

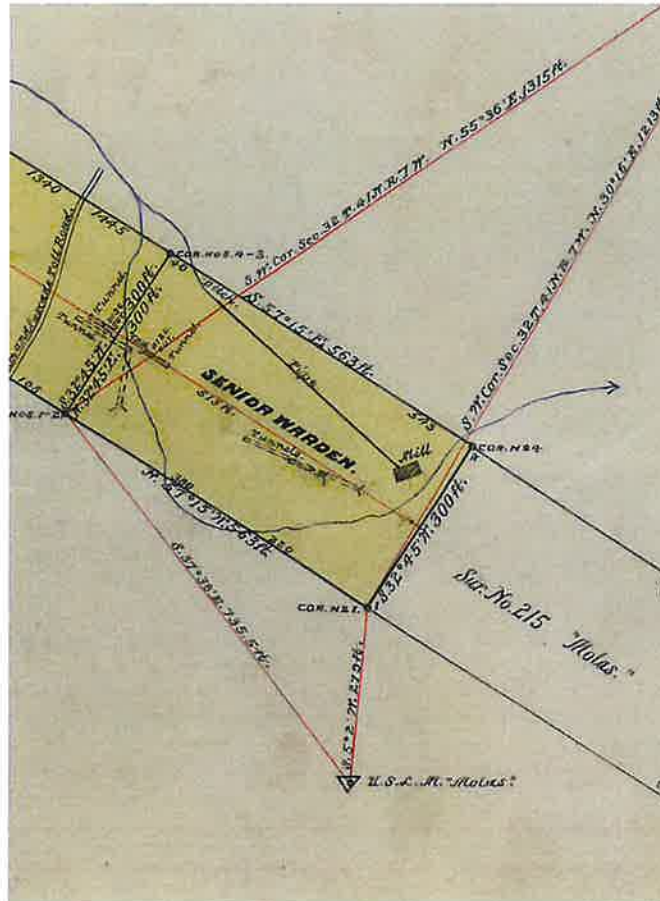
## Application for Improvement Permit

		APPROVAL CHECKLIST		Initial	Date
Applicant	Name	Isaiah Branch-Boyle			
	Address	1118 Mineral Street Silverton, CO 81433			
	Phone	9707595784			
Owner	Name	Isaiah Branch-Boyle			
	Address	1118 Mineral Street Silverton, CO 81433			
	Phone	9707595784			
Subdivider	Name	Isaiah Branch-Boyle			
	Address	1118 Mineral Street Silverton, CO 81433			
	Phone	9707595784			
Legal Description of Property: <b>Patented Mining Claim</b>		Road System Relationship			
		Zoning Compatibility			
		State Mining Permit			
		Owner Notification			
		Avalanche Hazard			
		Geologic Hazard			
		Floodplain Hazard			
		Wildfire Hazard			
		Mineral Resource Impact			
Township N <sub>1</sub> Range W, Section		Wildlife Impact			
Nature of Improvement Planned:		Historic Site Impact			
<b>Cabin, driveway, septic, well</b>		Watershed Gearance			
		County Building Inspector			
		Building Permit			
		State Electrical Inspector			
Land Use Zone: <b>mountain zone</b>		Electrical Permit			
Applicant Signature		San Juan Basin Health Unit			
		Sewage Disposal: Test			
		Design			
Date Application Requested		Central Sewage Collection			
Date Submitted for Permit		State Division of Water Resources			
Date Permit Issued		Adequate Water Source			
Date Permit Denied		Well Permit			
Reason for Denial		Central Water Distribution			
		U.S. Forest Service/BLM			
		Access Approval			
		State Division of Highways			
Receipt FEE PAYMENT Amount Date		Driveway Permit			
Application					
Building Permit					
Subdivision/PLD		Subdivision Variance			
Hearing Notice		Subdivision Approval			
		PLD Approval			

# COUNTY IMPROVEMENT PERMIT APPLICATION

## Sketch Plan

**Proposed Branch-Boyle Cabin**  
**Senior Warden Lode USMS No. 13298**  
**Highway 550, near Molas Lake**  
**San Juan County, Colorado**



### **Applicant:**

Isaiah Branch-Boyle  
1118 Mineral Street  
Silverton, CO 81433  
970-759-5784  
[isaiahbranchboyle@gmail.com](mailto:isaiahbranchboyle@gmail.com)

### **Submitted:**

June 24, 2025

Attn. Willy Tookey  
1557 Greene Street  
Silverton, Colorado 81433

June 25, 2025

Subject: Application for Improvement Permit, Proposed Branch-Boyle Cabin, Senior Warden Lode USMS No. 13298, HWY 550 near Molas Lake, San Juan County, Colorado

Dear Willy and Commissioners:

My name is Isaiah Branch-Boyle, and I grew up in Durango, Colorado. My mom's side of the family is Ute, Pueblo, and Hispanic from Northern New Mexico, and my Dad's side of the family is Irish miners that came over during the potato famine and spent their time mining in the San Juans before settling in Durango. For as many generations back as I can count my family has been living in Southwest Colorado and I aim to continue that legacy. Since going on a field trip in second grade to Silverton, it's been my dream to live in the mountains. I've been looking for years for a place to buy and have been confronted by the astronomical cost of housing, but I didn't give up. When the Senior Warden Mine came up for sale it was unique because it was relatively affordable. In comparison to the high price for lots in town and the unaffordability for a house it seemed like my best option. So like so many of my ancestors before me I decided to take a risk in the San Juan mountains to make my dream come true, so I staked my life savings and I bought the claim.

This submittal has been prepared to describe the proposed improvements on the Senior Warden Lode, owned by me, Isaiah Branch-Boyle of Silverton. The property is located on HWY 550 near Molas Lake.

The attached documents have been prepared as a Sketch Plan for a San Juan County Improvement Permit Application. I am requesting a review of this project by the Planning Commission at their meeting in 21 days on July 15, 2025.

The proposed improvements consist of a residential cabin with loft, shed, and associated utility improvements where I will live year-round. There are timbers available because of the powerline clearing on 550 that I plan to mill and build a post and beam style cabin. I plan to power the house using solar and hydro electricity. With proper screening the proposed cabin will not be visible from HWY 550 because I have selected the safest, least impactful, and least visible place to build the proposed cabin.

I am submitting concurrently to the BLM for Right Of Way access to the property, CDOT for state highway access from HWY 550, and with the District Court for surface water rights. These application documents have also been included for reference.

Please contact me if you have any questions.

Sincerely,

-Isaiah Branch-Boyle

Attachments for Willy Tookey, with 15 binders for Staff/Commissioners:

- Receipt from County Treasurer for \$850 Improvement Permit Application Fee
- San Juan County Application for Improvement Permit
- San Juan County Relationship to County Road and State Highway System
- Envelopes for adjacent Land Owners

## **COUNTY IMPROVEMENT PERMIT APPLICATION**

### **Sketch Plan**

**Proposed Branch-Boyle Cabin  
Senior Warden Lode USMS No. 13298  
Highway 550, near Molas Lake  
San Juan County, Colorado**

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**SPECIAL WARRANTY DEED**

November 5, 2024

**THIS DEED**, Made this 5<sup>th</sup> Day of November, 2024

Q.00

Between **THE ESTATE OF EDWARD O. SITTNER, JR. and SITTNER CONSTRUCTION, LLC, A COLORADO LIMITED LIABILITY COMPANY**

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

and **ISAIAH BRANCH-BOYLE**

whose legal address is 1118 Mineral Street  
Silverton, CO 81433

of the County of San Juan and State of Colorado, grantee

**WITNESSETH**, That the grantor for and in consideration of the sum of  
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents  
does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together  
with improvements, if any, situate, lying and being in the County of San Juan and State of Colorado described as follows:

The **SENIOR WARDEN LODGE**, Mineral Survey No. 13298, Animas Mining District, San Juan County  
Colorado.

**LESS AND EXCEPT** any portion of the above named mining claim, within overlapping senior mining  
claims whether excepted or not in the patent for the above described Lodes Mining Claims.

As known by street and number as: **SENIOR WARDEN 13298**  
Silverton, CO 81433

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

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the  
grantee, their heirs and assigns forever. The grantor, for itself, its successors does covenant, and agree that the grantor shall  
and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee,  
their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or  
under the grantor, except 2024 taxes due and payable in the year 2025. Subject to Statutory Exceptions as  
defined in CRS § 38-30-113(5).

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

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

**SITTNER CONSTRUCTION, LLC, A COLORADO LIMITED LIABILITY COMPANY**

BY: Margie Sittner  
**MARGIE SITTNER, CHAIRWOMAN**

STATE OF COLORADO  
COUNTY OF LA PLATA



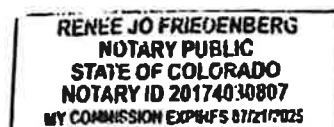
The foregoing instrument was acknowledged before me this 5<sup>th</sup> Day of November, 2024

SJ2240773

By: **MARGIE SITTNER AS CHAIRWOMAN OF SITTNER CONSTRUCTION, LLC, A COLORADO LIMITED LIABILITY COMPANY**

My commission expires: July 21, 2025

Witness my hand and official seal



Renee Jo Friedenbergs  
Notary Public

**SPECIAL WARRANTY DEED**



**Property Records**  
**San Juan County Colorado**

**PARCEL N2189**  
48290000010075

**Owners**

ISAIAH BRANCH-BOYLE  
3476 HIGHWAY 140  
HESPERUS, CO 81326-9387

**Parcel Summary**

Location	SILVERTON, CO 81433
Use Code	<u>MN: Patented Mining Claim Real Estate</u>
Tax District	<u>101: Outer County</u>
Mill Levy	37.529000
Acreage	3.8770
Section	31
Township	41
Range	7
Neighborhood	<u>Outer County Nbhd</u>

**Legal Description**

SENIOR WARDEN - 13298

GSA GIS



**Value History**

	2024	2023	2022	2021	2020
Market Value	\$75,234	\$79,590	\$37,104	\$37,104	\$39,500
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$75,234	\$79,590	\$37,104	\$37,104	\$39,500
Assessed Value	\$20,990	\$22,206	\$10,760	\$10,760	\$11,455

## Document/Transfer/Sales History

Official Record	Date	Type	V/I	Sale Price	Ownership	Sale Code
155645	2024-11-05	<u>Special Warranty Deed</u>	Vacant	\$0	Grantor: ESTATE OF EDWARD O SITTNER JR AND SITTNER CONSTRUCTION LLC Grantee: ISIAH BRANCH-BOYLE	TC
155644	2024-11-05	<u>Personal Rep Deed</u>	Vacant	\$65,000	Grantor: ESTATE OF EDWARD O SITTNER JR Grantee: ISIAH BRANCH-BOYLE	Q
155463	2024-07-31	<u>Quit Claim Deed</u>	Vacant	\$0	Grantor: SITTNER CONSTRUCTION CO LLC Grantee: ESTATE OF EDWARD O SITTNER JR	C
B242 P573	1995-10-03	<u>Warranty Deed</u>	Vacant	\$20,000	Grantor: HOWARD & DANA BAXSTROM Grantee: SITTNER CONSTRUCTION LLC	Q
B242 P572	1995-09-18	<u>Judgement</u>	Vacant	\$0	Grantor: DISTRICT COURT, COUNTY OF MONTEZUMA Grantee: BAXSTROM HOWARD EUGENE & DANA ROXANNE	

## Buildings

None

## Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Total Adj	Value	Notes
5140	Non-producing Patented Mining Claim(s)				3.88	<u>Acres</u>	\$1,200.00	3.88	1.00	\$54,652	GISid: 7443. SENIOR WARDEN - 13298

## 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 April 29, 2025.

## List of Adjacent Land Owners

JUNIOR WARDEN - 16752 A  
FALLIERS SPEROS  
PO BOX 4545  
BUENA VISTA, CO 81211-4545

MOLAS - 215  
LEVINE STEPHEN  
1130 W ALDER CT  
SEQUIM, WA 98382-3234

ALADDIN'S LAMP - 13298  
SILVERTON SKI HUT LLC ET AL  
HARVEY KENNAN & CHERYL  
95 COUNTY ROAD 205  
DURANGO, CO 81301-8553

TYLER - 16752, RIGHT OF WAY M S -  
16752 B

BAXSTROM HOWARD & DANA  
18633 HWY 145  
DOLORES, CO 81323-9721

EXPANSION - 14673 UND 1/3 INT IN  
10.33 ACRES, IONE -

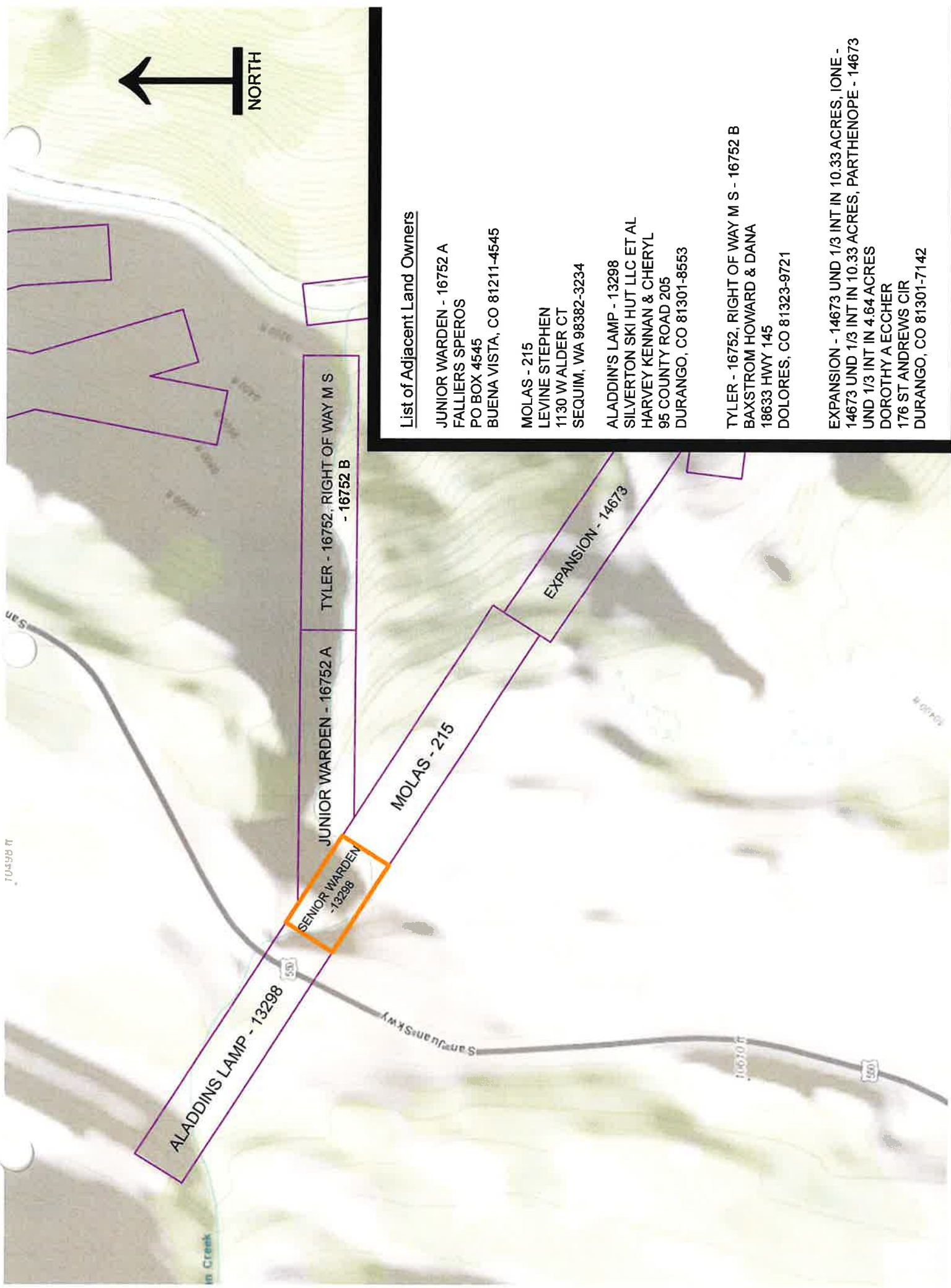
14673 UND 1/3 INT IN 10.33 ACRES,  
PARTHENOPE - 14673

UND 1/3 INT IN 4.64 ACRES

DOROTHY A ECCHER

176 ST ANDREWS CIR  
DURANGO, CO 81301-7142





List of Adjacent Land Owners

JUNIOR WARDEN - 16752 A  
FALLIERS SPEROS  
PO BOX 4545  
BUENA VISTA, CO 81211-4545

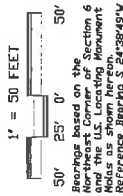
MOLAS - 215  
LEVINE STEPHEN  
1130 WALDER CT  
SEQUIM, WA 98382-3234

ALADDIN'S LAMP - 13298  
SILVERTON SKI HUT LLC ET AL  
HARVEY KENNAN & CHERYL  
95 COUNTY ROAD 205  
DURANGO, CO 81301-8553

TYLER - 16752, RIGHT OF WAY M S - 16752 B  
BAXSTROM HOWARD & DANA  
18633 HWY 145  
DOLORES, CO 81323-9721

EXPANSION - 14673 UND 1/3 INT IN 10.33 ACRES, IONE -  
14673 UND 1/3 INT IN 10.33 ACRES, PARTHENOPE - 14673  
UND 1/3 INT IN 4.64 ACRES  
DOROTHY A ECCHER  
176 ST ANDREWS CIR  
DURANGO, CO 81301-7142

LOCATED IN SECTION 6, T 40 N, R 7 W, N.M.P.M.



**LEGAL DESCRIPTION:**

A tract of land located in Section 6, Township 40 North, Range 7 West, New Mexico Principal Meridian, in San Juan County, Colorado, being the Northeast corner of the Mining Survey No. 132929, according to the U.S. Mineral Survey No. 132929, and described in U.S. Patent No. 1,060,160, October 16, 1976, in Book 212 at Pages 130-133, in the Office of the San Juan County, Colorado, Clerk and Recorder, and being more particularly described as follows: Beginning at the Northeast corner of said Mining Claim 65 as follows: Locating Monument Molas bears S 16° 24' 16" W, 653.95 feet;

**SURVEYOR'S STATEMENT**

I hereby state that this survey and plat was prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion, it is true and correct to the best of my knowledge, belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado.

DESCRIPTION OF MONUMENTS	
○	SET 6'8" X 24" REBAR WITH A 2" ALUMINUM CAP STAMPED PLS 28028
□	FOUND A 6'8" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED 22574
○	FOUND STONE MONUMENT
+	POSITION FOR CORNER - MONUMENT NOT FOUND OR SET
○	FOUND A 2" X 4" WOODEN POST IN MOUND U.S. LOCATING MONUMENT MARKS
☆	FOUND A BOULDER MARKED $\frac{4}{2} \times \frac{1}{2}$ CHSLS RP

According to Colorado Law you must commence any legal action based upon any defect in this survey within three (3) years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown herein.

Deposited this 4<sup>th</sup> day of June, 2007  
at 11:30 A.M., in Book 1 of the San Juan  
County Surveyor's land survey plats at Page \_\_\_\_\_  
Reception Number 84.



**CRAIG**  
SURVEYING & MAPPING

**SENIOR WARDEN LODGE MINING CLAIM  
BOUNDARY SURVEY**

## SUMMARY

SECTION 6, T 40 N, R 7 W, N.M.P.M.	Scale: 1" = 30 feet
Prepared by: B. Joosten	Project No.: 03201
Checked by: A. Craig	Sheet 1 of 1
Date: October 22, 2002	

463 Turner Drive, Suite 111A  
Durango, Colorado 81303  
(970) 259-2887  
(970) 259-4322 (Fax)

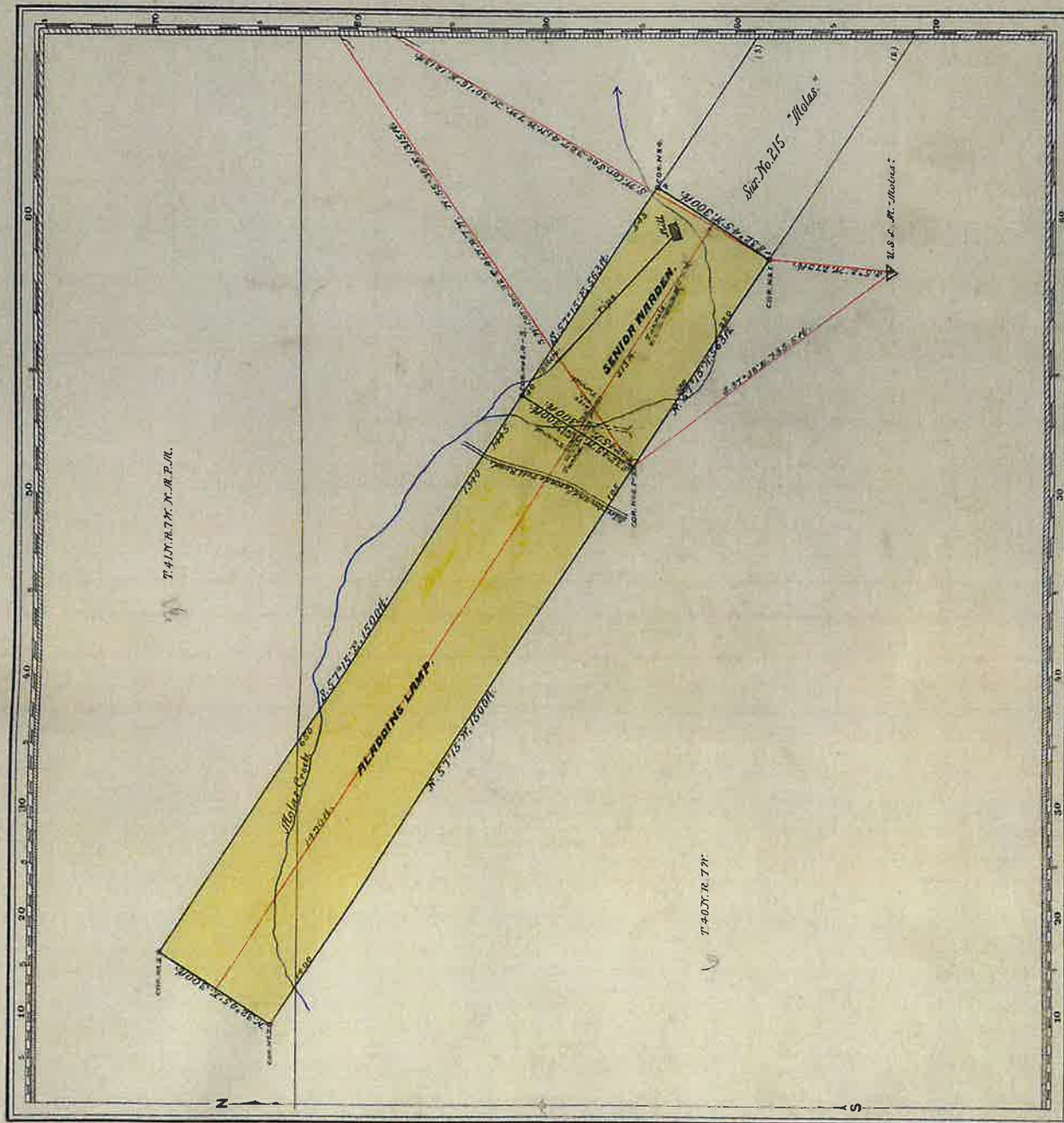
DRAWING NUMBER  
MAP # 84

**DRAWING NUMBER**  
**SENIOR WARDEN**  
**MS 13289**

**DRAWING NUMBER**

**DRAWING NUMBER**





Dates of Amendment Locations July 25<sup>th</sup> 1893.

Mineral Survey No. 13298

Lot. No.

Durango \_\_\_\_\_ Land District.

# PLAT

OF THE CLAIM OF

J. A. HINKLE, ET AL.

KNOWN AS THE

**ALADDINS LAMP AND SENIOR WARDEN**

8307

ANIMAS - LIVING DISTRICT

SAN JUAN COUNTY COLORADO

Containing an Area of 14.208 Acres

Scale of 200 feet to the inch.

*Variation 14° East*

RECEIVED August 10<sup>th</sup> 1899, BY

...

James Dwyer, U.S. Deputy Mineral Surveyor,

*The Criminal Kidnappers at the Service of the Unionist Movement*

P. W. Hinkle et al.

known as the *Journal of the American Medical Association*.

Modulations Lamp and Senior Warden Lodge.

from which this plot has been made under my direction. I have been examined and approved, and are on file in this Office and Herby, certifying that they furnish such an accurate description of said Monkey Chain as will, if incorporated into a patent, serve as fully to identify the premises, and that such reference, as is made therein to natural objects or permanent monuments will be accurate and fit the locus thereof.

I further certify that Five Hundred Dollars worth of labor has been expended or improvements made upon said Moving Chain by thimble, on their grinders, and that said improvements consist of four thimbles, two cuts, and one grinder of a turn of, as appeared 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. Surgeon General's Office.

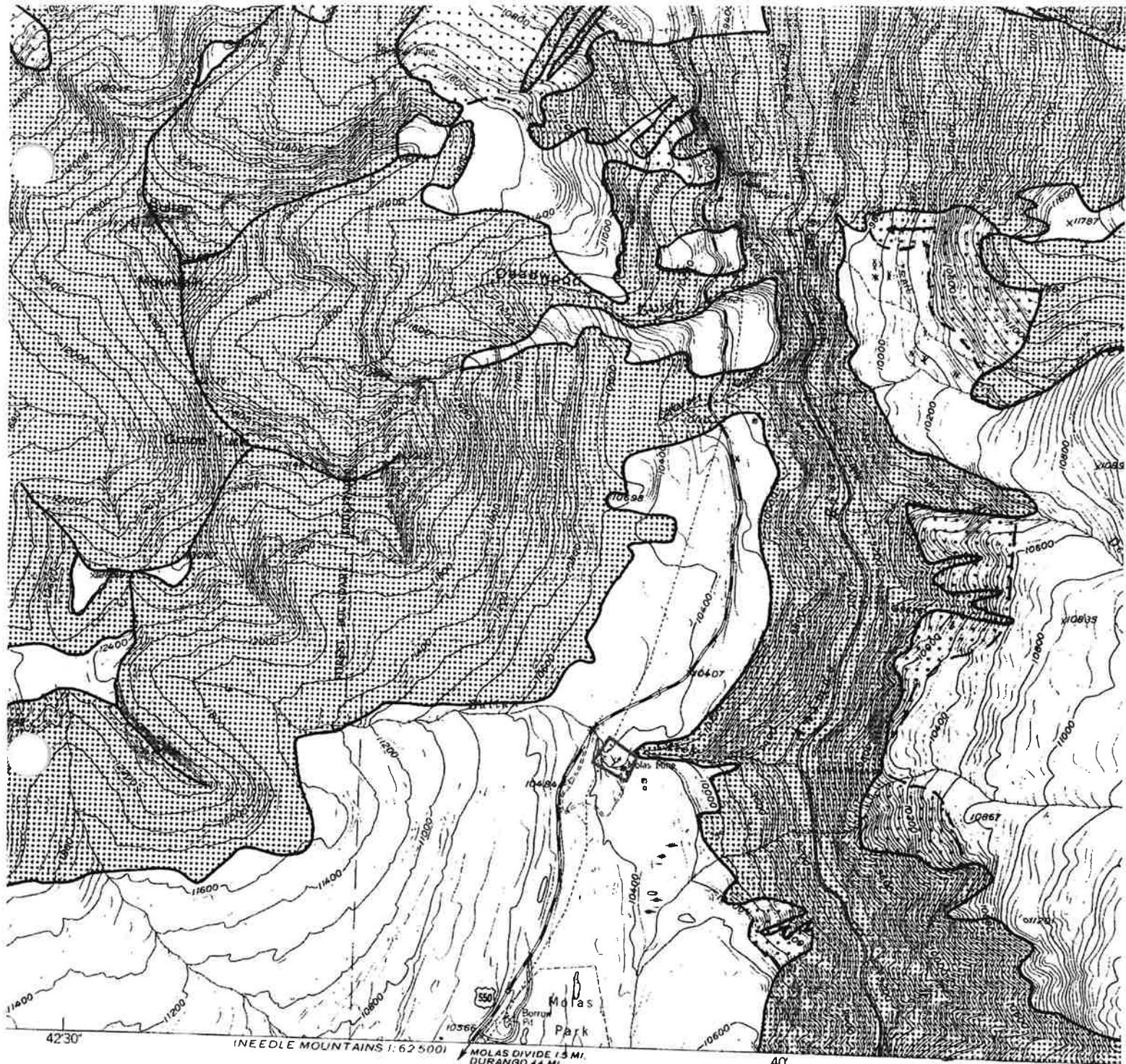
Denver, Colorado,

October 31<sup>st</sup>, 1899.









CONTOUR INTERVAL 40 FEET  
DATUM IS MEAN SEA LEVEL

AVALANCHE HAZARD

INSTAAR

13

Final

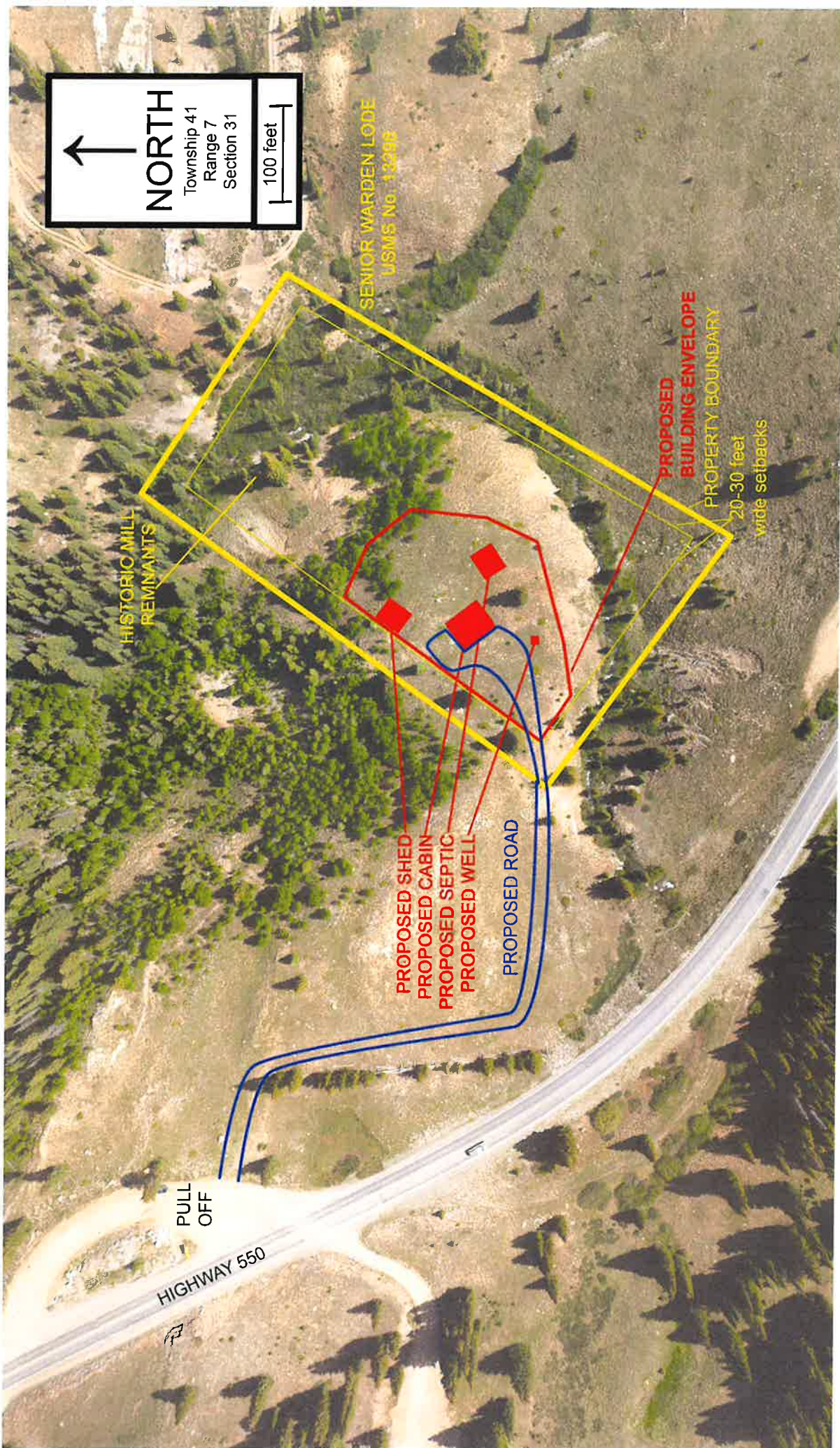
Approved: 6/2/76

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER 2, COLORADO OR WASHINGTON 25, D.C.  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST





**NORTH**  
↑  
Township 41  
Range 7  
Section 31  
100 feet





**NORTH**  
↑  
Township 41  
Range 7  
Section 31  
100 feet

SENIOR WARDEN LODGE  
USMS No. 13298

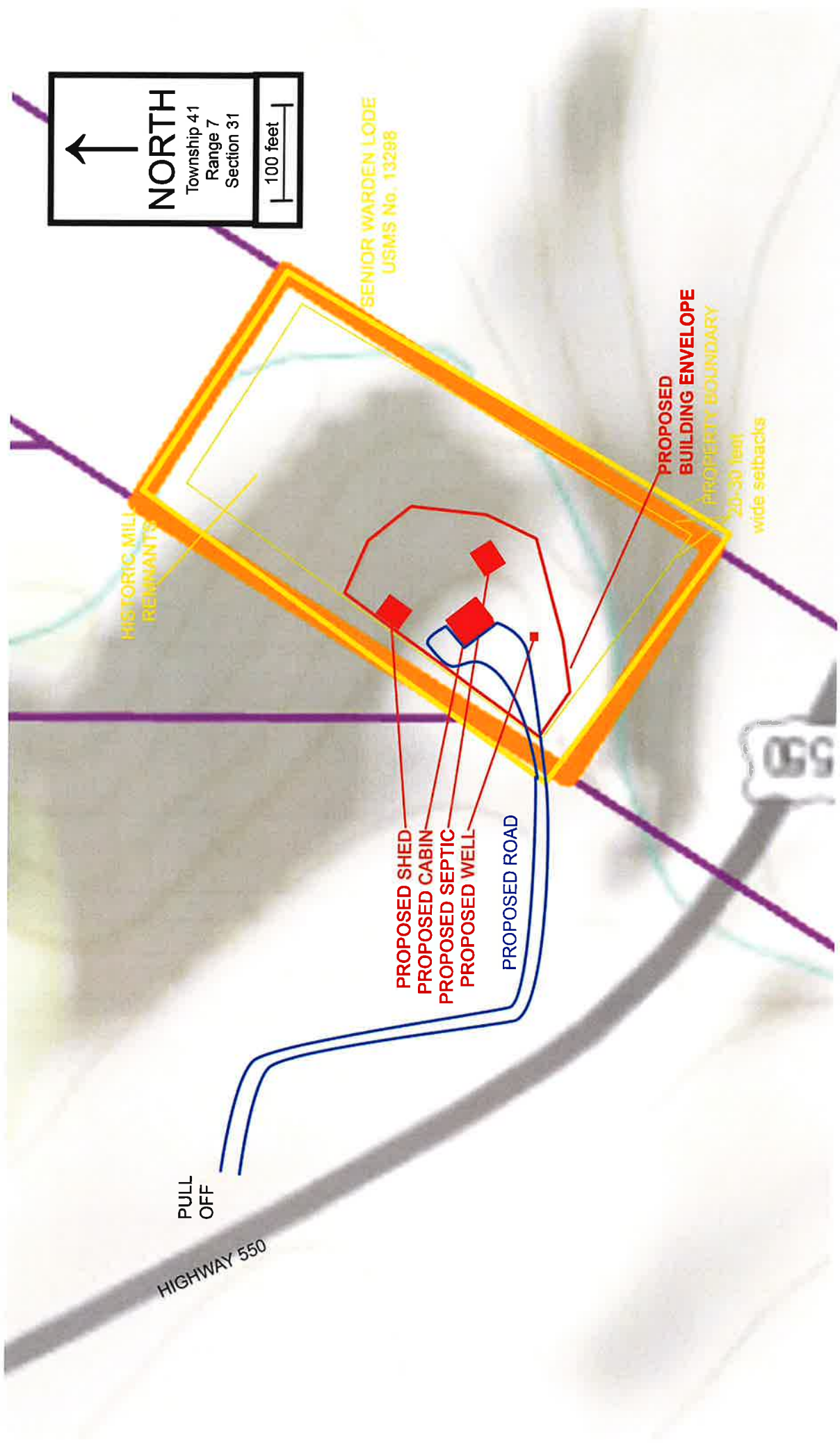
HISTORIC MILL  
REMNANTS

PROPOSED  
BUILDING ENVELOPE  
PROPERTY BOUNDARY  
20-30 foot  
wide setbacks

PROPOSED SHED  
PROPOSED CABIN  
PROPOSED SEPTIC  
PROPOSED WELL  
PROPOSED ROAD

PULL  
OFF

HIGHWAY 550





## **PROJECT NARRATIVE**

Senior Warden Lode

**Applicant Name:** Isaiah Branch-Boyle

**Project Location:** Senior Warden Lode USMS No. 13298  
Parcel No. 48290000010075  
Highway 550, near Molas Lake  
Township 41 Range 7 Section 31

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

**Zoning:** Mountain Zoning District

**Water Service:** The Applicant is applying for surface water rights to draw from Sultan Creek on the property which would fill a cistern near the cabin or in the shed. The cistern will also be accessible by pickup truck and can be filled in the event the creek is not running. The water for the cistern will be obtained from a house in Silverton which has metered water utility billing.

**Sewer Service:** A septic system is proposed for the cabin. The septic system will be engineered by Colorado Licensed Professional Engineer Dudley Ashwood according to the San Juan County Public Health Department regulations.

**Power:** The applicant plans to utilize the following sources for power: solar with battery storage, hydro-electricity from Sultan Creek with battery storage, and a generator kept within the shed for an emergency backup power source. The hydro-electricity and solar system will be designed and engineered by Gabe Stevens of Solar Energy International. Solar battery power and lights are proposed. The plan for the propane will be a buried 250 gallon tank in accordance with all regulations of the Colorado Division of Oil and Public Safety. If the tank cannot be properly buried a smaller propane system will be used.

**Heating:** Heating for the cabin is planned to utilize solar powered in floor heating as well as two wood-burning stoves that shall be the type and model approved by the Environmental Protection Agency (EPA) and shall be equipped with an approved chimney cap or spark arrestor to minimize the risk of wildfire.

**Lighting:** For safety, a minimal amount of exterior lighting may be installed at the cabin. The Applicant may install automatic on/off motion detection solar exterior light(s). Exterior lighting will be in conformance with the 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 be contained within a structure at all times until removal to the Transfer Station.

**Landscaping:** Landscaping will largely focus on creating adequate screening from the highway. The Applicant will plant as many conifer trees as possible on the property for screening while maintaining adequate defensible space from the building. The applicant plans to have a small garden on the slopes facing away from the cabin. Because of the slope some earthwork may be required.

**Access:** The Applicant is applying concurrently with the BLM for Right Of Way access to build a primitive road from the pullout north of the property on Highway 550. For much more detail on this road I have included the BLM ROW application and the CDOT State Highway Access Permit Application in this submittal for your review. Being close to HWY 550 allows for relatively easy year-round access as well as proximity to emergency services.

**Foundation:** The foundation type is unknown at this time and will be finalized when we have a better understanding of the rock and soil type on the property. A proposed basement under the proposed cabin counts into the cabin square footage if

any part of it is four feet above the ground surface. If the basement is not feasible the foundation will likely consist of concrete piers using sonotubes.

**Surveying:**

The survey plat for the Senior Warden Lode was prepared by Professional Licensed Surveyor (PLS) Alison Craig of Craig Surveying & Mapping. The Surveyor placed a pin at all four corners of the mining claim, for referencing and measuring. A signed and stamped copy of the survey plat is included with this application for your review.

**Subsurface Conditions:** Subsurface conditions in the area generally consist of topsoil overlying sand-and-gravel soil. The sand-and-gravel-soil generally includes cobbles and boulders. Underlying the surface soil is bedrock. The USGS geology map for the "Silverton caldera" area indicates that there are several bedrock types present near the project site including **Do** Ouray Limestone (Upper Devonian) and **MI** Leadville Formation (Lower Mississippian). Based on the location of the building site, and our review of the geologic maps, it appears that the bedrock at the building site is **Do** Ouray Limestone (Upper Devonian) The bedrock formation **Do** is described by the USGS as the following:

**Do** Ouray Limestone (Upper Devonian) *Irregular, thin to moderately thick beds of gray to light-brown, dense to fine-grained limestone. Locally dolomitic limestone with some thin calcareous shale partings. Fossiliferous, containing crinoid columnals and brachiopods. Exhibits some mud cracks. Apparently conformable with and gradational into overlying Leadville Limestone. Thickness 12 to 15 m*

**County Geohazards Map:** The Sketch Plan for this project has been overlaid onto the County Geohazards Map. The plan is included within this booklet for your review. According to the County Geohazards map, the proposed cabin is in an area of "cst" which represents a sub\_category of "Colluvial Slope." A colluvial slope includes gravity-deposited colluvium soils (as opposed to water-deposited alluvial soils). According to the County Geohazards Map Key, "cst" is defined as "*Areas of thick colluvial or glacial accumulations, generally thicker than six*

*feet. Potential mass failure areas."* I also had Jason Deem from Trautner Geotechnics walk the property and he couldn't identify any geohazards at the building site. I have included his initial review in this pamphlet as well.

**County Avalanche Map:** The Sketch Plan for this project has been overlaid onto the County Avalanche Hazard Map. The plan is included in this booklet for your review. According to the County Avalanche Hazard Map: The proposed cabin and proposed building envelope do not appear to be located in a potential avalanche area. This assessment agrees with site characteristics, which include a flat building site on a bench that is removed from major and minor avalanche paths.

**Structures:** The building site is below 11,000 feet elevation, it is at 10,400 feet, and therefore the County's cabin square footage limitations do not apply to this project. Conceptually, the Applicant currently plans to construct a one-story residential cabin with a loft and a walkout basement. The conceptual plans show exterior dimensions of 40 feet by 32 feet. A covered deck is proposed with dimensions of 28 feet by 11 feet (308 square feet). A basement is proposed but will vary depending on excavation feasibility. The proposed basement would be 40 feet by 32 feet (1,280). A one-story shed structure is proposed with an approximate square footage of 16 by 24 feet (384 square feet).

**Cabin Style:** The style of the cabin will be post and beam with a non-reflective green propanel roof, off-white stucco exterior, and non-reflective metal at the base to deter rodents. The chosen building site has been selected so only the first floor of the building is visible and the first priority will be planting trees to shield the cabin from the highway. The shed will be positioned so that it is behind the house and down the slope so it will not be visible from the highway either. Draft building plans for the proposed cabin are included in this submittal for your review.

**Acreage:**

The acreage is 3.877. Based on the history of the claim it is not the result of subdivision, it's just a small claim. The applicant is requesting an exemption from the County's minimum acreage requirement based on the County Regulation Section "Pre-Existing Lots."

**Historic Review:**

There are wood remnants of an existing historic mill building, and an on-site abandoned 4WD private mine road to an existing collapsed mine portal (Molas Mine). The mine portal is on the Molas Mine Claim but part of the mining rock is on the Senior Warden Claim. I am not planning on using or building near, or impacting these existing historic remnants. The building site also avoids building on top of any historic mining tunnels.

**Environmental Review:**

The project site (the Senior Warden Lode) or the adjacent Molas Mine is not on the County's Mining Remediation Environmental Inventory List.

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

Owner: ISAIAH BRANCH-BOYLE Phone: 970-759-5784  
 Project Address (street, town/city, zip): SENIOR WARDEN LODGE USMS No. 13298 HWY 550 near Molas Lake  
 Assessor's Parcel #\*: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Lot#: \_\_\_\_\_  
 Lot Size: 3.877 (acres) # of Dwellings: 1 # of Bedrooms: 4 Water Supply: Surface Water  
 List Commercial Uses (e.g., office, factory, event venue): \_\_\_\_\_  
 Owner's Mailing Address: 3476 HWY 140 Hesperus, CO 81326  
 Owner's Email Address: \_\_\_\_\_

*\*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"/> <b>New Construction - (\$1123.00)</b> <i>For new OWTS and complete system replacement</i> <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"/> <b>Alteration - (\$1068.00)</b> <i>For changes/additions to existing permitted OWTS</i> <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"/> <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> <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"/> <b>Minor Repair - (\$408.00)</b> <i>For replacement of OWTS components with no change to permitted use</i> <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: A residential waste water treatment designed and installed by Dudley Ashwood PE.

**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: 06/20/25

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**

District Court, Water Division <u>7</u> , Colorado Court Address: 1060 East Second Ave Suite 106 Durango, CO 81301 United States		<b>▲ COURT USE ONLY ▲</b>
CONCERNING THE APPLICATION FOR WATER RIGHTS OF Applicant:		
In the <u>Animas</u> River or its Tributaries  In <u>San Juan</u> COUNTY		
Attorney or Party Without Attorney (Name and Address):  Isaiah Branch-Boyle 1118 Mineral Street Silverton, CO 81433  Phone Number: 9707595784      E-mail: isaiahbranchboyle@gmail.com  FAX Number:      Atty. Reg. #:		Case Number:  Division:      Courtroom:
<b>APPLICATION FOR <input type="checkbox"/> CONDITIONAL <input checked="" type="checkbox"/> ABSOLUTE WATER RIGHTS (SURFACE)</b>		
<b>Instructions:</b> All lines and boxes should be filled in or shown as not applicable (N/A) with the exception of section 3.B where only 3.B.1 or 3.B.2 should be completed. Attach additional sheets as needed. Attach all maps as required. It is the applicant's responsibility to provide the location for each structure in this application. For structures that are already decreed, use, verbatim, the location from the most recent decree that adjudicated the location. For new structures, provide a PLSS location (quarter-quarter, section, township and range) and a single point location description using either UTM coordinates (for example from a GPS device) (preferred) or measured distances from known section lines.		

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

Name of Applicant	Mailing Address	Email address	Telephone Number
Isaiah Branch-Boyle	1118 Mineral Street Silverton, CO 81433	isaiahbranchboyle@gmail.com	9707595784

2. Name of structure: Sultan Creek      ☐ ditch ☐ spring ☐ other Creek

3. Location of Structure

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

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

<b>Legal Description:</b> County	<u>SW</u> 1/4 of the	<u>SE</u> 1/4	Section 31	Township 41	Range 7	Principal <b>N</b> Meridian New Mexico Principal Meridian (NMPM)
SAN JUAN	Q40	Q160		N or S <input checked="" type="checkbox"/> <input type="checkbox"/>	E or W <input type="checkbox"/> <input checked="" type="checkbox"/>	

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

1. Location information in UTM format (Preferred):

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

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

<b>UTM coordinates</b>		
Easting <u>264067.9</u>		Northing <u>4182980.6</u>
<input type="checkbox"/> Zone 12 <input checked="" type="checkbox"/> Zone 13		
Street Address: <u>Q87C+HRQ Silverton, Colorado</u>		
Subdivision:	Lot <u>SENIOR WARDEN MINING CLAIM</u>	Block
Source of UTM's (for example, hand-held Garmin GPS or located from aerial map, etc): <u>DWR LOCATION CONVERTER</u>		
Accuracy of location displayed on GPS device (for example, accurate to within 200 feet): <u>20 FEET</u>		

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

<b>Distance from Section Lines</b> (not from property lines)		
<u>                    </u> Feet from <input type="checkbox"/> N <input type="checkbox"/> S and <u>                    </u> Feet from <input type="checkbox"/> E <input type="checkbox"/> W		
Source of PLSS information:		
Street Address:		
Subdivision:	Lot	Block

4. Source: (for example, unnamed tributary to North Clear Creek, tributary to Clear Creek, tributary to the South Platte River) Sultan Creek
5. A. Date of appropriation: Within a year of water rights approval
- B. How appropriation was initiated: By filing an application with the CDWR for the right to divert water from Sultan Creek
- C. Date water applied to beneficial use: March 18, 2025,
6. Amount claimed in cubic feet per second (cfs) or gallons per minute (gpm) (1 cfs = 448.8 gpm).  
Conditional                      (☐ cfs ☐ gpm) Absolute                      (☐ cfs ☐ gpm)

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



7. List All Uses or Proposed Uses: Domestic, irrigation, hydro electricity, storage

- A. If irrigation, complete the following:  
Number of acres historically irrigated 0; proposed to be irrigated 2.  
Does the Applicant intend to use this water right to supplement irrigation on an area of land already irrigated under another water right? ☐ yes ☒ no  
Legal description of irrigated acreage. Mark the location of the irrigated acreage on a USGS topographic map and attach to this application a legible 8 1/2 x 11 inch copy of the applicable portion of the map.  
Irrigation of 2 acres of hillside for a garden.

- B. If non-irrigation, describe purpose fully. Mark location of use on a USGS topographic map and attach to this application a legible 8 1/2 x 11 inch copy of the applicable portion of the map.  
Water from Sultan creek will also be used for domestic purposes as well as storage and a small hydro electric operation.

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

Name of Owner	Mailing Address

9. Remarks or any other pertinent information:

- ☐ By checking this box, I am acknowledging I am filling in the blanks and not changing anything else on the form.
- ☐ By checking this box, I am acknowledging that I have made a change to the original content of this form.

\_\_\_\_\_  
Signature of Attorney (if any)

\_\_\_\_\_  
Date

---

## VERIFICATION

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

Executed on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_  
(date) (month) (year) (city or other location, and state OR country)

Isaiah Branch-Boyle

Printed Name

*Isaiah Branch-Boyle*

Signature

\_\_\_\_\_  
Signature of Attorney (if any)

The person signing this verification is: ☒ Applicant ☐ Engineer ☐ Other (describe) \_\_\_\_\_

---

Verifications of other persons having knowledge of the facts may be attached to this Application.

District Court, Water Division <u>7</u> Colorado Court Address:  1060 East Second Ave Suite 106  Durango, CO 81301		
CONCERNING THE APPLICATION FOR WATER RIGHTS OF  Applicant:		▲ <b>COURT USE ONLY</b> ▲
Attorney or Party Without Attorney (Name and Address):  In the <u>ANIMAS</u> River or its Tributaries  Phone Number: <u>9707595784</u> E-mail: <u>isaiahbranchboyle@gmail.com</u> FAX Number: <u>CO</u> COUNTY Atty. Reg. #:		Case Number:  Division: Courtroom:
<b>Certificate of Notice</b>		

I, Isaiah Branch-Boyle (insert name) hereby certify that I have provided a copy of the application filed on Jun 21, 2025 (date) with the Court to the following owner(s) of the land upon which any new diversion or storage structure or modification to any existing diversion or storage structure or existing storage pool is or will be constructed or upon which water is or will be stored:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

The application was provided to the landowner(s) by ☒ Certified or ☐ Registered mail, return receipt requested, within 14 days after the application was filed with the Court.

### Signature

Isaiah Branch-Boyle	Isaiah Branch-Boyle	june 21, 2025
(Printed name)	Signature/Title	Date
3476 HWY 140	Hesperus	CO
Address	City	State
		81326
		Zip Code

# BOARD OF COUNTY COMMISSIONERS

## San Juan County

P.O. Box 466

Silverton, Colorado 81433

970-387-5671

### RELATIONSHIP OF PROPERTY TO COUNTY ROAD AND STATE HIGHWAY SYSTEMS

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

1. The real property' which is the subject of said application is on this date located approximately 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 200 ft 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 20 day of JUNE, 2025.

ATTEST:



Applicant

ISAIAH BRANCH-BOYLE

Position:

**APPLICATION FOR TRANSPORTATION, UTILITY SYSTEMS, TELECOMMUNICATIONS AND FACILITIES  
ON FEDERAL LANDS AND PROPERTY**

FORM APPROVED  
OMB Control Number: 0596-0249  
Expiration Date: 1/31/2027

**FOR AGENCY USE ONLY**

NOTE: Before completing and filing the application for an authorization (easement, right-of-way, lease, license or permit), the applicant should completely review this package, including instructions, and schedule a pre-application meeting with representatives of the agency responsible for processing the application. Each agency may have specific and unique requirements to be met in preparing and processing the application. Many times, with the help of the agency representative, the application can be completed at the pre-application meeting.

Application Number

Date Filed

1. Name and address of applicant

Isaiah Branch-Boyle  
3476 HWY 140  
Hesperus, CO  
81326

2. Name and address of authorized agent if different from item 1

3. Applicant telephone number and email:

Authorized agent telephone number and email:

4. As applicant are you? (check one)

- a. ☒ Individual
- b. ☐ Corporation\*
- c. ☐ Partnership/Association\*
- d. ☐ State Government/State Agency
- e. ☐ Local Government
- f. ☐ Federal Agency

\* If checked, complete supplemental page

5. Specify what application is for: (check one)

- a. ☒ New authorization
- b. ☐ Renewing existing authorization number
- c. ☐ Amend existing authorization number
- d. ☐ Assign existing authorization number
- e. ☐ Existing use for which no authorization has been received \*
- f. ☐ Other\*

\* If checked, provide details under item 7

6. If an individual, or partnership, are you a citizen(s) of the United States? ☒ Yes ☐ No

7. Project description (describe in detail): (a) Type of use or occupancy, (e.g., canal, pipeline, road, telecommunications); (b) related structures and facilities; (c) physical specifications (Length, width, grading, etc.); (d) term of days/years needed; (e) time of year of use or operation; (f) Volume or amount of product to be transported; (g) duration and timing of construction; and (h) temporary work areas needed for activity/construction (Attach additional sheets, if additional space is needed.)

Attached is a detailed project description.

8. Attach a map covering area and show location of project proposal.

9. State or Local government approval: ☐ Attached ☒ Applied for ☐ Not Required

10. Nonrefundable application fee: ☒ Attached ☐ Not required ☐ To be determined by agency

11. Does project cross international boundary or affect international waterways? ☐ Yes ☒ No (if "yes," indicate on map)

12. Give statement of your technical and financial capability to construct, operate, maintain, and terminate system for which authorization is being requested.

I am technically and financially capable of completing the project described in this application.

13a. Describe other alternative locations considered.

There is an existing BLM road that accesses the southwest corner of the property that provides access to the patented mining claim.

b. Why were these alternatives not selected?

The bottom half of the property does not have a suitable building site with enough room for a cabin, septic, and well, away from the creek. In order to reach the flat building site on the west end of the property I would have to build a road through a wetland then build a bridge over a creek and excavate a large portion of the hill in order to climb back up.

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

Obtaining a right of way for road access to my property would allow the safest and least damaging way to access to my property year round.

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

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

The total cost for this road will be \$4000 including \$2500 for gravel, gas, and miscellaneous costs.

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

This relatively short road would have little effects on the population in the area. Most people that spend time in this area are using the pullout to take pictures of the scenery. this road and cabin will be hidden from the pullout and will not effect this experience at all.

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

This single lane road to one cabin will have negligible effects on air quality and visual impact. The road will be made from locally sourced gravel and will have no more effect on surface and ground water, or existing noise levels than the highway it parallels. The road will avoid all historic and archaeological resource and have minimal impact on vegetation.

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

The proposed road parallels, but is hidden from, an existing highway and shares usage with an existing snowmobile route. Because of this shared impact I believe this new road would have little to no effect on fish, plants, or wildlife.

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

No hazardous materials would be used, produced, transported or stored on or in a federal building or federal lands or would be used in connection with the proposed use or occupancy.

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

BLM

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

Signature of Applicant

Date

Isaiah Branch-Boyle

Digitally signed by Isaiah Branch-Boyle  
Date: 2025.03.18 16:37:58 -06'00'

03/18/2025

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

## **ROW – Plan of Development Outline for BLM ACCESS APPLICATION**

---

### **Overview**

A new road from an existing highway pull-off to a home site on a patented mining claim on Molas Pass. The proposed road would be approximately 555 feet long and be used for construction and residential use. It is necessary to use public lands for the most efficient and safe access to the only building site on the property.

### **Specifics**

- The site is located in Township 41, Range 7, Section 31
- This road will connect to a large pullout off Highway 550 at 37.765447, -107.677142. It will start heading south to 37.765127, -107.677222, going around the old snow fence, then angle southwest to the corner of the mining claim at 37.76435, -107.67827.
- The road will be 555 feet long and will gently slope 35 feet down over the length of the road on flat terrain. The maximum grade will be 6%.
- This will be a single-lane road 12 feet in width. It will be constructed with gravel. Water bars will be used when applicable to drain the road surface.
- The nearest water source is Sultan Creek and will not be affected by the road. There is minimal vegetation along the proposed road, and while some clearing will be necessary, the overall impact to vegetation will be minimal.
- The Molas Pass area is home to wildlife, including elk, deer, moose, lynx, bobcat, and snowshoe hare. Due to the road's short length and its alignment parallel to an existing highway, the overall impact on wildlife is expected to be negligible. Additionally, the majority of the route is already an approved snowmobile route in the winter, so the impact will be shared by multiple users.

### **Alternate Route Considerations**

- There is an existing BLM road that provides access to the southwest corner of the property, leading to the patented mining claim. This road is approximately 2,640 feet long with a 166-foot drop.
- The existing road was not chosen for the ROW application because the lower portion of the property does not have a suitable building site for a cabin, septic, and well, away from the creek. To reach the flat building site on the west end of the property, a road would need to be built through a wetland, a bridge would need to be constructed over a creek, and a large portion of the hill would need to be excavated to climb back up.
- The existing road would also be much longer, steeper, and harder to utilize for year-round access. This would increase maintenance costs and pose greater risks in the winter months.

### **Timeline**

- Construction of the road is planned for the summer, as soon as approval from the BLM is granted.
  - The road should be constructed in no more than two weeks, as the project is relatively short, has minimal grade, and does not involve any complex construction requirements.
  - Ideally the road will be used for residential purposes indefinitely, so authorization will be needed for the long-term use of the ROW.
- 

## **Road Design, Construction, and Environmental Management Plan**

---

### **1. Length and Total Width of ROW**

- **Length:** 555 feet.
  - **Total Width:** 20 feet (12 feet for the road surface plus clearance on both sides of the road, assuming additional space for safety and vegetation management).
- 

### **2. Width of Road Surface, Maximum Grade**

- **Road Surface Width:** 12 feet (single-lane).
  - **Maximum Grade:** 6% (35 feet of vertical drop over 555 feet of road length).
- 

### **3. Minimum/Maximum Clearing Width**

- **Minimum Clearing Width:** 15 feet (this will allow for the road surface and a buffer zone on both sides of the road for construction and maintenance).
  - **Maximum Clearing Width:** 20 feet (includes extra buffer area for safety and visibility).
- 

### **4. Cut/Fill Slope Ratios**

- **Cut Slope:** Not applicable due to the gentle slope of the terrain.
  - **Fill Slope:** Typically, 1:1 (vertical: horizontal) for fill areas, though this may be adjusted based on specific conditions during construction.
-



## 5. Type and Location of Drainage Structures, Cattle Guards, Fences, Gates

- **Drainage Structures:** Water bars (to be installed where necessary along the road to divert water off the surface and prevent erosion).
  - **Cattle Guards:** Not required for this section of road (as it does not intersect any fenced areas).
  - **Fences and Gates:** Not required, as there are no fences or gates along this route.
- 

## 6. Proposed Surfacing Type (Gravel) and Quantities, Dust Abatement

- **Surfacing Type:** Gravel.
  - **Gravel Quantities:** Approximately **164 cubic yards** of gravel for a 12 ft wide road 555 ft long and 8 inches deep.
  - **Dust Abatement:** Given the gravel surface, dust control can be managed using water or a dust control agent (such as calcium chloride), especially in the drier months.
- 

## 7. Centerline Survey Plat

- **Survey:** A licensed surveyor will a detailed survey plat, marking the road centerline and key points, including the starting point off Highway 550 at **37.765447, -107.677142**, the turning points along the road, and the endpoint near the mining claim at **37.76435, -107.67827**.
- 

## 8. Design Drawings (Including the Following Sheets)

- **Plan and Profile Sheets:**  
The road will follow a straight path with a slight turn to the southwest at the snow fence and then angle toward the mining claim corner. The profile will indicate the 6% grade and the total 35 feet of drop.
- **Typical Roadway Cross-sections:**  
A typical cross-section should show the **12-foot-wide road surface**, with 2-foot shoulders on each side, plus the cut/fill slopes.
- **Culvert Installation Details:**  
Since there are no major watercourses directly in the path, no culverts are necessary, but **water bars** will be placed at strategic intervals to manage runoff.

- **Grade Dip Detail (Water Bars, Rolling Dips, etc.):**  
**Water bars** will be installed where needed to ensure proper drainage and prevent erosion along the road surface.
  - **Cattle Guard, Fence, and Gate Details:**  
A gate will be installed at the start of the road to inform the public that this road accesses private land and there is no turn around.
- 

## 9. Construction Specifications

- **Grading:** The road will be graded to maintain a gentle slope of 6% over the 555 feet.
  - **Base Material:** Gravel will be used to construct the road surface, ensuring proper compaction for durability.
  - **Drainage:** Water bars will be installed as needed along the road to divert water flow and prevent erosion. The gravel road surface will allow for drainage, but the water bars will help keep the road surface intact in the long term.
- 

## 10. Materials Specifications

- **Gravel:** The road will use locally sourced **gravel** for surfacing, with a typical particle size of 1/2-inch to 3/4-inch for compaction and durability.
  - **Dust Control:** **Calcium chloride** or a similar material can be used for dust abatement, particularly during dry seasons.
  - **Water Bar Construction:** Water bars will be constructed with suitable materials (such as compacted earth or gravel), installed at intervals that prevent water from pooling on the road.
- 

## Environmental and Wildlife Considerations

- **Wildlife:** As the route passes through wildlife-rich areas such as the Molas Pass region, the construction will consider minimizing impact. Since the area is already used as a **snowmobile route** in winter, the road will have a **negligible impact** on the wildlife, such as elk, deer, moose, lynx, bobcat, and snowshoe hare.
  - Construction of the road will also be timed to avoid any migration, calving, or nesting seasons in the area.
- **Vegetation:** Minimal clearing will be required, and careful management will help minimize disruption to vegetation.

- **Water Source:** The nearby **Sultan Creek** will not be impacted, as the road is positioned far enough away to avoid direct runoff or disturbance.
- 

## **Facility Operation & Maintenance**

1. **Required Maintenance** The road will be maintained to ensure safe, functional, and environmentally responsible access for residential use and construction purposes. Regular maintenance will focus on the preservation of the road surface, drainage systems, and overall safety of the facility.

### **Key Maintenance Areas:**

- **Road Surface:** The gravel road will be maintained to prevent erosion, rutting, and surface wear. Gravel will be replenished as needed, particularly in areas of high traffic or where erosion is more likely.
  - **Drainage Structures:** Water bars and any other drainage features will be regularly inspected and maintained to ensure proper water diversion and prevent road surface damage due to water accumulation.
  - **Vegetation Management:** Vegetation along the road will be managed to prevent overgrowth that could obstruct the road or impede visibility for users. This will include periodic clearing of brush and trimming of trees.
  - **Wildlife Considerations:** Wildlife corridors and vegetation near the road will be monitored to minimize impact, ensuring the road does not disrupt the natural wildlife paths.
  -
2. **Anticipated Level of Use** The anticipated use of the road will be primarily residential, with occasional use for construction access during the building of the home or related activities. Given the relatively short distance (555 feet), the road will not see daily heavy traffic, but periodic use for maintenance, deliveries, and seasonal activities (such as snow removal or other winter activities) will occur. The road is not expected to be used by the public on a regular basis, and as such, the level of wear and tear should be minimal.
  3. **Scheduled Maintenance** Scheduled maintenance will be performed to ensure the road remains functional and safe. Key activities include:
    - **Spring/Summer Maintenance:**
      - **Road Grading:** To address any ruts or wear, the gravel will be graded annually, especially after the winter season when freezing and thawing may cause surface changes.

- **Gravel Replenishment:** The road surface will be evaluated each year, and any areas that have lost gravel or developed ruts will be replenished, typically during the warmer months.
- **Drainage System Inspection:** The water bars and any other drainage features will be cleaned and inspected for any blockages. If needed, additional water bars may be installed.
- **Vegetation Management:** Vegetation along the road will be trimmed or cleared as needed to ensure that visibility and road width remain sufficient for safe passage.
- 
- **Fall Maintenance:**
  - **Final Road Grading:** Prior to winter, the road surface will be graded again to ensure proper drainage and prepare for snow and ice conditions.
  - **Preparation for Winter:** Any drainage issues will be addressed to prevent flooding or erosion during the spring thaw, and the road will be assessed for potential winter-related issues.
- **Winter Maintenance:**
  - **Snow Removal:** Snow removal will be necessary to keep the road passable during the winter months. This will include plowing or using a snow blower to remove snow accumulation on the road to ensure access during winter storms. Snow removal will be conducted as needed, typically after any significant snowfalls or storms.
  - In the event that too much snow accumulates, the road will not be maintained in the winter and a snowmobile will be used to cross the short distance to the property until snow removal can continue

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## **Miscellaneous Notes**

### **1. Waste Disposal – Trash, Construction Debris, Solid Waste, and Hazardous Waste**

#### **Construction and General Waste Disposal:**

- **Trash Disposal:** A designated waste disposal area will be established at the construction site for general trash and non-hazardous materials. Contractors and employees will be responsible for using appropriate containers to dispose of trash and debris.

- **Construction Debris:** All construction debris, including scrap materials, and excess gravel will be collected and properly disposed of at approved local facilities. The debris will be segregated as needed to ensure recycling and minimize landfill use.
- **Hazardous Waste:** If hazardous materials such as fuel, oils, lubricants, or paints are used during construction, they will be stored and disposed of according to **Colorado State** and **EPA** regulations. A hazardous waste management plan will be implemented, ensuring that all hazardous materials are stored in properly labeled containers and removed by licensed waste haulers.
  - **Hazardous Waste Disposal Plan:** Proper spill containment methods will be in place for any hazardous waste containers, and an emergency procedure will be established in case of accidental spills.

#### **Waste Disposal Locations:**

- Waste materials will be disposed of at licensed waste facilities in **Silverton** or surrounding areas that meet state and federal standards for waste disposal.
- 

## **2. Traffic Control – Barricades, Construction Signs, Flaggers**

#### **Traffic Control Plan:**

- During the construction period, traffic control will be implemented to ensure the safety of workers and the public. Since the road is located off Highway 550 no road travel will be affected by construction.
  - **Construction Signs:** Visible signs will be placed on the Highway 550 pullout, clearly indicating that construction is underway. These signs will be compliant with state and federal highway regulations.
  - **Barricades:** If necessary, barricades will be installed to block off dangerous construction areas and ensure that the public stays out of restricted zones during construction. These barricades will provide safety to the public while insuring access to public lands is not inhibited.
- 

## **3. Safety Plan for Employees, Contractors, and General Public**

#### **Workplace Safety Protocols:**

- All employees and contractors will be required to adhere to **OSHA (Occupational Safety and Health Administration)** standards and regulations for construction sites, including wearing proper **PPE (Personal Protective Equipment)** such as hard hats, high-visibility vests, safety glasses, and steel-toed boots.

- **Safety Briefings:** Prior to starting construction, all personnel will participate in safety orientations. These will cover hazard awareness, emergency procedures, first aid, and environmental impacts.
  - **Emergency Medical Plan:** A first-aid kit will be available on-site, and there will be designated personnel trained in basic first aid and CPR. Emergency response protocols will be communicated, and the nearest hospital or emergency medical service in **Silverton and/or Durango** will be listed for quick access in case of serious injuries.
  - **General Public Safety:** Adequate signage and barricades will be in place to prevent members of the public from entering the construction zone. Additionally, any traffic control measures will be designed to prevent accidents or disruptions to the public.
- 

## 4. Fire Prevention

### Fire Safety Measures:

- **Fire Extinguishers:** At least one fire extinguisher will be available on-site at all times. Depending on the project needs, additional extinguishers will be provided in high-risk areas (e.g., near equipment or fuel storage).
  - **Fire Watch:** A fire watch will be established during any hot work operations ensuring that fires do not start accidentally. Workers will be trained to identify and extinguish any potential fire hazards immediately.
  - **Fire-Resistant Equipment:** Any heavy equipment used in construction will be equipped with fire-resistant equipment and be regularly maintained to reduce the risk of sparks or overheating.
  - **Fire-Resistant Landscaping:** Consideration will be given to avoiding any flammable vegetation in proximity to the road and clearing the construction zone of dry grass, dead trees, and other fire-prone materials.
  - **Fire Weather Alerts:** Construction will be paused during extreme fire weather conditions (e.g., high winds, dry conditions) to minimize the risk of wildfire.
- 

## 5. Spill Prevention and Contingency – Preventive Measures, Notification of Proper Authorities, Incident Response/Containment Measures, Testing, and Cleanup Measures

### Spill Prevention Plan:

- **Preventive Measures:** All hazardous materials (e.g., fuels, lubricants, and chemicals) will be stored in **secondary containment** (e.g., spill pallets or bermed areas) to prevent accidental spills. Any fueling of equipment will take place in a designated area equipped with spill containment materials.

- **Spill Kits:** Spill kits will be available on-site and will include absorbent materials (e.g., booms, pads, and pillows), gloves, and proper disposal containers. Employees will be trained to use these kits efficiently.
  - **Notification of Authorities:** In the event of a spill, the proper authorities (e.g., **EPA, Colorado Department of Public Health and Environment**) will be notified immediately, following all **reporting protocols** as required by state and federal laws. The contact information for local emergency response teams and spill response services will be kept on hand.
  - **Incident Response and Containment:** A trained spill response team will be established on-site, with designated roles for containment, cleanup, and reporting. The team will act swiftly to prevent contamination of nearby soil or water sources.
  - **Testing and Cleanup:** Any spilled material will be cleaned up promptly and the area will be tested for residual contamination. Cleanup may include removal of contaminated soil or water and proper disposal.
- 

## 6. Pesticide Use and Management

### Pesticide and Herbicide Management Plan:

- **Pesticides/Herbicides:** Although I don't anticipate having to use any pesticides: If the use of pesticides or herbicides is necessary for vegetation management or pest control (e.g., to clear brush or control invasive species), only **approved, non-toxic chemicals** will be used. All chemicals will be applied by certified professionals following **state and federal regulations**.
- **Application Schedule:** Pesticide application will be performed during the **off-season** to minimize wildlife disruption and will be restricted to areas that do not threaten nearby water sources or sensitive habitats.
- **Buffer Zones:** A buffer zone will be maintained around any water sources (e.g., Sultan Creek) to prevent chemicals from entering the water.
- **Record Keeping:** Detailed records of pesticide and herbicide applications will be maintained, including the type, quantity, and location of chemicals used, as well as the dates and methods of application.

Certainly! Here's how you can describe the actions required to **terminate the use and rehabilitate the ROW area** at the end of the project's life cycle:

---

## Termination of Use and Reclamation Plan for ROW Area

### 1. Removal of Facilities

### When:

- Hopefully, I will be able to renew the ROW agreement but if not, I will use the following timeline
- The removal of facilities will occur after the road is no longer in use at the end of the road's useful life, when the land is to be fully rehabilitated.
- The timing of the removal will coincide with **end-of-use notifications** to the BLM, as part of the final compliance with the ROW agreement, which may occur after construction or at a point when the road is no longer required for residential or construction access.

### Who:

- The removal of facilities will be conducted by the contractor responsible for the road construction or a qualified reclamation specialist with experience in environmental restoration.
- The **landowner** will oversee the process to ensure compliance with the Bureau of Land Management (BLM) guidelines and requirements.

### How:

- All **temporary structures** such as signs, barricades, and construction barriers will be removed promptly once the road is constructed.
  - **Gravel or surfacing materials:** Any gravel material used for the road surface that is deemed unnecessary after the road's cessation of use will be either removed or redistributed within the ROW area, ensuring proper compaction and stabilization.
  - **Any gates, or signage** put up for the road's construction or use will be taken down, with materials recycled or disposed of properly.
  - **Waste Removal:** All debris from construction (such as old road materials, construction tools, or waste left over from the building process) will be cleared from the ROW area, ensuring that no remaining waste is left behind.
- 

## 2. Method for Reclaiming Disturbed Areas

### General Reclamation Approach:

- The objective of the reclamation is to restore the ROW area to a condition that is as close to its pre-construction state as possible, minimizing environmental impact, and encouraging the return of natural vegetation.

### Steps for Reclamation:

- **Grading and Stabilization:** After the removal of all temporary structures, the disturbed areas will be graded to match the surrounding topography, ensuring smooth transitions and avoiding any abrupt changes that could lead to erosion. The road surface will be



scarified (broken up) if necessary, to break up compacted soil and encourage natural regrowth of vegetation.

- **Erosion Control:** Erosion control measures such as **water bars** or **rolling dips** (where necessary) will be installed to manage stormwater runoff and prevent soil erosion. These features may be left in place if they contribute to maintaining the stability of the reclaimed area.
- **Soil Amendment:** In areas where the soil has been compacted or disturbed, the topsoil will be reintroduced or amended with compost or organic material to improve soil health and promote vegetation regrowth.
- **Seeding and Planting:** Native vegetation, grasses, and shrubs will be seeded over the disturbed ROW area, including areas of the roadbed that are no longer needed. This will help restore biodiversity and ensure that the area returns to a stable, natural state.
  - A **native seed mix** suitable for the **Molas Pass region** will be chosen to ensure that the vegetation is appropriate for local soil conditions and climate.
  - If there are areas with specific ecological needs (e.g., near Sultan Creek or sensitive habitats), additional plantings or specific care may be taken to restore the habitat appropriately.

#### **Who:**

- Reclamation will be managed by the same contractor or a qualified environmental restoration company, and supervised by the landowner to ensure that the restoration efforts align with **BLM regulations** and **local environmental standards**.

#### **When:**

- Reclamation efforts will occur immediately after the road is no longer in use, during the **decommissioning phase**. The exact timeline will depend on the needs of the land and how the area will be utilized in the future. If the road is intended to remain in use for an extended period before decommissioning, the reclamation could take place in phases.

#### **Monitoring:**

- A **monitoring plan** will be implemented to ensure the success of the reclamation. The area will be evaluated over the course of one or more growing seasons to track the effectiveness of vegetation restoration and check for issues like erosion or invasive species. The **BLM** will be notified if follow-up work is needed.

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### **3. Post-Reclamation Monitoring and Maintenance**

#### **Who:**

- The landowner will be responsible for monitoring the success of reclamation efforts, with support from a professional reclamation or environmental consultant if necessary.

- If necessary, the contractor or specialist may be contracted for follow-up maintenance.

**How:**

- **Annual monitoring** will ensure that vegetation is re-establishing successfully and that no long-term environmental damage remains. If the vegetation does not return, additional seeding or amendments will be made.
  - The landowner will also inspect for any **erosion** or **drainage problems** in the reclaimed area and make adjustments as needed, especially following storms.
- 

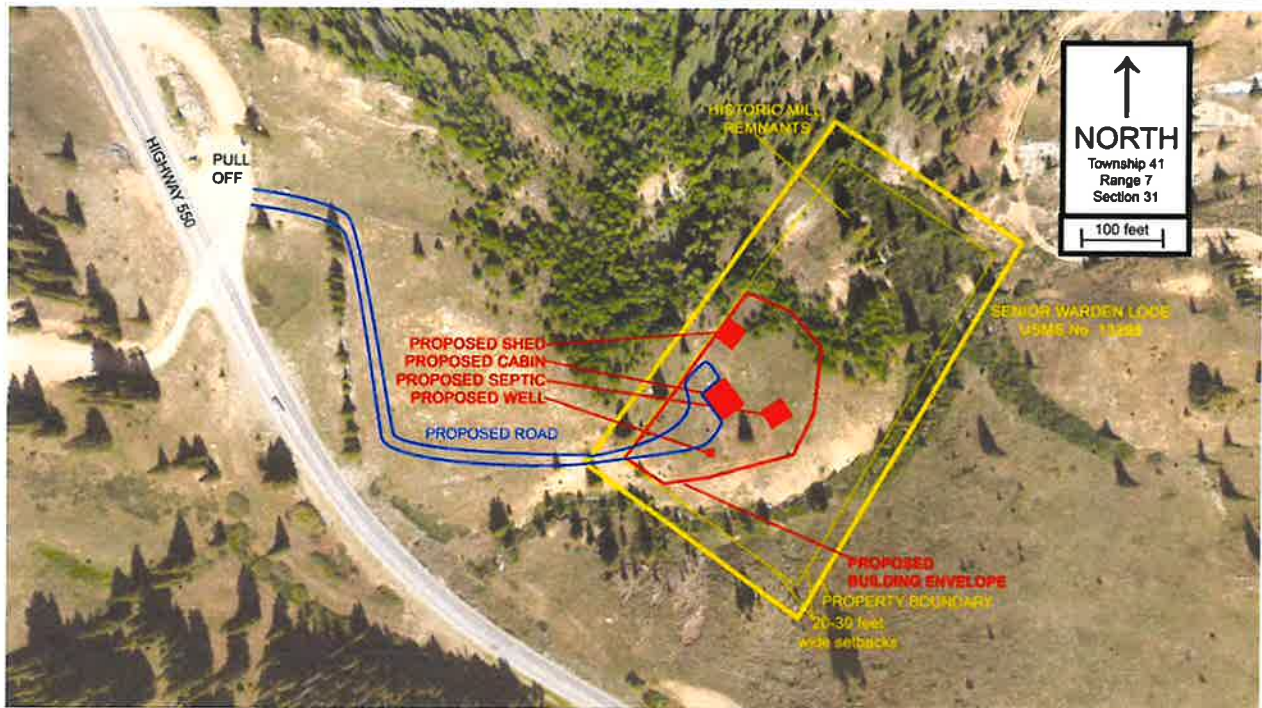
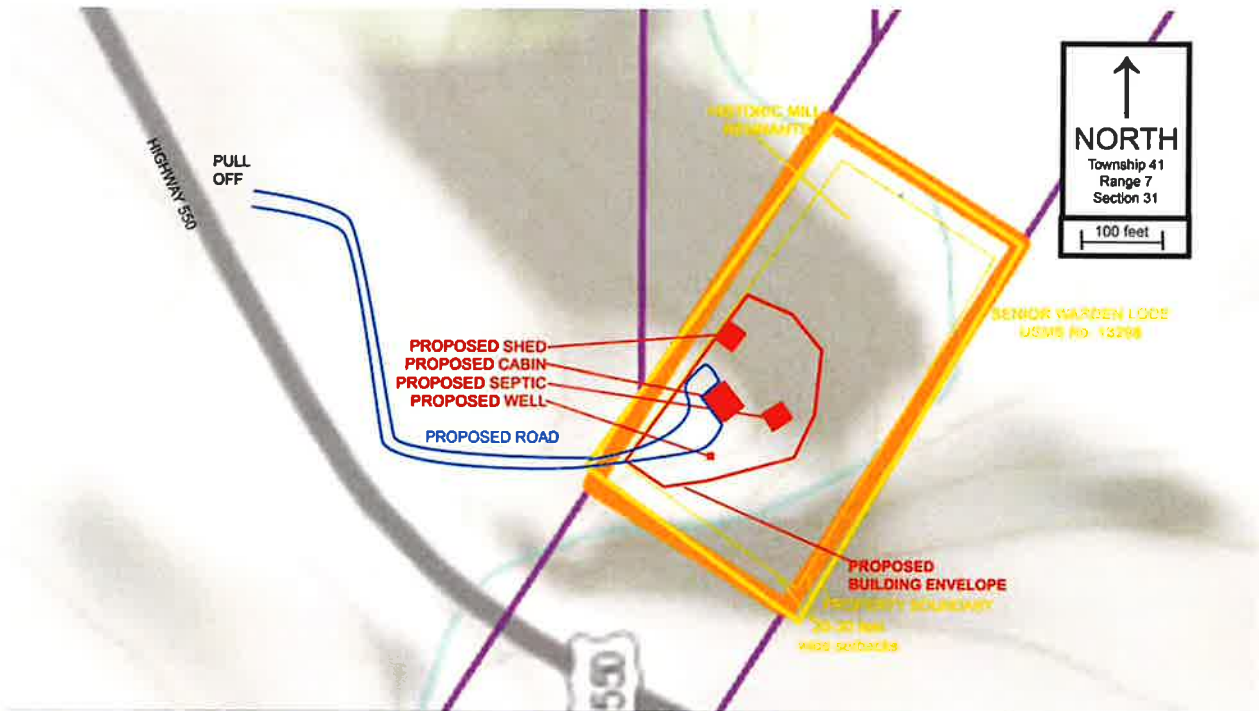
#### **4. Final Compliance and Reporting**

Upon completion of the reclamation, a final report will be submitted to the **BLM**, documenting the successful removal of structures and the reclamation work performed. The report will include:

- A description of the reclamation methods used.
- The types of vegetation seeded or planted.
- Any follow-up work required.
- Monitoring results, if available, or a plan for ongoing monitoring.

The landowner will ensure that the BLM is satisfied with the reclamation, and upon approval, the ROW authorization will be officially terminated.

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# 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 <http://www.codot.gov/business/permits/accesspermits>.
- Please print type**
- \*Indicates required field*

1) Property Owner (Permittee)* <b>Isaiah Branch-Boyle</b>		2) Applicant or Agent for Permittee (if different from property owner)	
Street Address* <b>1118 Mineral Street</b>		Mailing Address <b>3476 HWY 140</b>	
City, State & Zip* <b>Silverton, CO 81433</b>	Phone # <b>9707595784</b>	City, State & Zip <b>Hesperus, CO 81326</b>	Phone # <b>9707595784</b>
E-mail Address* <b>isaiahbranchboyle@gmail.com</b>		E-mail Address (if available) <b>isaiahbranchboyle@gmail.com</b>	
3) Address of property to be served by permit* <b>SENIOR WARDEN LODGE USMS No. 13298 HWY 550, near Molas Lake</b>			
4) Legal description of property: (If within jurisdictional limits of Municipality, City and/or County, which one?)			
county <b>San Juan</b>	subdivision <b>Mountain</b>	block <b>Molas Pass</b>	lot <b>Senior Warden Claim</b>
section <b>31</b>		township <b>41N</b>	range <b>7W</b>
5) What State Highway are you requesting access from?*		6) What side of the highway?*	
<b>550B</b>		<input 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 milepost (or cross street if mile post unknown)?*			
<b>2640</b> feet ( <input type="checkbox"/> N <input checked="" type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W) from: <b>milepost 67</b>			
8) What is the approximate date you intend to begin construction? <b>08/20/2025</b>			
9) Check here if you are requesting a:*			
<input checked="" type="checkbox"/> New Access <input type="checkbox"/> Temporary Access (duration anticipated: _____) <input 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 with former mine and mill, Proposed Single Family Residential</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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes, if yes – what are the permit number(s) and provide copies: _____ and/or, permit date: _____			
12) Does the property owner own or have any interests in any adjacent property?*			
<input checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes, if yes – list them on your plans and indicate the proposed and existing access points.			
14) If you are requesting agriculture 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/Land Use	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</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 peak hour volumes or <input checked="" 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 <b>0</b>	
# of single unit vehicles in excess of 30 ft. <b>0</b>	# of farm vehicles (field equipment) <b>0</b>	Total count of all vehicles <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.                                      | e) Subdivision, zoning, or development plan.      |
| b) Highway and driveway plan profile.  | f) Proposed access design.                        |
| c) Drainage plan showing impact to the highway right-of-way.   | g) Parcel and ownership maps including easements. |
| d) Map and letters detailing utility locations before and after development in and along the right-of-way. | 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 COOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional COOT Utility/Special Use Permit offices or accessed via the COOT 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 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 289.1-1997 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 241-1999.

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>.

...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	Date

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 <i>Isaiah Branch-Boyle</i>	Print Name <b>Isaiah Branch-Boyle</b>	Date <b>06/21/2025</b>
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# TRAUTNER GEOTECH LLC

Overall, from a geotechnical standpoint, I don't really have a lot of concern with the feasibility of building in the area inside the yellow area which measures out to be about 1 acre out of the ~3.9 acres total. I would plan to avoid the steeper slopes but it appears that this N-NW portion of the lot would be feasible for building w/o much issue from a bearing or slope stability standpoint. There is some evidence of potential slope instability on the lot just west with an active slump/slide. I would guess that this area gets relatively saturated causing some instability in the shallow soils. The slide is likely occurring at the soil/bedrock interface. There is shallow bedrock outcropping on your lot as well which is both good and bad. If you can find a relatively flat building area, which there is on the north side of the yellow area, your foundation bearing conditions will likely be very good. However, excavation into hard bedrock can be challenging and expensive, especially if blasting is necessary, but if you can find a relatively flat spot you can limit your excavation to the minimum required frost depth (48"). As you go south onto the more sloping areas a walkout basement level would be a possibility but you may encounter hard bedrock that would require blasting. Not unprecedented but can get expensive. Much of this hinges on what you're planning to build.

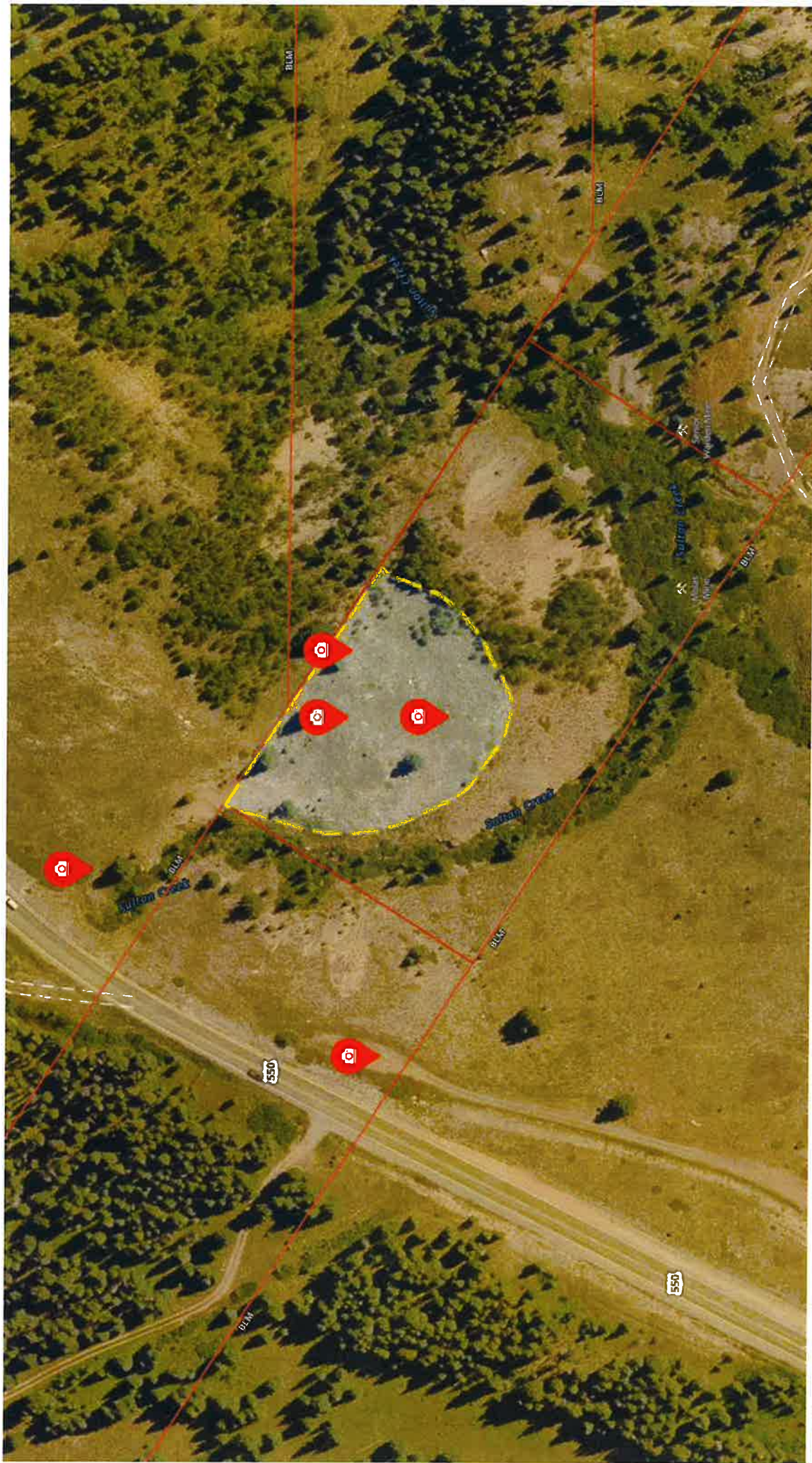
On the septic system side of things, again I see plenty of room more towards the center of the lot. There's a bit of a bench that flattens out just before the slope get really steep down into Sultan Creek. I would anticipate a fairly expensive septic system. Again, this hinges on what you plan to build. If it's just a part-time ski hut, you could potentially lobby the County for a variance to allow a vault instead of full septic system. With bedrock being shallow, even a very small septic system will be somewhat complex. Imported sand filter type system which could require blasting. We don't do the install, only design; however, I would assume a full septic system in this location could be in the \$50k range.

Both the geotechnical and septic aspects are not really anything abnormal from what we see on sites every day so I don't have huge concerns. The biggest challenge I see is access. I see no feasible way to access the property w/o going onto the public land (looks to be BLM) to the north then either directly up to Hwy 550 or back across the Silverton Ski Hut, LLC property then out to 550 on the existing access road. This is out of my wheelhouse but I can imagine either is going to be a logistical challenge. Then you are also going to have to deal with CDOT for your access agreement to the highway. Maybe there is an existing easement agreement but if not, I see this as the linchpin of the entire development.

Thanks,  
Jason A. Deem, P.G.  
Principal Geologist  
649 Tech Center Drive  
Durango, Colorado 81301

O: 970-259-5095  
M: 970-749-1939  
F: 970-382-2515





**SAN JUAN COUNTY**

**SUPPLEMENT TO APPLICATION FOR IMPROVEMENT AND LAND USE PERMITS**

(Attach additional sheets as necessary)

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

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

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

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

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1. A. Names/Addresses/telephone numbers/email addresses of all Owners of any interest in Property and a description of their interest (fractional ownership, mineral interests, easements, etc.) Isaiah Branch-Boyle 1118 Mineral Street Silverton, CO 81433

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B. Property Description/location/size (3-102.3): Senior Warden Lode Mining Claim,

Mineral Survey No. 13298 San Juan County, Colorado Total Acreage: 3.877 Acres

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



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

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

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

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

How does the applicant propose to get to and from the state highway system?  
Once approved by the BLM, I will drive 555 feet from the highway to my property via a primitive road.

C. What is the proposed improvement or use? A cabin for residential and short-term rental use.

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

Isaiah Branch-Boyle 1118 Mineral Street Silverton, CO 81433

E. Are there any existing structures or other improvements on the Property? ☐ Y ☒ N  
If yes, describe them in detail including nature or type of improvement, location, etc. and provide photographs of all such improvements.

F. Are there any historic structures, sites or artifacts known on the property? ☐ Y ☐ N  
If so, describe them in detail including nature or type, location, etc. and provide photographs of all such structures, sites and known artifacts.

There is a collapsed structure and old mine on the property.

G. Are all property taxes assessed against the property fully paid up (2-105.5, 3-102.18)  
☒ Y ☐ N If the Answer is NO, the application cannot be processed until all taxes are fully paid.

2. Applicable Land Use Zone: Mountain Zone : elevation of property? 10400

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

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

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

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

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

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

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

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

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

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

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

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

☐ Watershed Protection? (1-107.6)

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

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

4. Master Plan Compliance (4-103.3):

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

6. How many properties/parcels/claims are located within a relevant area for determination of cumulative impacts under (4-103.1 and .2))? \_\_\_\_\_ Describe the area deemed to be relevant and the basis for that determination \_\_\_\_\_  
\_\_\_\_\_

A. How many other parcels are accessed via same road? \_\_\_\_\_

B. How many other parcels are located within the same drainage basin or other relevant area and might be affected by drainage from the property? \_\_\_\_\_

C. How many other parcels are located within the same air shed? \_\_\_\_\_

D. Are any other parcels likely to obtain water from any underground source which is interconnected with any underground water source which is proposed to be tapped for water for use on the property? If so, how many? 1 \_\_\_\_\_

7. Do any natural hazards pose a risk on the property or with regard to any access to the property? (check as applicable)

☐ Avalanche Hazard (Chapter 8)

☐ Geologic Hazard (Chapter 9)

☐ Floodplain Hazard (Chapter 10)

☐ Wildfire Hazard (Chapter 11)

Explain the nature of the natural hazards which may pose a risk in connection with the proposed development and how the applicant proposes to minimize or avoid such risks.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

or assets which might be affected and explain how they might be affected and how the applicant proposes to avoid such effects. This proposed development will not affect any of the historic sites on the property.

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

☐ Y ☒ N Wildlife

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

☐ Y ☒ N Noise

☐ Y ☒ N Water pollution

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

☐ Y ☒ N Soil contamination, erosion, etc.

☐ Y ☒ N Hazardous materials/substances

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. \_\_\_\_\_

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10. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see number listed in 6(a) above) have any adverse impacts on County roads? (3-107) ☐ Y ☒ N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. \_\_\_\_\_

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11. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on other property? (4-103.3(d)) ☐ Y ☒ N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. \_\_\_\_\_

12. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on scenic values? (4-103.3(e)) ☐ Y ☐ N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. The cabin will be visible from highway 550 for a short period of time. I plan to build into the hillside to reduce visibility, build with local materials, use, colors that will blend with the landscape, and plant mature trees that will eventually shield the cabin from view without impacting the experience of anyone driving on 550 or taking pictures from the pullout.

13. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on wildlife (habitat, food sources, migration, hunting, etc.)? (4-103.3(e)) ☐ Y ☒ N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. The proposed cabin and road will have a negligible impact on wildlife, food sources, and habitat, since the development parallels the road it won't add to migration interference and the development will add no more disturbance than the development at the Alladin lamp hut.

14. Might the proposed development (when considered cumulatively with existing or potential development on all other properties within the relevant area – see numbers listed in 6 and 6(a – d) above) have any adverse impacts on erosion or other natural condition? (4-103.3(e)) ☐ Y ☐ N

Explain the nature of each potential impact and how the applicant proposes to minimize or avoid such risks. The road will have a 6% grade at its steepest and will not require significant cut and fill. The excavation and earth work necessary for cabin building and septic should serve to strengthen the hillside.

15. Are Skyline Regulations (3-102.7, 4-110.18) applicable? ☒ Y ☐ N If yes, has the Applicant demonstrated compliance with Skyline regulations? ☒ Y ☐ N

☐ Photos of existing property conditions (3-102.7(a))

☐ Representations of proposed development against skyline (3-102.7(b))

☐ Story poles (if necessary) (3-102.7(c))

16. Has the applicant provided a Scenic Quality Report (4-110.19)? ☐ Y ☐ N

16. Has Applicant provided proof of availability of adequate source of potable water for maximum potential use of proposed development, fire fighting and other purposes (3-102.8, 4-103.3(b))

☐ Decreed water right

☐ Central water system

☒ Well permit

☒ Water storage system

17. Has Applicant provided proof of adequate sewage disposal for maximum use of proposed development (3-102.10, 4-1-3.3(c)) ☐ Y ☐ N

☐ Central sewer system ☐ existing or ☐ new

☐ Individual septic system permit

18. Has the Applicant provided proof of adequate utilities for maximum use of proposed development (4-103.3(g))? ☐ Y ☐ N

a. electric ☐ SMPA service commitment

☒ other solar and hydro electricity

b. telephone communications ☐ land line service commitment

☒ cell phone service available

☒ satellite phone service available

☐ other

19. A. What emergency services might be required by the proposed development or its potential uses?

☐ Fire

☐ EMS

☐ Law Enforcement

☐ Mountain or back country rescue

☐ Other \_\_\_\_\_

B. What are probable response times for any indicated emergency services?

☐ Fire \_\_\_\_\_

☐ EMS \_\_\_\_\_

☐ Law Enforcement \_\_\_\_\_

☐ Mountain or back country rescue \_\_\_\_\_

☐ Other \_\_\_\_\_

C. Has the Applicant provided proof of availability of each emergency service which might be required for the proposed use (unless deemed unnecessary) (4-103.3(h))? Explain how Applicant proposes to secure each emergency service which may be required by or in connection with the proposed development or its use?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

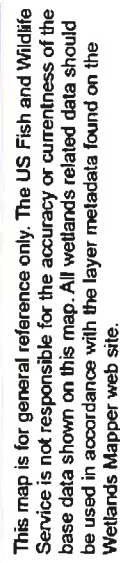
D. If any emergency service listed is deemed unnecessary, explain why it is unnecessary? \_\_\_\_\_

\_\_\_\_\_

20. Is Expert Assistance required for any portion of the County's review? If so, in what area and for what purpose?

21. Are any special permit conditions needed to:

- a. Protect of health, safety or welfare of general public? (2-110.1)
- b. Protect of persons or property? (2-110.1)
- c. Protect of historic assets? (1-114.3, 2-110.1)
- d. Protect of scenic views and vistas? (1-114.2, 1-115.1, 1-116.4, 2-110.1)
- e. Protect cultural assets? (2-110.1)
- f. Protect against natural hazards? (2-110.2 and .3)
- g. Protect environmental assets? (1-114.2, 1-115.1 1-116.4)
- h. Address soils, slopes, geologic hazards? (1-114.4, 1-115.2, 1-116.5)
- i. Adequately address access incl. roads, drives, parking? (1-114.5, 1-116.6)
- j. Protect water purity? (1-115.1)
- k. Preserve access to mineral development? (1-116.3)



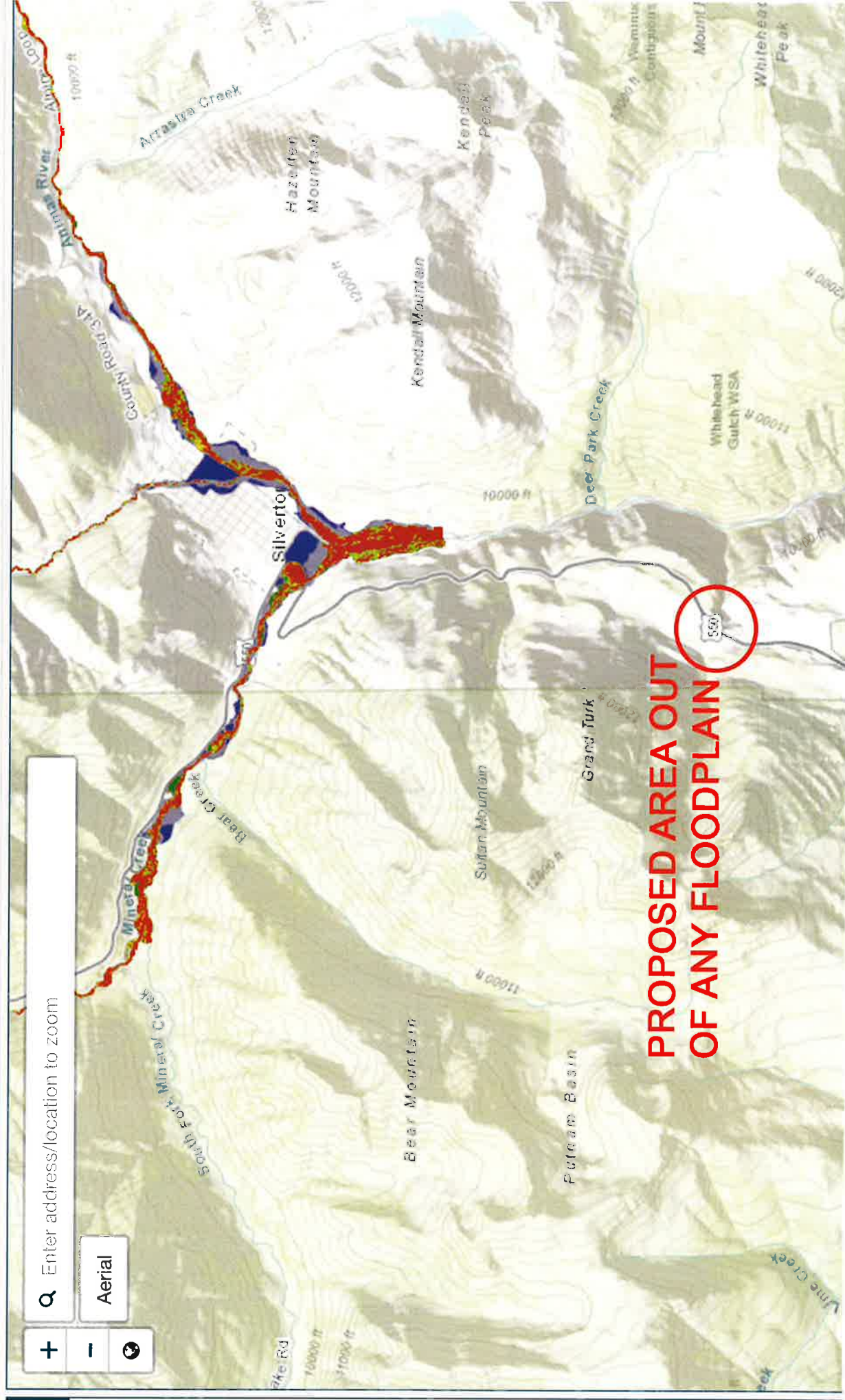
## Wetlands

- |                                |  |                                   |  |          |
|--------------------------------|--|-----------------------------------|--|----------|
| <b>Wetlands</b>                |  | Freshwater Emergent Wetland       |  | Lake     |
| Estuarine and Marine Deepwater |  | Freshwater Forested/Shrub Wetland |  | Other    |
| Estuarine and Marine Wetland   |  | Freshwater Pond                   |  | Riverine |

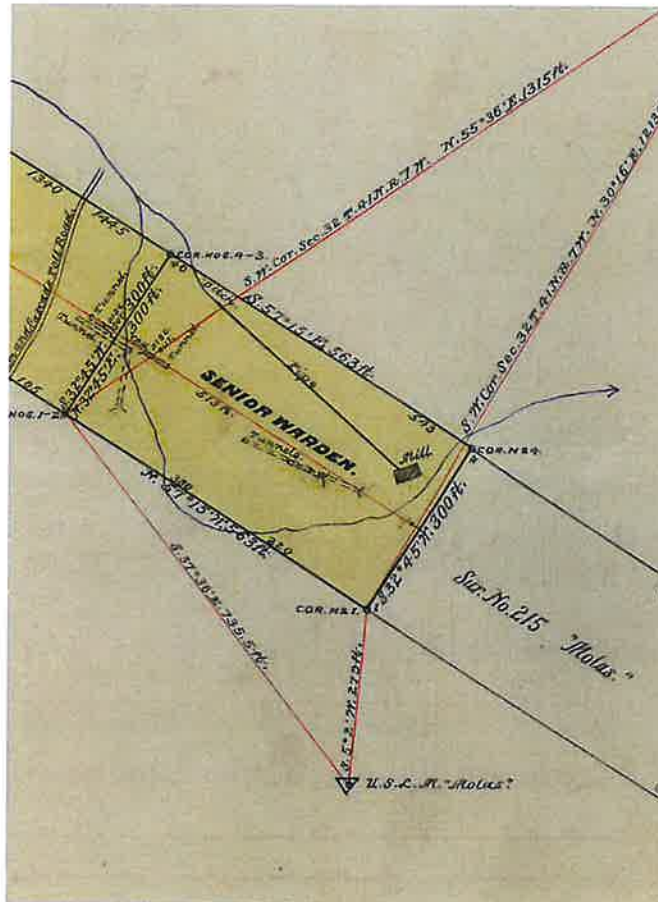


# Colorado Hazard Mapping & Risk MAP Portal

MAP    FAQs    COMMUNITY RATING SYSTEM    CALENDAR    LIDAR DOWNLOAD    CO Risk MAP ▾



**SCENIC QUALITY REPORT**  
Proposed Branch-Boyle Cabin  
Senior Warden Lode USMS No. 13298  
Highway 550, near Molas Lake  
San Juan County, Colorado



**Applicant:**

Isaiah Branch-Boyle  
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970-759-5784

[isaiahbranchboyle@gmail.com](mailto:isaiahbranchboyle@gmail.com)

**Submitted:**

June 24, 2025

# **SCENIC QUALITY REPORT**

## **Senior Warden Lode USMS No. 13298**

### **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 Branch-Boyle Residence, located on the Senior Warden Lode USMS No. 13298.

The Senior Warden Lode is located near Molas Lake. The site is roughly located on the southside of HWY 550 across the street from the Aladdin Lamp Ski hut or the Sheep Pen Campground.

The site is located within the County's Master Plan "economic development corridor" where it states in its Strategies:

- Goal LU-2 Focus future development on mining claims into growth corridors that are environmentally suitable, where public services are available and that provide feasible opportunities for growing the community and the economy.
  - Strategies LU-2.1 Encourage most future development to occur in the growth following economic corridors: 1) South County on or near Highway 550 2) Silverton/Hwy 550 3) SilvertonGladstone 4) Silverton-Eureka.

The site is also within The Compass Master Plan provision to expand housing choices.

A Vicinity Map depicting the general location of the project site is included within this submittal for your reference.

**SCENIC QUALITY REPORT**  
Senior Warden Lode USMS No. 13298

**2. PROJECT SITE AND PROPOSED CABIN LOCATION**

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 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 project site, the Senior Warden Lode, consists of 3.877 acres with Sultan Creek running through. The patented mining claim has a portion on the northwest side of the property consisting of sparsely vegetated rolling meadows, a few mature spruce trees, and a stand of aspens. The eastern portion of the property is characterized by a steep hillside, historic mining remnants, and a creekbed. The approximate elevation is 10,400 feet. The slope of the 3.877 acre site varies from 3 to 30 percent down towards Sultan Creek.

The applicant has proposed to construct a cabin on the least visible, safest, and least destructive site on the northwest side of the claim. The building envelope is small but has room for a cabin, septic, and shed while maintaining necessary distance from private and public boundaries as well as distance from the creek.

The proposed cabin is located on a slope that will allow for half of the structure to be shielded by the hill. The mature spruce trees on site show the potential for screening height and feasibility.

Photos on the following page show the stakes and flagging at the proposed cabin footprint. The cabin was staked by the Applicant using the proposed exterior Cabin dimensions of 40 feet by 32 feet.

The pictures on the following page show the staked/flagged cabin footprint.





## **SCENIC QUALITY REPORT**

### **Senior Warden Lode USMS No. 13298**

### **3. VISIBILITY OF THE CABIN FROM HIGHWAY 550**

Highway 550 passes above the project site. Highway 550 provides access between Silverton and Durango.

The proposed cabin will be momentarily visible from Highway 550 for drivers coming from Durango to Silverton. Portions of the cabin will be obscured due to a berm by the highway, aspens by the highway, evergreens, and significant grade change between the road and cabin.

To see the cabin, a Durango driver headed to Silverton following the speed limit has approximately 3 seconds to ignore the amazing view at eye level and look down to find the proposed cabin below the highway and skyline. Most drivers will pull over at the pullout north of the property to take photos of the view they just passed, at which point the cabin is completely shielded behind aspens and conifers.

The photo drawing on the following page is a graphic depiction to approximate scale of what the proposed cabin visibility is expected to be at its most visible point from Highway 550, without any proposed imported tree screening. The following photo is with proposed screening.

The following page depicts the view from the pulloff, with the viewpoint of a driver standing on the pull off shoulder with their vehicle pulled over, looking towards the Weminuche Wilderness and the proposed cabin completely screened by trees.

Screening consisting of planting imported trees can be provided by the Applicant if required by and as specified by San Juan County. The applicant is motivated to start planting screening as soon as possible because the screening will also reduce road noise and highway visibility from the proposed cabin site. As many trees will be planted as possible while maintaining a defensible space for fire safety.









**SCENIC QUALITY REPORT**  
Senior Warden Lode USMS No. 13298

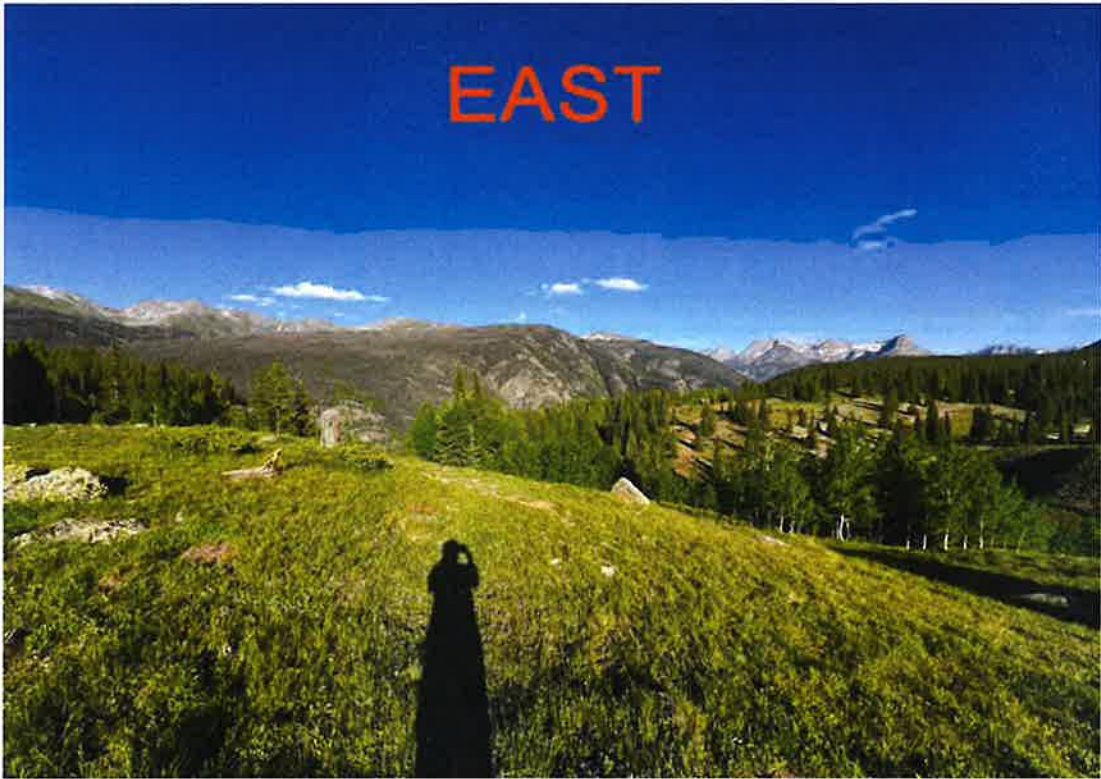
**4. VIEWS FROM THE PROPOSED CABIN**

In the County Scenic Quality Report regulations, it is requested that we provide information about the view FROM the building envelope(s).

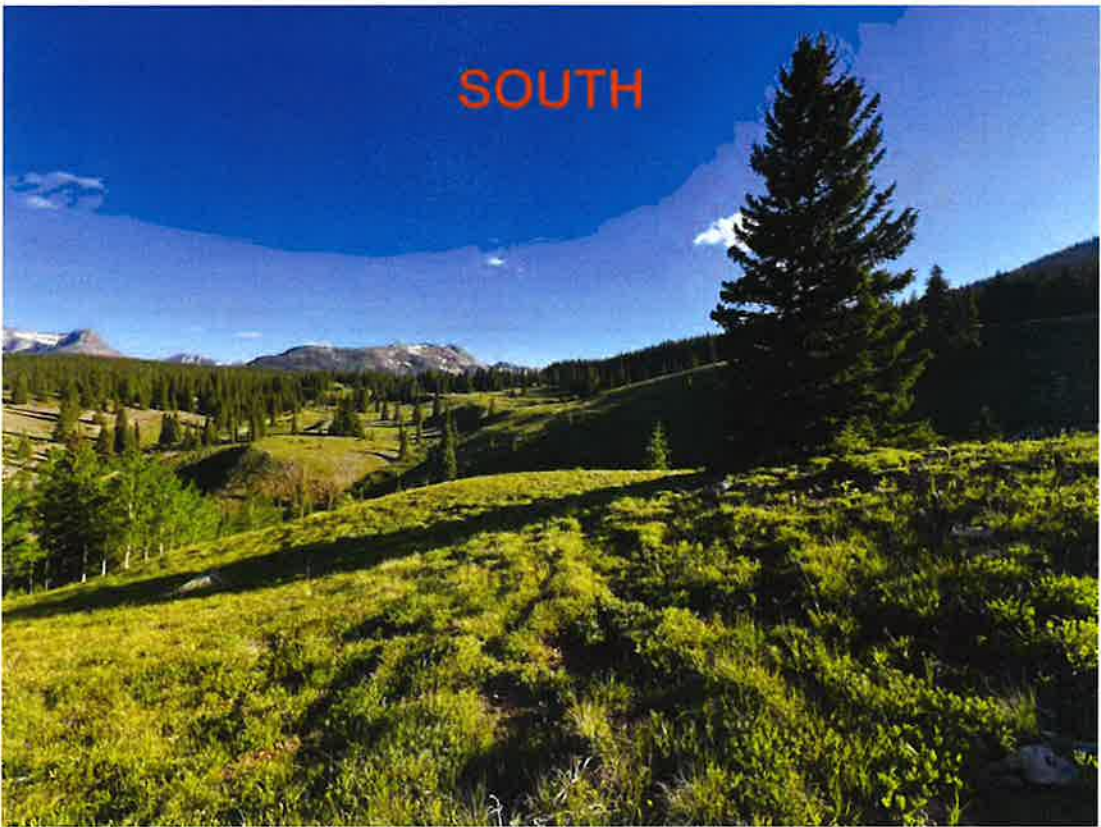
Photos are included on the following page, showing the view FROM within the staked cabin footprint.

On the following page are color photos of views from the proposed cabin, looking approximately towards the north, south, east, and west.

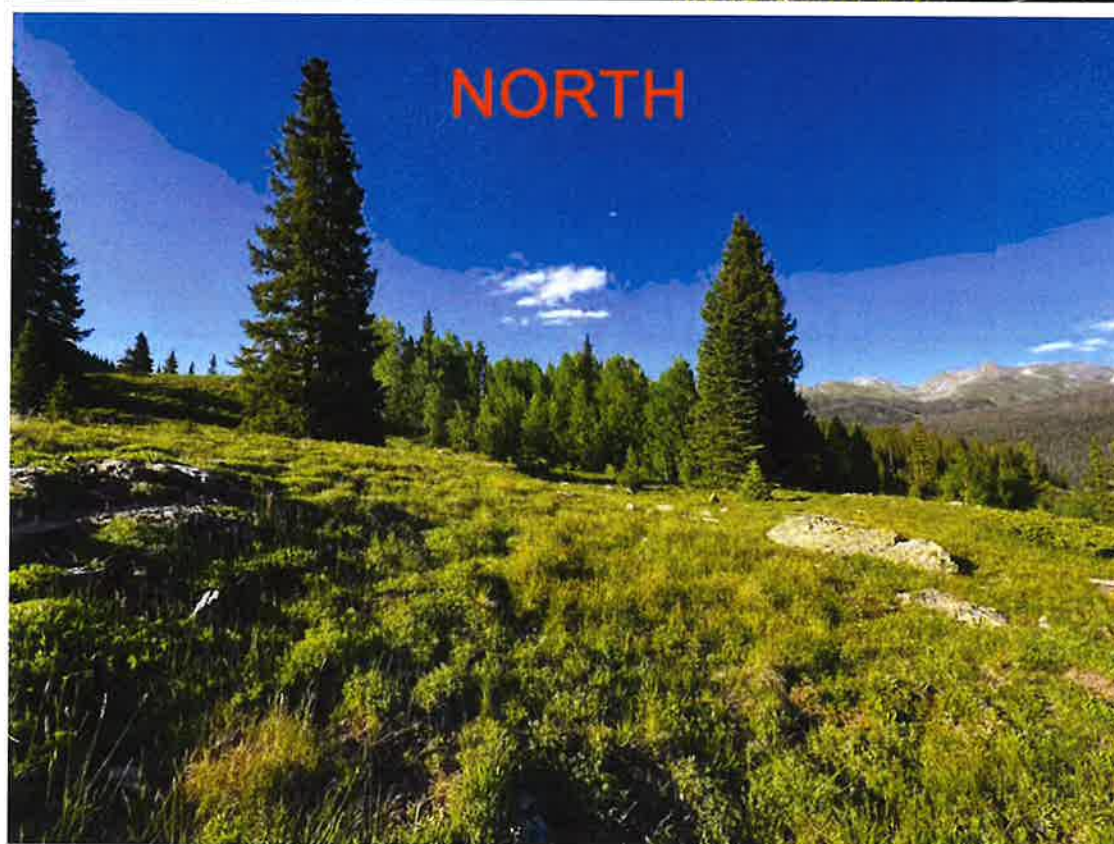
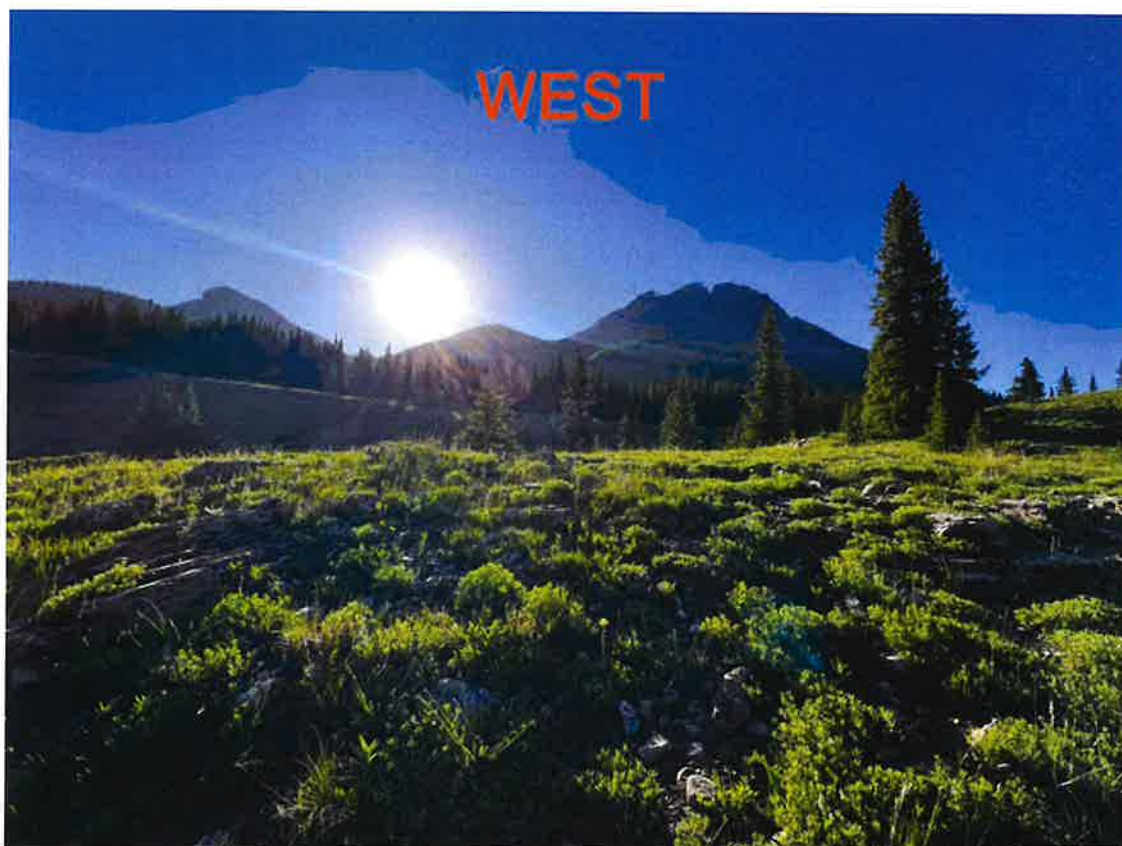
EAST



SOUTH







**SCENIC QUALITY REPORT**  
Senior Warden Lode USMS No. 13298

**5. LOCATION OF STRUCTURE WAS SELECTED TO MINIMIZE VISIBILITY FROM PUBLIC LANDS AND EXISTING TRAILS**

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.*

Here is information regarding individual (underlined) parts of the above regulation:

• Location of the structure:

The Applicant selected the safest, least impactful, and least visible part of the mining claim with the most existing vegetation for the "location of the structure."

• Adjacent public lands:

The project site borders BLM-administered public lands on the north and south. Although there was little choice about the location of the structure, the Applicant have chosen the safest, least impactful, and least visible part of the mining claim for the cabin footprint possible. The existing vegetation (spruce trees and aspen grove) shield the cabin from view of the BLM land to the north. The existing vegetation (spruce trees) shows the potential for screening the proposed cabin from the adjacent public lands located south of the mining claim.

• Existing trails:

There are no known significant existing trails in the viewing vicinity of the project site. The Scenic Report regulation at the top of this page requires information about how the Applicant selected (or did not select) a "location of structure" which would minimize "visual impacts" from "adjacent public lands" and "existing trails." Although the land on the east side of the property is better shielded there is not enough space for a cabin and septic. Building on the east side of the claim would also lead to more disturbance to Sultan Creek, the remnants of the historic mill, and the Molas Mine. The cabin footprint selected by the Applicant minimizes the ecological, historical, and visual impacts, while remaining within the small buildable area on the west side of the property.

**SCENIC QUALITY REPORT**  
Senior Warden Lode USMS No. 13298

**6. CABIN DESIGN WORKS WITH NATURAL TOPOGRAPHY**

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.*

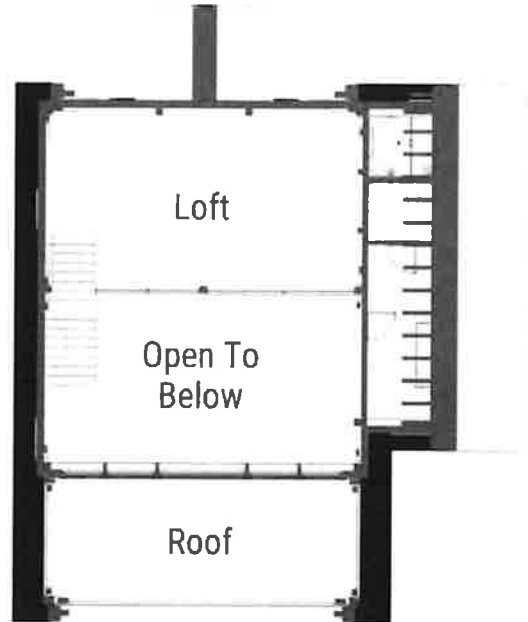
The proposed cabin has been designed to work with the existing topography in the building envelope. There is a walkout basement level to accommodate for the existing ground surface slope of the cabin footprint. The small cabin footprint and overall cabin design works with the natural grade of the building envelope, and not against it. The Applicant has also laid out the shed design and the larger part of the cabin to face away from the highway.

The proposed cabin design is shown on the Applicant's draft building plans, on the following pages. Please note that the "front" of the cabin has been oriented towards the west, while the "back" of the cabin includes a deck, and has been oriented to face east away from Highway 550.





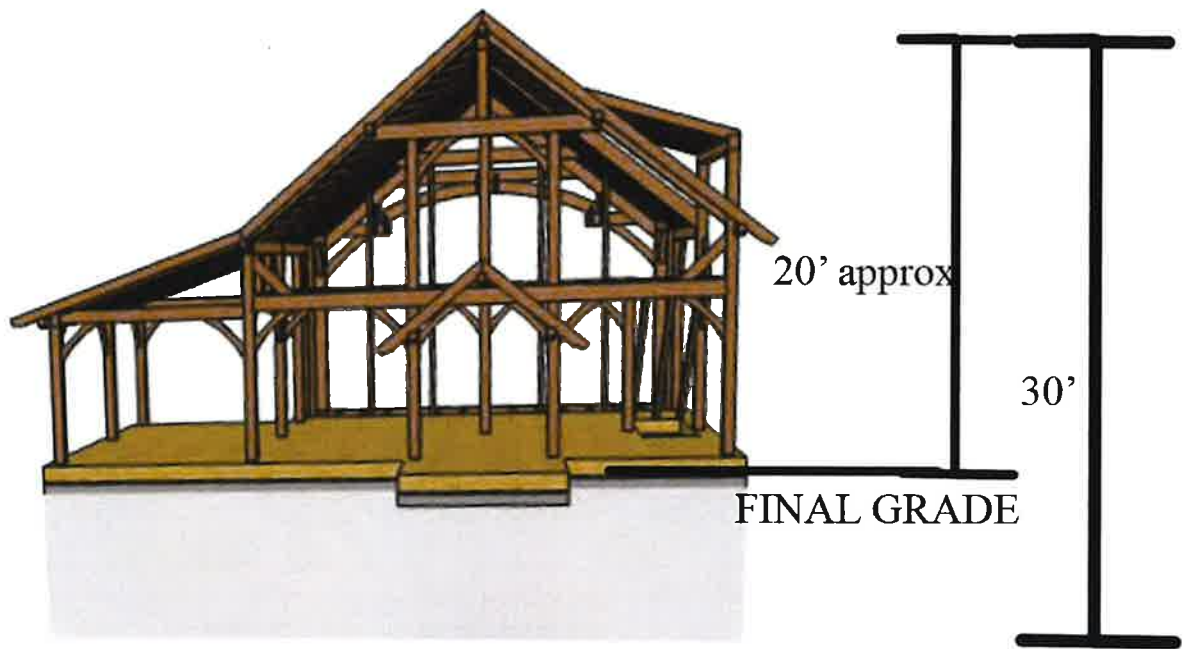
First Floor



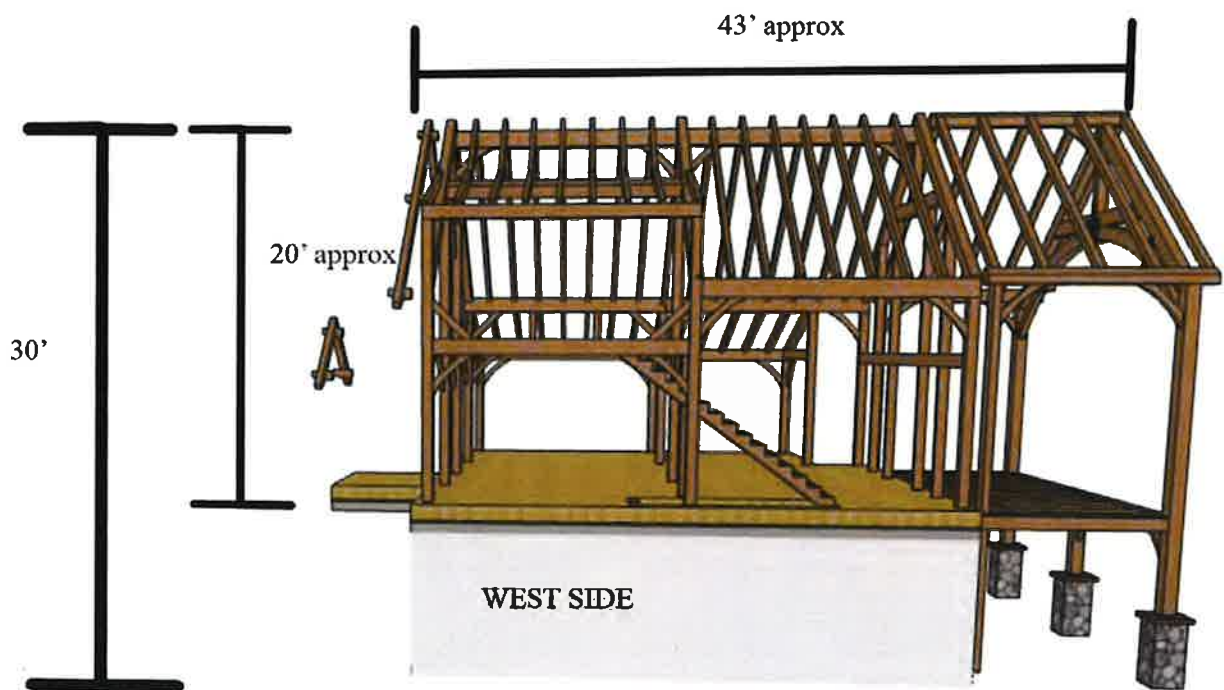
Loft



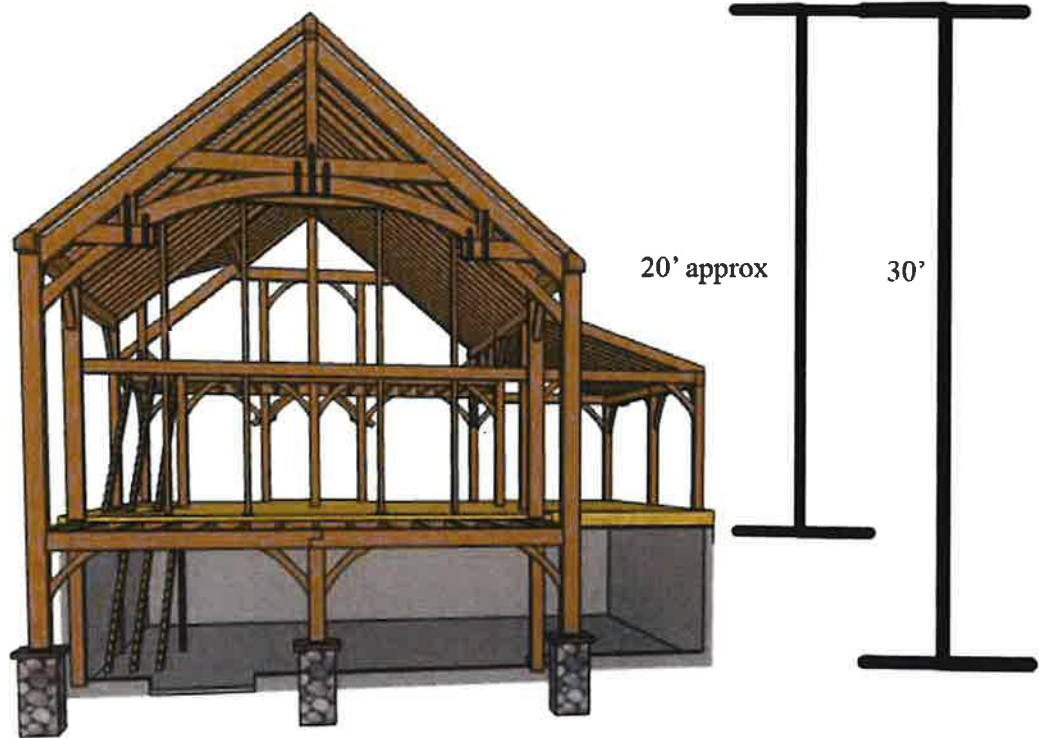
Walk-Out Basement



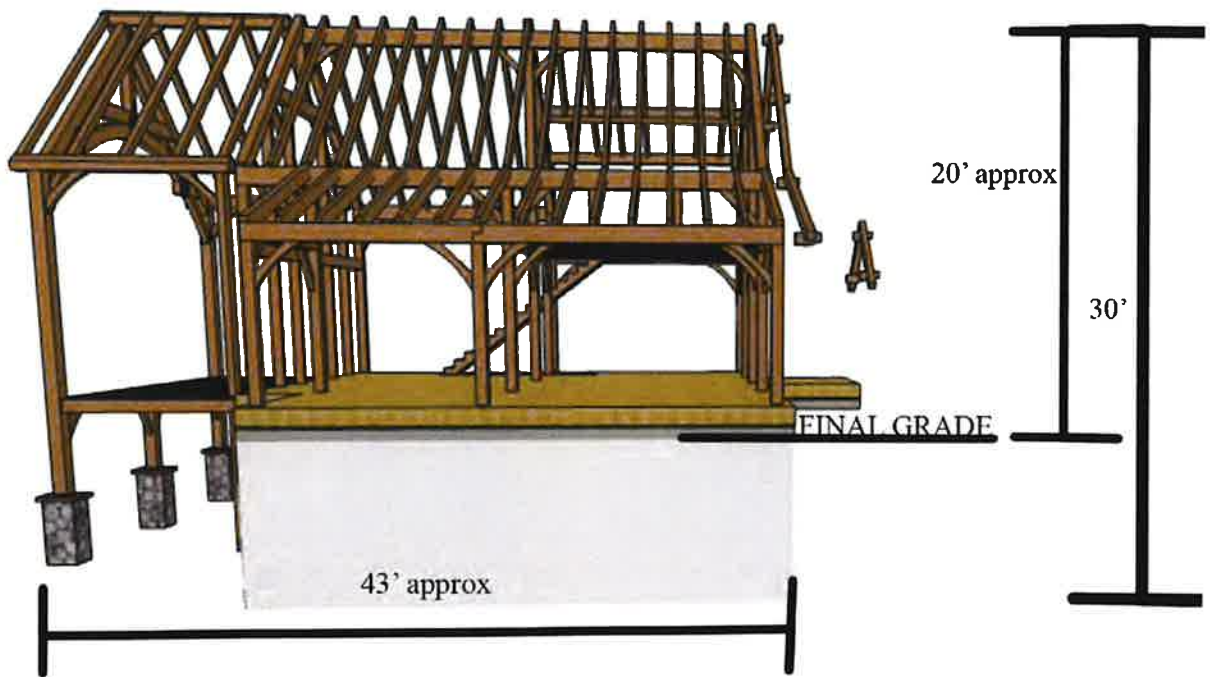
WEST SIDE (FRONT)



SOUTH SIDE



EAST SIDE (BACK)



NORTH SIDE



## **SCENIC QUALITY REPORT**

### **Senior Warden Lode USMS No. 13298**

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

This section of the Scenic Report describes design features associated with topsoil, location of utilities, exterior lighting, and any proposed driveway(s).

##### **A. TOPSOIL**

County regulations require that the project should include the following:

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

Any topsoil found during construction of the proposed improvements will be separately stockpiled on-site, to be used for landscaping. If screening (such as trees) is required by the County, then any topsoil found during construction can be used for the landscaping associated with the screening or trees.

##### **B. UTILITIES**

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 septic system leach field, a proposed under-cabin water tank cistern, and some associated underground sewer piping. The septic system leach field location was selected based on San Juan Basin Health Department regulations and setbacks. The solar and hydro-electric system will be designed by Solar Energy International to limit the damage to the local ecosystem and limit the visibility from the highway. The utility construction will occur with the least amount of disturbance necessary, in order to limit any damage to the natural environment. No phone/cable lines are proposed. Power sources are also proposed to include propane and a wood stove, and these items are not anticipated to cause significant damage to the natural environment.

## **SCENIC QUALITY REPORT**

### **Senior Warden Lode USMS No. 13298**

#### **C. EXTERIOR LIGHTING**

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 exterior lighting for this project is a minimum amount of automatic on-off motion detection lights, just enough for safety purposes. No sodium vapor lights are proposed or will be used. We would suggest one light at each door for safety purposes. All exterior lighting will be in conformance with the requirements of San Juan County regulations.

#### **D. DRIVEWAYS**

County regulations require that the project should include the following.

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

The proposed driveway will come from the existing pull off on highway 550, come around the historic snow fence without disturbing it, and follow the natural topography sweeping around and down to the Senior Warden Lode. Because of the gentle slope and the proposed location of the driveway, the amount of cut and fill will be minimal if necessary at all. Please refer to the Sketch Plan, Sketch Plan with Topography, and the BLM ROW application included within this submittal for additional information about the layout of the proposed access.

## **SCENIC QUALITY REPORT**

### **Senior Warden Lode USMS No. 13298**

#### **9. BUILDING MATERIALS**

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.*

The proposed colors and textures of the cabin are the following:

- Post and beam walls consisting of locally sourced spruce
- Green corrugated "propanel" non reflective roofing material
- rusted metal corrugated panels to be placed along bottom exterior of cabin to prevent rodents
- Off white stucco because the proposed cabin will be surrounded by snow nine months out of the year
- Natural stacked stone accents such as around bases of porch posts.

The photo on the following page shows the trees from the powerline in proximity to the building site indicating that as many textures and colors from the landscape will be used.

The following photo shows a closer view of the proposed cabin to show roof color, stucco color, and siding color.



**SCENIC QUALITY REPORT**  
Senior Warden Lode USMS No. 13298

**10. CONCLUSION**

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

- The Applicant has selected the least visible, safest, and least impactful buildable location for the proposed cabin footprint.
- The Applicant has placed the footprint within the densest vegetation, in order to maximize natural screening. Additional screening can be provided as determined by the County such as importing and planting of trees on the site.
- The cabin design has a small footprint, works well with the existing building envelope topography, and avoids a sprawling, larger and more visible structure.
- The proposed cabin footprint is relatively small, even though the building envelope is well below 11,000 feet elevation (where the footprint size would have been limited by County regulations).
- The proposed access driveways bear a logical relationship to the surrounding topography, minimize excavation, and follow natural contours.
- The colors and textures of the materials selected for the cabin and shed (greens, rust, and natural stone, logs, and wood) blend in well with the colors of the natural surroundings. The color of the stucco taking into consideration the cabin will be surrounded by snow nine months of the year.

Thank you for your consideration and review of the proposed Branch-Boyle Cabin on the Senior Warden Lode . If you would like additional information please contact Isaiah Branch-Boyle at (970) 759-5784.