



Building in the Telluride Area

Located in the steep and beautiful valley at the headwaters of the San Miguel River, Telluride has a long history of mining for gold, silver and other metals. And, the area is subject to the intense winter weather necessary for a great ski area. Both of these factors endemic to the Telluride area need to be considered and managed when building a home in an Idarado Legacy neighborhood.

Mining left a variety of historical impacts, many of which have been mitigated, and others which may appear when excavation occurs, unearthing both historical artifacts and mining remnants. The unique climatological and geological environment which produces the areas great skiing, also produces occasional heavy snow and water flows, both of which need to be managed and mitigated.

Idarado is at the center of the area's mining history, and at the base of Bridal Veil Falls, where steep rocky slopes can produce rock falls and snowslides when certain conditions occur. The site has been carefully studied by environmental experts, and approved by San Miguel County for residential development with proper mitigation guidelines.

The enclosed documents will provide history and guidance on building in the area.

1. The History of Idarado Mining Company Tailings Piles. This provides both a history of how the remains of a century of mining came to be, and how they were managed and will be managed in the future.
2. An Environmental Site Assessment. This document provides environmental information on the individual lot that you are buying.
3. The Management Plan for Mill Related Waste. This plan was approved by San Miguel County, and is provided to explain the management of any unknown mill-related wastes or materials or historic artifacts that are uncovered during construction of either the infrastructure for the subdivision or the excavation for your home.
4. The Geo-hazard Report. This engineering report is required for subdivision in San Miguel County, examines local geological and snowslide conditions, and includes site specific measures necessary for construction in the area.