




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.

MINE NAME: Houchin Gravel Pit	MINE/PROSPECTING ID#: M-1980-249	MINERAL: Sand and gravel	COUNTY: El Paso
INSPECTION TYPE: Monitoring	WEATHER: Clear	INSP. DATE: February 27, 2025	INSP. TIME: 10:00
OPERATOR: Houchin Inc	OPERATOR REPRESENTATIVE: Curt Houchin	TYPE OF OPERATION: 110c - Construction Limited Impact	
REASON FOR INSPECTION: Normal I&E Program	BOND CALCULATION TYPE: None	BOND AMOUNT: \$7,177.00	
DATE OF COMPLAINT: NA	POST INSP. CONTACTS: None	JOINT INSP. AGENCY: None	
INSPECTOR(S): Hunter Ridley	INSPECTOR'S SIGNATURE: 	SIGNATURE DATE: March 11, 2025	

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>Y</u>	(FN) FINANCIAL WARRANTY----- <u>Y</u>	(RD) ROADS----- <u>Y</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>Y</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>N</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

This inspection was conducted by Hunter Ridley with the Colorado Division of Reclamation, Mining and Safety (Division) as follow up to an informal notice to the Division that a new survey had been conducted which clarified the property boundary between the Houchin Pit and the adjacent western parcel, owned by Kayle Higinbotham. The Houchin Gravel Pit is accessed from Hwy 24 approximately 8.5 miles southeast of Woodland Park. This is a 110c sand & gravel mine. The site was not active at the time of inspection. The weather was cool and sunny.

The adjacent landowner, Kayle Higinbotham, contacted the Division in late December 2024 to inform the Division that a new survey had been conducted for her property and revealed that the adjacent mining operation, owned by Mr. Houchin, had encroached west, onto her property. The total disturbance on Ms. Higinbotham's property totals 0.15 acres and is limited to stripping of a small amount of overburden and use of the area for equipment storage and stockpiling. The survey company employed by Ms. Higinbotham provided a mapped survey of the disturbance area. This map is included at the bottom of this report.

Ms. Higinbotham did not wish to submit a formal complaint to the Division for the encroachment. Instead, Ms. Higinbotham had discussed the matter with Mr. Houchin and determined that the encroachment had been made in error, due to inaccurate property survey lines which were first placed during the site's initial permitting in 1980. Ms. Higinbotham and Mr. Houchin entered into a civil agreement to rectify the situation. A copy of this agreement is included at the conclusion of this inspection report. The terms of the agreement required Mr. Houchin to remove all equipment and materials from the area, relocate the earthen berm to align with the corrected property boundary, and add and relocate boulders to further delineate the boundary line. No re-seeding work was requested by the landowner or via the civil agreement. Pursuant to the Division's Rule 3.1.12, the Division informed Mr. Houchin that he is also required to ensure that the new property boundary line was clearly marked with new monuments. Mr. Houchin is aware that no further disturbance on the adjacent property can occur, otherwise the Division will have to respond with enforcement action and a possible violation citation.

On January 31, 2025, Ms. Higinbotham informed the Division via email that Mr. Houchin had completed remediation of the encroachment area to the satisfaction of their civil agreement. This email and the photographs included by Ms. Higinbotham are included at the end of this report. The Division has interpreted this to mean that the landowner is satisfied with the reclamation of all previously disturbed areas on her property.

The following observations during the inspection were made to ensure that remediations had been completed to both the satisfaction of the civil agreement and in compliance with the Division's rules and regulations.

Availability of Records: Annual reports are current, having been filed through February 2025. The previous inspection was on August 13, 2024. The approved post-mine land use is primarily industrial/commercial. There are no open infractions. Both the surface and minerals are privately owned.

Backfilling and Grading: During the inspection, the Division observed that the area of encroachment had been graded out and noted that the earthen berm had been moved to align with the corrected property boundary line. Boulders and a concrete wall had been placed at the southeast corner of Ms. Higinbotham's property corner and clearly defined the line between her and Mr. Houchin's property (Photos 1 & 2).

Financial Warranty: The Division currently holds a financial warranty amount of \$7,177.00 for this site. The bond was updated in January of 2024 to account for updated unit costs. Based on observations from this

inspection, the Division has found the current bond to be **adequate** for the minimal reclamation still required of the site.

Off-site Damage: The thin strip of sloped, unvegetated area along the NW boundary outside the permit boundary, which was previously determined to be pre-law mine disturbance, is more likely additional accidental disturbance that occurred outside the permit boundary by following the prior property line boundary, which was ultimately inaccurate. As cited in the previous inspection report, this area should not be re-entered or re-disturbed as part of the current operation to avoid enforcement action. Please see previous inspection reports for more details. **If the Operator wants or needs to disturb this strip on the NW side, an amendment to the permit will be required prior to any disturbance.**

Roads: No problems were observed relative to haul and access roads.

Right of Entry: As the mining operation is now fully contained within Mr. Houchin's property, no updated proof of Right of Entry is required at this time.

Reclamation Success: No reclamation has been initiated.

Support Facilities On-site: A screen plant, loader, and two grizzly screens were observed on site. These had all been moved off the adjacent western property and are now fully contained within the approved permit boundary (Photo 2).

Signs and Markers: The permit sign was properly posted pursuant to Rule 3.1.12 and new boundary markers were noted at the permit boundary corners in the form of a wooden post and pink surveying whiskers (Photo 3). Note that for this permit, the property boundary line is the same as the permit boundary.

Photographs taken during the inspection have been included below. Responses to this inspection report should be directed to: Hunter Ridley at the Division of Reclamation, Mining and Safety, 1313 Sherman St., Room 215, Denver, CO 80203. Direct contact can be made by phone at 720-868-7757 or via email at hunter.ridley@state.co.us

PHOTOGRAPHS



Figure 1: View north of the edge of the updated property boundary line. The permit / property boundary continues up the hillslope.



Figure 2: view north of the revised property boundary line. Boulders and a berm have been added to delineate the property boundary line.

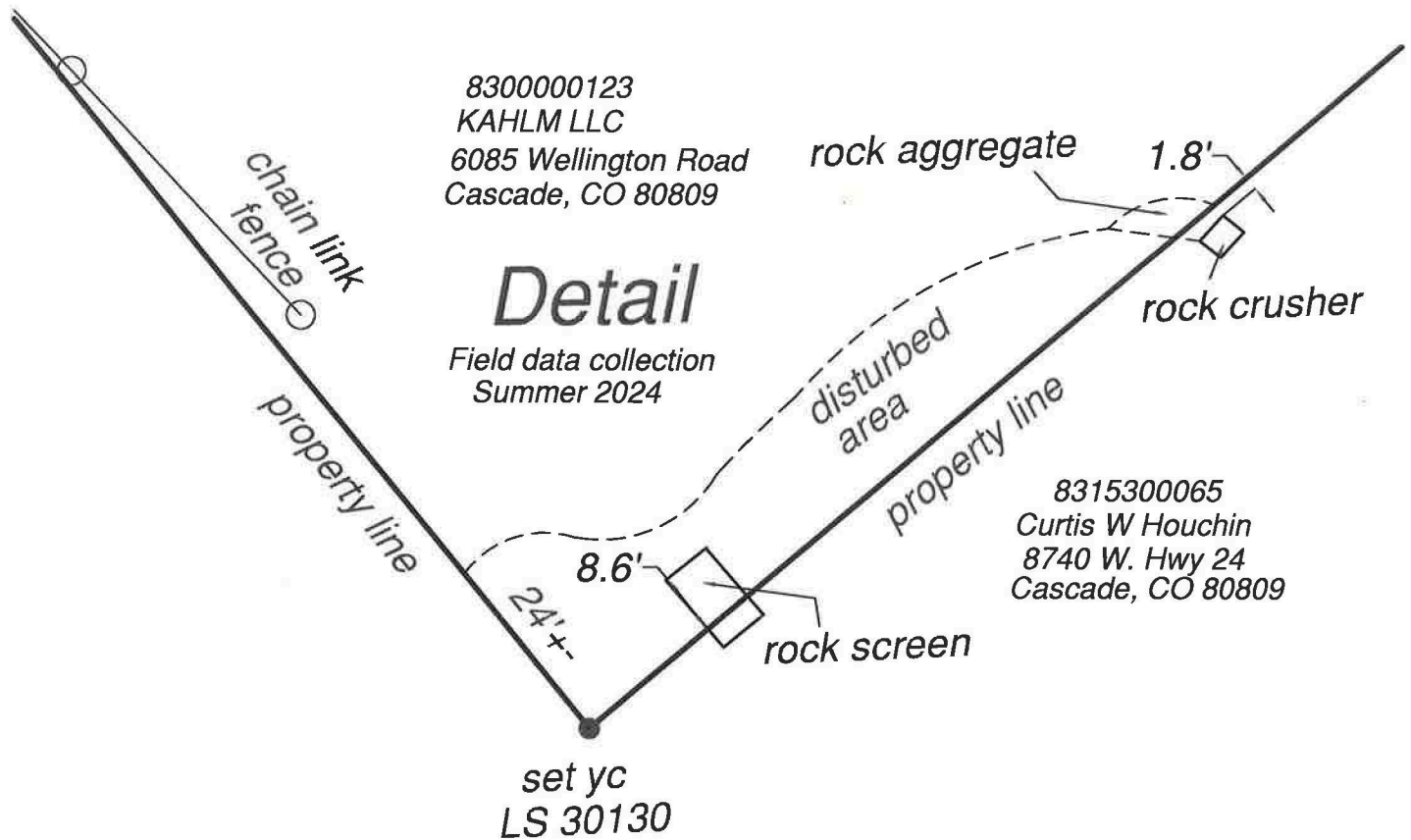


Figure 3: View west of the adjacent property. A wooden t-post and pink whiskers show the revised property line.

Inspection Contact Address

Curt Houchin
Houchin Inc
P.O. Box 85
Green Mountain Falls, CO 80819

Mine Operation Encroachment Detail



Not to Scale



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PREPARED BY:



ALESSI & ASSOCIATES, Inc.

APPRAISERS • ENGINEERS • SURVEYORS

2989 Broadmoor Valley Road
Colorado Springs, CO 80906

Tele. 719/540-8832
Fax 719/540-2781

PURPORTED STREET ADDRESS:

KAHLM LLC

6085 Wellington Road

DATE: 12-10-2024

CLIENT: KAHLM LLC

JOB NUMBER: 231307

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Curt Houchin
P.O.Box 85
Green Mountain Falls
CO 80819

Kayle Higinbotham
KAHLM LLC
5975 Wellington Road
Cascade CO 80809

December 14,2024
Re : Houchin Gravel Pit Encroachment

Dear Curt ,

This letter serves as a summary of our meeting 12/13/25 concerning the Encroachment on my property in holding of , KAHLM LLC, by your gravel pit operation , Houchin Gravel Pit

We accept your explanation that you were unaware of the encroachment.

You stated that : ...

“. historical boundary markers are sometimes hard to locate and sometimes buried. You stated that you have been given conflicting information from past surveyors and mapping throughout the years “

However, now that we have informed you about the encroachment as demonstrated by Alessi survey maps , we have come to the following mutual agreement as remedy .

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Our agreement states : as of 12/13/2024

You have been notified to discontinue immediately any mining operation, processing of materials, or storing of additional materials. You have been informed of the liability issues concerns

1. You will move all of your equipment, and materials from the area.
2. You will move the existing dirt berm (currently located on the KAHLM LLC property) to the Easterly common boundary line, thus creating a demarcation between our two properties.
3. You will conduct a thorough cleanup of the impacted area Removing all metal and foreign materials, and grading the impacted area
4. You will move and place boulders in order to prevent entry into the designated area
5. Alessi placed Markers onsite that show the boundary lines as confirmed in Alessi survey.

I am including a copy of the encroachment map that was shown to you during our meeting per your request.

If you should have additional questions for Joe Alessi , His contact number is 719 540-8832 Office

6. We have set a deadline for **February 1,2025** for the work to be completed.This offers you 6 weeks from time of agreement , ample time to remove materials, equipment , grading , moving dirt berm and placing boulders.

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In the event that you cannot perform the work prior to that date we must be **notified in writing** requesting an extension of the deadline. In the event of inclement weather, we will certainly consider extending that deadline for a reasonable amount of time without penalty. However, it will be necessary to charge a daily penalty if extension is not mutually agreed upon **in writing** by February 1, 2025

I have been in contact with, Hunter Ridley, at DNR
She has been very kind and helpful and provided me with a map of your permitted mining area and reclamation plan
The permit map, clearly shows an encroachment on my property outside of your permitted boundary line.
I have sent Hunter and the DNR, Alessi survey maps including the map of the encroachment area. We discussed the situation in detail

I left Hunter a phone message on 12/14/24, after our meeting, in order to inform her that we had reached an amiable agreement
I spoke with her again 1/2/24 , We discussed our agreement and deadline. I told her that I would send her a copy of this agreement letter and current Alessi maps
We agreed to talk again, once you have completed the cleanup by 2/1/25

Let me know if you have any questions or comments
We have been neighbors for many years and I am very pleased that we were able to reach an amiable agreement going forward.
Call me as soon as you return from vacation , please

Kayle Higinbotham
5975 Wellington Road 719 492 5178

STATE OF
COLORADO

Ridley - DNR, Hunter <hunter.ridley@state.co.us>

Re: Houchin

2 messages

kyale higinbotham <lonersunite3@gmail.com>

Fri, Jan 31, 2025 at 11:37 AM

To: "Ridley - DNR, Hunter" <hunter.ridley@state.co.us>, Kayle Higinbotham <lonersunite3@gmail.com>

Hello Hunter,

I wanted to give you a brief update in regard to Houchin and the encroachment issue.

I just visited the site today and he has done extensive restoration .

As illustrated in the photos I took today. It's a bit difficult to see because of the recent snowfall. I will send you more when the project is complete and the snow has melted. Basically, I just wanted to let you know that I think Mr. Houchin is doing his best to remedy and restore the encroachment

We have almost completed the project by the February 1 deadline and I will certainly extend as needed due to recent inclement weather .

Thank you 🙏

Kayle Higinbotham

Sent from my iPhone

2 attachments**IMG_2795.jpg**
139K**IMG_2794.jpg**
119K

Ridley - DNR, Hunter <hunter.ridley@state.co.us>

Fri, Jan 31, 2025 at 12:03 PM

To: kayle higinbotham <lonersunite3@gmail.com>

Hi Kayle,

This is great news- thank you for sharing the update! I've been in contact with Mr. Houchin and we have set a tentative inspection date for the site in late February. Hopefully all reclamation will be completed by then and I can formally document this situation for the Houchin Pit file.

Kind regards,

Hunter Ridley (she/her/hers)

Environmental Protection Specialist I



P 720.868.7757 | F 303.832.8106

Physical: 1313 Sherman Street, Room 215, Denver, CO 80203

Mailing: DRMS Room 215, 1001 E 62nd Ave, Denver, CO 80216

hunter.ridley@state.co.us | <https://drms.colorado.gov>

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Sent from my iPhone



