COLORADO
Division of Reclamation, Mining and Safety
Department of Natural Resources

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: Yust Ranch Gravel Pit	**MINE/PROSPECTING ID#:** M-2000-014	**MINERAL:** Sand and gravel	**COUNTY:** Grand
INSPECTION TYPE: Monitoring	**WEATHER:** Clear	**INSP. DATE:** September 3, 2025	**INSP. TIME:** 15:00
OPERATOR: Grand Gravel Pit, LLC	**OPERATOR REPRESENTATIVE:** Dawna Heller	**TYPE OF OPERATION:** 112c - Construction Regular Operation	
REASON FOR INSPECTION: Normal I&E Program	**BOND CALCULATION TYPE:** Complete Bond	**BOND AMOUNT:** $45,600.00	
DATE OF COMPLAINT: NA	**POST INSP. CONTACTS:** None	**JOINT INSP. AGENCY:** None	
INSPECTOR(S): Brock Bowles	**INSPECTOR'S SIGNATURE:** Brock Bowles	**SIGNATURE DATE:** October 17, 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---------------------------------- N	(FN) FINANCIAL WARRANTY-------- Y	(RD) ROADS------------------ N
(HB) HYDROLOGIC BALANCE------------- Y	(BG) BACKFILL & GRADING---------- N	(EX) EXPLOSIVES--------- N
(PW) PROCESSING WASTE/TAILING---- N	(SF) PROCESSING FACILITIES------- N	(TS) TOPSOIL--------------- Y
(MP) GENL MINE PLAN COMPLIANCE- Y	(FW) FISH & WILDLIFE---------------- N	(RV) REVEGETATION---- N
(SM) SIGNS AND MARKERS---------------- Y	(SP) STORM WATER MGT PLAN---- N	(RS) RECL PLAN/COMP-- N
(ES) OVERBURDEN/DEV. WASTE--------- N	(SC) EROSION/SEDIMENTATION--- N	(ST) STIPULATIONS------- N
(AT) ACID OR TOXIC MATERIALS------- N	(OD) OFF-SITE DAMAGE---------------N	

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

OBSERVATIONS

This inspection was conducted by Brock Bowles of the Division of Reclamation, Mining and Safety (Division). Dawna Heller of Grand Gravel Pit (operator) was present for the inspection. The Yust Gravel Pit is located about 2 miles southwest of Kremmling on Trough (CR-1). The site is an active 112c operation with 46.41 acres permitted and the post-mining land use is rangeland. At the time of the inspection, it was sunny, warm and the ground was dry.

Financial Warranty:
The Division currently holds a bond of $45,600. This amount was determined in 2018 based on 14.6 acres of disturbance. As part of this routine inspection, the reclamation cost estimate was reviewed and updated to reflect current site conditions and inflation. The following updated cost estimate is based on 26 acres of disturbance. The updated cost estimated is $130,448, and a copy of the estimate is attached to this inspection report for your review. You have 15 days from the issuance of this report to review the estimate and schedule a consultation to address any questions. After this initial 15-day period, a surety increase will be issued, at which point you will have an additional 60 days to submit an increased rider.

Hydrologic Balance:
No water was seen in the pit bottom.

Gen. Compliance With Mine Plan:
The main working highwall is located on the west side of the pit and is approximately 20 feet high by 500 feet long (photo 1). The highwall on the eastern end of the pit does not look like it has been mined recently (photo 2). It is approximately 20 feet high and 400 feet long. The highwall along the north side is about a 1h:1v slope and appears stable. Most of the highwall along the southern section has been graded to 3h:1v and has been reclaimed. Mining operations were taking place with the crushing/sorting equipment staged on the western section of the pit floor. Product stockpiles were staged on the pit floor in the center section of the pit area. Piles of asphalt were staged ready for processing outside the pit, south of the truck scales (photo 3).

Signs and Markers:
The mine entrance sign was in place by the east entrance gate.

Topsoil:
Topsoil stockpiles were staged above the along the southern permit boundary above the western highwall.

PHOTOGRAPHS

Photo 1- Western highwall with crushing/sorting machinery in operation.

Photo 2- Eastern highwall has not been mined in the recent past.

Photo 3- Asphalt piles east side of the permit are, south of the truck scale.

Inspection Contact Address

Dawna Heller
Grand Gravel Pit, LLC
PO Box 1161
Kremmling, CO 80459

Enclosure

COST SUMMARY WORK

Task description: **Sitewide reclamation estimate**

Site: **Yust Ranch Gravel Pit** Permit Action: 2025 Inspection Permit/Job#: M2000014

PROJECT IDENTIFICATION

Task #: 100 State: Colorado Abbreviation: None
Date: 10/14/2025 County: Grand Filename: M014-100
User: BFB

Agency or organization name: DRMS

TASK LIST (DIRECT COSTS)

Task	Description	Form Used	Fleet Size	Task Hours	Cost
110	Cut/fill 20' x 1600' highwalls	DOZER	1	14.90	$5,252
111	Spread 6" topsoil on 26 acres	DOZER	1	80.56	$28,395
120	Revegetate 26 Acres with Weed Control	REVEGE	1	26.00	$70,277
130	Mob/Demob	MOBILIZE	1	2.40	$1,312
			SUBTOTALS:	**123.86**	**$105,236**

INDIRECT COSTS

OVERHEAD AND PROFIT:

Liability insurance:	2.02	Total =	$2,126
Performance bond:	1.05	Total =	$1,105
Job superintendent:	63.47	Total =	$4,769
Profit:	10.00	Total =	$10,524
		TOTAL O & P =	$18,523
		CONTRACT AMOUNT (direct + O & P) =	$123,759

LEGAL - ENGINEERING - PROJECT MANAGEMENT:

Financial warranty processing (legal/related costs):	$500	Total =	$500
Engineering work and/or contract/bid preparation:	0.00	Total =	$0
Reclamation management and/or administration:	5.00		$6,188
CONTINGENCY:	0.00	Total =	$0
		TOTAL INDIRECT COST =	$25,211
		TOTAL BOND AMOUNT (direct + indirect) =	**$130,447**

BULLDOZER WORK

Task description: **Cut/fill 20' x 1600' highwalls**

Site: **Yust Ranch Gravel Pit** Permit Action: 2025 Inspection Permit/Job#: M2000014

PROJECT IDENTIFICATION

Task #: 110
Date: 10/14/2025
User: BFB
State: Colorado
County: Grand
Abbreviation: None
Filename: M014-110

Agency or organization name: DRMS

HOURLY EQUIPMENT COST

Basic Machine: Cat D8T - 8SU
Horsepower: 310
Blade Type: Semi-Universal
Attachment: 3-shank ripper
Shift Basis: 1 per day
Data Source: (CRG)

Cost Breakdown:

		Utilization %
Ownership Cost/Hour:	$179.60	NA
Operating Cost/Hour:	$110.45	100
Ripper own. Cost/Hour:	$15.28	NA
Ripper op. Cost/Hour:	$9.14	100
Operator Cost/Hour:	$38.02	NA

Total unit Cost/Hour: $352.49
Total Fleet Cost/Hour: **$352.49**

MATERIAL QUANTITIES

Initial Volume: 6,250
Swell factor: 1.124
Loose volume: **7,023** LCY

Source of estimated volume: Division of Reclamation, Mining & Safety
Source of estimated swell factor: Cat Handbook

HOURLY PRODUCTION

Average push distance: 80 feet
Unadjusted hourly production: 984.2 LCY/hr

Materials consistency description: Compacted fill or embankment 0.9

Average push gradient: -10 %
Average site altitude: 7,420 feet

Material weight: 2,900 lbs/LCY

Weight description: Sand and gravel - Dry

Job Condition Correction Factor		Source
Operator Skill:	0.750	(AVG.)
Material consistency:	0.900	(CAT HB))
Dozing method:	1.100	(50% SL)
Visibility:	1.000	(AVG.)

Job efficiency:	0.830	(1 SHIFT/DAY)
Spoil pile:	0.800	(FND-RF)
Push gradient:	1.225	(CAT HB)
Altitude:	1.000	(CAT HB)
Material Weight:	0.793	(CAT HB)
Blade type:	1.000	(PAT)

Net correction: 0.4789

Adjusted unit production: 471.33 LCY/hr
Adjusted fleet production: **471.33** LCY/hr

JOB TIME AND COST

Fleet size: 1 Dozer(s)
Unit cost: $0.748/LCY

Total job time: **14.90** Hours
Total job cost: **$5,252**

BULLDOZER WORK

Task description: **Spread 6" topsoil on 26 acres**

Site: **Yust Ranch Gravel Pit** Permit Action: 2025 Inspection Permit/Job#: M2000014

PROJECT IDENTIFICATION

Task #: 111 State: Colorado Abbreviation: None
Date: 10/14/2025 County: Grand Filename: M014-111
User: BFB

Agency or organization name: DRMS

HOURLY EQUIPMENT COST

Basic Machine: Cat D8T - 8SU
Horsepower: 310
Blade Type: Semi-Universal
Attachment: 3-shank ripper
Shift Basis: 1 per day
Data Source: (CRG)

Cost Breakdown:

		Utilization %
Ownership Cost/Hour:	$179.60	NA
Operating Cost/Hour:	$110.45	100
Ripper own. Cost/Hour:	$15.28	NA
Ripper op. Cost/Hour:	$9.14	100
Operator Cost/Hour:	$38.02	NA

Total unit Cost/Hour: $352.49
Total Fleet Cost/Hour: **$352.49**

MATERIAL QUANTITIES

Initial Volume: 20,974
Swell factor: 1.215
Loose volume: **25,483** LCY

Source of estimated volume: Division of Reclamation, Mining & Safety
Source of estimated swell factor: Cat Handbook

HOURLY PRODUCTION

Average push distance: 300 feet
Unadjusted hourly production: 291.4 LCY/hr

Materials consistency description: Consolidated stockpile 1.0

Average push gradient: -10 %
Average site altitude: 7,420 feet

Material weight: 1,600 lbs/LCY

Weight description: Top Soil

Job Condition Correction Factor		Source
Operator Skill:	0.750	(AVG.)
Material consistency:	1.000	(CAT HB)
Dozing method:	1.100	(50% SL)
Visibility:	1.000	(AVG.)

Job efficiency:	0.830	(1 SHIFT/DAY)
Spoil pile:	0.900	(SSD-FC)
Push gradient:	1.225	(CAT HB)
Altitude:	1.000	(CAT HB)
Material Weight:	1.438	(CAT HB)
Blade type:	1.000	(PAT)

Net correction: 1.0856

Adjusted unit production: 316.34 LCY/hr
Adjusted fleet production: **316.34** LCY/hr

JOB TIME AND COST

Fleet size: 1 Dozer(s)
Unit cost: $1.114/LCY

Total job time: **80.56** Hours
Total job cost: **$28,395**

REVEGETATION WORK

Task description: **Revegetate 26 Acres with Weed Control**

Site: **Yust Ranch Gravel Pit** Permit Action: 2025 Inspection Permit/Job#: M2000014

PROJECT IDENTIFICATION

Task #: 120 State: Colorado Abbreviation: None
Date: 10/14/2025 County: Grand Filename: M014-120
User: BFB

Agency or organization name: DRMS

FERTILIZING

Materials

Description	Units / Acre	Unit	Cost / Unit	Cost /Acre
			$	$
			Total Fertilizer Materials Cost/Acre	**$0.00**

Application

Description	Cost /Acre
	$
Total Fertilizer Application Cost/Acre	**$0.00**

TILLING

Description	Cost /Acre
Disc harrowing, 6" deep (MEANS 32 91 13.23 6100)	$114.13
Weed control spraying (MEANS 31 31 16.13 3100)	$338.80
Total Tilling Cost/Acre	**$452.93**

SEEDING

Seed Mix	Rate – PLS LBS / Acre	Seeds per SQ. FT	Cost /Acre
Crested Wheatgrass - Hy-Crest	3.00	13.77	$15.51
Smooth Brome - Manchar	1.40	4.66	$7.48
Pubescent Wheatgrass - Luna	8.40	17.36	$43.04
Totals Seed Mix	12.80	35.79	**$66.03**

Application

Description	Cost /Acre

Drill Seeding (DRMS Survey Cost)	$242.30
Total Seed Application Cost/Acre	**$242.30**

MULCHING and MISCELLANEOUS

Materials

Description	Units / Acre	Unit	Cost / Unit	Cost /Acre
Hay, delivered	2.00	TON	$504.56	$1,009.12
Total Mulch Materials Cost/Acre				**$1,009.12**

Application

Description	Cost /Acre
Crimping, with tractor {DMG survey data}	$239.35
Weed spray, hand, non-aquatic area, nox. [DMG]	$243.21
Total Mulch Application Cost/Acre	**$482.56**

NURSERY STOCK PLANTING

Common Name	No / Acre	Type and Size	Planting Cost	Fertilizer Pellet Cost	Cost /Acre
					$
Totals Nursery Stock Cost / Acre					**$0.00**

JOB TIME AND COST

No. of Acres: 26
Cost /Acre: $2,252.94
Estimated Failure Rate: 25%
Cost /Acre*: $1,800.01
*Selected Replanting Work Items: SEEDING,MULCHING

Initial Job Cost: **$58,576.44**
Reseeding Job Cost: **$11,700.07**
Total Job Cost: **$70,277**
Job Hours: **26.00**

EQUIPMENT MOBILIZATION/DEMOBILIZATION

Task description: **Mob/Demob**

Site: **Yust Ranch Gravel Pit** Permit Action: 2025 Inspection Permit/Job#: M2000014

PROJECT IDENTIFICATION

Task #: 130 State: Colorado Abbreviation: None
Date: 10/14/2025 County: Grand Filename: M014-130
User: BFB

Agency or organization name: DRMS

EQUIPMENT TRANSPORT RIG COST

Shift basis: 1 per day
Cost Data Source: CRG Data

Truck Tractor Description: GENERIC ON-HIGHWAY TRUCK TRACTOR, 6X4, DIESEL POWERED, 400 HP (2ND HALF, 2006)

Truck Trailer Description: GENERIC FOLDING GOOSENECK, DROP DECK EQUIPMENT TRAILER (25T, 50T, AND 100T)

Cost Breakdown:

Available Rig Capacities	**0-25 Tons**	**26-50 Tons**	**51+ Tons**
Ownership Cost/Hour:	$21.47	$38.32	$48.96
Operating Cost/Hour:	$31.47	$60.11	$65.86
Operator Cost/Hour:	$22.52	$22.52	$22.52
Helper Cost/Hour:	$0.00	$22.25	$22.25
Total Unit Cost/Hour:	$75.46	$143.20	$159.59

NON ROADABLE EQUIPMENT:

Machine Description	Weight/ Unit (TONS)	Owner ship Cost/hr/ unit	Haul Rig Cost/hr/unit	Fleet Size	Haul Trip Cost/hr/ fleet	Return Trip Cost/hr/ fleet	DOT Permit Cost/ fleet
Cat D8T - 8SU	53.08	$194.88	$159.59	1	$354.47	$159.59	$250.00
				Subtotals:	**$354.47**	**$159.59**	**$250.00**

ROADABLE EQUIPMENT:

Machine Description	Total Cost/hr/ unit	Fleet Size	Haul Trip Cost/hr/ fleet	Return Trip Cost/hr/ fleet
		Subtotals:	**$0.00**	**$0.00**

EQUIPMENT HAUL DISTANCE and Time

Nearest Major City or Town within project area region:	KREMMLING	
Total one-way travel distance:	3.00	miles
Average Travel Speed:	30.00	mph
Total Non-Roadable Mob/Demob Cost * '* two round trips with haul rig:	$1,311.75	
Total Roadable Mob/Demob Cost ** ** one round trip, no haul rig:	$0.00	

Transportation Cycle Time:

	Non-Roadable Equipment	Roadable Equipment
Haul Time (Hours):	0.10	0.10
Return Time (Hours):	0.10	0.10
Loading Time (Hours):	0.50	NA
Unloading Time (Hours):	0.50	NA
Subtotals:	1.20	0.20

JOB TIME AND COST

Total job time: **2.40** Hours

Total job cost: **$1,312**