



PFM Consulting LLC

May 23, 2025

Colorado Division of Reclamation, Mining and Safety  
1313 Sherman Street  
Room 215  
Denver, CO 80203

RE: Verhoeff Gravel Pit #1 TR-1 Adequacy Review #3 Response

Ms. Armstrong,

Please see the following responses to the items in Adequacy Review #3:

1. Please see the updated Map.
2. Please see the updated Map.
3. Please see the updated Map.
4. Please see the updated Map.
5. The operator will commit to submitting a Technical Revision prior to mining Phase 2. The operator requests for clarification from the Division regarding “all Phase 2 information”. Could the Division please specify what information is missing in Phase 2 that will need to be included in a TR?
6. The proposed maximum disturbance of this site would be 130 acres when considering the site in its entirety. However, if the Division requests the maximum disturbed acreage of Phase 1, it is 120 acres. The maximum disturbance of Phase 1 and the road/scale house is 123 acres.
7. The maximum length of the haul road in Phase I is 2,450 feet and covers approximately 3 acres, including the scale and scale house.
8. Please see the updated Map.
9. Please see the updated Reclamation Costs with 123 acres.



## PFM Consulting LLC

10. The Highwall and Gravel Access Road are included in items #1 and #2 and #3 of the Direct Tasks below.

### Reclamation Costs

Reclamation cost estimates were calculated on a per acre basis and applied to a maximum active mining area of Phase I of 123 acres.

Direct Tasks	Unit	Quantity	Cost	Total Cost
<b>Grading Highwalls</b>				
Grading/Ripping Highwall, Stockpile & Processing	Hours	10		\$1,450.00
<b>Placing Topsoil/Fines 123 Acres @6" Depth</b>				
Bull Dozer	Hours	10	\$145.00	\$1,450.00
Loader	Hours	10	\$145.00	\$1,450.00
<b>Seeding 123 Acres</b>				
Broadcasting	Hours	3	\$300.00	\$900.00
Seed Mix	Acre	1	\$350.00	\$350.00
Mulch	Acre	1	\$187.50	\$187.50
Tracking seed/mulch				
Dozer	Hours	3	\$154.00	\$462.00
Area Reclaimed	Acre	123		\$232,290.00
<b>Mobilization Fee (From Lamar)</b>	Hours	1	\$5,000.00	\$5,000.00
<b>Indirect Tasks</b>				
Liability Insurance			0.0155	\$2,360.00
Performance Bond			0.015	\$2,284.00
Profit			0.1	\$15,232.00
Job Superintendent	Hours	20	\$88.00	\$1,760.00
Miscellaneous Indirect			0.0925	\$14,089.00
<b>Total Bond</b>				\$273,015.00

If anything, further is needed in order to approve this request, please let me know.

Sincerely,

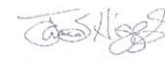
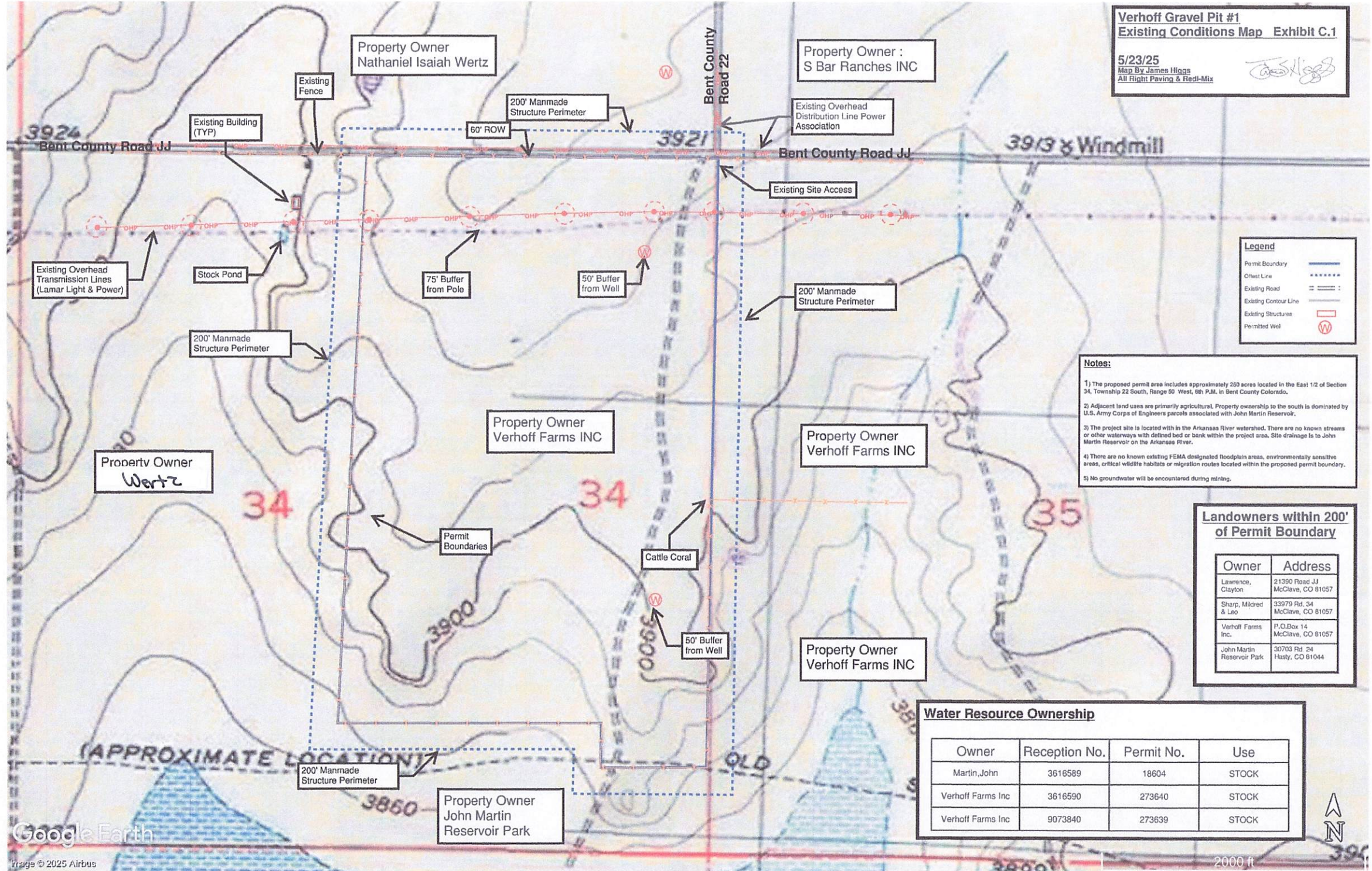
*Jodi Schreiber*

Jodi Schreiber  
Owner, PFM Consulting LLC



**Verhoff Gravel Pit #1**  
**Existing Conditions Map Exhibit C.1**

5/23/25  
 Map By James Higgs  
 All Right Paving & Redi-Mix

**Legend**

- Permit Boundary
- Oldest Line
- Existing Road
- Existing Contour Line
- Existing Structures
- Permitted Well

- Notes:**
- 1) The proposed permit area includes approximately 250 acres located in the East 1/2 of Section 34, Township 22 South, Range 50 West, 6th P.M. in Bent County Colorado.
  - 2) Adjacent land uses are primarily agricultural. Property ownership to the south is dominated by U.S. Army Corps of Engineers parcels associated with John Martin Reservoir.
  - 3) The project site is located within the Arkansas River watershed. There are no known streams or other waterways with defined bed or bank within the project area. Site drainage is to John Martin Reservoir on the Arkansas River.
  - 4) There are no known existing FEMA designated floodplain areas, environmentally sensitive areas, critical wildlife habitats or migration routes located within the proposed permit boundary.
  - 5) No groundwater will be encountered during mining.

**Landowners within 200' of Permit Boundary**

Owner	Address
Lawrence, Clayton	21390 Road JJ McClave, CO 81057
Sharp, Mikrod & Leo	33979 Rd. 34 McClave, CO 81057
Verhoff Farms Inc.	P.O.Box 14 McClave, CO 81057
John Martin Reservoir Park	30703 Rd. 24 Hasby, CO 81044

**Water Resource Ownership**

Owner	Reception No.	Permit No.	Use
Martin, John	3616589	18604	STOCK
Verhoff Farms Inc	3616590	273640	STOCK
Verhoff Farms Inc	9073840	273639	STOCK



**Verhoff Gravel Pit #1**  
**Mining Map Exhibit C**

5/23/25

Map By James Higgs  
All Right Paving & Redi-1...

*James Higgs*

**Phase 1**  
**(120 Acres)**

Property Owner  
Nathaniel Isaiah Wertz

**Phase 2**  
**(130 Acres)**

Property Owner :  
S Bar Ranches INC

Bent County Road JJ

Bent County Road 22

Bent County Road JJ

50' Setback  
From Fence

Site Access

75' Setback on  
Telephone Poles

50' Buffer from Well

Haul Road

50' Setback  
From Fence

Mining Direction

Mining Direction

Mining Direction

Permit  
Boundary

Property Owner  
Wertz

Property Owner  
Verhoff Farms INC

Current Mining Operations

Approximate Stockpile  
Overburden

Approximate  
Processing Area

Approximate  
Stockpile  
Area

Property Owner  
Verhoff Farms INC

50' Buffer from Well

50' Setback  
From Fence

50' Setback  
From Fence

**Legend**  
— Permit Boundary (250 Acres)  
— 10' Existing Contours  
— Erosion Berm/Stockpile of Topsoil  
— Stockpile of Overburden

**Typical Berm Section**

**Typical Section**

Notes:  
1) Floor depth will be determined in the field  
2) All slopes will be mined at a 3:1, except for the 1000' working face

Property Owner John  
Martin Reservoir Park

2000'

OLD  
N



**Legend**

- Permit (250 acres)
- Phase 1 (120 acres)
- Phase 2 (130 acres)

