

DELTA COUNTY PLANNING COMMISSION MEETING

**Administration Building
560 Dodge Street – Board Room
Delta Co 81416
Wednesday
February 24, 2021
@ 5:30 p.m.**

Instructions for Public Participation:

The public can join the meeting remotely by registering in advance of the meeting at:

<https://us02web.zoom.us/meeting/register/tZlud-ytqDkjG9WaBNoYjAPBxy5drSs6dSHL>

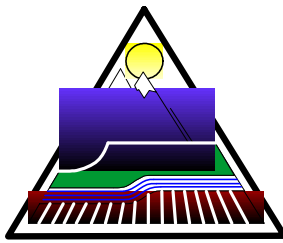
After registering, you will receive a confirmation email containing information about joining the meeting.

REGULAR AGENDA

- Item #1: Approve Meeting Minutes for January 27, 2021**
- Item #2: Approve Meeting Minutes for February 17, 2021**
- Item #3: SUB20-022 Prosser Fire Subdivision
Land Owner: David Prosser**
- Item #4: SUB20-025 Olsen Family Split Subdivision
Land Owner: Elizabeth Olsen**
- Item #5: Adjournment**

CERTIFICATION OF POSTING

On 2/19/2021 at 10:45 AM, Kate Kelly did post the above AGENDA as public notice of the 02/24/2021 meeting. The official notice is placed on the front entrance of the Delta County Courthouse located at 501 Palmer, Delta, Colorado and a courtesy copy is sent to the Delta County website at www.deltacounty.com.



**REGULAR PLANNING COMMISSION MEETING MINUTES
DELTA COUNTY
560 DODGE ST, DELTA, CO 81416
JANUARY 27, 2021**

Planning Commission Members in Attendance:

Eli Wolcott (ZOOM)
Layne Brones
Steve Schrock
Jacob Gray
Tate Locke (ZOOM)

Absent Members:

Dick Gilmore
Tom Kay
Kate Darlington (ZOOM)
Steve Shea

Planning Staff in Attendance:

Delta County Community Development & Natural Resource Director, Carl Holm
Delta County Planner, Kelly Yeager
Delta County Community & Economic Technician II, Kate Kelly

Chairman Tom Kay called the meeting to order at 5:30 p.m. in the Administration Building Commissioner's Meeting Room.

Item #1: Approve Meeting Minutes for December 9, 2020

Motion/Second: Jacob Gray moves to approve the meeting minutes. Layne Brones seconds.
Motion carried unanimously.

Item #2: SUB20-029 Lorimor Subdivision
Owner(s): Nicholas R. Lorimor & Dale T. Weaver
Location: 13216 Trap Club Rd, Eckert 81418
Proposal: To create two (2) lots

The Delta County Planner, Kelly Yeager, presented the Staff Report for SUB20-029 Lorimor Subdivision. Applicant Nicholas Lorimer is present with Mother-in-Law, Karen Garrett. Randy Wilmore is representing the Lorimor Subdivision.

Items discussed were as follows:

- Centerline of Trap Club Road
- New house location
- Irrigation
- Access (Shared)
- Ditch shares
- Irrigation plan for Final

PC Discussion:

- Centerline of Tongue Creek
 - What's the law for the change on that?
- Conservation Easement to the East of the Subdivision
 - Conservation easements are not touching the property
- Clarification of Access on the property
- Domestic water taps
- Availability of tap from Orchard City

- Engineered Waterline
 - o Existing waterline
 - o Concern of waterline in relation to the road
 - This will clearly be marked on the plat
- Maintenance Agreement

Motion/Second: Jacob Gray moves to approve SUB20-029 for approval with staff recommendations and with the following recommendations from the planning commission that a comment from Orchard City on a guarantee of tap availability be provided and including a maintenance agreement for the shared access. Steve Shea seconds the motion.
Motion carried unanimously.

To BoCC: February 2, 2021 @ 10:00 AM

Item #3: SUB20-030 Bean Ridge Subdivision
Owner(s): Julia Chosvig & Sheldon Ware
Location: 15718 & 15574 2900 Rd, Hotchkiss 81419
Proposal: To create two (2) lots

The Delta County Planner, Kelly Yeager, presented the Staff Report for SUB20-030 Bean Ridge Subdivision. Applicants Julia Chosvig & Sheldon Ware is present.

Items discussed were as follows:

- Letter from Mark Welsh in regards to existing ditches
 - o To make sure they are maintained and not changed in any way

PC Discussion:

- Possible Easements for ditches on the plat?
- Mr. Welsh and the ditches
 - o Do they share any of the water?
- Public comment in regards to the Density Calculation
- Septic Concerns

Motion/Second: Jacob Gray moves to approve SUB20-030 with staff recommendations and one condition as follows: to provide identification of location and ownership of any existing irrigation ditches that run through Lot 1. Steve Shea seconds the motion.
Motion carried unanimously.

To BoCC: February 2, 2021 @ 10:00 AM

Point of Order

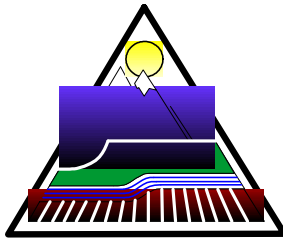
- Meeting schedule
 - o Continue meetings even if there is no subdivisions on the agenda
 - o Election of officers for February meeting
- Moratorium for Land Use Applications
- Land Use discussions among PC and Planning staff
 - o What can we do to get this ready for the public?
- Educational needs for the general public
 - o Realtors, title companies, land surveyors, landowners
 - o Education sessions to the public?
 - o BOA process – how will this work?
- Possible training of the PC for subdivision processes

Meeting adjourned at 6:45 p.m.

Respectfully submitted by:

Community & Economic Development Technician II, Kate Kelly

DRAFT



**REGULAR PLANNING COMMISSION MEETING MINUTES
DELTA COUNTY
560 DODGE ST, DELTA, CO 81416
February 17, 2021**

Planning Commission Members in Attendance:

Eli Wolcott (ZOOM) Tom Kay
Layne Brones Steve Schrock
Kate Darlington (ZOOM) Jacob Gray (ZOOM)

Absent Members:

Tate Locke
Dick Gilmore
Steve Shea

Planning Staff in Attendance:

Delta County Community Development & Natural Resource Director, Carl Holm
Delta County Planner, Kelly Yeager
Delta County Community & Economic Technician II, Kate Kelly

Chairman Tom Kay called the meeting to order at 5:30 p.m. in the Administration Building Commissioner's Meeting Room.

Item #1: **Approve Meeting Minutes for January 27, 2021**
THIS ITEM WAS NOT PRESENTED

Item #2: **Elect Planning Commission Officials**

Motion/Second: **Steve Schrock moves to re-elect Tom Kay as Chairman and Tate Locke as Vice Chairman for this next year. Layne Brones seconds the motion.**
Motion passes unanimously.

Item #3: **Land Use Code Implementation**

Delta County Community Development & Natural Resource Director, Carl Holm presents Land Use Code PowerPoint.

PC Discussion

- Allowed by Right
- Code Enforcement Individual
- Junk ordinance (Public Complaints)
- Applications
- Cluster Developments
- Examples of Applications
- Board of Adjustments (BOA)
- AG groups (Possible Meetings/Public Forum)
- Builders & Contractors (Meetings)
- Density Standard
- Fail safes to prevent sneaking under the radar
 - o Deed restrictions, plat notes
 - o Lot size is the controlling element
- Hardships (Variances)
- Public education
- Chapter 11 needs special attention with the realty community, specifically
- Appeals (BOA)

Public Comment

Bob Pennetta

- “Realtors were hoping that out of this whole procedure, there would come a set use for certain areas, where when we take someone into a certain area to show them a property we can tell them exactly what is going to happen in that area, what they can look at it happening in that area in the future. I don’t think we are in that position yet, I mean, we still have variances, we have this board, that board, and we have no real thing that we can say to someone.”
 - o Clarification between a Rezone and a Variance was discussed
 - Carl Holm explains, “If I understood what was being said, was it was about having an absolute known of what was going to happen in an area. You look at the land use table and what’s allowed in that zoning district, and that’s what could happen in that area. Some of that is going to be subject to a permit, subject to review, others will be an allowed use, if its an allowed use, that would be a case where that could just go in without any notice. That’s the best place for the realtors to look at, is that land use table and what’s the zoning designation, these are the types of uses that could potentially be located in that zone, that is next to the property that you’re showing.” Bob responds, “So you’re saying that someone can get a variance to do something else right next to you, that’s not now permitted in that area, once we set these maps up, and say this is the final map, no more changes.” Carl responds, “There isn’t a variance for a use, there are variance to standards; standards like a lot size, a lot dimension, a setback, that’s what a variance would be for. As far as the uses, their very specific as how they are listed, what might not show is that we have questions, so someone will ask about a use and it’s not listed; at that point then there is a process to look at what’s similar to what other use is listed, and what is the process for that, many times those are going to be for your limited use or conditional use, but will go through some type of permit process.” Bob states, “I didn’t understand it, there weren’t variances on uses, it seemed to me that there were going to be variances on uses, that’s something that presents a problem for a realtor. (Steve Schrock comments, “You can’t get a variance on a chicken house.”) Bob continues, “There are junkyards, munitions factories, I mean, there are a million other things TK that you could get a variance for that are as unpleasant or more unpleasant, than a chicken house.” Chairman Tom Kay responds, “Bob, I think some of those questions can be answered, I can’t answer every question about that, but if somebody came in and wanted to put a use in a zone that’s not permitted, they would have to be asking for a rezone, there is a difference between a variance and a rezone and I think that was explained in our presentation; they’re not the same, a rezone is a pretty significant request, a variance is on the conditions within that zone, setbacks, things like that, so a rezone, if you’re not permitted in that zone, you got to go to the land use code to look at all the permitted and not permitted uses, granted I’m sure somebody is going to come up with a use that we don’t have on it, we’ll have to deal with that, but all those uses that are in the land use code are already designated where they can and can’t go. If you’re going to ask for something other than that, you’re going to be asking for a rezone, that’s a pretty extensive process, Bob. It doesn’t guarantee that somebody can’t ask for something, which I don’t think is any different than today, but it makes the process very different as how it’s being looked at. Does that help?” Bob responds, “Yeah, that helps a lot TK, it wasn’t clear to me. I thought that the variance could be for any use whatsoever but thank you for that clarification.”

JoAnn Kalenak

- “Hello, good evening everyone. First I wanted to take a minute to welcome Mr. Holm; good to have you here. Tell you who I am, I am JoAnn Kalenak, I live in Hotchkiss, I'm a citizen journalist and I cover Delta County Government activities and have been keenly following the new land use code development and so that's why I'm here today. The only I wanted to do is elaborate a little bit on Kate's question, and that is how Board of Adjustments is, how members are chosen. I just wanted to point out, I thought it was important to point out that attorney John Bair took some time at yesterday's meeting to let the commissioners know that a majority of Board Adjustment members cannot also serve on the Planning Commission. I think that's an important thing to know. So Mike Twambly is, also serves on the Planning Commission, and that is something of a limitation of who can serve on the Board of Adjustments; I just wanted to point that out.” Chairman Tom Kay clarifies, “So Mike Twambly is not on the Planning Commission, JoAnn.” JoAnne replies, “Oh, I'm mistaken.” Chairman Tom Kay continues, “There were members of the Planning Commission, myself included and others, that made the application but we were all, we were not asked to be on the Board of Adjustments. So, there are no members of the Planning Commission on the Board of Adjustments; you have a former County Commissioner, Mark Roeber, and you have two other individuals, Mike Twambly who was a former Planning Commission member and Brett Hilling who served a brief time before he resigned from the Cedaredge area, so there are no Planning Commission members at all on the Board of adjustments.” JoAnn responds, “Okay, that is great to know. Can you tell me who is on the Planning Commission, because I seem confused, I'm confused.” Chairman Tom Kay states, “So the Planning Commission members are the same that they were for the last year.” JoAnn asks, “Can you name them please, because obviously I thought Mike Twambly was on it.” Chair Tom Kay continues, “Mike is not on the Planning Commission, so I can have the Planning Commissioners, so its myself, Steve Schrock, Layne Brones, Jacob Gray, Eli Wolcott, Steve Shea, Tate Locke, and Dick Gilmore, and Kate Darlington is an alternate. And we have one open spot for District 2, that's been advertised we just have had no applications. Okay?” JoAnn replies, “Okay, thank you very much.” Chairman Tom Kay asks JoAnn if there was anything else on her mind. She relies, “No, no that'll do it. Thanks for that clarification.”

Natasha Leger

- “Good evening everyone, I'll be brief, I really don't have any questions this evening, I also would like to welcome Carl Holm to the County, and I just have one observation; I did take a quick look at the interactive zoning map, and I'm so glad that that's up there, and my recommendation is that the zoning map be dated. I also understand it from the zoning maps, the official zoning maps that are supposed to be in the Planning Department or at least the ones that were shared with the public, are also not dated and since those maps can be updated administratively, I think it's very important to have version control so that the public is aware of what is zoned, at what time and when changes are made. So, that's really all I have to say for tonight.” Chairman Tom Kay responds, “Thank you for the input, I'm getting a nod from Carl that says we will start to do that, so I appreciate that.” Natasha states, “I'm sorry, one last thing is, if you could also make sure that the interactive map is available on both web pages, so I guess, I think it's on the first planning website, then it says the zoning maps and then the code and everything and that first link takes you to the hard copy maps, and then its only in the menu when you go under land use code, that you find the interactive maps. If they could be consistent so that the public's not confused on how to find that, that would be great.” Steve Schrock asks, “Carl, I think she said, and I don't want her to have this impression, that zoning maps are changeable administratively.” Carl responds, “Only if it's an error, the code does allow me to make correction, via error, but I also am to document any changes and make sure that that's done transparently.” Steve responds, “But changes of the zone that is a formal process.” Carl states, “That is a formal zoning process.” Steve continues, “Natasha, your questions sounded as if you believe the zoning maps could be changed administratively, at will.” Natasha responds, “So, no, that's not technically what I was trying to convey because the code does permit for administrative updating for technical errors and things

like that, as Carl just mentioned. At the same time, even if you have to go through a rezoning process, to Carl's point, making sure that that's documented and transparent, I think that should also show up on the map itself. As we even went through the land use code process, the maps were never dated, to show whenever any changes had taken place, even through the draft development process, and so I'm just bringing it to your attention to insure that now going forward, that there is proper documentation and version control on those."

Lisa Young

- "Thank you very much; this is Lisa Young from the Delta County Independent. I don't have any questions at this time, but I would like to welcome Carl Holm to the community and I hope to have the opportunity to speak with you pretty soon, so thank you."

Carrie Soto

- "Can you tell me what the permits are for? My understanding was that someone could apply for a permit to change the use. Am I misunderstanding that?" Chairman Tom Kay asks for clarification. Carl Holm asks for an example. Carrie explains, "I have a listing, the Big B's Fruit stand, it's an A5, and the commercial sale of the interior items that they bought that were not produced on the land would now not be able to be sold, unless they were to get a permit, is what I was told." Carl Holm and Robbie LeValley confirm that a fruit stand by itself is okay. Carl states, "as far as when they start selling commercial goods that changes." Robbie LeValley states, "That is a larger question, but if you want to reach out to Carl directly, you guys can have that direct conversation." Carrie then asks, "So in a general sense, someone could not get a permit to change the use?" Carl states, "If there is a use and they are changing it, it might need a permit, but that would be like changing from an office to a restaurant. It's a different type of use; but from one commercial use to another commercial use, no that does not need a permit. If I want to change from being a barber shop to a pet farm, you don't need a permit." Carrie states she will get in touch with Carl.

Meeting adjourned at 6:56 p.m.

Respectfully submitted by:

Community & Economic Development Technician II, Kate Kelly



DELTA COUNTY PLANNING DEPARTMENT

STAFF REPORT

**Delta County Planning Commission Meeting
Administration Building Meeting Room
560 Dodge Street, Delta, CO 81416
Wednesday,
February 24, 2021 @ 5:30 p.m.**

SKETCH PLAN

SUB20-022 Prosser Fire Subdivision A ReSub of Lot 2 of Mt Lamborn View Estates Subdivision

Property Owners: David Prosser

Address or Physical Location: 25447 Cougar Mountain Road, Hotchkiss 81419

Section 21, Township 14S, Range 94W 6thPM.

This Report has been prepared for the Area Planning Committees, the Planning Commission, Citizens of Delta County and the Board of County Commissioners. This Staff Report may be amended at any time prior to the next scheduled public hearing during the Subdivision process.

Date of Report: February 17, 2021

Prepared by: Kelly Yeager

Proposal: The subject property is located at 25447 Cougar Mountain Road, Hotchkiss, Co. They are proposing a two lot subdivision. Lot 1 will be 32.57 acres with a single family dwelling with all utilities. Existing well permit #275089 will stay with existing single family dwelling on approximately 32.57 acres.

Lot 2 is 2.24 acres with the proposed construction of single family dwelling for a family member. The present land use is residential with no agriculture.

Three Comments on Domestic Water Supply received from Luke Reschke, Colorado Division of Water Resources: Attached with other related documents

Domestic water will stay with the existing valid well permit #275089 for the existing single family dwelling on Lot 1.

Lot 2 will be served by the White System Ditch No 3,4,5,6, Case #19CW27 Ref. 06CW81 and 13CW21. The Applicants have contacted David Vieira and he signed a water agreement and will supply water for Lot 2. Luke stated on the attached email he would consider this to be a reliable source of domestic water but cannot verify water quality. Planning will consult with Environmental Health if a water quality report is required.

Lot 1 has an existing on site waste water treatment system and a leach field. Lot 2 will have an onsite waste water treatment system installed as part of construction of the single family dwelling.

Compliance with Density Standard

- The Density Standard for this subdivision is 1.21
- The maximum number of lots within this subdivision is waived by 20-R-07(2) lots

Impacts on adjacent property, service providers, and County Roads

- Studies or reports that will be required for this subdivision -None
-

Assessment of the viability and feasibility of the concept of the proposed development:

Staff Findings

- Utilities issues
 - Domestic water- Existing well for lot 1 and White System Ditch for Lot 2.
 - Irrigation plan- No irrigation water
 - Septic- Lot 1-Septic existing, Lot 2 to be installed during construction
- Access issues
 - County road standards – access off Cougar Mountain Road to two lots
 - Access – one access to serve both lots with an easement across Lot 1 in favor of Lot 2
 - New roads- N/A
 - Public – ROW has been detected
 - Maintained - Private
 - CDOT- N/A
- Traffic Issues –N/A
- Maps ... issues from the maps...wild life fire etc.
- Design issues
 - Building envelopes –N/A

- Lot configuration N/A
 - Density Waived
- Subdivision Standards
 - Phasing N/A
 - setbacks N/A
 - fencings –N/A
 - building height N/A

Planning Staff Recommendation:

Staff finds that the Sketch Plan for SUB20-022 Prosser Fire is feasible and recommends the concept of the feasibility of the application be approved by BoCC with the directions given for Final Plat with the findings, conditions /issues as presented and those elements of the attached check list.

Conditions or Issues to be addressed:

- Fire Mitigation Fee is \$500/Lot for a total of \$1,000

Attached material: list, in order as attached

- Sketch Plan
- Comments
- Maps...subdivision maps, vicinity maps...and only those maps having an impact on the property

DELTA COUNTY PLANNING ...Check list for final plat

Mandatory Requirements:

Staff Applicant

- ___ X Payment of Final Fees- Some or all of the following may apply:
- Final Plat review fee - \$350 + \$50 per lot
 - Open Space fee - \$300 per lot
 - County Surveyor review fee - \$40 per lot/\$120 minimum
 - Subdivision Road Inspection fees - \$250 per Inspection
 - Subdivision Improvement Agreement fee - \$100
 - Fire Mitigation Fee - \$500 per lot
 - Recording fees – Will be determined at document submittal
 - Note – Fee amounts will be determined by your assigned Planner
- ___ ___ A copy of the approved preliminary plat

Final Plat Requirements:

- ___ X Three (3) paper copies 24" x 36" of final plat map that contains the following:

Staff Applicant

- ___ ___ All of the requirements for the preliminary plat map
- ___ X A description of all monuments, both found and set, which mark the boundaries of the property
- ___ X A statement by the surveyor explaining how the bearings were

- determined
- ☐ ☒ All easements, apparent and of record
 - ☐ ☒ All utility easements as required for domestic water, electricity, telephone, and gas service
 - ☐ ☒ The name of the domestic water provider and tap or certificate number on each lot and/or the location of the domestic well and spring
 - ☐ All three (3) lots have designated building envelopes
 - ☐ ☒ The following signature blocks:
 - ☐ Dedication
 - ☐ Notarial
 - ☐ Mortgagees Approval
 - ☐ Delta County Surveyor's Approval
 - ☐ Delta County Planning Department Approval
 - ☐ Board of County Commissioner Approval
 - ☐ Certificate of Taxes Paid
 - ☐ Delta County Clerk and Recorder's Acceptance
 - ☐ Note – see Article II Section 4.4 for language to be used
 - ☐ ☒ All of the Standard Plat notes in Article II Section 4.4 (I) plus the following if applicable:

Additional Documents:

Staff Applicant

- ☐ ☒ Copies of any agreements with notarized signatures (access, road maintenance, ditch company, domestic water, subdivision improvements, etc.)
- ☐ ☒ Current copy of owners deed for the property being subdivided
- ☐ ☒ Current title insurance commitment dated within two (2) weeks of final plat submittal or an updated copy of the title commitment submitted with the sketch plan
- ☐ ☒ The deed or deeds for the new lots with notarized signatures.
- ☐ ☒ Any final reports, studies, or plans as required from sketch plan approval

Additional items to be submitted with the Final Plat:

Staff Applicant

- ☐ ☒ Proof of the extension of utilities and other required improvements to each lot line –
- ☐ ☒ Compliance with the recommendations of the Division of Wildlife on impacts to wildlife
- ☐ Provide a fire mitigation plan that is acceptable to the Colorado State Forest Service and/or the individual fire districts and how it will be implemented
- ☐ ☒ Proof of the source of domestic water for all lots including Dependability, quantity, and quality
- ☐ An irrigation plan for all lots
- ☐ ☒ A noxious weed mitigation and implementation plan

TaxPIN	GIS_Cal_Acreage	Owner_Name	Adjusted Acreage
323928102002	37.2	VIEIRA PEGGY LOU	35.00
323927200021	11.8	DELL EDWARD	11.79
323927300033	31.9	CRAMER DENVER D	31.93
323927300032	31.4	LISTER BARRY E	31.36
323927100024	34.3	RUNDLE LANCE	34.32
323921302004	35.8	BLAIR DUANE	35.00
323927100025	32.9	RUNDLE LANCE	32.89
323922400003	80.3	VIEIRA PEGGY	35.00
323921401001	38.4	CLARK PERRY W	35.00
323921401002	36.1	GREEN TOME RAE	35.00
323928201003	36.1	HENIG CATHERINE	35.00
323928102001	36.1	GREEN TOME RAE	35.00
323927200026	34.8	ANDERSON JASON	34.82
323927200027	8.1	LISTER BARRY E	8.11
323921100002	633.8	VIEIRA PEGGY	35.00
323928102004	34.1	JONES CLARENCE PATRICK	34.15
323928102003	36.6	JONES ZACHARY	35.00
323927400034	31.5	WARE SCOTT N	31.49
323927400035	34.6	SEWELL ALVIN DENNIS JR	34.61
323927400009	1.1	SCHREINER PAUL J	1.13
323927100030	4.0	SEWELL ALVIN DENNIS JR	3.99
323927100023	35.0	MAYES JERRY F JR	34.95
323921302003	33.7	GREEN TOME R	33.72
323927200019	33.3	HOOD KATHLEEN LOUISE	33.34
323928403001	39.9	HARRIS JACOB	35.00
323928403002	35.9	RAMIREZ MARINA	35.00
323927300031	34.6	ESCARCEGA BUENAVENTURA	34.57
323927100006	30.7	SCHREINER PAUL J	30.66
323927100029	8.8	WARE SCOTT N	8.84
323927200028	8.6	CRAMER DENVER D	8.61
323928403003	36.2	ALEMAN-ESCARCEGA LAURA J	35.00
323927300022	23.4	DELL EDWARD	23.37
323927200020	38.9	PROSSER RONALD GENE	35.00
323928201001	29.5	WALKER JULIANN	29.51
323928201002	44.2	HARDING SEAN ROY	35.00
Total Acreage			1018.15
# of Parcels			35.00

TaxPIN	GIS_Cal_Acreage	Owner_Name	Adjusted_Acreage
		Density (Total Acreage / # of Parcels)	29.09
		R021107 acreage	35.10
		R021107 acreage / Density	1.21



Vivian Archuleta <varchuleta@deltacounty.com>

Re: SUB20-022 Prosser Fire Subdivision Case Summary

1 message

Reschke - DNR, Luke <luke.reschke@state.co.us>
To: Vivian Archuleta <varchuleta@deltacounty.com>
Cc: Gregory Powers - DNR <gregory.powers@state.co.us>

Wed, Feb 3, 2021 at 1:54 PM

Hi Vivian,

This is another case where subdividing the lot will cause the current well permit to become invalid. For that well to serve either one (or both) of the proposed lots, the applicant must apply for a new well permit. They will be required to file for a non-exempt well, which will require an augmentation plan.

I see they have Randy Wilmore listed as their representative. He should be familiar with the process of getting a non-exempt well permit.

I suggest that Mr. Prosser (or his representative) contact our Well Commissioner (Greg Powers; 970-249-6622 ext. 4109, gregory.powers@state.co.us) to get started on that process. I've copied Greg on this email.

Thanks.

Luke M. Reschke
Lead North Fork Water Commissioner - District 40



COLORADO
Division of Water Resources
Department of Natural Resources

Cell: 970-234-4922 | Home Office: 970-872-2286
29603 L Road, Hotchkiss, CO 81419
luke.reschke@state.co.us | www.water.state.co.us

On Thu, Jan 28, 2021 at 12:03 PM Vivian Archuleta <varchuleta@deltacounty.com> wrote:

Dear Review Agencies,

Attached is the Case Summary & Sketch Plan for SUB20-022 Prosser Fire Subdivision, scheduled to be reviewed by the Planning Commission on February 24, 2021 @ the Delta County Administration Building, located @ 560 Dodge Street, in the BoardRoom @ 5:30 pm.

Thank you in advance for your review and comments.

Vivian Archuleta
Planning Tech I
Community & Economic Development
970-874-2110

NOTICE: This email transmission from the County of Delta, and any documents, files, or previous email messages attached to it, are intended solely for the individual(s) to whom it is addressed and may contain information that is confidential, legally privileged, and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any unauthorized review, forwarding, printing, copying, distribution, or use of this transmission or the information it contains is strictly prohibited. A misdirected transmittal of this email does not constitute waiver of any applicable privilege.



Vivian Archuleta <varchuleta@deltacounty.com>

Re: SUB20-022 Prosser Fire Subdivision Case Summary

Fri, Feb 5, 2021 at 10:00 AM

Reschke - DNR, Luke <luke.reschke@state.co.us>
To: Vivian Archuleta <varchuleta@deltacounty.com>

High Vivian,

I need to revise my previous comment. Thankfully Randy Wilmore is on top of things. He had heard somewhere that there was a new law that allowed an exempt well to continue to operate on a lot that is smaller than 35 acres, if the well was originally permitted as an exempt well. I called our Well Commissioner and confirmed that last July, this bill was signed into law. The caveat is that the house(s) have to physically be on the same lot that the well is physically on, and the limitations on the uses of the well remain the same.

So, in regards to the Prosser application, the well permit they have will still be valid for uses on the 32.5 acre subdivided parcel.

As for the 2.24 acre parcel, Mr. Prosser will have to procure a different source of domestic water. From talking to Randy Wilmore it sounds like the plan is to acquire domestic water from a neighbor to the North (David Vieira). I can confirm that Mr. Vieira does have water rights that allow him to legally provide domestic water to his neighbors (as far as DWR is concerned). Dave even has an augmentation plan, and an augmentation reservoir (White Reservoir) in place to ensure continued domestic water availability, even if the system goes under administration. So unless the several springs that supply Mr. Vieira's system dry up, I would consider this to be a reliable source of domestic water.

Regards,

Luke M. Reschke
Lead North Fork Water Commissioner - District 40



COLORADO
Division of Water Resources
Department of Natural Resources

Cell: 970-234-4922 | Home Office: 970-872-2286
29603 L Road, Hotchkiss, CO 81419
luke.reschke@state.co.us | www.water.state.co.us

[Quoted text hidden]

Kelly Yeager <kyeager@deltacounty.com>

Prosser Subdivision Water source

1 message

Reschke - DNR, Luke <luke.reschke@state.co.us>

Thu, Feb 18, 2021 at 10:42 AM

To: kyeager@deltacounty.com

Good morning Kelly,

This email is to confirm what we discussed over the phone this morning.

The White System Ditches 3-6 are decreed for use as a source of domestic water for up to 20 residences on the 720 acre ranch originally owned by Marvin White (now owned by David Vieira). They are also decreed for domestic use in up to 100 homes in the vicinity of that ranch.

These rights are very junior, and in a time of water administration (shortage on Dry Creek) the use of these rights would normally have to be curtailed. However, as part of the decree, an augmentation plan was approved by the water court. This augmentation plan makes it possible for these water rights to continue serving domestic purposes, even during a time of shortage. White Reservoir was built and is functional for use as the source of augmentation water. I've attached a copy of that decree for your convenience.

All this to say, the White System Ditches 3-6 are legally a reliable source of domestic water for the Prosser subdivision.

Though I do not monitor these ditches with any regularity, I do know there was plenty of water available for domestic use, and even for some irrigation use, in the very dry year of 2018, so I would assume that physically these are a reliable source of water as well.

I can not comment on the water quality of these water sources, as that is out of my jurisdiction.

Regards,

Luke M. Reschke

Lead North Fork Water Commissioner - District 40



COLORADO
Division of Water Resources
Department of Natural Resources

Cell: 970-234-4922 | Home Office: 970-872-2286
29603 L Road, Hotchkiss, CO 81419
luke.reschke@state.co.us | www.water.state.co.us



White System Ditches Decree.pdf
393K



Vivian Archuleta <varchuleta@deltacounty.com>

Re: SUB20-022 Prosser Fire Subdivision Case Summary

1 message

Killian - CDOT, Brian <brian.killian@state.co.us>
To: Vivian Archuleta <varchuleta@deltacounty.com>
Cc: Kandis Aggen - CDOT <kandis.aggen@state.co.us>

Thu, Feb 11, 2021 at 3:05 PM

Thanks Vivian. CDOT has no comment on the land split.

Thanks,

Brian Killian
Region 3 Access Program Manager
Traffic & Safety



P 970-683-6284 | C 970-210-1101 | F 970-683-6290
222 S. 6th St, Room 100 Grand Junction, CO 81501
brian.killian@state.co.us | www.codot.gov | www.cotrip.org

On Thu, Jan 28, 2021 at 12:03 PM Vivian Archuleta <varchuleta@deltacounty.com> wrote:

Dear Review Agencies,

Attached is the Case Summary & Sketch Plan for SUB20-022 Prosser Fire Subdivision, scheduled to be reviewed by the Planning Commission on February 24, 2021 @ the Delta County Administration Building, located @ 560 Dodge Street, in the BoardRoom @ 5:30 pm.

Thank you in advance for your review and comments.

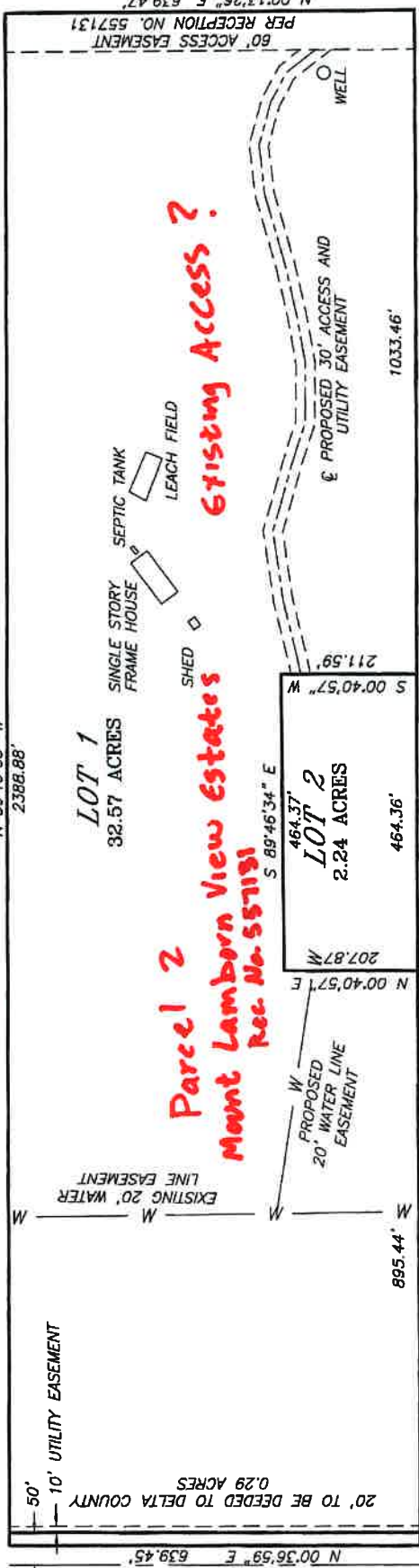
Vivian Archuleta
Planning Tech I
Community & Economic Development
970-874-2110

NOTICE: This email transmission from the County of Delta, and any documents, files, or previous email messages attached to it, are intended solely for the individual(s) to whom it is addressed and may contain information that is confidential, legally privileged, and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any unauthorized review, forwarding, printing, copying, distribution, or use of this transmission or the information it contains is strictly prohibited. A misdirected transmittal of this email does not constitute waiver of any applicable privilege. If you received this transmission in error, please immediately notify the sender and delete the original transmission and its attachments. Notwithstanding the foregoing, sender and receiver should be aware that all incoming and outgoing emails may be subject to the Colorado Open Records Act, C.R.S. 24-72-100.1 et seq. Thank you.

St. George Reservoir Estates
 Rec. No. 558256

JONES ZACHARY
 24864 LAZY LIZARD RD
 Account #: R019565

PAYNE SIDING ROAD



SKETCH PLAN
 PROSSER FIRE SUBDIVISION
 S, T. R., P.M., OR Address

HOOD KATHLEEN LOUISE
 25451 COUGAR MOUNTAIN RD
 Account #: R021106

RUNDLE LANCE
 25591 COUGAR MOUNTAIN RD
 Account #: R021111

Parcel 2
 Mount Lamborn View Estates
 Rec. No. 557191

Existing Access ?

ANDERSON JASON MOUNTAIN RD
 25079 COUGAR MOUNTAIN RD
 Account #: R021112

WILMORE & COMPANY
 PROFESSIONAL LAND SURVEYING, INC.
 400 Grand Avenue
 P.O. Box 1883
 Harris, Colorado 81426
 970.327-4200
 970.327-4800
 www.wilmoreandcompany.com

DATE: 09/11/2020
 JOB NO: 2011084701
 SEPTEMBER 9, 2020

SCALE



DELTA COUNTY, COLORADO

Engineering Department

Delta County Administration Building

295 West 6th Street,

Delta, Colorado 81416

Phone: 970-874-2035 or 874-5914

Memo

To: Planning Department

From: Tim McCracken

CC: File

Date: February 4, 2021

Re: Review of SUB20-022 Prosser Fire Subdivision – Sketch Plan

In my review of this subdivision I noted the following:

1. A site visit was made by the Delta County Engineering Department on 2/3/21 by Tim McCracken, County Engineer.
2. Payne Siding Road is classified as a Minor Arterial with a 100' right-of-way width.
3. Show existing access on the Final Plat.
4. Show Section, Township, Range, or Address on the Final Plat.
5. Show all existing Subdivision names on the Final Plat.
6. Show all adjacent property owners on the Final Plat.
7. Show a scale on the Final Plat.
8. Show all existing utilities on the Final Plat.
9. Check acreage and show total acreage on the Final Plat.
10. Hatch area to be deeded to Delta County on the Final Plat.
11. This Subdivision appears to be feasible with the items above being addressed and is approved by the Delta County Engineering Department.
12. This sketch plan report is not meant to be fully comprehensive and additional requirements may arise at further reviews.

If you have any questions, please contact me.

OFFICE OF THE COUNTY ENGINEER



DELTA COUNTY, COLORADO

Engineering Department

Delta County Administration Building

295 West 6th Street,

Delta, Colorado 81416

Phone: 970-874-2035 or 874-5914

Memo

To: Planning Department

From: Tim McCracken

CC: File

Date: February 4, 2021

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If you have any questions, please contact me.

OFFICE OF THE COUNTY ENGINEER

WATER AGREEMENT

I, Peggy & David Vieira have agreement with David Prosser for the amount of \$100.00 a month to rent water from White System Ditch for domestic water use for his home; inside use only, no outside use. As long as monthly water bill is paid in full each month, water will remain on. If disconnect occurs due to non-payment a reconnect fee will occur. If homeowner decides to sale home a new water agreement will be set up with new homeowner. Homeowner is responsible to help maintain water system and pipe. Homeowner is responsible to pay for pipe and part and tap fee.

David Prosser [Signature]

(Name Print)

(Signature)

10-16-2020

Date

Peggy & David Vieira

(Name Print)

(Signature)

Oct 16-2020

Date

DISTRICT COURT, WATER DIVISION 4, COLORADO	
Court Address: 1200 N. Grand Ave., Bin A Montrose, CO 81401-3146	Filed in the District Court CO Montrose County District Court 7th JD Water Division Filing Date: Apr 19 2007 3:00PM MDT Filing ID: 14550327 Review Clerk: Darleen Cappannokeep APR 06 2007
IN THE MATTER OF THE APPLICATION FOR WATER RIGHTS OF MARVIN H. WHITE AND BILLIE J. WHITE IN THE GUNNISON RIVER, DELTA COUNTY	
Case Number: 06CW81	
FINDINGS AND RULING OF REFEREE AND DECREE	

Applicants, Marvin H. White and Billie J. White, 28820 North Road, Hotchkiss CO 81419, request Changes of Water Rights, Storage Water Rights and Approval of a Plan For Augmentation by Application filed May 3, 2006.

FINDINGS OF FACT

1. All notices required by law of the filing of this Application have been given. The time for filing of statements of opposition has expired and no such statement was filed.
2. Applicants own 720 acres, known as the Leroux Creek Elk Ranch, located in portions of Sections 21 and 22, Township 14 South, Range 94 West, 6th PM, Delta County, Colorado, together with absolute water rights for the WHITE SYSTEM DITCHES 1-6. The WHITE SYSTEM DITCHES have flow rights for 0.75 c.f.s for #1, 1.0 c.f.s for #2, 1.0 c.f.s for #3, 2.0 c.f.s for #4, .5 c.f.s. for #5, and 2.0 c.f.s. for #6 for irrigation, of which, 0.1 c.f.s, from each ditch can be used for stock water. The above described ditches were decreed in Case No. 99CW82 and have an appropriation date of June 1, 1931, adjudication date of 1999. Applicants propose to split the 720 acre ranch into 20 parcels of 35 or more acres each and supply water for the existing and proposed parcels by adding uses to the White System Ditches, for domestic, stock watering, irrigation, and the generation of hydro electric power. Applicants also seek to supply domestic water in up to 100 residences total in the immediate area. Applicants further request to change the location of the points of diversion to the correct locations as described on Exhibit "A."
3. Applicants further request storage water rights in the WHITE RESERVOIR, to be located in the SW1/4NW1/4 SE1/4 of Section 22, 1814 feet from the South Section line and 2428 feet from the East Section line, Township 14 South, Range 94 West, 6th P.M., Delta County, Colorado. The reservoir will be filled by the White System Ditches 1, 2, and 3, which will take water tributary to the Gunnison River in an amount not to exceed 1.0 c.f.s. in each ditch. Applicants desire to have

conditional storage rights for 12.0 acre-feet for augmentation, the irrigation of 720 acres, stockwater, fish culture, and fire protection. The Court finds that the WHITE SYSTEM DITCHES 1, 2 and 3 and the WHITE RESERVOIR will produce and store these amounts, and that Applicants have shown the requisite intent and ability to place this water to the beneficial uses requested.

3. Applicants also request approval of a plan for augmentation to allow them to provide water from the White System Ditches 3-6 for domestic use in up to 100 single family residences. Each residence will have an individual septic disposal system. Applicants have calculated the total consumptive use by 100 single family residences, and the evaporation from the reservoir, at 11.443 acre-feet per year. (See attached spreadsheet) The Court accepts this calculation. Irrigation use will not be augmented, but will rely on the priority dates already provided to the various ditches. To prevent injury to senior water rights holders on the Gunnison River, Applicants propose to make available to the stream 11.443 acre-feet of water from the WHITE RESERVOIR, to be released as deemed necessary by the Division Engineer.

4. As a result of the operation of this plan for augmentation, replacement water will be provided to the extent necessary to meet the lawful requirements of and prevent injury to senior diverters at the time and location and to the extent senior diverters would otherwise be injured by the operation of WHITE SYSTEM DITCHES for these domestic uses.

RULING

5. Applicants are hereby GRANTED changes in the points of diversion of the absolute water rights decreed to the WHITE SYSTEM DITCHES 2-6, to the locations shown on Exhibit "A."

6. Applicants are further GRANTED conditional water rights for the WHITE SYSTEM DITCHES 2-6, for the uses and locations shown on Exhibit "A", with an appropriation date of February 28, 2005, adjudication date of 2006.

7. Applicants are further GRANTED a conditional water right for the storage of 12.0 acre-feet of water for augmentation, the irrigation of 720 acres, stockwater, fish culture, and fire protection in the WHITE RESERVOIR, located as above-described, with an appropriation date of April 6, 2006, adjudication date of 2006. The augmentation use is limited to the amounts and uses stated in the above plan.

8. Applicants are hereby GRANTED approval of the plan for augmentation above-described. The State Engineer, Division Engineer, and other water officials shall administer the plan for augmentation as follows:

- a. By releasing water stored in WHITE RESERVOIR as needed in the discretion of the Division Engineer to prevent injury to senior appropriators;
- b. By directing Applicants to curtail all out-of-priority diversions, the depletions from which are not replaced as to prevent injury to vested water rights;

9. Applicants shall notify the Court and the Division Engineer in writing within 30 days as each of the residences is occupied. Applicants shall establish a homeowners' association, which shall report to the Division Engineer the diversions and use from all structures decreed herein, in such manner as the Division Engineer may require.

10. Applicants shall install a lockable outlet valve and six inch Parshall flume on WHITE RESERVOIR before operating this plan. The Reservoir must be lined so as to keep its storage and not allow infiltration of ground water.

11. Pursuant to C.R.S. 37-92-305(8), the State and Division Engineers shall curtail all out-of-priority diversions under Applicants' plan for augmentation, the depletions from which are not so replaced as to prevent injury to vested water rights. If the augmentation water supply should not be available for any reason, curtailment of all out-of-priority diversions will occur.

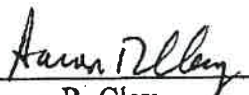
12. Pursuant to C.R.S. 37-92-304(6), the Court will reserve jurisdiction of this case for five years after 75 of the 100 residences are occupied, for the consideration of injury to any person from the augmentation plan granted herein.

13. Prior to or during the month of April, 2013, and every six years thereafter until the conditional right is decreed absolutely, the owner or user thereof, if it is desired to maintain the same, shall file an application for finding of reasonable diligence with this Court. Applicants shall notify this Court of any change in mailing address. Upon the sale or other transfer of this conditional right, the transferee shall file with this Court a notice of transfer which shall state:

- (1) The title and case number of this case;
- (2) The description of the water right transferred;
- (3) The name of the transferor;
- (4) The name and mailing address of the transferee.

Applicants shall notify any transferee of the requirements of this paragraph.

Done this 9 day of Mar, 2007.


Aaron R. Clay
Water Referee

The time for filing of protest having expired, and no such protest having been made, the Court hereby confirms the foregoing Ruling, and makes it the Decree of the Court.

Done this 6th day of April, 2007.

BY THE COURT:


J. Steven Patrick
Water Judge

E-filed A Copy of this Document to
all parties in this case.

Dated April 11, 2007

Water Clerk

06CW81
Ruling
Exhibit "A"

All six structures are located as described below within Township 14 South, Range 94 West, 6th P.M. as follows:

Name	¼ ¼ ¼	Section	Ft. from Sec. Line	Ft. from Sec. Line
White Reservoir	SW NW SE	22	1814 from South	2428 from East
White System Ditch 2	NE SE NE	22	1488 from North	104 from East
White System Ditch 3	NE SE NW	22	1318 from North	2021 from West
White System Ditch 4	NW SE NW	22	1306 from North	1371 from West
White System Ditch 5	NE SE NE	21	1337 from North	416 from East
White System Ditch 6	NW SE NE	21	123 from North	1024 from East

Name	Amount	Uses	Appropriation Date
White Reservoir	12.00 acre-feet conditional	Irrigation of 720 acres, augmentation, piscatorial & fire protection	04/06/2006
White System Ditch 2	N/A	To fill White reservoir (up to 0.75 cfs)	02/28/2005
White System Ditch 2	N/A	Correct location as described above and to fill White reservoir (up to 1.0 cfs)	02/28/2005
White System Ditch 3	N/A	Correct location as described above & add conditional domestic use (up to 0.15 cfs) and hydropower use and to fill White reservoir (up to 1.0 cfs)	02/28/2005
White System Ditch 4	N/A	Correct location as described above & add conditional domestic use (up to 0.15 cfs) and hydropower use (up to 2.0 cfs)	02/28/2005
White System Ditch 5	N/A	Correct location as described above & add conditional domestic use (up to 0.15 cfs) and hydropower use (up to 0.5 cfs)	02/28/2005
White System Ditch 6	N/A	Correct location as described above & add conditional domestic use (up to 0.15 cfs) and hydropower use (up to 2.0 cfs)	02/28/2005

06CW81

11.1 The following chart sets forth a summary of the augmentation plan:

Summary of Augmentation Plan
(In Acre Feet)
Month

	Jan.	Feb.	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Household use demand (100 residences)	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	39.24
Stock demand and depletions 40 head stock	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.490
Household Use Consumption/ Depletions (100 residences)	0.327	0.327	0.327	0.327	0.327	0.327	0.327	0.327	0.327	0.327	0.327	0.327	3.924
Reservoir Evap.	0.194	0.232	0.358	0.651	0.870	1.101	1.104	0.977	0.687	0.429	0.239	0.189	7.029
Total Depletions	0.367	0.367	0.737	1.006	1.226	1.459	1.474	1.317	1.040	0.813	0.574	0.367	11.443

06CW81

White

Filed in the District Court
Water Division 4

AUG 6 7 2006

DISTRICT COURT WATER DIVISION NO. 4
STATE OF COLORADO
Court Address: 1200 N. Grand Avenue, Bin A
Montrose, CO 81401
(970) 252-4335

CASE NUMBERS: 2006CW79 – 2006CW105

ORDER OF REFERRAL

PURSUANT TO 37-92-203(7), C.R.S. 1973, as amended, IT IS HEREBY ORDERED that the applications in the above-numbered cases be and are hereby referred to AARON R. CLAY, Water Referee.

DONE this 7th day of August 2006



J. Steven Patrick, Water Judge

xc: Div. and State Engineer ✓
File ✓

8/9/06 *de*

on computer 1/25/07

1/25/07 emailed to Lutton, Wayne

Name

Marvin and Billie White

Revised Evap. Table

Below 6500 feet

Town Name

Delta
Surface Acreage

Below 6500 feet	Town Name	Total Annual Evap. In inches	Annual Precipitation	Total Annual Effective precip.	
Delta Surface Acreage	47,500 2,000	7,610	5,327		
Month	Total Monthly Precipitation	Total Effective Precipitation	Monthly Evap. Inches	Net Evaporation Inches	Net evap acre feet
January	0.370	0.259	1.425	1.166	0.194
February	0.390	0.273	1.663	1.390	0.232
March	0.660	0.462	2.613	2.151	0.358
April	0.530	0.371	4.275	3.904	0.651
May	0.690	0.483	5.700	5.217	0.870
June	0.400	0.280	6.888	6.608	1.101
July	0.720	0.504	7.125	6.621	1.104
August	0.790	0.553	6.413	5.860	0.977
September	0.900	0.630	4.750	4.120	0.687
October	1.070	0.749	3.325	2.576	0.429
November	0.670	0.469	1.900	1.431	0.239
December	0.420	0.294	1.425	1.131	0.189
Annual Totals	7.610	5.327	47.500	42.173	7.029

*Annual Evaporation numbers from DWR

*Annual precipitation amounts from Western Regional Climate Center, wrcc@dri.edu

* avg. temp for Jan. 25.6 degrees, Feb. 31 degrees, and Dec. is 25.55 degrees

Customer

Vieira, Peggy
144 32 Rd
Grand Junction, CO 81503

Sample

Invoice # 2795-20

Date

Time

Collected By

Collected 10/1/2020

2:30 PM PV

System Spring Water

Received 10/1/2020

4:30 PM

Matrix Drinking Water

Hotchkiss CO 81416

Purpose Personal InfoChlorineLocationComments**Test Name****Result**

Total Coliform /E. coli PA

ABSENT Coliform/ABSENT E. coli or less than one (<1), indicates a microbiologically safe sample

10/2/2020 2 10.23 PM

Invoice for Water Sampling Services

Detach and mail this portion with payment

Date Received	Payment Type	Due Date	Amount Paid	Balance
10/1/2020	Cash	11/1/2020	\$20.00	\$0.00

Invoice # 2795-20

Please call 970-683-6620 for all payments and billing inquiries.

Customer: (1214) Vieira, Peggy

Amount Enclosed\$

MCPH Regional Lab
PO Box 20,000
Grand Junction, CO 81502-5033

☐ Check (Payable to MCPH)☐ Credit Card: Visa Mastercard

Name on Card: _____

Billing Address: _____

Credit Card #: _____

Expiration Date: _____

Security Code: _____

Kelly
209-9368

Waterline Easement

25447 Coug ^{for} Mt. Rd Hotchkiss Co. 8/4/19

I Ron + Donna Prosser will give David Vieira
and David Prosser 20 feet easement on my property
that runs North and South as of 10/01/2020 to run a water
line to supply water for David Prosser and the other
neighbors in the area that need water. No more than 20 feet
of easement will be given.

Owner Of Property Ronald + Donna Prosser Date 10/10/20

Easements given to David Prosser Date 10/10/20

Date _____

DISTRICT COURT, WATER DIVISION 4, COLORADO	
Court Address: 1200 N. Grand Ave., Bin A Montrose, CO 81401-3146	DATE FILED: December 30, 2019 CASE NUMBER: 2019CW27
IN THE MATTER OF THE APPLICATION FOR WATER RIGHTS OF	
PEGGY VIEIRA	Case Number: 19CW27 Ref.
IN THE GUNNISON RIVER, DELTA COUNTY	06CW81&13CW21
RULING OF REFEREE AND DECREE	

Applicant, PEGGY VIEIRA, 144 32 Road, Grand Junction, CO 81503 requests to make Absolute a Conditional Water Right by Application filed July 31, 2019.

FINDINGS OF FACT

1. All notices required by law of the filing of this Application have been given. The Referee has jurisdiction of this case. The time for filing of statements of opposition has expired and no such statements have been filed.

2. Applicant requests to make absolute conditional water right for four surface water rights for domestic use (WHITE SYSTEM DITCH NOS. 3 through 6) and one storage water right absolute for augmentation and irrigation uses (WHITE RESERVOIR) which are located as set forth below. These diversions take water tributary to the Gunnison River. The decrees for these rights was entered in Case Nos.06CW81&13CW21. The Court finds that Applicant has completed the appropriation as required in the conditional decree for the WHITE RESERVOIR and has placed 12 Acre-feet for the irrigation of 720 acres and augmentation uses. The Court finds that Applicant has not fully completed the appropriation as required for WHITE SYSTEM DITCH NOS. 3 through 6 but have performed actions amounting to reasonable diligence as to that usage. Based upon the Summary of Consultation, the Court determines that .015 c.f.s. has been placed from each of these structures for domestic use in three single family dwellings so they may be made absolute to that extent.

3. All five structures are located in Township 14 South, Range 94 West, 6th P.M. as follows:

Name	¼ ¼ ¼	Sec.	Easting*	Northing*	Ft. from Sec. Line	Ft. from Sec. Line
White Reservoir	SW NW SE	22	0249385	4300594	1814 – South	2428 – East
White System Ditch No. 3	NE SE NW	22	0249152	4301252	1318 - North	2021 – West
White System Ditch No. 4	NW SE NW	22	0248954	4301256	1306 - North	1371 – West
White System Ditch No. 5	NE SE NE	21	0248409	4301254	1337 - North	416 – East
White System Ditch No. 6	NW SE NE	21	0248225	4301294	123 - North	1024 - East

*-NAD83, Zone 13.

RULING

Applicant is hereby GRANTED an absolute water right for 12 acre-feet of storage water from WHITE RESERVOIR for irrigation of 720-acres and augmentation uses , located as above-described, with an appropriation date of April 4, 2006, adjudication date of 2006.

Applicant is hereby GRANTED absolute rights from the below described structure in the amounts, for the uses and with the following appropriation dates all with an adjudication date of 2006:

Name	Amount	Uses	Appropriation Date
White System Ditch No. 3	0.15 cfs	Domestic in 3 residences	02/28/2005
White System Ditch No. 4	0.15 cfs	Domestic in 3 residences	02/28/2005
White System Ditch No. 5	0.15 cfs	Domestic in 3 residences	02/28/2005
White System Ditch No. 6	0.15 cfs	Domestic in 3 residences	02/28/2005

The remaining conditional water rights decreed to the WHITE SYSTEM DITCH NOS. 3 through 6, identified above, for domestic use in 97 single family dwellings are HEREBY CONTINUED, in full force and effect.

Applicants shall notify the Court and the Division Engineer in writing within 30 days as each of the residences is occupied. Applicants shall establish a homeowners' association, which shall report to the Division Engineer the diversions and use from all structures decreed herein, in such manner as the Division Engineer may require.

Applicants shall install a lockable outlet valve and six inch Parshall flume on WHITE RESERVOIR before operating this plan. The Reservoir must be lined so as to keep its storage and not allow infiltration of ground water.

Pursuant to C.R.S. 37-92-305(8), the State and Division Engineers shall curtail all out-of-priority diversions under Applicants' plan for augmentation, the depletions from which are not so replaced as to prevent injury to vested water rights. If the augmentation water supply should not be available for any reason, curtailment of all out-of-priority diversions will occur.

Pursuant to C.R.S. 37-92-304(6), the Court will reserve jurisdiction of this case for five years after 75 of the 100 residences are occupied, for the consideration of injury to any person from the augmentation plan granted herein.

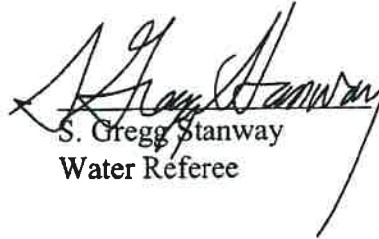
Prior to or during the month of **December, 2025**, and every six years thereafter until the conditional right is decreed absolutely, the owner or user thereof, if it is desired to maintain the same, shall file an application for finding of reasonable diligence with this Court. Applicant shall notify this Court of any change in mailing address. Upon the sale or other transfer of this conditional right, the transferee shall file with this Court a notice of transfer which shall state:

1. The title and case number of this case;

2. The description of the water right transferred;
3. The name of the transferor;
4. The name and mailing address of the transferee

Applicant shall notify any transferee of the requirements of this paragraph.

Dated this 5th day of December, 2019.



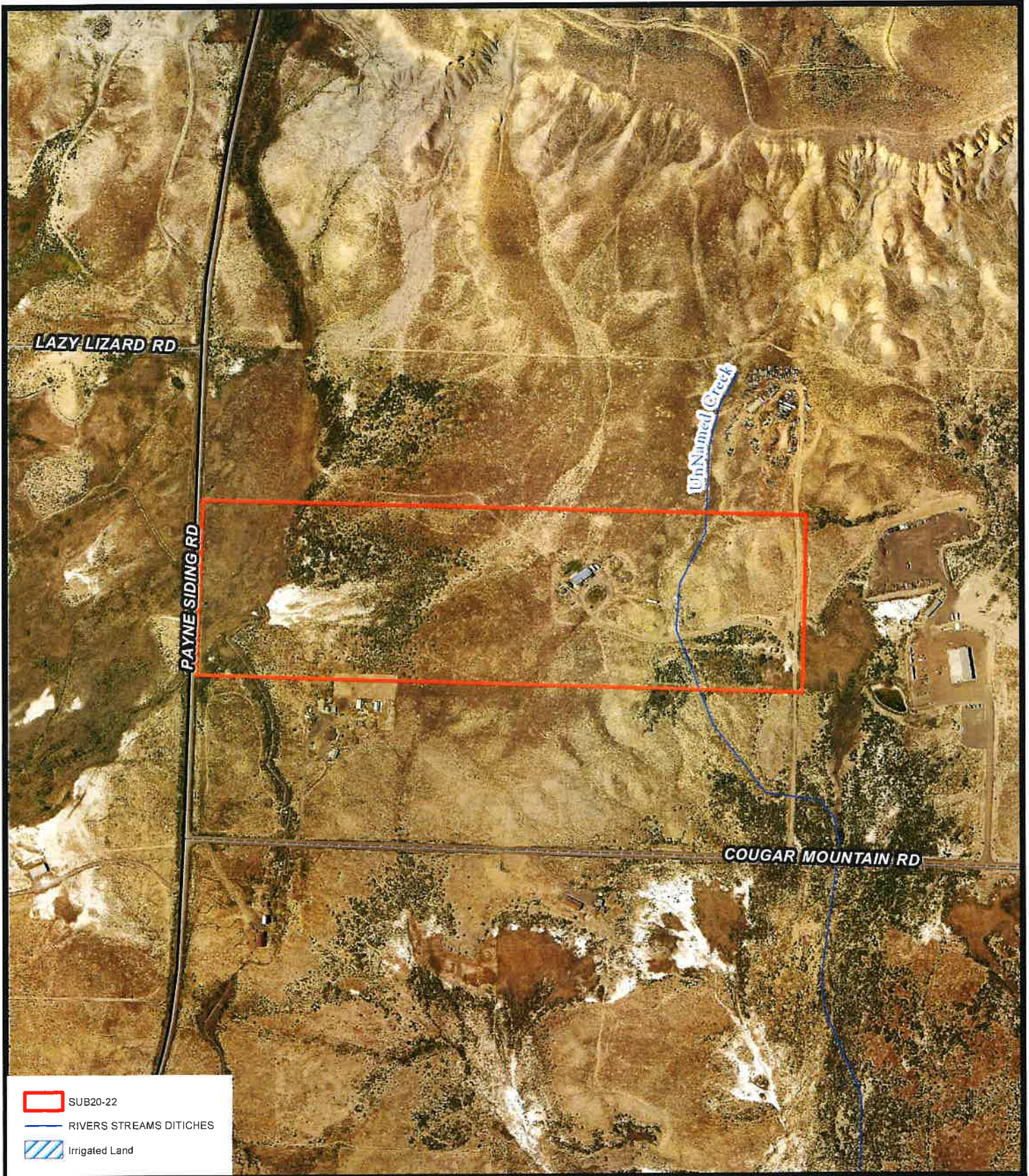
S. Gregg Stanway
Water Referee

No protest was filed in this matter. The foregoing ruling is confirmed and approved and is made the judgment and decree of this Court.

DATED December 30, 2019



J. Steven Patrick
Water Judge



-  SUB20-22
-  RIVERS STREAMS DITCHES
-  Irrigated Land

1:6,000

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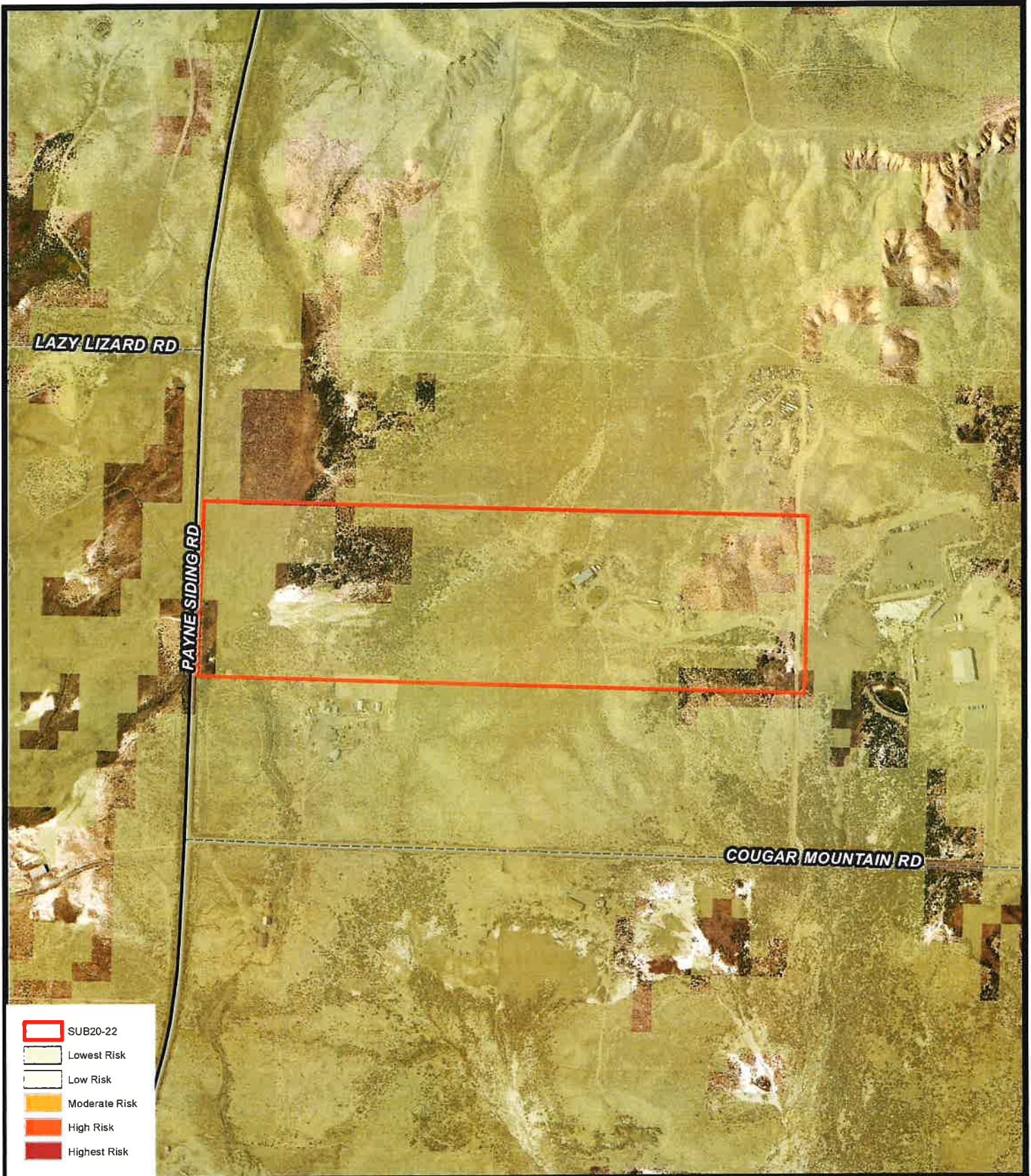
Delta County GIS; R. Mumby 9/2020

Subdivision 20-022 Prosser Fire

Irrigated Lands

0 250 500 1,000 Feet





-  SUB20-22
-  Lowest Risk
-  Low Risk
-  Moderate Risk
-  High Risk
-  Highest Risk

1:6,000

GIS Disclaimer:

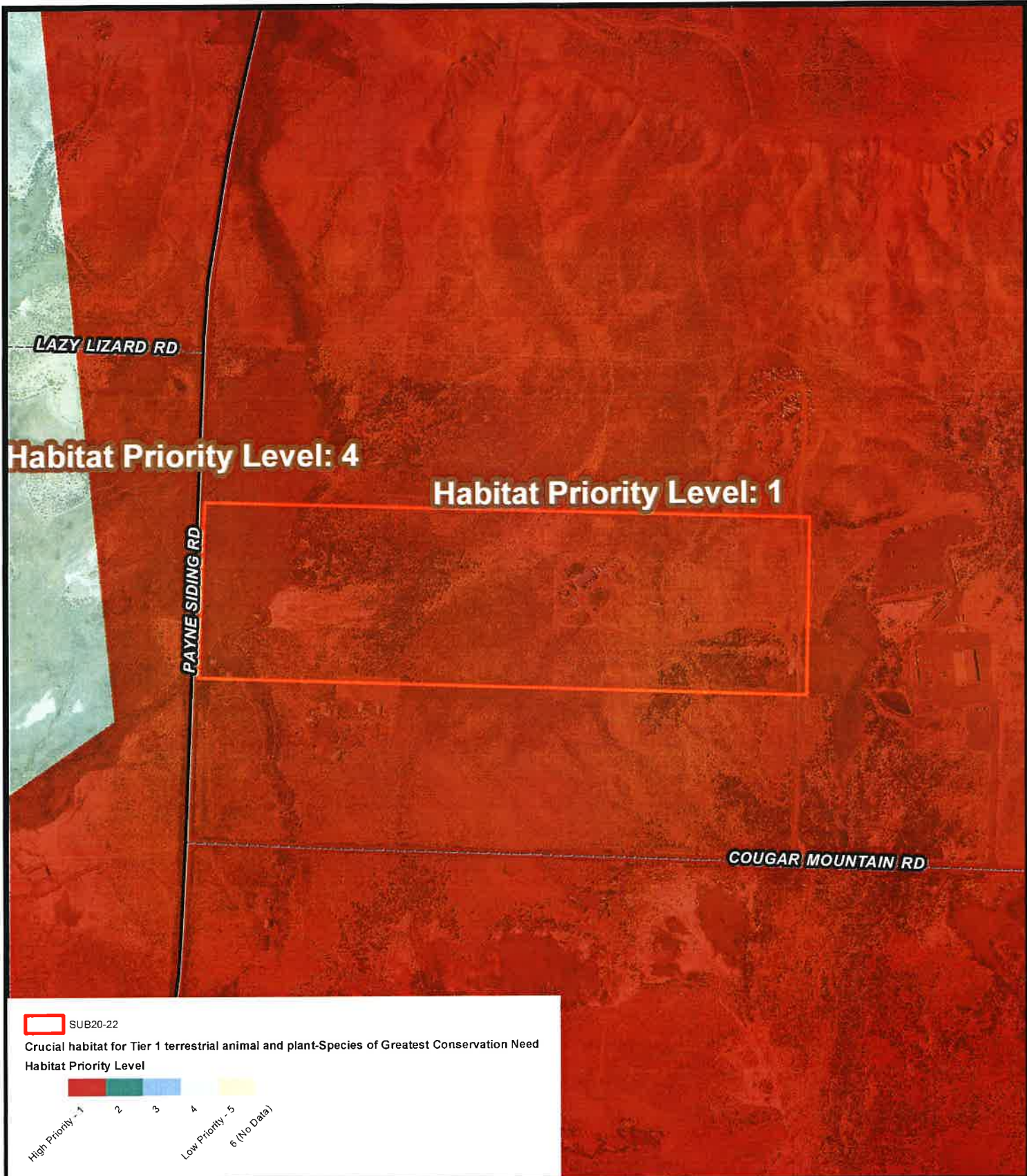
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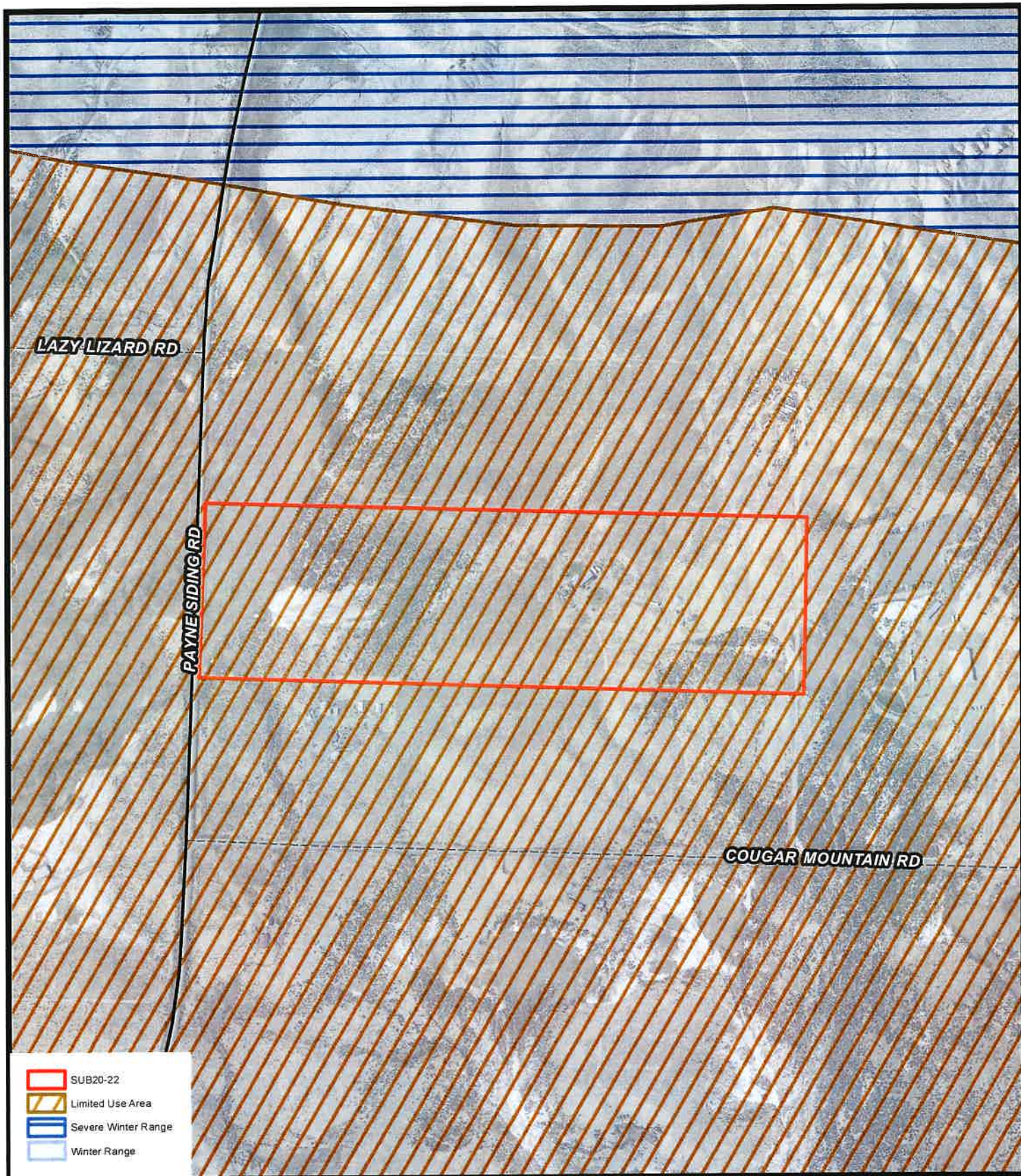
Delta County GIS; R. Mumby 9/2020

Subdivision 20-022 Prosser Fire Wildfire Risk

0 250 500 1,000
Feet







1:6,000



Subdivision 20-022 Prosser Fire Mule Deer

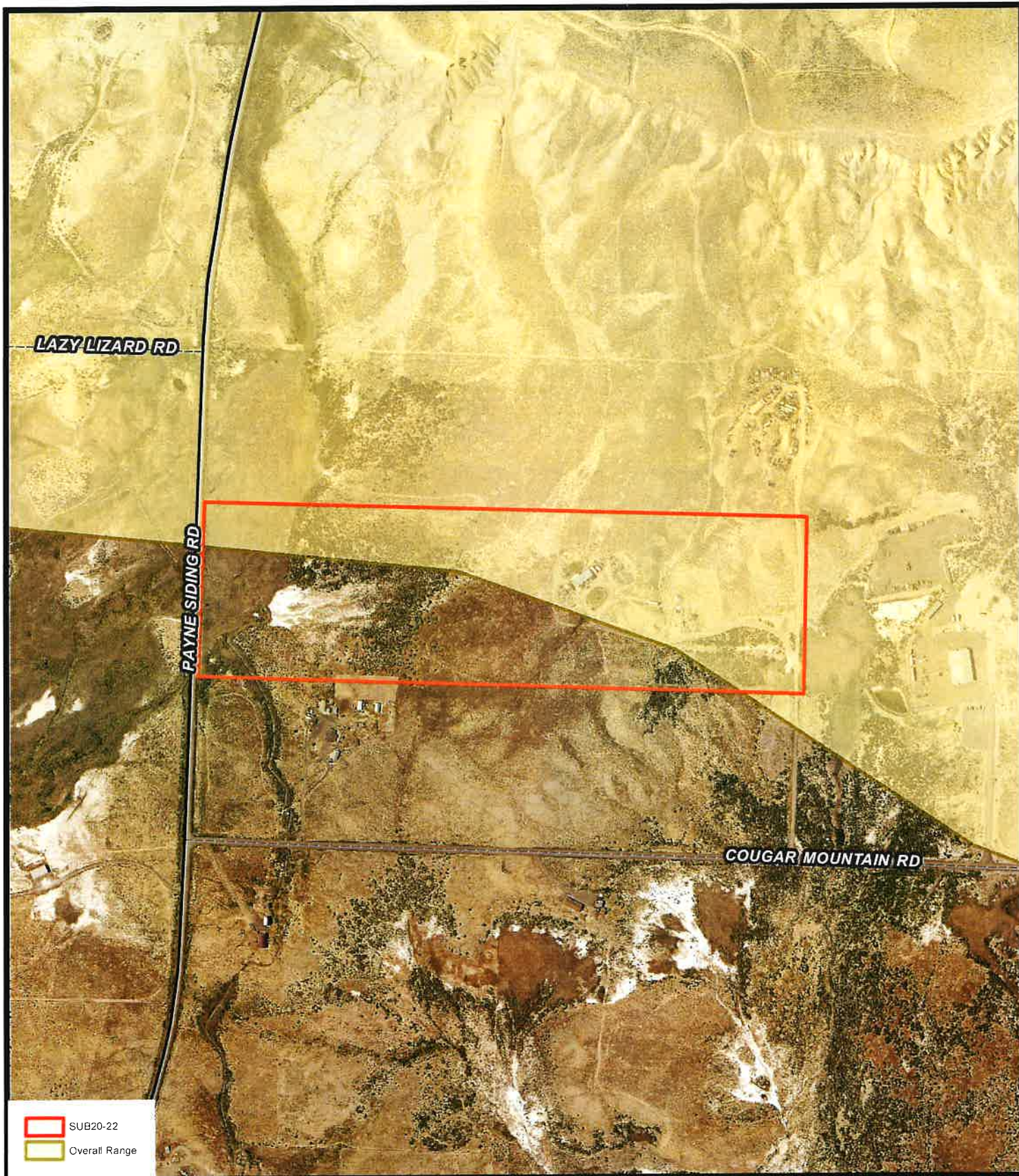
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Delta County GIS: R. Mumby 9/2020

0 250 500 1,000
Feet





1:6,000



Subdivision 20-022 Prosser Fire Elk

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Delta County GIS; R. Mumby 9/2020

0 250 500 1,000
Feet



Parcels within Half Mile

OBJECTID	TaxPIN	Owner Name
1	323928102002	VIEIRA PEGGY LOU
2	323927200021	DELL EDWARD
3	323927300033	CRAMER DENVER D
4	323927300032	LISTER BARRY E
5	323927100024	RUNDLE LANCE
6	323921302004	BLAIR DUANE
7	323927100025	RUNDLE LANCE
8	323922400003	VIEIRA PEGGY
9	323921401001	CLARK PERRY W
10	323921401002	GREEN TOME RAE
11	323928201003	HENIG CATHERINE
12	323928102001	GREEN TOME RAE
13	323927200026	ANDERSON JASON
14	323927200027	LISTER BARRY E
15	323921100002	VIEIRA PEGGY
16	323928102004	JONES CLARENCE PATRICK
17	323928102003	JONES ZACHARY
18	323927400034	WARE SCOTT N
19	323927400035	SEWELL ALVIN DENNIS JR
20	323927400009	SCHREINER PAUL J
21	323927100030	SEWELL ALVIN DENNIS JR
22	323927100023	MAYES JERRY F JR
23	323921302003	GREEN TOME R
24	323927200019	HOOD KATHLEEN LOUISE
25	323928403001	HARRIS JACOB
26	323928403002	RAMIREZ MARINA
27	323927300031	ESCARCEGA BUENAVENTURA
28	323927100006	SCHREINER PAUL J
29	323927100029	WARE SCOTT N
30	323927200028	CRAMER DENVER D
31	323928403003	ALEMAN-ESCARCEGA LAURA J
32	323927300022	DELL EDWARD
33	323927200020	PROSSER RONALD GENE
34	323928201001	WALKER JULIANN
35	323928201002	HARDING SEAN ROY



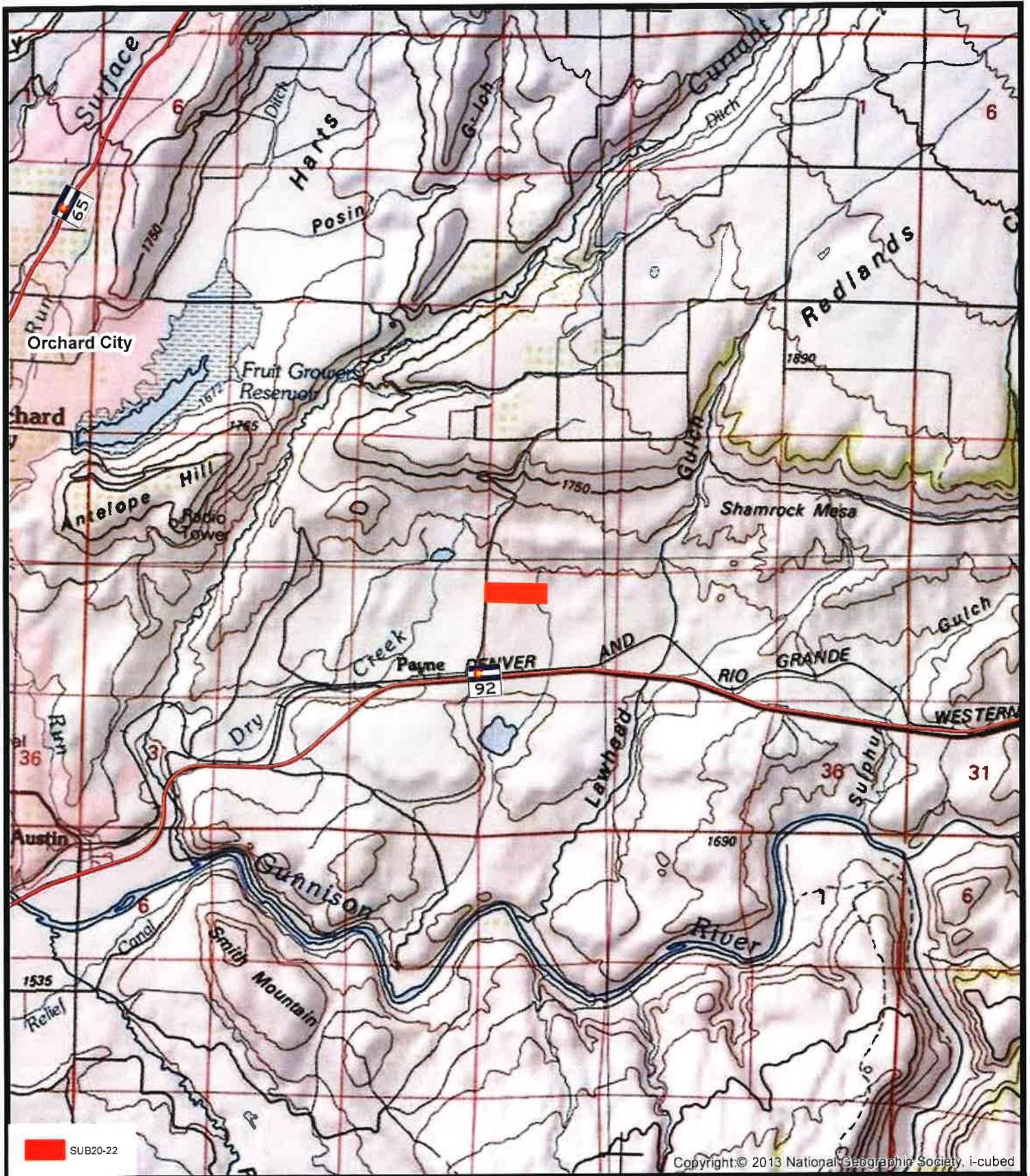
Subdivision 20-022 Prosser Fire Parcels within 0.5 mile

1:18,000

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Delta County GIS: R. Mumby 9/2020



Subdivision 20-022 Prosser Fire Topographic

1:60,000

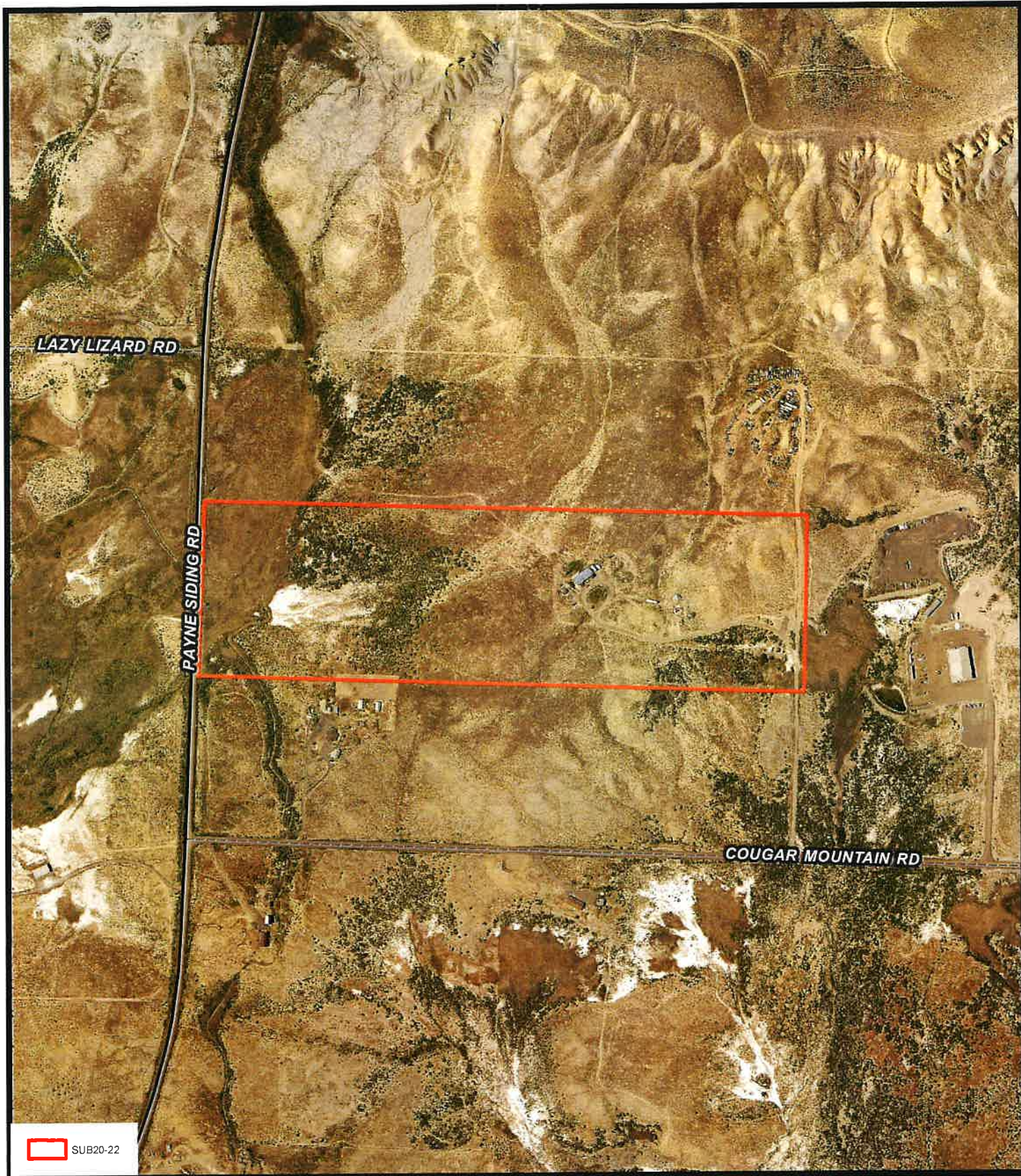
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Delta County GIS; R. Mumby 9/2020

0 0.5 1 2 Miles





1:6,000

GIS Disclaimer:

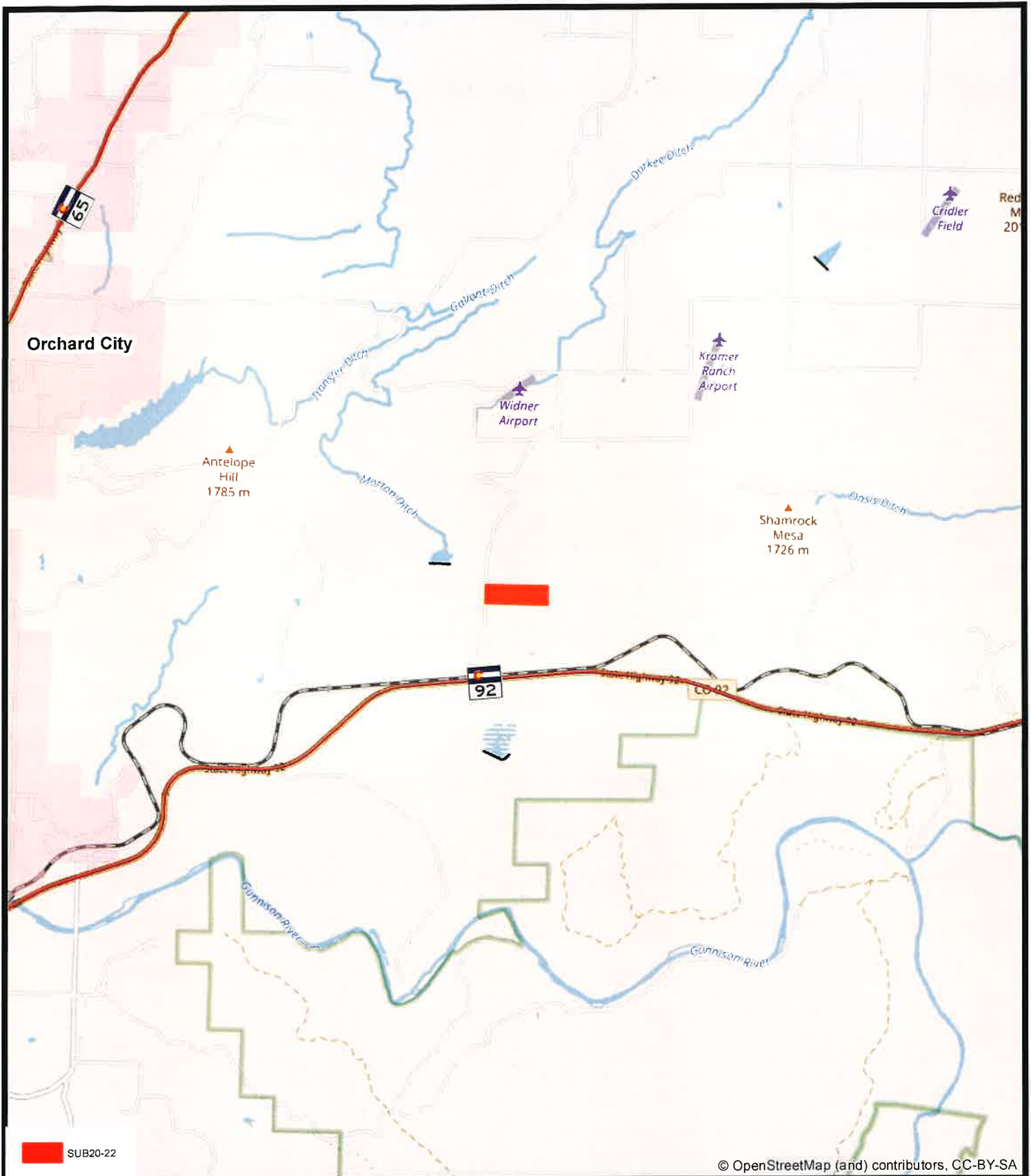
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Delta County GIS; R. Mumby 9/2020

Subdivision 20-022 Prosser Fire Aerial

0 250 500 1,000
Feet





Subdivision 20-022 Prosser Fire Vicinity

1:60,000

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Delta County GIS; R. Mumby 9/2020

0 0.5 1 2 Miles





United States
Department of
Agriculture

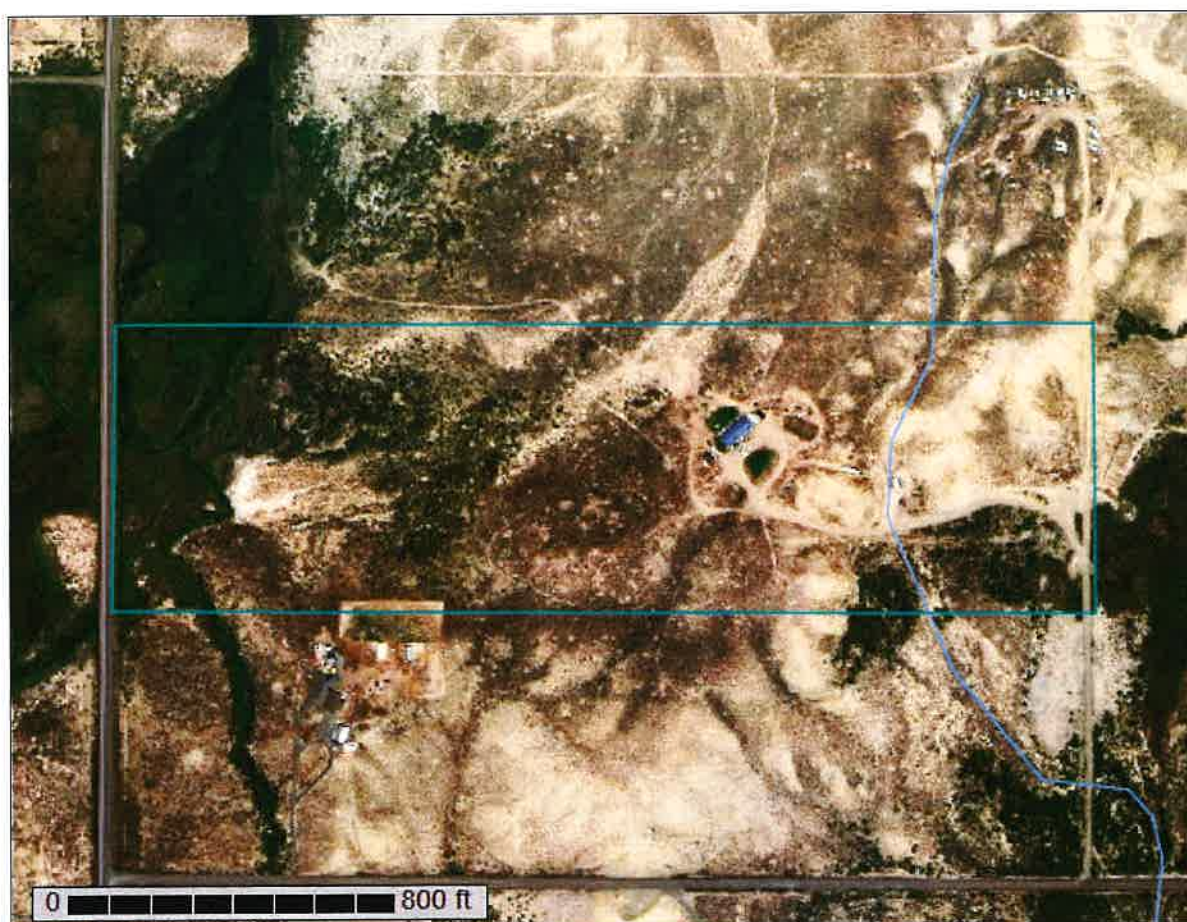
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties

SUB20-022



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

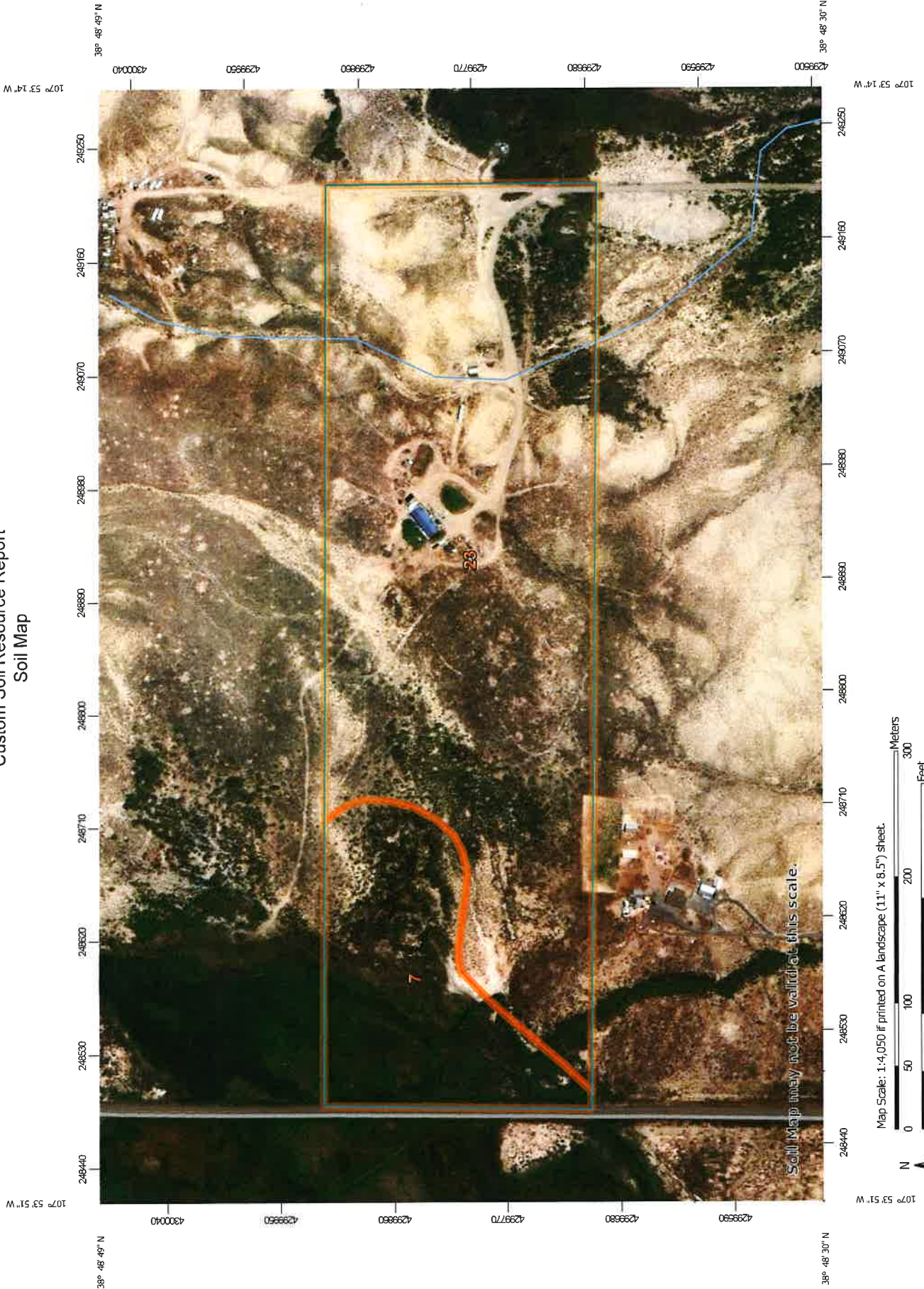
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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Soil Map



Map Scale: 1:4,050 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Aquic Natrargids, saline	7.9	20.4%
23	Chipeta silty clay, 3 to 30 percent slopes	31.0	79.6%
Totals for Area of Interest		38.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

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onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties

7—Aquic Natrargids, saline

Map Unit Setting

National map unit symbol: jnsz

Elevation: 4,000 to 6,000 feet

Frost-free period: 110 to 150 days

Farmland classification: Not prime farmland

Map Unit Composition

Aquic natrargids, saline, and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Aquic Natrargids, Saline

Setting

Landform: Playas, alluvial flats, oxbows

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Impermeable shale

Typical profile

H1 - 0 to 10 inches: clay loam

H2 - 10 to 40 inches: stratified sandy loam to silty clay loam

H3 - 40 to 44 inches: unweathered bedrock

Properties and qualities

Slope: 0 to 6 percent

Depth to restrictive feature: 40 inches to paralithic bedrock

Drainage class: Somewhat poorly drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 18 to 36 inches

Frequency of flooding: RareNone

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Maximum salinity: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)

Sodium adsorption ratio, maximum: 20.0

Available water capacity: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: D

Ecological site: R048AY266CO - Salt Meadow

Hydric soil rating: Yes

Minor Components

Haplargids

Percent of map unit:

Hydric soil rating: No

Typic natrargids

Percent of map unit:

Hydric soil rating: No

23—Chipeta silty clay, 3 to 30 percent slopes

Map Unit Setting

National map unit symbol: jnrb

Elevation: 4,800 to 6,000 feet

Farmland classification: Not prime farmland

Map Unit Composition

Chipeta and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chipeta

Setting

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Cretaceous residuum weathered from shale

Typical profile

H1 - 0 to 4 inches: silty clay

H2 - 4 to 15 inches: silty clay

H3 - 15 to 19 inches: weathered bedrock

Properties and qualities

Slope: 3 to 30 percent

Depth to restrictive feature: 5 to 20 inches to paralithic bedrock

Drainage class: Well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Gypsum, maximum content: 2 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Available water capacity: Very low (about 2.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: D

Ecological site: R034XY403CO - Clayey Saltdesert

Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Billings

Percent of map unit:

Hydric soil rating: No

Persayo

Percent of map unit:

Hydric soil rating: No

Rock outcrop

Percent of map unit:

Hydric soil rating: No

Killpack

Percent of map unit:

Hydric soil rating: No

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

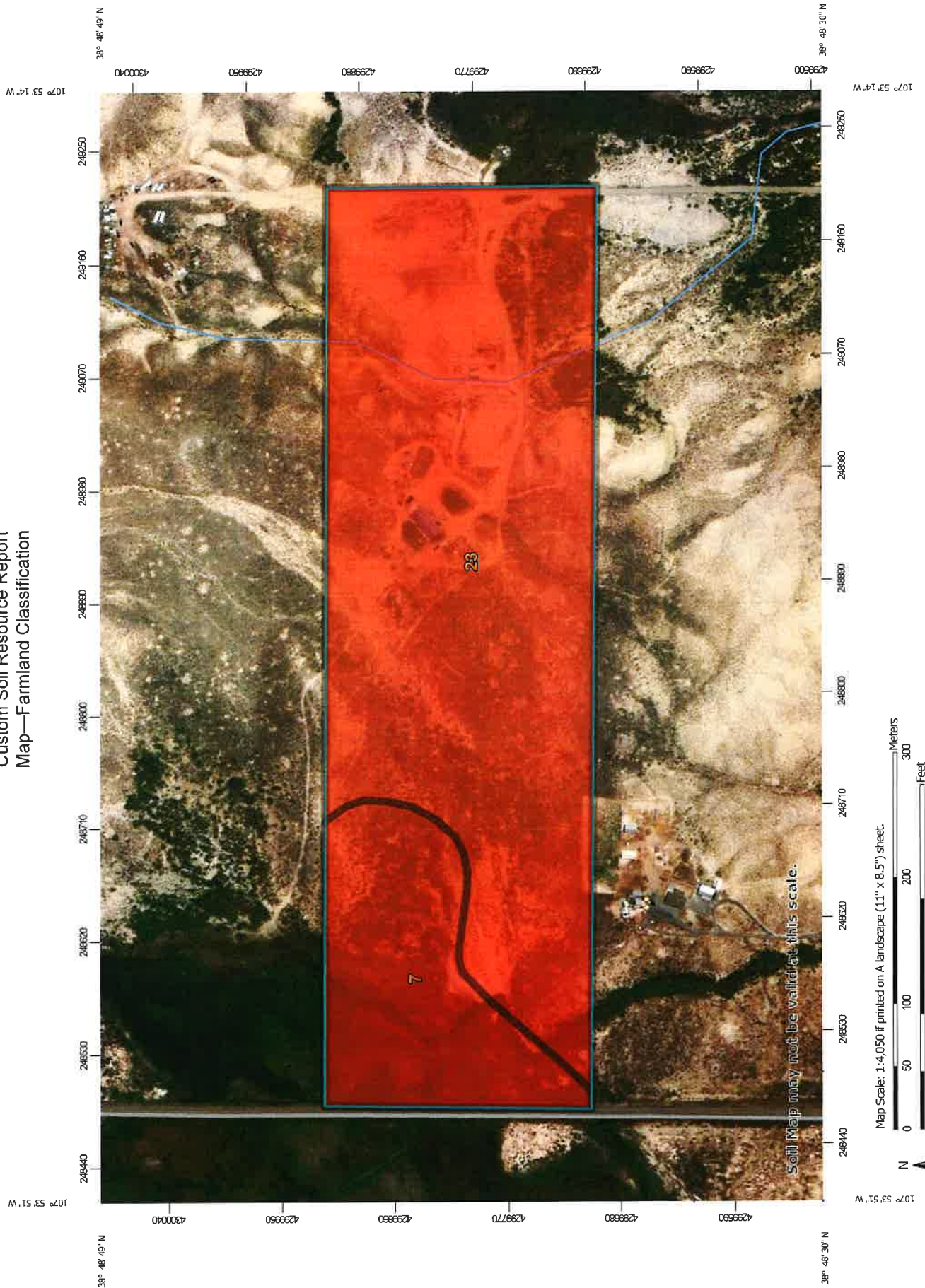
Land Classifications

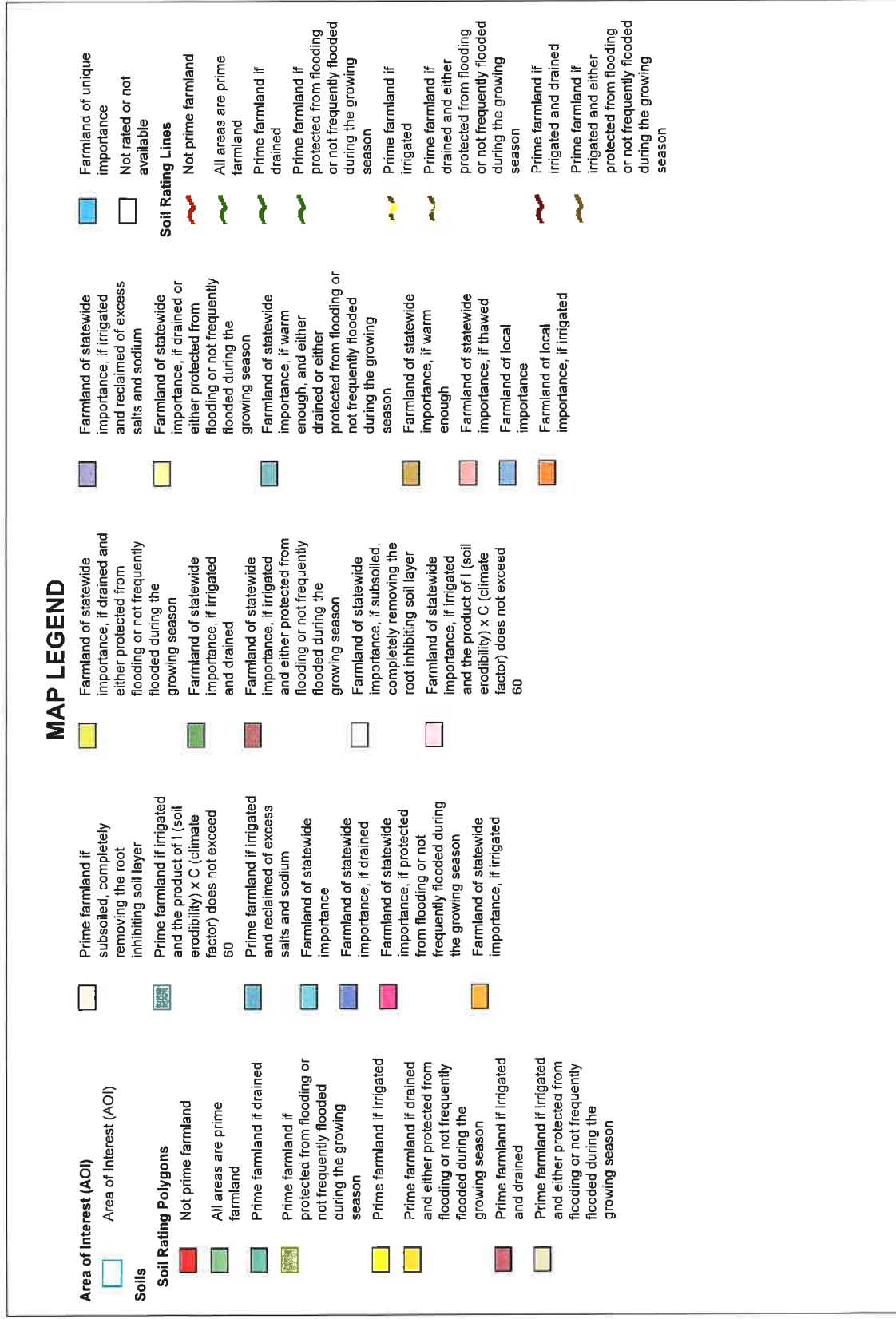
Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Farmland Classification

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Custom Soil Resource Report Map—Farmland Classification





Custom Soil Resource Report

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Prime farmland if drained		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Prime farmland if irrigated		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Prime farmland if and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of local importance		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
	Farmland of local importance, if irrigated		Farmland of local importance		Farmland of local importance, if irrigated		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of local importance, if irrigated

Custom Soil Resource Report



Custom Soil Resource Report

Table—Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7	Aquic Natrargids, saline	Not prime farmland	7.9	20.4%
23	Chipeta silty clay, 3 to 30 percent slopes	Not prime farmland	31.0	79.6%
Totals for Area of Interest			38.9	100.0%

Rating Options—Farmland Classification

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

References

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United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

SKETCH PLAN PROSSER FIRE SUBDIVISION

HOOD KATHLEEN LOUISE
25451 COUGAR MOUNTAIN RD
Account #: R021106

CHARY
LIZARD RD
2291 02003
919565

JONES ZACHARY
24864 LAZY LIZARD RD
Account #: R019565

PAYNE SIDING ROAD

N 00°36'59" E 639.45'

50'
10' UTILITY EASEMENT
20' TO BE DEEDED TO DELTA COUNTY
0.29 ACRES

N 89°19'03" W
2388.88'

LOT 1
32.57 ACRES

SINGLE STORY
FRAME HOUSE

SEPTIC TANK
LEACH FIELD

PROSSER RONALD GENE
25447 COUGAR MOUNTAIN RD
Parcel ID: 3239272000020
Tax Acct. R021107

SHED

S 89°46'34" E
464.37'
LOT 2
2.24 ACRES

N 00°40'57" E
207.87'

S 00°40'57" W
211.59'

S 89°19'03" E 2393.26'

PROPOSED 30' ACCESS AND
UTILITY EASEMENT

60' ACCESS EASEMENT
PER RECEPTION NO. 557131
N 00°13'26" E 639.47'

RUNDLE LANCE
25591 COUGAR MOUNTAIN RD
Account #: R021111

RUNDLE
25591 COUGAR
Parcel ID
Tax Ac

ANDERSON JASON
25079 COUGAR MOUNTAIN RD
Account #: R021112

ANDERSON JASON
25079 COUGAR MOUNTAIN RD
Parcel ID: 3239272000026



WILMORE & COMPANY
PROFESSIONAL LAND SURVEYING, INC.

408 Grand Avenue
P.O. Box 1652
Paonia, Colorado 81428

970.527-4200 PHONE

970.527-4202

www.wilmorelandsurveying.com

EMAIL: randy@wilmorelandsurveying.com

Defining Boundaries

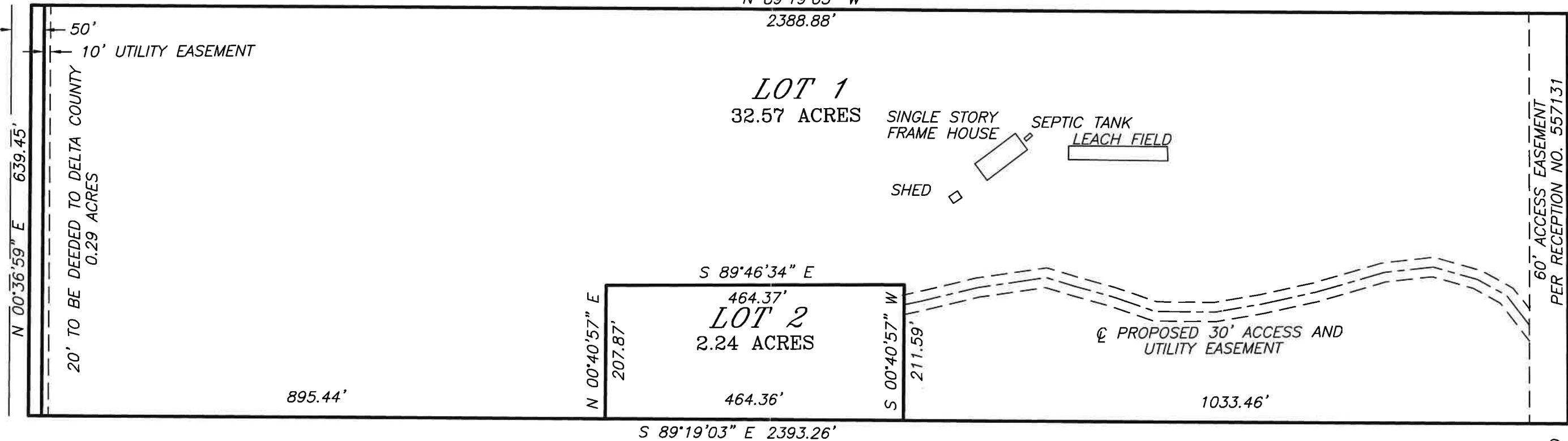
JOB NO J20119SKETCH SEPTEMBER 8, 2020



60' ACCESS EASEMENT
TO COUGAR MOUNTAIN ROAD

JONES ZACHARY
24864 LAZY LIZARD RD
Account #: R019565

PAYNE SIDING ROAD



ANDERSON JASON
25079 COUGAR MOUNTAIN RD
Account #: R021112

HOOD KATHLEEN LOUISE
25451 COUGAR MOUNTAIN RD
Account #: R021106

RUNDLE LANCE
25591 COUGAR MOUNTAIN RD
Account #: R021111



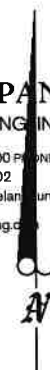
WILMORE & COMPANY
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Paonia, Colorado 81428 www.wilmorelandsurveying.com

EMAIL: randy@wilmorelandsurveying.com

Defining Boundaries

JOB NO J20119SKETCH SEPTEMBER 8, 2020



DELTA COUNTY PLANNING DEPARTMENT



STAFF REPORT

**Delta County Planning Commission Meeting
Administration Building
560 Dodge Street, Delta, CO 81416
Wednesday,
February 24, 2020 @ 5:30 p.m.**

SKETCH PLAN

SUB20-025 Olsen Family Split Subdivision

**Property Owners: Elizabeth Olsen
Representative: Lynda Cannon**

Address or Physical Location: 31499 J Road, Hotchiss 81419

Section 34, Township 14S, Range 93W 6thPM.

This Report has been prepared for the Area Planning Committees, the Planning Commission, Citizens of Delta County and the Board of County Commissioners. This Staff Report may be amended at any time prior to the next scheduled public hearing during the Subdivision process.

Date of Report: February 10, 2021

Prepared by: Kelly Yeager

Proposal: The purpose of the subdivision is a Family Subdivision as per the Owner's will to create three lots. Lot 1 will be 11.5 acres, Lot 2 will be 69.28 acres and Lot 3 will be 2 acres for a total acreage of 82.78 acres. Each lot will have a Rogers Mesa Domestic Water Company tap. The creation of the 3 lots will be compatible with the surrounding land uses which are single family dwellings, outbuildings and agriculture on all sides. The property is located on J Road between 3100 Road and 3200 Road.

Fire Mountain Canal & Reservoir provides irrigation water. Irrigation water will be shared on all lots and with the lot adjacent on the west owned by Mike Leroux. There is a current irrigation agreement with that land owner.

The Rogers Mesa Water Distribution Association has a large, buried irrigation pipe line through this property for the Slack Lateral. The easement shall be shown on the survey plat.

An irrigation plan will be required for the final plat.

A onsite waste water treatment system is installed on Lot 1. An onsite waste water treatment system will need to be permitted and installed for Lot 3. Lot 2 is 69.28 acres of irrigated farm ground with currently no development other than agriculture.

A 30' access easement is shown to provide access to Lot 2 and farm access to Lot 1 and a new access for Lot 3 to provide access to J Road.

Compliance with Density Standard

- The Density Standard for this subdivision is – 3 lots
- The maximum number of lots within this subdivision is – 9 Lots

Impacts on adjacent property, service providers, and County Roads

- Studies or reports that will be required for this subdivision- None
-

Assessment of the viability and feasibility of the concept of the proposed development:

Staff Findings

- Utilities issues
 - Domestic- water – three Roger Mesa Domestic water taps
 - Irrigation plan –Irrigation Plan required for final plat including an easement for Slack Lateral
 - Septics –existing on sight waste water treatment system installed on Lot 1. Install ISDS for Lot 3 required and for Lot 2 will need to stall ISDS when a single family dwelling is constructed.
- Access issues
 - County road standards- Access from J Road
 - Access ... how many? Etc- two access points from J Road to serve the subdivision
 - New roads
 - Public N/A
 - Maintained – Access from J Road north to Lot 1, and the access for the two acre Lot 3
 - CDOT-N/A
- Traffic Issues N/A
- Maps ... issues from the maps... wild life fire etc.

- Design issues
 - Building envelopes- N/A
 - Lot configuration-N/A
 - Density- 3 lots used
 - Subdivision Standards
 - Phasing-N/A
 - Setbacks-N/A
 - Fencings N/A
 - building height-N/A
-

Planning Staff Recommendation:

Staff finds that the Sketch Plan for SUB20-025 Olsen Family Subdivision is feasible and recommends the concept of the feasibility of the application be approved by BoCC with the directions given for Final Plat with the findings, conditions /issues as presented and those elements of the attached check list.

Conditions or Issues to be addressed:

- Fire Mitigation Fee is \$500/Lot for a total of \$1,500 for 3 Lots

Attached material: list, in order as attached

- Sketch Plan
- Comments
- Maps...subdivision maps, vicinity maps...and only those maps having an impact on the property

DELTA COUNTY PLANNING ...Check list for final plat

Mandatory Requirements:

Staff Applicant

- X Payment of Final Fees- Some or all of the following may apply:
- Final Plat review fee - \$350 + \$50 per lot
 - Open Space fee - \$300 per lot
 - County Surveyor review fee - \$40 per lot/\$120 minimum
 - Subdivision Road Inspection fees - \$250 per Inspection
 - Subdivision Improvement Agreement fee - \$100
 - Fire Mitigation Fee - \$500 per lot
 - Recording fees – Will be determined at document submittal
 - Note – Fee amounts will be determined by your assigned Planner
- — A copy of the approved preliminary plat

Final Plat Requirements:

- X Three (3) paper copies 24" x 36" of final plat map that contains the following:

Staff Applicant

- — All of the requirements for the preliminary plat map
- X A description of all monuments, both found and set, which mark the boundaries of the property
- X A statement by the surveyor explaining how the bearings were determined

- ☐ ☒ All easements, apparent and of record
- ☐ ☒ All utility easements as required for domestic water, electricity, telephone, and gas service
- ☐ ☒ The name of the domestic water provider and tap or certificate number on each lot and/or the location of the domestic well and spring
- ☐ All three (3) lots have designated building envelopes
- ☐ ☒ The following signature blocks:
 - ☐ Dedication
 - ☐ Notarial
 - ☐ Mortgagees Approval
 - ☐ Delta County Surveyor's Approval
 - ☐ Delta County Planning Department Approval
 - ☐ Board of County Commissioner Approval
 - ☐ Certificate of Taxes Paid
 - ☐ Delta County Clerk and Recorder's Acceptance
 - ☐ Note – see Article II Section 4.4 for language to be used
- ☐ ☒ All of the Standard Plat notes in Article II Section 4.4 (l) plus the following if applicable:

Additional Documents:

Staff Applicant

- ☐ ☒ Copies of any agreements with notarized signatures (access, road maintenance, ditch company, domestic water, subdivision improvements, etc.)
- ☐ ☒ Current copy of owners deed for the property being subdivided
- ☐ ☒ Current title insurance commitment dated within two (2) weeks of final plat submittal or an updated copy of the title commitment submitted with the sketch plan
- ☐ ☒ The deed or deeds for the new lots with notarized signatures.
- ☐ ☒ Any final reports, studies, or plans as required from sketch plan approval

Additional items to be submitted with the Final Plat:

Staff Applicant

- ☐ ☒ Proof of the extension of utilities and other required improvements to each lot line –
- ☐ ☒ Compliance with the recommendations of the Division of Wildlife on impacts to wildlife
- ☐ ☐ Provide a fire mitigation plan that is acceptable to the Colorado State Forest Service and/or the individual fire districts and how it will be implemented
- ☐ ☐ Proof of the source of domestic water for all lots including Dependability, quantity, and quality
- ☐ ☒ An irrigation plan for all lots
- ☐ ☒ A noxious weed mitigation and implementation plan

TaxPIN	GIS_Cal_Acreage	Owner_Name	Adjusted Acreage
345103200008	20.7	HOTCHKISS THEODORE P	20.72
345103100005	12.9	FOSTER DONALD W	12.93
324134410002	2.2	BATT GREGORY A	2.21
345103100003	13.5	JOHNS JUSTIN L	13.47
324134200012	21.7	EDDLEMAN TROY L	21.69
324134200042	5.7	TAYLOR TERRY E	5.73
324134300022	9.4	KATZDORN RAYMOND JR	9.40
324134111001	2.2	TAYLOR JERROD D	2.19
324134101002	3.0	RUSSO NICHOLAS J	2.98
324134101003	35.1	GRAZIANO JAMES MICHAEL REVOC TRUST (1/2	35.00
324134104003	9.7	PACE ARTHUR L	9.72
324134300047	38.5	LEROUX LAND & CATTLE LLC 99% INT	35.00
345103104002	20.5	ROBERTS MYLES T	20.48
345103104001	31.8	NORELL CLAY K	31.82
324134214002	14.5	MILLER JESS R	14.49
345103207008	0.3	ZIMMER RICHARD L	1.00
345103223045	0.3	HARWARD DARREN K	1.00
345103222040	1.3	CARNEY JANET B	1.27
324133400017	1.0	LAZEAR DOMESTIC WATER CORP	1.00
324134305001	1.9	OLSEN DONALD R	1.94
345103100006	19.4	JOHNSON FRED C	19.35
324134111002	1.0	LINDBERG ALEXANDRA C	1.00
324133400019	0.9	HUNTER RICHARD	1.00
Total Acreage			1127.70
# of Parcels			134.00
Density (Total Acreage / # of Parcels)			8.42
R024303 acreage			84.10
R024303 acreage / Density			9.99

TaxPIN	GIS_Cal_Acreage	Owner_Name	Adjusted Acreage
324134202002	4.4	HARDIN JAMES D	4.39
324134202001	5.5	FAIRBANK ELISABETH A	5.46
324134400030	41.9	STEWART JACKIE G	35.00
345103222027	0.3	MILLER CASEY W	1.00
345103207004	0.1	VELASQUEZ DE VERDEJA EUSTOLIA	1.00
345103222025	1.0	COOK RICHARD C	1.00
345103222026	0.3	BOYLE DARCIE J	1.00
324134112002	1.2	FAIRALL PATRICIA ELAINE	1.24
324134208001	8.6	RICHARDS STEVEN B	8.62
324133401002	7.6	EGGLESTON STEPHEN NORMAN	7.63
324134208002	14.6	RICHARDS STEVEN B	14.57
324134107005	14.8	SMITH MICHAEL JOSEPH	14.80
324133100001	4.8	ROGERS MESA FRUIT CO INC	4.77
345103100007	1.0	ATWOOD RUSTY D	1.04
345103200009	18.0	CALLICUTT LYNN H	18.00
345104100001	1.2	JOHNSON OWEN RAY	1.24
345104100006	1.0	MORRIS DOLORES E	1.00
345104100003	1.6	INOT DANIEL P	1.57
345103200007	20.0	HOTCHKISS THEODORE P	20.03
3451032223035	0.5	KENNEDY EUGENE M JR	1.00
345104111013	0.1	KINNE RON P	1.00
345104111012	0.4	KINNE RON P	1.00
345103223044	0.3	ROSS-KJELDGAARD KRISTI	1.00
345103223036	0.3	ROSS-KJELDGAARD KRISTI LU	1.00
345103222030	0.3	DEVILLARS RICHARD E	1.00
345103222038	2.4	SEGO DANIEL	2.45
345103223034	0.1	RUBLE JERRY DEAN	1.00
324134400033	20.5	PACHL THOMAS P	20.47
324134400032	20.7	CELIS JOSE B	20.71
324134200014	8.9	HOTCHKISS FRUIT COOP LLC	8.91
345103222041	2.2	ROBERTSON NATHA JANE	2.23
345103200010	15.9	TRIBBLE DEBORAH M	15.90
324134200043	23.7	TAYLOR KEN LEE	23.75
324133401004	29.1	PRICE ALLAN M	29.07
345104100002	1.1	GALLOB GAIL J	1.13
345104108004	0.9	COOPER DAVID L	1.00
345104108005	0.4	HARWARD DARREN KADE	1.00

TaxPIN	GIS_Cal_Acreage	Owner_Name	Adjusted Acreage
324134104002	6.5	LEGER KEVIN L	6.53
324134214001	12.3	MILLER CHARLES H	12.25
324134208003	10.5	STOCKTON MARGARET A	10.54
324133402001	8.2	CLEMENTS ROBERT L	8.16
324134100004	1.6	EVANS FUSAE	1.55
324134100005	22.3	ENGEMAN DALE	22.29
324133100025	38.5	WILSON MELANIE R	35.00
324133400016	1.2	HODGES TIMOTHY C	1.16
324134400027	1.0	LUCERO GREGG DANIEL	1.01
345104100017	2.5	KITZHABER PAUL C	2.49
345104107003	0.6	CALDWELL ANGELA M	1.00
345104101001	0.6	NORTH FORK PETROLEUM CO	1.00
345104110017	0.3	GRAHAM IRENE P REVOCABLE TRUST DATED SEPTEMBER 29, 2015	1.00
345104108008	0.8	LEIVAS CINDY L	1.00
345104110022	0.3	LANCE GERALD W	1.00
345104110016	0.2	LEWIS JEAN R	1.00
345104100018	3.6	SPARKS JACK L	3.61
345104110021	0.4	WOODHAMS ADELBERT L	1.00
345104108009	1.5	WRIGHT CURTIS DEL	1.47
345104111015	0.1	HERRERA EDWARD H	1.00
324134400034	0.6	RUBLE BILLY JACK	1.00
324134200038	4.7	BUTTERFIELD DAVID HAROLD	4.67
324134200037	2.8	LEROUX CREEK FOOD CORP	2.77
324134106004	6.6	RICHARDS STEVEN B	6.55
324134100042	4.9	TODD SHARON LYNN	4.90
324134200008	5.2	EDDY KENT	5.23
324134200044	0.9	BOLTON JAMES H	1.00
324134203002	4.0	BEJARANO LAWRENCE P	3.96
324134203001	3.6	SIEGL ROBERT	3.56
345103200003	45.6	HOUSEWEART WILLIAM C	35.00
324134107006	11.6	BLACK JAMES	11.60
324134409002	34.7	BURGEVIN JOHN M	34.73
324134112001	17.0	FAIRALL PATRICIA ELAINE	16.99
324134400029	20.8	STEWART JACKIE G	20.79
324133100024	39.0	TUFT EDWARD S	35.00
324134200045	2.3	WEST LAWRENCE E	2.30
324133402002	13.6	KIEFER KEVIN M	13.57

TaxPIN	GLS_Cal_Acreage	Owner_Name	Adjusted Acreage
324133402004	1.0	LAZEAR DOMESTIC WATER COMPANY	1.00
324134300025	10.3	ALTMAN DAVID A	10.25
324133400018	1.6	TAYLOR MATTHEW	1.58
345103222029	0.3	MENDOZA DAVID O	1.00
345104102005	0.3	GILLILAND JOHNNY D	1.00
345104111014	0.4	HERRERA EDWARD H	1.00
345104100016	105.0	LUKE DION M	35.00
3451032223033	1.4	SWEET COURT LLC	1.41
345103207009	0.3	MCPHERSON LAZEAR LLC	1.00
3451032223043	0.3	ROSS-KJELDGAARD KRISTI	1.00
324133400020	1.3	BLAKE JENNIFER A	1.34
324134409001	5.8	LLOYD HARRY CURTIS	5.77
345103100008	60.9	HOUSEWEART WILLIAM C	35.00
324134200011	6.8	CHESNIK LOUIS L	6.75
345103200006	20.6	HOTCHKISS THEODORE P	20.56
324134113001	12.3	GRAZIANO JAMES MICHAEL REVOC TRUST (1/2	12.30
345103100004	0.6	HAMBY MARCUS ALAN	1.00
345103207010	0.2	DE VERDEJA EUSTOLIA VELAZQUEZ	1.00
345104108007	0.2	WELCH DRAKE H	1.00
345104111023	0.5	JARDON RONALD	1.00
345103222037	0.2	RUBLE JERRY DEAN	1.00
345103222039	1.3	CARNEY JANET B	1.31
345104100011	21.1	FULK JOHN D	21.14
324134300023	22.0	ALTMAN DAVID A	22.01
324134300046	84.0	OLSEN ELIZABETH	35.00
324134300048	2.1	SHAW WILLIAM LEE	2.08
324133401001	9.9	AIGNER GEORGE & CHERYL LIVING TRUST UTD	9.94
324133402005	7.4	WHITE FRANK	7.43
345104109019	0.3	RUBLE LEON J	1.00
345103222042	2.6	HARWARD DARREN K	2.60
345104100004	1.0	ROMAN DANIEL	1.00
324134410001	18.2	BATT GERALD E	18.20
345103222028	0.3	ARREGUIN ANGELINA D	1.00
345104108006	0.3	COOPER DAVID L	1.00
345104107002	0.5	LANKIN RICHARD L	1.00
345104110020	0.4	MOUNTAIN VIEW BIBLE CHURCH	1.00
345104107001	0.8	MOUNTAIN VIEW BIBLE CHURCH INC	1.00

DURABLE GENERAL POWER OF ATTORNEY
INCLUDING MEDICAL DURABLE POWER OF ATTORNEY
FOR HEALTH CARE DECISIONS

I, Elizabeth Anne Olsen, the principal, presently residing at 31499 J Road, Hotchkiss, Colorado 81419, designate Lynda Cannon, presently residing at 31499 J Road, Hotchkiss, Colorado 81419, with the phone number of 970-872-3895, my attorney-in-fact and agent (hereinafter referred to as agent) in my name and for my benefit:

1. **General Grant of Power:** To exercise or perform any act, power, duty, right or obligation whatsoever that I now have or may hereafter acquire, relating to any person, matter, transaction or property, real or personal, tangible or intangible, now owned or hereafter acquired by me, including, without limitation, the following specifically enumerated powers. I grant to my agent full power and authority to do everything necessary in exercising any of the powers herein granted as fully as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my agent shall do or cause to be done by virtue of this power of attorney and the powers herein granted.

a) **Powers of Collection and Payment:** To forgive, request, demand, sue for, recover, collect, receive, hold all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stock certificates, bonds, dividends, certificates of deposit, annuities, pension, profit sharing, retirement, insurance and other contractual benefits and proceeds, including any benefits to which I may be entitled from the Social Security Administration, all documents of title, all property, real or personal, intangible and tangible property and property rights, and demands whatsoever, liquidated or unliquidated, now or hereafter owned by, or due, owing, payable or belonging to me or in which I have or may hereafter acquire an interest; to have, use, and take all lawful means and equitable and legal remedies and proceedings in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to execute and deliver for me, on my behalf, and in my name, all endorsements, releases, receipts, or other sufficient discharges for the same;

b) **Power to Acquire and Sell:** To acquire, purchase, exchange, grant options to sell, and sell and convey real or personal property, tangible or intangible, or interests therein, on such terms and conditions as my agent shall deem proper;

c) **Management Powers:** To maintain, repair, improve, invest, manage, insure, rent, lease, encumber, and in any manner deal with any real or personal property, tangible or intangible, or any interest therein, that I now own or any hereafter acquire, in my name and for my benefit, upon such terms and conditions as my agent shall deem proper;

d) **Banking Powers:** To make, receive and endorse checks and drafts, deposit and withdraw funds, acquire and redeem certificates of deposit, in banks, savings and loan associations, and other institutions, borrow money or obtain credit from any source, execute or release such deeds of trust or other security agreements as may be necessary or proper in the exercise of the rights and powers herein granted;

e) **Motor Vehicles:** To apply for a Certificate of Title upon, and endorse and transfer title thereto, for any automobile, truck, pickup, van, motorcycle or other motor vehicle, and to represent in such transfer assignment that the title to said motor vehicle is free and clear of all liens and encumbrances except those specifically set forth in such transfer assignment;

f) **Business Interests:** To conduct or participate in any lawful business of whatever nature for me and in my name; execute partnership agreements and amendments thereto; incorporate, reorganize, merge, consolidate, recapitalize, sell, liquidate or dissolve any business; elect or employ officers, directors and agents; carry out

the provisions of any agreement for the sale of any business interest or the stock therein; and exercise voting rights with respect to stock, either in person or by proxy, and exercise stock options;

g) Tax Powers: To prepare, sign and file joint or separate income tax returns or declarations of estimated tax for any year or years; to prepare, sign and file gift tax returns with respect to gifts made by me for any year or years; to consent to any gift and to utilize any gift-splitting provision or other tax election; and to prepare, sign and file any claims for refund of any tax;

h) Safe Deposit Boxes: To have access at any time or times to any safe deposit box rented by me, wheresoever located, and to remove all or any part of the contents thereof, and to surrender or relinquish said safe deposit box, and any institution in which any such safe deposit box may be located shall not incur any liability to me or my estate as a result of permitting my agent to exercise this power.

2. Interpretation: This instrument is to be construed and interpreted as a general power of attorney. The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my agent, unless specifically excluded below.

3. Third Party Reliance: Third parties may rely upon the representations of my agent as to all matters relating to any power granted to my agent, and no person who acts in reliance upon the representations of my agent or the authority granted to my agent shall incur any liability to me or to my estate as a result of permitting my agent to exercise any power.

4. Disability of Principal: This General Power of Attorney shall not be affected by my disability, disappearance or incapacity.

5. Life Insurance on Life of Agent: Notwithstanding any other provisions of this General Power of Attorney, my agent shall have no rights or powers hereunder with respect to any policy of insurance, owned by me, insuring the life of my agent.

6. Fiduciary Powers: Notwithstanding any other provision of this General Power of Attorney, my agent shall have no rights or powers hereunder with respect to any act, power, duty, right or obligation, relating to any person, matter, transaction or property, owned by me or in my custody as a trustee, custodian, personal representative or other fiduciary capacity.

7. Additions to Trusts: My agent at any time, and from time to time, may transfer any property, real or personal, tangible or intangible, now owned or hereafter acquired by me, to the person or corporation then serving as trustee of any trusts created by me as settlor, to be held, administered and disposed of by such trustee in accordance with the terms of such instrument.

8. Appointment of Agent as Guardian and Conservator: I appoint my agent as the guardian of my person, and as the guardian of the person and property of any minor child of mine, to so act whenever I am incapable of caring for my person. Should a court of competent jurisdiction direct that a guardian be appointed for me or a conservator be appointed for my estate, then I nominate my agent to act as such court appointed guardian and/or conservator.

9. Medical Care: My agent may provide medical attention and services for me including but not limited to choice of physician and choice of a hospital or nursing home. My agent shall have the unrestricted power to determine upon the advice of a physician whether I am in need of surgery and/or medication, and at the sole discretion of my agent to authorize or withhold such surgery or medication; and also to provide or withhold such other care, comfort, maintenance and support as my agent may determine, including, but not limited to the right to make decisions regarding life sustaining measures such as nutrition and/or hydration, kidney dialysis and/or breathing support; including the

power to exercise any written consents, approvals or refusals which may at any time be required with respect to any such medical decisions.

In addition to the other powers granted by this document, I grant to my Agent the power and authority to serve as my personal representative for all purposes under the Health Insurance Portability and Accountability Act of 1996, as amended from time to time, and its regulations (HIPAA) during any time that my Agent (referred to in the subsequent clauses of this section as my "HIPAA personal representative") is exercising authority under this document. Pursuant to HIPAA, I specifically authorize my HIPAA personal representative to request, receive and review any information regarding my physical or mental health, including without limitation, all HIPAA protected health information, medical and hospital records; to execute on my behalf any authorizations, releases, or other documents that may be required in order to obtain this information and to consent to the disclosure of this information. I further authorize my HIPAA personal representative to execute on my behalf any documents necessary or desirable to implement the health care decisions that my HIPAA personal representative is authorized to make under this document.

(i) By signing this document, I specifically empower and authorize my physician, hospital or healthcare provider to release any and all medical records to my HIPAA personal representative or to my HIPAA personal representative's designee.

(ii) The authority given to my Agent shall supersede any prior agreement that I may have made with my health care providers to restrict access to or disclosure of my individually identifiable health information.

10. Compensation: Any agent acting under this instrument shall be entitled to reasonable compensation commensurate with services actually performed and to reimbursement for expenses properly incurred.

11. Gifts: My agent may make gifts of my property and other transfers without consideration in such amounts as my agent may determine consistent with any pattern of gifting which I may have established, or if none, consistent with my estate plan. All such gifts shall be treated as having been made by me and shall, if required by law, be reported on appropriate gift tax returns.

12. Revocation: I hereby revoke all powers of attorney granted by me prior to my execution of this instrument.

13. Controlling Law: I have executed and delivered this durable general power of attorney including medical durable power of attorney for health care decisions in the State of Colorado, and intend that it is to be construed in accordance with the laws of the State of Colorado.

14. Successor Agent: If Lynda Cannon ceases to act as my agent due to her unavailability, death, incapacity, or resignation, then I appoint Donald R. Olsen, presently of Hotchkiss, Colorado, to act as my agent.

BY SIGNING HERE I INDICATE THAT I UNDERSTAND THE PURPOSE AND EFFECT OF THIS DOCUMENT.

Date: 9-24-13

Elizabeth Anne Olsen

Elizabeth Anne Olsen, Principal

Date of Birth: Aug 29, 1932

Address: 31499 J Road

Hotchkiss, CO 81419

Phone Number: 970-872-3895

The following is an example of my agent's signature.


Lynda Cannon

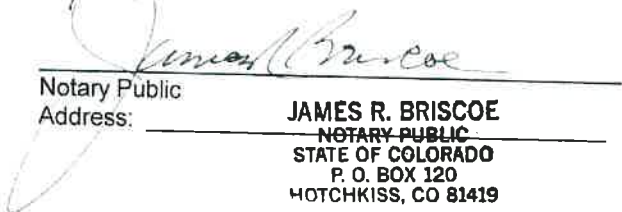
STATE OF COLORADO)
County of Delta) §

The foregoing instrument was subscribed and sworn to before me this 24th day of September, 2013, by Elizabeth Anne Olsen.

Witness my hand and official seal.

My Commission Expires: May 30, 2016




Notary Public
Address: _____

JAMES R. BRISCOE
NOTARY PUBLIC
STATE OF COLORADO
P. O. BOX 120
HOTCHKISS, CO 81419

**WILL
OF
ELIZABETH ANN OLSEN**

I, Elizabeth Ann Olsen, a resident of Delta County, Colorado, revoke any prior wills and codicils made by me and declare this to be my will.

ARTICLE 1 – FAMILY INFORMATION

I am a widow. My children now living are Donald R. Olsen, presently of Hotchkiss, Colorado; Glenn R. Olsen, presently of Hillside, Arizona; Kenneth D. Olsen, presently of Eaton, Colorado; Christopher L. Olsen, presently of Selma, Oregon and Lynda K. Cannon, presently of Hotchkiss, Colorado. Any reference in my will to my children is to such children and to any children subsequently born to or legally adopted by me. Any reference in my will to my descendants is to my children and their descendants.

ARTICLE 2 – SPECIFIC AND GENERAL GIFTS

2.1 SEPARATE MEMORANDUM: I give all my household goods, personal effects, and other articles of tangible personal property, together with any insurance policies covering such property and claims under such policies, in accordance with any memorandum directing the disposition of such property signed by me or in my handwriting which I may leave at my death.

2.2 CONTINGENT GIFT: If for any reason no such memorandum is in existence at my death, or to the extent such memorandum fails to dispose of all of such property effectively, I give such property not disposed of, except such property used in any business in which I may have an interest, to my children who survive me, but not to their descendants, in shares of substantially equal value, to be divided among them as they and such other person as my personal representative may select to represent any child of mine believed by my personal representative to be incapable of acting in his or her own best interest, shall agree. In case my children and such other person do not agree upon the division of such property within three months after the appointment of my personal representative, my personal representative shall make the division. Notwithstanding the foregoing, should my personal representative determine that it would not be in the best interest of my children to receive

possession of any item of such property, my personal representative may sell such item and add the proceeds to my residuary estate. All reasonable expenses of storage, packing, shipping, delivery, insurance, or sale shall be paid as expenses of administration.

ARTICLE 2.3 – SPECIFIC BEQUEST OF REAL PROPERTY

2.3.1 – REAL PROPERTY: I give my home located at 31499 J Road, Hotchkiss, CO 81419 along with approximately 11 acres (no more than 11.5 acres and no less than 9.5 acres based on approval by the Delta County Planning and Development) surrounding the house and 250 shares of Fire Mountain Canal and Reservoir Company to my daughter, Lynda Cannon. Lynda Cannon shall also be granted a permanent easement for ingress and egress and shall be permitted use of the existing driveway. The remaining 73 acres+- shall be split among my five children in shares of substantially equal value. This specific bequest is conditioned upon approval of the division by Delta County Planning and Development. In the event this split of approximately 11 acres is not allowed or in the event the home is sold, then such property shall be disposed of in accordance with the provisions of Article 3 – Residuary Estate hereinbelow.

ARTICLE 3 – RESIDUARY ESTATE

3.1 DEFINITION OF RESIDUARY ESTATE: All the remainder of my estate, including property referred to above that is not effectively disposed of, shall be referred to in this will as my “residuary estate.” I do not exercise any power of appointment under the provisions of this article.

3.2 DISPOSITION OF RESIDUARY ESTATE: My residuary estate shall be split into six (6) substantially equal shares and dispersed as follows: One (1) share to Glenn R. Olsen; one (1) share to Donald R. Olsen; one (1) share to Kenneth D. Olsen; one (1) share to Christopher L. Olsen; and two (2) shares to Lynda K. Cannon. Should any of my children predecease me their share or shares shall pass to my surviving children in shares of substantially equal value.

3.3 REMOTE CONTINGENT DISPOSITION: If there is no person or entity qualified to receive final distribution of my residuary estate or any part of it, then any such portion of my residuary estate with respect to which such failure of qualified recipients has occurred shall be distributed to those

persons who would inherit it had I died intestate, unmarried, and not a partner in a civil union owning such property, all as determined and in the proportions provided by the laws of Colorado in effect at my death.

ARTICLE 4 – DESIGNATION AND SUCCESSION OF FIDUCIARIES

4.1 **PERSONAL REPRESENTATIVE:** I nominate Lynda K. Cannon, presently of Hotchkiss, Colorado and Kenneth D. Olsen as my co-personal representatives. If either Lynda K. Cannon or Kenneth D. Olsen fails or ceases to act as my co-personal representative, I nominate the survivor of the two as my personal representative.

ARTICLE 5 – POWERS OF FIDUCIARIES

5.1 **GRANT:** My fiduciaries may perform every act reasonably necessary to administer my estate and any trust established under my will. Specifically, my fiduciaries may hold, retain, invest, reinvest, and manage real or personal property, including interests in any form of business entity including, but not limited to, limited partnerships and limited liability companies, and policies of life, health, and disability insurance, without diversification as to kind, amount, or risk of non-productivity and without limitation by statute or rule of law but in all other respects in accordance with the Colorado Uniform Prudent Investor Act. They may partition, sell, exchange, grant, convey, deliver, assign, transfer, lease, option, mortgage, pledge, abandon, borrow, loan, contract, distribute in cash or kind or partly in each at fair market value on the date of distribution, without requiring pro rata distribution of specific property and without requiring pro rata allocation of the tax basis of such property. They may hold in nominee form, continue businesses, carry out agreements, deal with themselves, other fiduciaries, and business organizations in which my fiduciaries may have an interest. They may establish reserves, release powers, and abandon, settle, or contest claims. They may employ attorneys, accountants, investment advisors, custodians of trust property, and other agents or assistants as deemed advisable to act with or without discretionary powers and compensate them and pay their expenses from income or principal or both.

5.2 **FIDUCIARIES' POWERS ACT:** In addition to all of the above powers, my fiduciaries may exercise those powers set forth in the Colorado Fiduciaries' Powers Act as amended after the date of this instrument. I incorporate such Act as it exists today by reference and make it a part of this

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instrument.

5.3 DISTRIBUTION ALTERNATIVES: My fiduciaries may make any payments under my will or any trust under my will:

- a) Directly to the beneficiary;
- b) In any form allowed by applicable state law for gifts or transfers to minors or persons under disability;
- c) To the beneficiary's guardian, conservator, or caregiver for the benefit of the beneficiary; and
- d) By direct payment of the beneficiary's expenses. A receipt by the recipient for any such distribution, if such distribution is made in a manner consistent with the proper exercise of my fiduciaries' duties hereunder, shall fully discharge my fiduciaries.

ARTICLE 6 – ADMINISTRATIVE PROVISIONS

6.1 COURT PROCEEDINGS: Any trust established under this instrument shall be administered in a timely and efficient manner consistent with its terms, free of active judicial intervention and without order, approval, or other action by any court. It shall be subject only to the jurisdiction of a court being invoked by the trustees or other interested parties or as otherwise provided by law.

6.2 NO BOND: I direct that no fiduciary shall be required to give any bond in any jurisdiction, and if, notwithstanding this direction, any bond is required by any law, statute, or rule of court, no sureties be required.

6.3 COMPENSATION: Any fiduciary under this instrument shall be entitled to reasonable compensation commensurate with services actually performed and to be reimbursed for expenses properly incurred.

6.4 INALIENABILITY: No beneficiary shall have any right to anticipate, sell, assign, mortgage, pledge, or otherwise dispose of or encumber all or any part of any trust estate established for his or her benefit under this instrument. No part of such trust estate, including income, shall be liable for the debts or obligations of any beneficiary or be subject to attachment, garnishment, execution,

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JH

creditor's bill, or other legal or equitable process.

6.5 DISTRIBUTION TO DISABLED PERSONS OR PERSONS UNDER 21: If any beneficiary to whom my personal representative is directed to distribute any share of my probate estate is under the age of 21 years or is, in the opinion of that fiduciary, under any disability which renders such beneficiary unable to administer distributions properly when the distribution is to be made, such fiduciary, in its discretion, acting as trustee, may continue to hold such beneficiary's share as a separate trust until he or she reaches the age of 21 or overcomes the disability, when my trustee shall distribute such beneficiary's trust to him or her.

- a) While any trust is being held under this paragraph, my trustee may distribute to, or apply for the benefit of, the beneficiary for whom the trust is held such amounts of the net income or principal, or both, as my trustee may determine in its sole and absolute discretion. Any undistributed net income may be added to principal from time to time in the discretion of my trustee. My trustee shall exercise its discretion in such a manner as to maximize medical or public assistance benefits, and shall not enter into any agreement with any representative of a medical or public assistance program or governmental entity which compromises such beneficiary's continued care or eligibility for services in or from any public or private institution or facility. My trustee's discretion shall be absolute and binding on all persons, including any organization providing benefits to the beneficiary.
- b) Upon the death of such beneficiary before he or she attains the age of 21 years or before his or her disability ceases, my trustee shall distribute the trust, including any accrued and undistributed net income, to such persons as such beneficiary may appoint by his or her will. Such will may be made either before or after my death, making specific reference to this power, and shall be admitted to probate in a formal or informal proceeding. This special power may not be exercised in favor of such beneficiary's estate, such beneficiary's creditors, or the creditors of such beneficiary's estate. To the extent this special power of appointment is not exercised, on the death of such beneficiary, the trust property shall be distributed to his or her then-living descendants by representation, or, if none, to the then-living descendants

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JK

by representation of that parent of the beneficiary who was a child of mine, or, if none, to my then-living descendants by representation.

6.6 PROTECTION AGAINST PERPETUITIES RULE: Every trust hereunder, and every trust created by the exercise of a power of appointment hereunder, shall terminate no later than the end of the period allowed by the applicable Rule Against Perpetuities and the trust property shall be distributed to the persons then entitled to the income from the trust in the proportions in which they are entitled to such income. For this purpose only, any person eligible to receive discretionary distributions of income from a particular trust shall be treated as being entitled to receive the income. If two or more persons are so treated, they shall be treated as being entitled to receive the income by representation if they have a common ancestor, or in equal shares if they do not.

6.7 ANCILLARY FIDUCIARY: In the event ancillary administration shall be required or desired and my domiciliary personal representative is unable or unwilling to act as an ancillary fiduciary, my domiciliary personal representative shall have the power to designate, compensate, and remove the ancillary fiduciary. The ancillary fiduciary may either be a natural person or a corporation. My domiciliary personal representative may delegate to such ancillary fiduciary such powers granted to my original personal representative as my personal representative may deem proper, including the right to serve without bond or surety on bond. The net proceeds of the ancillary estate shall be paid over to the domiciliary personal representative.

ARTICLE 7 – TAX PROVISIONS

7.1 DEATH TAXES: I direct that all estate, inheritance, and succession taxes payable by reason of my death shall be apportioned as provided under the law of Colorado in effect at the date of my death.

ARTICLE 8 – GENERAL PROVISIONS

8.1 ADOPTED CHILDREN: A child adopted by any person and the descendants by blood or adoption of such child shall be considered the descendants of such adopting person and of such person's ancestors if the adoption is by legal proceeding while the child is under the age of 21 years.

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8.2 **APPLICABLE LAW:** The validity and construction of my will shall be determined by the laws of Colorado. Questions of administration of any trust established under my will shall be determined by the laws of the situs of administration of such trust.

8.3 **BY REPRESENTATION:** Whenever property is to be distributed or divided among descendants of a designated person "by representation," the property is divided into as many equal shares as there are (i) surviving descendants in the generation nearest to the designated ancestor which contains one or more surviving descendants, and (ii) deceased descendants in the same generation who left surviving descendants, if any. Each surviving descendant in the nearest generation is allocated one share and the share of each deceased descendant in the same generation is divided among his or her descendants in the same manner.

8.4 **CONSTRUCTION:** Unless the context requires otherwise, words denoting the singular may be construed as denoting the plural. Words of the plural may be construed as denoting the singular. Words of one gender may be construed as denoting another gender, if appropriate.

8.5 **HEADINGS AND TITLES:** The headings and paragraph titles are for reference only.

8.6 **OTHER DEFINITIONS:** Except as otherwise provided in this instrument, terms shall be as defined in the Colorado Probate Code as amended after the date of this instrument and after my death.

8.7 **SURVIVORSHIP:** For purposes of this will, any beneficiary shall be deemed to have predeceased me if such beneficiary dies within 30 days after the date of my death.

8.8 **SEVERABILITY:** If any part of this instrument shall be adjudicated to be void or invalid, the remaining provisions not specifically so adjudicated shall remain in full force and effect.

CB

JH

I, Elizabeth Ann Olsen sign my name to this instrument on December 14th, 2018, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my will and that I sign it willingly (or willingly direct another to sign for me), that I execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Elizabeth Olsen
ELIZABETH ANN OLSEN, Testatrix

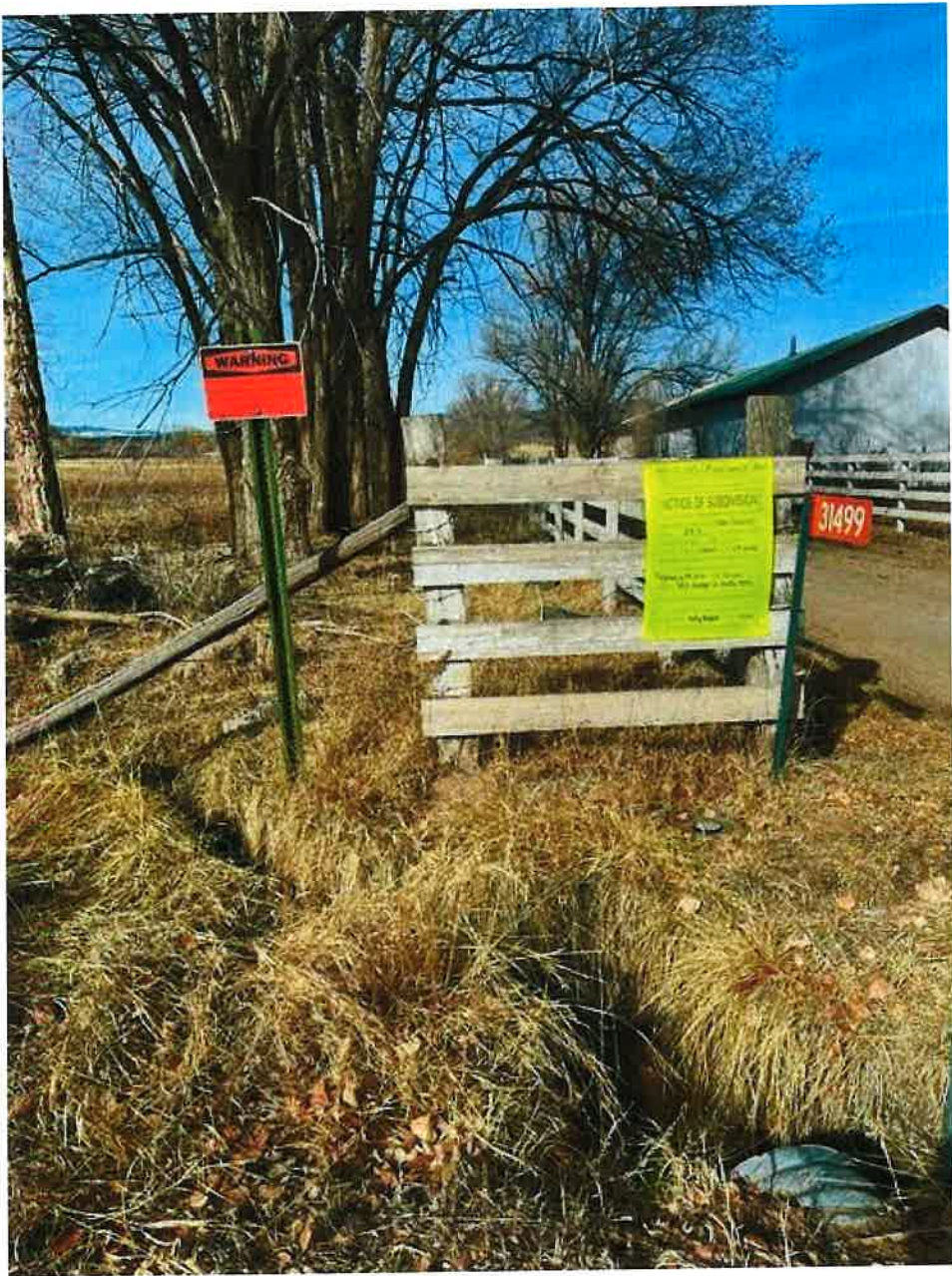
We, Christi Schmidt and Lori Allen, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that Elizabeth Ann Olsen signs and executes this instrument as her will and that she signs it willingly (or willingly directs another to sign for her) and that she executes it as her free and voluntary act for the purposes therein expressed, and that each of us, in the conscious presence of Elizabeth Ann Olsen, hereby sign this will as witness to her signing, and that to the best of our knowledge Elizabeth Ann Olsen is eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Christi Schmidt
Witness

Lori Allen
Witness

Hotchkiss, CO 81419
Address

Hotchkiss, CO 81419
Address





Kelly Yeager <kyeager@deltacounty.com>

Fwd: Western Colorado Realty Doc

1 message

Tue, Feb 16, 2021 at 11:49 AM

Myles Roberts <mylesroberts44@gmail.com>
To: planning@deltacounty.com, Kelly Yeager <kyeager@deltacounty.com>

Here are some comments regarding an irrigation easement for the Slack Lateral of the Rogers Mesa Water Distribution Assoc. that runs across the lands being subdivided in the Olsen Family Split Subdivision.

Thanks,

Myles

Myles Roberts**Broker****WesternColoradoRealty.com****116 W. Bridge St., P.O. Box 568****Hotchkiss, CO 81419****(970)872-2236 office-direct****(970)234-3391 cell****MylesRoberts44@gmail.com****www.WesternColoradoRealty.com**

----- Forwarded message -----

From: <scan@westerncoloradorealty.com>

Date: Tue, Feb 16, 2021 at 11:46 AM

Subject: Western Colorado Realty Doc

To: Myles Roberts <mylesroberts44@gmail.com>

 **3055_001.pdf**
119K

Delta County Community & Economic Development
295 W 6th Street, Delta, Colorado 81416
Phone 970-874-2110 Fax 970-874-2500
E-mail: planning@deltacounty.com website: www.deltacounty.com

CASE SUMMARY COMMENT FORM

(Please return to the Planning Department)

SUB20-025 Olsen Family Split Subdivision

► COMMENTS ARE ACCEPTED AT ANYTIME. BUT TO BE INCLUDED WITH THE PLANNING STAFF REPORTS, THEY MUST BE RECEIVED BY:

February 17, 2021

REVIEW AGENCIES: Please Submit Comments, as well as, NO COMMENTS.

UTILITY PROVIDERS: Please mark the easements you need or want on the sketch and give written comments explaining the easements.

The Rogers Mesa Water Distribution Association has a large, buried irrigation pipe line through this property for the Slack Lateral. The easement should be shown on the survey plat.

By		Date	2-15-21
Title	Myles Roberts President	Agency	Rogers Mesa Water Distribution Assoc.

970-234-3391
mylesroberts44@gmail.com



Vivian Archuleta <varchuleta@deltacounty.com>

Re: SUB20-025 Olsen Family Split Subdivision

1 message

Tue, Feb 9, 2021 at 9:06 AM

Killian - CDOT, Brian <brian.killian@state.co.us>
To: Vivian Archuleta <varchuleta@deltacounty.com>
Cc: Kandis Aggen - CDOT <kandis.aggen@state.co.us>

Vivian,

CDOT has no comment on the land split.

Thanks,

Brian Killian
Region 3 Access Program Manager
Traffic & Safety



COLORADO
Department of Transportation

P 970-683-6284 | C 970-210-1101 | F 970-683-6290
222 S. 6th St, Room 100 Grand Junction, CO 81501
brian.killian@state.co.us | www.codot.gov | www.cotrip.org

On Wed, Jan 27, 2021 at 3:44 PM Vivian Archuleta <varchuleta@deltacounty.com> wrote:

Dear Review Agencies,
Attached is the Case Summary & Sketch Plan for SUB20-025 Olsen Family Split Subdivision, scheduled to be reviewed by the Planning Commission on February 24, 2021 @ the Delta County Administration Building, located @ 560 Dodge Street, in the BoardRoom @ 5:30 pm.

Thank you in advance for your review and comments.

Vivian Archuleta
Planning Tech I
Community & Economic Development
970-874-2110

[MAP Binder SUB20-25.pdf](#)

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Vivian Archuleta <varchuleta@deltacounty.com>

RE: SUB20-025 Olsen Family Split Subdivision

1 message

Darleen Carron <darleen.carron@dmea.com>
To: Vivian Archuleta <varchuleta@deltacounty.com>

Fri, Jan 29, 2021 at 4:16 PM

Vivian,

DMEA Comments:

Lots 1 and 2 have existing power to the lot line.

Lot 3 does not yet have power extended to the lot line.

There is an existing power line on the south side of J Road.

Thanks,

Darleen

Darleen Carron

System Design Aide

Delta Montrose Electric Assn

darleen.carron@dmea.com

970-240-1273



From: Vivian Archuleta [mailto:varchuleta@deltacounty.com]

Sent: Wednesday, January 27, 2021 3:44 PM

To: John Allen <jjallen@deltacounty.com>; Robbie LeValley <rlevalley@deltacounty.com>; Mark Taylor <mtaylor@deltacounty.com>; Greg Rajnowski <grajnowski@deltacounty.com>; Tim McCracken

**SW1/4 SECTION 34 T.14S., R.93W., 6TH P.M.
DELTA COUNTY, COLORADO**

CW1/16
FOUND 3rd ALUMINUM CAP PLS
J8016 PER MONUMENT
RECORDED

STOCKTON MARGARET A
PO BOX 609 HUTCHINSS, CO 81411
REC NO. 376620

C1/4
FOUND 3 1/4" ALUMINUM CAP
PLS 12766 PER MONUMENT
RECORD.



W1/16
FOUND 3" REBAR SET 3'
ALLIGATOR CAP ON TOP
PLS 25972 PER
MONUMENT RECORD.

CALICUTT LYNN H
71406 J RD NOTCHKISS, CO 81419
RBC. NO. 660225

406 Grand Avenue
P.O. Box 1852
Peonia, Colorado 81428

970.527-4200 PHONE
970.527-4202 FAX
www.wilmorelandsurveying.com

EMAIL wilmoreandcompany@tda.net



DELTA COUNTY, COLORADO

Engineering Department

Delta County Administration Building

295 West 6th Street,

Delta, Colorado 81416

Phone: 970-874-2035 or 874-5914

Memo

To: Planning Department

From: Tim McCracken

CC: File

Date: February 4, 2021

Re: Review of SUB20-025 Olsen Family Subdivision – Sketch Plan

In my review of this subdivision I noted the following:

1. A site visit was made by the Delta County Engineering Department on 2/3/21 by Tim McCracken, County Engineer.
2. J Road is classified as a Collector Road with an 80' right-of-way width.
3. Show proposed and existing access for all lots on the Final Plat.
4. Show adjacent property owners on the Final Plat.
5. Show all existing Subdivision names on the Final Plat.
6. Show a scale on the Final Plat.
7. Show all existing utilities on the Final Plat.
8. Show all existing buildings on the Final Plat.
9. Label width of all existing and proposed easements on the Final Plat.
10. A 10-foot utility easement outside of the J Road right-of-way will need to be shown on the Final Plat. Refer to Delta County Roadway Design and Construction Standards, Appendix 5, Item 19: Utility Location and Easement Guidelines.
11. Label all Lot lines with bearings and distances on the Final Plat.
12. Check total acreage.
13. Hatch Area to be deeded to Delta County on the Final Plat.
14. This Subdivision appears to be feasible with the items above being addressed and is approved by the Delta County Engineering Department.
15. This sketch plan report is not meant to be fully comprehensive and additional requirements may arise at further reviews.

If you have any questions, please contact me.

Delta County Community & Economic Development
295 W 6th Street, Delta, Colorado 81416
Phone 970-874-2110 Fax 970-874-2500
E-mail: planning@deltacounty.com website: www.deltacounty.com

CASE SUMMARY COMMENT FORM

(Please return to the Planning Department)

SUB20-025 Olsen Family Split Subdivision

► COMMENTS ARE ACCEPTED AT ANYTIME, BUT TO BE INCLUDED WITH THE PLANNING STAFF REPORTS, THEY MUST BE RECEIVED BY:

February 17, 2021

REVIEW AGENCIES: Please Submit Comments, as well as, NO COMMENTS.

UTILITY PROVIDERS: Please mark the easements you need or want on the sketch and give written comments explaining the easements.

NO COMMENTS

By <u>Greg B. Wilkerson</u>	Date <u>1/27/2021</u>
Title <u>MAYOR</u>	Agency <u>TOWN OF HOTCHKISS</u>



Vicinity Subdivision 20-025 Olsen Family Subdivision

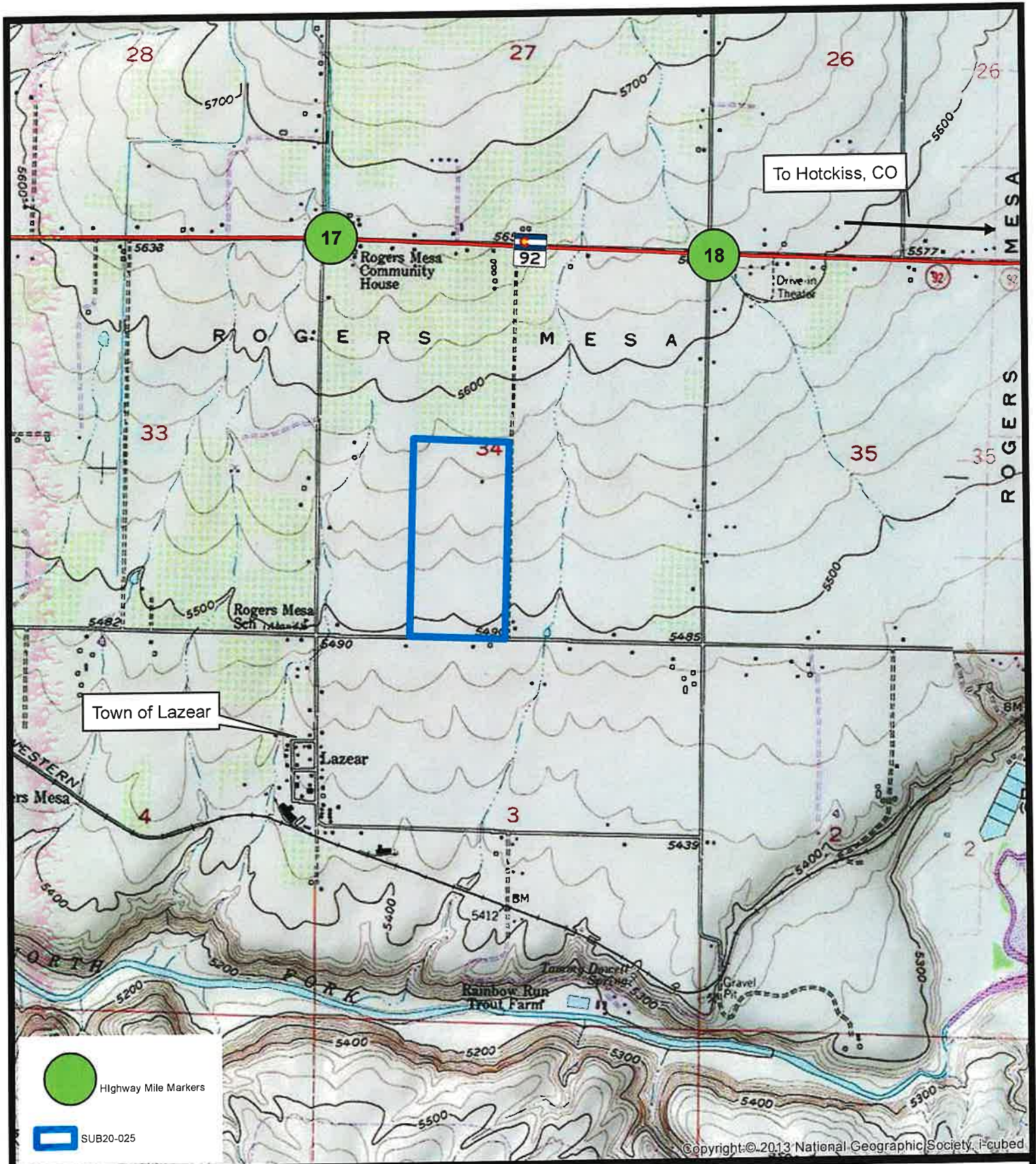
GIS Disclaimer:

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0 1,400 2,800 5,600 Feet



1:20,924



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1:4,201

Aerial

Subdivision 20-025 Olsen Family Subdivision

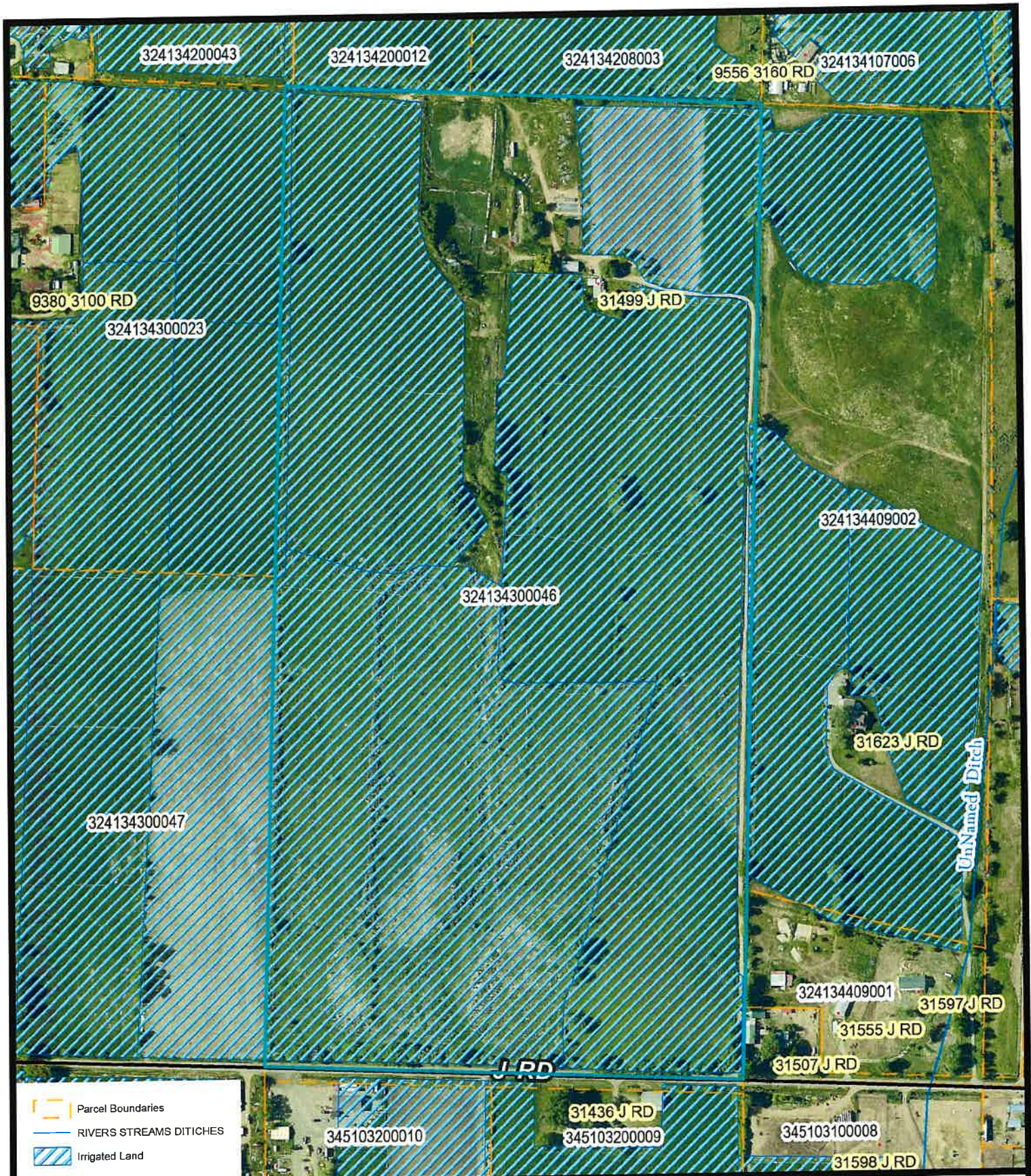


GIS Disclaimer:

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0 255 510 1,020 Feet

Delta County GIS;
C. Derco 12/2020



1:4,201

Irrigated Lands Subdivision 20-025 Olsen Family Subdivision

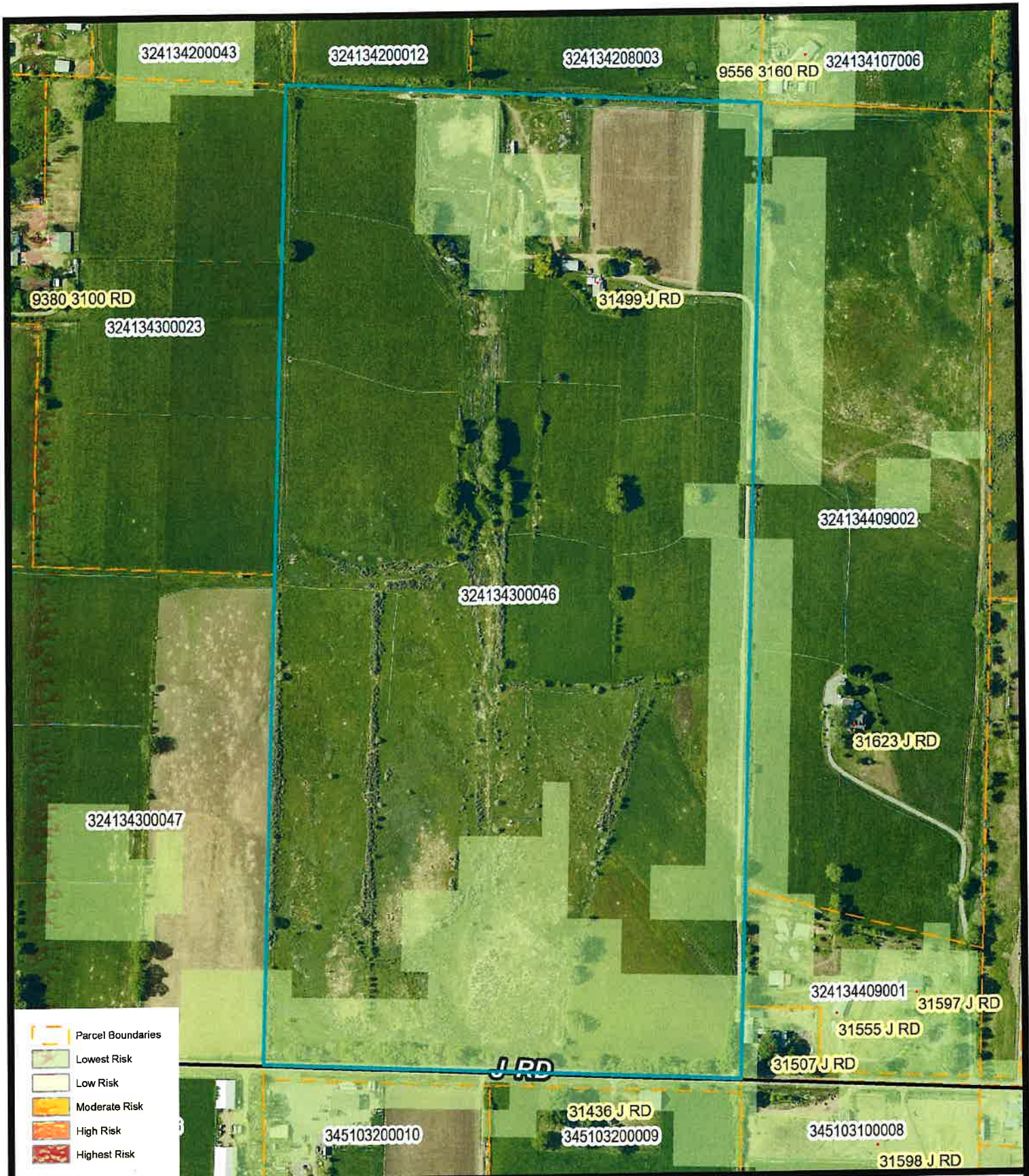
GIS Disclaimer:

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0 255 510 1,020 Feet



Delta County GIS;
C. Derco 12/2020



1:4,201

Wildfire Risk

Subdivision 20-025
Olsen Family Subdivision

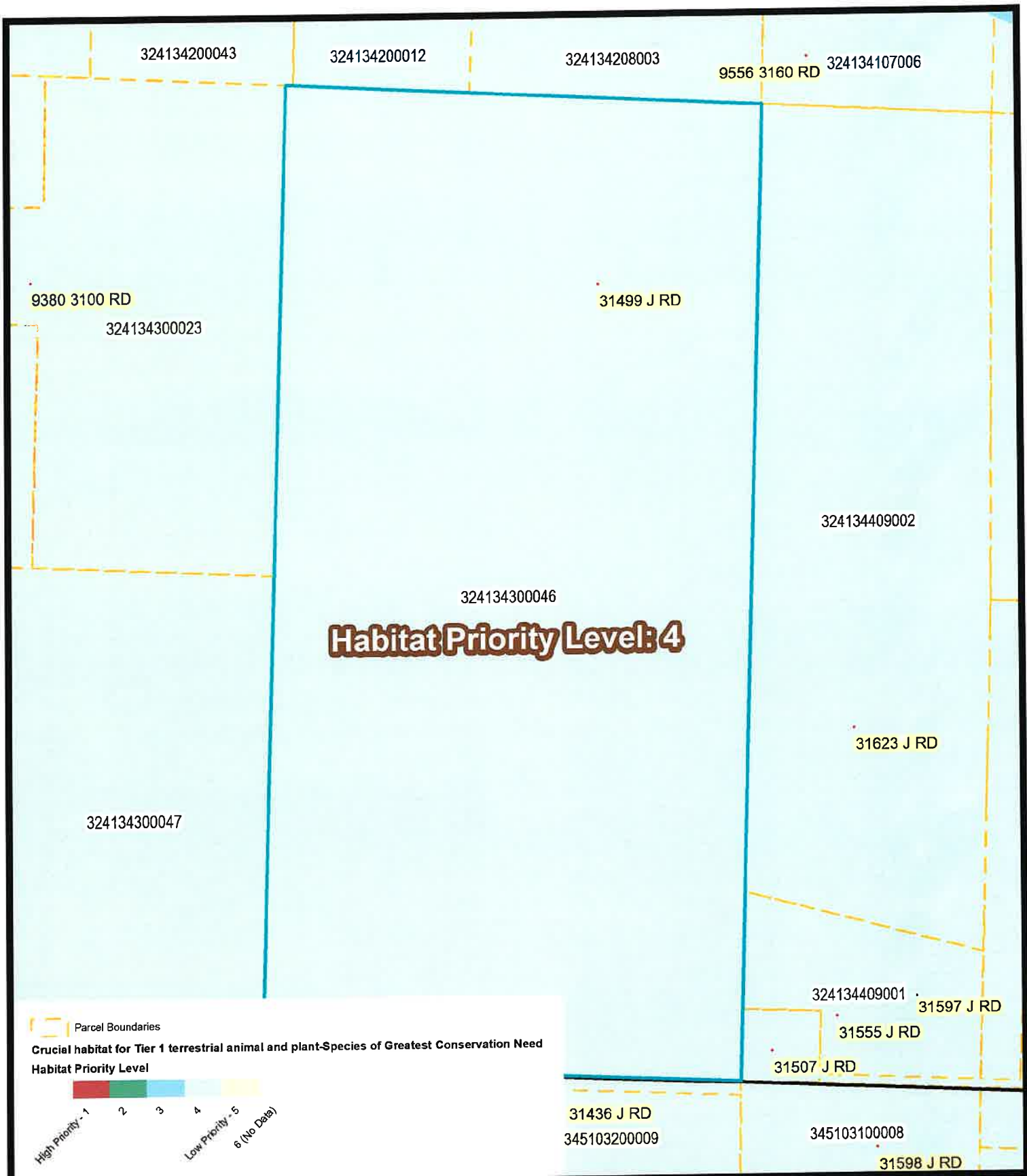


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0 255 510 1,020 Feet

Delta County GIS;
C. Derco 12/2020



1:4,201

Wildlife Impact Subdivision 20-025 Olsen Family Subdivision

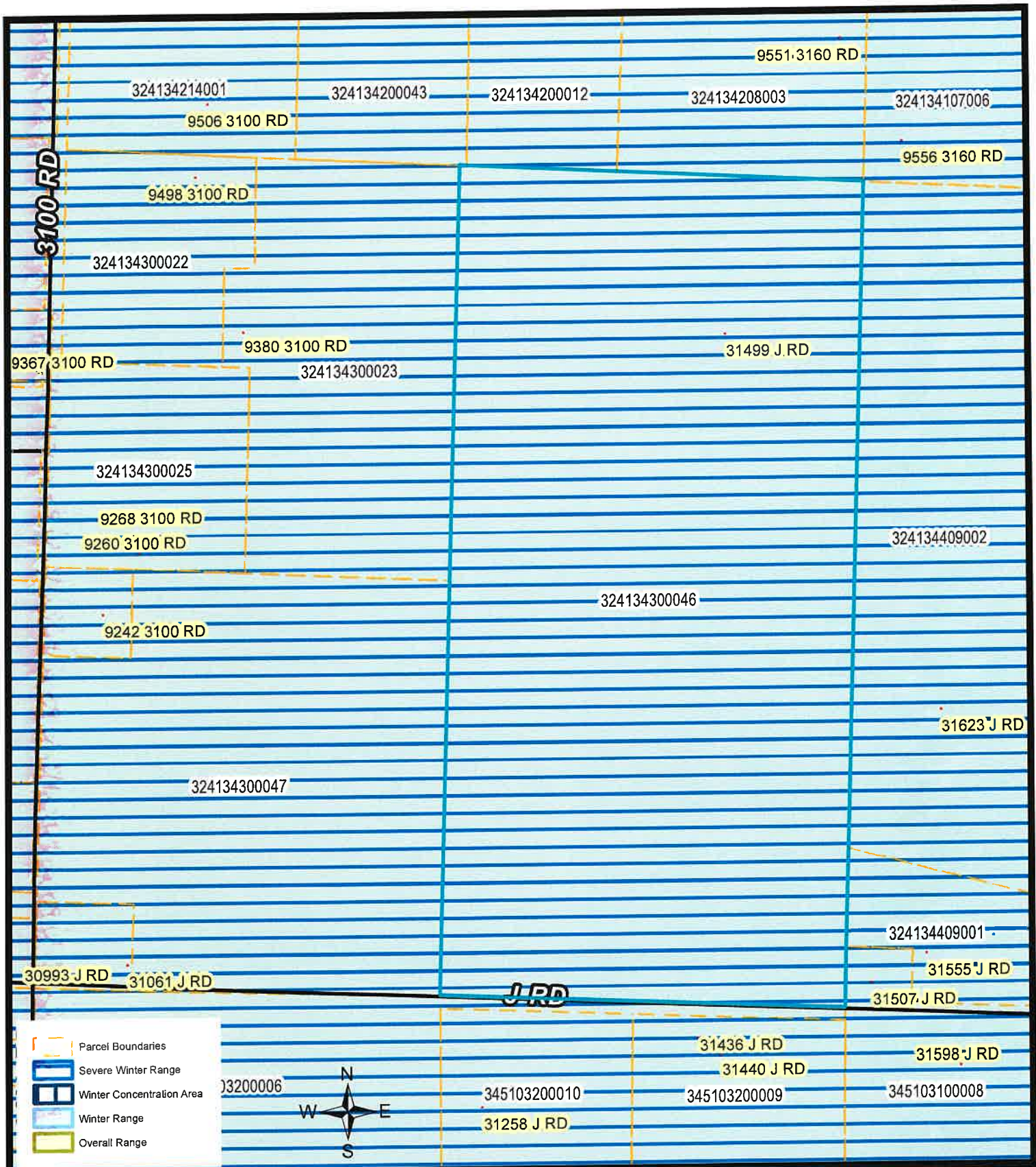
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0 255 510 1,020 Feet



Delta County GIS;
C. Derco 12/2020



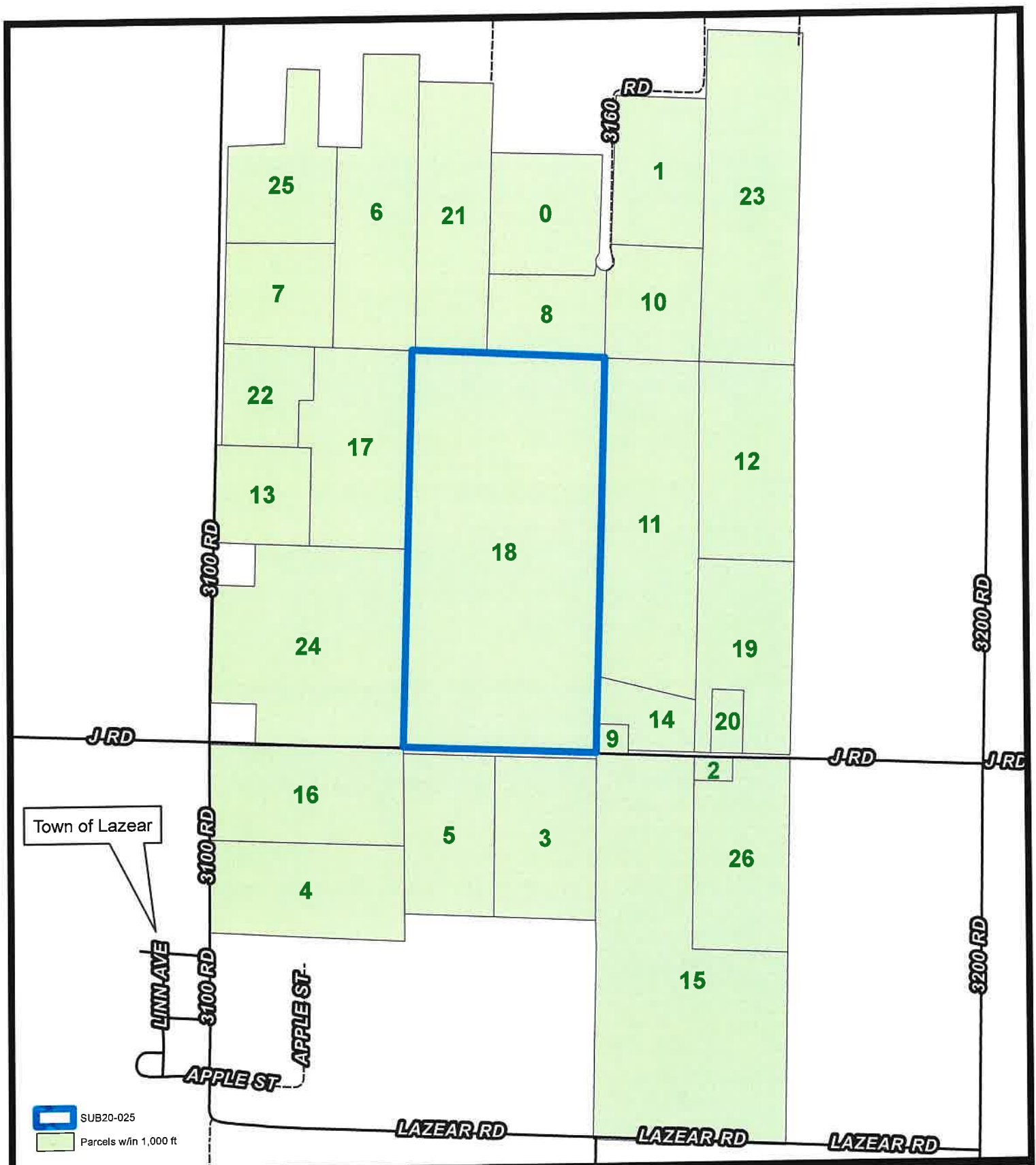
Elk Habitat within Subdivision 20-025 Olsen Family Subdivision

GIS Disclaimer:

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0 335 670 1,340 Feet





Parcels within 1,000 ft Subdivision 20-025 Olsen Family Subdivision

GIS Disclaimer:

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0 650 1,300 2,600 Feet



1:10,405

Parcels w/in 1,000 ft of SUB20-025

Map ID	TaxPIN	Account #	Owner_Name
0	324134208002	R017840	RICHARDS STEVEN B
1	324134107005	R017837	SMITH MICHAEL JOSEPH
2	345103100007	R010478	ATWOOD RUSTY D
3	345103200009	R021874	CALLICUTT LYNN H
4	345103200007	R020196	HOTCHKISS THEODORE P
5	345103200010	R021875	TRIBBLE DEBORAH M
6	324134200043	R023635	TAYLOR KEN LEE
7	324134214001	R020096	MILLER CHARLES H
8	324134208003	R017841	STOCKTON MARGARET A
9	324134400027	R006943	LUCERO GREGG DANIEL
10	324134107006	R017838	BLACK JAMES
11	324134409002	R018737	BURGEVIN JOHN M
12	324134400029	R006945	STEWART JACKIE G
13	324134300025	R006941	ALTMAN DAVID A
14	324134409001	R018736	LLOYD HARRY CURTIS
15	345103100008	R010479	HOUSEWEART WILLIAM C
16	345103200006	R020195	HOTCHKISS THEODORE P
17	324134300023	R006939	ALTMAN DAVID A
18	324134300046	R024303	OLSEN ELIZABETH
19	324134410001	R018677	BATT GERALD E
20	324134410002	R018678	BATT GREGORY A
21	324134200012	R006919	EDDLEMAN TROY L
22	324134300022	R006938	KATZDORN RAYMOND JR
23	324134101003	R006913	GRAZIANO JAMES MICHAEL REVOC TRUST (1/2
24	324134300047	R024304	LEROUX LAND & CATTLE LLC 99% INT
25	324134214002	R020097	MILLER JESS R
26	345103100006	R010477	JOHNSON FRED C



United States
Department of
Agriculture

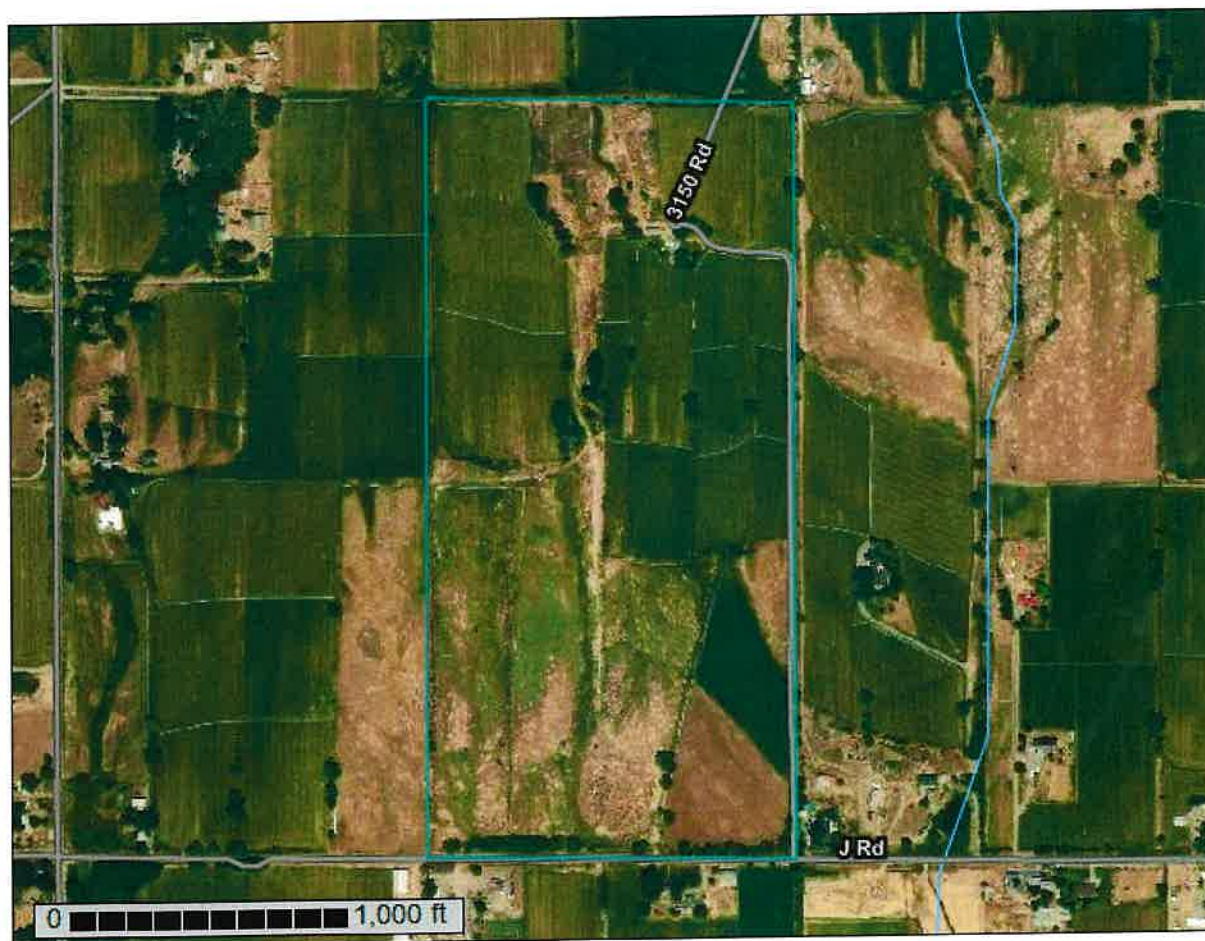
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties

SUB20-025 Olsen Family



December 4, 2020

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

- Area of Interest (AOI)

 Area of Interest (AOI)
- Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points
- Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot
- Water Features

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other
- Special Line Features

 Streams and Canals
- Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads
- Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties
Survey Area Data: Version 13, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Jul 7, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Agua Fria stony loam, 3 to 12 percent slopes	34.8	41.4%
55	Mesa-Utaline stony loams, 3 to 12 percent slopes	49.2	58.6%
Totals for Area of Interest		84.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties

3—Agua Fria stony loam, 3 to 12 percent slopes

Map Unit Setting

National map unit symbol: jnrk

Elevation: 5,800 to 7,000 feet

Farmland classification: Farmland of unique importance

Map Unit Composition

Agua fria and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Agua Fria

Setting

Landform: Fans, mesas, terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Cobbly, stony outwash alluvium derived from basalt

Typical profile

H1 - 0 to 2 inches: loam

H2 - 2 to 24 inches: stony clay loam

H3 - 24 to 34 inches: cobbly loam

H4 - 34 to 60 inches: very cobbly loam

Properties and qualities

Slope: 3 to 12 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 35 percent

Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)

Available water capacity: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Cerro

Percent of map unit:

Hydric soil rating: No

Custom Soil Resource Report

Saraton

Percent of map unit:
Hydric soil rating: No

Delson

Percent of map unit:
Hydric soil rating: No

Avalon

Percent of map unit:
Hydric soil rating: No

Mesa

Percent of map unit:
Hydric soil rating: No

55—Mesa-Utaline stony loams, 3 to 12 percent slopes

Map Unit Setting

National map unit symbol: jnsg
Elevation: 4,800 to 6,200 feet
Farmland classification: Farmland of unique importance

Map Unit Composition

Mesa and similar soils: 50 percent
Utaline and similar soils: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mesa

Setting

Landform: Valley sides, mesas, terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glacial outwash and/or old complex landslide deposits

Typical profile

H1 - 0 to 4 inches: stony loam
H2 - 4 to 20 inches: clay loam
H3 - 20 to 30 inches: gravelly loam
H4 - 30 to 60 inches: very gravelly loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches

Custom Soil Resource Report

Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Moderate (about 7.3 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: C
Ecological site: R034XY401CO - Loamy Saltdesert
Hydric soil rating: No

Description of Utaline

Setting

Landform: Mesas, terraces, valley sides
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Cobbly outwash derived from basalt

Typical profile

H1 - 0 to 4 inches: stony loam
H2 - 4 to 18 inches: very cobbly loam
H3 - 18 to 60 inches: extremely cobbly loam

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Available water capacity: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: B
Ecological site: R034XY404CO - Stony Saltdesert
Hydric soil rating: No

Minor Components

Avalon

Percent of map unit:
Hydric soil rating: No

Meeteetie

Percent of map unit:
Hydric soil rating: No

Custom Soil Resource Report

Agua fria

Percent of map unit:

Hydric soil rating: No

Saraton

Percent of map unit:

Hydric soil rating: No

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Land Classifications

This folder contains a collection of tabular reports that present a variety of soil groupings. The reports (tables) include all selected map units and components for each map unit. Land classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Prime and other Important Farmlands

This table lists the map units in the survey area that are considered important farmlands. Important farmlands consist of prime farmland, unique farmland, and farmland of statewide or local importance. This list does not constitute a recommendation for a particular land use.

In an effort to identify the extent and location of important farmlands, the Natural Resources Conservation Service, in cooperation with other interested Federal, State, and local government organizations, has inventoried land that can be used for the production of the Nation's food supply.

Prime farmland is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland.

Custom Soil Resource Report

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent. More detailed information about the criteria for prime farmland is available at the local office of the Natural Resources Conservation Service.

For some of the soils identified in the table as prime farmland, measures that overcome a hazard or limitation, such as flooding, wetness, and droughtiness, are needed. Onsite evaluation is needed to determine whether or not the hazard or limitation has been overcome by corrective measures.

A recent trend in land use in some areas has been the loss of some prime farmland to industrial and urban uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive and cannot be easily cultivated.

Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as citrus, tree nuts, olives, cranberries, and other fruits and vegetables. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California.

In some areas, land that does not meet the criteria for prime or unique farmland is considered to be *farmland of statewide importance* for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable. Farmland of statewide importance may include tracts of land that have been designated for agriculture by State law.

In some areas that are not identified as having national or statewide importance, land is considered to be *farmland of local importance* for the production of food, feed, fiber, forage, and oilseed crops. This farmland is identified by the appropriate local agencies. Farmland of local importance may include tracts of land that have been designated for agriculture by local ordinance.

Report—Prime and other Important Farmlands

Custom Soil Resource Report

Prime and other Important Farmlands—Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties		
Map Symbol	Map Unit Name	Farmland Classification
3	Agua Fria stony loam, 3 to 12 percent slopes	Farmland of unique importance
55	Mesa-Utaline stony loams, 3 to 12 percent slopes	Farmland of unique importance

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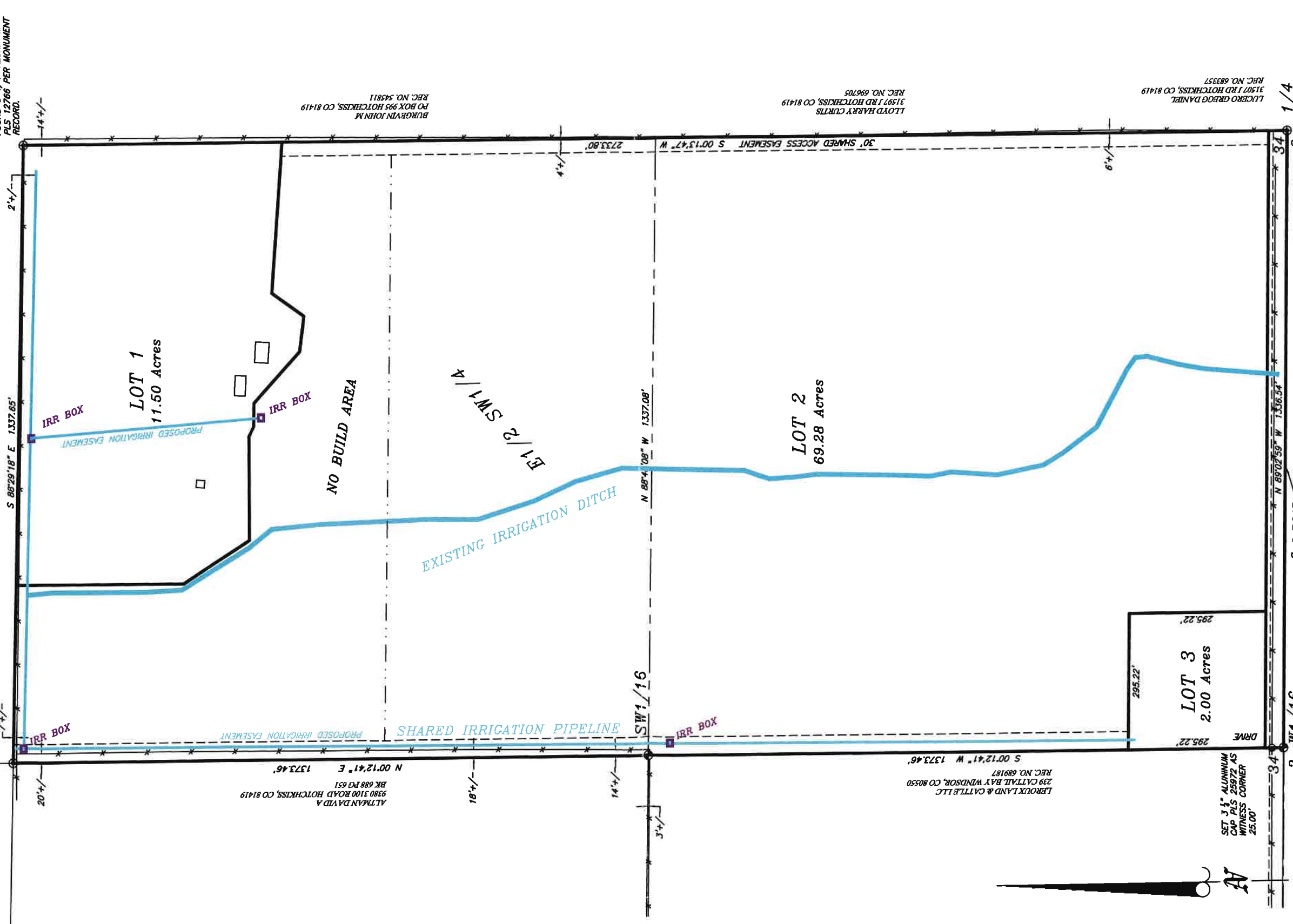
OLSEN FAMILY SUBDIVISION

EDDLEMAN TROY L
 PO BOX 34 LAZEAR, CO 81420
 REC. NO. 555383
 FOUND 3" ALUMINUM CAP PLS
 38076 PER MONUMENT
 RECORD.

TOTAL ACRES
 84.102 Acres

STOCKTON MARGARET A
 PO BOX 689 HOTCHKISS, CO 81419
 REC. NO. 576600
 C1/4
 FOUND 3 1/4" ALUMINUM CAP
 PLS 12766 PER MONUMENT
 RECORD.

S 88°29'18" E 1337.65'
 2' +/-



36.54' 34' 3

FOUND 2" ALUMINUM CAP
PLS 12766
PER MONUMENT RECORD.

1/4

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Defining Boundaries

J20287SKETCH

SKETCH PLAN OLSEN FAMILY SUBDIVISION

SW1/4 SECTION 34 T.14S., R.93W., 6TH P.M.

DELTA COUNTY, COLORADO

TOTAL ACRES
84.102 Acres

EDDLEMANTROY L
PO BOX 54 LAZEAR, CO 81420
REC. NO. 555383

STOCKTON MARGARET A
PO BOX 699 HOTCHKISS, CO 81419
REC. NO. 376600

SW1/16
FOUND 3" ALUMINUM CAP PLS
38016 PER MONUMENT
RECORD

SW1/4
FOUND 1 1/4" ALUMINUM CAP
PLS 12766 PER MONUMENT
RECORD



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Defining Boundaries

J20287SKETCH

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