

Application for Improvement Permit

Sketch Plan Submittal

Proposed Riley Residence, Detached Garage & Shed Structure

4644 County Rd 2, Silverton, Colorado 81433

Cole Ranch Subdivision – Lot 4

Part of the John H French Placer

Recorded Reception #141293



Applicant:

George W Riley III & Anna L Riley

5 Road 5221

Bloomfield, NM 87413

(505) 320-1145

Prepared By:

Mountain Grain, LLC

720 Ford Drive #7

Durango, Colorado 81301

(970) 515-7882

Contractor:

Jim Weller Construction

(970) 387-5334

April 30, 2020

San Juan County
Attn: Lisa Adair, Planning Director
1360 Greene St
Silverton, Colorado 81433

Subject: Application for Improvement Permit – Sketch Plan Review

Proposed Riley Residence, Garage and Shed Structure located at 4644 County Rd 2, Lot 4 of the Cole Ranch Subdivision, located in part of the John H French Placer, near Middleton, San Juan County, Colorado.

Dear Lisa and Commissioners,

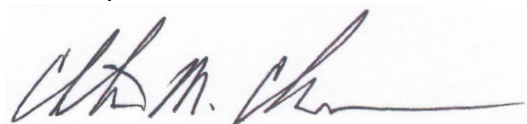
This submittal has been prepared to describe the proposed improvements on Lot 4 of the Cole Ranch Subdivision, owned by George W Riley III and Anna Riley. Cole Ranch is an approved Subdivision which was established for residential use in 2001.

The attached documents have been prepared for a San Juan County Application for Improvement Permit as a “Sketch Plan Review”. The Applicant requests review of this project by the Planning Commission at their meeting on May 19, 2020, and to consider approval contingent upon receiving supporting documentation from deferred items listed in the following Table of Contents.

The proposed improvements consist of a single-family residence, detached garage and shed structure with associated access and utility improvements. The Applicant is requesting approval of a new building envelope on the west side of County Road 2 which will adhere to all San Juan County setback requirements. The property is located within San Juan County’s Future Land Use Plan “Economic Corridor”, which is designated to be suitable for residential development because of its moderately sloping terrain and year-round access.

Please contact Mountain Grain, LLC if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'C.M. Clemmons', with a long horizontal flourish extending to the right.

Christopher M. Clemmons
Mountain Grain, LLC
Architecture Studio

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NOTE:

The Septic Test/Design, Geotechnical Report and Wetlands Investigation shall be completed and submitted to the County pending the ability to access the site and perform on-site work. The Wetlands Investigation required by the recorded plat has been initiated, although wetlands are presumed not to be present on site. The Flood Plain Evaluation Letter will be provided by Ken Schaaf, however the proposed building envelope is assumed to be located outside the flood plain.

Application for Improvement Permit

		APPROVAL CHECKLIST		Initial	Date
Applicant	Name	George W Riley III			
	Address	#5 Road 5221			
		Bloomfield, NM 87413	Phone		
Owner	Name	George Walter Riley III and Anna			
	Address	Louise Riley Revocable Trust			
		Same AS Applicant	Phone		
Contractor	Name	Owner			
	Address				
			Phone		
Legal Description of Property:		Road System Relationship			
Lot 4, Cole Ranch Subdivision located in part of the John H French Placer, recorded reception # 141293, August 8, 2001 and on Map #176. 4644 CR 2, Silverton, CO 81433 Township 42N, Range 6W, Section 30		Zoning Compatibility			
		State Mining Permit			
		Owner Notification			
		Avalanche Hazard			
		Geologic Hazard			
		Floodplain Hazard			
		Wildfire Hazard			
		Mineral Resource Impact			
		Wildlife Impact			
		Historic Site Impact			
Nature of Improvement Planned:		Watershed Gearance			
Proposed single-family residence, workshop/garage and shed structure, and associated utility/access improvements					
		County Building Inspector			
		Building Permit			
		State Electrical Inspector			
		Electrical Permit			
		San Juan Basin Health Unit			
		Sewage Disposal: Test			
Design					
Date Application Requested				Central Sewage Collection	
Date Submitted for Permit				State Division of Water Resources	
Date Permit Issued				Adequate Water Source	
Date Permit Denied				Well Permit	
Reason for Denial		Central Water Distribution			
		U.S. Forest Service/BLM			
		Access Approval			
		State Division of Highways			
Receipt		FEE PAYMENT		Driveway Permit	
	Application	Amount	Date		
	Building Permit				
	Subdivision/PUD			Subdivision Variance	
	Hearing Notice			Subdivision Approval	
				PUD Approval	

E RECORDED DATE 6/3/19
COUNTY San Juan
REC. NO. 152301

State Documentary Fee

Date: 05/31/19

WARRANTY DEED

22.50

SANDRA L. IPPOLITE, grantor, for the consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$ 225,000.00) in hand paid, hereby sells and conveys to **GEORGE WALTER RILEY III AND ANNA LOUISE RILEY REVOCABLE TRUST, a New Mexico trust**, grantee, whose legal address is: 5 RD 5221, Bloomfield, NM 87413, the following real property in the County of San Juan, and State of Colorado:

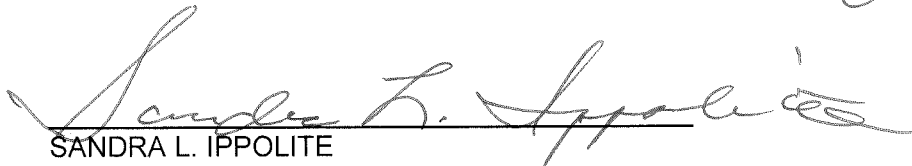
Lot 4, COLE RANCH SUBDIVISION, according to the plat thereof filed for record August 8, 2001 as Reception No. 141293.

also known by street and number as: 4644 CR 2, Silverton, Colorado.

assessor schedule number: 47730300054000

with all its appurtenances, and warrants the title to the same, except and subject to: taxes for 2019; and reservations, restrictions, easements, and covenants of record.

Grantor has executed this deed to be effective as of the 6 day of May, 2019.


SANDRA L. IPPOLITE



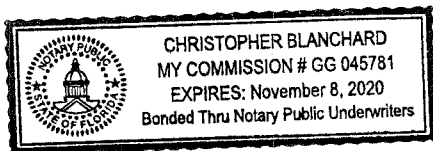
STATE OF Florida, COUNTY OF Sarasota) ss: SJ21703298E

The foregoing deed was acknowledged before me this 6 day of May, 2019, by Sandra L. Ippolite.

Witness my hand and official seal.


Notary Public

My commission expires: 11-8-2020



Return to grantee

State Documentary Fee

Date: 05/31/19

WARRANTY DEED

22.50

SANDRA L. IPPOLITE, grantor, for the consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$ 225,000.00) in hand paid, hereby sells and conveys to **GEORGE WALTER RILEY III AND ANNA LOUISE RILEY REVOCABLE TRUST**, a New Mexico trust, grantee, whose legal address is: 5 RD 5221, Bloomfield, NM 87413, the following real property in the County of San Juan, and State of Colorado:

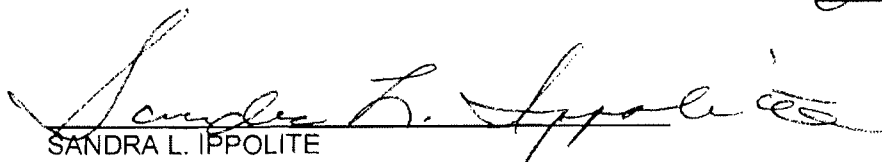
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also known by street and number as: 4644 CR 2, Silverton, Colorado.

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SANDRA L. IPPOLITE



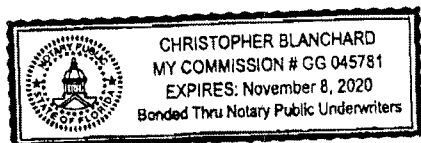
STATE OF Florida, COUNTY OF Sarasota) ss: SJ21703298E

The foregoing deed was acknowledged before me this 6 day of May, 2019, by Sandra L. Ippolite.

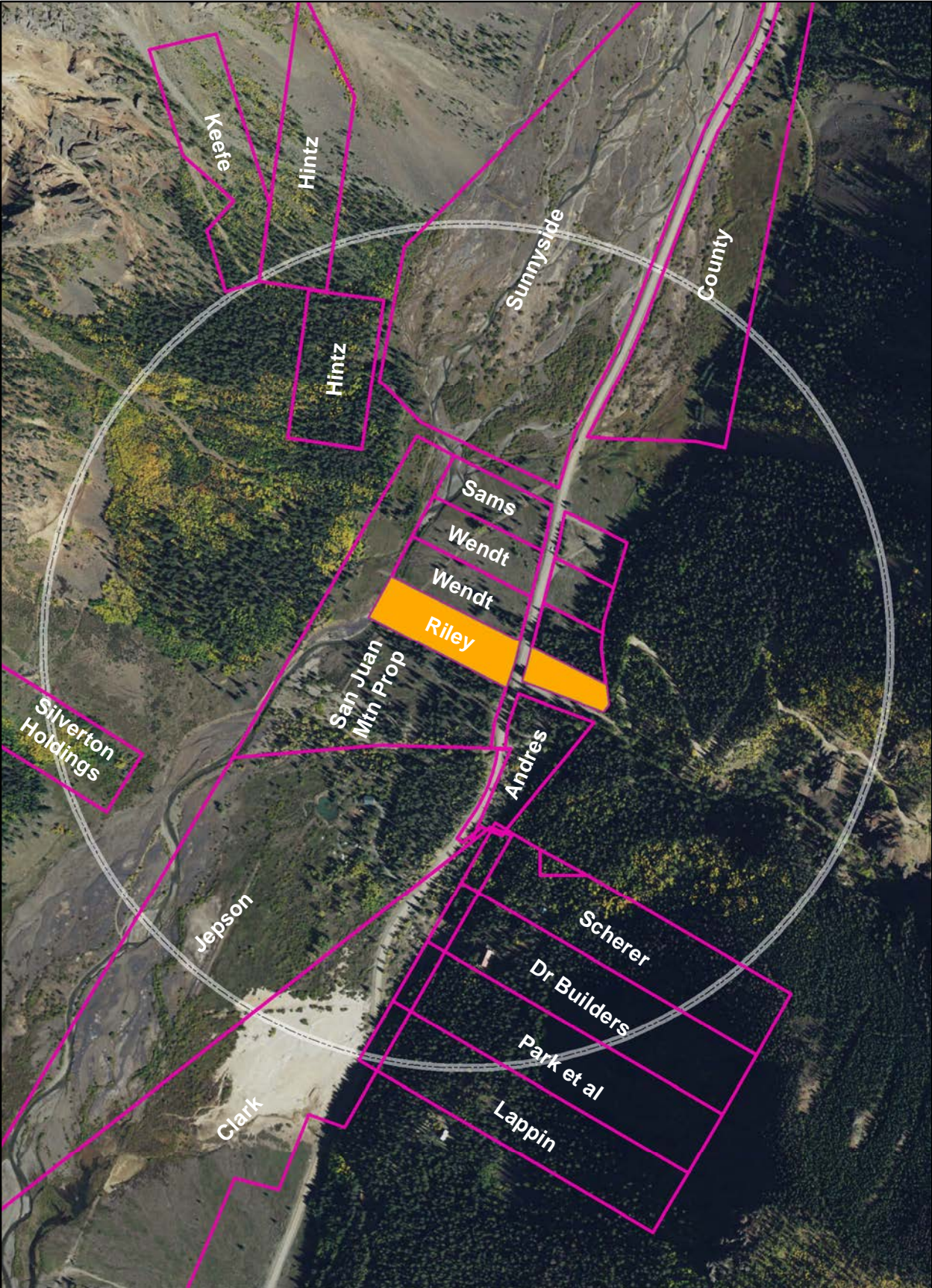
Witness my hand and official seal.

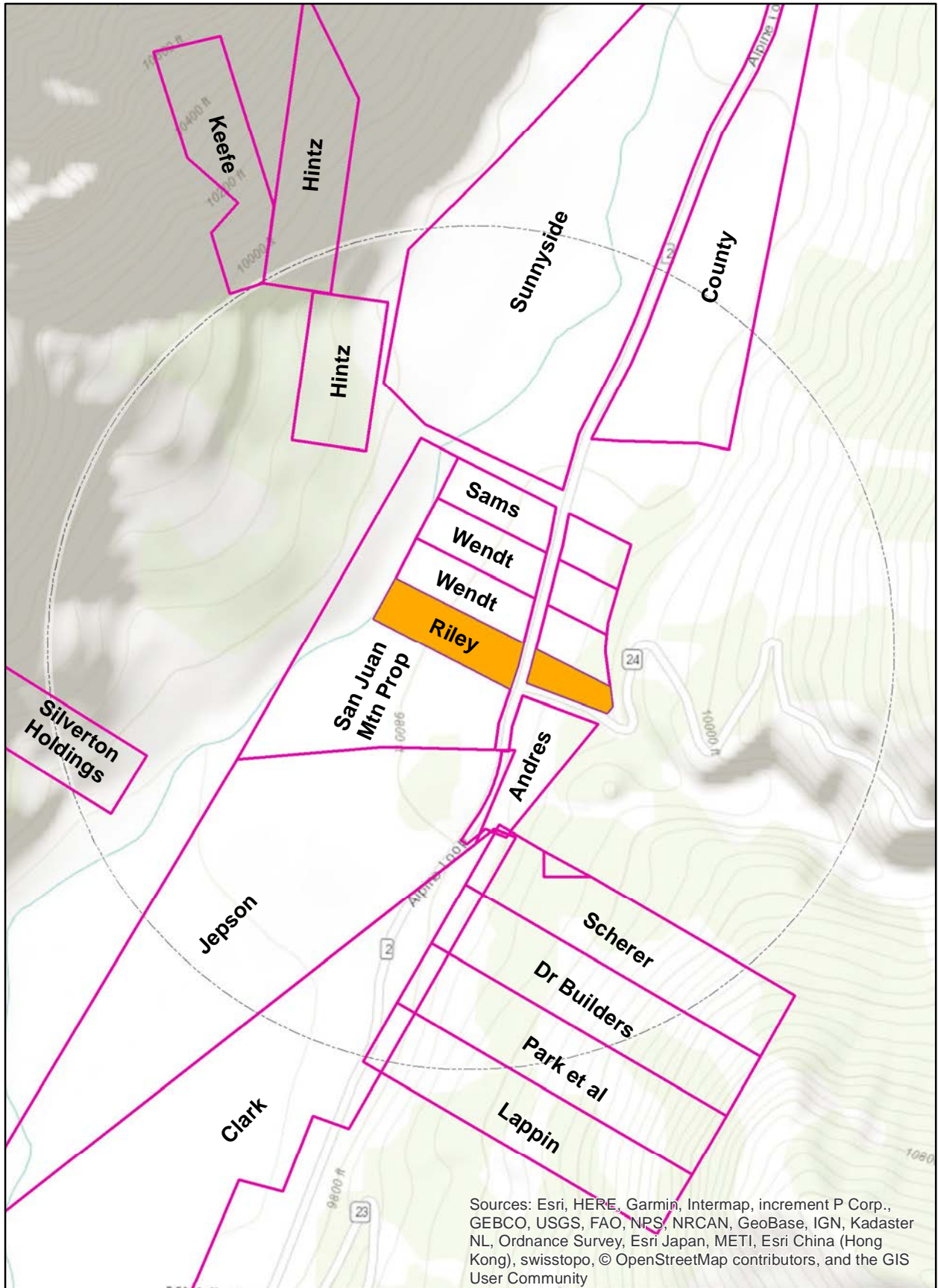

Notary Public

My commission expires: 11.8.2020



Return to grantee





List of Adjacent Landowners

Riley Residence, Cole Ranch Subdivision

Adjacent Landowner:

Elaine Hintz
4015 W 93 Terrace Apt 110
Prairie Village, KS 66207

Houghton Unlimited LLC
4936 S Fillmore Ct
Englewood, CO 80113

Keefe Family Revocable Trust
6219 Saddletree Ln
Yorba Linda, CA 92886

Jay & Janet Scherer
230 River Front Rd
Durango, CO 81303

Dr Builders LLC
721 Pike Dr
Pagosa Springs, CO 81147

Jessica Lynn & Haggard Gary Darrell Jr Park
212 Orchard Ave
Grand Junction, CO 81501

Stephen Lappin
258 Little Park Rd
Grand Junction, CO 81507

Joseph Jepson
PO Box 729
Silverton, CO 81433

Jack & Barbara Clark
PO Box 767
Silverton, CO 81433

Derek & Megan Wendt
PO Box 504
Cheyenne Wells, CO 80810

Todd & Julie Sams
PO Box 215
Oologah, OK 74053

San Juan Mountain Properties LLC
7592 Aguila Dr
Sarasota, FL 34240

John & Annette Andres
7996 Peter Hoover Rd
New Albany, OH 43054

Sunnyside Gold Corp
PO Box 177
Silverton, CO 81433

San Juan County
PO Box 466
Silverton, CO 81433

Silverton Holdings
2844 Hidden Harbour Ct
Ft Lauderdale, FL 33312

COLE RANCH SUBDIVISION

6 LOTS

LOCATED IN PART OF THE JOHN H. FRENCH PLACER
MINERAL SURVEY No. 45, MINING DISTRICT No. 7
SEC 30, T 42 N, R 6 W,
EUREKA MINING DISTRICT
SAN JUAN COUNTY, COLORADO

OWNERS:

SANDRA IPPOLITE.
PO BOX 5164
PLACIDA, FLORIDA 33946

MERLIN SCHAEFER
144 WEST 11 AVE.
DENVER, COLORADO 80204

North

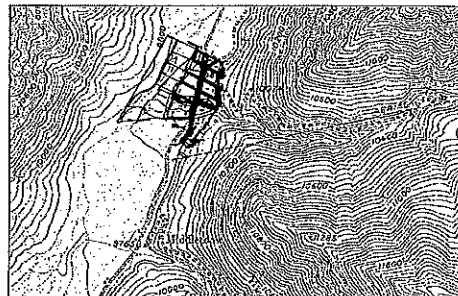
0' 100' 200'

Basis of Bearing: The line between Cors. No. 14 and 15 of the JOHN H. FRENCH PLACER, monumented as shown hereon, is assumed to bear N 64°49'00"W., as described in Mineral Survey No. 45, all other bearings are relative thereto.

LEGEND:

- A 3 1/2" aluminum cap set by BLM Cadastral surveys.
- A 2" aluminum cap on a no. 6 rebar by LS 12930.
- MKD, stump as called for in the Mineral Survey notes.
- A 2 1/2" aluminum cap on a no. 6 rebar by LS 12457
- (R)=bearing and distances from mineral survey notes.
- easements.
- - - Building envelopes
- Trees
- ⊙ Dry fire hydrant

VICINITY MAP



TOTAL ACRES 37.06
AREA IN COUNTY ROAD 2 1.71 ACRES
AREA IN MINNIE CULCH ROAD CR 24 0.50 ACRES

PERCENT OF AREA IN LOTS 65%
PERCENT OF AREA IN OPEN SPACE 29%
PERCENT OF AREA IN ROADS 6%

Title commitment is through ATTORNEYS' TITLE GUARANTY FUND, INC.
REC 10-99.059 dated 10-26-99.

Zoning: Subdivision is located in the MOUNTAIN ZONE.

NOTE:

There will be no sale of a portion of any Lot, or further subdivision of any Lot. There will be no structures other than small storage sheds on that portion of Lots 1, 2, 3 and 4 lying west of County Road 2, without the express permission of the Board of County Commissioners.

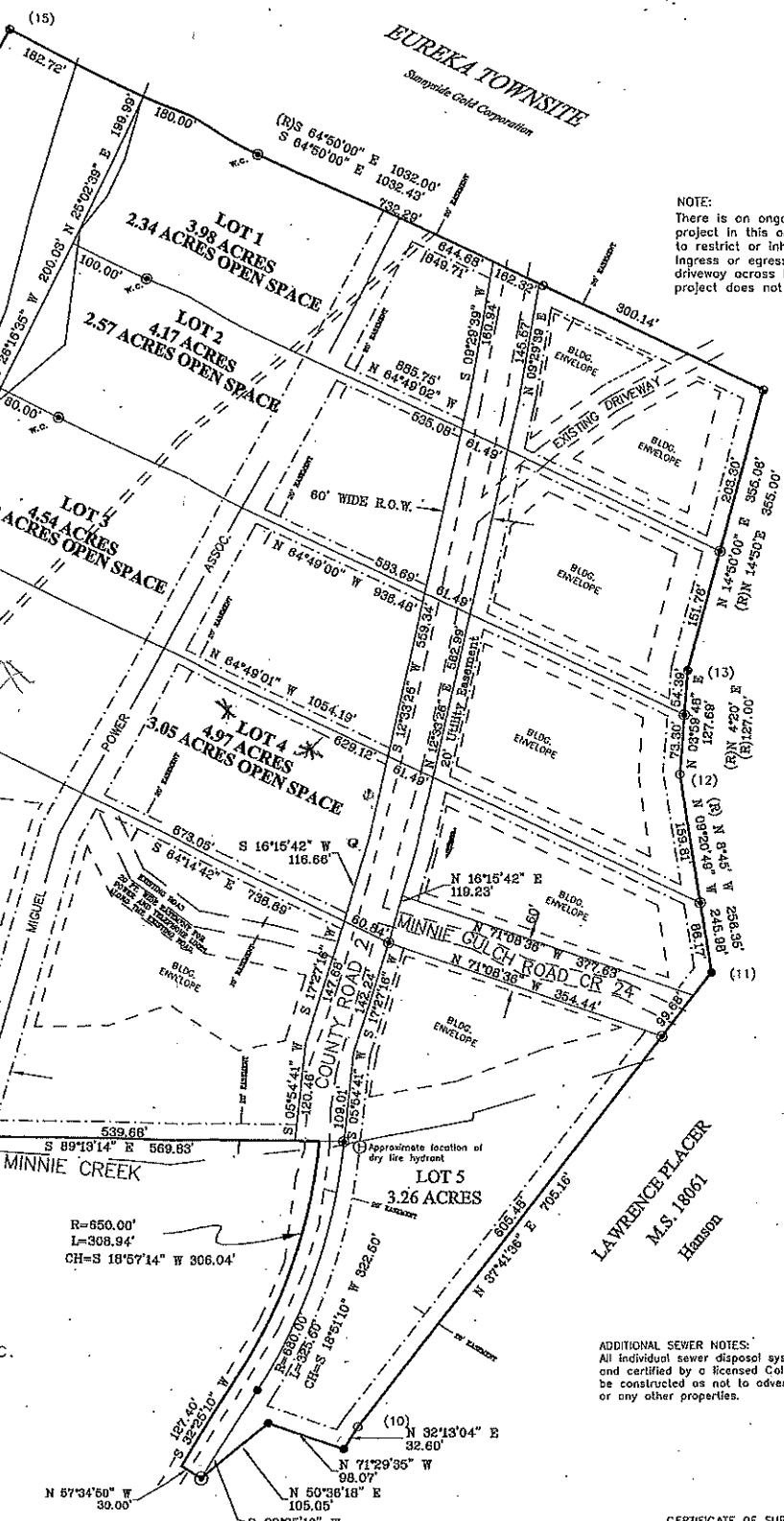
To protect the historical value of the (abandoned) SILVERTON NORTHERN RR GRADE as shown hereon, there will be no excavation or alteration of said grade and no structures will be built within 25 ft. of the centerline of said grade.

A welllogs investigation shall be conducted on each of Lots 1, 2, 3, 4, 5 and 6 under U.S. Army Corp. of Engineers (USACE) rules, prior to applying for an improvement or Use Permit from San Juan County. A report of this investigation shall be included in submittals required for obtaining such permit.

Flood proofing, in the form of berms, shall be required on each of Lots 5 and 6 upgradient of any structures. Construction of berms or altering of the banks of Minnie Creek shall be in compliance with U.S. Army Corp. of Engineers (USACE) rules and in compliance with the Clean Water Act (CWA).

A geo-technical report, along with a grading and drainage plan, will be required prior to applying for an improvement or Use Permit from San Juan County.

The setback of 50 feet from the base of the slope near the East boundary of Lots 1-5 is a minimum setback. Property owners are encouraged to utilize building locations further from the base of the slope.



NOTE:
There is an ongoing Mined Land Reclamation project in this area. There will be no attempt to restrict or inhibit additional reclamation. Ingress or egress to area is by the existing driveway across Lots 1 and 2. This reclamation project does not encroach into the subdivision boundary.

Dedication

I, Merlin Schaefer and Sandra Ippolite, being the owner(s) of the land located in part of the JOHN H. FRENCH PLACER, Mineral Survey No. 45, Mining District 7, Eureka Mining District, San Juan County, Colorado, described as follows:
Beginning at corner no. 15 said JOHN H. FRENCH PLACER, thence S 29°31'25"W., 1633.16 ft. to a point on line 15-16 said JOHN H. FRENCH PLACER; thence N 53°48'54"E., 632.82 ft.; thence S 89°13'14"E., 569.83 ft.; thence S 08°29'39"W., 127.40 ft.; thence S 57°34'50"E., 30.00 ft.; thence N 50°36'18"E., 105.05 ft.; thence S 71°29'35"E., 98.07 ft. to a point on line 9-10 said JOHN H. FRENCH PLACER; thence N 32°13'04"E., 32.60 ft. to corner no. 10 said JOHN H. FRENCH PLACER; thence N 37°41'36"E., 705.16 ft. to corner no. 11 said JOHN H. FRENCH PLACER; thence N 9°20'49"W., 245.58 ft. to corner no. 12 said JOHN H. FRENCH PLACER; thence N 3°59'48"E., 127.69 ft. to corner no. 13 said JOHN H. FRENCH PLACER; thence N 14°50'00"E., 355.08 ft. to corner no. 14 said JOHN H. FRENCH PLACER; thence N 84°49'00"W., 1032.43 ft., more or less, to the point of beginning. Said parcel contains 37.06 acres, more or less, in San Juan County, Colorado, under the name of COLE RANCH SUBDIVISION, having laid out, plotted and/or subdivided the same as shown on this plot and do hereby dedicate and convey to the public at large, the common right to use the COUNTY ROAD 2 and MINNIE CULCH ROAD CR 24 as shown hereon and other areas as shown hereon and hereby dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon.

In witness whereof Merlin Schaefer has subscribed his name
this 8 day of August, A.D. 2001.

By: Merlin Schaefer
OWNER

In witness whereof Sandra Ippolite has subscribed her name
this 8 day of August, A.D. 2001.

By: Sandra Ippolite
OWNER

NOTARIAL:
State of Colorado } ss.
County of San Juan }

The foregoing instrument was acknowledged before me this 8 day of August, 2001, by Sandra Ippolite

My Commission Expires: 5/17/04



In witness whereof _____ has subscribed his name this _____ day of _____, A.D. 2001.

By: _____

NOTARIAL:
State of Colorado } ss.
County of San Juan }

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 2001, by Mortgagee.

My Commission Expires: _____
My Address is _____
Witness My Hand and Official Seal

(SEAL)

Notary Public

BOARD OF COUNTY COMMISSIONERS
OF SAN JUAN COUNTY, COLORADO

By: Christine K. Davis Attest: Dorothy A. Zaman
Chairman County Clerk

This plot was approved by the San Juan Regional Planning Commission on this 8 day of August, 2001.

By: Carol K. Dink Attest: William T. Tabor
Chairman

COUNTY SURVEYOR'S CERTIFICATE

Approved for content and form only and not as to the accuracy of survey, computations or drafting, pursuant to CRS 38-51-106.

County Surveyor or Deputy Date

SAN JUAN COUNTY CLERK AND RECORDER'S ACCEPTANCE

COUNTY CLERK

This plot was accepted for filing in the office of the Clerk and Recorder of San Juan County, Colorado, on this 8 day of August, A.D. 2001; Reception Number 141243 Time 3:24 PM Page

Date 8/8/01 Dorothy A. Zaman, Recorder

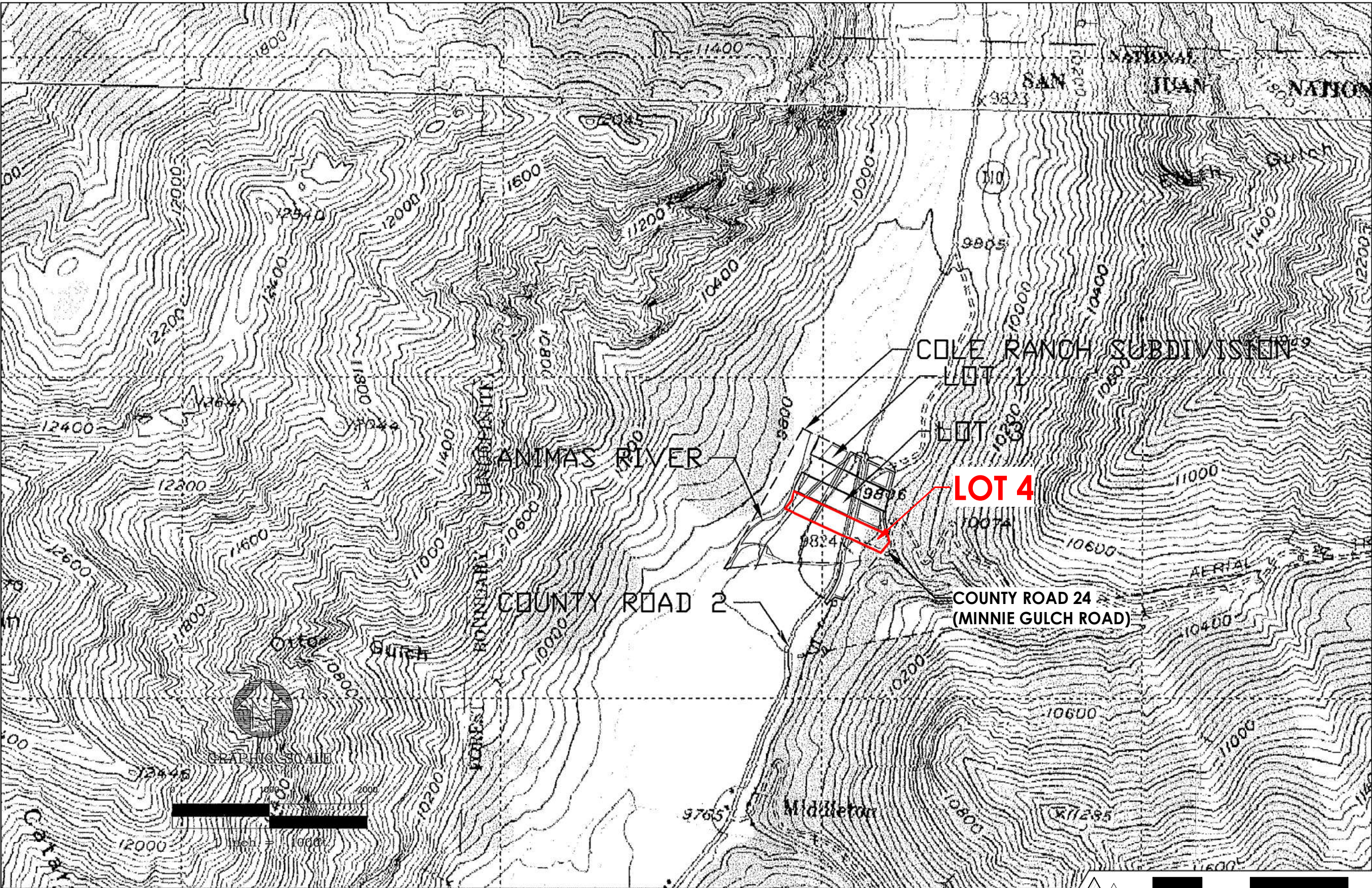
CERTIFICATE OF SURVEY

I, Ernest E. Schaefer, a Registered Land Surveyor in the State of Colorado, do hereby certify that this plot accurately represents a survey made by me or under my direct supervision and I further certify that the monuments shown hereon actually exist, and their positions are as shown.

Ernest E. Schaefer Date 8/8/01
Signature Survey No. 12457

NOTICE
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

MERLIN SCHAEFER			
COLE RANCH SUBDIVISION			
SAN JUAN COUNTY, COLORADO			
E. SCHAFF & ASSOCIATES			
NOT PUBLIC DATA, COLORADO 8110 (A.L.S. 1987) - U.S. MINERAL SURVEY			
SURVEYED BY	DATE	SCALE	ACCT. NO.
E.E.S.	8-20-2001	1"=100'	J2045
DRAWN BY		SHEET 1 of 1	





MOUNTAIN
grain
ARCHITECTURE



DURANGO, CO 81301
970 | 515 | 7882
info@mtngrain.com
mtngrain.com

PROJECT #:	1901
ASSESSOR'S PARCEL #:	47730300054000

GEORGE AND ANNA RILEY RESIDENCE

4644 County Road 2
Silverton, CO 81433

SHEET TITLE:	VICINITY MAP
SHEET #:	A
SCALE:	1" = 1000'

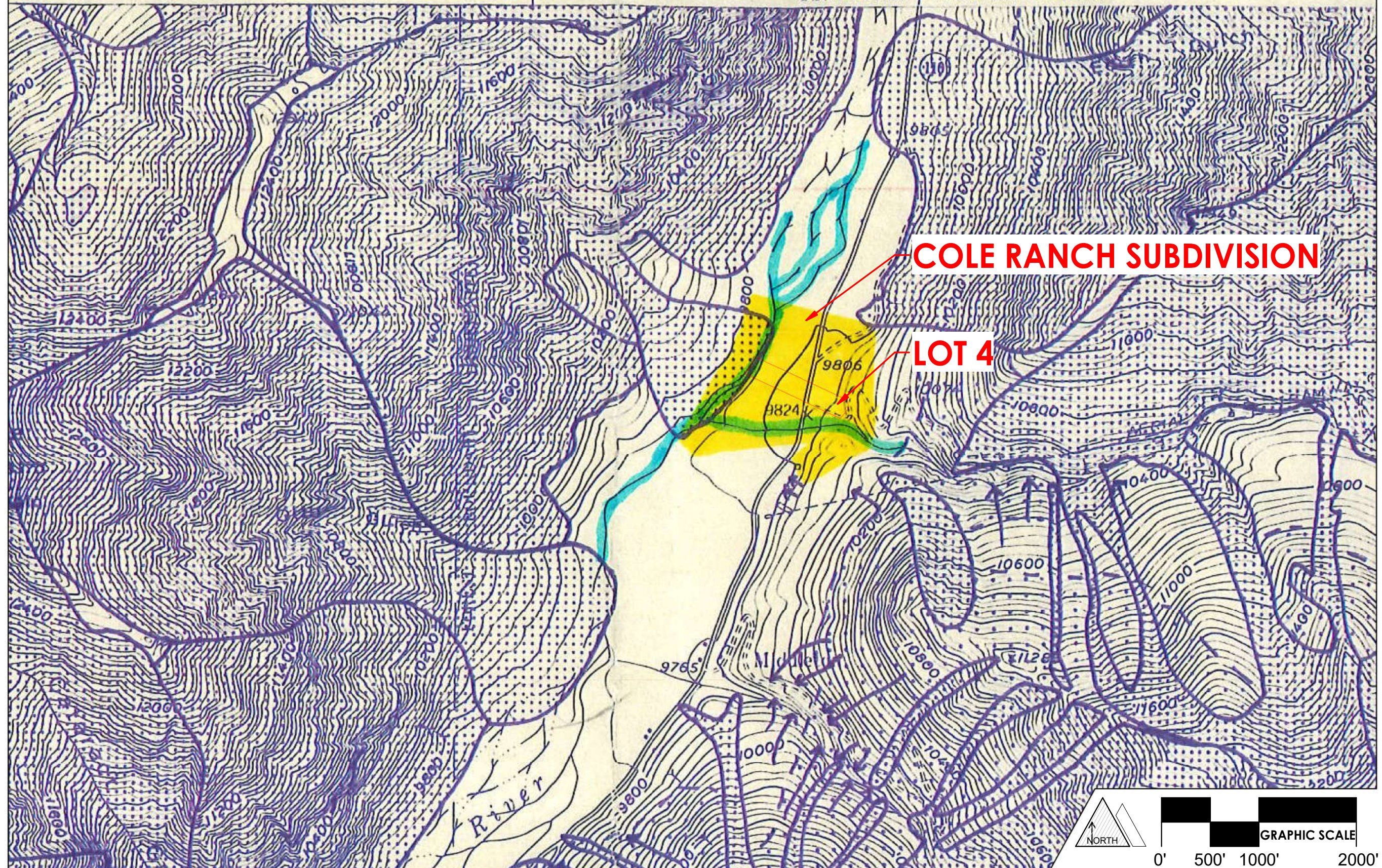


GRAPHIC SCALE

COUNTY AVALANCHE HAZARD MAP

COLE RANCH
2/25/20 *ama*

DURAY 19 MI HANDED PLAKI



**MOUNTAIN
grain**
ARCHITECTURE
DURANGO, CO 81301
970.515.7882
info@mtngrain.com
mtngrain.com

PROJECT #:
1901
ASSESSOR'S
PARCEL #:
47730300054000

COLE RANCH SUBDIVISION - LOT 4:
GEORGE AND ANNA RILEY RESIDENCE

4644 County Road 2
Silverton, CO 81433

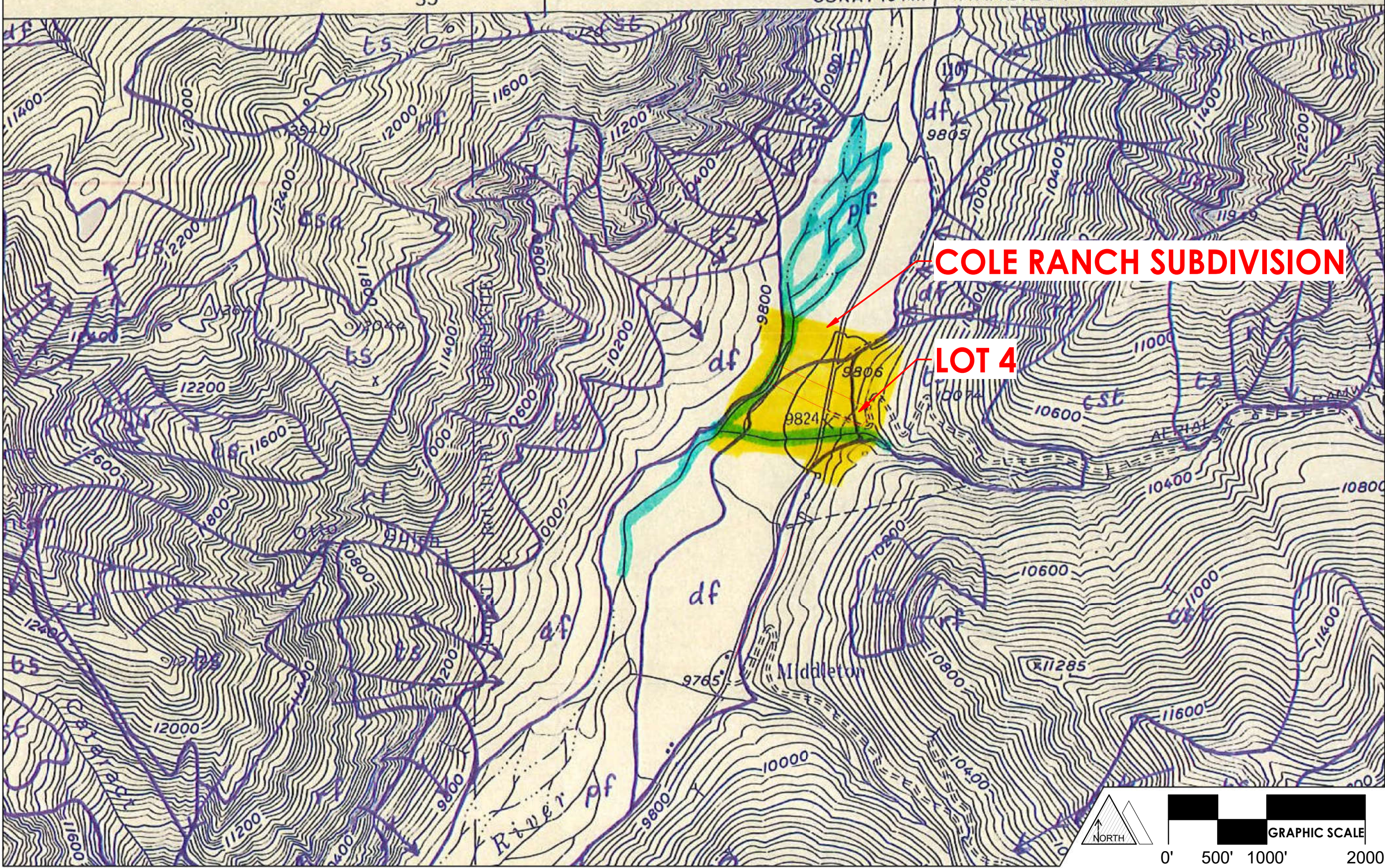
SHEET TITLE:
SKETCH PLAN
& COUNTY
AVALANCHE
MAP

SHEET #:
B

SCALE: 1" = 1000'

COUNTY GEOHAZARD
MAP

COLE RANCH
2/25/20
Sma







MOUNTAIN
grain
ARCHITECTURE

DURANGO, CO 81301
970 | 515 | 7882
info@mtngrain.com
mtngrain.com

PROJECT #:	1901	ASSESSOR'S PARCEL #:	47730300054000
COLE RANCH SUBDIVISION - LOT 4:			
GEORGE AND ANNA RILEY RESIDENCE			
4644 County Road 2 Silverton, CO 81433			

SHEET TITLE:	SKETCH PLAN WITH AERIAL IMAGE
SHEET #:	F
SCALE:	1" = 80'-0"

Project Narrative

APPLICANT NAME:

George W Riley III
5 Road 5221
Bloomfield, NM 87413

PROJECT LOCATION:

4644 County Road 2
Cole Ranch Subdivision – Lot 4
Silverton, CO 81433

LEGAL DESCRIPTION:

Located in part of the John H. French Placer Mineral Survey No. 45, Mining District No. 7, Sec. 30, T 42 N, R 6 W, Eureka Mining District, San Juan County, CO.

PROPOSED DEVELOPMENT:

One single-family residence, detached garage and open shed structure with associated access and utility improvements in the approved Subdivision, which was established for residential use in 2001.

The Applicant is requesting approval of a new building envelope on the west side of County Road 2 which will adhere to all San Juan County setback requirements. The Applicant is proposing this new building envelope to avoid building in the previously approved building envelope on the east side of County Road 2 due to its steep grade, dense trees and proximity to the County Road. Building the proposed residence in the new envelope will have far less visual impact and disturbance to the natural landscape and vegetation.

ZONING:

Mountain Zoning District

ACREAGE:

4.97 acres

WATER SERVICE:

The Applicant plans to construct a new well near the southwest corner of the proposed residence. The proposed well will be an ordinary household use inside one single-family dwelling. The proposed well will be constructed by a Colorado licensed well driller in accordance with the

Colorado Division of Water Resources regulations. At the time of this application, the permit has been applied for and is in process.

SEWER SERVICE:

A septic system is proposed for the residence and will be located as shown on the site plan. The septic system will be engineered by a Colorado Licensed Professional Engineer in accordance with the San Juan Basin Health Department regulations. At the time of this application, the permit has been applied for and is in process.

POWER:

The Applicant plans to tie into the existing overhead electric line that is located near the south edge of the property. The proposed line will be an underground service line. This power has already been surveyed and approved by San Miguel power.

PHONE:

The Applicant plans to tie into the nearby existing phone line located on the east side of County Road 2.

ACCESS:

County Road 2 and County Road 24 (Minnie Gulch) both provide access to the project site. CR 2 runs north/south through the project site, and CR 24 originates on the east side of CR 2 and runs southeast, bordering the southern edge of the project site. Two driveways are currently proposed, one downhill to the residence from CR 2 and one uphill to the garage from CR 24. The CR 2 driveway will be on the left when a driver is travelling from Silverton and will utilize an existing dirt driveway access road. The CR 24 driveway will be on the left when a driver is heading east. Both driveways will include a culvert, as well as any additional requirements of the County Road and Bridge Department Supervisor. Two driveway permit forms have been submitted to the Road and Bridge Supervisor.

HEATING:

The Applicant plans to use a wood stove as the primary source of heat for the residence and electric as supplemental heat when necessary. As a seasonal residence to be used primarily in the summer months, the heat demand should not be substantial. The Applicant also intends to use electric appliances, so propane will not be necessary.

EXTERIOR LIGHTING:

The Applicant will use minimal exterior lighting for safety and screened lighting under the west-facing deck. Exterior lighting will be in conformance with San Juan County requirements.

SOLID WASTE MANAGEMENT:

The Applicant will be responsible for bi-monthly trash disposal provided by Bruin Waste Management. On-site trash will be contained within the provided dumpster at all times until removal to the transfer station.

LANDSCAPING:

Landscaping is to consist of raking and removal of combustible ground cover near the residence, garage and shed structure as recommended by the Colorado State Forest Service Firewise Practices, to develop adequate defensible space. Revegetation and screening will be provided by the Applicant in accordance with the requirements of San Juan County.

SURVEYING:

A survey plat for the Cole Ranch Subdivision was prepared by Earnest E Schaaf of E. Schaaf & Associates. A signed and stamped copy of this survey plat is included with this application submittal for your review.

SUBSURFACE CONDITIONS:

Subsurface conditions shall be determined and provided in a Geotechnical Report to be provided by Trautner Engineering once weather conditions permit access to the site.

BUILDING ENVELOPE AND SITING:

The lot is subdivided by County Road 2. The portion of the project site west of CR 2 contains a moderately sloped grassy meadow sloping gradually towards the Animas River with pine and aspens along the south edge of the property. The portion of the project site east of CR 2 has steeper terrain with dense pine forest, particularly on the eastern-most portion of the site.

The proposed residence is located within a newly laid out building envelope on the west side of County Road 2. The proposed siting within this envelope best utilizes the natural topography (downward slope) and the most densely vegetated area to screen the structure, while minimizing the impact on scenic views. The proposed detached garage is located within the original approved building envelope as outlined on the recorded plat. The proposed open shed structure will be located within the newly proposed outbuilding envelope west of County Road 2. The original Deed Restrictions allowed outbuildings west of CR 2 with an aggregate area of no more than 1,500 sf, thus this proposal is requesting an amended envelope for the residence and open shed structure.

The Applicant is proposing the new building envelope for the primary structure to avoid building in the previously approved building envelope on the east side of County Road 2 due to its steep grade, dense trees and proximity to the County Road. Building the proposed residence in the new

envelope will have far less visual impact and disturbance to the natural landscape and vegetation, as well as avoiding overcrowding on the east side of the property.

COUNTY AVALANCHE MAP:

The Sketch Plan for this project has been overlaid onto the County Avalanche Map which is included with this application submittal for your review. According to the County Avalanche Map, the site does not appear to be within a potential avalanche area.

COUNTY GEOHAZARDS MAP:

The Sketch Plan for this project has been overlaid onto the County Geohazards Map which is included with this application submittal for your review. According to the County Geohazards Map, the proposed building envelope appears to be in an area of debris flow (df), which represents colluvial debris fans. Other portions of the lot outside of the proposed building areas contain physiographic floodplain (pf), which is located along the banks of and within the Animas River and talus slope (ts), which is located on the eastern-most slope of the site. Further information of the soils at each structure location will be provided in the detailed Geotechnical Report.

FOUNDATION:

The foundation of the residence will include concrete stem walls and spread footings that will extend below frost depth and 12" minimum below native grade if backfill is used at any locations. The covered parking area (carport) will include a slab-on-grade. The deck will include posts with concrete spot footings that will extend below frost depth. The detached garage will be slab-on-grade with frost protected strip footings. The open shed structure will use spot footings that extend to frost depth.

ELEVATION AT STRUCTURE:

The floor elevation of the residence is approximately 9,809 feet, which is below 11,000 feet elevation, where the County has limits on cabin square footage. The detached garage floor elevation is approximately 9,834 feet and the open shed structure deck is at approximately 9785 feet.

RESIDENCE SIZE AND HEIGHT:

The proposed residence is one story with a generally rectangular footprint measuring 50'x107'. The conditioned home area is 4,090 sf, while the carport measures 1,060 sf and the covered deck measures 790 sf.

The maximum height of the residence, which is measured from the lowest adjacent native grade up to the ridge of the 4:12 primary gable roof, is approximately 33'-8", which is below the County

height limit of 35 feet. That height measurement is located on the western face of the structure, accounting for combined heights of the main level, deck post structure and the roof height. The average height of the structure above native grade will measure approximately 28 feet.

GARAGE SIZE AND HEIGHT:

The proposed garage is one story and accommodates three vehicles. The 1,200 sf space is 30'x40' and is approximately 19'-0" maximum above adjacent grade, with a "saltbox" style roof with pitches of 4:12 and 8:12.

OPEN SHED STRUCTURE SIZE AND HEIGHT:

The proposed open shed structure, which is to be used as a seasonal picnic area, is one story. The footprint is 462' sf and measures 14'x33'. The maximum height of the 8:12 gable roof measures approximately 18'-6" above adjacent native grade and the chimney is 22'-0" above grade.

BUILDING PLANS:

Preliminary building plans for the proposed residence, garage and shed structure have been prepared for the Applicant by Mountain Grain, LLC Architecture Studio. These floor plans meet the programming and functional needs of the Applicant, and only minor modifications are expected to arise if required for structural, grading & drainage and small aesthetic reasons.

RESIDENCE, GARAGE AND OPEN SHED STRUCTURE STYLE:

The design of the three structures is meant to embody the mining history and vernacular of the area, which can be seen throughout the San Juan Mountains. The roof pitches, building materials and general aesthetic are used to reflect this history, while also being updated to modern standards of safety, functionality and durability.

BUILDING MATERIALS:

Images of the proposed building materials and design vernacular are included with this application submittal for your review. The proposed materials consist of the following:

- Vintage corrugated and Ultra Batten metal siding. The Vintage metal provides a pre-aged aesthetic with a protective finish, resulting in little additional weathering and maintenance.
- Rough sawn wood accents with a medium, natural stain.
- Rustic Rawhide standing seam metal roof with matching trim.
- Stacked river stone used as facing accents, such as at the outdoor fireplace.

SAN JUAN BASIN
public health

Permit # 0128

Year 2020

APPLICATION to Construct, Alter, or Repair an On-site Wastewater Treatment System

Owner: George W Riley III Phone: (505) 320-1145

Site address: 4644 County Road 2, Silverton, CO 81433

Assessor's parcel # 47730300054000 Subdivision: Cole Ranch Lot#: 4

Lot size: 4.97 (acres) # of Dwellings: 1 # of Bedrooms: 4 Water supply: Well

I acknowledge: (1) This application does not guarantee that an On-site Wastewater Treatment System ("OWTS") can be installed or a building permit issued; (2) The issuance of the OWTS permit does not imply any warranty by San Juan Basin Public Health as to the operation of the OWTS; (3) The OWTS must be constructed in accordance with the San Juan Basin Public Health On-site Wastewater Treatment System Regulations; and (4) The owner of the property assumes the responsibility and liability for the proper maintenance of the OWTS.

Date: 04/23/20 Owner's signature: George W Riley III

Owner's mailing address: #5 Road 5221, Bloomfield, NM 87413

Owner's email address: georger@rileyindustrial.com

[DEPARTMENT USE ONLY]

Permit fee: \$ 1023 Payment type: CC WEB Rec'd by: KJ Date: 4/29/20

Site Evaluation LTAR: _____ Limiting Zone: _____ Depth: _____

PERMIT to _____ **an On-site Wastewater Treatment System**

Septic tank(s): _____ Design flow: _____ (gal/day) Distribution: Gravity or Pressure siphon pump

Soil treatment area: _____

Design Specifications and Comments:

Authorization to begin Construction

Permit must be signed by EHS BEFORE construction begins

Environmental Health Specialist _____ Date _____

Final Inspection The above system has been inspected and found to comply with the above requirements.

System Installed by (name, company, phone) _____

Environmental Health Specialist _____ Date _____

System Designed by (name, company, phone) _____

Form revised 2/7/2017

RESIDENTIAL Note: Also use this form to apply for livestock watering
Water Well Permit Application
Review form instructions prior to completing form.
Hand completed forms must be completed in black or blue ink or typed.

1. Applicant Information

Name(s)

George W Riley III

Mailing address

#5 Road 5221

City

Bloomfield

State

NM

Zip code

87413

Telephone (w/area code)

(505) 320-1145

E-mail

georger@rileyindustrial.com

2. Type Of Application (check applicable boxes)

- ☒ Construct new well ☐ Change source (aquifer)
☐ Replace existing well ☐ Reapplication (expired permit)
☐ Use existing well ☐ Rooftop precip. collection
☐ Change or increase use ☐ Other: _____

3. Refer To (if applicable)

Well permit #

Water Court case #

Designated Basin Determination #

Well name or #

4. Location Of Proposed Well (Important! See Instructions)

County

San Juan

_____ 1/4 of the _____ 1/4

Section

30

Township

42

N or S

☒ N ☐ S

Range

6

E or W

☐ E ☒ W

Principal Meridian

NMPM

Distance of well from section lines (section lines are typically not property lines)

Ft. from ☐ N ☐ S

Ft. from ☐ E ☐ W

For replacement wells only – distance and direction from old well to new well

feet

Direction

Well location address (Include City, State, Zip)

☐ Check if well address is same as in Item 1.

Optional: GPS well location information in UTM format. GPS unit settings are as follows:

Format must be UTM

☐ Zone 12 or ☐ Zone 13

Units must be Meters

Datum must be NAD83

Unit must be set to true north

Was GPS unit checked for above? ☐ YES

Easting: _____

Northing: _____

Remember to set Datum to NAD83

5. Parcel On Which Well Will Be Located

(You must attach a current deed for the subject parcel)

A. You must check and complete *one* of the following:

- ☒ Subdivision: Name Cole Ranch
Lot 4 Block _____ Filing/Unit _____
☐ County exemption (attach copy of county approval & survey)
Name/# _____ Lot # _____
☐ Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed
☐ Mining claim (attach copy of deed or survey) Name/#: _____
☐ Square 40 acre parcel as described in Item 4
☐ Parcel of 35 or more acres (attach metes & bounds description or survey)
☐ Other: (attach metes & bounds description or survey)

B. # of acres in parcel

4.97

C. Are you the owner of this parcel?

☒ YES ☐ NO

D. Will this be the only well on this parcel? ☒ YES ☐ NO (if no – list other wells)

E. State Parcel ID# (optional):

Office Use Only

Form GWS-44 (01/2020)

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

- ☒ A. Ordinary household use in one single-family dwelling (no outside use)
☐ B. Ordinary household use in 1 to 3 single-family dwellings:
Number of dwellings: _____
☐ Home garden/lawn irrigation, not to exceed one acre:
area irrigated _____ ☐ sq. ft. ☐ acre
☐ Domestic animal watering – (non-commercial)
☐ C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate

gpm

15

Annual amount to be withdrawn

1/3

acre-feet

Total depth

feet

Aquifer

8. Water Supplier

Is this parcel within boundaries of a water service area? ☐ YES ☒ NO

If yes, provide name of supplier:

9. Type Of Sewage System

- ☒ Septic tank / absorption leach field
☐ Central system: District name: _____
☐ Vault: Location sewage to be hauled to: _____
☐ Other (explain) _____

10. Proposed Well Driller License #(optional):

11. Sign or Enter Name of Applicant(s) or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application

Date (mm/dd/yyyy)

04/24/2020

If signing print name and title

Office Use Only

USGS map name

DWR map no.

Surface elev.

Receipt area only

AQUAMAP

WE

WR

CWCB

TOPO

MYLAR

SB5

DIV _____ WD _____ BA _____ MD _____

BOARD OF COUNTY COMMISSIONERS

San Juan County

P.O. Box 466

Silverton, Colorado 81433

970-387-5671

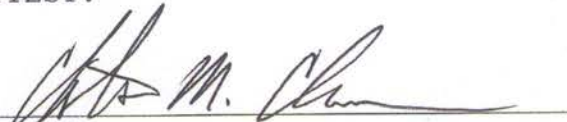
RELATIONSHIP OF PROPERTY TO COUNTY ROAD AND STATE HIGHWAY SYSTEMS

I, the undersigned, applicant engaged in the processing of Application for Improvement Permit No. _____, San Juan County, Colorado, do hereby acknowledge the following facts:

1. The real property' which is the subject of said application is on this date located approximately ZERO FEET from County Road No. 2, the nearest designated and publicly maintained county road.
2. Said County Road No. 2 is on this date maintained on an YEAR-ROUND basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 7 1/2 MILES from Colorado State Highway No. 550, the nearest designated state or federal highway.
4. Said Colorado State Highway No. 550 is on this date maintained on a year-round basis by either San Juan County or the Colorado Division of Highways.
5. A Driveway Permit will be necessary for any private access or egress relating to said real property which intersects any designated Colorado State Highway or Federal Highway.

Signed and dated this 23RD day of APRIL, 2020.

ATTEST:


Position:


Applicant

BOARD OF COUNTY COMMISSIONERS

San Juan County

P.O. Box 466

Silverton, Colorado 81433

970-387-5671


RELATIONSHIP OF PROPERTY TO COUNTY ROAD AND STATE HIGHWAY SYSTEMS

I, the undersigned, applicant engaged in the processing of Application for Improvement Permit No. _____, San Juan County, Colorado, do hereby acknowledge the following facts:

1. The real property' which is the subject of said application is on this date located approximately ZERO FEET from County Road No. 24, the nearest designated and publicly maintained county road.
2. Said County Road No. 24 is on this date maintained on an SEASONAL basis by San Juan County.
3. The real property which is the subject of said application is on this date located approximately 7 1/2 MILES from Colorado State Highway No. 550, the nearest designated state or federal highway.
4. Said Colorado State Highway No. 550 is on this date maintained on a year-round basis by either San Juan County or the Colorado Division of Highways.
5. A Driveway Permit will be necessary for any private access or egress relating to said real property which intersects any designated Colorado State Highway or Federal Highway.

Signed and dated this 23RD day of APRIL, 2020.
day month year

ATTEST:


Position:


Applicant

SAN JUAN COUNTY, COLORADO
DRIVEWAY AND ROAD ACCESS PERMIT

Improvement
Permit No. _____

Applicant: George W Riley III
#5 Road 5221
Bloomfield, NM 87413

Location of Proposed Driveway or Access on County Road No. 2 :

On the west side of County Road 2, north of
Minnre Gulch, on top of an existing dirt driveway

Description of Proposed Driveway or Access, including materials to be used:

Proposed driveway serving the residence will be
constructed with minimal cut and fill due to the
existing dirt driveway, approximately 10 feet wide,
consisting of native gravel soils, and proposed culvert.

Comment and Recommendations of County Road Supervisor:

Terms and Conditions of Issuance of Permit (or reason for denial):

Permit Approved _____ or Denied _____.

Date: _____

Land Use Administrator: _____

SAN JUAN COUNTY, COLORADO
DRIVEWAY AND ROAD ACCESS PERMIT

Improvement
Permit No. _____

Applicant: George W Riley III
#5 Road 5221
Bloomfield, NM 87413

Location of Proposed Driveway or Access on County Road No. 24 :
on the north side of County Road 24

Description of Proposed Driveway or Access, including materials to be used:

Proposed driveway serving the workshop/garage,
approximately 10 feet wide, consisting of native
gravel soils, with culvert

Comment and Recommendations of County Road Supervisor:

Terms and Conditions of Issuance of Permit (or reason for denial):

Permit Approved _____ or Denied _____.

Date: _____

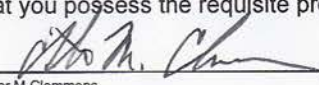
Land Use Administrator: _____

REQUEST FOR AQUATIC RESOURCES DELINEATION VERIFICATION

OR JURISDICTIONAL DETERMINATION

A separate jurisdictional determination (JD) is not necessary to process a permit. An Approved Jurisdictional Determination (AJD) is required to definitively determine the extent of waters of the U.S. and is generally used to disclaim jurisdiction over aquatic resources that are not waters of the U.S., in cases where the review area contains no aquatic resources, and in cases when the recipient wishes to challenge the water of the U.S. determination on appeal. Either an Aquatic Resources Delineation Verification or a Preliminary Jurisdictional Determination (PJD) may be used when the recipient wishes to assume that aquatic resources are waters of the U.S. for the purposes of permitting. In some circumstances an AJD may require more information, a greater level of effort, and more time to produce. If you are unsure which product to request, please speak with your project manager or call the Sacramento District's general information line at (916) 557-5250.

I am requesting the product indicated below from the U.S. Army Corps of Engineers, Sacramento District, for the review area located at:

Street Address: 4644 CR 2 (Lot 4 of Cole Ranch Subdivision)		City: Silverton	County: San Juan
State: CO	Zip: 81433	Section: 30	Township: 42 N Range: 6 W
Latitude (decimal degrees): 37.863		Longitude (decimal degrees): -107.569	
The approximate size of the review area for the JD is 4.97 acres. (Please attach location map)			
Choose one: <input type="radio"/> I own the review area <input type="radio"/> I hold an easement or development rights over the review area <input type="radio"/> I lease the review area <input type="radio"/> I plan to purchase the review area <input checked="" type="radio"/> I am an agent/consultant acting on behalf of the requestor <input type="radio"/> Other:		Choose one product: <input type="radio"/> I am requesting an Aquatic Resources Delineation Verification <input checked="" type="radio"/> I am requesting an Approved JD <input type="radio"/> I am requesting a Preliminary JD <input type="radio"/> I am requesting additional information to inform my decision about which product to request	
Reason for request: (check all that apply) <input type="checkbox"/> I need information concerning aquatic resources within the review area for planning purposes. <input type="checkbox"/> I intend to construct/develop a project or perform activities in this review area which would be designed to avoid all aquatic resources. <input type="checkbox"/> I intend to construct/develop a project or perform activities in this review area which would be designed to avoid those aquatic resources determined to be waters of the U.S. <input type="checkbox"/> I intend to construct/develop a project or perform activities in this review area which may require authorization from the Corps; this request is accompanied by my permit application. <input type="checkbox"/> I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is included on the district's list of navigable waters under Section 10 of the Rivers and Harbors Act of 1899 and/or is subject to the ebb and flow of the tide. <input type="checkbox"/> My lender, insurer, investors, local unit of government, etc. has indicated that an aquatic resources delineation verification is inadequate and is requiring a jurisdictional determination. <input type="checkbox"/> I intend to contest jurisdiction over particular aquatic resources and request the Corps confirm that these aquatic resources are or are not waters of the U.S. <input checked="" type="checkbox"/> I believe that the review area may be comprised entirely of dry land. <input checked="" type="checkbox"/> Other: The Subdivision Plat requires a wetlands investigation shall be conducted prior to any Improvement or Use Permit from San Juan County.			
Attached Information: <input type="checkbox"/> Maps depicting the general location and aquatic resources within the review area consistent with Map and Drawing Standards for the South Pacific Division Regulatory Program (Public Notice February 2016, http://www.spd.usace.army.mil/Missions/Regulatory/Public-Notices-and-References/Article/651327/updated-map-and-drawing-standards/) <input type="checkbox"/> Aquatic Resources Delineation Report, if available, consistent with the Sacramento District's Minimum Standards for Acceptance (Public Notice January 2016, http://1.usa.gov/1V681Ya)			
By signing below, you are indicating that you have the authority, or are acting as the duly authorized agent of a person or entity with such authority, to and do hereby grant Corps personnel right of entry to legally access the review area. Your signature shall be an affirmation that you possess the requisite property rights for this request on the subject property.			
*Signature: 		Date: 4/29/20	
Name: Christopher M. Clemmons		Company name: Mountain Grain, LLC	
Address: 720 Ford Drive #7 Durango, CO 81301			
Telephone: (970) 515-7882		Email: chris@mtngrain.com	

***Authorities:** Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.

Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.

Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.

Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an AJD cannot be evaluated nor can an AJD be issued.

Scenic Quality Report

1. INTRODUCTION AND SITE LOCATION

San Juan County regulations state the following:

All residential development shall be required to submit a Scenic Quality Report at the time of sketch plan submittal.

The following is a Scenic Quality Report for the proposed Riley Family Residence, detached garage and open shed structure located on Lot 4 of the Cole Ranch Subdivision. Cole Ranch is an approved Subdivision which was established for residential use in 2001.

This subdivision is located between Middleton and Eureka. The project site is accessed by County Road 2 and County Road 24. County Road 2 continues north towards Eureka and south to Silverton from the project site. County Road 24, also known as Minnie Gulch Road, begins at a T-intersection with County Road 2 and runs perpendicular towards the east. County Road 24 borders the southwest portion of Lot 4.

The project site is located within San Juan County's Future Land Use Plan "Economic Corridor". These economic corridors are suitable for residential development because of their moderately sloping terrain and year-round access.

A Vicinity Map showing the general project location is included in this submittal for your reference.

2. PROJECT SITE AND PROPOSED RESIDENCE LOCATION

County regulations require that this Scenic Quality Report adhere to the following:

The designated view sheds shall include natural and historic features as seen from and toward the site. Provide written descriptions of these view sheds and how they will be preserved. Existing site photos and graphic depictions of the proposed development shall be submitted so that staff, the Planning Commission and the Board of County Commissioners can assess the visual impacts of the project on the view shed and the effectiveness of proposed mitigation measures.

The project site, Lot 4 of Cole Ranch Subdivision, consists of 4.97 acres with 3.05 acres being open space. The lot is divided by County Road 2 and bordered by County Road 24, also called Minnie Gulch, on the southwest corner. The majority of Lot 4 is situated on the west side of County Road

2, which consists of a gently sloping grassy meadow with pine and aspen trees along the southern edge. The portion of Lot 4 on the east side of County Road 2 and north of County Road 24 consists of a steeper wooded slope with fairly dense pine, aspen and shrubs.

The approximate elevation of the site is 9800 ft. The slope of the area west of County Road 2 varies between approximately 5% and 9%, while the area east of CR 2 ranges between 6% and 27%. The Animas River is running on the westernmost edge of the site.

The proposed residence and open shed structure are located on the west side of County Road 2 and accessed from County Road 2, and the proposed detached garage is east of CR 2 and accessed from County Road 24. There will be no new or upgraded driveway extending to the shed structure, as it is the Applicant's intention to leave the historic railroad undisturbed.

The proposed residence is located within a new building envelope on the west side of County Road 2. The proposed siting within this envelope best utilizes the natural topography (downward slope) and the most densely vegetated area to screen the structure, while minimizing the impact on scenic views. The proposed detached garage is located within the original approved building envelope as outlined on the recorded plat. The proposed open shed structure will be located within the newly proposed outbuilding envelope west of County Road 2.


3. VISIBILITY OF THE RESIDENCE, DETACHED GARAGE AND OPEN SHED STRUCTURE FROM COUNTY ROAD 2

County Road 2 passes through the building lot and provides access between Silverton and Eureka.

The proposed residence and open shed structure will be visible looking west from County Road 2 briefly while a driver is adjacent the lot. However, if traveling north, the significant evergreen grove on the southern section will screen the house entirely until adjacent the lot. If heading south, there are several evergreens on Lot 3 that will currently provide screening. The Applicant intends to plant additional screening trees between the western face of the home and the road. The proposed detached garage will be visible looking east from County Road 2 when adjacent the lot. However, similar north and south evergreen screening conditions currently exist, and additional trees can be planted if necessary.

The image on the following page shows the proposed residence superimposed onto the site in order to show approximate scale and visibility from County Road 2. This view is from the opposite shoulder directly adjacent the site. Additional screening trees are shown as the Applicant intends to vegetate the area between the home and CR2. Since the garage is in the approved original envelope, no superimposed image is provided.



 <p>DURANGO, CO 81301 970.515.7882 info@mtngain.com mtngain.com</p>	COLE RANCH SUBDIVISION - LOT 4:		PROJECT #:	VIEW OF RESIDENCE FROM CR 2	1	SCALE: N.T.S.
	GEORGE AND ANNA RILEY RESIDENCE		1901			
	4644 County Road 2 Silverton, CO 81433		ASSESSOR'S PARCEL #:			
	IMPROVEMENT PERMIT APPLICATION 05/19/2020		47730300054000			

4. VISIBILITY OF THE RESIDENCE, DETACHED GARAGE AND OPEN SHED STRUCTURE FROM COUNTY ROAD 24

County Road 24, also known as Minnie Gulch Road, runs along the southeast portion the project site. County Road 24 provides recreational access to the east off County Road 2. The driving surface at the site is a naturally graded dirt road.

The proposed residence will be only minimally visible to the west for a driver traveling west on County Road 24 as they approach the intersection with County Road 2. The proposed open shed structure will not be visible at all. The proposed detached garage will be visible looking north for a driver on County Road 24, but it will be screened by evergreens at the intersection and the natural slope of the site to the east of the structure.

Due to the very minimal exposure of the residence and open shed structure from CR 24, no superimposed image is provided, and because the garage is in the approved original envelope, no superimposed image is provided.

5. VIEWS FROM THE PROPOSED RESIDENCE

In the County Scenic Quality Report regulations, it is requested that information about the view from the residence is provided.

Photos are included on the following page that show views from the proposed residence looking approximately towards the north, south, east and west.



VIEW NORTH



VIEW EAST



VIEW SOUTH



VIEW WEST

6. VIEWS FROM THE PROPOSED OPEN SHED STRUCTURE

Photos are included below that show views from the proposed open shed structure looking approximately towards the north, south, east and west.



VIEW NORTH



VIEW EAST



VIEW SOUTH



VIEW WEST

7. LOCATION OF STRUCTURE WAS SELECTED TO MINIMIZE VISIBILITY FROM PUBLIC LANDS AND EXISTING TRAILS

The County Scenic Quality regulations require the following information:

Evidence shall be provided to show that the location of the structure is designed to minimize the visual impacts and that it does not detract from the scenic quality of adjacent public lands, existing trails or historic resources.

The location of the residence, which is the largest of the three proposed structures on the site, was selected to balance low-visibility, privacy, views, accessibility and the general guidelines/objectives of the subdivision and neighbors. Due to its proximity to the southern evergreen grove and location downhill from the road, the residence would be in the least imposing buildable location on the site. The property is entirely bordered by other private lots in the Cole Ranch subdivision and Minnie Gulch Road, and it is subdivided by County Road 2. It does not appear that any distant public lands, trails or historic resources will have compromised scenic quality due to any of the three proposed structures on this lot.

8. BUILDING DESIGN AND THE NATURAL TOPOGRAPHY AND VEGETATION

County regulations require that the Scenic Quality Report includes information regarding the following:

Evidence to demonstrate that the site improvements are designed and/or oriented in ways that allow them to blend in with and utilize the natural topography and vegetation. The report shall include, but not be limited to, site photos, perspective sketches, photo-simulations and/or three-dimensional models at an appropriate scale.

As stated in Sections 2, 3 and 6, the proposed residence is sited directly adjacent a grove of large evergreens and the floor elevation is approx. 10 feet below CR 2, which helps in blending in with the vegetation and topography. The detached garage, which is located in the approved original building envelope, will be at roughly the same elevation as Minnie Gulch Road at the driveway access point shown on the sketch plan. The floor elevation for the garage aims to balance the cut and fill and tie into existing topography as best as possible. The open shed structure is meant to have very little impact on the surrounding landscape, being open on three sides and supported by spot footings.

The proposed residence design is shown on the Applicant's draft building plans on the following page.



DESIGN INTENT / INSPIRATION



PLANS AND PERSPECTIVES	
Date	05/19/2020
	A-1.1
	Scale As indicated

9. TOPSOIL, UTILITIES, LIGHTING AND DRIVEWAYS

This section of the Scenic Report describes design features associated with topsoil, location of utilities, exterior lighting and any proposed driveways.

a) Topsoil

County regulations require that the project should include the following:

Plans to remove and save topsoil, prior to any grading or excavation, and how it will be replaced and reused for re-grading and re-vegetation purposes.

Most of the topsoil removed at the residence area during construction will likely be used as backfill on the west side of the building's foundation in order to create better frost protection. Any additional topsoil found will be separately stockpiled on-site, to be used for future landscaping.

b) Utilities

County regulations require that the project should include the following:

Location and installation of utilities in ways that will minimize impacts to the view shed and natural environment.

The project includes the following proposed utilities: a proposed underground septic system leach field, a proposed underground water well and associated piping. The Applicant plans to tie into the existing overhead electric line and construct an underground electric service. The septic system location will be selected based on the regulations and setback by San Juan Basin Public Health Department. The Applicant plans to tie into the existing phone line located on the east side of CR 2. The primary heat source is proposed to be a wood stove with supplemental electric heat, neither of which are anticipated to have significant impact to the natural environment. All the utilities will be installed with the least amount of disturbance possible to the natural environment, including vegetation preservation and using existing utilities where possible.

c) Exterior Lighting

County regulations require that the project should include the following:

Exterior lighting shall preserve the Dark Sky environment and view of the stars. Provisions requiring shielding of exterior lighting to prevent direct visibility of light bulbs from off-site, directing of all exterior lighting toward either the ground or the surface of a building and prohibiting high intensity sodium vapor or similar lighting.

The proposed exterior lighting for the project will be the minimum necessary to safely access the residence and detached garage, as well as additional screened down-lighting at the western facing patio. All exterior lighting will be fully shielded, utilize LED bulbs, will be compatible with the rural mountain character of the area, and will be in conformance with the requirements of San Juan County regulations.

d) Driveways

County regulations require that the project should include the following:

Design and construction plans for roads and associated structures that bear a logical relationship to existing topography to minimize the need for cuts and fills.

There are currently two proposed driveways for this project. The primary driveway to access the residence to the west is located on County Road 2 and it utilizes an existing dirt driveway access road, which will be brought up to county standards. The secondary driveway on County Road 24 is used to access the detached garage. This driveway, as well as the garage itself, are at nearly the same elevation as the road, minimizing cut & fill and controlling erosion. A low retaining wall will be constructed as necessary on the east side of the driveway.

10. BUILDING MATERIALS

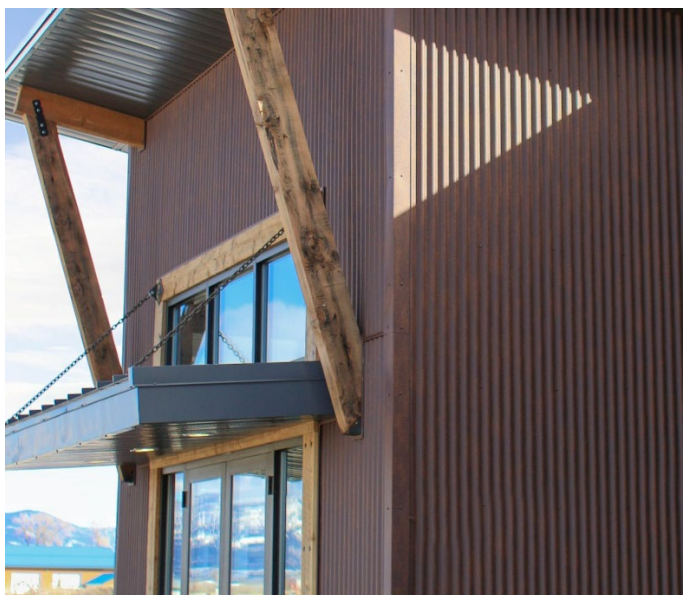
County regulations require that the Scenic Quality Report includes information regarding the following:

Provide written descriptions and photos of the proposed building materials, colors and textures. Utilizing and integrating elements, colors and textures found naturally in the landscape and prohibition of reflective materials, such as highly reflective glass or metals.

The proposed materials, colors and textures of the residence, garage and shed structure are proposed to consist of the following:

- Vintage corrugated and Ultra Batten metal siding. The Vintage metal provides a pre-aged aesthetic with a protective finish, resulting in little additional weathering and maintenance.
- Rough sawn wood accents with a medium, natural stain.
- Rustic Rawhide standing seam metal roof with matching trim.
- Stacked river stone used as facing accents, such as at the outdoor fireplace.

The photos on the following page are examples of the proposed building materials selected by the Applicant:



11. CONCLUSION

This project aims to conform to the County Scenic Quality Regulations as shown in this report and is believed to do so as summarized below:

- The Applicant has created a new, more suitable building envelope, which abides by the setback requirements of the county, uses the densest natural vegetation for screening and avoids steep topography for the building sites. Additional screening trees will be provided along County Road 2 as required by the County.
- Building the proposed residence in the new envelope will have far less visual impact and disturbance to the natural landscape and vegetation, as well as avoiding overcrowding on the east side of the property.
- The residence is single story and is downhill from CR 2, which helps to minimize the overall and perceived height. Also, the home is oriented perpendicular to CR 2, which means the narrower façade of the home faces the road as opposed to one of the longer faces.
- The proposed primary driveway to the residence utilizes an existing dirt road, and the secondary driveway to the detached garage is short, low sloped, practical and at roughly the same elevation as CR 24.
- The material palette chosen for the residence, open shed structure and detached garage, which use vintage, weathered and dull metals, rough cut timber and natural stone, will not only mesh well with the natural surroundings but also nod to the mining history of San Juan County.

Thank you for your review and consideration of the proposed Riley Residence at Cole Ranch. If you have any questions or need additional information please contact Mountain Grain, LLC at 970.515.7882 or George Riley at 505.320.1145.