acres will the access serve?			
15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.			
business/land use	square footage	business	square footage
16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?			
type	number of units	type	number of units
<b>Single Family Residence</b>	<b>1</b>		
17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.			
Indicate if your counts are <input checked="" type="checkbox"/> peak hour volumes or <input type="checkbox"/> average daily volumes.	# of passenger cars and light trucks at peak hour volumes <b>2</b>	# of multi unit trucks at peak hour volumes	
# of single unit vehicles in excess of 30 ft.	# of farm vehicles (field equipment)	<b>Total count of all vehicles</b> <b>2</b>	



18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

- a) Property map indicating other access, bordering roads and streets.
- b) Highway and driveway plan profile.
- c) Drainage plan showing impact to the highway right-of-way.
- d) Map and letters detailing utility locations before and after development in and along the right-of-way.
- e) Subdivision, zoning, or development plan.
- f) Proposed access design.
- g) Parcel and ownership maps including easements.
- h) Traffic studies.
- i) Proof of ownership.

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage: <https://www.codot.gov/programs/environmental/resources/guidance-standards/environmental-clearances-info-summary-august-2017/view>

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.



Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <https://www.codot.gov/business/civilrights/ada/resources-engineers>

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

**The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.**

**I understand receipt of an access permit does not constitute permission to start access construction work.**

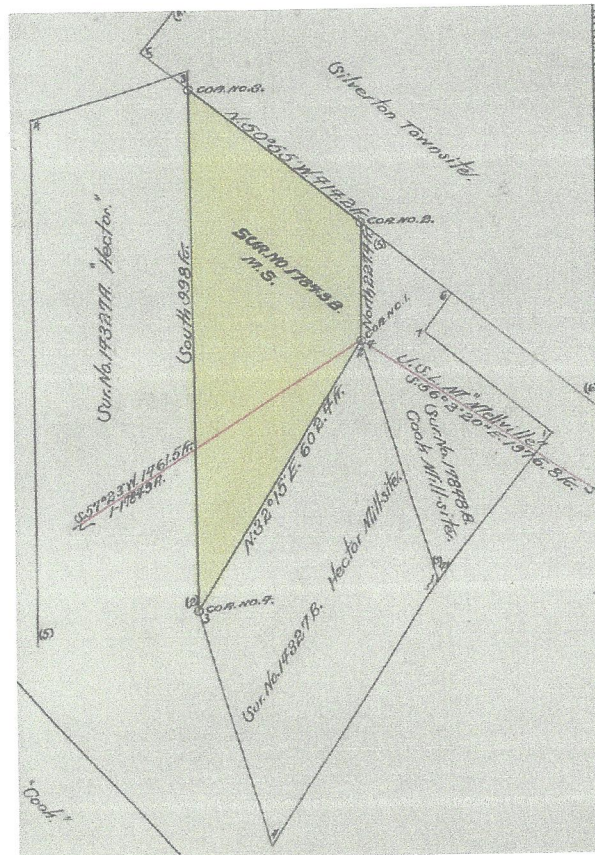
Applicant or Agent for Permittee signature 	Print name <b>Brett Schlanger</b>	Date <b>06/27/24</b>
If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.		
Property owner signature 	Print name <b>Ryan Ratner</b>	Date <b>06/27/2024</b>

dotloop verified  
06/27/24 4:46 PM MDT  
ACSU-IFKS-C15F-B35R



# SCENIC QUALITY REPORT

**Proposed Rose Residence  
Hector Lode USMS No. 14327 et al  
Highway 550, near Silverton  
San Juan County, Colorado**



**Applicant:**

Damon Rose  
4501 Harris Trail NW  
Atlanta, GA 30327-3813  
(404) 831-3114

**Prepared By:**

Engineer Mountain, Inc.  
Attn: Lisa Adair PE  
962 Reese Street  
PO Box 526  
Silverton, Colorado 81433  
(970) 387-0500  
Job No. 2024-101

**Submitted:**

January 28, 2025



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.

### 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.*

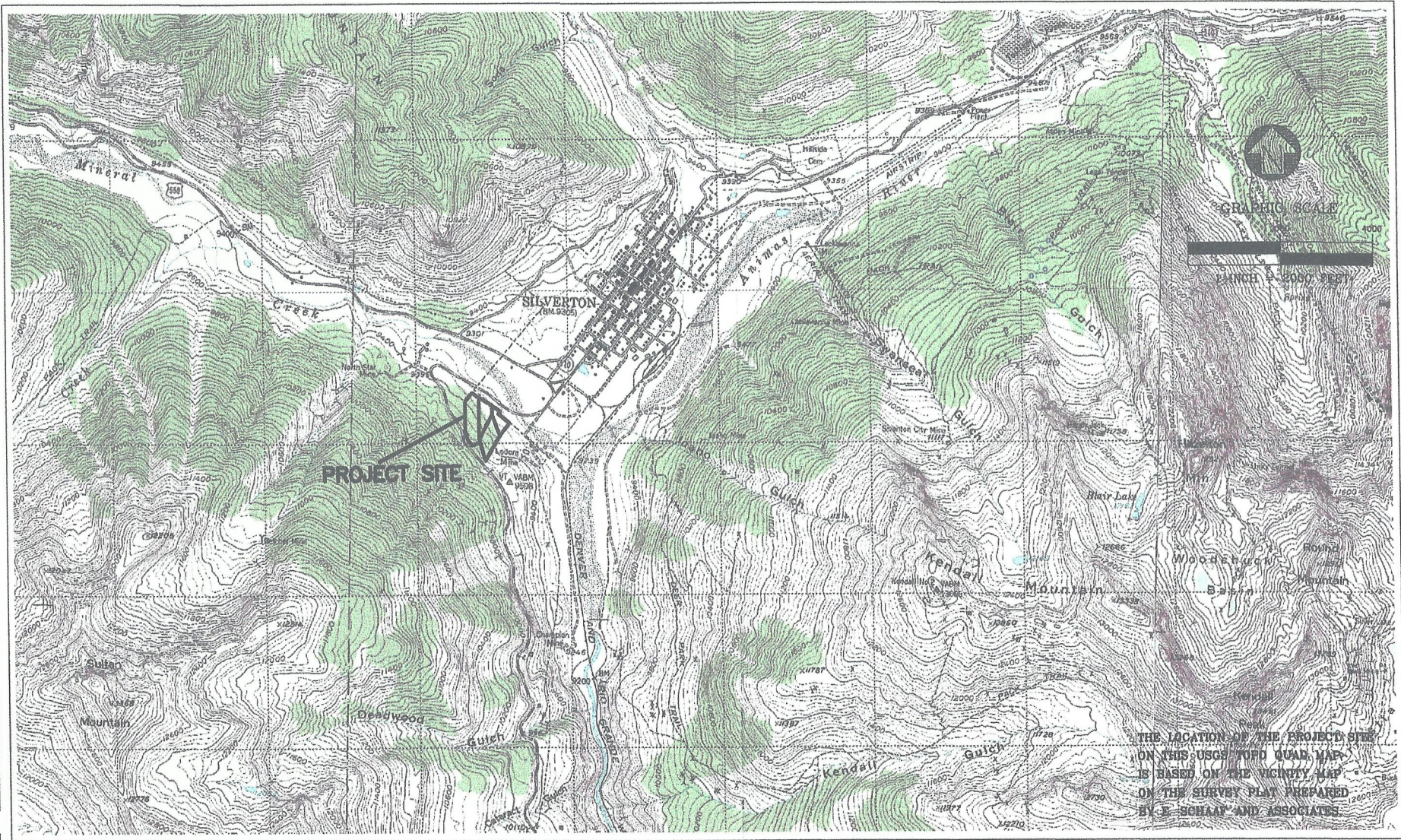
This is a Scenic Quality Report for the Proposed Rose Residence, located on the Hector Lode USMS No. 14327, prepared by Engineer Mountain, Inc.

The Hector Lode is located near Silverton on Highway 550. The closest neighbor/development is/was the Sasquatch Campers manufacturing facility. At the top of the project site is Highway 550. At the bottom of the site is the intersection of Highway 550 and the County Road to the Little Dora. There is an existing frontage road driveway to the Hector Lode off of Highway 550. The proposed Hector Lode building envelope is on the heavily-treed hillside above Silverton, roughly in line with the "Town grid" at Bluff and Keystone Streets.

On the next two pages are the following photos for your reference:

- (1) a reduced copy of the project Vicinity Map, showing the location of the project site;
- (2) an aerial map of the property from the County Assessor website.





THE LOCATION OF THE PROJECT SITE ON THIS USGS 7.5' QUAD MAP IS BASED ON THE VICINITY MAP ON THE SURVEY PLAN PREPARED BY E. SCHAAR AND ASSOCIATES

ENGINEER MOUNTAIN INC.  
 formerly MADDOX Engineering  
 P.O. BOX 556, SILVERTON, CO 81413  
 (970) 387-0500  
 engineer.mountain@engineer.com

VICINITY MAP  
 PROPOSED ROSE RESIDENCE  
 HECTOR LODE ET AL, HIGHWAY 550  
 SAN JUAN COUNTY, COLORADO

DATE: JULY 25, 2013  
 DRAWN BY: LMA/JAM  
 LAST REVISION: 1/23/25  
 DRC: 24-07/24/13 from Planning  
 LAYOUT/JAM: VICINITY/VICINITY

SHEET  
 1  
 OF 5



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.



An aerial map of the project site from the County Assessor website.



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.

### 2. PROJECT SITE AND PROPOSED RESIDENCE LOCATION

The County regulations require that this Scenic Quality Report include the following information:

*Designations of scenic views of natural and historic features both from and toward the site and descriptions of how these vistas shall be preserved. Graphic depictions of the proposed structure's impact on these views shall be submitted to allow staff, the Planning Commission, and the Board of County Commissioners to assess the impacts of the project and the effectiveness of proposed mitigation measures.*

The proposed building envelope selected by the Applicant was chosen because it is believed to be the least visible area on the site, due to existing terrain, as well as existing evergreen/aspen trees, estimated as approximately 20 to 40 feet tall. The proposed building envelope avoids the existing overhead electric line clearcut, to limit a clear line of sight of the proposed residence to/from Town. The proposed building corners have been staked and marked with surveyor flagging, although the proposed building footprint has recently been moved uphill.

Photos of the proposed building envelope are included on the following four pages.



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.



Photo of the proposed building envelope, looking towards the northeast. The Town of Silverton is down below the site in the foreground of this picture.



Photo of the proposed building envelope, looking towards the northeast. The Town of Silverton is down below the site in the foreground of this picture.



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.



Photo of the proposed building envelope looking towards the north.



Photo of the proposed building envelope looking towards the south and towards Highway 550.



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.



Photo of the proposed building envelope, at approximately the front of the proposed structure, looking northeast towards Silverton.



Photo of the proposed building envelope looking southwest towards Highway 550.



**SCENIC QUALITY REPORT**  
**Hector Lode**  
Prepared By Engineer Mountain, Inc.



Photo of the proposed building envelope looking towards the west.



Photo of the proposed building envelope looking towards the east.



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.

### 3. VISIBILITY OF THE PROPOSED RESIDENCE FROM HIGHWAY 550

Highway 550 provides access to the project site. There is an existing dead end loop driveway on the project site, which is visible from Highway 550. The Applicant is proposing to construct a proposed driveway extension from the visible loop driveway dead end, into the trees. The proposed building envelope is at the end of the proposed driveway extension in the trees. The proposed building envelope is downhill of Highway 550, and it is anticipated that the existing terrain and the existing trees will block all or most of the view of the proposed residence for a passerby in a vehicle on Highway 550.

The following pages have photos from the Highway 550 shoulder, without any proposed imported tree screening. The view is depicted along the edge of the road, looking straight down the Highway embankment towards the proposed building envelope. We are also providing two additional photos, showing views of the existing frontage road driveway, and a view of the Town taken from the existing dead end driveway loop. These photos were taken during the winter, which has a lack of leaves on the existing aspen trees that are intermingled with the existing evergreens.

On the following three pages are photos of the project site, taken from the edge of Highway 550 (and the existing loop driveway dead end).



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.

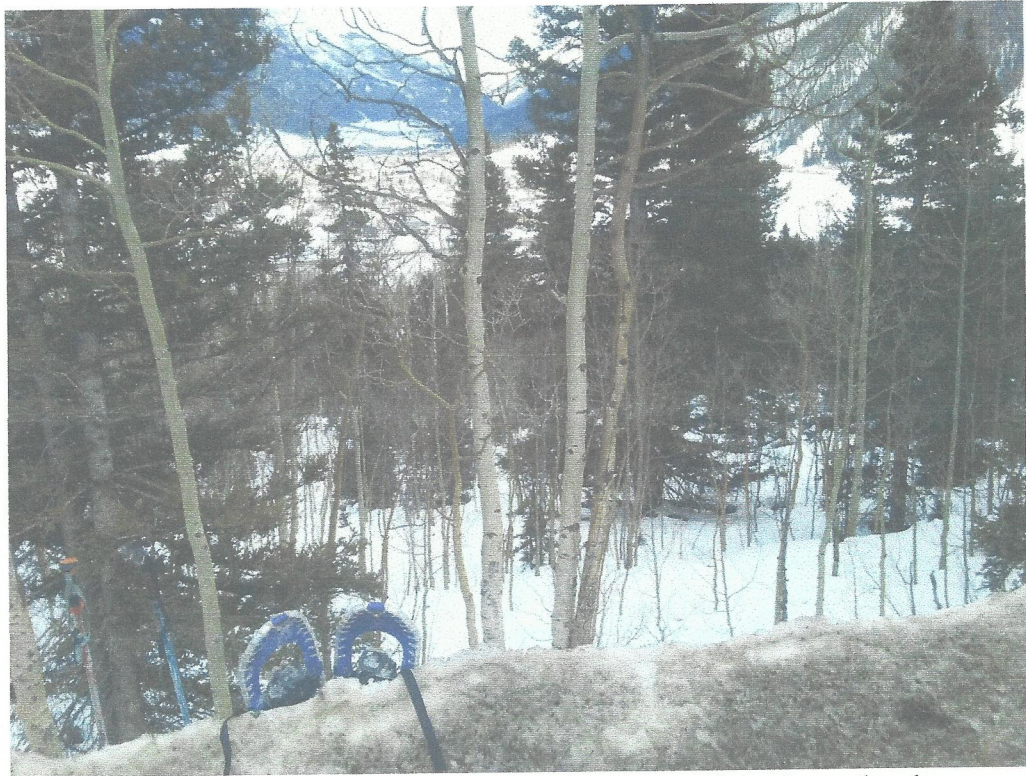


Photo from the edge of Highway 550, looking straight down the slope towards the proposed building envelope. The Town can be seen far in the distance, below the project site, in the center of the photo.



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.



Photo of Silverton from the existing dead end loop driveway, which is visible from the Highway. Placing the proposed structure in this location would have been highly visible from the Highway and the Town. The Applicant is proposing a driveway extension, in order to move the proposed building envelope down and to the left, into the most heavily-treed area, which is believed to be the least visible location for a proposed structure on the site.



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.

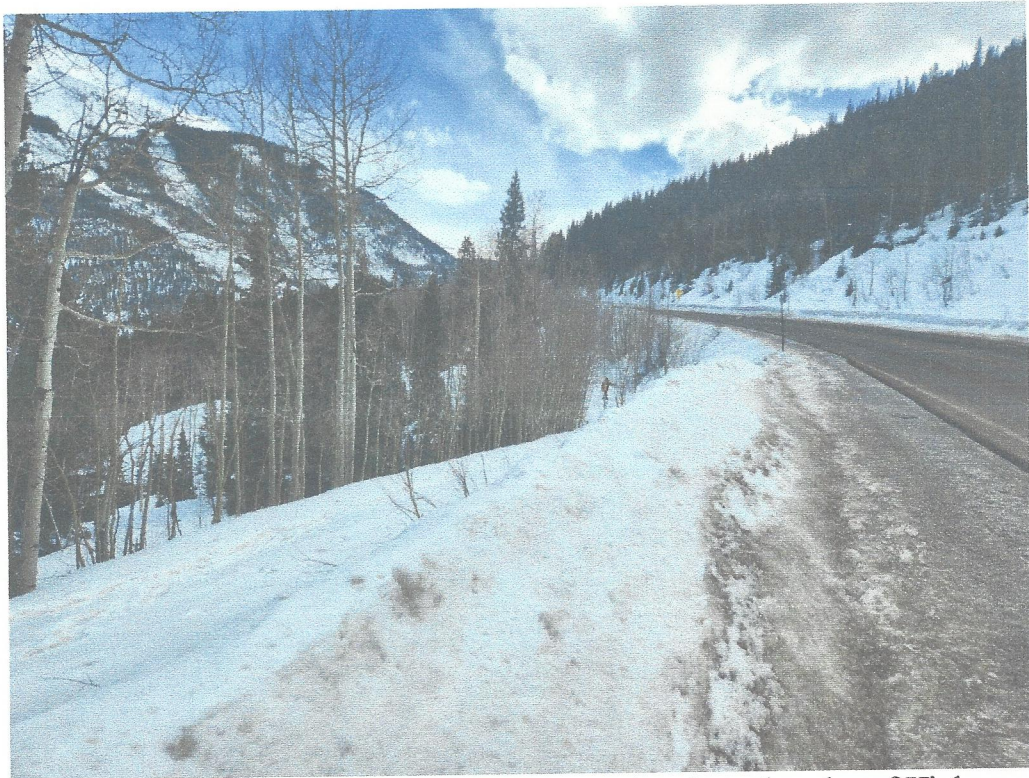


Photo of the existing frontage road driveway, taken from the edge of Highway 550. There is a person in yellow on the existing frontage road driveway, in the middle of the photo, which provides scale. In the picture is the Highway heading south, from Silverton towards Durango. To the left is the project site and the proposed building envelope.



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.

### 4. VISIBILITY OF THE PROPOSED RESIDENCE FROM TOWN

The project site and the proposed building envelope is above the Town of Silverton. At the bottom of the project site is the intersection of Highway 550 and the County Road to the Little Dora. The proposed building envelope has relatively dense evergreen and aspen trees, which is expected to mostly or entirely block the view of the proposed structure, as viewed from Town. However, if the proposed residence or associated lighting ends up being partially visible from Town, the Applicant will be required to provide screening. If the proposed residence ends up being partially visible from Town, we would expect that could be in winter at nighttime, when aspen leaves are gone, and when lighting could potentially show through the trees as viewed from Town. The Applicant is proposing a driveway extension, from the existing dead end loop driveway, in order to move the proposed building envelope into the trees, to avoid visibility from Town. Building the proposed residence at the existing dead end loop driveway would have made the residence highly visible from Town, as well as from the Highway. The proposed building envelope avoids a clearcut for an existing overhead electric line. The existing electric line runs from the proposed building envelope area downhill, across the Highway, across 5th Street, and all the way through Town, within platted Bluff Street. The clearcut "slot" through the trees was avoided when determining the limits of the proposed building envelope, so that there would not be a direct line of sight between the Town and the proposed residence.

On the following two pages we have included pictures from/of the project site, taken from/towards Town.



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.

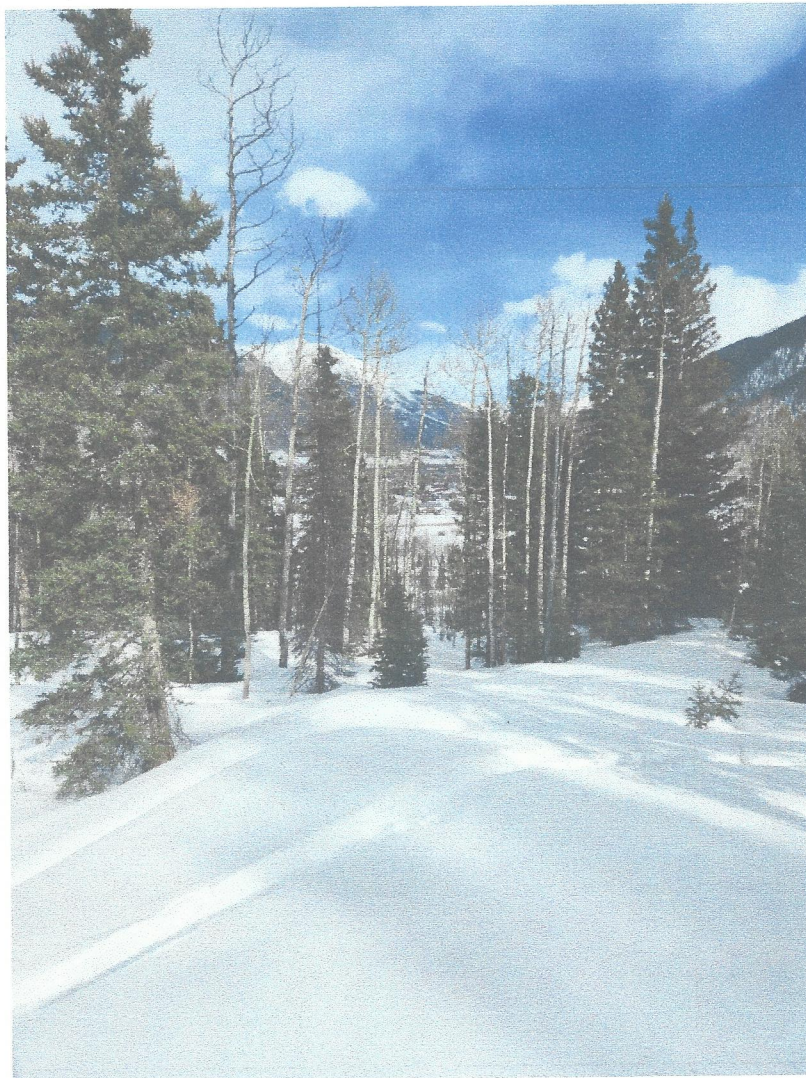


Photo of the existing overhead electric line "clearcut" that the proposed building envelope avoids. The slot cut through the trees in the middle of the picture is for an overhead electric line that starts near the proposed building envelope corner, runs downhill, crosses the Highway, crosses 5th Street, and then is located all the way through Town within platted Bluff Street. The clearcut in the picture was avoided for the proposed building envelope, because it would have provided a direct line of sight between the proposed residence and the Town.



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.



Photo looking towards the southwest, towards the project site. This photo was taken from existing 5th Street (which was constructed to provide access to the Anvil Mountain Subdivision). The overhead electric line in the picture starts at the proposed Hector Lode building envelope corner, and then crosses over the Highway, crosses over 5th Street, and is located through Town within platted Bluff Street. The proposed Hector Lode building envelope is near the middle of this picture, to the right of the existing overhead electric line. The project site and the proposed building envelope has Highway 550 above it, and Highway 550 below it. The proposed building envelope is in the evergreens near the center of the photo, where the existing tree cover transitions from mostly evergreens to mostly aspens.



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.

### 5. VIEWS FROM THE PROPOSED RESIDENCE

In the County Scenic Quality Report regulations, it is requested that we provide information about the views FROM the proposed residence.

Photos are included on the following pages, showing the view FROM the proposed building envelope. The photos were taken in the approximate location of the proposed center of the residence. The proposed residence stakes are visible in the foreground of the pictures (although the proposed structure was recently moved uphill on the plans).

Views from the proposed residence are generally obscured by the existing dense evergreen trees, aspen trees, and terrain/slope. Below the proposed residence is the Town, and above the proposed residence is Highway 550 to Durango.

On the following two pages are four color photos showing the views FROM the approximate center of the proposed residence, looking towards the north, south, east, and west.



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.



Photo from the proposed building envelope, facing towards the north.



Photo from the proposed building envelope, facing towards the south.



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.



Photo from the proposed building envelope, facing towards the east.



View from the proposed structure, looking towards the west.



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.

### 6. LOCATION OF THE PROPOSED STRUCTURE WAS SELECTED TO MINIMIZE VISIBILITY

The County Scenic Quality regulations require the following information:

*Evidence that the location of the structure is designed to minimize the visual impacts and to not detract from the scenic quality of adjacent public lands or existing trails.*

- The proposed building envelope was selected because it is located within dense trees.
- The proposed building envelope is pushed back into the trees, away from the existing overhead electric line clearcut. The clearcut would have provided a direct line of sight between the proposed residence and the Town of Silverton.
- The proposed building envelope is pushed back into the trees, away from the existing dead end driveway loop. Building in that location would have been visible from the Highway and from Town.
- The location and orientation of the proposed residence have been selected to minimize the possibility of it being viewed from any direction.

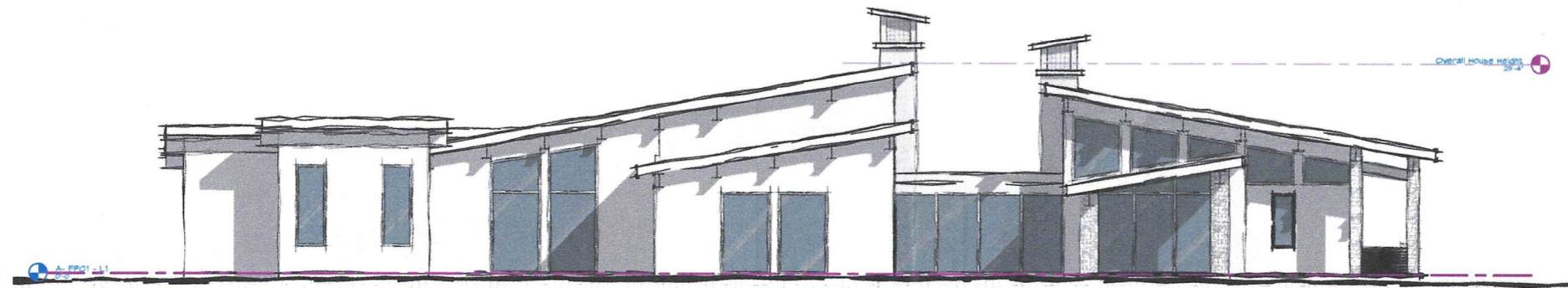
Conceptual building plans, including a front elevation drawing, and a floor plan, prepared by structural draftsman Paul Lane of Montrose, are included on the following page which is an 11 x 17 plan sheet for your review.



1/27/2025 10:48:12 AM C:\Users\jwv\OneDrive\OneDrive\CAD\DT Designs\Rose Residence\Rose Residence.rvt



1 First Floor Architectural Plan  
Scale 1/8" = 1'-0"



2 Front Elevation  
Scale 1/8" = 1'-0"

0 4 8 16  
1/8" = 1'-0"

NOT FOR CONSTRUCTION  
the  
Rose Residence

Project No. Project Number



1/27/25

11/12/24	Revision 1
1/16/25	Revision 2
1/24/25	Revision 3-Presentation

THIS DRAWING AND DETAIL ON IT, IS TO BE USED AS AN INSTRUMENT OF SERVICE, AS THE PROPERTY OF DRAFTTECH AND MAY BE USED ONLY FOR THE SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT OF DRAFTTECH.

Scale 1/8" = 1'-0"

L1-Presentation

A7-1

Sheet No. 12022



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.

### 7. THE DESIGN BLENDS IN WITH THE NATURAL TOPOGRAPHY

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

*Evidence that the designs orient improvements in ways that allow them to blend in with and utilize the natural topography. The submittal shall include, but not be limited to, elevations at a scale suitable for a determination that all standards in this section have been met, Three-Dimensional Modeling, etc.*

The conceptual front elevation drawing of the proposed residence is included on the preceding page. The proposed residence is one story, and is expected to have a basement under part of that main level, in order to utilize the existing ground surface slope, which was estimated (by the septic designer) as approximately as 16 percent.



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.

### 8. TOPSOIL, UTILITIES, LIGHTING, AND DRIVEWAYS

The County regulations require that the project should include the following:

*Plans to remove and save topsoil, prior to any grading or excavation and replacement, for reuse during re-vegetation.*

Any topsoil found during construction of the proposed driveway and residence shall be stockpiled on-site, to be used for landscaping.

The County regulations require that the project should include the following:

*Location and installation of utilities in ways that will cause the least damage to the natural environment.*

The project includes the following proposed utilities: a proposed underground electric line from the existing electrical transformer, a proposed water line from an existing permitted well to a proposed cistern and the proposed residence, a proposed underground septic system, and a proposed above ground or buried propane tank. The septic system location is downhill of the proposed residence, selected based on State and San Juan County Public Health Department regulations and setbacks. The proposed utility lines are designed to utilize the proposed driveway extension alignment, in order to limit proposed site disturbance.

The County regulations require that the project should include the following:

*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 lighting for this project shall be in compliance with the County's "dark sky" regulations.

The 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 an existing frontage road driveway starting on the downhill side of Highway 550. The existing driveway currently dead ends as a circular loop, which is located in a clearing downhill of the Highway. The Applicant is proposing a driveway extension to move the proposed building envelope into the trees.



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.

### 9. BUILDING MATERIALS

The County regulations require that the building design should include the following:

*Utilization of colors and textures found naturally in the landscape and prohibition of reflective materials, such as highly reflective glass or metals.*

- Wooden board siding (probably tan brown)
- Irregular rectangular stone used as accent (probably variegated brown colors)
- Accents comprised of black steel/metal
- Non-reflective dark metal roofing material (probably black standing seam).

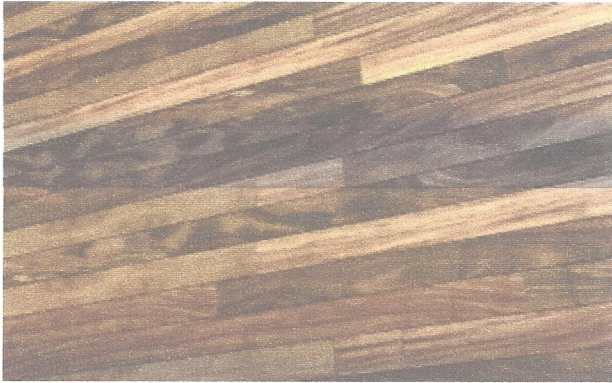
Color photos of the conceptual proposed exterior building materials are included on the following page.



# SCENIC QUALITY REPORT

## Hector Lode

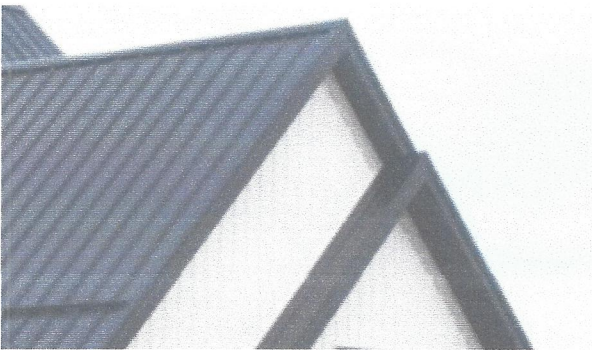
Prepared By Engineer Mountain, Inc.



Wooden board exterior siding building material (photo credit: ar.inspiredpencil.com)



Irregular rectangular stone accent building material (photo credit genstone.com)



Matte black steel/metal exterior accents (photo credit pinterest.com)



Dark or black standing seam non-reflective metal roofing (photo credit angleslist.com)



# SCENIC QUALITY REPORT

## Hector Lode

Prepared By Engineer Mountain, Inc.

### 10. CONCLUSIONS

In conclusion, this project appears to be in general conformance with the County Scenic Quality regulations in the following ways:

- The proposed building envelope was selected based on the dense, tall tree cover, which will reduce the anticipated view of the residence from Town and the Highway.
- The orientation and design of the proposed structure utilizes with the natural terrain of the ground surface, as the proposed structure is located in a relatively flat natural depression area.
- The easiest building site with the best views (located at the existing dead end loop driveway) was not selected by the Applicant, because it would have caused the residence to be visible from the Town of Silverton and the Highway.
- Though it would provide a direct view overlooking the Town, the existing overhead electric line clearcut down the hill through the trees was avoided when determining the limits of the proposed building envelope, because it would have caused the residence to be visible from portions of the Town of Silverton.
- The proposed driveway extension alignment has been laid out along the natural contour to reduce proposed tree clearing and grading.
- The colors and textures of the proposed exterior building materials selected for the proposed residence (tan/brown wooden board siding, brown variegated natural stone accents, and black/dark steel/metal roofing/accents) were selected to generally blend in with the colors of the existing evergreen/aspen surroundings.

Thank you for your consideration of this application for the Proposed Rose Residence on the Hector Lode. If you would like additional information, please contact Engineer Mountain, Inc. at (970) 946-2217, or contact the Applicant Damon Rose at (404) 831-3114.