

December 9, 2021

Routt County Clerk and Recorder's Office

522 Lincoln Avenue

Steamboat Springs, CO. 80487

Division of Reclamation, Mining & Safety

1313 Sherman Street Room 125

Denver, CO. 80203

RE: Application for a mining permit (Gravel Pit) – Tara Sanders Application

To Whom it May Concern:

I received a certified letter today (12-9-21), postmarked 12-1-2021, from Holsinger Law (copy of envelope and letter are attached). In this letter and speaking with my neighbors today, I was informed of a proposed gravel pit.

I recently purchased the land sharing a lot line with Tara Sanders, and we share a driveway easement as well. I was aware that Tara Sanders was previously operating an illegal pit, and when I contacted Routt County, they confirmed and informed me that it was indeed an unlawful pit. Due to the pit operating illegally and for commercial use, the Routt County Sheriff had shut them down. They also informed my realtor and me that Routt County was making them reclaim the scar that was put into the land as it is a tremendous eyesore. My land looks directly at this eyesore, and I was happy to hear that it would be repaired.

My adjacent 50 acres was purchased on September 7, 2021, for \$800,000. It was purchased with the knowledge of the zoning in the area and the assurance that this scar in the land would be repaired.

The easement accessing this pit is not a road and is a single lane on a very steep slope. This road cannot accommodate two vehicles passing, let alone gravel trucks. Also, the easement comes out on a major highway, just above an S curve. Turning out onto the road in a private passenger car is scary as there are blind spots in the S curve with vehicles traveling at high rates of speed.

This is a beautiful ranching community overlooking the Elk River and Valley. My property looks directly at this pit, and the value would be significantly diminished should any commercial operation be allowed right on my lot line.

Further, I don't feel that our community or county needs an additional gravel pit. We have one in each direction of this property, and there isn't a need for another gravel pit.

Several ranches surrounding Sander's property have land in conservation as the beauty of this land is indescribable. We purchased this land to build our dream home. I can't imagine a commercial gravel pit operating on this proposed site. The road would need to be widened on such a steep slope, and this road is my driveway and is the only access to my property.

Please keep me informed with any updates to this proposed application.

Thank you for your time and consideration in this matter.

Sincerely,



Scott Eckburg

Shred Arc, LLC (legal landowner)

PO Box 773839

Steamboat Springs, CO. 80477

(970) 846-4281

seckburg@gmail.com