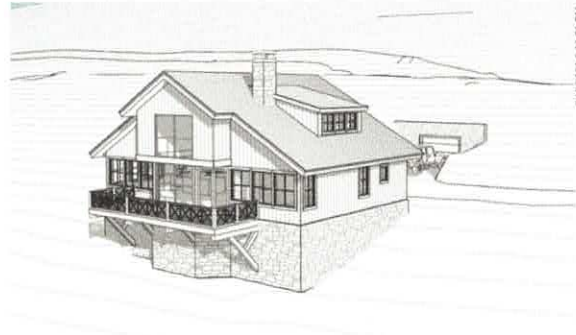


Improvement Permit Application

Proposed Adams Family Cabin
The Ruby Placer
TBD County Road 8
Township 41 N, Range 8 West, Section 4, NMPM
MS 16941



④ PERSPECTIVE - WEST



② PERSPECTIVE - SOUTH



③ PERSPECTIVE - EAST



① PERSPECTIVE - NORTH

Applicant:

The Lorraine, LLC
Cameron Adams, Member
3107 E. Louise Ave
Salt Lake City, UT 84109
(949) 424-4780

Submitted:

03/22/2022

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Letter from the Applicant

To Whom it May Concern:

Allow us to introduce ourselves. We are Cameron, Christa, Annalise (6) and William (4) Adams. We have one more kid on the way via adoption (a process that makes a county improvement application look like nothing). Cameron is a pilot for Delta and Christa works at the local children's hospital as a nurse practitioner. We live in Salt Lake City.

As a family, we love spending time hiking, climbing and skiing in the mountains around Salt Lake. Cameron grew up in a family focused on the outdoors and, with Christa's help, he has made it his mission to get the kids to love the mountains. So far it's working pretty well, though skiing with the kids still involves plenty of crying. Christa has always loved the outdoors as well but grew up on the beach. She has been steadily converting to the mountain life.

Only a few years ago did we discover the San Juan's. Since that discovery, we have essentially vacationed no where else. Every time we go, we love it more. The hiking and back country skiing are incredible. The scenery is unrivaled, the wildlife unmatched, and the history of the area adds icing to the cake. We have had a long running dream of owning a cabin and it became clear that this was the spot.

We purchased the Ruby Placer and surrounding claims in 2020 and intend to build a cabin on the Ruby Placer as a legacy for Cameron's parents, who loved the outdoors but passed away a few years ago. Their names were Kinley and Lorraine (the names of the LLC's which technically own the properties). This cabin is meant to stay in the family for generations to come.

With the privilege of owning this property comes the responsibility of protecting the property. We take that responsibility seriously and have worked hard to protect the natural environment through diligent planning of the improvements to come. We wish to be considered stewards of this property, not owners.

We would also like to be part of the Silverton community, not just visitors. Please stop to chat when you see us walking around town. Let us know how we can help in town or the mountains that surround. Basically, just consider us neighbors.

Thanks for taking the time to consider our application and we look forward to your feedback.

Sincerely;

Cameron, Christa, Annalise and William



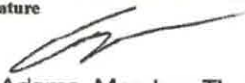
Section 2: General Documentation

1. Improvement Permit Application
2. Current Survey
3. Original Survey
4. Quitclaim Deeds
5. Applicable Receipts
6. List of Adjacent Landowners

Improvement Permit Application

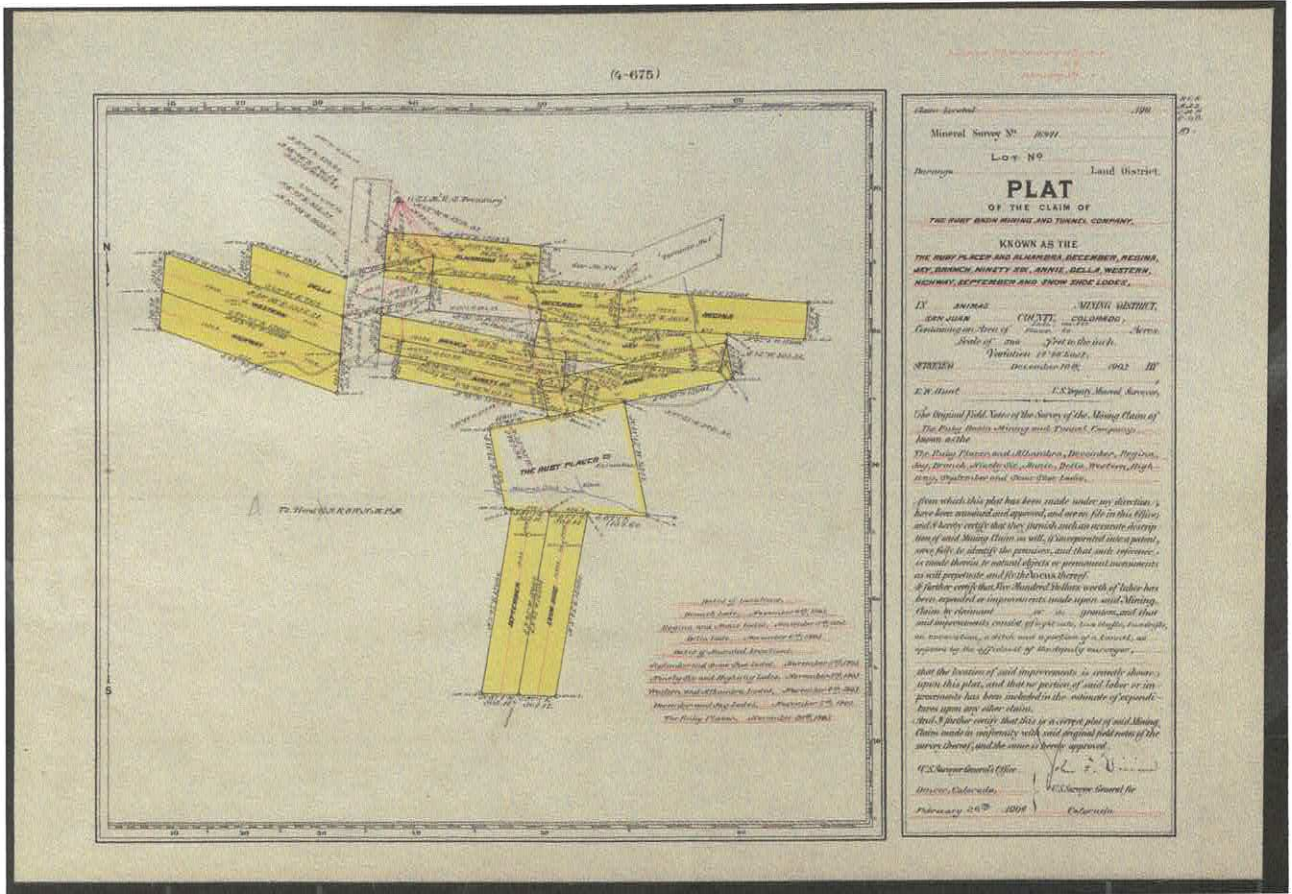
San Juan County, Colorado

Application for Improvement Permit

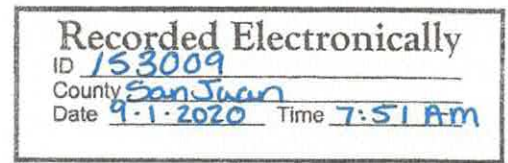
	Name	APPROVAL CHECKLIST	Initial	Date	
Applicant	Name Cameron Adams, Member	Land Use Administrator			
	Address 3107 E Louise Ave. (949) 424-4780	Ownership of Surface			
	Salt Lake City, UT 84109 Phone	Ownership of Minerals			
Owner	Name The Lorraine, LLC	Vicinity Map			
	Address 3107 e. Louise Ave. (949) 424-4780	Certified Survey Plat			
	Salt Lake City, UT 84109 Phone	Monumentation			
Contractor	Name	Basic Plan Map			
	Address	Plans and Drawings			
	Phone	Road System Relationship			
Legal Description of Property:		Zoning Compatibility			
Ruby Placer Mining Claim Parcel # 48270040040001 Near County Road 8, 1.8 miles west of 550 Township 41N, Range 8W, Section 4		State Mining Permit			
		Owner Notification			
		Avalanche Hazard			
		Geologic Hazard			
		Floodplain Hazard			
		Wildfire Hazard			
		Mineral Resource Impact			
		Nature of Improvement Planned:	Wildlife Impact		
		1. Improve and extend existing driveway to build site. 2. Construct micro-hydro system to power proposed cabin 3. Construct 1 single family residence with applicable infrastructure and garage. 4. Clear trees necessary for fire break and infrastructure.	Historic Site Impact		
			Watershed Gearance		
County Building Inspector					
Building Permit					
Land Use Zone: Mountain Zone below 11,000 ft	State Electrical Inspector				
Applicant Signature  Cameron Adams, Member, The Lorraine, LLC	Electrical Permit				
	San Juan Basin Health Unit				
	Sewage Disposal: Test				
Date Application Requested	Design				
Date Submitted for Permit	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				
	State Division of Highways				
	Driveway Permit				
Receipt	FEE PAYMENT	Amount	Date		
Application					
Building Permit					
Subdivision/PUD					
Hearing Notice					
	Subdivision Variance				
	Subdivision Approval				
	PUD Approval				

Original Survey

(Includes parcels not owned by the applicant)



Deeds



QUITCLAIM DEED

This QUITCLAIM DEED, is made as of the 31st day of August, 2020, by and between RUBY PLACER, LLC, a Colorado limited liability company, whose address is 319 Willow Dr., Durango, CO 81301 (“**Grantor**”) and The Lorraine, LLC, a Colorado limited liability company, whose address is 3107 E. Louise Avenue, Salt Lake City, UT 84109 (“**Grantee**”).

WITNESSETH, that GRANTOR for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and quitclaim unto GRANTEE, all of GRANTOR’s right, title and interest in and to that certain property more fully described below and by this reference made a part hereof (the “**Property**”).

A parcel of land identified as San Juan County, Colorado parcel number 48270040040001, and legally described as the Ruby Placer Mining Claim, MS 16941, as described in Patent recorded November 3, 1905 in Book A5 at page 361, Red Mountain Mining District, County of San Juan, State of Colorado.

TOGETHER WITH all and singular the rights and appurtenances thereunto belonging or in any manner appertaining to the same, including but not limited to the following: the mines, minerals, lodes, ledges and veins within the lines of mining claims comprising the Property, their dips, spurs and extralateral rights; all minerals of every kind and character, whether base, precious, metallic, nonmetallic or otherwise, lying in, on or under the Property; all severed ore, and improvements which may be situated on the surface of or located within the Property; all rights-of-way, easements, permits, licenses, permissions and other authorizations affecting access to the Property or the right to conduct operations therein and thereon.

TO HAVE AND TO HOLD the Property above conveyed and described, with the appurtenances, unto GRANTEE and its successors and assigns forever. This conveyance is subject to all easements, restrictions, reservations, and other matters of record as of the date hereof.

GRANTOR hereby covenants and agrees to execute and deliver to GRANTEE all such other and additional deeds, assignments and other instruments as may be necessary to more fully and effectively convey to GRANTEE the interests intended to be conveyed by this instrument, which covenant together with the representation made herein are intended to and shall survive the execution and delivery of this instrument.

IN WITNESS WHEREOF, GRANTOR has executed and delivered this Quitclaim Deed as of the day and year first above written.

GRANTOR
RUBY PLACER, LLC


By: Gregg Donaldson, Owner / *Managing Member*

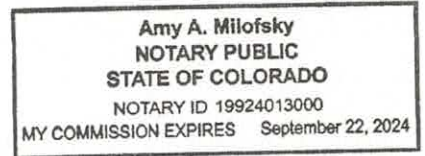
Acknowledgements

STATE OF COLORADO)
) ss.
COUNTY OF LA PLATA)

This Quitclaim Deed was acknowledged before me, a notary public, on this 27th day of August, 2020, by GREGG DONALDSON, who is personally known or has been identified to me to be the person whose name is subscribed to the above instrument, *as Managing Member of Ruby Placer, LLC.*

Witness my hand and official seal.


Notary Public



My commission expires: 9/22/24

Recorded Electronically	
ID	153008
County	San Juan
Date	9-1-2020
Time	7:51 AM

Doc fee \$31.50

QUITCLAIM DEED

This QUITCLAIM DEED, is made as of the 31st day of August, 2020, by and between RUBY BASIN LAND CO., LLC, a Colorado limited liability company, whose address is 319 Willow Dr., Durango, CO 81301 (“**Grantor**”) and The Kinley, LLC, a Colorado limited liability company, whose address is 3107 E. Louise Avenue, Salt Lake City, UT 84109 (“**Grantee**”).

WITNESSETH, that GRANTOR for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and quitclaim unto GRANTEE, all of GRANTOR’s right, title and interest in and to that certain property more fully described below and by this reference made a part hereof (the “**Property**”).

A parcel of land identified as San Juan County, Colorado parcel number 47770330040003, and legally described as the Annie Lode Mining Claim, MS 16941, as described in Patent recorded November 3, 1905 in Book A5 at page 361, Red Mountain Mining District, County of San Juan, State of Colorado; and

A parcel of land identified as San Juan County, Colorado parcel number 47770330040012, and legally described as the Ninety-Six Lode Mining Claim, MS 16941, as described in Patent recorded November 3, 1905 in Book A5 at page 361, Red Mountain Mining District, County of San Juan, State of Colorado; and

A parcel of land identified as San Juan County, Colorado parcel number 48270040040002, and legally described as the September Lode Mining Claim, MS 16941 as described in Patent recorded November 3, 1905 in Book A5 at page 361, Red Mountain Mining District, County of San Juan, State of Colorado; and

A parcel of land identified as San Juan County, Colorado parcel number 48270040040003, and legally described as the Snowshoe Lode Mining Claim, MS 16941, as described in Patent recorded November 3, 1905 in Book A5 at page 361, Red Mountain Mining District, County of San Juan, State of Colorado.

TOGETHER WITH all and singular the rights and appurtenances thereunto belonging or in any manner appertaining to the same, including but not limited to the following: the mines, minerals, lodes, ledges and veins within the lines of mining claims comprising the Property, their dips, spurs and extralateral rights; all minerals of every kind and character, whether base, precious, metallic, nonmetallic or otherwise, lying in, on or under the Property; all severed ore, and improvements which may be situated on the surface of or located within the Property; all rights-of-way, easements, permits, licenses, permissions and other authorizations affecting access to the Property or the right to conduct operations therein and thereon.

Property Tax receipt for The Lorraine

RECEIPTS

SAN JUAN COUNTY TREASURER
Tax Year / Statement #: 2021 / 3520

Date - Time:
2/28/2022 - 3:04:02PM

Tax District: 101 - 101 **Value:** 21,750
Parcel #: 48270040040011 **Property Type:** MN
Land Nbhd: 1 **Lot:**
CAMA #: N2730
Block:

LORR00001
LORRAINE LLC, THE

Cameron Adams
3107 E LOUISE AVE
SALT LAKE CITY, UT 84109

Taxing Authority	Mill Levy	Amount
101 County	19.703000	428.55
101 SCHOOL DISTRICT #1	13.896000	302.24
101 SOUTHWEST WATER CONS	0.407000	8.85

Owner: LORRAINE LLC, THE

Legal: RUBY PLACER - 16941. FORMERLY PARCEL
48270040040001.

Taxes Paid

Receipt #	Payment Date	Tax Descr.	1st Half	2nd Half	Interest / Fees	Total	Comment
370	01/28/2022	AdValorem	369.82	369.82	0.00	739.64	
Grand Total Paid						739.64	

Tender Collected

Payment Date	Check Paid	Cash Paid	Card Paid	AAE/Rev. Paid	Change	Operator	Paid By
01/28/2022	739.64	0.00	0.00	0.00	0.00	Deanna Jaramillo	ADAMS CAMERON & CHRISTA

Remaining Penalties	Remaining Fees	Remaining 1st Half	Remaining 2nd Half	Remaining Total
0.00	0.00	0.00	0.00	0.00

Property Tax Receipt for The Kinley

RECEIPTS

SAN JUAN COUNTY TREASURER
Tax Year / Statement #: 2021 / 3519

Date - Time:
2/28/2022 - 3:02:24PM

Tax District: 101 - 101
Parcel #: 48270040040010
Land Nbhhd: 1

CAMA #: N2729
Block:

Value: 19,467
Property Type: MN
Lot:

KINL00001
KINLEY LLC, THE

Cameron Adams
3107 E LOUISE AVE
SALT LAKE CITY, UT 84109

Owner: KINLEY LLC, THE

Legal: ANNIE - 16941, NINETY-SIX - 16941,
SEPTEMBER - 16941, SHOW SHOE - 16941.
COMBINED FROM FORMER PARCELS
47770330040003, 47770330040012,

Taxing Authority	Mill Levy	Amount
101 County	19.703000	383.56
101 SCHOOL DISTRICT #1	13.896000	270.52
101 SOUTHWEST WATER CONS	0.407000	7.92

Taxes Paid

Receipt #	Payment Date	Tax Descr.	1st Half	2nd Half	Interest / Fees	Total	Comment
369	01/28/2022	AdValorem	331.00	331.00	0.00	662.00	
Grand Total Paid						662.00	

Tender Collected

Payment Date	Check Paid	Cash Paid	Card Paid	AAE/Rev. Paid	Change	Operator	Paid By
01/28/2022	662.00	0.00	0.00	0.00	0.00	Deanna Jaramillo	ADAMS CAMERON & CHRISTA

Remaining Penalties	Remaining Fees	Remaining 1st Half	Remaining 2nd Half	Remaining Total
0.00	0.00	0.00	0.00	0.00

Improvement Permit Receipt

RECEIPT

11/15/2021

San Juan County

County Treasurer: Deanna Jaramillo

Date: 11/15/2021 Paid By: CAMERON ADAMS
Station: 1 Description: IMPROVEMENT PERMIT-RUBY
Cashier: 1 System: Cash Receipting
Receipt: 1534 Reference: THE LORRAINE LLC

Payment Method:

Cash:	\$0.00	Wire No.:	
Checks:	\$840.00	Card Type:	
Credit Card:	\$0.00	Account Number:	
Wire:	\$0.00	Expiration Date:	
Amount Tendered:	\$840.00		
Change Returned:	\$0.00		
Total Paid:	\$840.00		

Check No.	Name	Amount
459	CAMERON ADAMS	\$840.00

Receipt	Trans. Code	Fund	Ledger	Description	Operator	Amount
1534	GenRct	(010)COUNTY GENERAL FUND	0100010000	CASH ACCOUNT	D	\$840.00
1534	GenRct	(010)COUNTY GENERAL FUND	0100041804	LAND USE FEES - IMPROVEM	C	\$840.00

Signature

List of Adjacent Land Owners

RUBY BASIN LAND CO LLC
319 WILLOW DR
DURANGO CO 81301-7573

PILATUS LLC
702 PATTERSON AVE
AUSTIN TX 78703-4724

INDEPENDENCE LAND TRUST LLC
PO BOX 26982
TAMPA FL 33623

KINLEY LLC, THE; c/oCameron Adams
3107 E LOUISE AVE
SALT LAKE CITY UT 84109

LORRAINE LLC, THE; c/oCameron
Adams
3107 E LOUISE AVE
SALT LAKE CITY UT 84109

OUTLOT PINES LLC
702 PATTERSON AVE
AUSTIN TX 78703-4724

11-11-2021

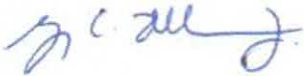
Dear Lisa, Willy, and Commissioners:

I am writing this letter in support of the improvement permit application submitted by Cameron Adams, owner of the Ruby Placer claim. As an adjacent landowner, and as a local, I feel comfortable with his plans as I understand them and fully endorse approval of his application.

Over the last year and a half, I have gotten to know Cameron and his family rather well. Mr. Adams is a fantastic neighbor and I wish him and his family many years of happiness in our county. They are good people who love the outdoors and the San Juan Mountain's in particular. Conservationists by nature, they are trustworthy stewards of our beautiful mountains.

Please reach out with any questions.

Sincerely;

A handwritten signature in blue ink, appearing to read "Gregg Donaldson".

Gregg Donaldson
(970) 317-2707

Section 3: Site Plan

1. Project Narrative
2. Zoning Map
3. Vicinity Map
4. Site Plan
5. Sketches

Project Narrative

Legal Property Description

Absent any boundary line adjustments, the applicant owns five contiguous claims through two separate limited liability companies. The Lorraine, LLC owns the Ruby Placer Mining Claim (parcel 48270040040001). The vast majority of improvements will take place on this claim. The Kinley, LLC owns 4 additional lode claims which are contiguous to the Ruby Placer. Those parcels are The Annie (47770330040003), The Ninety-Six (47770330040003), The September (48270040040002), and The Snowshoe (48270040040003). Each claim resides in township 41 N, range 8 west, section 4 and can be found under ms16941. Approximately 57 acres are owned by the applicant before the proposed boundary adjustment takes place. Mineral rights are also in the possession of the applicant.

The boundary line adjustment proposed in Part II of this application will change the acreage owned by the applicant. Upon approval, the adjustment will result in the Annie and Ninety-Six claims being partitioned along the county road. This will allow for a more logical barrier between the applicant and the property owner to the north. The total number of owners and potential structures will remain the same. After the adjustment the applicant will own approximately 48 acres split between 5 claims. Please refer to Part II for a detailed description of the proposed changes.

Surrounding Area and Zoning

Located in the mountain zone, the proposed build site rests at 10,300ft. No county overlay districts apply to this property. National forest borders the property on the east, south and west. Private property borders to the north and extends up the hillside. Setback requirements from private and public land will easily be maintained. The general landscape is characterized by dense mature forests to the north through east and open hillside punctuated by clumps of trees to the west. Topography ranges from steep hillside to nearly flat meadow.

To the south and west of the build site is a wetland area created by the spring emitting from the collapsed mine adit which drains into the middle fork of mineral creek to the south. This wetland will only be infringed upon by a small driveway crossing and installation of the hydro power system. The Army Corps has been involved in the development of these aspects of the project. The impact created by this project is well within the limits of the Nation Wide Permit program. Though pre-construction notification was not required, it was attained as an extra step to assure regulatory compliance (see section 6). While the structure itself is clear of wetland areas, fiber rolls will be used throughout construction to ensure dirt and construction debris do not enter the adjacent wetland area. San Juan County requires a structure to be setback 40 ft from open streams and a 30 ft from fens (wetlands). San Juan Basin Public Health requires a 50 ft setback for sewage treatment areas.

It is likely that two additional structures will be proposed in the future by the landowners to the north. The only existing structure in the area is the OPUS hut over a mile to the west. It is anticipated that the proposed structure on the Ruby Placer will not be visible to any existing or future structure (from what is known of the plans of the adjacent landowners). The applicant has every intention of maintaining good relations with his neighbors.

Hazards

The proposed build site rests within the shaded zone per the county avalanche map. An avalanche study was completed by the previous owner in 2017 and it clearly depicts the build site clear of known paths. More information can be found in section 5.

The county geologic hazard maps depict a debris fan/flow on the build site as well. Trautner Geotechnical was recently commissioned for a field study. It was found that the build site is clear of the potential debris flow path, which coincides with the wetland area. The build site is on gently sloped terrain which does not require extravagant foundation engineering. Please reference section 5 of this application for further information on geologic hazards.

The proposed structure does not lie in a flood plain. Flood maps can be found in section 5.

Fire danger is ever present in the forest environment. Accordingly, Colorado FireWise has worked with the applicant on-site to develop a mitigation strategy tailored to the site. The wetlands to the south and west of the structure form effective firebreaks. Since fire moves uphill more aggressively, the trees downhill of the structure will be cleared. This cleared area will be utilized for the sewage treatment area. Trees uphill of the structure will only be cleared within 30 ft of the structure. Any tree within the cleared zone must be treated as part of the structure and have the applicable buffer applied to itself. Reducing the fire break radius on the north side allows for sufficient screening trees to remain and provides an acceptable break given topographic conditions. Aspens do not currently exist in the buffer zone but may be planted as they carry minimal fire risk. Beyond the cleared area, trees within a reasonable radius will be limbed to 6 ft of height and sick or dead trees will be removed. No vegetation will be within 10ft of the structure and the site will easily comply with section 4-110.15 of the land use code. The cabin itself will be designed with fire resistance in mind, the exterior design utilizing primarily non-combustible materials. Reference section 5 for more information.

Build Site Selection

The build site was selected as the best possible location on the property considering visibility from the county road, environmental impact, building and access feasibility, hazard potential and restrictions created by adjacent wetland areas. Most areas on the property cannot satisfy both the wetland setback requirements (30 ft to structure and 50 ft to septic leach field) and screening requirements when viewed from the county road. The site chosen represents the least visible site which meets setback requirements. On that site, the wetlands below prevent placing the structure further from the county road and screening requirements prevent moving the structure further from the wetlands. The resulting building envelope retains effective screening vegetation and is gently sloped allowing minimal grading and soil disturbance. Scenic quality will be further addressed in section 4 of this document.

General Design and Standards

Ron Bercovitz, an architect based in Durango, has been contracted to design the cabin and develop a site plan. The cabin will be constructed in a traditional/craftsman style with a subtle mining theme. It will be built using traditional foundation and framing methods. Exterior materials will include rock, rusted metal, cement fiber siding, reclaimed wood siding (either real or faux), and natural wood accents. Visible concrete will be kept to a minimum. The roof will be constructed with either brown/grey standing seam metal roofing or rusted corrugated metal. All colors will be natural in tone. Windows will be of a low reflectivity design and no other reflective materials will be used. Most windows will face away from the public view and therefore should not significantly increase reflectivity or nighttime light pollution. Exterior lighting will only be employed to safely light entry doors and deck

areas while the structure is occupied. Lighting will promote a dark sky environment and will comply with section 4-110.17 of the land use code. Exterior materials may change based on pricing and availability. Any material used will be natural or natural in tone and will avoid attracting attention.

Comprised of a main level, small second floor and unfinished basement, the structure will stand about 32 feet tall when measured from the downhill edge. The downhill side of the structure will not be visible from the county road. When viewed from a public vantage point, the basement will not be visible and the structure will appear significantly smaller, measuring 22 ft above ground level. The approximate foot print will be 1500 sq/ft with a total of 2100 sq/ft total finished area between the main and upper level. Beneath the main level will be a mixture of crawl space and unfinished basement. A moderately sized deck will extend from the main level towards the downhill side.

The cabin is designed to meet the needs of the applicant while limiting the visible size of the structure. Efforts include avoiding large and obtrusive exterior walls were avoided where possible. The second floor is contained within the roofline of the main level with the exception of two small shed dormers. Roof pitch was kept low to reduce ridge line height while allowing for proper water shedding to the sides of the structure. Finally, the entire structure was placed as low as possible relative to grade. No portion on the cabin will be silhouetted against the sky from any public vantage point.

A small garage will be buried in the hillside adjacent to the cabin. This will allow it to remain entirely unseen from any public vantage point. The garage will also house the necessary battery and water treatment systems. Parking areas will also be obscured from view by the hillside. The required propane tank will be buried beside the garage or house in an area of foundation over-dig.

Landscaping will be limited to revegetation efforts. While soil disturbance will be kept to a minimum, disturbed top soil will be segregated from underlying soils to the extent possible and redeposited across disturbed soils at project completion. A certified weed free native wild flower mix will be used in all disturbed areas where revegetation is required (driveway surface will not be revegetated in order to reduce fire risk). Native seedling trees will also be planted liberally to offset the environmental effects of clearing for the driveway and cabin. These trees will also create additional site screening in case existing trees should fall. These trees will be planted in ways mimicking a natural forest. Species include Aspen, Engelmann Spruce, Colorado Blue Spruce and Sub-Alpine Fir.

Access and Easements

Access will be via CR8 and a private driveway. During the winter months CR8 is impassable to wheeled vehicles. Ski in access or over snow vehicle access is possible using CR8 with due respect paid to avalanche conditions. No easement is required for access as all land between CR8 and the build site is owned by the applicant. A previously existing driveway will be utilized to the extent possible to avoid further disruption of the area. This existing driveway connects CR8 to the Ruby Placer via the Ninety-Six claim. It is in need of improvement and regrading to allow reliable passenger and emergency vehicle access. It will also need to be extended across a spring to the build site. The spring will be crossed at the least sensitive spot by the installation of a culvert.

Plans for updating the driveway were designed to minimize the visual and ecological impact of the driveway. The new portion of the driveway is planned on a route requiring the fewest cuts and fills and is mostly invisible to users of CR8. Unfortunately, the existing portion of the driveway is visible to users of CR8. By regrading this portion of driveway, more effective revegetation can be accomplished and the scenic quality of the area improved overall. The use of imported road bed will be avoided to the extent possible. If required, local sources will be used to avoid a contrasting surface. A discrete steel pipe gate will be constructed outside the easement zone of the county road. No address sign will be posted. The gate will be out of view from CR8.

A 60 ft easement exists and will be respected for County Road 8 which traverses the Annie and Ninety-Six claims, north of the build site. Additionally, an easement exists for the power lines north of CR8. Finally an easement exists on the Ninety-Six parcel to allow a private drive to connect to CR8A. Such access would be subject to a separate improvement permit by that landowner. No foot or recreational trails exist on the property. No fencing will be installed on the property with the exception

of the driveway gate.

Power, Water, Waste and Utilities

Abundant power will be generated year-round from a micro-hydro system installed on the property. A backup propane generator will be installed for redundancy in an enclosed area. No solar panels are planned or anticipated. Please reference the USACE PCN approval and CDPHE letter located in section 6 as well as general description and construction plans contained later in this section.

Water will be available from the spring emanating from the collapsed mine adit and accessed via the hydropower pipe. The water has been tested extensively and can easily be treated. All in home water will be treated. Reference the signed Notice of Intent from the Southwest Water Conservancy District located in section 6. Once the dwelling is built, the applicant will make the water right final in his name.

Waste water will be treated by an engineered, gravity fed septic system which has been approved by SJBPH. This system will require periodic emptying of the septic tank. The driveway will be improved sufficiently to allow for the required pumping vehicle. Reference the septic permit located in section 6.

Heat will be supplied by a propane boiler system with the fluid being preheated by excess electrical power generated by the hydro-electric turbine. Under normal circumstances, minimal propane will be required to operate the system. During periods of unusually low electrical generation, the electric pre-heat function is load shed to preserve power for the circulation pumps. A wood stove will provide backup heat.

Standard utilities are unavailable at this property. Trash will be internally stored and periodically deposited at the waste transfer station in Silverton or Ouray. Phone service will be available by either a cellular signal booster or a voice over IP system. Satellite internet will be installed should cellular signal boosting prove impossible. An emergency radio will be kept at the dwelling as a backup communication measure.

Hydropower System

Given the limitations of solar and the inaccessibility of the power grid at the site, a micro-hydro system is the most practical power source for this project. The system will generate 3-4KW continuously depending on water volume. This exceeds typical household electric needs by a wide margin. Therefore, excess power will be available to assist in heating the cabin, significantly decreasing propane consumption. Comprised of a diversion weir, pipe and turbine, the hydropower system will be nearly invisible to public view.

First, a diversion weir will be installed to collect water near its source approximately 65 ft south of the draining mine adit. This weir will consist of a Coanda screen and collection basin which will look like a small spillway. As the spillway is only a few feet across, it will be nearly invisible.

Secondly, an 8 inch HDPE pipe will carry water from the weir to the turbine 120 vertical feet below. Since the pipe descends over the waste rock piles, it will run above ground to avoid disturbing the waste rock. Once below the piles, it will be buried to shield it from view and protect it from damage. The pipe will not be visible from any public vantage point.

Finally the water enters a turbine and is subsequently discharged back into its source stream at a native velocity. The turbine will be housed in a precast concrete vault which will itself be buried below ground level. Turbine noise will be contained by this vault which will be invisible to all but those standing on it. All water will be re-deposited into the source stream above the wet land area and will have no affect on the wetland below.

The historical flow rate of this spring is between .6 and 1.6 CFS year round. Due to the variance in water volume, it is impractical to collect all water at all flow rates. Under normal circumstances, the vast majority of the stream water will be redirected into the pipe. During periods of higher flow, more water will be allowed to flow uninhibited over the original spring course. The portion of the stream bed from which water will be partially removed is characterized primarily as barren waste rock with almost no local vegetation. Theoretically, piping a portion of the water will improve water quality by reducing water contact with waste rock.

Water usage for this project is considered non-consumptive as all the water is returned to the stream and there is no evaporation loss. This non-consumptive use was included in the Notice of Intent signed by the SWWCD (see section 6). After construction is complete this non-consumptive use will be transferred to the applicant and decreed as a water right in court.

Importantly, the generator will not be tied to the public power grid (no net metering) and the water used is entirely on private land. These details, among others, significantly reduce the regulatory burden placed on the project. All necessary approvals have been acquired with the exception of that from San Juan County, which this application seeks.

Ken Gardner (formerly of Gardner Energy) has been contracted to design and install the hydropower system. Ken's company has completed numerous projects in Colorado and is on the state supplied list of hydropower contractors. For information beyond what is presented in this document, Ken may be contacted directly at (801) 589-0447 or via email at kensolar123@gmail.com.

This system is truly a "win-win" with clean power supplied to a cabin and theoretical benefits to the water quality of the area. It also eliminates the need for unsightly solar panels or excessive trenching for grid supplied power. For more information on system design, refer to the general layout and schematics later in this section. For information on the environmental impact of the project, refer to section 4 and 6.

Emergency Services

Emergency services are inherently limited in the backcountry. While the driveway will be improved to allow for small emergency vehicles, response time will be variable and emergency access in the winter will be very difficult. Preparation is the best defense in this scenario. The applicant is very experienced in the outdoors and his wife is a nurse practitioner. Adequate emergency supplies will be kept onsite. Those supplies will be made available to anyone in need by keeping them in a weather proof box outside the home. Additionally, applicant is happy to work with EMS to coordinate the use of supplies and the home itself in emergency situations. A means of communication will be maintained by cell phone, internet phone or emergency radio to coordinate emergency services.

Use

The proposed cabin will be used as a secondary home for the owners, their family and close family friends. Use of the property will likely be less than one week per month on average. The applicant has no intention of using the property as a vacation rental or long term rental. The applicant also has no intention of mining or disturbing mine debris in any way. Regular use of OHV's and firearms is not planned or anticipated. Except during the construction phase, no camper or trailer will be parked on the property for more than a few days and those occurrences will be very rare. No livestock will be kept on the property. The property will be left in its natural state beyond the aforementioned improvements.

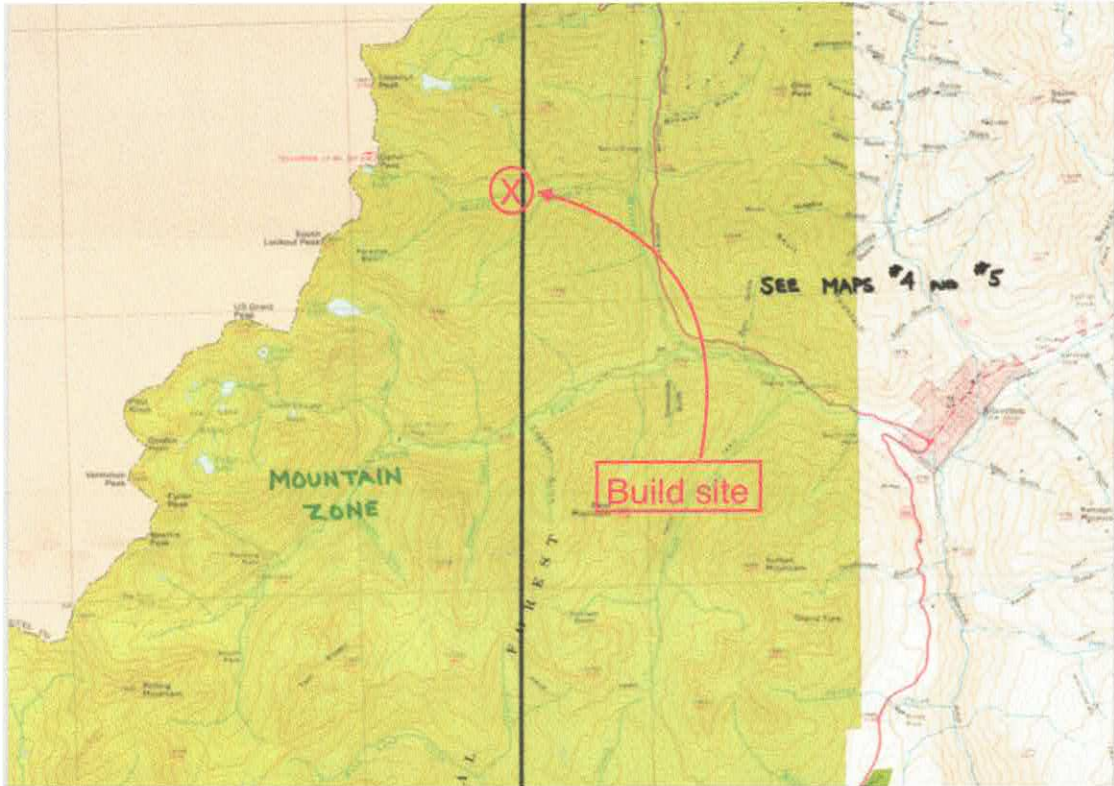
Parcel Consolidation

It is the policy of San Juan County to limit each property owner to one dwelling regardless of acreage owned. This policy has historically been carried out via parcel consolidation. The applicant willingly accepts this restriction in principle but requests an alternative implementation method.

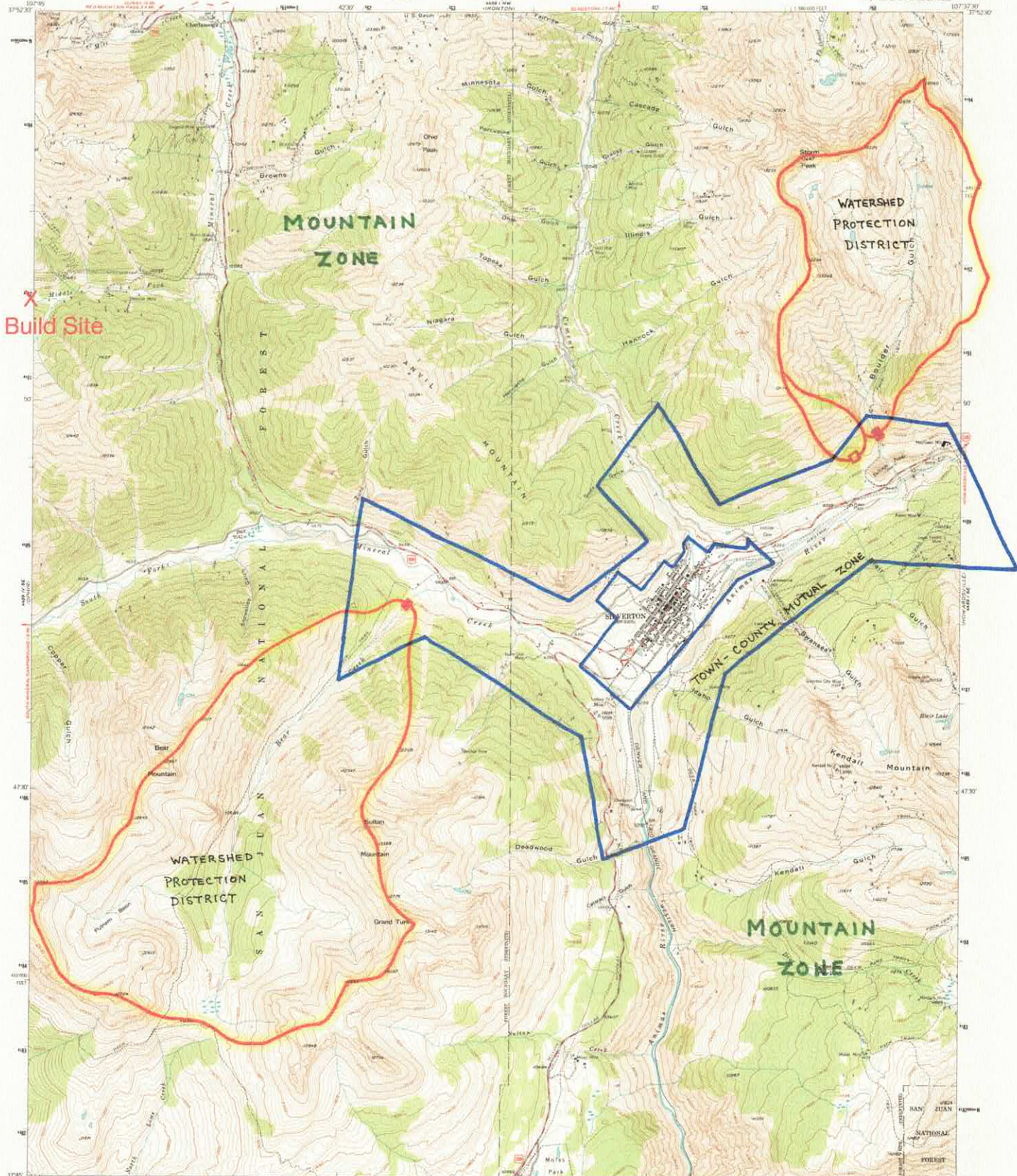
The applicant owns his parcels via two separate LLC's. One, The Lorraine, owns the Ruby Placer while the other, The Kinley, owns the remaining claims. This was done to insulate the improvements on the Ruby Placer from the liability associated with the remaining claims through separate ownership. The only known or anticipated source of potential liability (albeit theoretical) is the draining mine adit, which resides on the Annie and Ninety-Six claims. Parcel consolidation would effectively remove that barrier, unnecessarily exposing the applicant to liability.

Accordingly, the applicant requests consideration of alternative methods to restrict further development of the applicant's parcels, including deed restriction.

Zoning map



The build site is just beyond the eastern boundary of zoning maps 4 and 5. Above is a cropped image of the zoning map index with an “X” over the proposed build site. As is visible in the image, the build site is in the Mountain Zone and outside the depicted overlay zones.



X
Build Site

**MOUNTAIN
ZONE**

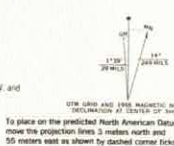
**WATERSHED
PROTECTION
DISTRICT**

TOWN-COUNTY MUTUAL ZONE

**WATERSHED
PROTECTION
DISTRICT**

**MOUNTAIN
ZONE**

Maplet, edited, and published by the Geological Survey
Controlled by USGS and USACE/USFWS
Topography from aerial photographs by multiple methods
Aerial photographs taken 1971. Field check 1975
Hydrologic projection, 1927 North American Datum
10,000 foot grid based on Colorado coordinate system,
south zone
Land lines are printed in T-40 N., T-41 N., and T-42 N. R-7 W. and
R-8 W. (where of irregular data)
Unchecked elevations are shown in brown
1000-meter Universal Transverse Mercator grid ticks,
zone 13, shown in blue
There may be private landholdings within the boundaries of
the National or State Reservations shown on this map.



SCALE 1:24,000
CONTOUR INTERVAL 40 FEET
NATIONAL GEODETIC DATUM OF 1929



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIPTION, TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

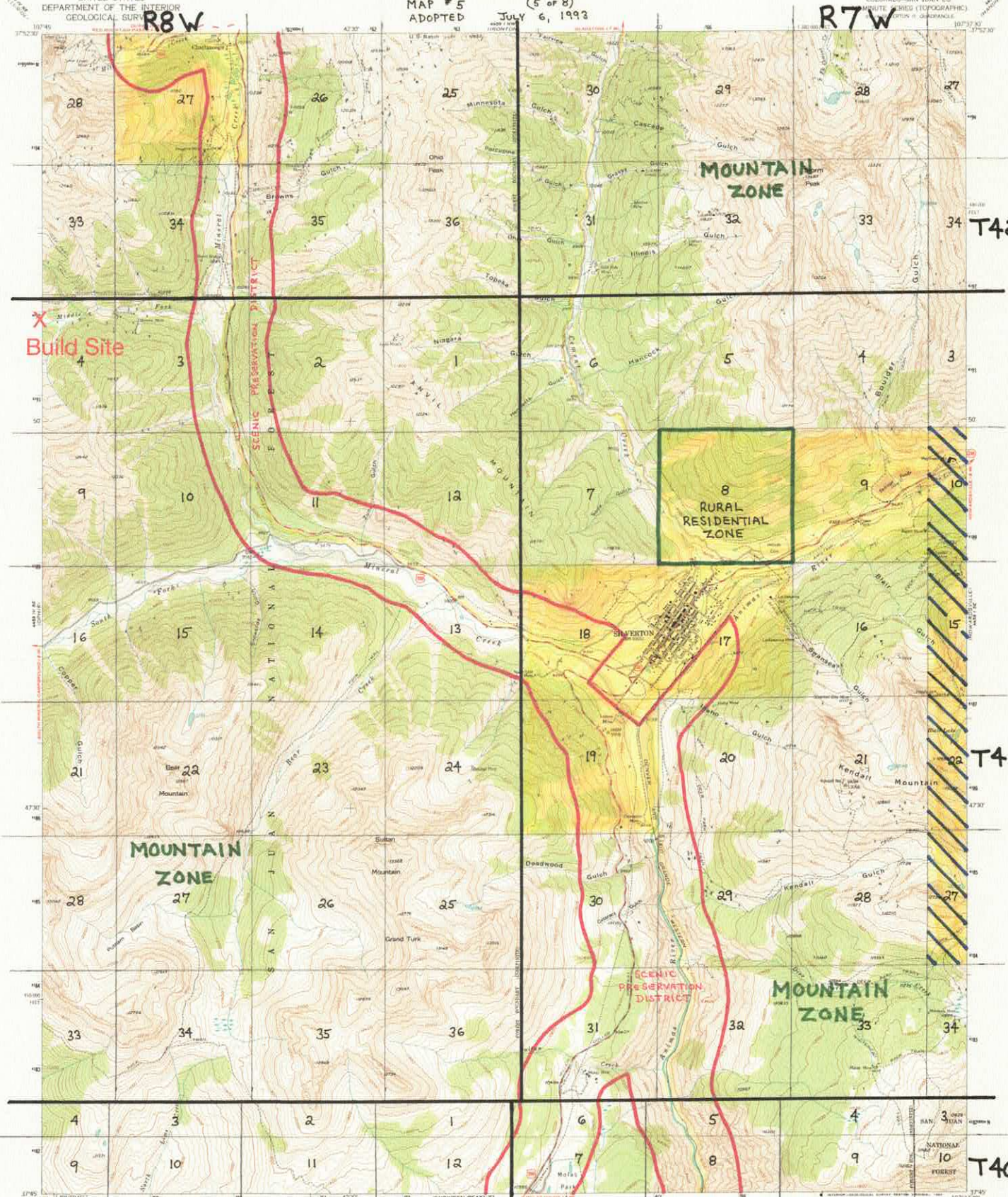
SILVERTON, COLO.
S/N 4 SILVERTON 15 QUADRANGLE
37107 06 1F-024
1955
DMA 4458 I DW-SERIES V877

William C. Norman

OFFICIAL ZONING AND LAND USE DISTRICT MAP OF
 SAN JUAN COUNTY, COLORADO
 MAP # 5 (5 of 8)
 ADOPTED JULY 6, 1993

SILVERTON QUADRANGLE
 COLORADO-SAN JUAN CO
 15 MINUTE SERIES (TOPOGRAPHIC)
 SECTION 10 QUADRANGLE

UNITED STATES
 DEPARTMENT OF THE INTERIOR
 GEOLOGICAL SURVEY



X
 Build Site

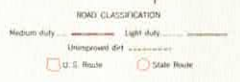
MOUNTAIN ZONE

8
 RURAL RESIDENTIAL ZONE

MOUNTAIN ZONE

MOUNTAIN ZONE

SCENIC PRESERVATION DISTRICT



[Red Outline] = HISTORIC PRESERVATION DISTRICT
[Black Outline] = RURAL RESIDENTIAL ZONE
[Blue Hatched] = MINERAL RESOURCE DISTRICT

THIS MAP COMPLEYS WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80226, OR RESTON, VIRGINIA 22089
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

SILVERTON, COLO.
 15' QUADRANGLE
 37107-06-17-024
 1955
 DMA 4418 I SW-SERIES 1987

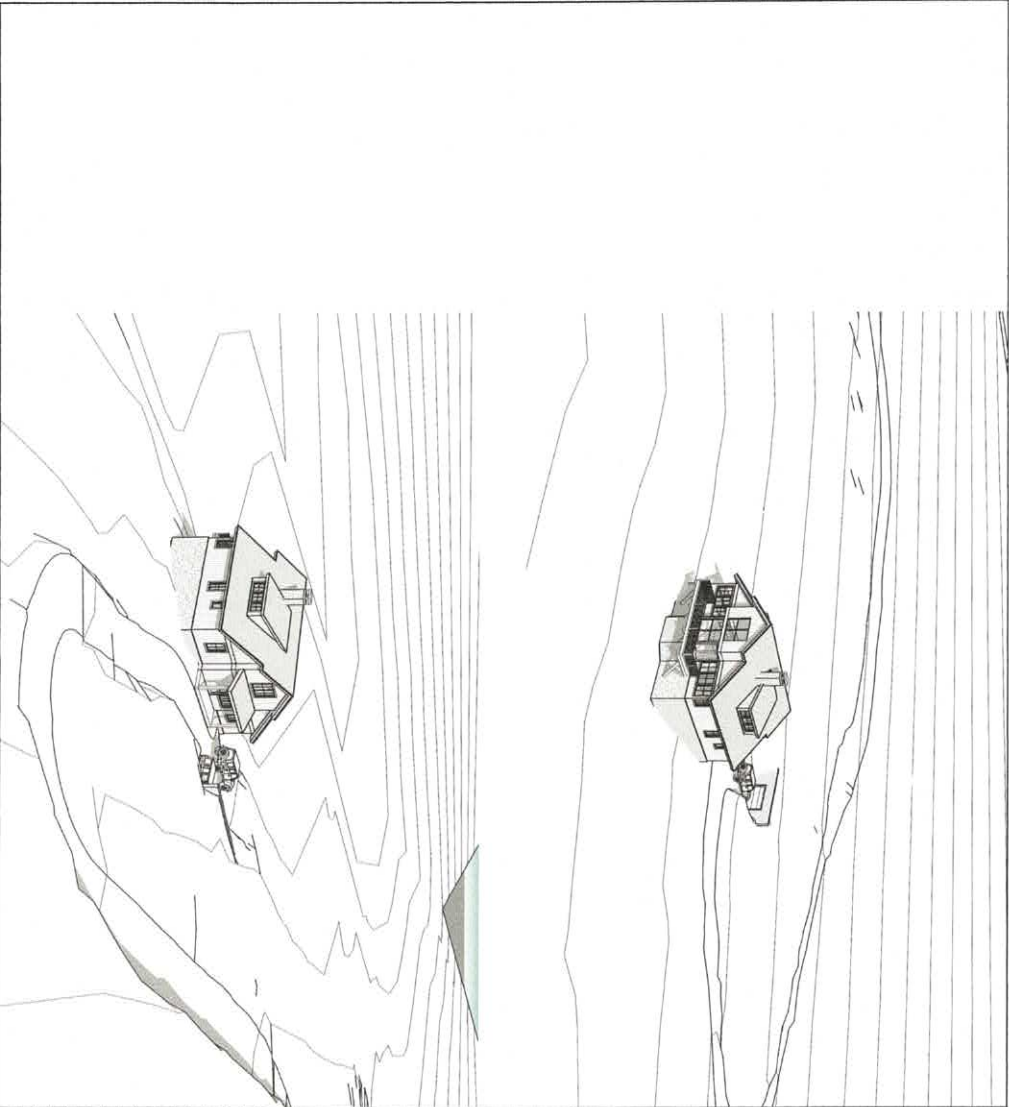
William C. Norman

Mapped, edited, and published by the Geological Survey
 Control by USGS and USGS/CGI
 Topography from aerial photographs by multiple methods
 Aerial photographs taken 1951. Field check 1955
 Polyconic projection. 1927 North American Datum
 10,000-foot grid based on Colorado coordinate system,
 south zone
 Land lines are omitted in T. 40N., T. 41N., and T. 42N. R. 7W. and
 R. 8W. because of insufficient data.
 Unchecked elevations are shown in brown
 1000-meter Universal Transverse Mercator grid ticks,
 zone 13, shown in blue
 There may be private inholdings within the boundaries of
 the National or State Reservations shown on this map

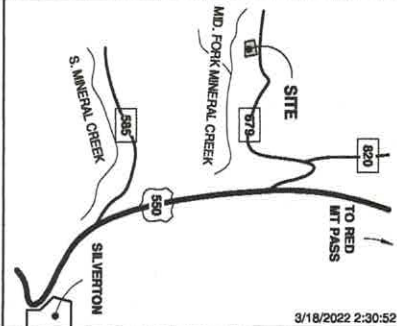
TO PLACE ON THE PROJECTED NORTH AMERICAN DATUM 1983
 MOVE THE PROJECTION LINES 3 METERS NORTH AND
 55 METERS WEST AS SHOWN BY DASHED CORNER TICS



Satellite image with site plan overlaid. Note the location of trees relative to the structure. Those trees range from 30 to 60 feet tall and have been modeled into the following pictures.



VICINITY MAP



3/18/2022 2:30:52 PM

SHEET INDEX

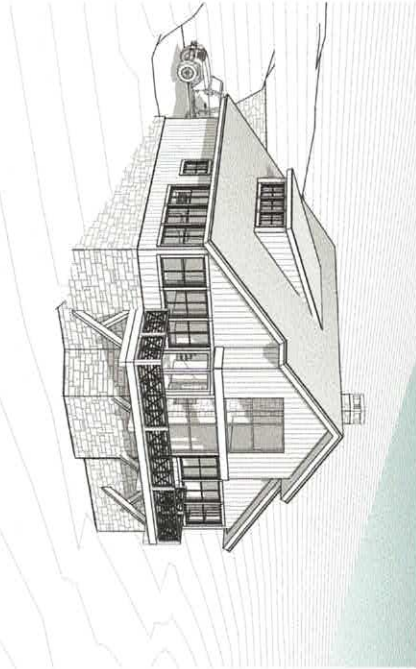
01	COVER SHEET
02	PERSPPECTIVES
1.1	SITE PLAN - OVERALL
1.2	SITE PLAN - PARTIAL
1.3	SITE PLAN - PARTIAL
1.4	SITE VIEWS
3.1	FLOOR PLANS
3.2	FLOOR PLANS
3.3	FLOOR PLANS
3.4	ROOF PLAN
4.1	ELEVATIONS
4.2	ELEVATIONS
5.1	BUILDING SECTIONS
5.2	BUILDING SECTIONS
5	SURVEY

0.1

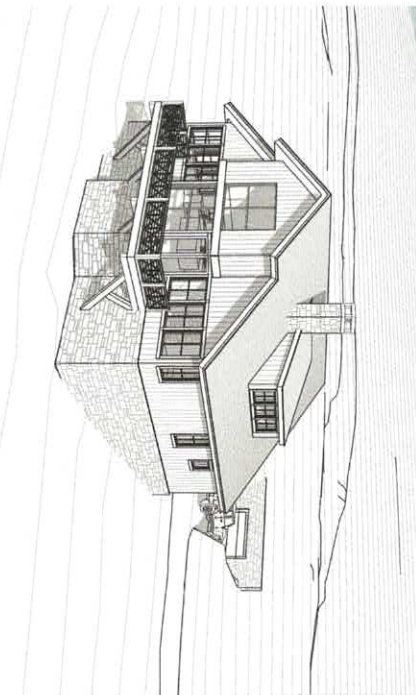
BERCOVITZ DESIGN
 ARCHITECTS
 862 MAIN AVE. SUITE 210 DURANGO, CO 81301
 P.O. BOX 2709 TELLURIDE, CO 81435
 (970) 728-4555

16941 HOUSE
 SAN JUAN COUNTY, COLORADO

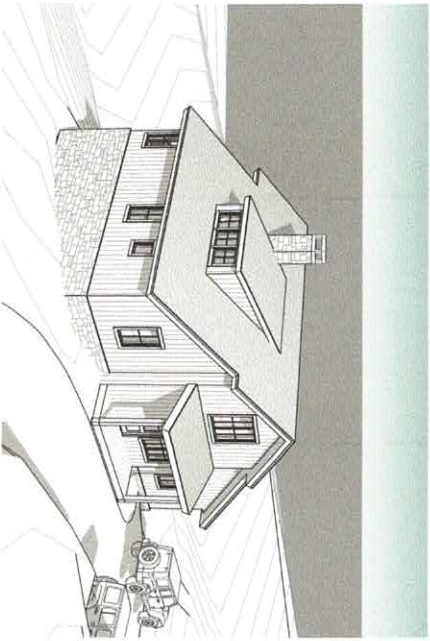
DATE: 3-18-2022
 HOUR: 10:41



4 PERSPECTIVE - WEST



2 PERSPECTIVE - SOUTH



3 PERSPECTIVE - EAST



1 PERSPECTIVE - NORTH

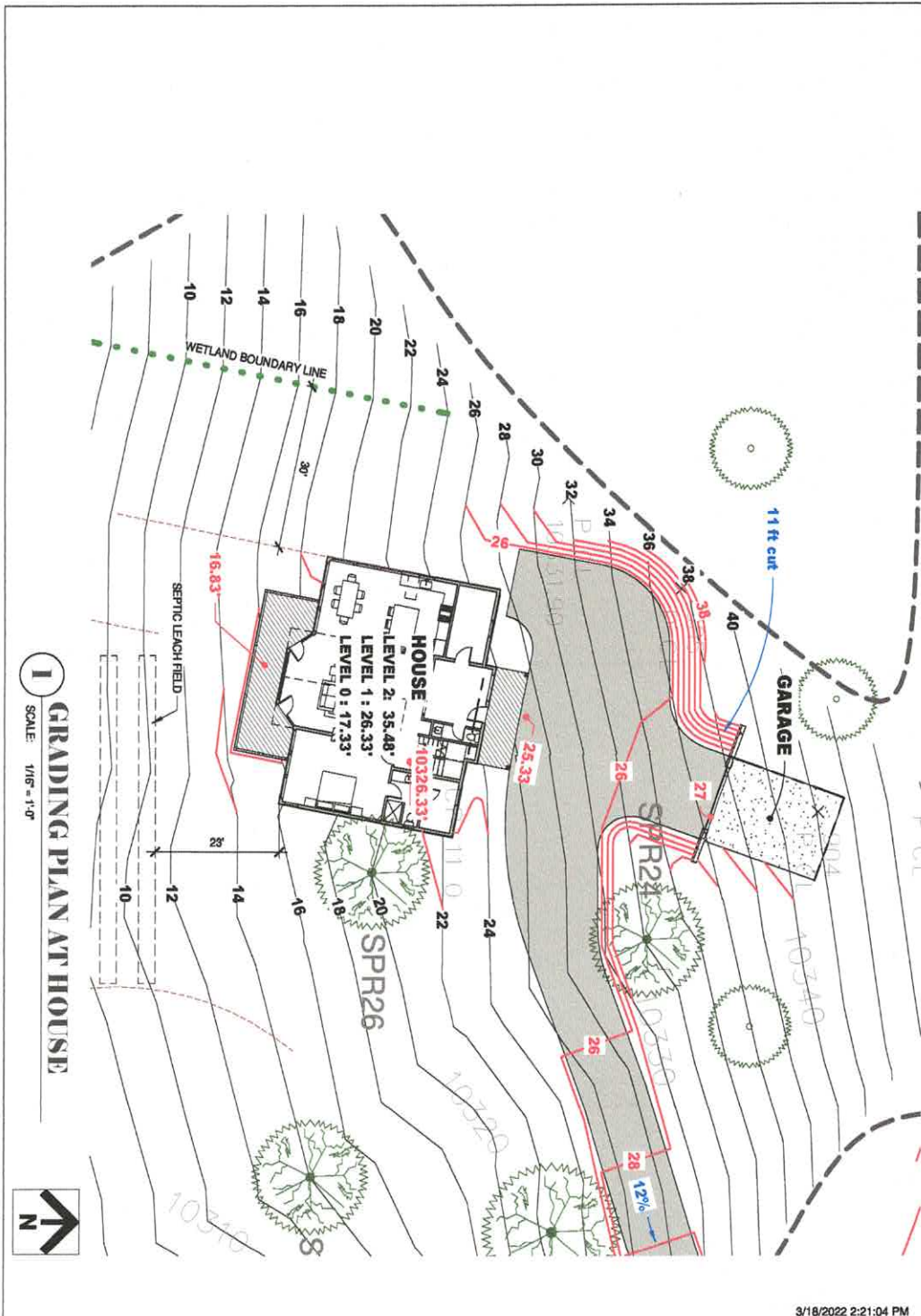
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16941 HOUSE
 SAN JUAN COUNTY, COLORADO

DATE: 3-18-2022
 TITLE:



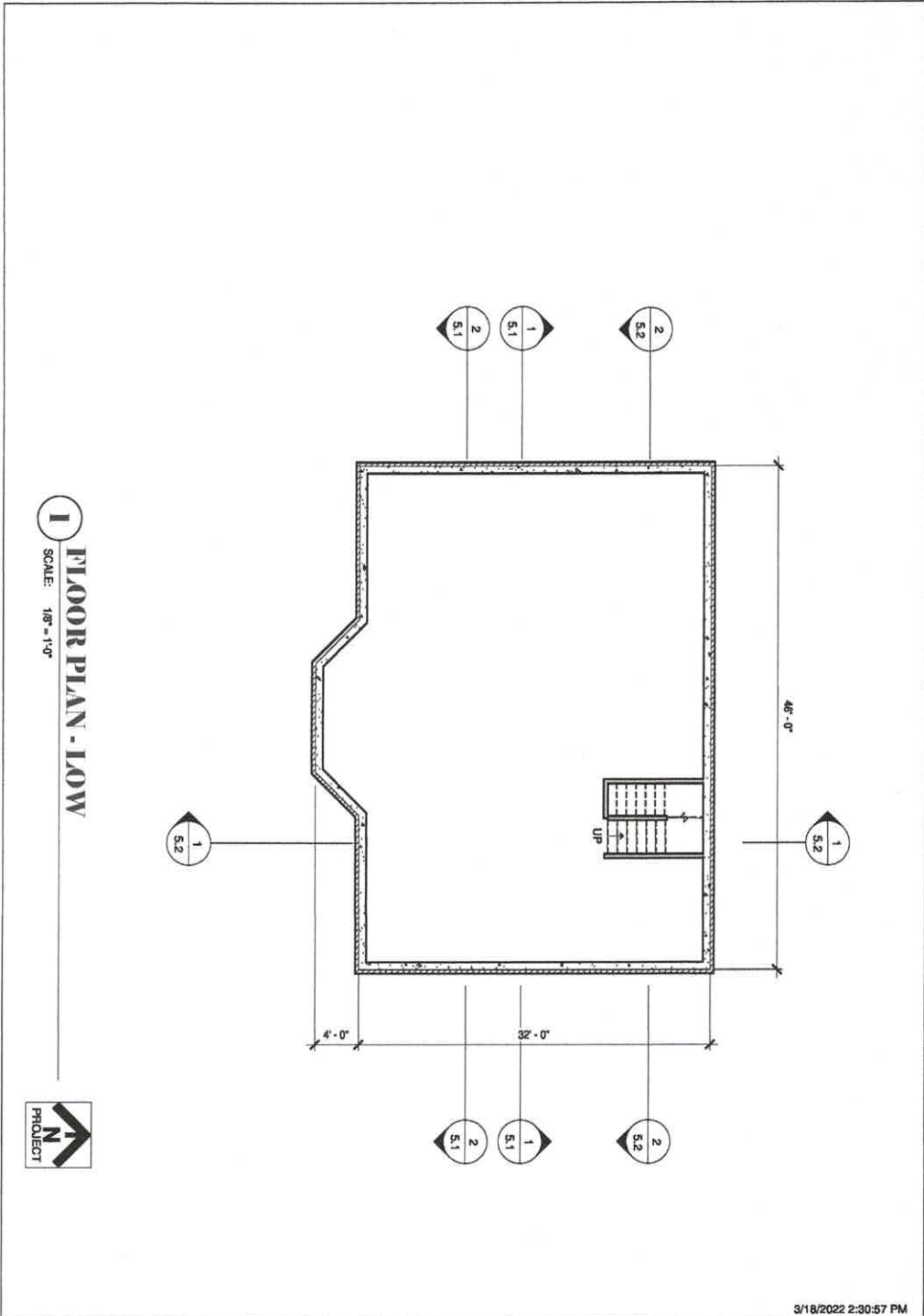
1 GRADING PLAN AT HOUSE

SCALE: 1/16" = 1'-0"



3/18/2022 2:21:04 PM

<p>1.3</p>	<p>BERCOVITZ DESIGN ARCHITECTS 862 MAIN AVE. SUITE 210 DURANGO, CO 81301 P.O. BOX 2700 TELLURIDE, CO 81435 (970) 728-4555</p>	<p>16941 SAN JUAN COUNTY, COLORADO</p>	<p>DATE: 3-18-2022 SHEET NO.: 1.3</p>
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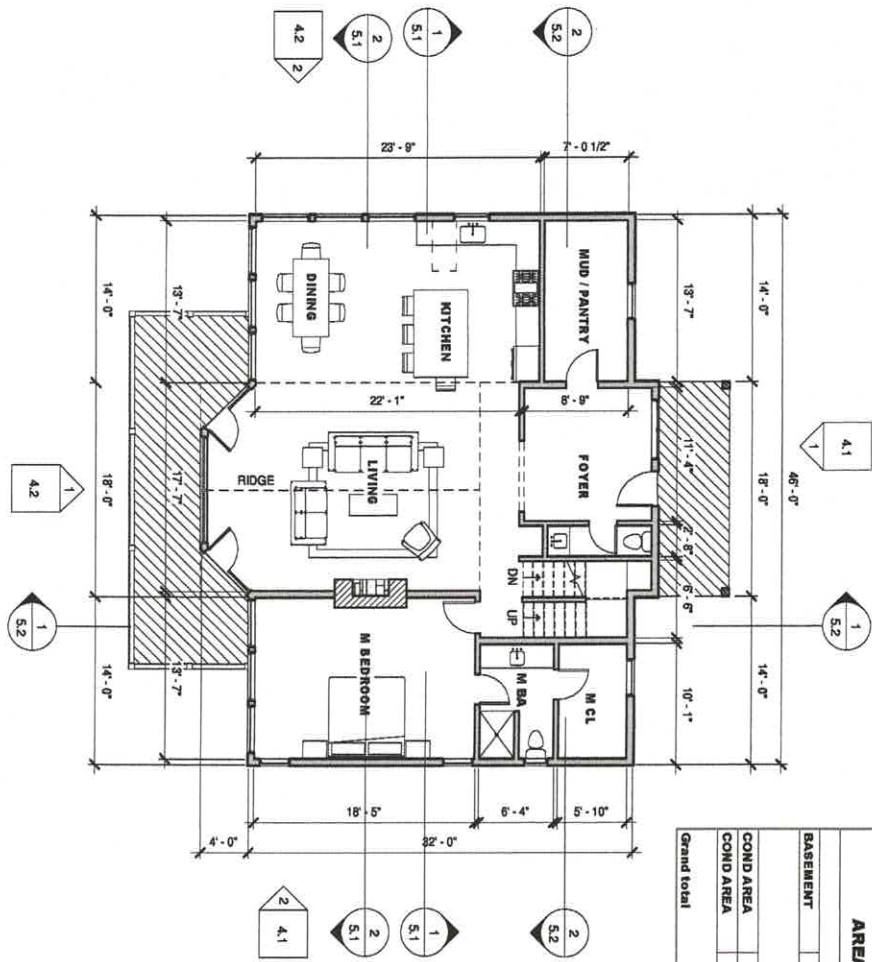
1 FLOOR PLAN - LOW

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



3/18/2022 2:30:57 PM

<p>3.1</p>	<p>BERCOVITZ DESIGN ARCHITECTS 882 MAIN AVE. SUITE 210 DURANGO, CO 81301 P.O. BOX 2709 TELLURIDE, CO 81435 (970) 728-4555</p>	<p>16941 HOUSE SAN JUAN COUNTY, COLORADO</p>	<p>DATE: 3/18/2022 10/41</p>
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1 FLOOR PLAN - 1ST
SCALE: 1/8" = 1'-0"

AREA SUMMARY			
BASEMENT	1528 SF	T.O. SUBFLR 0	
COND AREA	1498 SF	T.O. SUBFLR 1	
COND AREA	574 SF	T.O. SUBFLR 2	
Grand total	3598 SF		

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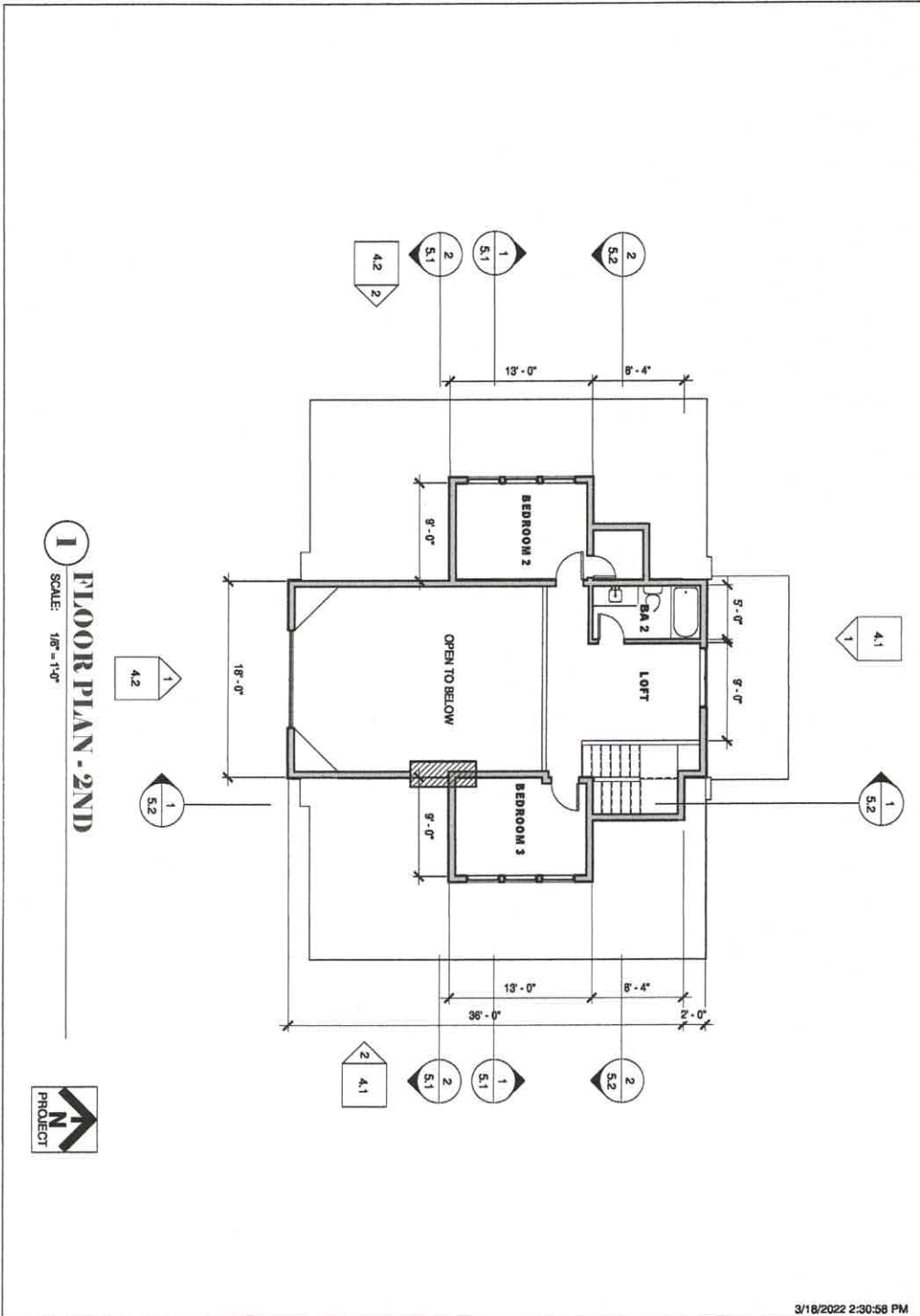


3.2

BERCOVITZ DESIGN ARCHITECTS
882 MAIN AVE. SUITE 210 DURANGO, CO 81301
P.O. BOX 2709 TELLURIDE, CO 81435
(970) 728-4555

16941 HOUSE
SAN JUAN COUNTY, COLORADO

DATE: 3-18-2022
10041



1 FLOOR PLAN - 2ND
SCALE: 1/8" = 1'-0"

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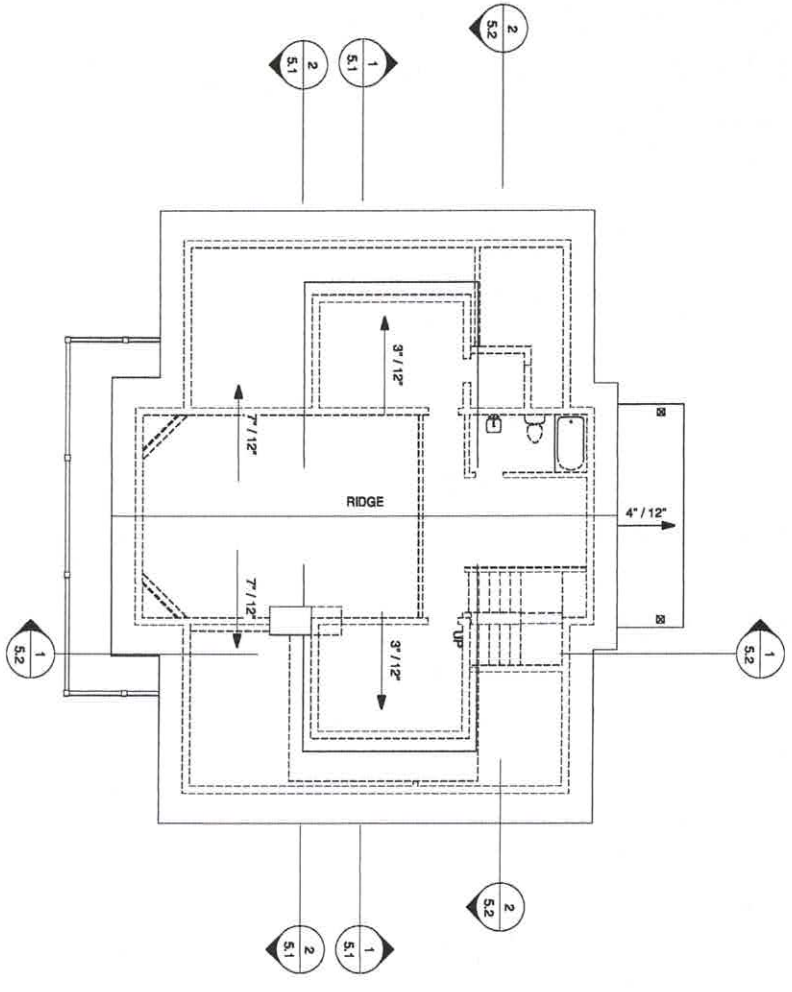
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BERCOVITZ DESIGN ARCHITECTS
862 MAIN AVE. SUITE 210, DURANGO, CO 81301
P.O. BOX 2759, TELLURIDE, CO 81435
(970) 728-4555

16941 HOUSE
SAN JUAN COUNTY, COLORADO

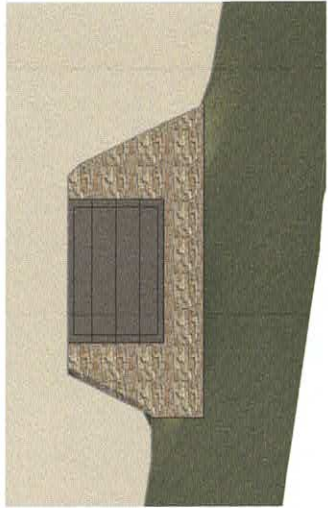
DATE: 3-18-2022
10/14

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

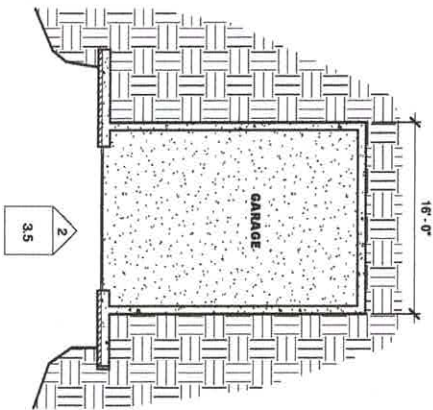


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<p>3.4</p>	<p>BERCOVITZ DESIGN ARCHITECTS 862 MAIN AVE. SUITE 210 DURANGO, CO 81301 P.O. BOX 2709 TELLURIDE, CO 81435 (970) 728-4555</p>	<p>16941 HOUSE SAN JUAN COUNTY, COLORADO</p>	<p>DATE: 3-18-2022 JOB#:</p>
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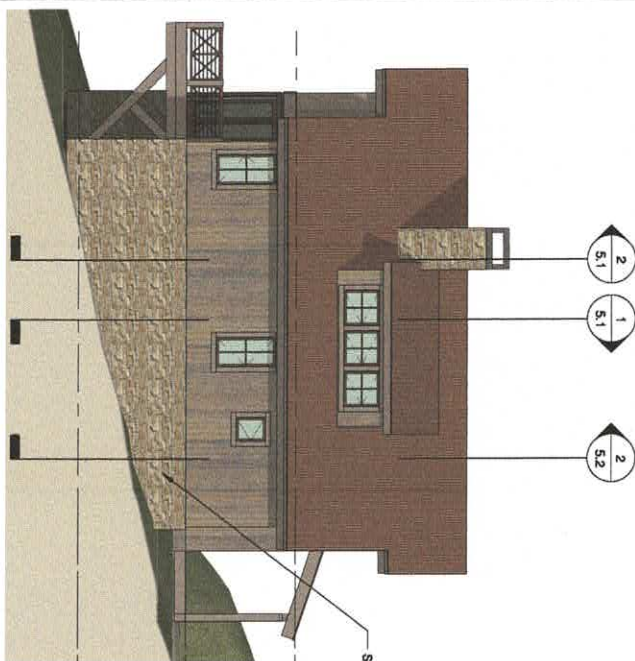


2 GARAGE ELEVATION
SCALE: 1/8" = 1'-0"

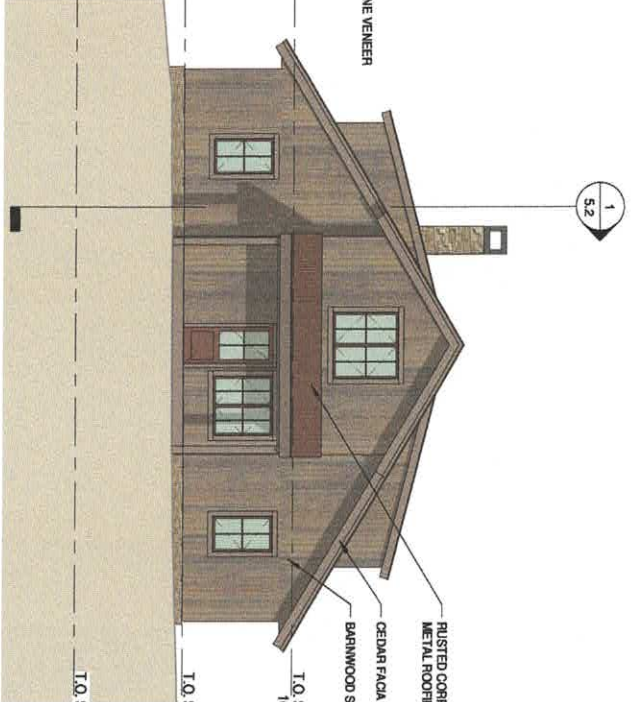


1 GARAGE PLAN
SCALE: 1/8" = 1'-0"

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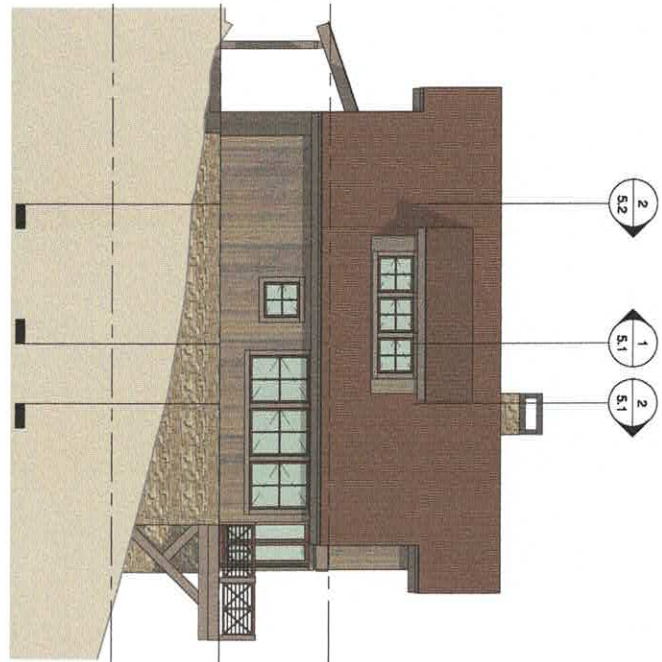


2
ELEV - EAST
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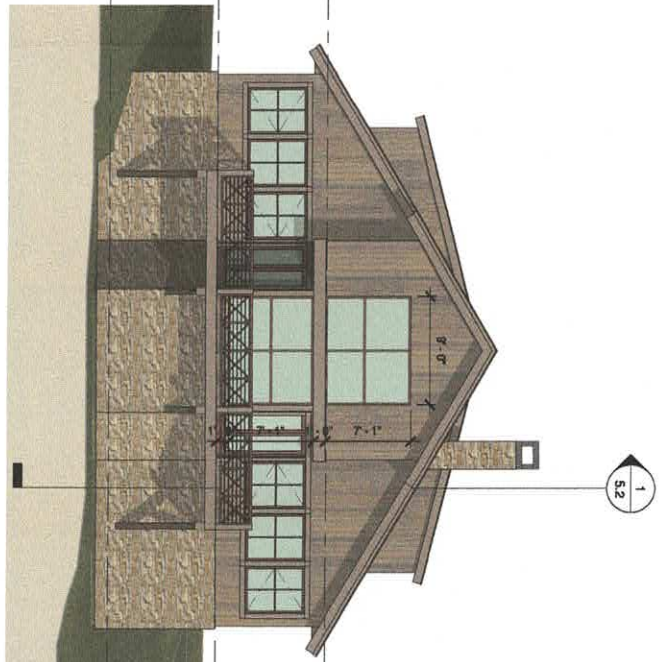


1
ELEV - NORTH
SCALE: 1/8" = 1'-0"

3/18/2022 2:31:03 PM



2 ELEV. - WEST
SCALE: 1/8" = 1'-0"



1 ELEV. - SOUTH
SCALE: 1/8" = 1'-0"

3/18/2022 2:31:08 PM

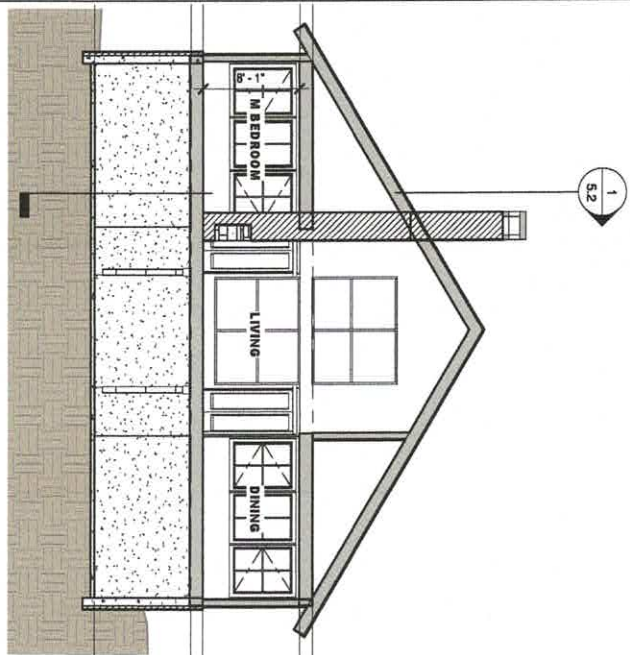
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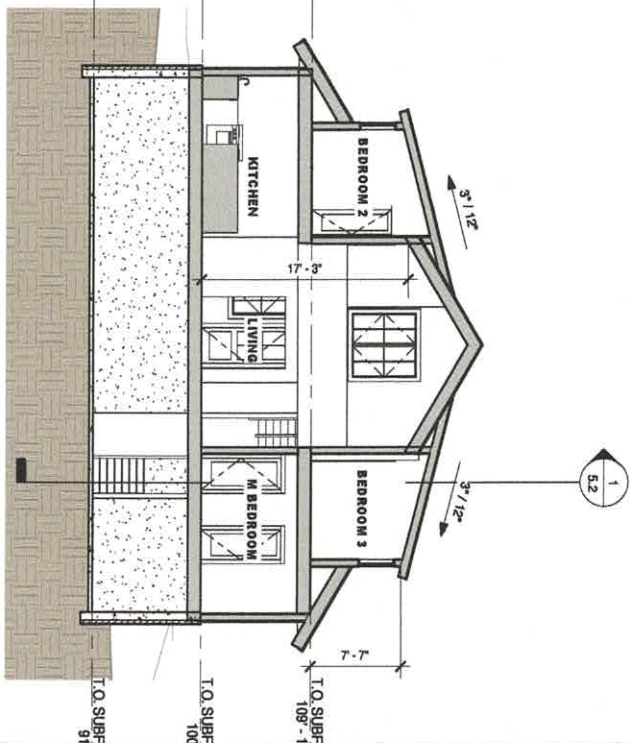
4.2

BERCOVITZ DESIGN ARCHITECTS
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P.O. BOX 2709 TELLURIDE, CO 81435
(970) 728-4555

16941 HOUSE
SAN JUAN COUNTY, COLORADO



2 SECTION A1
SCALE: 1/8" = 1'-0"



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

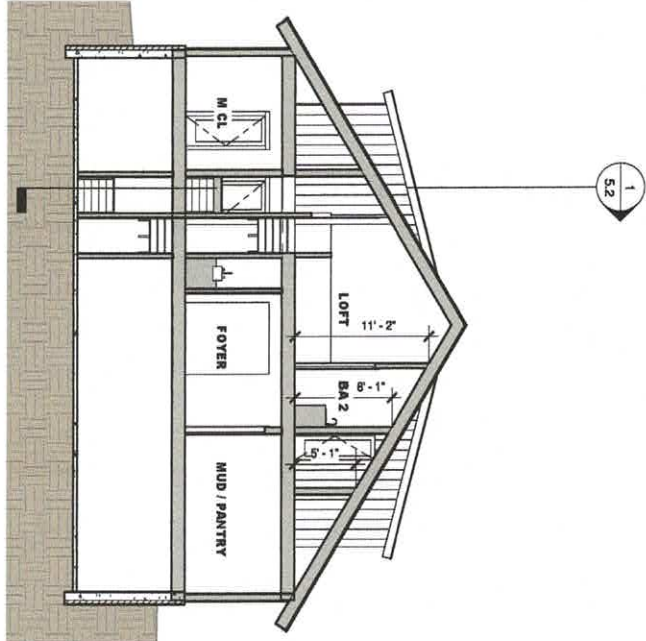
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5.1

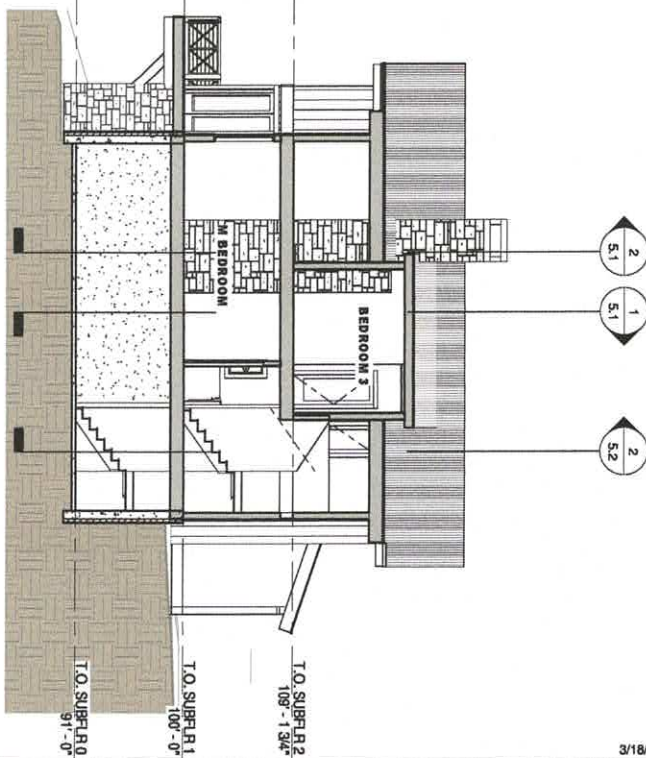
BERCOVITZ DESIGN ARCHITECTS
882 MAIN AVE. SUITE 210 DURANGO, CO 81301
P.O. BOX 2709 TELLURIDE, CO 81435
(970) 728-4555

1694I HOUSE
SAN JUAN COUNTY, COLORADO

DATE: 3-18-2022
10044

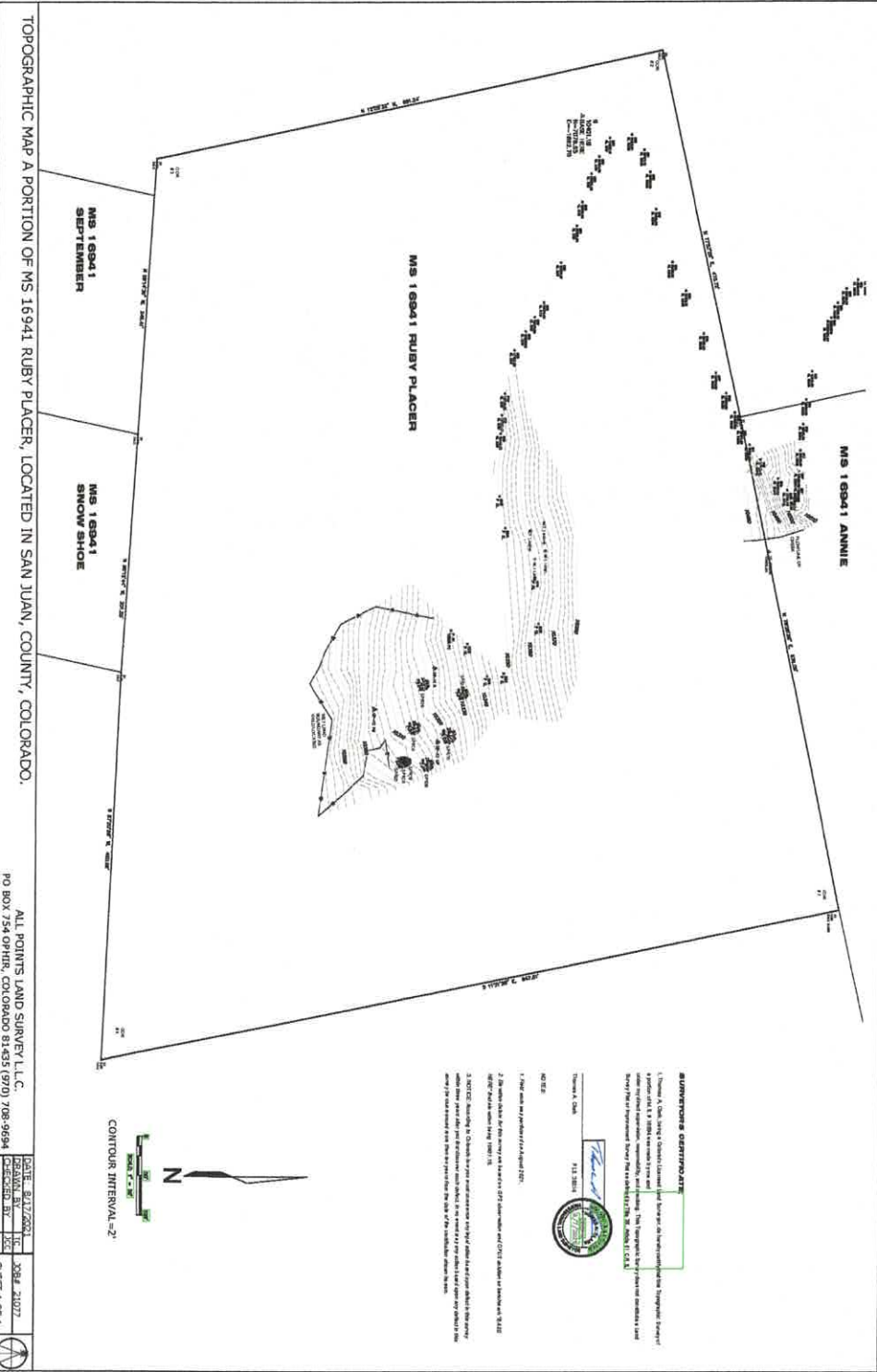


2 STAIRS SECTION
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1 SECTION B
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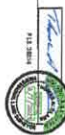
TOPOGRAPHIC MAP A PORTION OF MS 16941 RUBY PLACER, LOCATED IN SAN JUAN COUNTY, COLORADO.

ALL POINTS LAND SURVEY L.L.C.
PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9684

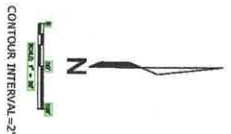
DATE: 8/17/2021	JOB#: 20021
DRAWN BY: JAC	SHEET: 002-1
CHECKED BY: JAC	

SURVEYOR'S CERTIFICATE

I, Thomas A. Clark, Surveyor, do hereby certify that the foregoing map was prepared by me or under my direct supervision, and that I am a duly licensed and qualified Surveyor in the State of Colorado.



- NOTES:
1. All elevations are in feet above mean sea level.
 2. The contour interval is 2 feet.
 3. The map shows the topography of the land as of the date of the survey.
 4. The map shows the location of the survey points and the boundaries of the land.
 5. The map shows the location of the survey points and the boundaries of the land.



Hydropower site plan



HYDROELECTRIC PROJECT SITE MAP



CERTIFIED
 PV Installation
 Professional

KERI GARDNER, P.E., L.S.
 GARDNER HYDRO
 8008 SOUTH 200 WEST, WASHINGTON, TERRACE, UTAH
 PROFESSIONAL SEAL NUMBER - UTAH 15427-2222
 PROFESSIONAL SEAL EXPIRES - UTAH 15427-2223
 PROFESSIONAL LAND SURVEYOR - UTAH 15427-2201
 LICENSED ELECTRICAL CONTRACTOR - UTAH 038890-0001
 LICENSED MECHANICAL CONTRACTOR - UTAH 038890-0001
 LICENSED CIVIL ENGINEER NUMBER 0037008-17
 (301) 588-9447 CELL

GARDNER HYDRO
 8008 SOUTH 200 WEST
 Washington Terrace, Utah 84403
 (301) 588-9447

HYDROELECTRIC DIVERSION STRUCTURE
HYDROELECTRIC DIVERSION STRUCTURE
SITE PLAN DETAILS
 NEAR SILVERTON, COLORADO



REVISION	DATE	DESCRIPTION	BY	CHECKED
1	08/20/21	SITE PLAN		

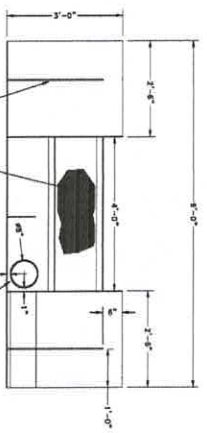
SCALE	D.T.S.
DATE	REC. 001
DESIGN	K.E.G.
DRAWN	K.E.G.
CHECKED	

DWG: C:\DOCUMENTS\AUTOCAD\GARDNER

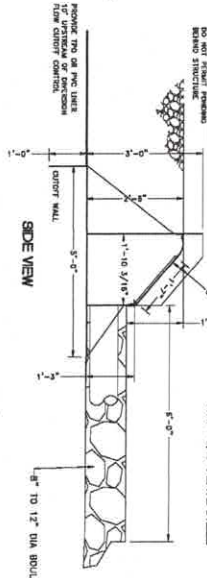
1
5

Diversion Site (Weir)

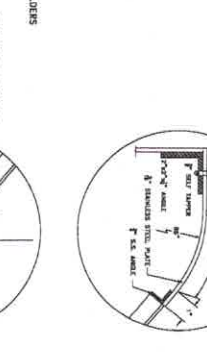
ALL STEEL PLATE TO BE A58 - 3/16" PLATE STEEL.



FRONT VIEW



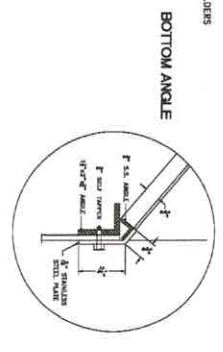
SIDE VIEW



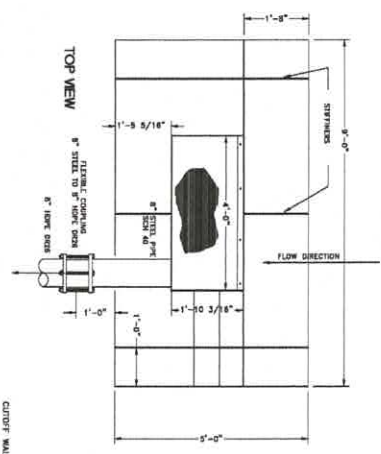
TOP ANGLE



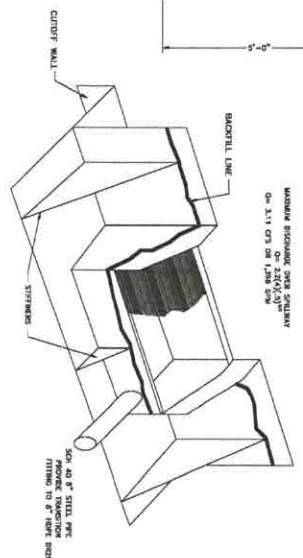
SMALL DIVERSION



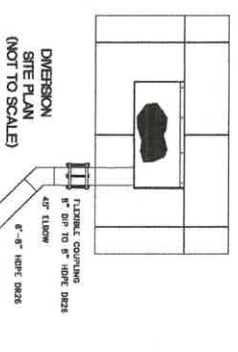
BOTTOM ANGLE



TOP VIEW



ISOMETRIC VIEW



DIVERSION SITE PLAN (NOT TO SCALE)

NOTE: PART ALL STEEL PLATE AND PIPE WITH TWO COATS OF BLACK COAL TAR PAINT PROVIDE ANODE AND CATHODE RUST PROTECTION DEVICE - ANODE SYSTEMS COMPANY, GRAND JUNCTION

ISOMETRIC SCALES: 1/8" = 30 GPM PER SQUARE FOOT
 3/8" DIA X 1/2" L28 = 500 GPM
 5/8" DIA X 1/2" L28 = 500 GPM

CERTIFIED
 PV Installation Professional
 KEVIN GARDNER, P.E., L.S.
 GARDNER ENGINEERING ALTERNATIVE ENERGY SERVICES
 2040 SOUTH PARKWAY LANE, WEST HAVEN, UT 84401
 PROFESSIONAL CIVIL ENGINEER - UTAH 154270-2202
 PROFESSIONAL LAND SURVEYOR - UTAH 154271-2201
 LICENSED ELEC/SOULD CONTRACTOR - UTAH 658860-5501
 LICENSED ELEC/SOULD CONTRACTOR - UTAH 658860-5501
 MARKET IDENTIFIY NUMBER 8031808-17
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 (801) 589-0447 CELL

	CAMERON ADAMS HYDROELECTRIC DIVERSION STRUCTURE COANDA DIVERSION DETAILS NEAR SILVERTON, COLORADO		REVISIONS DATE DESCRIPTION _____ _____ _____ _____	SCALE: N.T.S. DATE: JUN 2021 DESIGN: K.E.G. DRAWN: K.E.G. CHECKED: _____
	2 5		DWD: S:\RESIDENTIAL\2021\ADAMS_CAMERON.DWG	

Section 4: Reports and Impact Analysis

1. Historic Impact
2. Health Impact
3. Road Impact
4. Scenic Quality Impact

Historic Impact

At the applicant's request, a review of this project's impact to nearby historic artifacts was completed prior to this application being filed. Please find the letter issued by the historic review committee below. The applicant appreciates the history of the area and that of the Ruby Placer specifically and has no intention of altering or detracting from the historical objects onsite.

Health Impact

Unfortunately, the mining that took place on the Ruby Placer a century ago did not just leave behind an old boiler and a toppled mill. It also left behind two large waste rock piles and a collapsed mine adit which is actively draining water. While the proposed structure will rest a considerable distance from these features, the hydropower system will necessarily interact with the mine water and will be constructed near the waste rock piles. Given this interaction, the applicant involved The Colorado Department of Public Health and Environment and The US Army Corps of Engineers at an early stage of the planning process. At the direction of CDPHE, a site-tailored environmental study was performed at the expense of the applicant.

This study concluded that the water coming from the mine adit is surprisingly clean and that water chemistry and flow rates are stable when compared to historical measurements. The study also shows that the waste rock piles are consolidated and resistant to wind transport. Given the results of the study, entrance to CDPHE's voluntary cleanup program was not recommended. Please reference the letter from CDPHE in section 6.

The main risk mitigation measure for this project is avoidance. The cabin will be sufficiently distant from the mine debris to be considered moot. The existing driveway comes to within 30 ft of the adit but will actually move 10 ft further away (downhill) during the regrading process. Driveway regrading will not cause soil destabilization near the mine adit and will not change the drainage pathways of the area. The portion of the hydropower system nearest the adit will be 60 ft distant. Excavation required for the diversion weir will be minimal and will take place above the waste rock piles.

Water for the hydropower system will be diverted via a Coanda screen type weir which will require minimal excavation and will have virtually no effect on the surrounding area. Water collected by the weir will run through an above ground pipe over the waste rock piles to the turbine vault below. The pipe will be run above ground to avoid disturbing the waste rock and has the benefit of reducing water contact with the waste rock. Under normal circumstances, the vast majority of the spring water will be collected and piped but, especially in periods of high flow, excess water will flow over its natural course. CDPHE is satisfied with the plans for the hydropower installation as indicated in the agency's letter.

The Army Corps's involvement has been limited to the effects of this project on water quality and the proximate wetlands. Accordingly, USACE has approved the applicant's pre-construction notification form. The PCN approval can be found in section 6.

Road Impact Report

No new connection will be made to any county or state road. The pre-existing driveway connects to CR8 (Ophir Pass Road) and the relationship of that driveway to the county road will not change. Accordingly, the county road supervisor has determined that an additional application and fee are not necessary. Please reference the email response from Mr. Girodo below.

Currently, CR8 is used consistently in summer months to access Ophir Pass further up canyon. Traffic to/from the proposed cabin will be limited to a few trips along CR8 per day when the structure is occupied. During construction, vehicle traffic will increase as will the weight of the average vehicle. Care will be taken throughout construction to avoid traveling while the road is water saturated. Given the width, condition and current usage of CR8, the road should not suffer significant impact due to the temporary construction or ongoing use of the cabin.

As was mentioned before, the county road traverses the Annie and Ninety-Six claims. A 60 foot wide easement exists and will be respected. Currently a cable gate on the top of the Ruby Placer driveway is placed within the easement. That gate will be removed at the beginning of the construction process and will be replaced with a discrete gate outside the road easement. In the meantime, the applicant will not object to any damage done to the current gate by the county road crew.

Louis Girodo
To: cameron adams
RE: Ruby placer driveway

July 4, 2021 at 4:56 PM



Mr. Adams, No new road access permit is required if you are using the old and current driveway access and not changing or affecting CR-8. You said you are going to move the current cable gate out of the county ROW!
Louie Girodo

-----Original Message-----
From: Cameron Adams <cca0405@gmail.com>
Sent: Thursday, July 1, 2021 2:00 PM
To: girodo@outlook.com
Subject: Ruby placer driveway

Hello Louie,

Here is a summary of my proposed project.

I plan on building a single family cabin on the ruby placer. The current driveway on the property will be extended to reach the build site but it's interaction with CR8 will not change. The current gate will be removed and a new, inconspicuous forest service style gate will be installed in accordance with the setbacks required by the land use code. This should result in a less visible driveway entrance and more room for your crews to work. No aspect of my project will infringe upon the required easement for the county road, which traverses my property. The entirety of the driveway will be on my property so no easement is required.

I believe my project will have a negligible impact on CR8. There will be some construction traffic on the road while the cabin is being built but all efforts will be taken to minimize the impact (avoiding driving heavy vehicles on wet days). After construction is complete there will just be a few trips by a personal vehicle per day on the road.

From our previous conversations I gather that neither of the road permits typically required for a new cabin will be required in this case. Please respond with your opinion so that I have something in writing to present with my land use application.

I welcome your feed back and suggestions.

Respectfully,

Cameron Adams

Email Conversation Between Mr. Girodo and the Applicant

Scenic Impact Report

In general, the wishes of San Juan County and those of the applicant are well aligned. Each would like the proposed structure to be invisible to an onlooker from any public road or trail. The only public road in the area is CR8 (Ophir Pass Road). While this project will not be completely invisible from CR8, it will be difficult to see, especially for those not already acquainted with the location of the cabin. The location of the proposed cabin represents the least visible portion of the entire property referencing setback restrictions. Additionally, the applicant intends to improve screening by planting trees in strategic locations both near the structure and near the road where it traverses the property. No portion of any of the proposed improvements will be silhouetted against the sky when viewed from any public vantage point.

Out of the build sites available on the property, the build site chosen requires the least disturbance of the surrounding area. The site is gently sloped while most areas in the vicinity are steeper (reference the topographic site plan in section 3). Less slope allows for less grading and less disturbed soil. It also allows for a lower profile building design. Soil that is disturbed will be redeposited and graded around the cabin. Top soil will be segregated to the extent possible and spread over the surface prior to revegetation. A certified weed free local wildflower mix will be used on all areas which have been disturbed (less driving surfaces).

The cabin itself has been designed to minimize visual impact from the public vantage point. Utilizing a lower profile design, the structure will only rise 18 ft above grade when viewed from CR8 and will avoid aggressive design lines that attract attention. Made in a traditional style, it will be clad with non-reflective, natural toned materials to further divert attention. Materials will include cement fiber siding painted in natural tones, wood accents, rusted and matte metals, rock, and concrete. The roof will be made of standing seam metal and colored dark brown or slate. Windows will not be highly reflective and will primarily face away from public view. The garage will be buried into the hillside and will be completely invisible to the road. Parking areas will also be recessed into the hillside to avoid being seen. Exterior lighting will be downcast and very minimal.

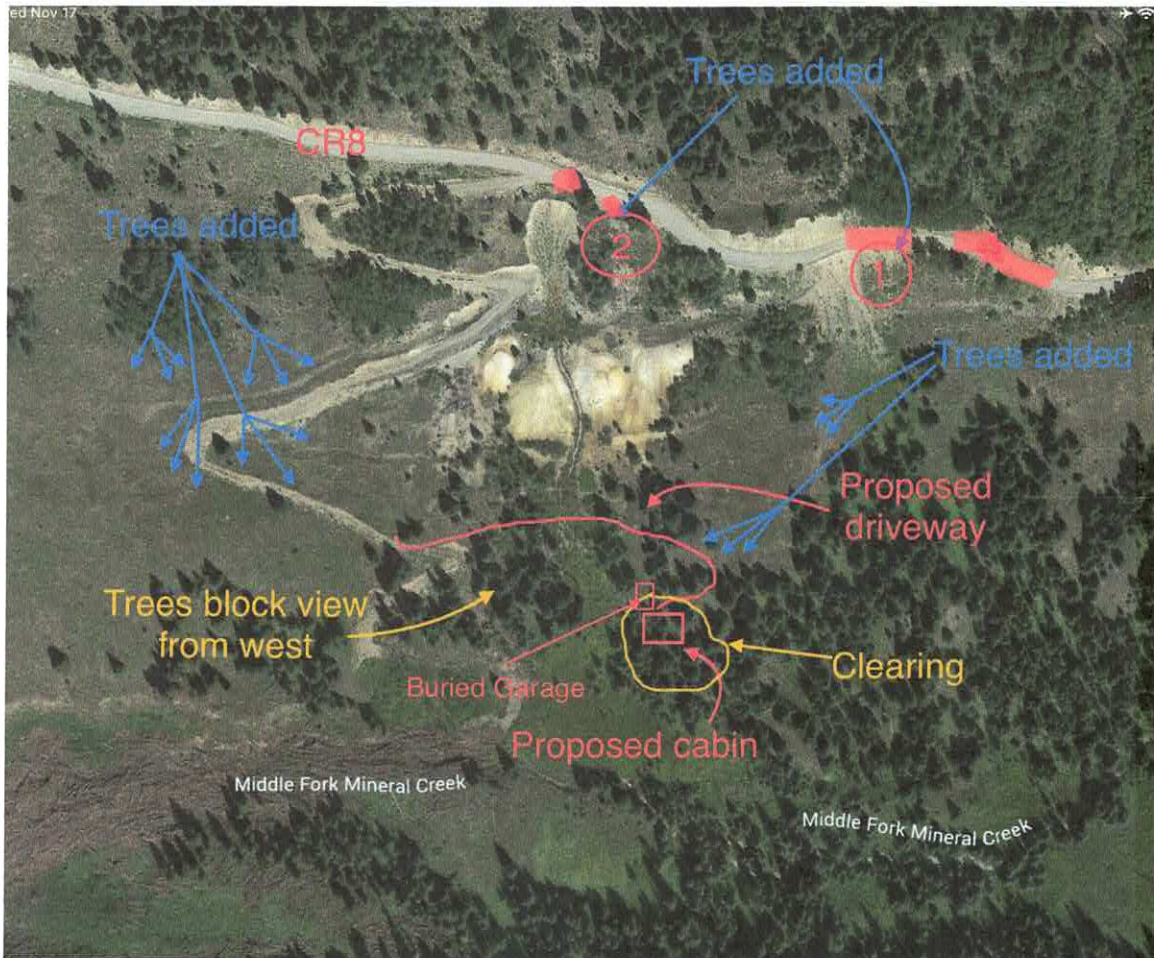
The driveway is the most visible portion of the project and can be split into new and existing sections. The new section will only be visible from the road for a brief period. Seedling trees will be planted to further hide that portion. A portion of the existing portion of the driveway is visible to CR8, when viewed from the west. By regrading the driveway and slopes adjacent to the driveway surface, more effective revegetation can be accomplished. Seedling trees will also be planted along the visible portion of the driveway in a way mimicking a natural forest (irregular spacing, clumps and clearings, etc.). These two efforts will improve the aesthetic qualities of the existing driveway considerably.

Utilities on the site are limited to the hydropower system which will be all but invisible to public view. The diversion weir will be all but invisible from the road. An 8 inch pipe is required for the system which will run between two large waste rock piles, shielding it from view from all vantage points except directly below. The turbine will be buried in a small pre-cast concrete vault, placed near the driveway. This vault will contain any noise associated with the system and will be invisible to all but those standing on it. Drinking water will be sourced from the hydropower turbine manifold, thus negating the need for an additional pipe along the ground surface. Where feasible, power and water will run underground along the course of the driveway from the vault to the home to minimize soil disturbance.

Historical objects on the property are unaffected by this project. The existing driveway comes

near to the old mine boiler and will be moved slightly closer during regrading. Though closer, the regraded driveway will allow for a much smaller fill on the downslope side of the driveway which can be more effectively revegetated. Public view of the boiler is limited but should be improved by the improved driveway. Refer to the historic impact clearance letter located earlier in this section for more information.

Below is a satellite image of the area. Red highlighter marks locations where the structure can be seen from the road. Two numbered locations correspond to the locations from which pictures were taken and subsequently enhanced to portray the structure. The image below is also marked with potential screening tree locations relative to the various features of the project. Since many locations of interest are outside the topographic survey and site plan of the project, the satellite image was used and marked with a rough representation of the site.



As is visible in the image above, effective screening of the structure when viewed from the west is formed by a group of tall Spruce trees to the west. To the east there is both terrain and vegetation screening the structure. No public trail or road exists to the south of the structure. Outside the confines of the above image, the structure should not be visible from the road. A seldom used trail exists one mile west which accesses paradise basin from the switchback on the county road. Portions of this trail would have a view of the structure but at a significant distance.

To the north terrain shape, spruce trees near the structure and Aspen trees near the road obscure the structure in all but three small windows (marked by red highlighter). In those locations, the onlooker needs to be within 8 feet of the south edge of the road and look down at a considerable angle to see the structure, which will be partially visible behind trees. More than 8 feet from the edge of the road,

the road itself blocks the view down to the build site. Additionally, these viewing windows can effectively be closed by planting just a few medium sized trees near the county road (all on property owned by the applicant). An additional layer of screening can be added by planting several trees just north east of the build site and several more trees along the ridge further to the north east. Due to the terrain slope, trees planted further uphill are just as effective as those planted closer to the structure.

Locations 1 and 2, as marked on the image, represent the locations where the structure will be most visible. Accordingly, they will serve as the vantage points for the computer enhanced pictures below.

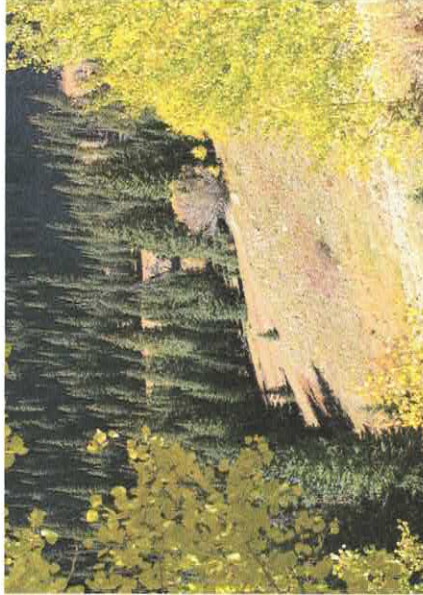
The existing portion of the driveway is clearly visible in the image above. The portions of the driveway between the second and fourth switchback are visible from the country road, west of the Ninety-Six claim. Liberal use of seedling trees will be made to camouflage this portion of the driveway. Revegetating the cut and fills associated with that driveway will also reduce its visual impact to the area.

Due to cost constraints, planting a forest of 12 ft tall trees to serve as additional layers of screening is not practical. Larger and older trees will be planted where feasible near the county road as those locations provide the most effective screening. Other areas will employ seedling trees. At a fraction of the cost, seedling trees can be planted much more extensively and will provide a better visual environment over the long term. These trees will be watered initially to aid in establishment and quick growth. They will also have biodegradable rabbit guards placed around them to prevent wildlife damage during their first few years.

Below are pictures taken both from and towards the build site. Pictures taken towards the build site have been computer altered to represent the structure proposed. This is the most effective visualization tool and therefore pictures of the building envelope flagged with approximate locations have been omitted.

3/22/2022 9:54:52 AM

1 RD 679 VIEW 3



2 RD 679 VIEW 1





View point 1. No proposed screening trees are shown. This is visible for approximately 90 linear feet of CR8.

Modeled trees replace actual trees removed in the computer rendering process and are accurately placed relative to the structure. Tree position can be verified on the satellite image one page prior. This condition is due the difficulty associated with placing a computed generated structure partially behind the actual trees in the image. This image was professionally developed and accurately represents the visibility of the structure.



View point 2. No proposed screening trees are shown. This is visible for approximately 40 linear feet of CR8.

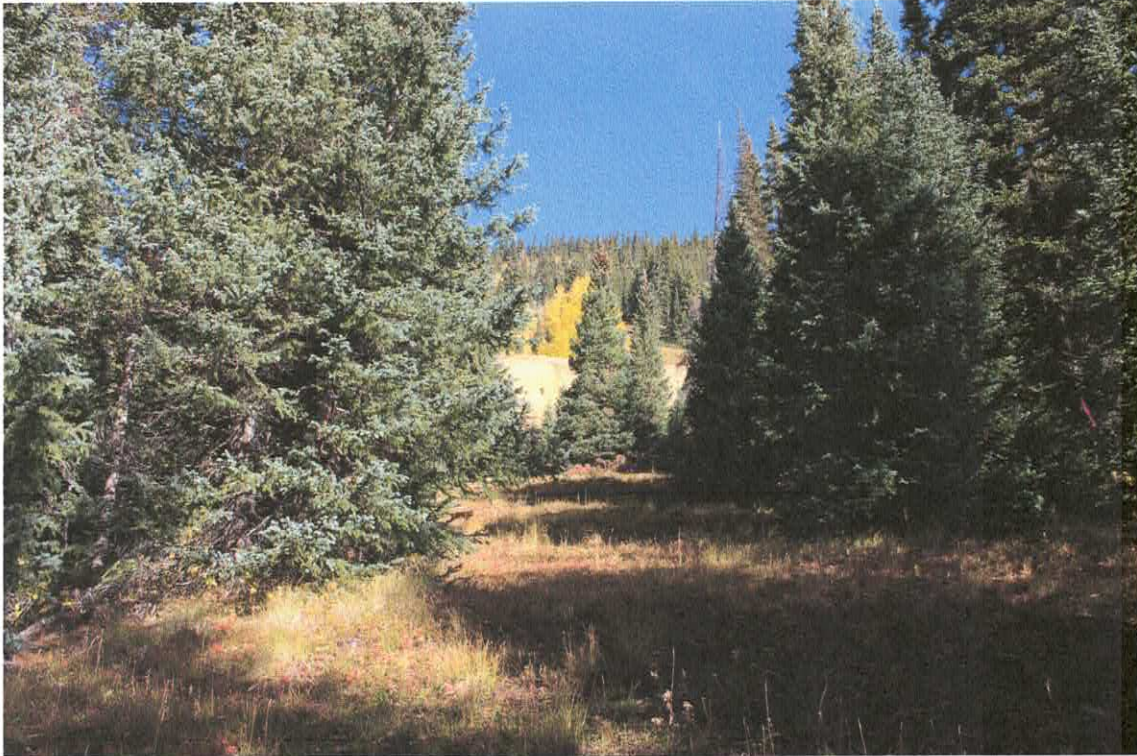
Modeled trees replace actual trees removed in the computer rendering process and are accurately placed relative to the structure. Tree position can be verified on the satellite image two pages prior. This condition is due the difficulty associated with placing a computed generated structure partially behind the actual trees in the image. This image was professionally developed and accurately represents the visibility of the structure.



View from location 1 when standing in middle of county road. Note the down angle required to view the structure (not shown).



View from edge of clearing above the structure towards point 1 (road intermittently visible)



View from structure towards point 2 (road barely visible)



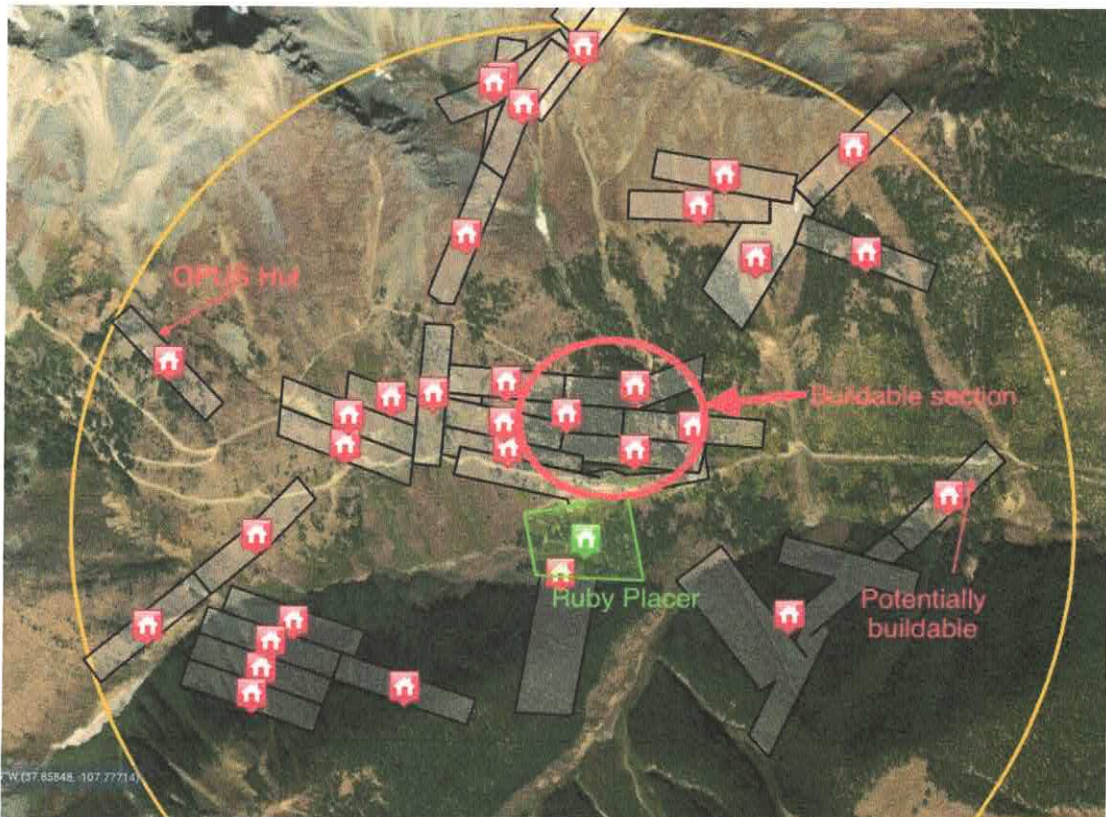
View from west side of structure towards CR8 up canyon (road not visible)

Cumulative Impact

The area around the Ruby Placer is mostly undeveloped. In the surrounding one mile there are approximately 40 claims, most of which would be considered unbuildable for one reason or another. Around 10 of those claims could have structures placed in a way satisfying county requirements, as they are understood. The majority of those buildable parcels are in the trees immediately north of the Ruby Placer and are all a part of the same original mine complex. Currently all those parcels are owned by three individuals, one of which being the applicant. So it is estimated that 3 structures will be built in the area in the next 5 years. All would be grouped in a relatively small radius and would be well hidden from the road. An additional parcel to the east of the Ruby Placer appears buildable and is owned by another individual. Of the parcels owned by the applicant, the Ruby Placer, the Annie and, to a lesser extent, the Ninety-Six are buildable. The September and Snowshoe have buildable envelopes but access is prohibitive.

The Opus Hut is the only existing structure in the surrounding area and is approximately one mile up the canyon from the Ruby Placer. The hut sees significantly higher use than the proposed cabin as it is a bed and breakfast that is operated year-round. The applicant has every intention of being a good neighbor to the hut and its guests.

Reference the parcel map below for a visual representation of the above description. The map has been annotated to highlight important features.



Properties within 1 mile of the Ruby Placer

Section 5: Hazards

1. Avalanche Hazards
2. Geotechnical Hazards
3. Flood Hazards
4. Wildfire Hazards

Avalanche Hazards

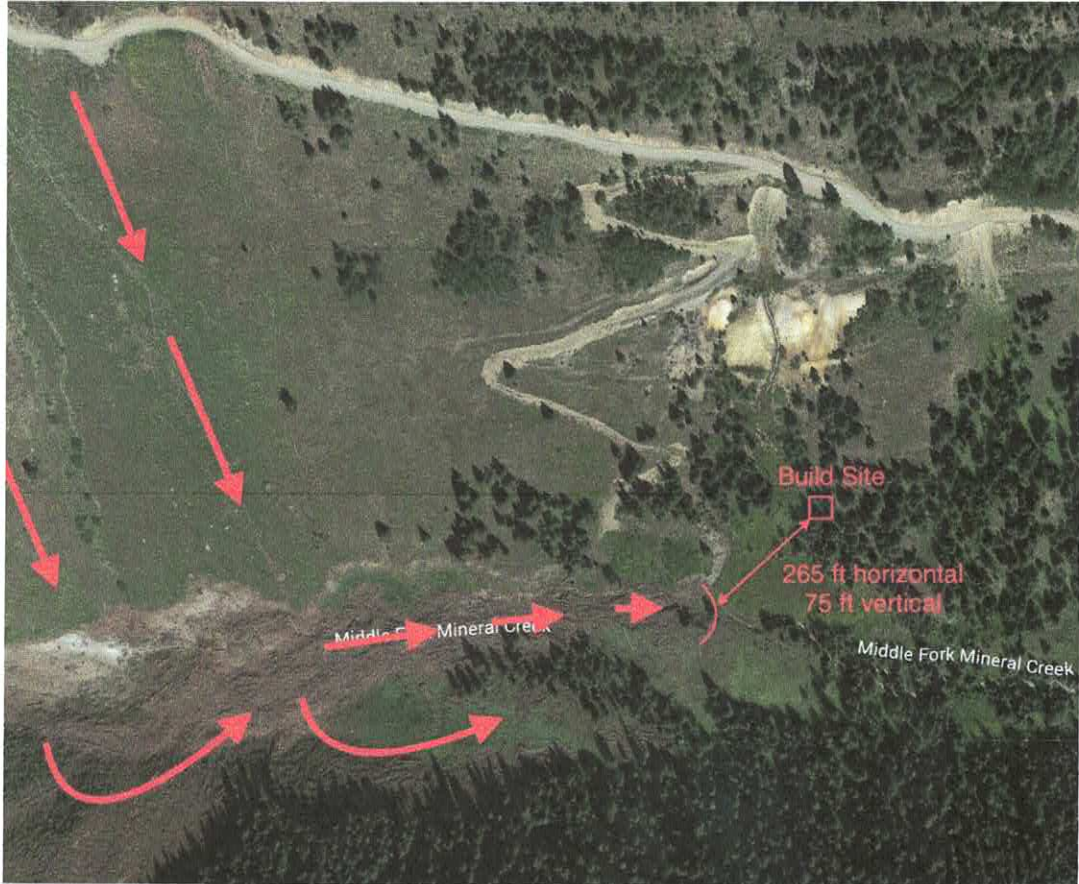
The San Juan Mountains are renown for their avalanches. Nearly every corner of the range is at risk of an avalanche and the area around the Ruby Placer is no different. As can be expected, the property resides in the shaded zone of the INSTAAR map. See the map three pages below marked with an "X" over the build site. A site plan was not overlaid onto the image due to map scale.

An avalanche study was commissioned by the previous owner of the Ruby Placer in 2017 and it remains applicable today. While the previous owner had different build sites indicated on the avalanche study, the current proposed build site is clearly visible in the necessary images. The avalanche study can be found in its entirety in the appendix as it is too lengthy to insert here.

In summary, the build site is clear of existing and potential paths though it is adjacent to a very large and destructive path to the west. That path ran in historic proportions several years ago, after the study was completed. Notably, the avalanche precisely followed the course and distance predicted by the study. The avalanche debris visible in the satellite imagery below clearly shows where the flow stopped. In order to impact the build site, that debris would have had to travel another 265 ft horizontally and approximately 75 vertical feet uphill in a direction 45 degrees from the direction of flow.

While the build site may be clear of avalanche paths, the access route to the property is not. Two major and one minor path must be crossed to gain access to the property from highway 550. These paths can be crossed quickly and the point of crossing is not in a typical initiation zone. Still, care must be taken as to what time of day and in what conditions the paths should be crossed. The Colorado Avalanche Information Center is a great planning resource and will be utilized by the applicant and his guests. Also the applicant is an experienced backcountry skier who has completed level I and II avalanche courses. The applicant understands that there will be rare times when accessing the cabin cannot be safely accomplished and is prepared to alter travel plans accordingly.

Refer to the following images to gain a better understanding of the avalanche risk of the area. Then reference the avalanche study in its entirety in the appendix for further information.



Amateur Depiction of Recent Historic Avalanche
Note the similarity between the actual avalanche debris location and the predicated path in the image below.

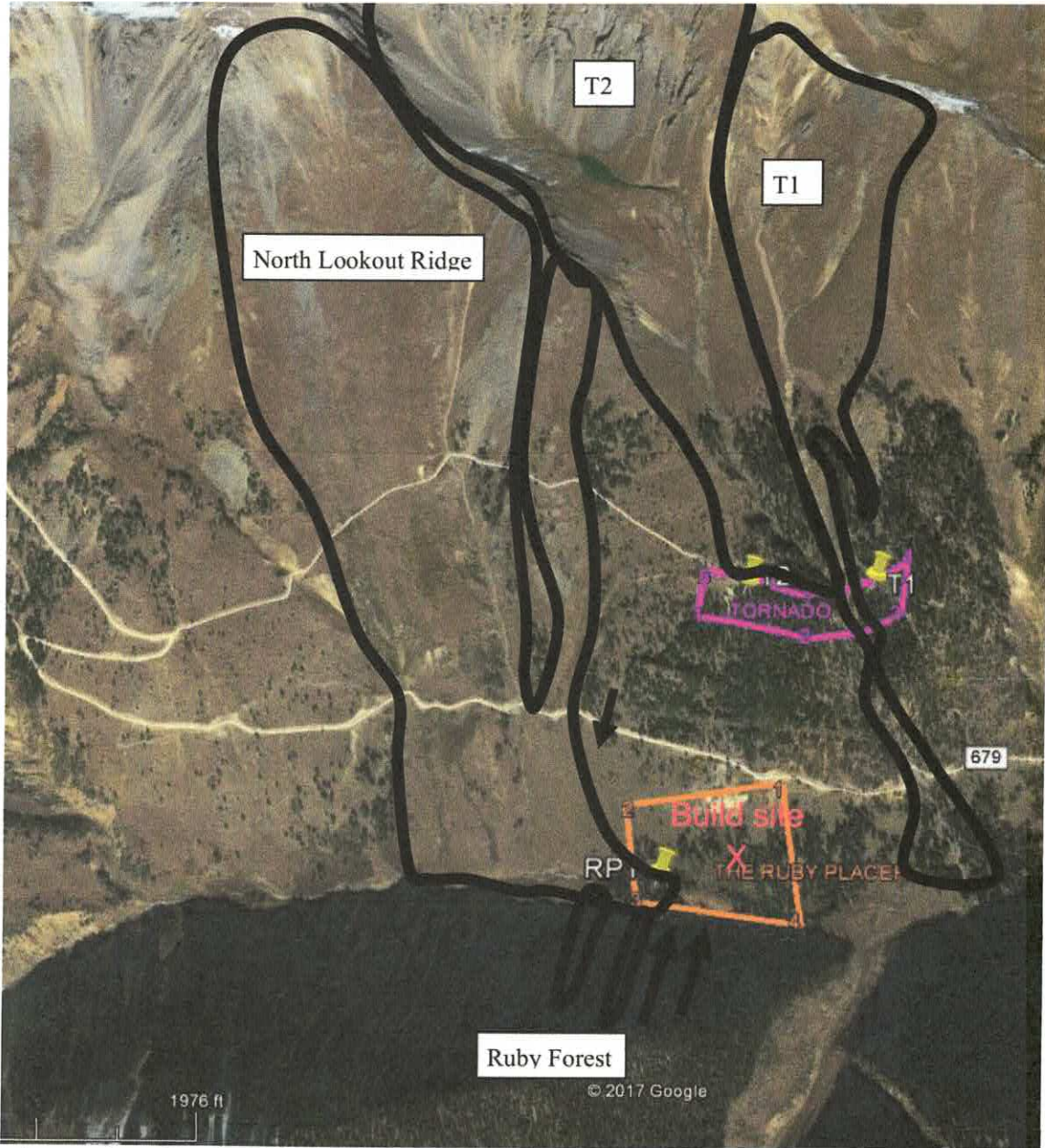
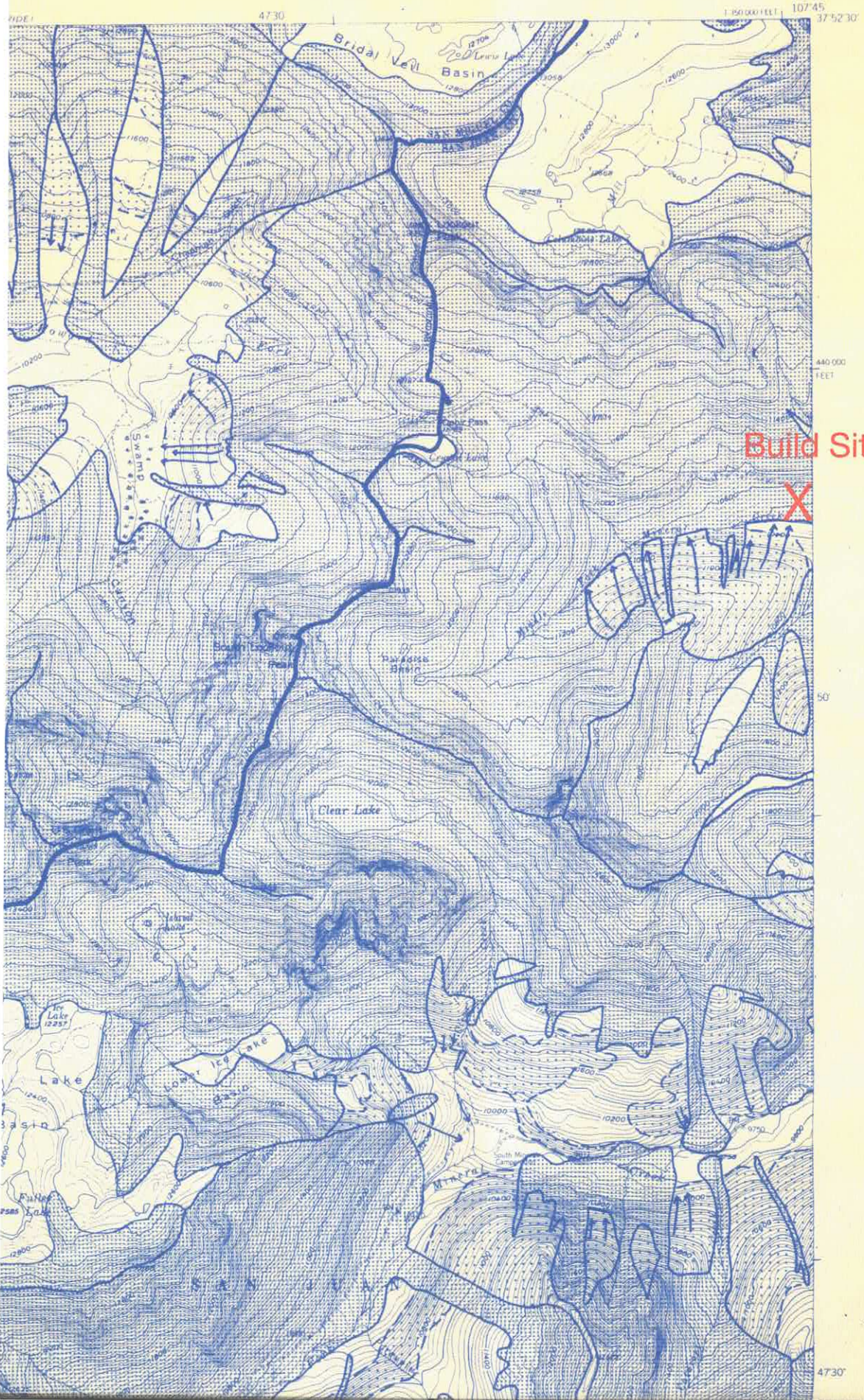


Image from Trautner Geotech avalanche study. Red "X" marks proposed build site. Black lines indicate potential avalanche flow.

TIRONTONA



Build Site

X

440 000
FEET

50'

4730'

Geotechnical Hazards

The build site rests on the edge of a "DF" (debris fan or flow) area of the county geologic hazards map. A geotechnical study was performed by Trautner Geotech in the fall of 2021. The findings indicate two things. One, that the build site is clear of the potential debris flow hazard and, two, that the hazard itself is relatively small. Essentially the debris flow potential is co-located with the mine discharge and the wetland area it creates. The hydro power system will be exposed to the debris flow as will the driveway at the point of the spring crossing. In the unlikely event of a debris flow, both of those features can be repaired or replaced with relative ease. The installation of the hydropower system and the driveway crossing are not anticipated to destabilize the slope in any way.

The structure itself will be professionally engineered for the slope on which it will reside. Since the build site has been verified to be outside the debris flow zone, no additional foundation or structural reinforcing is anticipated at this time.

Reference Trautner Geotech's evaluation and the county geologic hazards map on the following pages. The hazard map has been marked with a red "X" over the build site. A site plan was not overlaid on the map due to map scale.