




**MINERALS PROGRAM INSPECTION REPORT**  
**PHONE: (303) 866-3567**

The Division of Reclamation, Mining and Safety has conducted an inspection of the mining operation noted below. This report documents observations concerning compliance with the terms of the permit and applicable rules and regulations of the Mined Land Reclamation Board.

<b>MINE NAME:</b> Ghost River Gravel Pit	<b>MINE/PROSPECTING ID#:</b> M-2024-029	<b>MINERAL:</b> Aggregate	<b>COUNTY:</b> Huerfano
<b>INSPECTION TYPE:</b> Preoperation Inspection	<b>WEATHER:</b> Clear	<b>INSP. DATE:</b> September 4, 2024	<b>INSP. TIME:</b> 11:36
<b>OPERATOR:</b> P B & S Sand and Gravel LLC	<b>OPERATOR REPRESENTATIVE:</b> Jodi Schreiber, Patrick Steele & Jordan Power	<b>TYPE OF OPERATION:</b> 112c - Construction Regular Operation	
<b>REASON FOR INSPECTION:</b> Pre-operation Inspection	<b>BOND CALCULATION TYPE:</b> None	<b>BOND AMOUNT:</b>	
<b>DATE OF COMPLAINT:</b> NA	<b>POST INSP. CONTACTS:</b> None	<b>JOINT INSP. AGENCY:</b> None	
<b>INSPECTOR(S):</b> Amber M. Gibson	<b>INSPECTOR'S SIGNATURE:</b> 	<b>SIGNATURE DATE:</b> September 30, 2024	

**GENERAL INSPECTION TOPICS**

This list identifies the environmental and permit parameters inspected and gives a categorical evaluation of each. No problems or possible violations were noted during the inspection. The mine operation was found to be in full compliance with Mineral Rules and Regulations of the Colorado Mined Land Reclamation Board for the Extraction of Construction Materials and/or for Hard Rock, Metal and Designated Mining Operations. Any person engaged in any mining operation shall notify the office of any failure or imminent failure, as soon as reasonably practicable after such person has knowledge of such condition or of any impoundment, embankment, or slope that poses a reasonable potential for danger to any persons or property or to the environment; or any environmental protection facility designed to contain or control chemicals or waste which are acid or toxic-forming, as identified in the permit.

(AR) RECORDS----- <u>N</u>	(FN) FINANCIAL WARRANTY----- <u>Y</u>	(RD) ROADS----- <u>N</u>
(HB) HYDROLOGIC BALANCE----- <u>Y</u>	(BG) BACKFILL & GRADING----- <u>Y</u>	(EX) EXPLOSIVES----- <u>N</u>
(PW) PROCESSING WASTE/TAILING---- <u>N</u>	(SF) PROCESSING FACILITIES----- <u>N</u>	(TS) TOPSOIL----- <u>N</u>
(MP) GENL MINE PLAN COMPLIANCE- <u>N</u>	(FW) FISH & WILDLIFE----- <u>N</u>	(RV) REVEGETATION---- <u>N</u>
(SM) SIGNS AND MARKERS----- <u>Y</u>	(SP) STORM WATER MGT PLAN---- <u>N</u>	(RS) RECL PLAN/COMP-- <u>Y</u>
(ES) OVERBURDEN/DEV. WASTE----- <u>N</u>	(SC) EROSION/SEDIMENTATION--- <u>Y</u>	(ST) STIPULATIONS----- <u>N</u>
(AT) ACID OR TOXIC MATERIALS----- <u>N</u>	(OD) OFF-SITE DAMAGE----- <u>Y</u>	

Y = Inspected / N = Not inspected / NA = Not applicable to this operation / PB = Problem cited / PV = Possible violation cited

## **OBSERVATIONS**

The Ghost River Gravel Pit was inspected by Amber Gibson with the Division of Reclamation, Mining and Safety (Division/DRMS). The inspection was completed as part of a pre-operation inspection to assess the conditions of the site prior to permitting. This proposed site overlies a site previously revoked by the Division and the Mined Land Reclamation Board (MLRB). The Division's most recent inspection of the site previously known as the Ghost River Gravel Pit (permit no. M-2003-002) was on January 26, 2023. Patrick Steele and Jordan Power (representing the Applicant P B & S Sand and Gravel LLC) and Jodi Schreiber (the Applicant's Consultant -- with PFM Consulting LLC) accompanied me during the inspection. The weather was hot and the sky was clear.

The Ghost River Gravel Pit is located in Huerfano County approximately 4.5 miles east of Exit 64 on I-25, on County Road 110. The proposed mine will be a 112c regular operations construction materials permit, for 21.6 acres, located on property owned by the Applicants (Patrick Steele and Jordan Power). The primary commodity to be mined at the site is construction aggregate. The proposed post-mining land use is both rangeland and residential.

No reclamation work, nor additional mining, appears to have occurred at this site since it was under a cease and desist order prior to permit M-2003-002's revocation. The Division observed highwalls that appear to be in the same configuration as they were during the January 2023 inspection, product stockpiles, and some remaining equipment (Photos 1-7). The Applicant's stated that they have cleaned up some remaining refuse and scrap material that was located along the southern portion of the permit but have not contributed any additional disturbance.

The previous Ghost River Gravel Pit operation was a 110c permit that was permitted for 9.9 acres. Offsite disturbance was found prior to the permit's revocation, which primarily lies on the land west of the current applicant's property. The current Applicant's proposed permit adds 11.7 acres to the current disturbance, but only includes lands within the Applicant's property (Photos 1-8; see Map 1). The Division's Inactive Mines Program will still use the forfeited surety funds from the previous operation to reclaim the disturbance located off the current Applicant's land.

The Division conducted an adequacy review of the permit application and sent it to the Applicant's on August 26, 2024 and have not yet received adequacy responses. During the inspection, the Applicant and the Division observed that the fences depicted on the application maps that follow the east and north sides of the proposed permit boundary do not exist (see Map 1). T-posts were observed in a few spots, suggesting that the fence may have existed at one time, but the Applicant's stated that there has not been a fence in these locations since they purchased the land. However, there does appear to be a fence that the Applicant believes belongs to the railroad, located on the east side of County Rd. 110 (Photo 9). The Applicant stated that the updated fence information will be included on the maps submitted with the adequacy response.

A reclamation cost estimate was not conducted as part of this inspection. Upon the receipt of the final adequacy responses, the Division shall conduct a reclamation cost estimate and provide it to the Applicant at that time.

A notice sign was posted near the entrance to the site in compliance with Rule 1.6.2(1)(b) (Photo 10).

This concludes the Division's Inspection Report; a map displaying topics discussed in the report, and a subset of corresponding photographs that were taken during the time of the inspection, are included below. If you need additional information or have any questions, please contact me by email at [amber.gibson@state.co.us](mailto:amber.gibson@state.co.us) or by

telephone at (720) 836-0967.

**Inspection Contact Address**

Jodi Schreiber, Patrick Steele & Jordan Power  
P B & S Sand and Gravel LLC  
P.O. Box 863  
Rye, CO 81069

Ec: Jared Ebert, DRMS

## **PHOTOGRAPHS**



**Photo 1:** Looking southeast at a pre-existing stockpile.



**Photo 2:** Looking northeast from the southern portion of the proposed permit area at leftover product and a remaining grizzly screener.





**Photo 3:** Looking north into the pre-existing pit area from the southern portion of the proposed permit boundary.



**Photo 4:** Looking west from within the pre-existing pit.





**Photo 5:** Looking east from within the pre-existing pit.



**Photo 6:** Looking south along the base of the western highwall within the pre-existing pit.





**Photo 7:** Looking north along the western portion of the pre-existing pit.



**Photo 8:** Looking south at undisturbed lands to be included in the proposed permit boundary.





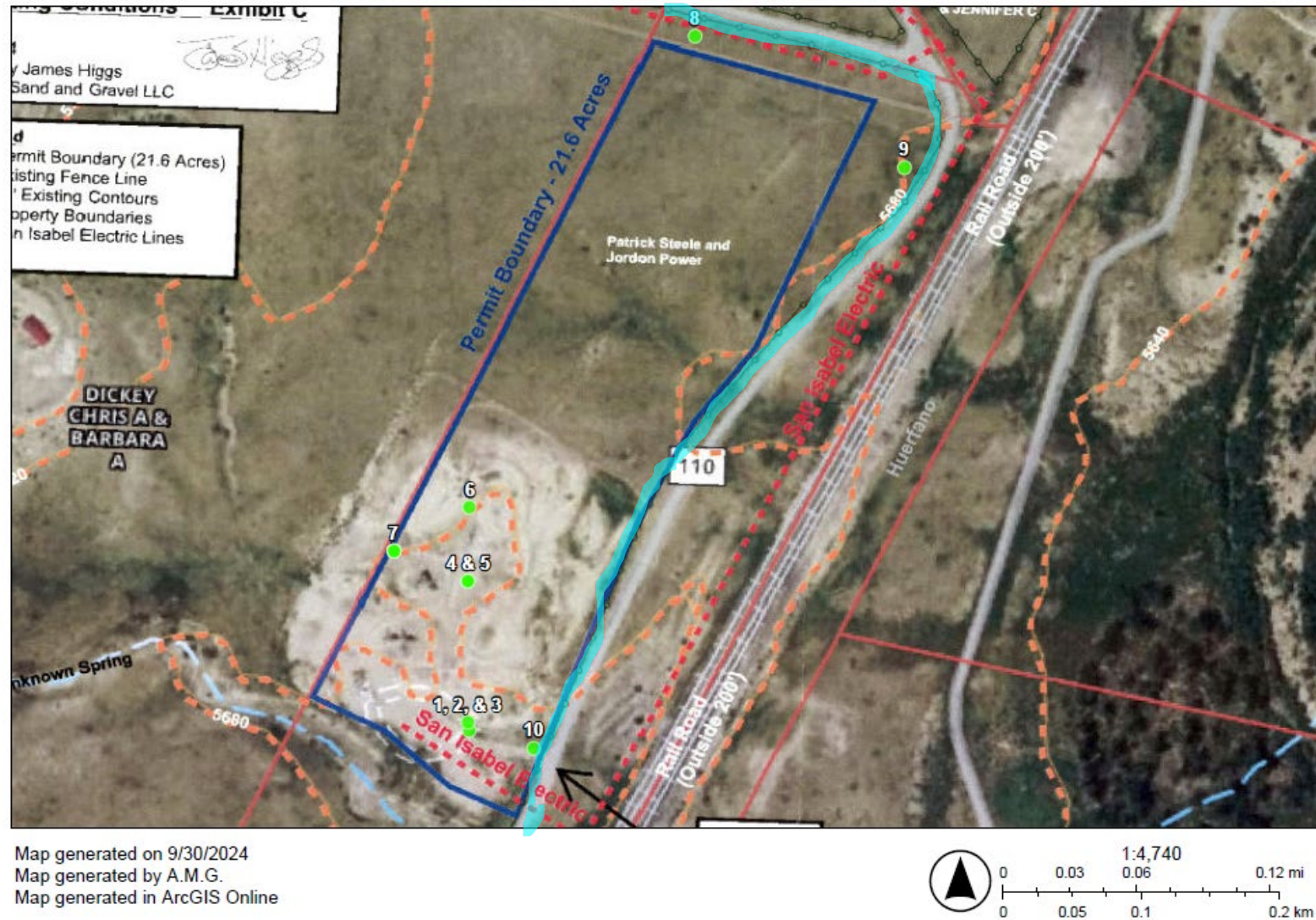
**Photo 9:** Looking southeast at the fence located on the east side of CR 110.



**Photo 10:** Notice sign posted at the entrance to the site. Written/signed information was faded from exposure to the elements.



**Ghost River Gravel Pit, M-2024-029**  
PreOp Inspection Map, 2024



**Map 1:** Map generated in ArcGIS Online in combination with the Applicant's proposed mining plan map. The Division georeferenced the mining plan map into ArcGIS Online and overlaid the inspection photo locations onto the image (green numbered dots). The numbers next to the green dots correspond with the inspection photos. The fence line highlighted in light blue does not exist. A fence line does exist on the east side of CR 110 that will need to be added to the map (see Photo 9).