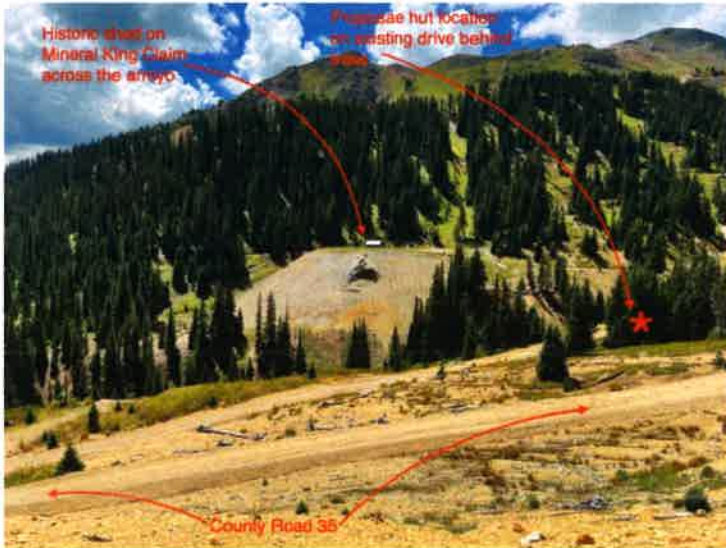


# Application for Improvement Permit

## Sketch Plan Submittal

### COLE CABIN



TBD County Road 35

Prospect Gulch

Mineral King Lode USMS No. 2051

San Juan County, Colorado

Applicant:

David Cole

Prepared By: FeeneyArchitect,

1201 Main Avenue #201

Durango, Colorado 81301 (970) 749-6787

FeeneyArchitect

May 30, 2023

**San Juan County Planning Commission**

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

Re: **Application for Improvement Permit – Sketch Plan Review Cole Cabin** on the Mineral King Lode USMS No. 2051 County Road 35, Prospect Gulch, San Juan County, CO.

Willy and Commissioners:

Please see the attached for our submittal to describe the proposed improvements on the Mineral King Lode USMS No. 2051 owned by David Cole.

The attached documents have been prepared for a San Juan County Application for Improvement Permit as a “Sketch Plan Review”. The Applicant requests review of this project by the Planning Commission at their upcoming meeting, and to consider approval.

The proposed improvements consist of a 1000 SF cabin and associated utility improvements, all of which can be accessed by an existing driveway off County Road 35.

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

C. Richard Feeney, AIA, NCARB, LEED AP+

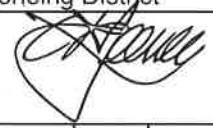
[rick@FeeneyArchitect.com](mailto:rick@FeeneyArchitect.com)

FeeneyArchitect  
1201 Main Avenue #201  
Durango, Colorado 81301  
Cell: 970-749-6787

## Table of Contents

1. Permit Applications
  - a. San Juan County Application for Improvement Permit
  - b. San Juan County Driveway and Road Access Permit Forms
  - c. San Juan County Relationship to County Road and State Highway Systems Form
2. Warranty Deed
3. Survey Plat
4. Maps and Lists of Adjacent Landowners
5. Project Narrative
6. Project Plans
  - a. Vicinity Map
  - b. Sketch Plan with County Avalanche Map
  - c. Sketch Plan with County Geohazards Map
  - d. Site Plan with Topography/Aerial Image
  - e. Enlarged Site Plan
  - f. Draft Floor Plans
  - g. Draft Building Elevations
7. Letter of Feasibility for Septic Design
  - a. San Juan Basin Public Health Septic Permit Application
8. Avalanche Hazard Assessment & Mapping
9. Geotechnical Report
10. Scenic Quality Report

### Application for Improvement Permit

		APPROVAL CHECKLIST		Initial	Date
Applicant	Name	C. Richard Feeney	970-749-6787	Land Use Administrator	
	Address	1201 Main Avenue #201 Durango, Colorado 81301		Ownership of Surface	
Owner	Name	Mineral King LLC	303.973.8585	Ownership of Minerals	
	Address	4610 Homestead St Bow Mar, CO 80123		Vicinity Map	
Contractor	Name	Brian Davis, 9318 Contracting, Inc		Certified Survey Plat	
	Address	Silverton, CO 970-799-4375		Monumentation	
	Phone			Basic Plan Map	
Legal Description of Property:				Plans and Drawings	
Mineral King MS 2051 mineral claim San Juan County, Colorado				Road System Relationship	
				Zoning Compatibility	
				State Mining Permit	
				Owner Notification	
				Avalanche Hazard	
				Geologic Hazard	
				Floodplain Hazard	
				Wildfire Hazard	
				Mineral Resource Impact	
				Township N, Range W, Section	Wildlife Impact
Nature of Improvement Planned:				Historic Site Impact	
Single family cabin with associated utility improvements.				Watershed Gearance	
County Building Inspector				Building Permit	
Land Use Zone: Mountain Zoneing District					
Applicant Signature 				Electrical Permit	
Date Application Requested				San Juan Basin Health Unit	
				Sewage Disposal: Test	
Date Submitted for Permit				Design	
				Central Sewage Collection	
Date Permit Issued				State Division of Water Resources	
Date Permit Denied				Adequate Water Source	
Reason for Denial				Well Permit	
				Central Water Distribution	
				U.S. Forest Service/BLM	
				Access Approval	
Receipt				State Division of Highways	
FEE PAYMENT				Driveway Permit	
	Application	Amount	Date		
	Building Permit				
	Subdivision/PUD			Subdivision Variance	
	Hearing Notice			Subdivision Approval	
				PUD Approval	

SAN JUAN COUNTY, COLORADO  
DRIVEWAY AND ROAD ACCESS PERMIT

Improvement  
Permit No. \_\_\_\_\_

Applicant: Mineral King LLC 303.973.8585  
4610 Homestead St  
Bow Mar, CO 80123

Location of Proposed Driveway or Access on County Road No. 35 :

County Road 35 runs through the property. The proposed driveway will start on the south side of County Road 35 and run south towards the proposed cabin. It is on a current roadway cut.

---

---

---

Description of Proposed Driveway or Access, including materials to be used:

The driveway is on an existing roadway cut. It will be 10' wide with native gravel surfacing. Culverts and other drainage elements will be installed as needed.

---

---

---

---

---

---

Comment and Recommendations of County Road Supervisor:

---

---

---

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

---

---

---

Permit Approved \_\_\_\_\_ or Denied \_\_\_\_\_ Date: \_\_\_\_\_

Land Use Administrator: \_\_\_\_\_

# 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 115 ft from County Road No. 35, the nearest designated and publicly maintained county road.
2. Said County Road No. 35 is on this date maintained on an seasonal basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 8 miles from Colorado State Highway No. 550, the nearest designated state or federal highway.
4. Said Colorado State Highway No. 550 is on this date maintained on a year-round basis by either San Juan County or the Colorado Division of Highways.
5. A Driveway Permit will be necessary for any private access or egress relating to said real property which intersects any designated Colorado State Highway or Federal Highway.

Signed and dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ year.

ATTEST:

\_\_\_\_\_  
Applicant

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

State Documentary Fee  
\$5.90 09-07-2021

153827  
Page 1 of 2  
SAN JUAN COUNTY, COLORADO  
LADONNA L. JARAMILLO, RECORDER  
09-07-2021 08:43 AM Recording Fee \$18.00  
State Documentary Fee

**WARRANTY DEED**

Date: September 3, 2021

**THIS DEED**, Made this 3<sup>RD</sup> Day of September, 2021

\$ 5.90

Between **BLUE BIRD MINING & MILLING COMPANY, INC., A COLORADO CORPORATION**

of the County of Douglas and State of Colorado, grantor

and **MINERAL KING LLC, A COLORADO LIMITED LIABILITY COMPANY**

whose legal address is 4610 Homestead  
Bow Mar, CO 80123

of the County of Jefferson 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:

SEE ATTACHED EXHIBIT "A"

As known by street and number as: TBD County Road 35  
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, itself, its successors, does covenant, grant, bargain, and agree to and with  
the grantee, their heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the  
premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has  
good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and  
that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and  
restrictions of whatever kind or nature so ever, except: 2021 taxes due and payable in the year 2022. Subject to  
Statutory Exceptions as defined in CRS § 38-30-113(5).

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

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

**BLUE BIRD MINING & MILLING COMPANY, INC., A COLORADO CORPORATION**

BY: *Mildred Moodie*  
**MILDRED MOODIE, PRESIDENT**

STATE OF ~~COLORADO~~ OKLAHOMA  
COUNTY OF ~~DOUGLAS~~ OKLAHOMA



The foregoing instrument was acknowledged before me this 2 Day of September, 2021

By: **MILDRED MOODIE, PRESIDENT OF BLUE BIRD MINING & MILLING COMPANY, INC., A COLORADO CORPORATION**

My commission expires:



Witness my hand and official seal

*Lorna Ferrell*  
Notary Public

EXHIBIT "A"

**The LIZZIE LODE, Lode Mining Claim, U. S. Mineral Survey No. 15520A, Red Mountain Mining District, San Juan County, Colorado.**

**and**

**The HENRIETTA LODE, Lode Mining Claim, U. S. Mineral Survey No. 15526A, Red Mountain Mining District, San Juan County, Colorado.**

**and**

**The PROSPERITY LODE, Lode Mining Claim, U. S. Mineral Survey No. 18621, Red Mountain Mining District, San Juan County, Colorado.**

**and**

**The LA CROSS, Lode Mining Claim, U. S. Mineral Survey No. 18620, Red Mountain Mining District, San Juan County, Colorado.**

**LESS AND EXCEPT any portion of the above named mining claims, within overlapping senior mining claims whether excepted or not in the patents for the above described LIZZIE, HENRIETTA, PROSPERITY AND LA CROSS Lode Mining Claims.**



State Documentary Fee  
\$2.50 01-06-2021

153282  
Page 1 of 1  
SAN JUAN COUNTY, COLORADO  
LADONNA L. JARAMILLO, RECORDER  
01-06-2021 08:04 AM Recording Fee \$13.00

**WARRANTY DEED**

**THIS DEED**, Made this 4th Day of January, 2021

State Documentary Fee

Between **BOY MINING COMPANY, A PARTNERSHIP**

Date: 1/5/2021

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

\$ 2.50

and **MINERAL KING LLC, A COLORADO LIMITED LIABILITY COMPANY**

whose legal address is 4610 HOMESTEAD  
Bow Mar, CO 80123

of the County of Jefferson 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, its successors 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 MINERAL KING Lode Mining Claim, U. S. Mineral Survey No. 2061, Eureka Mining District,  
San Juan County, Colorado.**

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

As known by street and number as:


**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, its successors and assigns forever. The grantor, itself, its successors, does covenant, grant, bargain, and agree to and  
with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of  
the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and  
has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid,  
and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances  
and restrictions of whatever kind or nature so ever, except 2021 taxes due and payable in the year 2022. Subject  
to Statutory Exceptions as defined in CRS § 38-30-113(5).

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

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

**BOY MINING COMPANY, A PARTNERSHIP**

  
BY: **JEROME L. SAFIR, PARTNER**

  
BY: **GIL N. MOSER, PARTNER**

STATE OF COLORADO  
COUNTY OF LA PLATA

The foregoing instrument was acknowledged before me this 5th Day of January, 2021  
By: **JEROME L. SAFIR AND GIL N. MOSER, AS PARTNERS OF BOY MINING COMPANY, A  
PARTNERSHIP**

My commission expires 9/10/2024

**DEBORAH V. ROYBAL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19924011936  
MY COMMISSION EXPIRES 09/10/2024**

Witness my hand and official seal  
  
Notary Public

 ST22005079 E

**Statement of Authority  
(Section 38-30-172, C.R.S.)**

1. This Statement of Authority relates to an entity named:  
**MINERAL KING LLC, A COLORADO LIMITED LIABILITY COMPANY**
2. The type of entity is a:  

<input type="checkbox"/> corporation	<input type="checkbox"/> registered limited liability partnership
<input type="checkbox"/> nonprofit corporation	<input type="checkbox"/> registered limited liability limited partnership
<input checked="" type="checkbox"/> limited liability company	<input type="checkbox"/> limited partnership association
<input type="checkbox"/> general partnership	<input type="checkbox"/> govt. or governmental subdivision or agency
<input type="checkbox"/> limited partnership	<input type="checkbox"/> trust
<input type="checkbox"/> business trust	<input type="checkbox"/> unincorporated nonprofit association
3. The entity is formed under the laws of **COLORADO**
4. The mailing address of the entity is:  
**4610 HOMESTEAD  
BOW MAR, CO 80123**
6. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:  
**DAVID M. COLE, SOLE MEMBER**
8. The authority of the foregoing person(s) to bind the entity is limited as follows:  
**N/A**
7. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.
8. This Statement of Authority amends and supersedes in all respects any prior Statement of Authority executed on behalf of the entity.

Executed this 4th day of **JANUARY**, 2021

Signature **DAVID M. COLE**

Signature

STATE OF **COLORADO**  
COUNTY OF **Douglas**

The foregoing instrument was acknowledged before me this 4th Day of **JANUARY**, 2021.  
By: **DAVID M. COLE**.

My commission expires:

**July 24, 2022**  
Notary Expiration

Witness my hand and official seal

Notary Signature



**STACEY L. JAMES  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144029150  
MY COMMISSION EXPIRES JULY 24, 2022**

**ST22005079E**

## Project Narrative

### Applicant Name and Address:

David Cole  
Mineral King LLC  
4610 Homestead St.  
Bow Mar, CO 80123  
303-973-8585

### Project Location:

TBD County Road 35- Prospect Gulch  
Mineral King MS 2051  
San Juan County, Colorado

### Legal Description

Mineral King, Lode USMS No. 2051, Township 42 North, Range 7 West, Section 18 of the New Mexico Principal Meridian, Parcel Number: 47750180040009, San Juan County, Colorado.

### Proposed Development:

1000 SF cabin, septic system, cistern water system, and associated site and utility improvements.

### Zoning:

Mountain Zoning District

### Acreage:

10.14 acres

### Water Service:

An underground water storage tank with hauled water to the property will be in the crawlspace or buried in close vicinity. Cistern will hold 2000 gallons and will have the required setback from the septic components.

### Sewer Service:

The septic system location was selected based on site accessibility and proximity to the chosen cabin site. Trautner GeoTech has completed three test holes and is ready to finish the design once the cabin is approved to proceed. The septic system will maintain a 100-ft minimum clear radius from existing water sources.

### Power and Heating:

The primary heat source is proposed to be a wood burning stove, with portable individual electric heating units as supplemental heat. Electric appliances and heating units will be powered by solar power or with the backup generator, depending on circumstances. The solar panels will be located on the cabin roof oriented to the west side of the roof to shield them from view from CR 35. Propane will be hauled to site for cooking.

### Phone:

A satellite phone will be on site.

**Access from County Roads:**

The property is accessed by County Road 35 via County Road 110. The proposed cabin will be accessed by an existing driveway off the south side of County Road 35. The driveway will comply with all comments received by the County Department Supervisor pertaining to required culvert, turning radius, and setbacks. BLM permit will be obtained to use existing access off of CR 35, access is flat (+/-1% grade)

**Exterior Lighting:**

Exterior lighting will be incorporated near the cabin entrance and patio space for safe egress in, out and around the exterior of the cabin. All exterior lighting will be in conformance with the San Juan County Dark Sky requirements.

**Solid Waste Management:**

On-site trash will be contained within the always building/shed and within a wildlife/bear-resistant trash receptacle until it is disposed at the Transfer Station for the required fee.

**Landscaping:**

Revegetation and landscaping screening can be provided by the applicant in accordance with the requirements of San Juan County to preserve the natural appearance of the area and minimize visual impact as seen from County Road 35. The applicant will create a defensible space around the proposed cabin by removal of combustible ground cover and thinning of trees and shrubs near the cabin, as recommended by the Colorado State Forest Service Firewise Practices.

**Surveying:**

A boundary survey for this lot was prepared by Dirk Hatter of Southwest Land Surveying LLC. A copy of this survey is included with this application.

**Subsurface Conditions:**

Trautner Geotech made a site visit, dug 3 test pits (8' deep), and provided a letter which is included. Once the application is approved, we will engage Trautner Geotech to complete a full geotechnical engineering evaluation, including subsurface exploration and testing.

**Building Envelope and Siting:**

The property consists of 10.1 acres of dispersed evergreens with several large clearings and grassy meadows. The claim is situated in a general south to north orientation, straddling the drainage of Prospect Gulch, with County Road 35 crossing at the North end of the Mineral King Claim. The claim has Northern and Southern slopes. The cabin would sit on the southern sloping portion of the claim, below CR 35, behind mature evergreen trees nestled into the slope next to the existing access drive. This location allows for good access from County Road 35 and separates the new cabin from the existing historic miners shed, tipple structure and the completed remediation work at the old mine.

**County Avalanche Map:**

An Avalanche Hazard Assessment was prepared by Wilbur Engineering, Inc., which includes recommendations for avoiding and reducing exposure to avalanche hazards at the site. According to the findings in the assessment, there are three types of hazard zones on the property: high (red), moderate (blue), low (yellow) and none (white). The proposed building site is within the yellow zone, which is in a low avalanche hazard zone. A copy of this assessment is included with this application. The

cabin foundation design mitigates the avalanche danger with the 45° concrete walls designed to split any avalanche around the cabin, instead of perpendicular to the flow direction which creates much larger forces on the building. We have included a map showing the proposed improvements superimposed on the avalanche report, see Figure 12.

#### **County Geohazards Map:**

The Sketch Plan for this project has been overlaid onto the County Geohazards Map, which is included with this application for review. According to the County Geohazards Map, the area where the cabin will be built is talus slopes (ts). A Geotechnical Engineering Overview Report is included in this submittal.

#### **Foundation:**

The proposed structure will be relatively lightly loaded. Trautner Geotech typically recommends that conventional spread footings that are placed on soils of this nature be supported by a layer of processed natural soil fill. The processing should include removal of cobbles larger than about 3 inches to a minimum depth of about 8 to 10 inches below the bottom of concrete followed by compaction of the processed material. The support elevation should be consistent with the local building code for protection from frost heave. The processed material should be moisture conditioned and compacted to at least ninety (90) percent of the maximum dry density as defined by the modified Proctor test, ASTM D1557. The ground surface adjacent to the structure should be sloped away from the structure to promote surface water flow away from the foundation system. Trautner Geotech typically recommends a minimum slope of 12 inches in the first 10 feet in unpaved areas.

Trautner Geotech provided a letter (included) discussing their initial findings. Once the application is approved, we will engage Trautner Geotech to complete a full geotechnical engineering evaluation, including subsurface exploration and testing. The proposed foundation for the cabin will follow all excavation and foundation design recommendations outlined by the geotechnical engineer for the specific soils found at the building site.

#### **Elevation at Structure: 11,200'**

The proposed cabin is sited within an existing clearing on one of the most buildable and level portions of the lot. The floor elevation of the cabin will be approximately 40 feet lower than the road, with the driveway access to the east as CR 35 rises past the building site.

#### **Cabin Size and Height:**

The proposed cabin has a current floor area of 1000 SF with a 173 SF shed. The shed will contain the generator and trash. The cabin will have a 6 1/2:12 sloped gable roof, the ridge also slopes up at 11° to accommodate the loft area, and to follow the topography of the site. The maximum height of the cabin, which is measured from the lowest adjacent native grade up to the peak of the 6 1/2:12 roof, is approximately 24'-0". The tallest Point of the cabin will also be tucked 6'to 8' into the slope minimizing the overall height.

#### **Building Plans:**

Preliminary building plans for the proposed cabin are included with this application.

#### **Cabin Style:**

The form and material selection most reflect the mountain-contemporary style. The cabin is oriented to the south to maximize passive solar gain.

**Building Materials:**

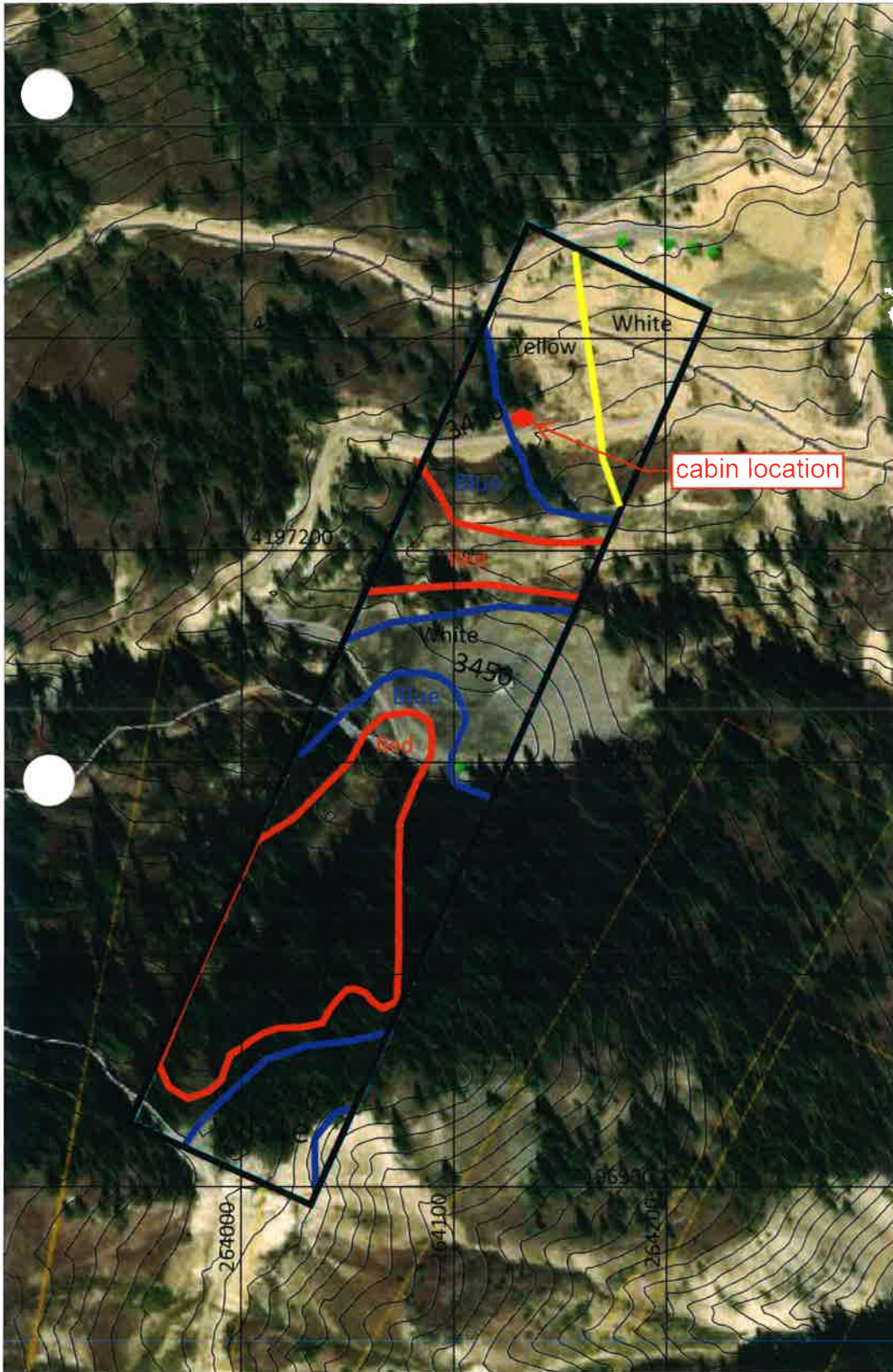
The applicant plans to use colors and materials that embody the local area and mining history. A colorized rendering of the cabin, which shows proposed building materials and design vernacular, is included in the Application packet for your review.

The proposed materials consist of the following:

- Weathered wood siding
- Dark colored rusted metal roof
- Dark colored window sashes/frames to match metal and/or wood siding
- Low-reflective glass on more expansive glazing

**Historic Structures:**

The location of the cabin will stay well away from the existing historic miners shed, tipple structure and the completed remediation work at the old mine.



**LEGEND**

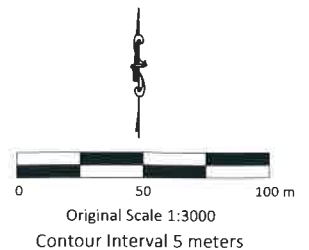
1. High (Red) hazard zone - area where avalanches can be destructive *and/or* frequent; these are areas where avalanches have average return periods of 30 years or less *and/or* can produce impact pressures of 600 pounds per square ft (psf) or more on flat surfaces normal to the flow.
2. Moderate (Blue) hazard zone - area where avalanches are not as frequent and are less destructive than in the high-hazard zone; these are areas where avalanches have average return periods of 30 to 100 years *and* produce impact pressures of less than 600 pounds per square ft (psf).
3. Low (Yellow) hazard zone - area where avalanches are possible but very low probability and energy. Estimated return periods greater than 100-years and impact pressures less than 200 psf.
4. White zone - areas outside the avalanche hazards zones defined above.

**NOTES**

1. Avalanche Hazard Zones are subject to limitations described in the accompanying report.
2. The avalanche hazard zones are based on LiDAR topography projected onto UTM Zone 8N.
3. The parcel boundaries are based on San Juan County GIS maps and are approximate. The UTM coordinates of the corners shown on this map are:

NW - 2634135, 4197354  
 NE - 2634221, 4197313  
 SE - 2634033, 4196892  
 SW - 2633947, 4196930

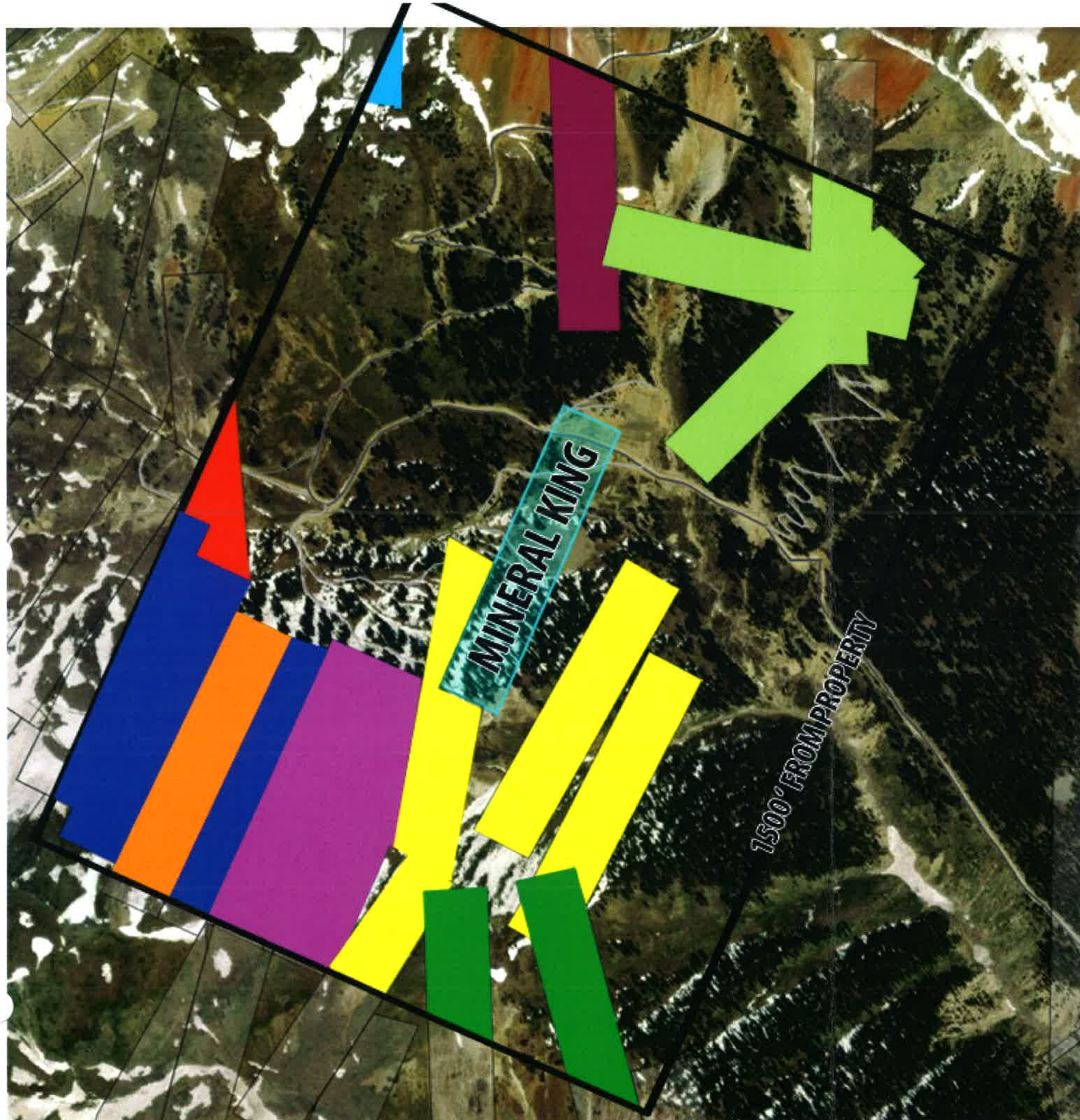
4. Prior to selecting a building site, the parcel boundaries should be surveyed and compared with this avalanche zone map to confirm the avalanche zone of the building site.



**Figure 12 - Avalanche Hazard Map**  
 Mineral King Claim, San Juan County, Colorado







- BLUE BIRD MINING & MILLING CO C/O CAROLYN MOODIE  
 SCHADEN, 5565 JAGUAR WAY - HIGHLANDS RANCH, CO 80130  
 \* NOTE: ALL THESE CLAIMS WERE RECENTLY ACQUIRED BY  
 MINERAL KING, LLC
- SALEM MINERALS INC, 15100 FOOTHILL RD - GOLDEN, CO  
 80401-2064
- BROWN MARK D & D ELIZABETH, 35505 ROAD H.5 - MANCOS,  
 CO 81328-9323
- GREENFIELD ENVIRONMENTAL MULTISTATE TRUST LLC / GALU-  
 SHA, HIGGINS & GALUSHA, PO BOX 1189 - HELENA, MT 59624-  
 1189
- FIELD MICHAEL F & JAMES R / KEEFE FAMILY REVOCABLE TRUST,  
 6219 SADDLETREE LN - YORBA LINDA, CA 92886
- MC INTOSH THOMAS E, 815 SAGE RD - MONTROSE, CO 81403
- BOY MINING CO, 20 TIMBER LN - DURANGO, CO 81303-3826
- MORRIS RICH MINES INC C/O DAVID LANDAU, 559 N CENTRAL  
 AVE - SAINT LOUIS, MO 63130-3907
- BAUMGARTNER F / OSIRIS GOLD INC / SIAL EXPLORATION INC /  
 CARIBOU RESOURCES, 4155 E JEWELL AVE STE 1001 - DENVER,  
 CO 80222-4514

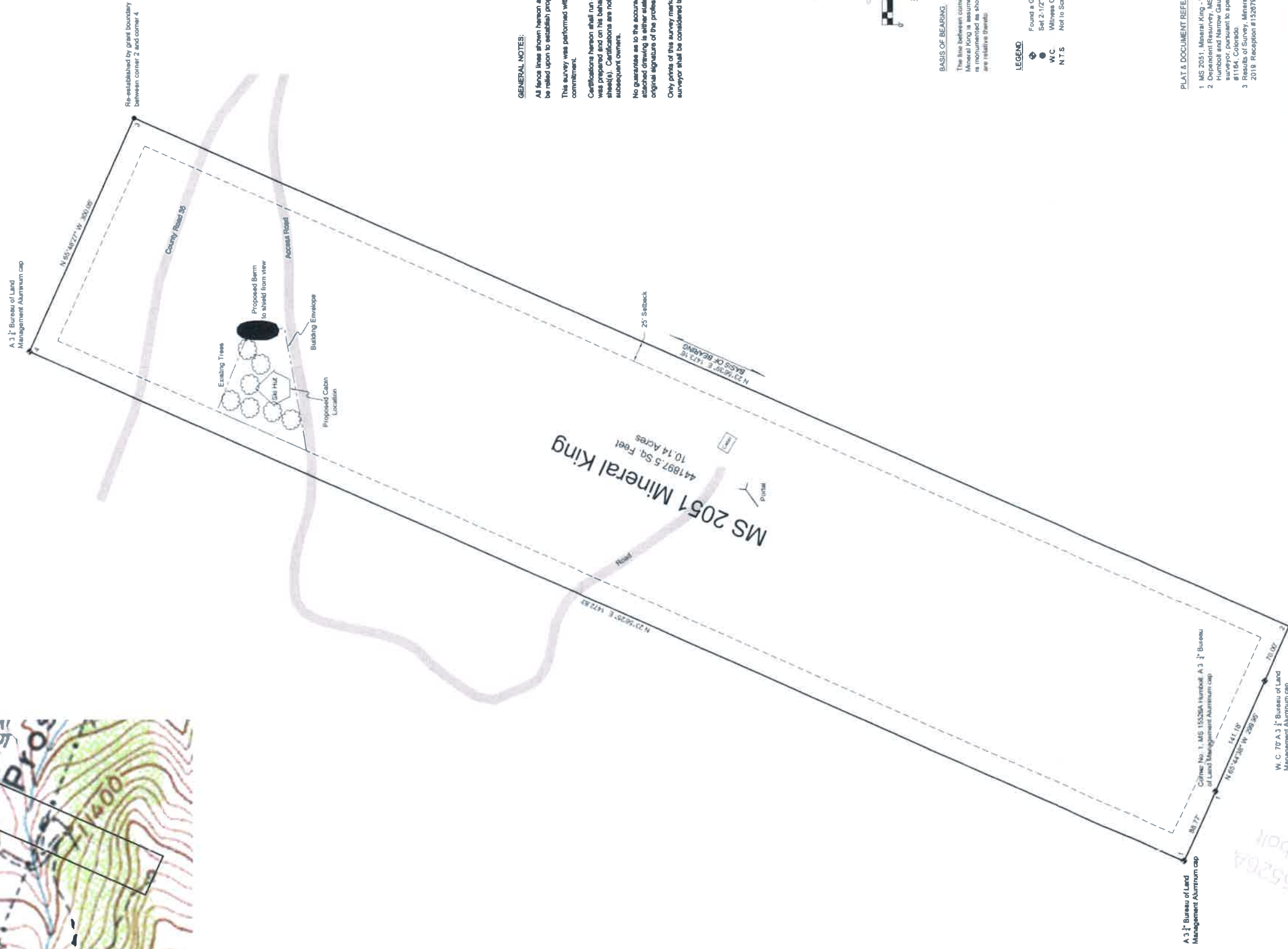
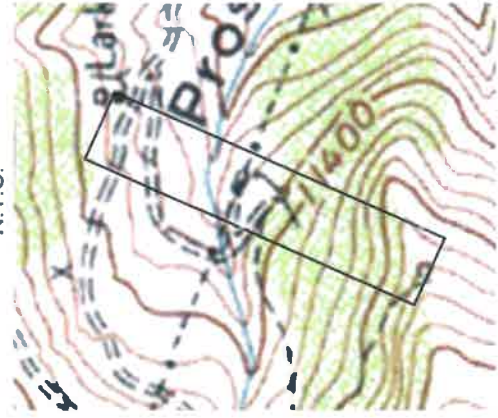
**Map and List of Adjacent Landowners**

# Results of Survey

## Mineral King, MS 2051

Suspended, Township 42 North, Range 7 West, of the New Mexico Principal Meridian  
San Juan County, Colorado

Vicinity Map  
N.T.S.



**GENERAL NOTES:**

- All fence lines shown herein are for graphical purposes only. They may not be relied upon to establish property boundaries.
- This survey was performed without the benefit of a title policy or commitment.
- Certifications herein shall run only to the person(s) for whom this survey was prepared and on his behalf to the agencies listed on this/these sheet(s). Certifications are not transferable to additional institutions or subsequent owners.
- No guarantee as to the accuracy of the information contained on the attached drawing is either stated or implied unless this copy bears an original signature of the professional land surveyor herein named.
- Only prints of this survey marked with an original seal and signature by the surveyor shall be considered true, valid copies.



**BASIS OF BEARING:**

The line between corner 2 and corner 3 of MS 2051 Mineral King is assumed to bear N 27°16'20\"/>

**LEGEND:**

- Found a Government Survey Monument - as noted
- Set 2-1/2\"/>
- Witness Corner
- NTS Not to Scale

**PLAT & DOCUMENT REFERENCES:**

- MS 2051, Mineral King - Vm. Munro 12/25/1884.
- Dependent Survey, MS 2051, Mineral King, bds. MS 15526A, Humbolt and Narrow Gauge - Michael D. Bookhman, cadastre surveyor, pursuant to special instructions dated 06/25/1987, for group #1184, Colorado.
- Results of Survey, Mineral King MS 2051 - Recorded December 31, 2019 Reception # 132679

**SAN JUAN COUNTY CLERK AND RECORDER'S ACCEPTANCE:**  
This plat was accepted for filing in the office of the Clerk and Recorder of San Juan County, Colorado, on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.  
Reception Number \_\_\_\_\_ Time \_\_\_\_\_ Book \_\_\_\_\_, Page \_\_\_\_\_

**CERTIFICATE OF SURVEY**  
I, Brian Oak Hater, a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat accurately represents that the surveying services addressed herein have been performed by the professional land surveyor or under the professional land surveyor in charge. It is based upon the professional land surveyor's knowledge, information and belief. It is in accordance with the standards of practice. It is not a guaranty or warranty, either expressed or implied. I further certify that the monuments shown on this plat, and that their positions are as shown. I further certify that this Boundary Agreement is in accordance with the standards of practice and that the monuments were created.

Signature: *Brian Oak Hater*  
Date: \_\_\_\_\_  
P.L.S. No. 26597



<b>U.S. MINERAL SURVEYORS REGISTERED IN COLORADO</b>	
PLAT SCALE: 1"=60' U.S.S.F.	REVISIONS:
FIELD CREW: BDH, BAB	
DRAWN BY: BDH	
SHEET 1 of 1	

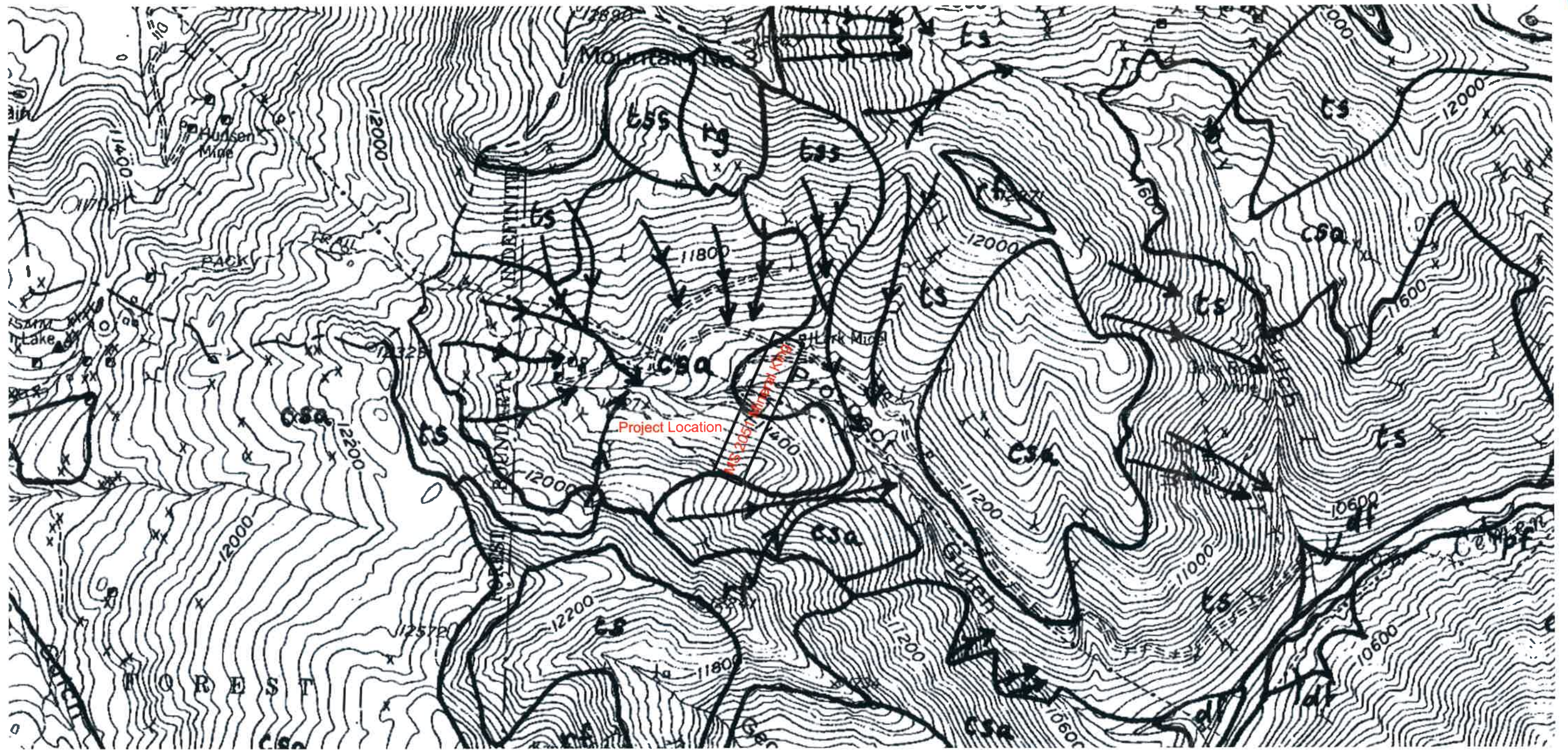
**SOUTH WEST LAND SURVEYING LLC**  
1205 H Lane, Delta, CO 81416  
(970) 897-2600, (970) 894-2860, Fax (970) 894-0867, Fax  
BURL, burl@swlandsurvey.com

**Results of Survey**  
Mineral King  
MS 2051  
Suspended, Township 42 North, Range 7 West,  
New Mexico Principal Meridian  
San Juan County, Colorado

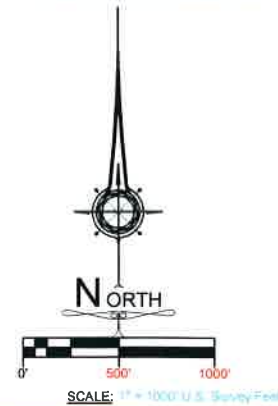
David M. Cole  
410 Homestead St.  
Bow Mar, Colorado 80122

P.W. \_\_\_\_\_

NOTICE TO THE PUBLIC: THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE COLORADO SURVEYING ACT, C.R.S. 26-1-101, AND THE COLORADO SURVEYING BOARD'S REGULATIONS. THIS SURVEY IS NOT A GUARANTEE OR WARRANTY OF ANY KIND. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS OF PRACTICE. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.



# County Geological Hazards Map



**SOUTHWEST LAND SURVEYING LLC**  
 1335 H Lane, Delta, CO 81416

(970) 387-0600, Silverton  
 (970) 874-3886, Delta  
 email: dthatter@tcreources.us

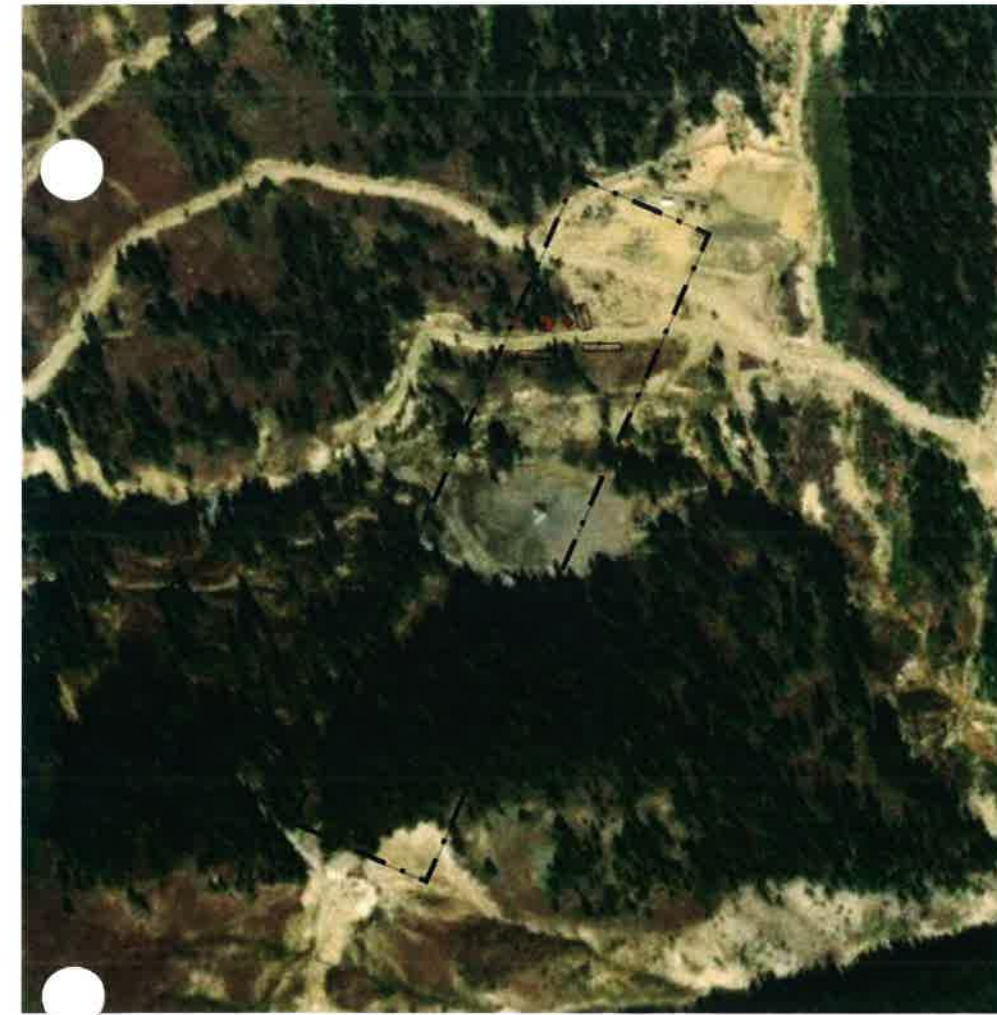
*The Boy Mining Co Cabin  
 Mineral King lode, MS 2051  
 San Juan County Colorado  
 Assessor Parcel No.  
 47750180040009  
 Ironton\_Geologic Map*

Scale: 1" = 1000'	Revisions:
Date: 1/20/2023	
Drafter: BDH	
Job Number: 52-23 David Cole	
Sheet 1 of 1	

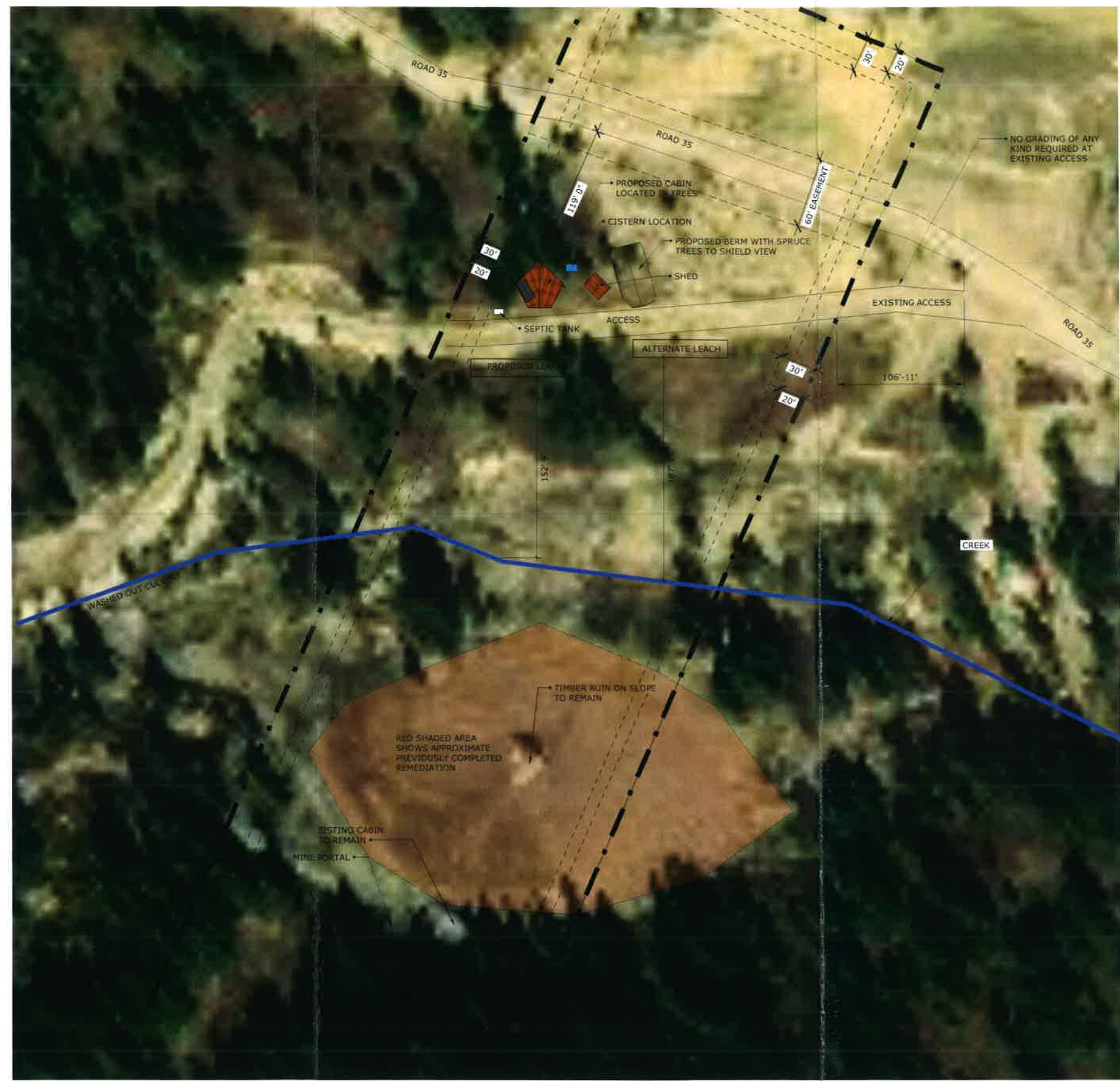


MINERAL KING CLAIM

VICINITY MAP  
SCALE: 1" = 50.1'



SITE PLAN  
SCALE: 1" = 50.1'



SITE PLAN  
SCALE: 1" = 50.1'

C. Richard Feeney Architect reserves his Common Law copyright and other property rights restricting the use of this drawings to the original site or purpose for which it was prepared. Reproductions, changes, assignments, or other uses are strictly prohibited.

**Feeney**Architect

1201 MAIN AVENUE #201  
DURANGO, COLORADO 81301-9161  
970 265 1554

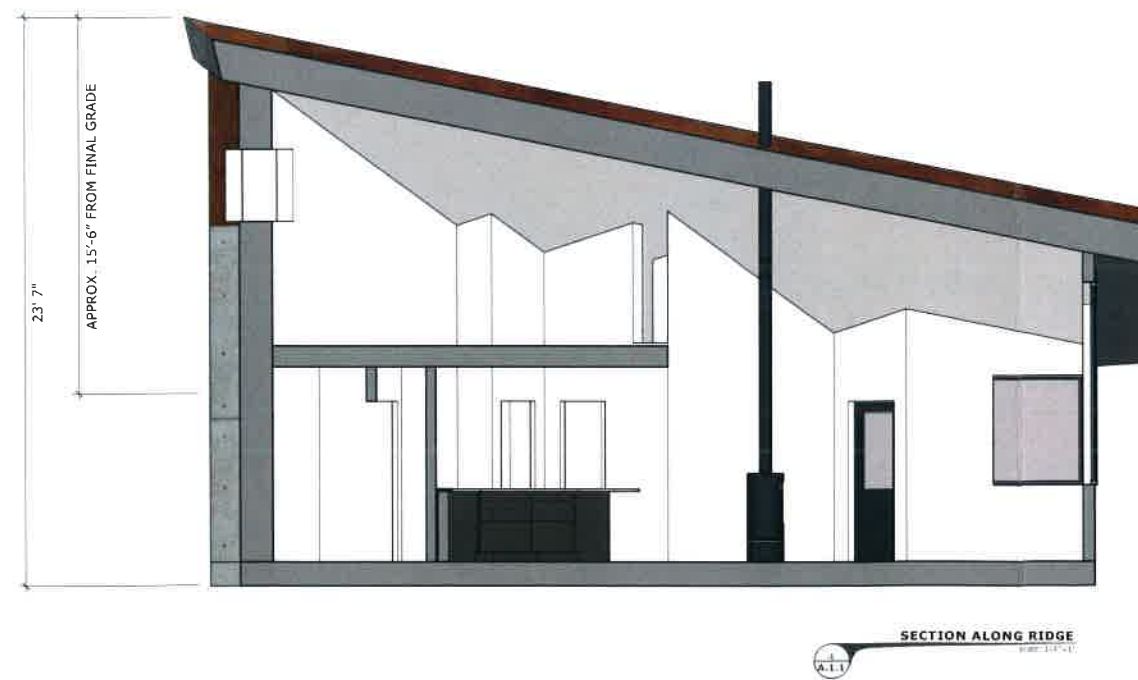
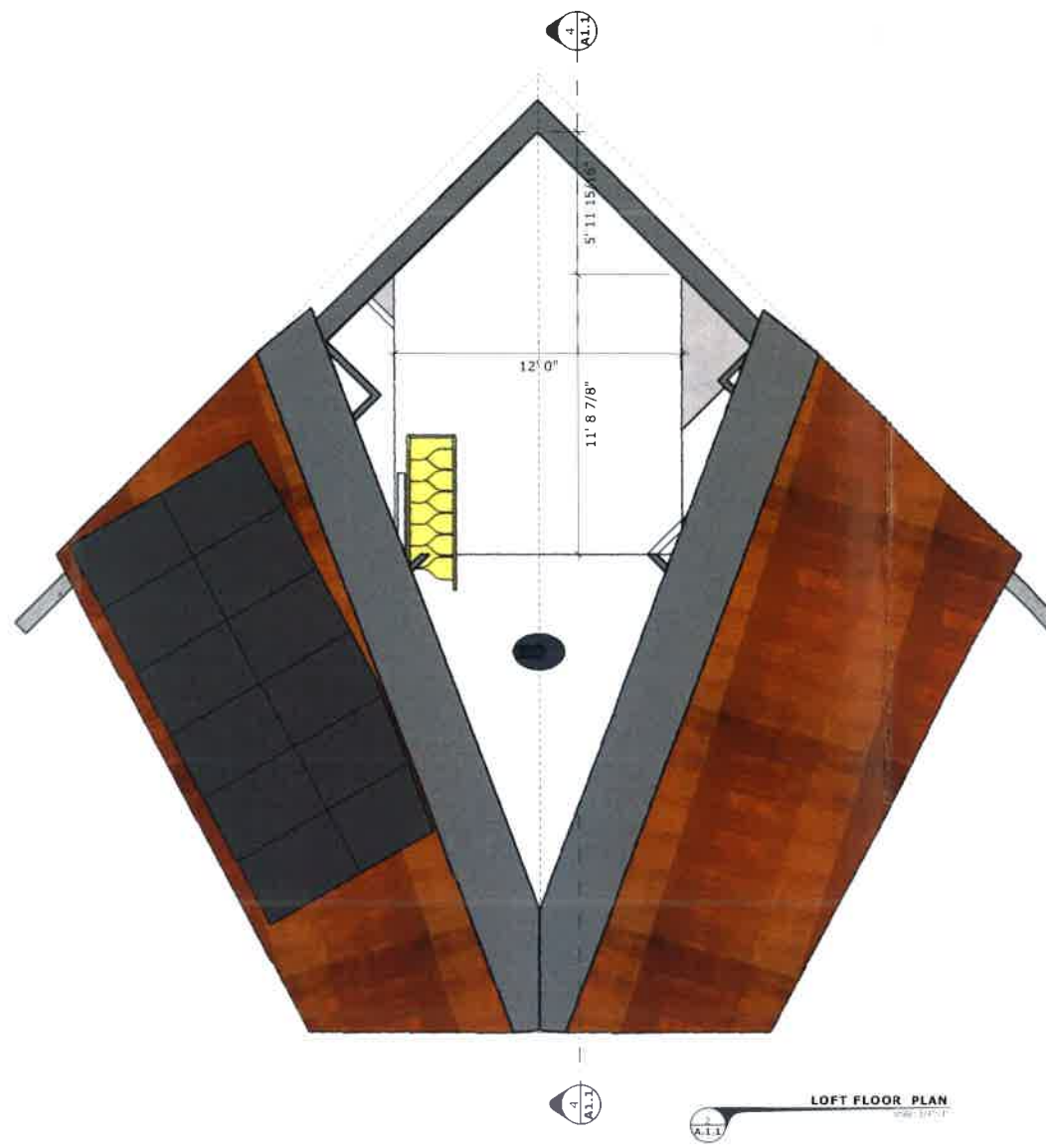
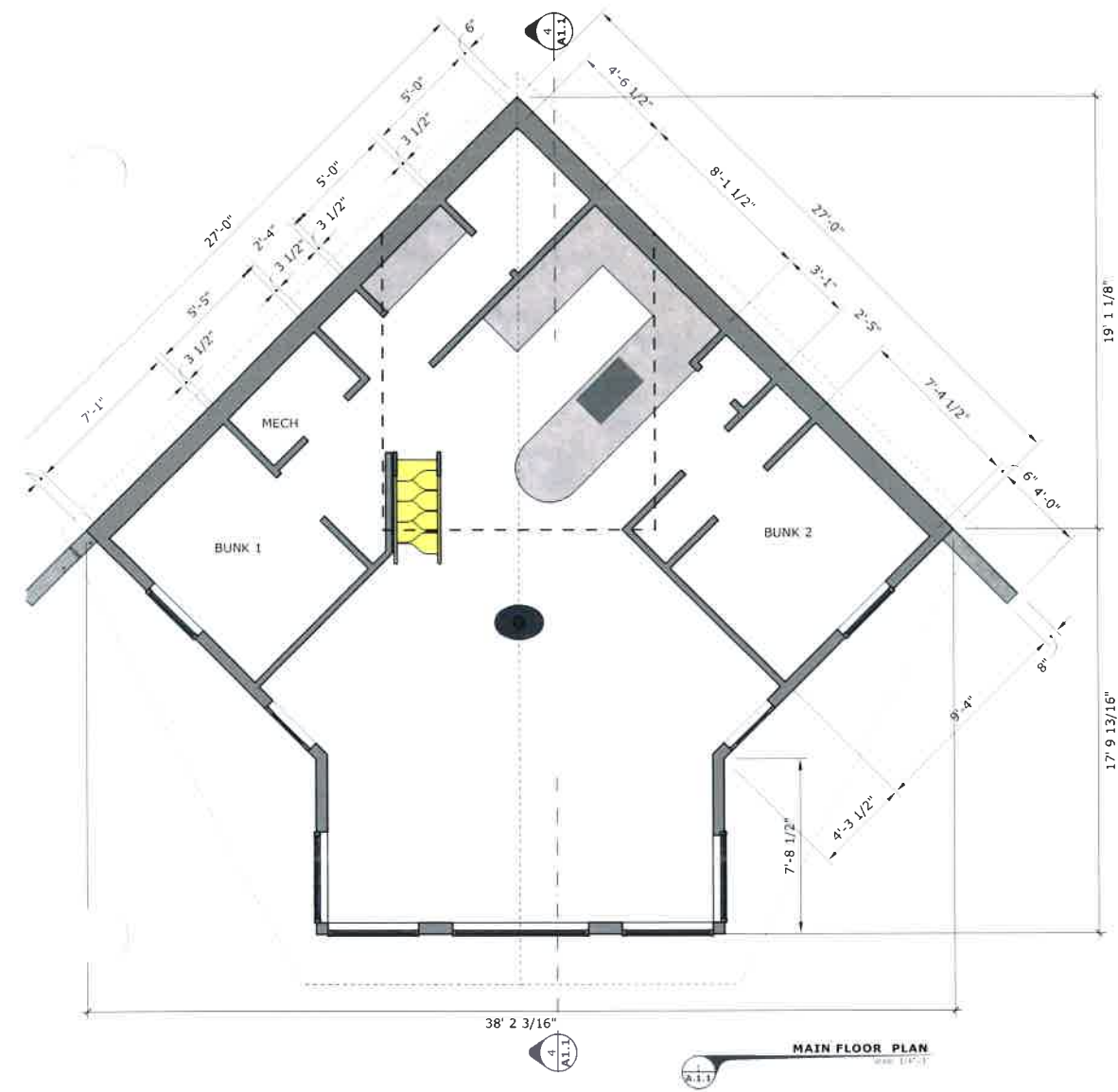
FOR:  
**DAVID COLE**  
NEW CABIN  
MINERAL KING CLAIM PROSPECT GULCH CR 35  
SAN JUAN COUNTY, COLORADO

DATE: 03/15/23  
PROJECT #:   
ISSUE: SJC Sketch Review  
DRAWN BY:   
FILE:   
SCALE:   
REVISIONS: 05/12/22



SHEET:

**SD.1**



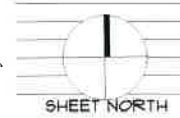
C. Richard Feeney Architect reserves his Common Law copyright and other property rights restricting the use of this drawings to the original site or purpose for which it was prepared. Reproductions, changes, assignments, or other uses are strictly prohibited.

**Feeney Architect**

1201 MAIN AVENUE #201  
DURANGO, COLORADO 81301-5161  
970 759 1554

**NEW CABIN**  
FOR:  
**DAVID COLE**  
MINERAL KING CLAIM PROSPECT GULCH CR 35  
SAN JUAN COUNTY, COLORADO

DATE: 04/19/22  
PROJECT #:   
ISSUE: REVIEW  
DRAWN BY:   
FILE:   
SCALE:   
REVISIONS: 05/12/22



SHEET:  
**A.1.1**



TYP. ELEVATION (SW and SE)  
A.2.1 1/11



PERSPECTIVE  
A.2.1 1/11



PERSPECTIVE  
A.2.1 1/11

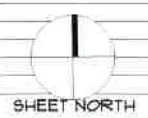
C. Richard Feeney Architect reserves his Common Law copyright and other property rights restricting the use of this drawings to the original site or purpose for which it was prepared. Reproductions, changes, assignments, or other uses are strictly prohibited.

**Feeney**Architect

1201 MAIN AVENUE #201  
DURANGO, COLORADO 81301-5161  
970 759 1554

NEW CABIN  
FOR:  
**DAVID COLE**  
MINERAL KING CLAIM PROSPECT GULCH CR 35  
SAN JUAN COUNTY, COLORADO

DATE: 04/19/22  
PROJECT #:   
ISSUE: REVIEW  
DRAWN BY:   
FILE:   
SCALE:   
REVISIONS: 05/12/22



SHEET:

**A.2.1**



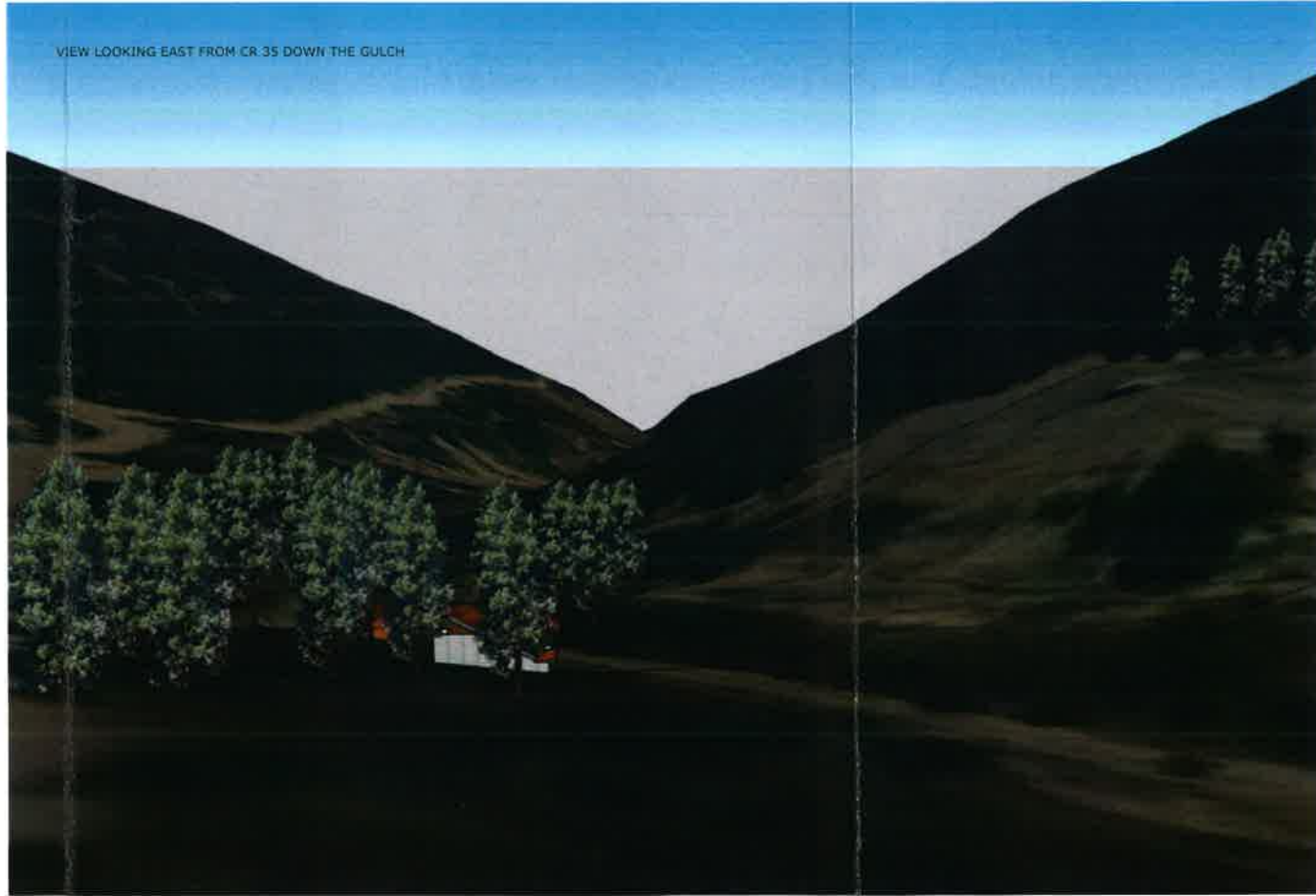
VIEW LOOKING WEST FROM CR 35, SHOWING CABIN DOWN RIDGE



VIEW LOOKING EAST FROM CR 35 DOWN THE GULCH



VIEW LOOKING NORTH FROM EXISTING MINERS SHACK, CR 35 IS BEHIND AND ABOVE CABIN IN THIS VIEW



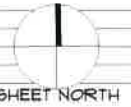
C. Richard Feeney Architect reserves his Common Law copyright and other property rights restricting the use of this drawings to the original site or purpose for which it was prepared. Reproductions, changes, assignments, or other uses are strictly prohibited.

**Feeney**Architect

1201 MAIN AVE #201  
DURANGO, COLORADO 81301-5161  
970 759 1554

NEW CABIN  
FOR  
**DAVID COLE**  
MINERAL KING CLAIM PROSPECT GULCH CR 35  
SAN JUAN COUNTY, COLORADO

DATE: 04/19/22  
PROJECT #:   
ISSUE: REVIEW  
DRAWN BY:   
FILE:   
SCALE:   
REVISIONS: 05/12/22



SHEET:  
**A.4.1**

February 6, 2023

Dave Cole  
[dcole20@me.com](mailto:dcole20@me.com)

Project No. 57564PE

Subject: Onsite Wastewater Treatment System Feasibility Evaluation  
Mineral King, MS 2051 – Cole Ski Hut  
Silverton, San Juan County, Colorado

Dear Mr. Cole:

As requested, Trautner Geotech performed a limited Onsite Wastewater Treatment System (OWTS) feasibility assessment for the proposed residence at the subject property. Our observations and findings are discussed in greater detail below.

### Project Site and Geomorphology

The approximate 10.14-acre project site is located approximately 1 mile northwest of the Silverton Mountain Ski Area on County Road 35, which cuts through the northern end of the property. The project site location is shown below.

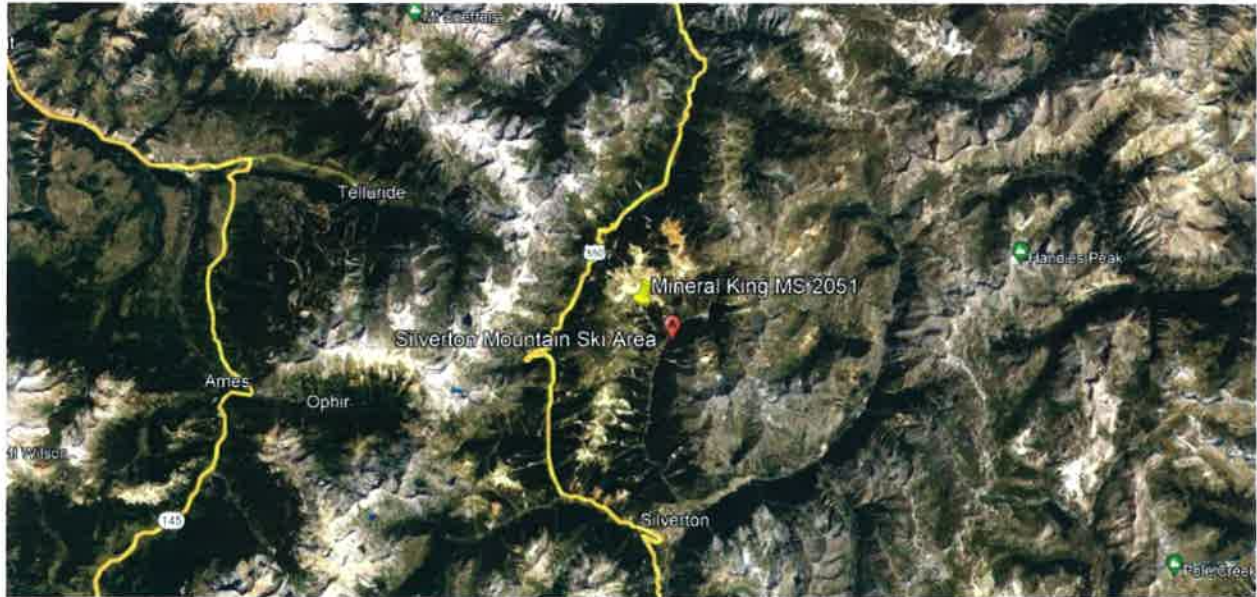


Figure 1: Project Site Location. Adapted from Google Earth (Image Date 9/11/2019).

There is an access road that cuts off of County Road 35 down to the southwest to an existing cabin and historic mine workings near the center of the property. We understand the proposed cabin site will be located between County Road 35 and the site access road. An unnamed tributary to Cement Creek flows through site roughly 250 feet south of the proposed building site. A concept site plan provided by Feeney Architect is provided below.





Figure 2: Concept Site Plan provided by Feeney Architect.

The ground surface at the building site and location of the proposed onsite wastewater treatment system (OWTS) is moderately to steeply sloping down to the south-southeast. Vegetation consists primarily of grasses and scattered coniferous.

#### OWTS Feasibility

We have not yet been able to access the site with excavation equipment to perform a subsurface exploration in the proposed OWTS soil treatment area (STA). Based on our review of photographs, aerial photographs and the Geologic Map of the Ironton Quadrangle, the site appears to lie within an area the Burns Formation (Luedke and others, 1964). The formational material is likely overlain by some unknown thickness of colluvial material. Based on previous subsurface exploration in another portion of the site, the overburden soils likely consist of a clayey gravel with sand and cobbles. This overburden soil material likely contains greater than 35 percent rock sized material and may not be suitable for effluent treatment per the CDPHE Regulation #43. Formational material from the Burns Formation would also not be a suitable for effluent treatment. At least 4 feet of suitable soil is required beneath the infiltrative surface of the STA.

Although the soil may not be suitable per Regulation #43, we feel a conforming OWTS is likely feasible for the site given the relatively large size of the property and relatively moderate slopes. Design of the OWTS for the site may require a mounded sand filter or below grade unlined sand filter. Soil replacement for "Type R" soils may also be an option. Prior to design and final determination of the OWTS type, at least two exploratory test pits must be excavated adjacent to

the proposed soil treatment area (STA). A site and soil evaluation per the requirements of Regulation #43 will be necessary prior to completion of OWTS design documents.

Limitations

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

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

Respectfully submitted,  
TRAUTNER GEOTECH

A handwritten signature in blue ink, appearing to read 'J.A. Deem', with a long horizontal flourish extending to the right.

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



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

Owner: David Cole Phone: 720.209.2105  
 Project Address (street, town/city, zip): tbd CR 35 San Juan County Mineral king claim2051 prospect gulch  
 Assessor's Parcel #\* PIN 47750180040009 Subdivision: \_\_\_\_\_ Lot#: \_\_\_\_\_  
 Lot Size: 10.1 (acres) # of Dwellings: 1 # of Bedrooms: 2 Water Supply: Cistern/hailed water  
 List Commercial Uses (e.g., office, factory, event venue): N/A  
 Owner's Mailing Address: 4610 Homestead St Bow Mar, CO 80123  
 Owner's Email Address: dcole20@me.com

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

### On-site Wastewater Treatment System (OWTS) Permit Types

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

<input checked="" type="checkbox"/> <p><b>New Construction - (\$1023.00)</b> <i>For new OWTS and complete system replacement</i></p> <ul style="list-style-type: none"> <li>Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions.</li> <li>A design must be submitted to SJBPH. SJBPH must have payment and application to review designs for permit issuance.</li> </ul>	<input type="checkbox"/> <p><b>Alteration - (\$973.00)</b> <i>For changes/additions to existing permitted OWTS</i></p> <ul style="list-style-type: none"> <li>Contact Registered Soil Technician and/or Professional Engineer (PE) or system designer for analysis and design development. A PE may be required dependent on site and soil conditions.</li> <li>A design must be submitted to SJBPH. SJBPH must have payment and application to review designs for permit issuance.</li> </ul>
<input type="checkbox"/> <p><b>Change Of Use - (\$473.00)</b> <i>For expanded use (e.g., bedroom count) of an existing permit without system modifications, OR new service connections (e.g., garages, shops) added to an existing permit</i></p> <ul style="list-style-type: none"> <li>For expanded use, provide a certification report from a Professional Engineer (PE) or system designer.</li> <li>For new service connections, provide a proposed site plan and describe scope of work below.</li> <li>Change of Use does NOT allow for connection of new uses (e.g., second dwellings, ADUs) unless the system was originally designed for it – use Alteration instead</li> </ul>	<input type="checkbox"/> <p><b>Minor Repair - (\$373.00)</b> <i>For replacement of OWTS components with no change to permitted use</i></p> <ul style="list-style-type: none"> <li>Submit application with payment, transfer of title inspection report (if available) and a simple site plan showing location of repairs.</li> <li>List repairs/scope of work below (e.g. tank replacement, aerators, pipe repairs, etc.)</li> <li>A permit is NOT required for repair of components that do not provide treatment (e.g., fencing, tank lids, inspection ports)</li> </ul>

Please describe in detail work to be completed: \_\_\_\_\_  
 1,000sf cabin on a mining claim up Prospect gulch, wood framed, concrete foundation, OWTS, solar power;

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

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Submit completed application to [eh@sjbpublichealth.org](mailto:eh@sjbpublichealth.org) or at one of our office locations.

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



**AVALANCHE HAZARD  
ASSESSMENT & MAPPING**

for

**MINERAL KING CLAIM  
U.S. SURVEY NO. 2051,  
ASSESSOR PARCEL NO. 47750180040005  
COUNTY ROAD 35,  
PROSPECT GULCH RD.  
SAN JUAN COUNTY COLORADO**

Prepared by:

Wilbur Engineering, Inc.  
Durango, Colorado

May 19, 2021



May 19, 2021

Mineral King LLC

RE: Avalanche Hazard Assessment  
Mineral King USMS # 2051, Assessor Parcel No. 47750180040005  
County Road 35, Prospect Gulch Rd., San Juan County, Colorado

At your request, we have completed our avalanche hazard assessment. We have also developed recommendations for avoiding and reducing exposure to avalanche hazards at the site.

If you have any questions, please contact me at (970) 247-1488.

Sincerely,  
**Wilbur Engineering, Inc.**



Chris Wilbur, P.E.





## **Contents**

1.	Introduction.....	1
2.	Objectives.....	2
3.	Limitations .....	2
4.	Methods.....	3
5.	Avalanche History .....	3
6.	Snow Climate .....	4
7.	Terrain .....	5
8.	Vegetative Indicators.....	8
9.	Avalanche Dynamics Modeling .....	9
10.	Findings.....	11
11.	Recommendations .....	11
12.	References .....	12

## **Figures**

Figure 1 – Site Location Map .....	1
Figure 2 – Site on Caltopo Slope Map.....	2
Figure 3 – Historic Photo of Lark Mine and Forest.....	4
Figure 4 – LiDAR Slope Angle Map .....	5
Figure 5 – Profiles of Avalanche Paths affecting the Site.....	6
Figure 6 – Photo of South-facing Avalanche Terrain.....	7
Figure 7 – Photo of North-facing Avalanche Terrain .....	7
Figure 8 – Aerial View of Site from San Juan County GIS website .....	8
Figure 9 – Vegetation and Non-ground LiDAR Reflections .....	9
Figure 10 – RAMMS Predicted Maximum Flow Heights.....	10
Figure 11 – RAMMS Predicted Maximum Flow Heights.....	10
Figure 12 – Avalanche Hazard Map.....	13

## **Appendix**

Climate Data .....	A-1
Site Photos .....	B-1
RAMMS Parameters & Summary of Results .....	C-1



## 1. Introduction

This study describes snow avalanche hazards at the Mineral King Mining Claim on the in Prospect Gulch near County Road 35. Figure 1 shows the site location about 8 road miles NNW of Silverton. Figure 2 shows the site on a Caltopo slope angle map. This report describes the avalanche hazards at the site, including a map delineating high and moderate avalanche hazard zones, and provides recommendations for the planned site development of a rural high elevation cabin.

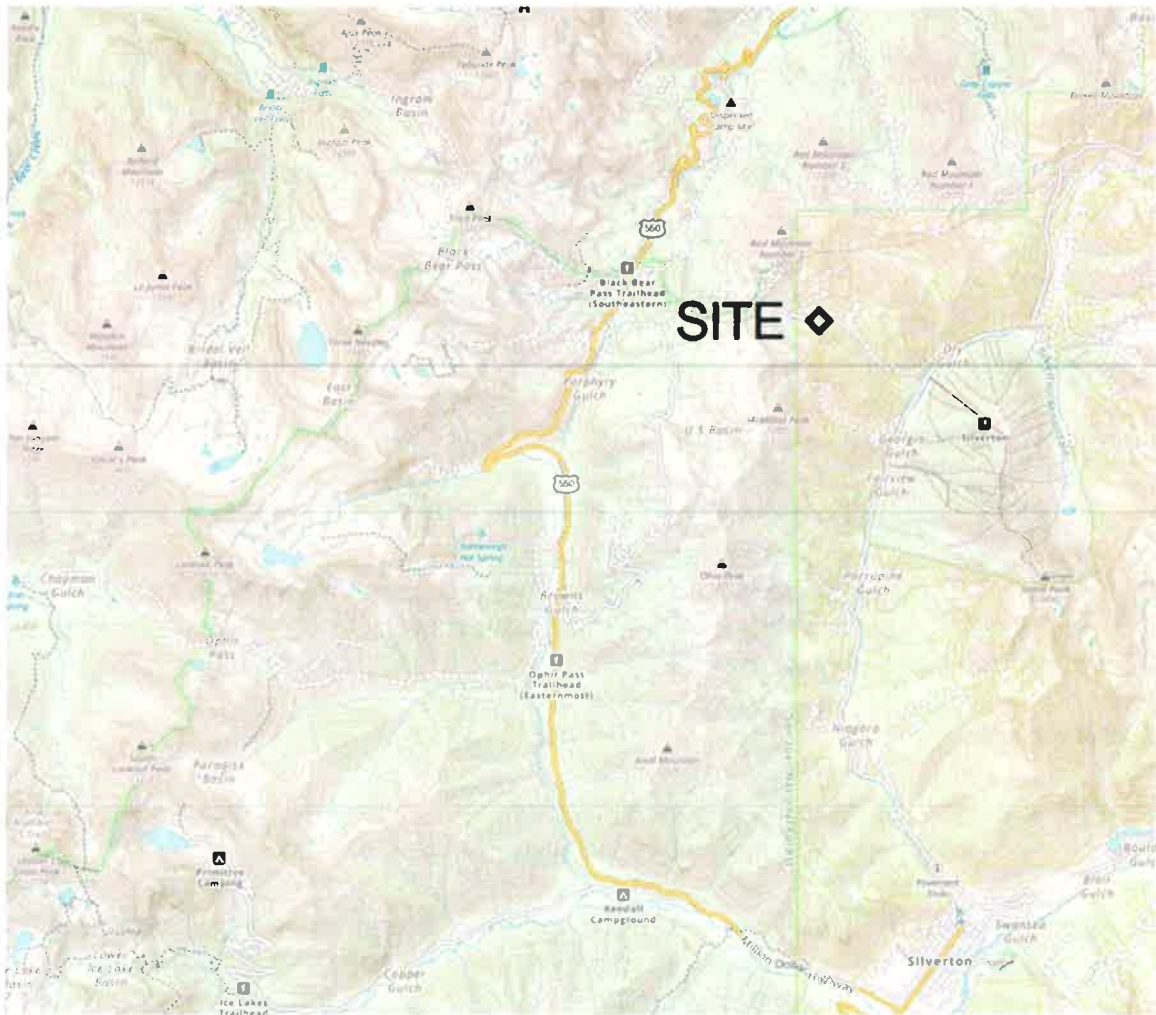


Figure 1 – Site Location Map

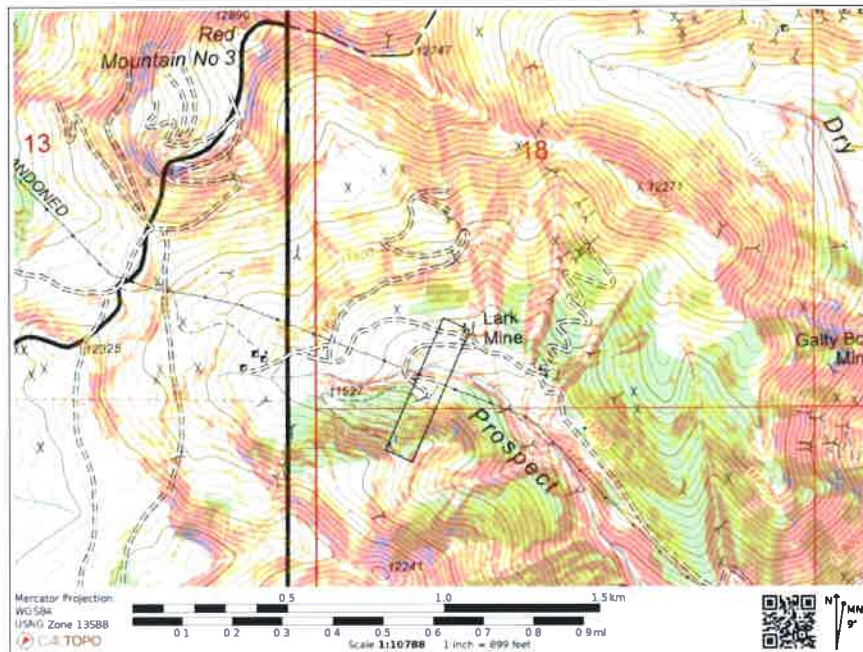


Figure 2 – Site on Caltopo Slope Map  
(Site boundaries are approximate)

## 2. Objectives

This report has the following **objectives**:

1. Delineate avalanche hazard zones for High (Red) Avalanche Hazard and Moderate (Blue) Avalanche Hazards at the site.
2. Provide recommendations for reducing and mitigating avalanche hazards, including recommendations for siting of a proposed cabin to avoid or minimize exposure to avalanche hazards.

## 3. Limitations

This report also has the following **limitations**, which must be understood by all those relying on the results, conclusions, and recommendations:

1. Avalanches larger than the design-magnitude<sup>1</sup> avalanche are possible, will travel farther, spread wider, and possess greater impact pressures; the probability of such events is small enough that it is generally considered within acceptable limits of risk in this location at this time for the type of land use proposed.

<sup>1</sup> The *Design-Magnitude Avalanche* has an approximate annual probability of one-percent, or an average return period of 100-years.

2. This study is site and time specific; it should not be applied to adjacent lands nor should it be used without updating in the future when additional data and improved methods become available.
3. The avalanche hazard assessment is based on current forest and climatic conditions. Changes in forest cover and/or climatic conditions could increase or decrease the avalanche hazard.
4. No avalanche mitigation design specifications are provided. Avalanche design loads cannot be determined until the location, orientation and geometry of buildings and other structures have been determined. If mitigation is needed, additional analyses will be required to determine avalanche impact and static loads on walls, roofs, eaves and other exposed objects. A structural engineer, experienced in applying dynamic and static snow loads must be retained to design any structures to resist design snow and avalanche loads.
5. The scope of work does not include evaluation of any other geologic hazards, except for snow avalanches processes.

#### **4. Methods**

The avalanche hazard assessment, mapping and recommendations presented in this report are based on:

1. Review of reference documents listed in Section 12 of this report.
2. Terrain analyses using a 3-meter topographic map derived from LiDAR data downloaded from the USGS 3D Elevation Program (3DEP);
3. Site observations of vegetation and ground conditions made by Chris Wilbur on March 22, 2021 and May 13, 2021.
4. Analysis of various sources of aerial imagery, including Google Earth, Bing, USGS, USDA, and San Juan County GIS Department.
5. Review of historic weather data, including SNOTEL, Coop Weather Stations, Colorado Avalanche Information Center (CAIC) and the Center for Snow and Avalanche Studies (CSAS);
6. Avalanche dynamic modeling with the Swiss program, RAMMS, Version 1.7.20 utilizing a 3-meter resolution digital elevation model (DEM) developed from LiDAR data.
7. Our local and regional knowledge of terrain, climate and avalanche hazards.

#### **5. Avalanche History**

Historic avalanches and damages are documented for nearby lands in Reference 4, but no events are listed for the Mineral King Claim or nearby Lark mine. A mine in Dry Gulch named “Mineral King” had all of its buildings destroyed in the 1880s and damage occurred at the Galena Queen mine further up Prospect Gulch in February 1893. Figure

3 shows a historic photo of the Lark mine with several buildings and the forest above the site taken in the 1940s (Ref. 5).



Figure 3 – Historic Photo of Lark Mine and Forest

## **6. Snow Climate**

The site is located in the Colorado Avalanche Information Center's (CAIC) Northern San Juan recreational forecast zone. The region is characterized by a high elevation, high solar radiation, continental snow climate. This snow climate is widely known for its characteristic structure with a shallow snowpack and development of early season persistent weak layers that can last throughout the winter and spring. The weak lower snowpack can become overloaded by snow slabs that form during large storms and wind events, resulting in widespread avalanche activity.

Long-term weather records are available from a COOP weather station in Silverton and a SNOTEL station on Red Mountain Pass. In addition, the Center for Snow and Avalanche Studies has weather instrumentation at three sites near Red Mountain Pass, including an anemometer at the Putney weather station at elevation 3757 meters. Selected weather and climate data are presented in Appendix A.

## 7. Terrain

Figure 4 shows a slope angle map and topo of the site. The site itself is located below timberline near elevation 3450 meters (11,300 feet).

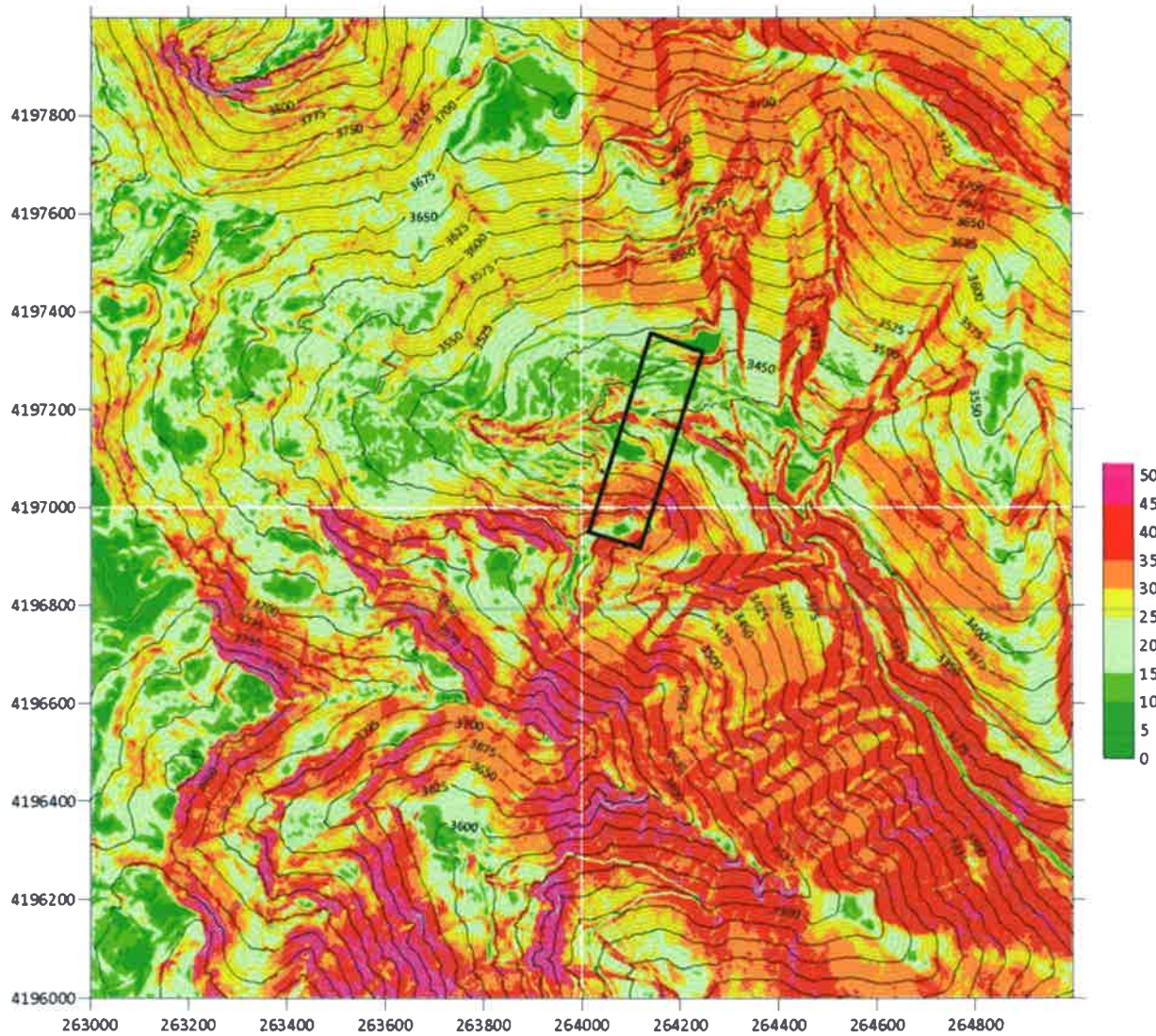


Figure 4 – LiDAR Slope Angle Map  
(Site boundary approximate; 5 meter contours; WGS84 UTM)

We identified five generalized avalanche starting zones<sup>2</sup> with the potential to reach the site. Figure 5 shows generalized profiles from each starting zone. Zones 1, 2 and 4 are above timberline. Zones 1 and 2 will load from northerly winds that often occur post-storm. Zone 4 is less favorable for wind-loading, but could release with Zone 2 in a rare

<sup>2</sup> The *Starting Zone* of an avalanche is the area where snow releases, accelerates and increases in mass.



100 to 300-year avalanche. Large avalanches from these zones will flow past the upper cirque bench at elevation 3690 meters and spill onto the steeper terrain below. Zone 5 and areas to the east are south-facing intermediate elevation release areas with more uniformly sloped tracks. All of the release zones and avalanche paths originating north of Prospect Gulch can reach the creek and fill the channel with 10 to 15 meters of avalanche debris.

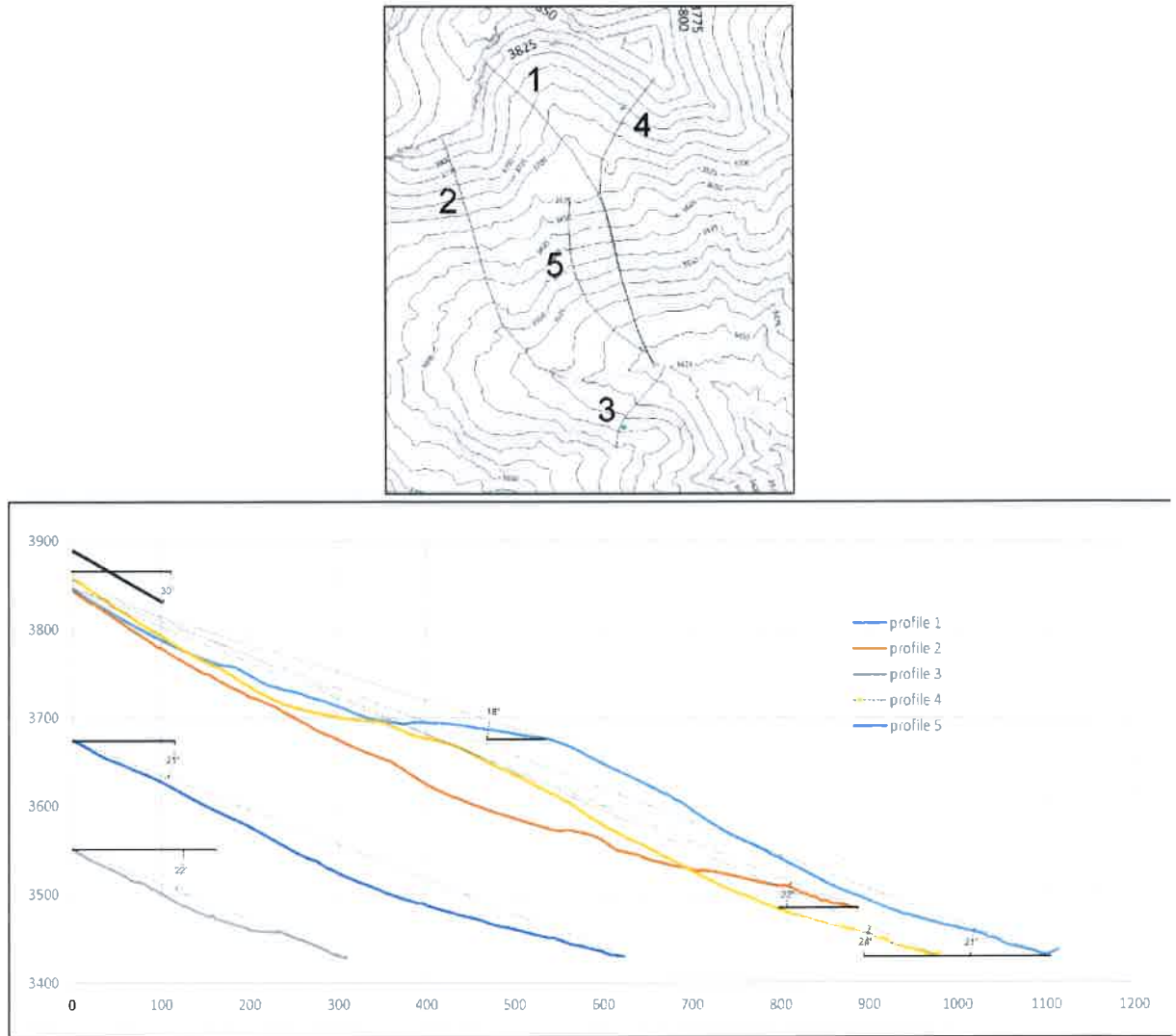


Figure 5 – Profiles of Avalanche Paths affecting the Site



Figure 6 – Photo of South-facing Avalanche Terrain

Profile 3 is a smaller and lower elevation north-facing starting zone south of Prospect gulch. Forest cover and terrain cause this starting zone to be weakly connected. There are three release areas that funnel into a single track that flows onto a flat area with a cabin. The avalanche trajectory onto the flat area expected to vary with release areas, release sequences and flow regimes. Figure 7 shows a photo of this lower relief north-facing avalanche terrain.



Figure 7 – Photo of North-facing Avalanche Terrain

## 8. Vegetative Indicators

The conifer forest at the site provides vegetative indicators for historic and undocumented avalanches, including lateral and vertical extents. Figure 8 is shows an aerial photo of the site. Figure 9 shows the non-ground LiDAR reflections that indicate tree canopy height and density. Tree diameters vary widely. The locations and description of avalanche damage were recorded in the field. Photos are presented in Appendix B.



Figure 8 – Aerial View of Site from San Juan County GIS website

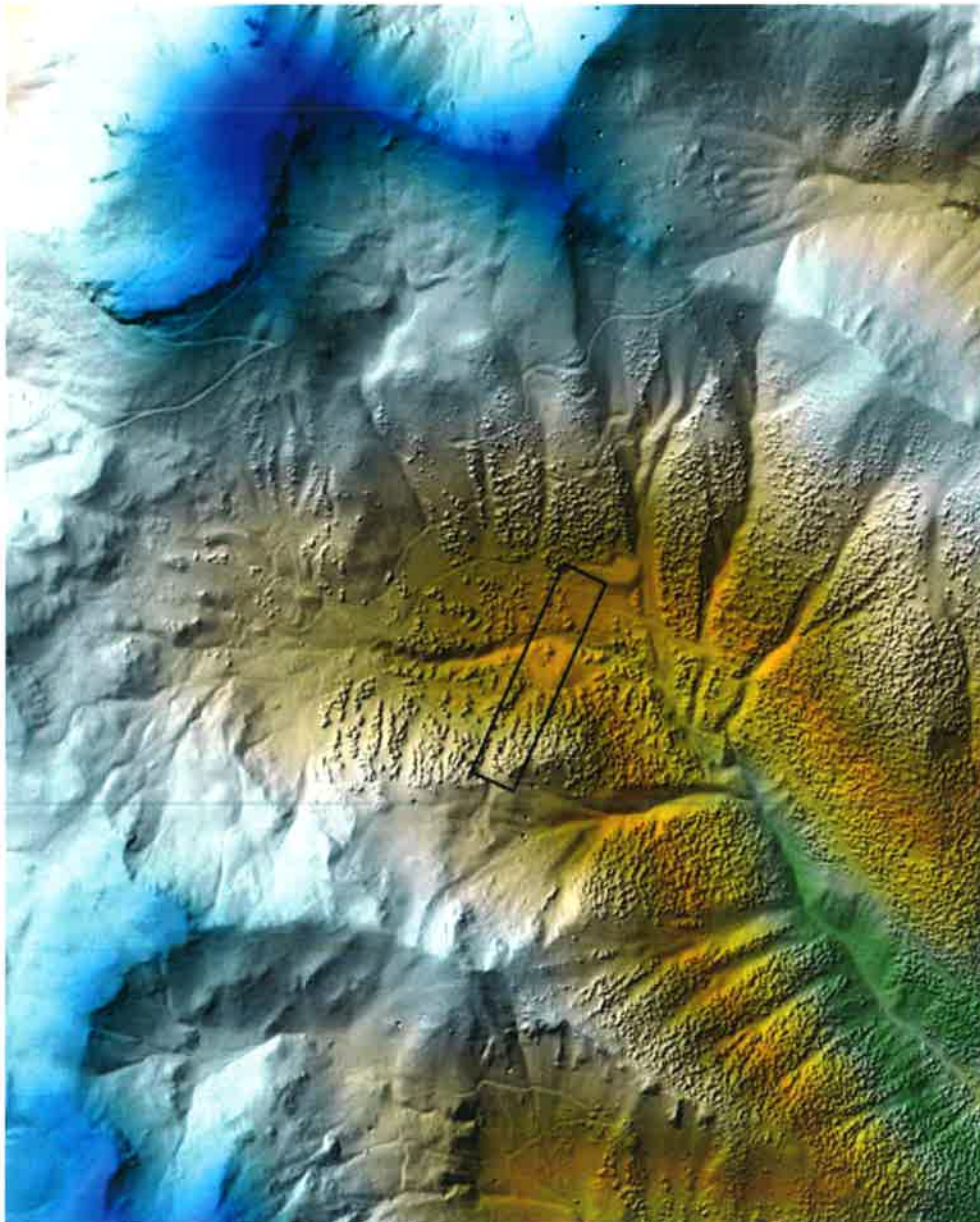


Figure 9 – Vegetation and Non-ground LiDAR Reflections  
(Site boundary approximate)

### **9. *Avalanche Dynamics Modeling***

We used the Swiss avalanche dynamics program RAMMS Release 1.7.2 to evaluate flow directions, thickness and velocities for the design-magnitude avalanche. Figure 10 and Figure 11 show representative RAMMS results for maximum predicted flow heights for approximate design-magnitude avalanches for paths north of Prospect Gulch. The model calibration was based on vegetative indicators and our experience with other

avalanches in Colorado, including well-documented historic avalanches and regional runout statistics. Model assumptions and parameters for the design magnitude avalanche are presented in Appendix A.

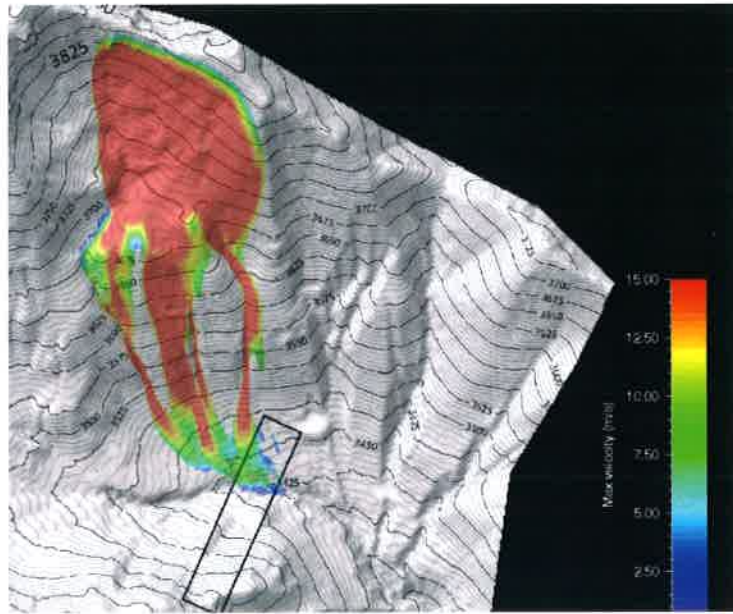


Figure 10 – RAMMS Predicted Maximum Flow Heights

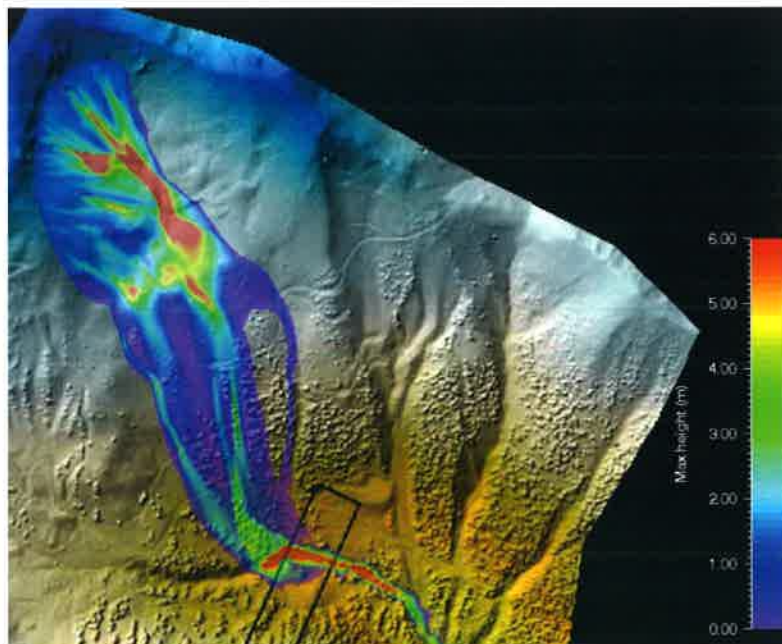


Figure 11 – RAMMS Predicted Maximum Flow Heights

## **10. Findings**

Based on the observations, analyses and methods described in this report, we draw the following conclusions.

### *Avalanche Hazard Map*

Figure 12 presents an Avalanche Hazard Zone Map for the site. The Moderate Hazard Zone (or Blue Zone) represents an area of low frequency avalanches and low to moderate impact pressures. The pressures generally decrease towards the outer limits of the Blue Zone. The High Hazard (or Red Zone) is also shown in Figure 12. This represents an area that includes frequent avalanches (less than 30-year average return periods) and areas where the design-magnitude avalanche impact pressures exceed 30 kPa (600 pounds per square foot (psf)) on a flat surface normal to the flow direction. An optional Low Hazard Zone (Yellow Zone) is shown for the purpose of indicating relative hazards across the site in the areas of greatest uncertainty. This zone is often used to indicate powder avalanche impacts, but at this site, it represents very low probability and energy areas for dense flowing avalanches.

### *Powder Avalanche Impacts*

Due to forest cover, powder avalanches from the upper elevation paths north of Prospect Gulch will be non-destructive at the site. The large avalanche path about 80 meters east of the site will not have destructive stagnation pressures at the site.

### *Site Access*

Access to the site from Silverton requires passing under many large avalanche paths. The hazard and risk associated with site access is outside of the scope of this report.

## **11. Recommendations**

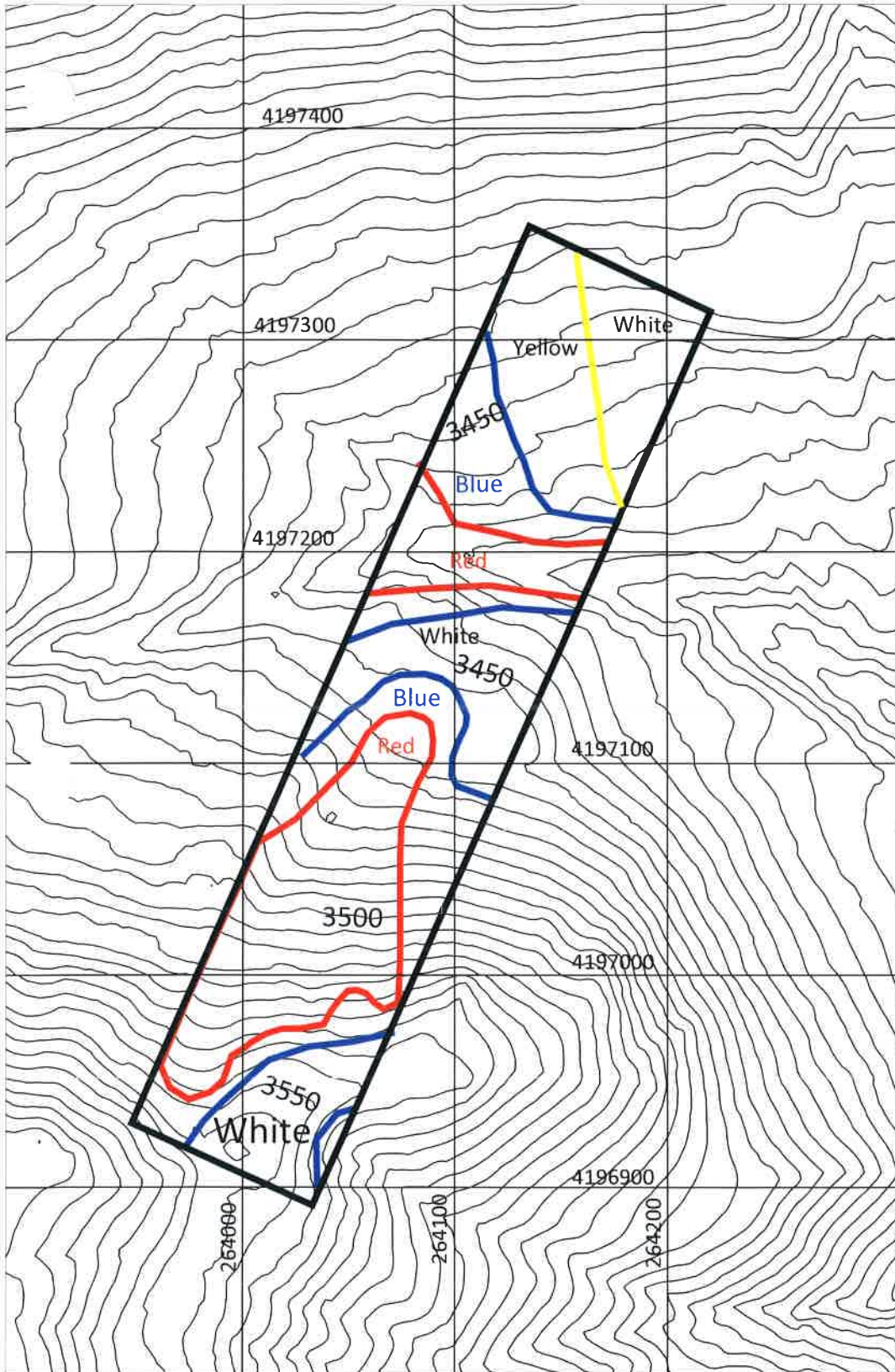
Based on the methods and findings described above, we offer the following recommendations:

1. Avoidance of avalanche hazards is the most reliable form of mitigation. No permanent structures should be placed in High Avalanche Hazard (Red) Zones.
2. We recommend placing all permanent structures outside of Moderate (Blue) Avalanche Hazard Zones.
3. If structures or portions of structures must be located in Blue Zones, they should be designed for avalanche impact loads. Avalanche impact loads cannot be determined until the location, geometry and orientation of the structures are known.

4. County and private roads to the site cross several large avalanche paths. This study does not assess hazards or risks of any of the off-site avalanche paths.
5. It is prudent for occupants and guests of residential buildings in and near avalanche hazard zones to become educated and keep current on local avalanche conditions, including the local and regional avalanche danger forecasts. However, reliance upon forecasts and avoiding avalanche terrain during elevated avalanche danger conditions can reduce, but not eliminate avalanche risk, especially to persons outside of buildings.

## **12. References**

1. "Avalanche Hazard Map, San Juan County", prepared by Rebecca Summer and Margaret Squier, INSTAAR (Institute of Arctic and Alpine Research), Boulder, Colorado, for San Juan County in 1976
2. "Natural Hazards of San Juan County, Colorado", prepared by Michael J. Bovis, Institute of Arctic and Alpine Research, Boulder, Colorado, for San Juan County in 1976
3. "Avalanche Atlas, San Juan County, Colorado", prepared by Len Miller, Betsy R. Armstrong and Richard L. Armstrong, Institute of Arctic and Alpine Research, for San Juan County in 1976, published as Occasional Paper No. 17 by INSTAAR
4. "Century of Struggle Against Snow: A History of Avalanche Hazard in San Juan County, Colorado", prepared by Betsy R. Armstrong, Institute of Arctic and Alpine Research, for San Juan County in 1976, published as Occasional Paper No. 18 by INSTAAR "Overall Hazard Map", prepared by INSTAAR for San Juan County in 1976.
5. Lehr, Lark mine photo from 1940s; Joe and John mine photo, undated <https://mountainscholar.org/handle/11124/173720>.



### LEGEND

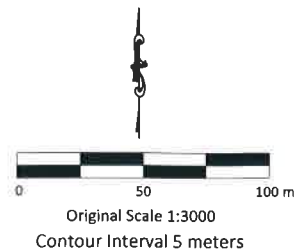
1. High (Red) hazard zone - area where avalanches can be destructive *and/or* frequent; these are areas where avalanches have average return periods of 30 years or less *and/or* can produce impact pressures of 600 pounds per square ft (psf) or more on flat surfaces normal to the flow.
2. Moderate (Blue) hazard zone - area where avalanches are not as frequent and are less destructive than in the high-hazard zone; these are areas where avalanches have average return periods of 30 to 100 years *and* produce impact pressures of less than 600 pounds per square ft (psf).
3. Low (Yellow) hazard zone - area where avalanches are possible but very low probability and energy. Estimated return periods greater than 100-years and impact pressures less than 200 psf.
4. White zone - areas outside the avalanche hazards zones defined above.

### NOTES

1. Avalanche Hazard Zones are subject to limitations described in the accompanying report.
2. The avalanche hazard zones are based on LIDAR topography projected onto UTM Zone 8N.
3. The parcel boundaries are based on San Juan County GIS maps and are approximate. The UTM coordinates of the corners shown on this map are:

NW - 2634135, 4197354  
 NE - 2634221, 4197313  
 SE - 2634033, 4196892  
 SW - 2633947, 4196930

4. Prior to selecting a building site, the parcel boundaries should be surveyed and compared with this avalanche zone map to confirm the avalanche zone of the building site.

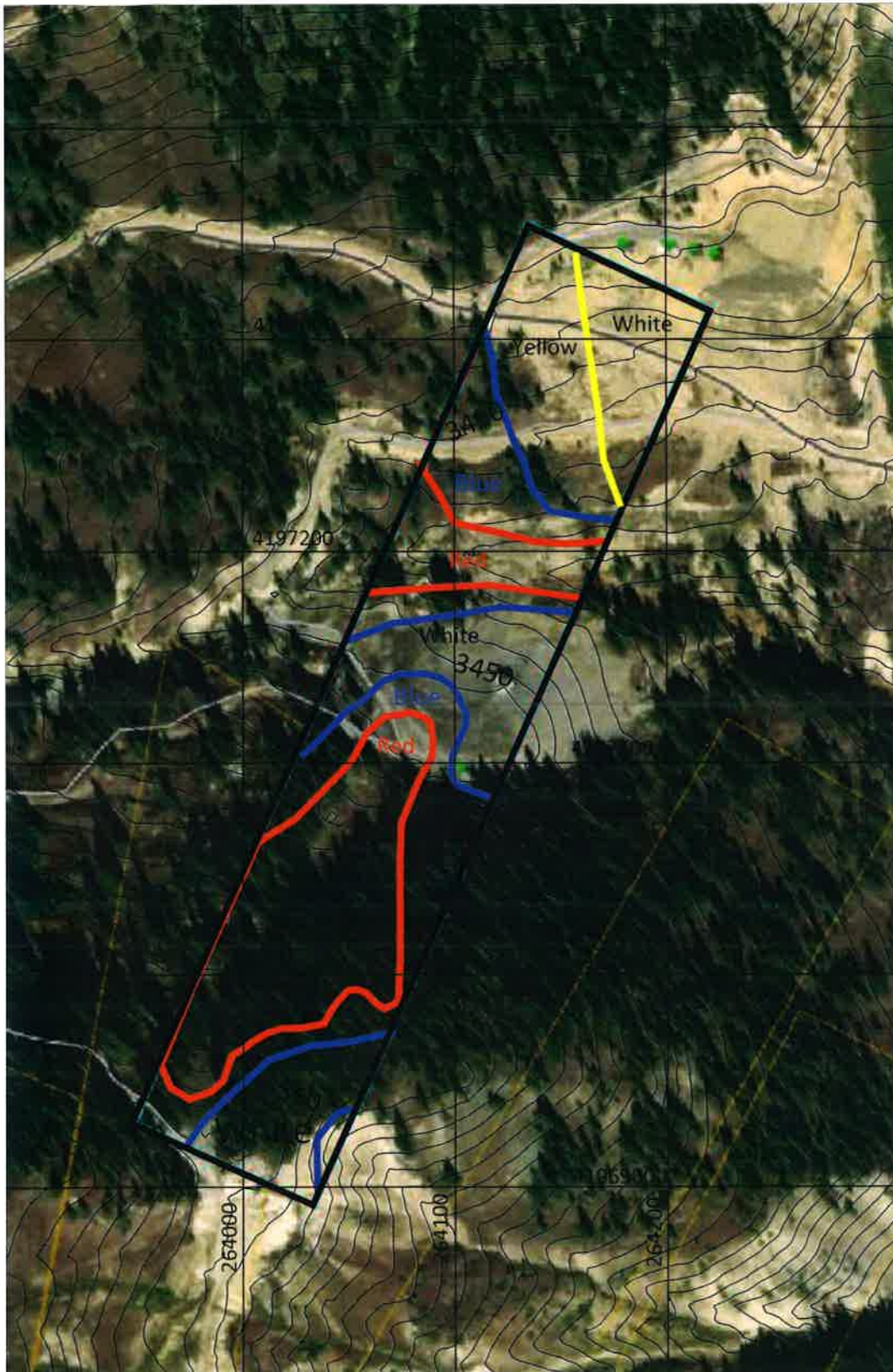


## Figure 12 - Avalanche Hazard Map

Mineral King Claim, San Juan County, Colorado

Wilbur Engineering, Inc.  
 May 19, 2021





## LEGEND

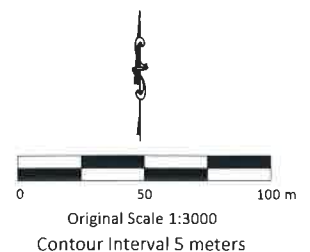
1. High (Red) hazard zone - area where avalanches can be destructive *and/or* frequent. These are areas where avalanches have average return periods of 30 years or less and/or can produce impact pressures of 600 pounds per square ft (psf) or more on flat surfaces normal to the flow.
2. Moderate (Blue) hazard zone - area where avalanches are not as frequent and are less destructive than in the high-hazard zone; these are areas where avalanches have average return periods of 30 to 100 years *and* produce impact pressures of less than 600 pounds per square ft (psf).
3. Low (Yellow) hazard zone - area where avalanches are possible but very low probability and energy. Estimated return periods greater than 100-years and impact pressures less than 200 psf.
4. White zone - areas outside the avalanche hazards zones defined above.

## NOTES

1. Avalanche Hazard Zones are subject to limitations described in the accompanying report.
2. The avalanche hazard zones are based on LiDAR topography projected onto UTM Zone 8N.
3. The parcel boundaries are based on San Juan County GIS maps and are approximate. The UTM coordinates of the corners shown on this map are:

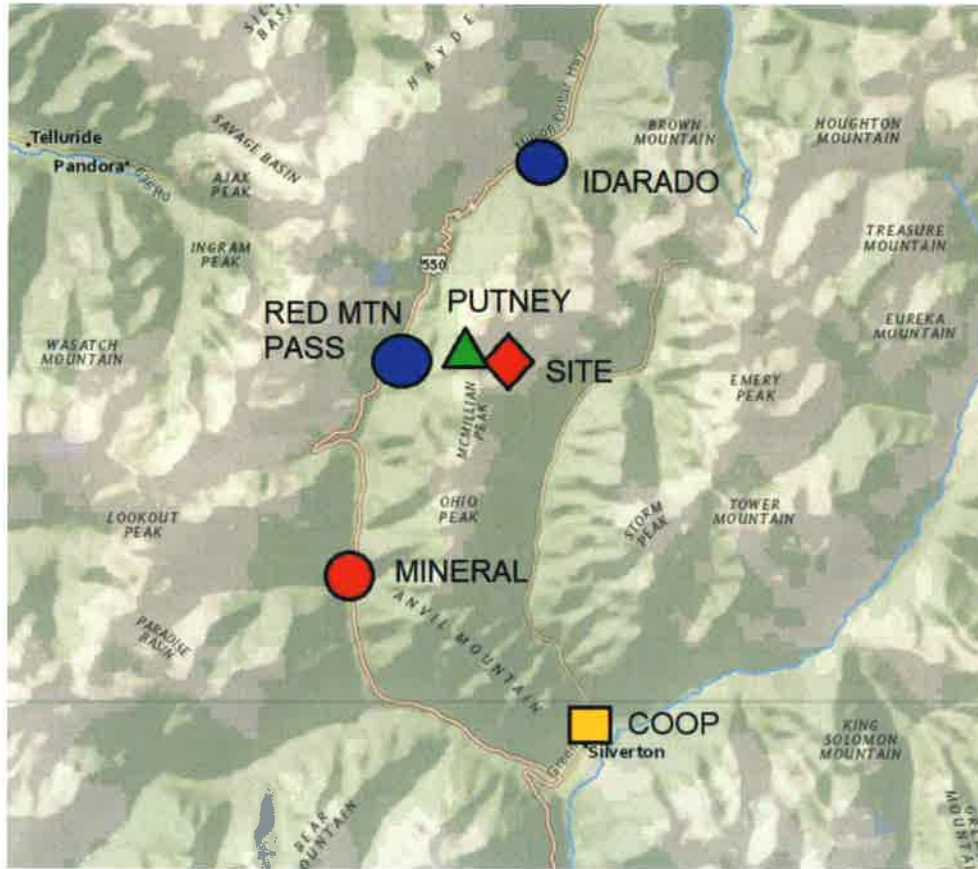
NW - 2634135, 4197354  
 NE - 2634221, 4197313  
 SE - 2634033, 4196892  
 SW - 2633947, 4196930

4. Prior to selecting a building site, the parcel boundaries should be surveyed and compared with this avalanche zone map to confirm the avalanche zone of the building site.



**Figure 12 - Avalanche Hazard Map**  
 Mineral King Claim, San Juan County, Colorado

## Appendix A Weather and Climate Data



Regional Map with Weather Stations

### SILVERTON, COLORADO (057656)

**Period of Record Monthly Climate Summary**

Period of Record : 7/ 1/1906 to 12/31/2005

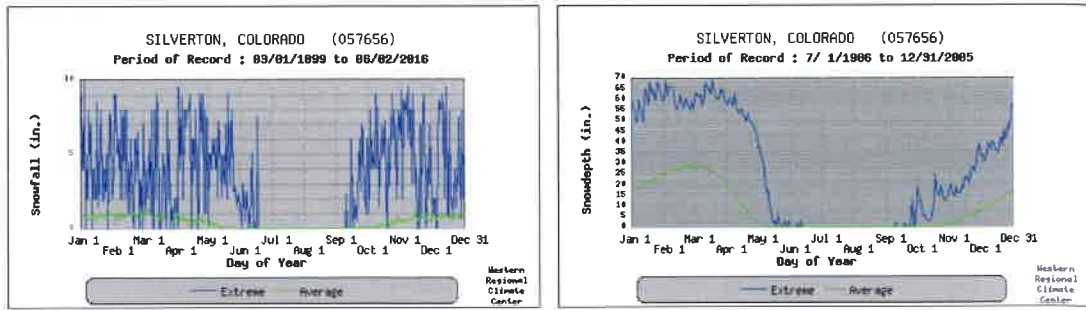
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	34.0	36.6	40.6	47.3	57.6	67.9	73.1	70.5	64.7	55.1	43.2	35.1	52.2
Average Min. Temperature (F)	-1.9	1.0	8.1	18.5	26.4	31.9	37.9	37.2	30.3	22.0	9.5	0.2	18.4
Average Total Precipitation (in.)	1.68	1.75	2.30	1.72	1.46	1.39	2.72	3.10	2.81	2.34	1.49	1.73	24.50
Average Total Snowfall (in.)	25.8	25.3	28.4	17.3	4.3	0.3	0.0	0.0	0.9	8.5	20.0	24.0	154.8
Average Snow Depth (in.)	21	27	26	11	0	0	0	0	0	1	4	12	9

Percent of possible observations for period of record

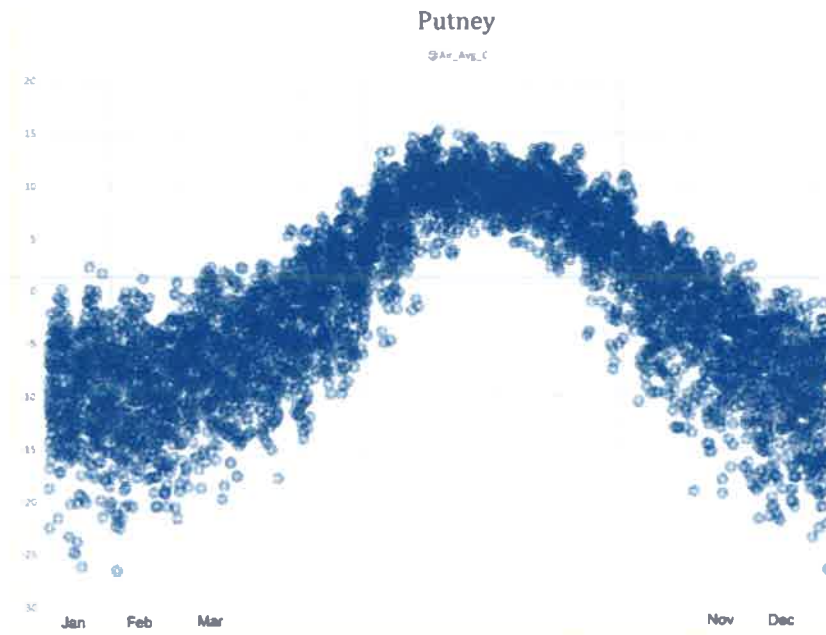
Max. Temp. 94.1% Min. Temp. 93.9% Precipitation 95% Snowfall 95.2% Snow Depth 85.8%

Check [Station Metadata](#) or [Metadata graphics](#) for more detail about data completeness.

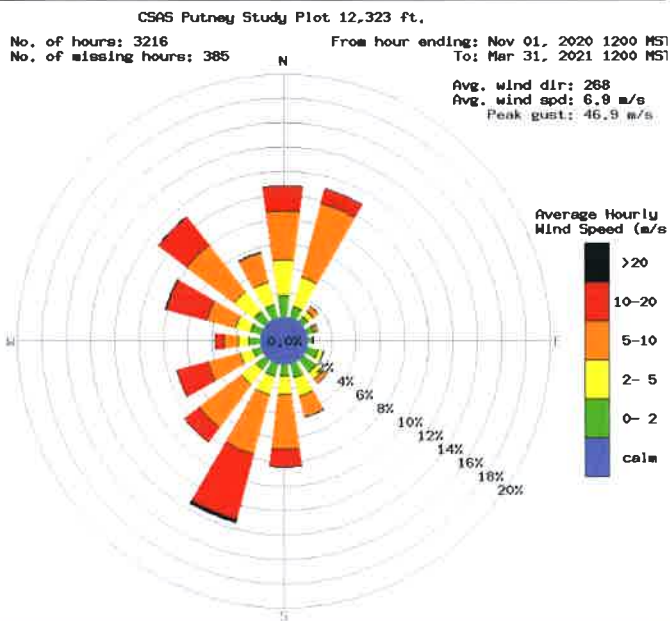
Western Regional Climate Center: [wrccl@arizona.edu](mailto:wrccl@arizona.edu)



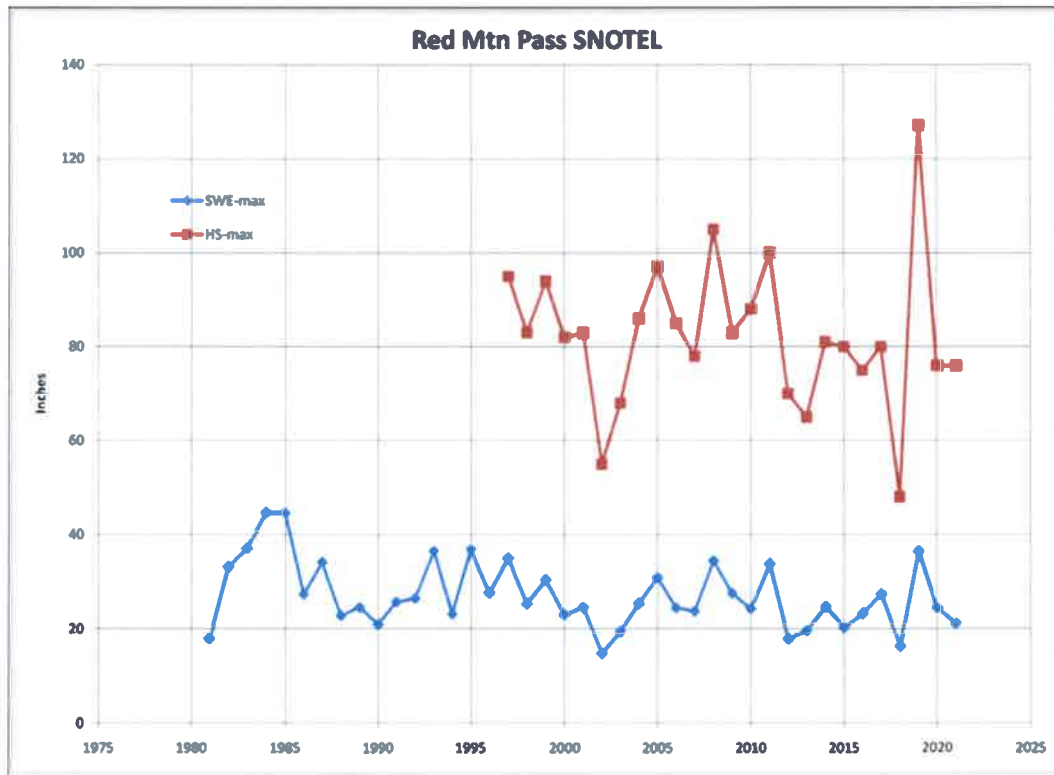
Silverton Coop Snow Height and 24-hour Snowfall Data



Putney Air Temperatures  
(data courtesy of the Center for Snow and Avalanche Studies)



**Putney Wind Rose**  
 (data courtesy of the Center for Snow and Avalanche Studies)





**Appendix B  
Photos**









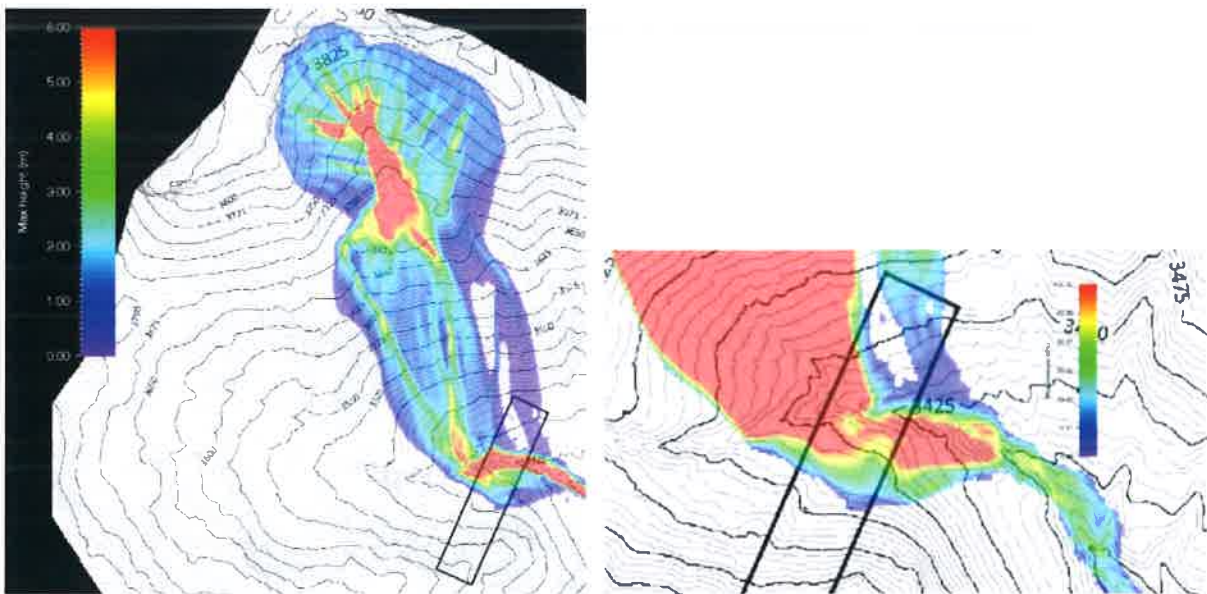


## Appendix C RAMMS Parameters & Results

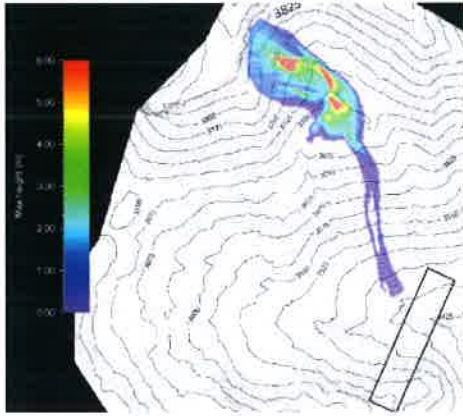
\*\*\* Important Note: \*\*\*

*Interpretation of avalanche dynamics model results requires an understanding of the model assumptions, simplifications and limitations of the underlying equations of motion. The models do not accurately show wet avalanche runouts, flow heights or impact pressures, nor the variations in avalanche properties with depth, including density and velocity.*

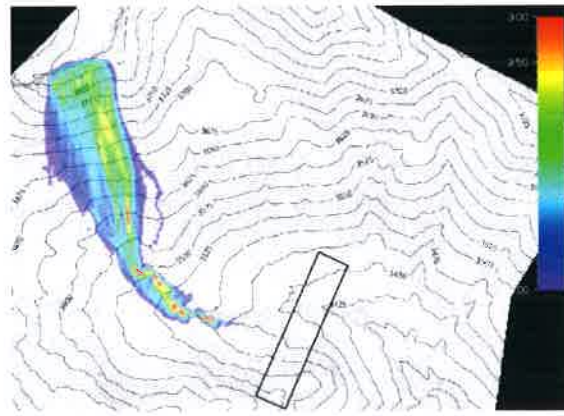
run	res.	Release			Friction	cohesion (Pa)	Comments
		name	ht. (m)	vol. (m <sup>3</sup> )			
run1	1.8	R1	1.2	144,200	L100	0	Entire S-facing bowl; v large
run2	3.6	R1	1.2	144,200	L100	0	reduce resolution
run3	3.6	R2	1.2	31,500	M100	0	W part of bowl, smaller rel.
run4	3.6	R3	1.2	18,100	M100	0	further W S-facing rel.
run5	3.6	R4	1.0	3,400	S100	0	small N-facing rel.
run6	3.6	R5	0.9	14,500	S100	0	bigger N-facing rel
run7	3.6	R6	0.9-1.0	8,000	S100	0	isolated N rel.
run9	3.6	R7	1.2	71,200	L100	0	medium size S-facing bowl; reas. Calib
run10	3.6	R8	1.0	48,300	M100	0	SSW-facing upper SZ



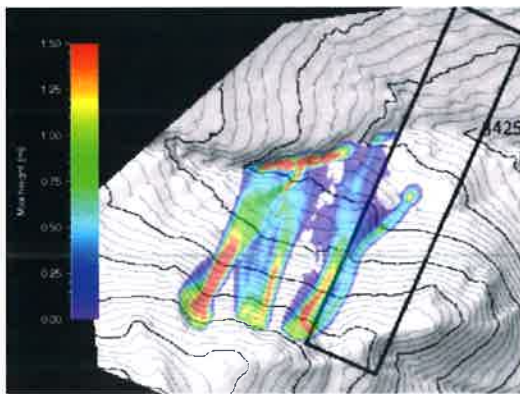
Run 2



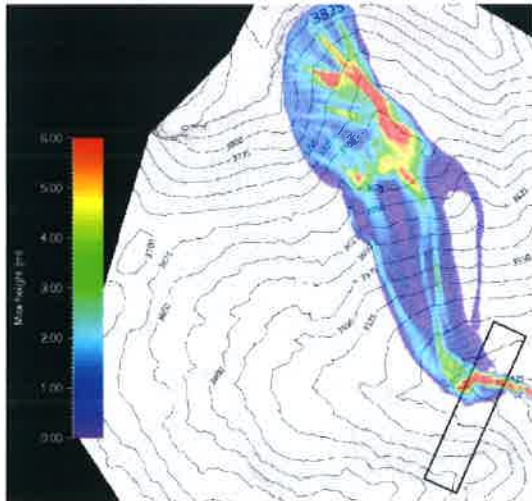
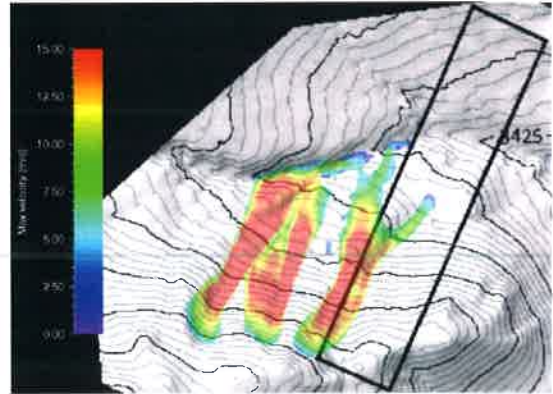
Run 3



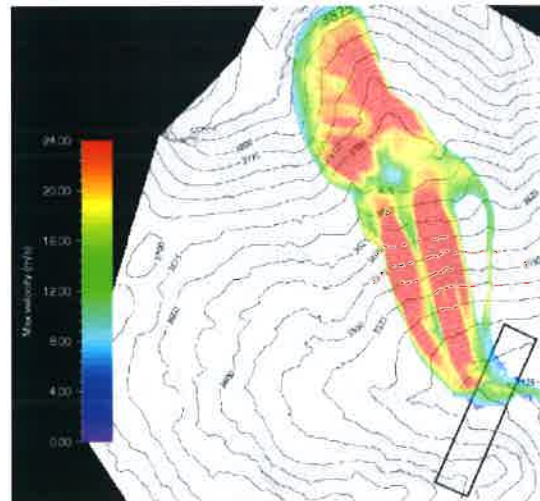
Run 4

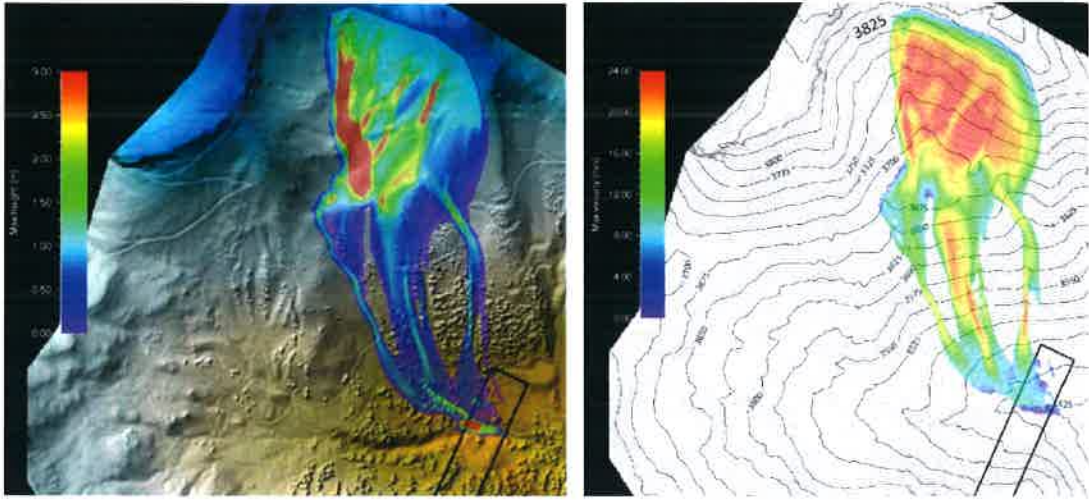


Run 5



Run 9





Run 10



August 16, 2022

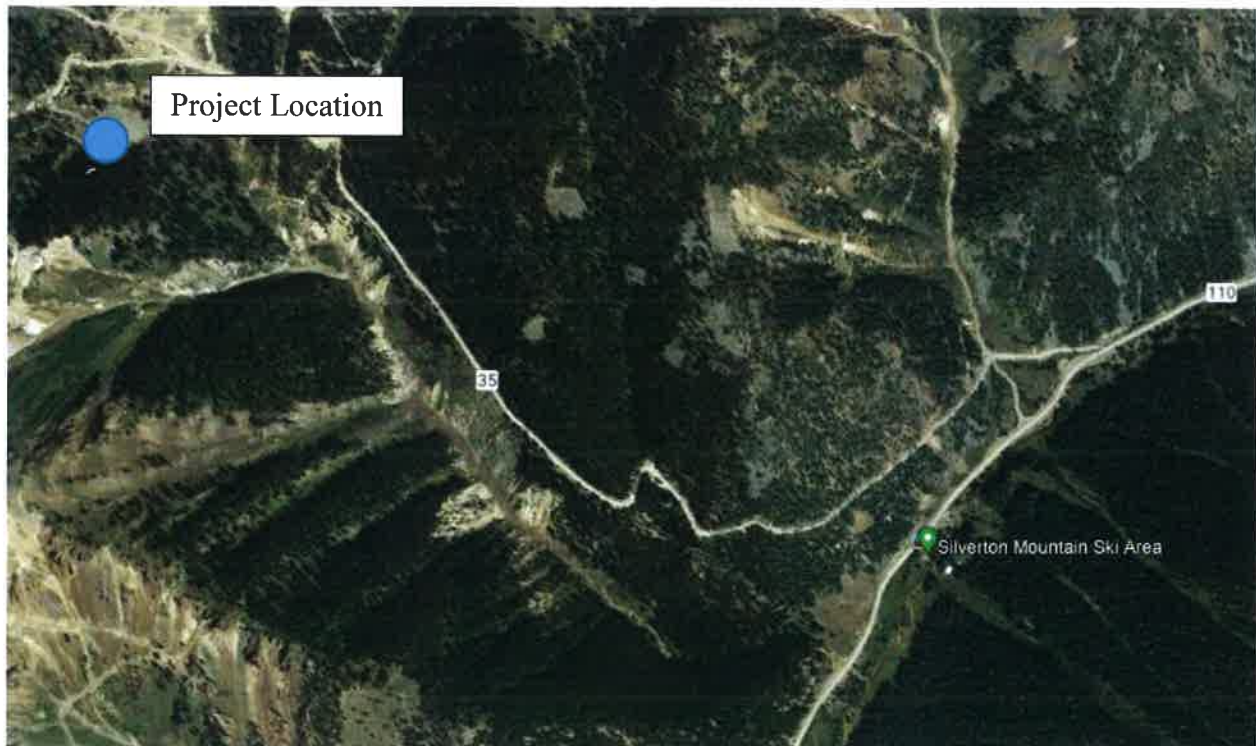
Mr. Rick Feeney  
Feeney Architect  
1201 Main Avenue, #201  
Durango, Colorado 81301

Subject: Mineral King Hut Project  
Geotechnical Engineering Overview  
Silverton, Colorado

Mr. Feeney,

This letter presents our geotechnical engineering overview and comments based on our August 11, 2022 observations of the surface and subsurface conditions at the proposed Mineral King Recreational Hut located on San Juan County Road 35, north of Silverton, Colorado.

The approximate project site location is shown below.



The aerial photograph above was obtained from Google Earth, Imagery Date 11/29/2019

We understand that the proposed project will include the construction of a small cabin, with less than 1,000 square feet of floor space to be used primarily for recreational purposes. The structure will be a wood frame building supported by a steel reinforced concrete foundation system. The floor will be supported over a crawl space.

We observed the subsurface soil conditions exposed in an exploratory pit that was advanced with a rubber-tired backhoe in the location of the proposed structure, and in two exploratory pits located in a potential septic system leach field location. The approximate location of the exploratory pits are shown below.



The photograph above was obtained from Google Earth, Imagery Date 11/29/2019

The tabulations of the subsurface soil conditions presented below are based on our interpretation of the field exploration data. Actual subsurface conditions and soil interface elevations may be variable across the site and are often gradual. It is not uncommon to encounter subsurface soils or conditions that are unique to on portion of a project site. The logs of the exploratory pits observed are presented below.

**Test Pit #1 Test pit location: In proposed Hut Location**

Soil Depth Interval (ft.)	Sample Depth and Type	Blow Count (N)	Soil Description and Comments
0 - 2	--	--	Man-placed fill, Gravel, cobble, sand and clay matrix, medium dense, moist red-brown (GC)
2 - 6½	--	--	Gravel and cobble, sand and clay matrix, dense, moist red-brown (GC)
6½	--	--	Excavation refusal in bottom of test hole on large boulder or possible formational material at 6½ feet

**Test Pit# 2 &2A Test pit location: Near west end of potential leach field area**

Soil Depth Interval (ft.)	Sample Depth and Type	Blow Count (N)	Soil Description and Comments
0 - 7½	bulk	--	Gravel, cobble, sand and clay matrix, scattered boulders dense, moist to very moist red-brown (GC). 6 inches of organic material at surface.
7½			Excavation refusal on boulder at 2 feet, offset 10 feet east, Refusal in TH-2A at 7½ feet

**Test Pit# 3 Test pit location: Near east end of potential leach field area**

Soil Depth Interval (ft.)	Sample Depth and Type	Blow Count (N)	Soil Description and Comments
0 - 7	bulk	--	Gravel, cobble, sand and clay matrix, scattered boulders dense, moist to very moist red-brown (GC) 6 inches of organic material
7			Excavation refusal on boulder at 7 feet

We did not encounter free subsurface water in the exploratory pits at the time of the excavation; however we did observe evidence of shallow subsurface water migration located just east of the Test Hole #3 location.. We suspect that the subsurface water elevation and soil moisture conditions will be influenced by snow melt and/or precipitation and local irrigation.

The proposed structure will be relatively lightly loaded. We typically recommend that conventional spread footings that are placed on soils of this nature be supported by a layer of processed natural soil fill. The processing should include removal of cobbles larger than about 3 inches to a minimum depth of about 8 to 10 inches below the bottom of concrete followed by compaction of the processed material. The support elevation should be consistent with the local building code for protection from frost heave. The processed material should be moisture conditioned and compacted to at least ninety (90) percent of the maximum dry density as defined by the modified Proctor test, ASTM D1557. The ground surface adjacent to the structure should



be sloped away from the structure to promote surface water flow away from the foundation system. We typically recommend a minimum slope of 12 inches in the first 10 feet in unpaved areas.

It is apparent that the mine dump and surrounding areas has been environmentally remediated. We recommend that no construction or other disturbance be conducted within areas where environmental remediation has been completed unless appropriate authorization has been obtained.

The observations and recommendations contained in this letter are based on our surface observations at the time of our site visit and do not include subsurface exploration, laboratory testing or stability modeling. We make no warranty to these comments, either expressed or implied. We can provide a proposal for a geotechnical engineering evaluation, including subsurface exploration and testing, upon request. The results of a full geotechnical engineering evaluation may alter the comments provided above.

Please contact us if you have any questions, or if we may be of additional service.

Respectfully Submitted,  
TRAUTNER GEOTECH



David L. Trautner, PE

# Scenic Quality Report

## 1. INTRODUCTION AND SITE LOCATION

San Juan County regulations state the following:

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

The following is a Scenic Quality Report for the proposed Cole Cabin, located on Mineral King, MS 2051, Prospect Gulch in San Juan County, Colorado. This property is accessed off County Road 35 via County Road 110, County Road 35 is not maintained year-round near the property (County Road 110 is plowed to Silverton Mountain year-round). The applicant will be limited to seasonal vehicular access and human powered access during winter months.

## 2. PROJECT SITE AND PROPOSED CABIN LOCATION

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

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

The property consists of 10.1 acres of dispersed evergreens with several large clearings and grassy meadows. The claim is situated in a general south to north orientation, straddling the drainage of Prospect Gulch, with County Road 35 crossing at the North end of the Mineral King Claim. The claim has Northern and Southern slopes. The cabin would sit on the southern sloping portion of the claim, below CR 35, behind mature evergreen trees nestled into the slope next to the existing access drive. This location allows for good access from County Road 35 and separates the new cabin from the existing historic miners shed, tipple structure and the completed remediation work at the old mine.

The proposed building envelope is not visible from County Road 110 since it is approximately 1.3 miles away from the road junction, and due to the mountainous terrain and elevation change between road and site.

While traveling on County Road 35 towards the property, visibility of the proposed cabin site will be largely obstructed by the evergreens in the direct vicinity of the cabin site and it is lower than the road



The proposed cabin siting is the best balance of privacy, safety from natural hazards, accessibility, and buildability available on the property. It is located adjacent to an existing road grade. The applicants chose the siting for the cabin due to the generally moderate topography, natural clearing with evergreens to screen the cabin, and proximity to County Road 35, which cuts through the north end of the property.

### 3. VIEWS FROM THE PROPOSED CABIN

View corridors from the proposed cabin will primarily face the south towards the tibble ruin and miners shed on the claim, and west up to the peaks and basin. The north side will be partially buried into the slope to minimize the exposed volume of the new cabin, and its visual impact on its surroundings. In the County Scenic Quality Report regulations, it is requested that information about the view from the building envelope is provided.

Photo below show view from the proposed cabin looking south/southeast showing historic timber ruins, and miners shack roof beyond. The proposed cabin location keeps this view in tact



#### **4. LOCATION OF STRUCTURE MINIMIZES VISIBILITY FROM PUBLIC LANDS & EXISTING TRAILS**

The County Scenic Quality regulations require the following information:

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



Cabin site is marked with a red star, CR 35 is above trees, Access drive has the truck parked on it.



The property is surrounded primarily by BLM land and the remainder by privately owned parcels on the south and west sides. The existing public lands and trails surrounding the property include County Road 35. This route brings seasonal recreational visitors through the north end of the property.

The exterior building materials of the proposed cabin will be subdued to blend with the surrounding environment to minimize visibility for someone traveling on County Road 35 looking towards the site. The evergreens surrounding the cabin site will also help limit visibility of the cabin from this road.

If recommended by the County, the applicants will add natural screening in the form of vegetation and berms to limit the visual impact from the county road and to maintain the scenic quality of the area for the public.

## **5. BUILDING DESIGN AND THE NATURAL TOPOGRAPHY AND VEGETATION**

County regulations require that the Scenic Quality Report includes information regarding the following: *Evidence to demonstrate that the site improvements are designed and/or oriented in ways that allow them to blend in with and utilize the natural topography and vegetation. The report shall include, but not be limited to, site photos, perspective sketches, photo-simulations and/or three-dimensional models at an appropriate scale.*

The proposed cabin is sited within an existing clearing on one of the most buildable and level portions of the lot. The floor elevation of the cabin will be approximately 60 feet lower than the road, with the driveway access to the east as CR 35 rises up past the building site. The proposed cabin would be obscured from this SE view from CR 35 above and slightly west of the building site. Approx. location marked with star, but behind and obscured by the evergreen trees.

The cabin design is shown on the applicant's draft floor plans and elevations included with this application.

## 6. TOPSOIL, UTILITIES, LIGHTING AND DRIVEWAYS

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

### a) Topsoil

County regulations require that the project should include the following:

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

Any topsoil found during excavation will be stock-piled and utilized for landscaping and screening from CR 35. Extra dirt from foundation will be used to create a berm on the east of the cabin as well.

### b) Utilities

County regulations require that the project should include the following:

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

The project includes a proposed underground septic system septic tank and leach field, a water cistern to be located in the crawlspace, solar panels with battery storage, and a propane powered backup generator.

**Septic:** The septic system location was selected based on site accessibility and proximity to the chosen cabin site. Trautner GeoTech is has completed three test holes and is ready to finish the design once the cabin is approved to proceed. The septic system will maintain a 100-ft minimum clear radius from existing water sources.

**Water:** An underground water storage tank with hauled water to the property will be located in crawlspace.

**Power/heating:** The primary heat source is proposed to be a wood burning stove, with portable individual electric heating units as supplemental heat. Electric appliances and heating units will be powered by solar power or with the backup propane generator, depending on circumstances. The solar panels will be located on the cabin, west side of the roof to shield them from view from CR 35 as approached from the east.

**Septic System:** An OSWTS will be installed per SJHD guidelines, designed by Trautner GeoTech. Location is called out on site plan.

All the utilities will be installed with the least amount of disturbance possible to the natural environment.

### c) Exterior Lighting

County regulations require that the project should include the following:

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

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

#### d) Driveways

County regulations require that the project should include the following:

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

There is currently an existing access driveway for this project, which is located off the south side of County Road 35. The starting elevation is approximately 11,200 and has very little slope to the cabin. The driveway is established and is in good working order. CR 35 continues to climb past the site, so the cabin location is below CR 35, keeping the historic and scenic views intact from CR 35 as one passes above the cabin.

### 7. BUILDING MATERIALS

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

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

The proposed cabin will include the following materials:

- Weathered wood siding
- Dark colored rusted metal roof
- Dark colored window sashes/frames to match metal and/or wood siding
- Low-reflective glass on more expansive glazing, and glazing is not seen from the approach on CR 35.

### 8. CONCLUSION

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

- The applicant has chosen a building site that will have little impact to the natural landscape since the County Road and site access already exists.
- All proposed utilities will be installed to minimize visual obstructions.
- The material palette allows the structure to blend and not compete with its natural surroundings.
- The site doesn't impede on the historic miners shed but lets it stand alone, preserving the views of the historic site from CR 35.

Thank you for your review and consideration of the proposed Cole Cabin located on the Mineral King MS 2051. If you have any questions or need additional information, please contact FeeneyArchitect at 970-749-6787.