

**SAN JUAN REGIONAL PLANNING COMMISSION  
AGENDA  
March 18, 2025  
San Juan County Courthouse**

San Juan Regional Planning Commission Meetings shall be conducted in a hybrid virtual/in-person format. All persons including Board Members, Staff, Applicants and interested Public may meet in person or via Zoom. The information necessary to connect to the public meeting is listed below.

- 7:00 PM      Roll Call of Members and Minutes  
Minutes of February 18, 2025**
- 7:10 PM      Public Hearing: Ordinance 2025-04 An Ordinance Of The Town Of  
Silverton, Colorado, Amending Chapter 15, Land Use Code, Of The  
Silverton Municipal Code Addressing The Seasonal Occupancy Of  
Recreational Vehicles For Qualifying Workforce.**
- 7:45 PM      Boundary Adjustment Application George Riley, Lots 1 and 2 Cole Ranch  
Subdivision; Cole Ranch Subdivision Plat Amendment; Sketch Plan  
Improvement Permit Application for Fence Extension:**

**OTHER:**

**Times listed above are approximate.**

**Discussion of an agenda item may occur before or after the assigned time.**

**ADJOURN: Next Regular Meeting – 7:00 PM, Tuesday April 15, 2025**

Join Zoom Meeting

<https://zoom.us/j/92136473203>

Meeting ID: 921 3647 3203

One tap mobile

+16699006833,,92136473203# US (San Jose)

+12532158782,,92136473203# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 921 3647 3203

The San Juan Regional Planning Commission met virtually via zoom and in the Commissioner meeting room on February 18, 2025, at 7:01 PM with roll call showing the following attendance

Bev Rich	X	Ken Safranski	X
Jim Weller	X	Melissa Childs	X
Lindsey Halvorson	X	Austin Lashley	X
Jim Harper	X		

The members of the Planning Commission made a motion to approve the minutes of January 21, 2025. Ken Safranski made the motion to approve these minutes and Jim Weller seconded. The results were unanimously approved by raising of hands. The 2024 Financial Report was approved with a motion from Jim Weller and a second from Melissa Childs. The motion passed unanimously with a show of hands.

Present via Zoom were Bev Rich, Melissa Childs, Jim Harper, Austin Lashley, DeAnne Gallegos, Damon Rose, Steve Graham, and Bruce. Lucy Mulvihill. Present in the San Juan Meeting Room were William Tookey, Land Use Administrator and Chris Tookey, Secretary, along with Jim Weller, Ken Safranski, Lindsey Halvorson, Lucy Mulvihill, Lisa Adair, and Lloyd Schwartz.

**COUNTY 11 LOT RESIDENTIAL SUBDIVISION APPLICATION SKETCH  
PLAN FOR PROPOSED OVERLAND ESTATES SUBDIVISION FOR 11  
CLAIMS APPROXIMATELY 2.5 MILES FROM SILVERTON, SAN JUAN  
COUNTY ON COUNTY ROAD 110.**

The current owner, Lloyd Swartz was present in the meeting room.

After discussion and background and presentation from William Tookey, Land Use Administrator, the applicant passed out to the Commissioners in the meeting room a paper with his counter points regarding the 15 conditions for discussion. After a lengthy discussion with the applicant, Melissa Childs made a motion to recommend approval of the Overland Estates Subdivision Sketch Plan application with the following conditions:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the Overland Estates Subdivision shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation and all permits issued with the exception of the subdivision regulations waived or amended as listed below:
  - A. Section 7-112.3 Lots (a), state the no lot shall be divided by a road to be waived.
  - B. Section 7-112.3 Lots (c) Side lot lines should be at substantially right angles to be waived.
  - C. Section 7-115 BUILDING STANDARDS .4 Minimum setback: from property line: 50 feet should be amended to allow for 20-foot setbacks adjoining public lands and 30 foot setbacks adjoining private lands.

D. Section 7–114 Utilities and Improvements .1(g) requiring the subdivider to construct the electrical services to each lot be waived.

E. Section 7 – 113 MOUNTAIN SUBDIVISIONS.1(a) Roads .1 (d) At least two points of access and egress shall be available be waived for Lots 2 and 3 but instead allow for the construction of adequate “Hammerheads”.

F. Section 7 – 112 FINAL PLAT DESIGN STANDARDS requiring a 15 foot utility easement be amended to allow for a 10 foot utility easement.

G. Consider reducing the requirements of Section 7–113 MOUNTAIN SUBDIVISIONS.1(a) Roads that require that local mountain roads shall have a minimum deeded right-of-way of 50 feet and a minimum usable road surface of 24 feet.

3. All improvements to the Overland Estates Subdivision shall fully and completely comply with, and strictly conform to all applicable State and Federal rules and regulations.

4. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits.

5. That the subdivision is in compliance with Section 7-120 Air Quality as it pertains to wood burning devices.

6. The applicant shall utilize an Environmental Professional as described in 40 CFR § 312.10. to ensure that the property development on these claims takes due care to protect site workers as well as the residents.

7. That CDPHE and EPA shall be provided with permanent access to Lots 1, 3, 7 and 8 of the Subdivision to monitor the Porcupine Mine adit discharge and the existing borehole above the defined Greenspace that encompasses the Anglo Saxon collapsed portal and remedial features.

8. The applicant will need to have a professional Flood Plain consultant or hydrologist inspect the Building Envelope for Lot 11 and have a Colorado Licensed Surveyor shoot the elevations to determine if the site is safe for construction.

10. The applicant will have the building envelopes staked out by a Colorado Licensed Surveyor and then erect a 35-foot story pole at each location to better assess the visual impact.

11. The applicant will provide to the County, clear evidence that all streets and lots within the subdivision will have year-round access to the state highway system by wheeled vehicles.

12. Provide an easement for CR 61 through the Monarch Claim to provide developable access to the adjoining Porcupine Claim if necessary.

13. If any historic artifacts are discovered on site during the excavation or construction, all work on the project will be stopped immediately until the Historic Review Committee or qualified archeologist can visit the site to document and preserve those artifacts.

14. That an affordable housing agreement be negotiated as required by 7-112.8A of the Zoning and Land Use Regulations.

15. The applicant shall have a test well drilled on a representative lot.

16. The failure to comply with these conditions shall be grounds for the revocation of this approval and for any future Improvement Permits.

Ken Safranski seconded the motion.

San Juan Regional Planning Commission  
February 18, 2025

Ken Safranski withdrew his second to the motion.  
Melissa Childs then amended her motion to clarify that condition #15 included having the water from the test well sampled and tested for potability.  
Jim Harper seconded the amended motion.  
Upon a roll call the motion passed unanimously

A letter was sent to the San Juan County Commissioners for their meeting on March 12, 2025.

**COUNTY IMPROVEMENT PERMIT APPLICATION FOR SKETCH PLAN  
FOR SINGLE-FAMILY RESIDENTIAL BUILDING, DRIVEWAY EXTENSION  
AND ASSOCIATED UTILITIES ON HECTOR LODE USMS 14327.  
TO BE LOCATED ON HWY 550 NEAR SILVERTON IN SAN JUAN COUNTY**

The owner Damon Rose was present via zoom to answer any questions.  
William Tookey gave the Planning Commissioners the background and presentation of the project with the 13 conditions of approval. Mr. Rose had no concerns with the conditions as presented. After discussion and questions answered, Ken Safranski made a motion to recommend that the San Juan County commissioners approve the proposed County Improvement Permit Application and Sketch Plan with the 13 conditions of approval and Melissa Childs seconded. The motion passed unanimously with a roll call vote.

A letter was sent to the San Juan County Commissioners for their meeting on March 12, 2025.

**Town of Silverton THREE MILE PLAN**

This is a plan that is adopted each year, it is updated to reflect boundary line adjustments. Jim Weller made a motion to recommend to the Town of Silverton to approve this Plan as presented. Lindsey Halvorson seconded the motion, and the motion passed with a show of hands.

The meeting was adjourned at 9:28 PM.

Respectfully Submitted,

Christine M. Tookey, Secretary





## STAFF REPORT

**To:** San Juan Regional Planning Commission  
**From:** Lucy Mulvihill, *Community Development Director*  
**Date:** March 18, 2025  
**RE:** 2025-04 An Ordinance

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### PURPOSE

Staff have identified gaps and conflicts in the existing codes regulating campers and recreational vehicles (RVs) (SMC Sec. 16-1-20), particularly in Sec. 16-5-30 (Campers) and Sec. 7-2-17 (Campers). Key issues include:

- Regulations not included in the Land Use Code
- Lack of provisions for long-term solutions
- Unregulated occupancy of multiple RVs without permits
- Insufficient oversight, leading to high impacts on neighbors

During the 2024 season, staff received numerous complaints related to seasonal RV occupancy, including:

- Multiple RVs on a single property
- Visual impacts
- Noise from air conditioning and generators
- Improper refuse disposal

In response, the Town initiated a policy development process. The Board of Trustees chose to address RV regulations outside of the Land Use Code update. After eight months of work, including five meetings, the Board directed staff on February 10, 2025, to draft an ordinance allowing seasonal RV occupancy for local workforce housing.

The proposed ordinance is informed by best practices from Ouray and Estes Park and was developed through three Personnel & Ordinance (P&O) Committee meetings and two Board work sessions:

- [6/11/2024 P&O Committee Meeting](#) | Meeting Packet
- [7/11/2024 P&O Committee Meeting](#) | Meeting Packet
- [8/15/2024 P&O Committee Meeting](#) | Meeting Packet
- [10/28/2024 Board of Trustees Meeting](#) | Meeting Packet
- [2/10/2025 Board of Trustees Meeting](#) | Meeting Packet

### KEY CHANGES

#### Temporary Use Permit Required

- Property owners must apply for a temporary use permit per Land Use Code Sec. 15-8-30(k).
- This ensures accountability falls on property owners, streamlining enforcement.

#### One RV Per Improved Lot

- Only one RV is permitted per property.
- The property must have an existing structure with a valid water tap and electric connection.

#### Utility Requirements

- RVs must obtain water and electricity from the principal structure.
- Sewer hookups may be used if available; otherwise, black water tanks must be emptied every 3-5 days.

#### Tiny Homes Allowed

- The ordinance expands eligibility to include tiny homes.

### TIMELINE

- March 18, 2025 – Planning Commission Review and Recommendation
- March 24, 2025 – Board of Trustees: First reading of Ordinance.
- April 14, 2025 – Board of Trustees: Second Reading of Ordinance
- May 14, 2025 – The Ordinance is enacted following the 30-day waiting period.
- May 15, 2025 – Start of the seasonal RV occupancy period.



### **BUDGET**

If approved, property owners or RV occupants must pay a permit fee and Equivalent Residential Unit (EQR) charges to offset utility impacts.

### **MASTER PLAN**

This program supports the Town's goal of increasing affordable workforce housing availability.

### **STAFF RECOMMENDATION**

Staff recommends the Planning Commission approve Ordinance 2025-04, amending Chapter 15 of the Silverton Municipal Code to allow seasonal RV occupancy for qualifying workforce housing.

### **SAMPLE MOTIONS:**

- **Approval:** *I move to recommend approval of Ordinance 2025-04 An Ordinance Of The Town Of Silverton, Colorado, Amending Chapter 15, Land Use Code, Of The Silverton Municipal Code Addressing The Seasonal Occupancy Of Recreational Vehicles For Qualifying Workforce.*
- **Approval with Conditions:** *I move to recommend approval of Ordinance 2025-04 An Ordinance Of The Town Of Silverton, Colorado, Amending Chapter 15, Land Use Code, Of The Silverton Municipal Code Addressing The Seasonal Occupancy Of Recreational Vehicles For Qualifying Workforce5, with the following conditions [insert conditions].*
- **Continuance:** *I move to continue the review of Ordinance 2025-04 An Ordinance Of The Town Of Silverton, Colorado, Amending Chapter 15, Land Use Code, Of The Silverton Municipal Code Addressing The Seasonal Occupancy Of Recreational Vehicles For Qualifying Workforce, as presented, to [insert date certain].*
- **Denial:** *I move to deny Ordinance 2025-04 An Ordinance Of The Town Of Silverton, Colorado, Amending Chapter 15, Land Use Code, Of The Silverton Municipal Code Addressing The Seasonal Occupancy Of Recreational Vehicles For Qualifying Workforce5. [insert explanation supported by the evidence here].*

### **ATTACHMENTS:**

- a. Draft Ordinance Language

**TOWN OF SILVERTON COLORADO**

**ORDINANCE 2025-04**

**AN ORDINANCE OF THE TOWN OF SILVERTON, COLORADO  
AMENDING CHAPTER 15, LAND USE CODE, OF THE SILVERTON MUNICIPAL  
CODE ADDRESSING THE SEASONAL OCCUPANCY OF RECREATIONAL  
VEHICLES FOR QUALIFYING WORKFORCE**

**WHEREAS**, the Town of Silverton, Colorado is a statutory town incorporated under the laws of the state of Colorado; and

**WHEREAS**, the Town of Silverton has adopted regulations related to Land Use per Municipal Code, Chapter 15; and

**WHEREAS**, the Town of Silverton acting by and through its Town Board of Trustees has the power to regulate land use matters pursuant to Colorado Revised Statutes (C.R.S.) Section 31, Article 23 et seq.; and

**WHEREAS**, the Silverton Compass Master Plan specifically states local affordable housing options as an identified need of the community; and

**WHEREAS**, the San Juan Regional Planning Commission has reviewed the proposed amendments to Chapter 15 on March 18, 2025, and has made a recommendation to \_\_\_

**WHEREAS**, the Board of Trustees held Public Hearings on March 24, 2025, and April 14, 2025, to receive public comment, evidence, and testimony relative to the proposed amendments to the Municipal Code.

**WHEREAS**, the San Juan Regional Planning Commission and the Board of Trustees have determined that the establishment of these regulations intended to establish the Temporary Use and related use standards for the Seasonal Recreational Vehicle Occupancy for qualifying Workforce in the Municipal Code of the Town of Silverton \_\_\_

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF SILVERTON COLORADO BOARD OF TRUSTEES THAT:

- I. Amendment to Chapter 15, Article 3 Section 15.3.1 of the Municipal Code, Chapter 15, Article 1, Section 15.3.1 of the Municipal Code is amended by adding the text, as follows:

	R-1	R-2	MU-1	C-1	C-2	P
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SEASONAL RECREATIONAL VEHICLE OCCUPANCY	P	P	P	P	P	
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II. Amendment to Chapter 15, Article 3 Section 15.3.70 of the Municipal Code. Chapter 15, Article 3, Section 15.3.70 of the Municipal Code is amended by adding the text, as follows:

(J) SEASONAL RECREATIONAL VEHICLE OCCUPANCY

1) SEASONAL WORKFORCE HOUSING

a) APPLICABILITY

THE OCCUPANCY OF RECREATIONAL VEHICLES WITHIN THE TOWN FOR QUALIFIED EMPLOYEES, AS DESCRIBED IN SUBSECTION B. BELOW, IS ALLOWED FROM MAY 15 TO OCTOBER 31 WITHOUT ANY LIMITATION TO THE NUMBER OF DAYS.

b) APPLICATION REQUIREMENTS

c) ALL PROPERTY OWNERS SHALL SUBMIT A TEMPORARY USE PERMIT APPLICATION IN ACCORDANCE WITH SECTION 15-8-30(N). THE APPLICATION SHALL INCLUDE THE FOLLOWING:

i) WRITTEN VERIFICATION FROM THE EMPLOYER-BASED WITHIN SAN JUAN COUNTY, CONFIRMING THAT THE QUALIFIED EMPLOYEE IS EMPLOYED ON A SCHEDULE OF AT LEAST 30 HOURS PER WEEK OR FOUR DAYS PER WEEK. IN CASES WHERE THE INDIVIDUAL IS SELF-EMPLOYED, A VALID BUSINESS LICENSE ISSUED BY THE TOWN OF SILVERTON OR SAN JUAN COUNTY OR EQUIVALENT DOCUMENTATION SHALL BE ACCEPTABLE TO VERIFY EMPLOYMENT.

ii) A SITE PLAN DETAILING THE PROPOSED LOCATION OF THE RECREATIONAL VEHICLE, INCLUDING PROVISIONS FOR CONNECTIONS TO WATER, SEWER, AND ELECTRICITY.

d) SITE AND OPERATIONAL STANDARDS

i) PERMITTED VEHICLE TYPES INCLUDE RECREATIONAL VEHICLES, TINY HOMES, MOTORHOMES (TYPES A, B, AND C), FIFTH-WHEEL TRAILERS, AND TRUCK-MOUNTED RECREATIONAL VEHICLES. TEAR-DROP TRAILERS, VANS, TENTS, AND YURTS ARE PROHIBITED.

ii) A RECREATIONAL VEHICLE SHALL BE OWNED BY THE OCCUPYING QUALIFIED EMPLOYEE. THE PROPERTY OWNER SHALL NOT LEASE OR RENT A RECREATIONAL VEHICLE TO A QUALIFIED EMPLOYEE.

iii) EACH RECREATIONAL VEHICLE SHALL MAINTAIN CURRENT REGISTRATION AND DISPLAY A VALID LICENSE PLATE.

iv) IN THE MU-1 DISTRICT, RECREATIONAL VEHICLES SHALL BE LOCATED ON THE BACK HALF OF THE PROPERTY.

v) NO MORE THAN ONE RECREATIONAL VEHICLE SHALL BE PERMITTED ON ANY GIVEN ZONING LOT

vi) RECREATIONAL VEHICLES SHALL BE PARKED ENTIRELY ON PRIVATE PROPERTY AND SHALL COMPLY WITH ALL SETBACKS. THE LOCATION OF THE RECREATIONAL VEHICLE ON THE OWNER'S PRIVATE PROPERTY MUST BE DEEMED APPROPRIATE BY STAFF.

- vii) THE PROPERTY SHALL CONTAIN AN EXISTING STRUCTURE THAT PROVIDES A VALID WATER TAP.
- viii) THE RECREATIONAL VEHICLE MUST HAVE ACCESS TO TOWN WATER BY A HOSE OR OTHER MEANS FROM A STRUCTURE LOCATED ON THE SAME PARCEL WITH A DRINKING WATER HOSE BIB WITH A VACUUM BREAKER TO PREVENT BACKFLOW.
- ix) HOSES, ELECTRICAL CORDS, AND SIMILAR CONNECTIONS SHALL NOT CROSS PROPERTY LINES OR ENCROACH UPON ANY PUBLIC RIGHT-OF-WAY.
- x) SEWER HOOK-UP FOR A RECREATIONAL VEHICLE IS PERMITTED PROVIDED THAT THE DISCHARGE HOSE CONNECTING TO THE SEWER CLEANOUT INCORPORATES A CAM-LOCK OR OTHER APPROVED LOCKING MECHANISM TO ENSURE A LEAK-RESISTANT CONNECTION AND IS FITTED WITH A SEAL TO PREVENT ODORS.
- xi) IF A DIRECT SEWER CONNECTION IS NOT AVAILABLE, THE RECREATIONAL VEHICLE'S BLACK WATER HOLDING TANK SHALL BE EMPTIED AT AN APPROVED DUMP STATION AT INTERVALS NOT TO EXCEED 3 TO 5 DAYS. IN SUCH INSTANCES, THE PROPERTY OWNER SHALL ENSURE THAT ADEQUATE WATER IS MAINTAINED IN THE HOLDING TANK SO THAT AEROBIC BACTERIA REMAIN HYDRATED FOR EFFECTIVE WASTE BREAKDOWN AND ODOR CONTROL.
- xii) RECREATIONAL VEHICLES SHALL BE SUPPLIED WITH ELECTRICITY FROM AN ON-SITE SOURCE; THE USE OF GENERATORS IS PROHIBITED.
- xiii) NO AIR-CONDITIONING UNIT ON THE ROOF OF A RECREATIONAL VEHICLE OR ANY OTHER MECHANIZED UNIT TO COOL AIR MAY OPERATE AFTER THE HOURS OF 7:00 P.M. OR BEFORE 7:00 A.M.
- xiv) EACH RECREATIONAL VEHICLE SHALL BE EQUIPPED WITH A FULLY FUNCTIONING FIRE EXTINGUISHER AND A CARBON MONOXIDE DETECTOR.
- xv) OCCUPANCY OF A RECREATIONAL VEHICLE UNDER THIS SECTION SHALL BE LIMITED TO ONE FAMILY CONSISTING OF NO MORE THAN THREE ADULTS (EACH OVER THE AGE OF 18) AND UP TO THREE MINOR CHILDREN, OR ALTERNATIVELY THREE UNRELATED ADULTS (EACH OVER THE AGE OF 18).
- xvi) THE APPROVED TEMPORARY USE PERMIT SHALL BE AFFIXED TO THE RECREATIONAL VEHICLE IN A MANNER THAT IS READILY VISIBLE FROM ANY PUBLIC WAY.
- xvii) THE PROPERTY OWNER SHALL GRANT TOWN STAFF, ACTING AS INVITEES, ACCESS TO THE PROPERTY AT REASONABLE TIMES FOR THE PURPOSE OF INSPECTING THE RECREATIONAL VEHICLE FOR COMPLIANCE WITH THIS SECTION OR IN RESPONSE TO ANY COMPLAINTS.
- xviii) THE PERMITTED RECREATIONAL VEHICLE SHALL COMPLY WITH ALL OTHER RESTRICTIONS AND REQUIREMENTS IMPOSED BY THE LOCAL, STATE, OR FEDERAL LAWS.
- xix) NO PERMANENT STRUCTURE SHALL BE ERECTED IN CONNECTION WITH THIS PERMIT.
- xx) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING RECREATIONAL VEHICLES ARE IN COMPLIANCE WITH THE STANDARDS OF THIS SECTION.
- e) REVIEW CRITERIA  
NO PERMIT UNDER THIS ORDINANCE SHALL BE GRANTED UNLESS THE TOWN FINDS THAT THE FOLLOWING CRITERIA HAVE BEEN MET:
  - i) NO CURRENT NUISANCE AS SET FORTH UNDER SILVERTON MUNICIPAL CODE EXISTS ON THE PROPERTY WHERE THE RECREATIONAL VEHICLE WILL BE

- LOCATED.
- ii) THE PROPERTY COMPLIES WITH ANY APPLICABLE TOWN ZONING AND BUILDING REGULATIONS.
  - iii) THE ISSUANCE OF THE PERMIT BALANCES THE SAFETY OF PATRONS, PEDESTRIANS, AND TRAFFIC SUCH THAT NO SUCH GROUP SHALL BE SUBJECT TO AN UNREASONABLE RISK OF HARM IF THE PERMIT IS GRANTED.
- III. Incorporation of Recitals. The recitals set forth above are incorporated and ordained hereby as if set forth hereafter in full.
- IV. Ordinance Approval. The Amendments to Chapter 15 as outlined herein, associated with Seasonal Occupancy of Recreational Vehicles for Qualifying Workforce, are hereby approved.
- V. Public Inspection. The full text of this Ordinance, with any amendments, is available for public inspection at the office of the Town Clerk.
- VI. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.
- VII. Posting, Publication and Effective Date. Following the passage of this Ordinance on second reading, the Town Clerk shall publish this Ordinance in full in a newspaper published within the limits of the Town. This Ordinance shall take effect 30 days after such publication.

INTRODUCED, READ, AND ORDERED FOR SECOND READING BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVERTON, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF SILVERTON, ON THE 24<sup>ND</sup> DAY OF MARCH, 2025.

TOWN OF SILVERTON

By:

\_\_\_\_\_  
Dayna Kranker, Mayor

ATTEST:

\_\_\_\_\_  
Melina Marks, Town Clerk

FINALLY PASSED, ADOPTED AND APPROVED ON SECOND AND FINAL READING AND ORDERED POSTED AND PUBLISHED IN THE MANNER PROVIDED IN SECTION VII HEREOF BY THE BOARD OF TRUSTEES OF THE TOWN OF SILVERTON, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS

REGULAR MEETING HELD AT THE TOWN HALL ON THE 14<sup>TH</sup> DAY OF APRIL, 2025,  
BY A VOTE OF THIS ORDINANCE AS IS ON FILE IN THE TOWN CLERK'S OFFICE  
FOR PUBLIC INSPECTION.

TOWN OF SILVERTON

By:

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Dayna Kranker, Mayor

ATTEST:

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Melina Marks, Town Clerk



## MEMORANDUM

March 18, 2025

TO: San Juan Regional Planning Commission

FR: William A. Tookey

RE: Riley Boundary Line Adjustment – Cole Ranch Subdivision Lot 1 and Lot 2

George Riley has submitted an application for a Boundary Adjustment for Lots 1 and 2 of the Cole Ranch Subdivision. The Boundary Adjustment will also require an amendment to the Cole Ranch Subdivision Plat.

Lot 1 is owned by Julie and Todd Sams and Lot 2 is owned by Anna and George Riley. Todd and Julie Sams are in agreement with the requested Boundary Adjustment.

The application also includes an Improvement Permit application to construct a fence and will require

7-110.4 allows the County Commissioners to exempt the division of land that does not coincide with the intent and purpose of regulating the subdivision of land. It has been the policy of the county to exempt boundary adjustments as long no additional parcels were created.

Guidelines for a Boundary Adjustment are as follows:

- 1. A Colorado licensed surveyor would need to provide a survey of the external boundary of the claims in their entirety and that corners be set to identify the new internal boundaries.**

The applicant will need to have the property surveyed and the corners set to identify the new boundaries.

- 2. That licensed surveyor would provide a Plat of the new parcels. The Plat shall meet all applicable requirements listed in 7-111 Final Plat Requirements, San Juan County Zoning and Land Use Regulations.**

The applicant will need to provide a surveyed Plat that identifies the adjusted boundaries.

- 3. The plat would identify the new parcels as “Parcel Name” Revised. The plat would have a signature block for the Chairman of the BOCC to sign along with anyone that has an ownership interest in the properties.**

The Plat would identify Lot 1 as Lot 1 Revised and Lot 2 would be labeled Lot 2 Revised

- 4. The Plat would need to identify all county roads within the property.**

The current Subdivision Plat identifies the county roads within the subdivision. There will be no changes to the county roads.

- 5. The Plat would need to identify any existing public access trails that may be located within the property parcels.**

There was no public access trails identified during the Cole Ranch Subdivision process.

- 6. The Plat would need to identify any access easements located on these properties.**

I do not believe that there is any access easements located on these properties

- 7. Upon approval the Plat would need to be recorded in the office of the San Juan County Clerk and Recorder.**

The applicant will need to have both the Boundary Adjustment Plat and the Amended Subdivision Plat recorded with the Clerk and Recorder.

- 8. The area of the new parcels must be greater than 5 acres.**

- 9. The proposed Boundary Adjustment would reduce the size of Lot 1 while increasing the size of Lot 2. The area of Lot 1 located on the east side of County Road 2 would be removed from Lot 1 and added to Lot 2. Lot 1 is currently 3.98 acres and Lot 2 is currently 4.17 acres. The Boundary Adjustment would reduce the area of Lot 1 to approximately 2.6 acres and increase the area of Lot 2 to 5.6 acres. Normally a Boundary Adjustment that would create a parcel area smaller than 5 acres would be denied. However, because the Lots are part of a subdivision that already approved lots that are less than 5 acres in size and because County Road 2 already separates this portion of Lot 1, a Boundary Adjustment seems a reasonable request.**

- 10. No additional parcels can be created.**

No new building sites would be created.

- 11. The boundary adjustment shall not adversely impact surrounding properties, create irregular boundary lines, or impact access to public lands.**

It does not appear that the proposed Boundary Adjustment would adversely impact surrounding properties. The adjacent property owners have been notified of the application.

The Boundary Adjustment does not create irregular boundary lines or impact access to public lands.

**12. Approval of a boundary adjustment shall in no way be considered an indication of future approval of an improvement or use permit.**

Mr. Riley is requesting an Improvement Permit to extend his fence into the current Lot 1. The Sams will need to complete their Improvement Permit Application to construct a single-family home on the west side of Lot 1.

**13. The applicant would acknowledge that any development on these properties will require an individual Improvement Permit for each parcel.**

This is a suggested condition of approval.

**14. The applicant would acknowledge that any publicly accessed trails on these properties will remain open for public use.**

Not aware of any public trails located on the properties.

This application also requires a Plat Amendment to the Cole Ranch Subdivision Plat. As this is part of a subdivision any changes to the internal boundaries have to be reflected in the Subdivision Plat.

This application also includes an Improvement Permit request for the extension of the current fence onto the portion of Lot 1 on the east side of the County Road 2 that would become part of Lot 2 if the Boundary Adjustment is approved. The installation of a gate has also been proposed for the new fence. Previous applications that include gates have been encouraged and/or required to construct gates that are functional and not ornamental to minimize the visual impact.

This is a minor improvement to the property and the applicant has provided a scenic quality report to show the visual impact.

Upon review of this application the Planning Commission has the option to recommend to the San Juan County Commissioner that they approve the application as submitted, that they approve the application with conditions, that they deny the application or that they delay a decision until additional information can be provided.

Should the Planning Commission recommend that this requested Boundary Adjustment be exempt from the subdivision regulations and that a fence with gate improvements be allowed they should do so with the following conditions:

1. That a Colorado licensed surveyor provide a survey of the boundaries of Lot 1 and Lot 2 of the Cole Ranch Subdivision in their entirety and that corners be set to identify the new boundaries.
2. That a Colorado licensed surveyor provides a Plat of the new parcels. The Plat shall meet all applicable requirements listed in 7-111 Final Plat Requirements, San Juan County Zoning and Land Use Regulations. The Plat shall include a signature



block for the Chairman of the BOCC to sign along with anyone that has an ownership interest in the properties.

3. That the plat identifies the new parcels as Lot 1 Revised and Lot 2 Revised.
4. That the Plat identifies a 60 foot right of way for all county roads.
5. That a Colorado licensed surveyor provides an Amended Plat for the Cole Ranch Subdivision. The Plat shall meet all applicable requirements listed in 7-111 Final Plat Requirements, San Juan County Zoning and Land Use Regulations.
6. That the Plat be recorded in the office of the San Juan County Clerk and Recorder.
7. That the gate shall be strictly for functional purposes to minimize any visual impact.
8. That the applicant acknowledges that any additional development on these lots, will require an individual Improvement Permit for each lot.
9. Any additional stipulations that the Planning Commission determines to be appropriate.



\*SOILS \*RETAINING WALLS  
\*SEPTICS \*FOUNDATIONS  
\*GRADING AND DRAINAGE  
\*SITE DEVELOPMENT

February 25, 2025

San Juan County  
Attn: Willy Tookey  
1557 Greene Street  
Silverton, Colorado 81433

EMI Job No. 2024-107

Subject: Application for Improvement Permit, Proposed Boundary Line Adjustment, Proposed Riley Fence, Proposed Subdivision Plat Amendment, Lots 1 through 4, Cole Ranch Subdivision, 4728 County Road 2, near Eureka, San Juan County, Colorado.

Dear Willy and Commissioners:

This submittal has been prepared to describe a proposed Boundary Line Adjustment and a proposed fence on Lot 2 in the Cole Ranch Subdivision, owned by the George Riley family of New Mexico. The project site is located at the intersection of County Roads 2 and 2D near Eureka.

The attached documents have been prepared as Sketch Plan for a San Juan County Improvement Permit Application. The Applicant requests review of this project by the Planning Commission at their meeting in 21 days on March 18, 2025.

The proposed improvements consist of a Boundary Line Adjustment between Lot 1 (Sams) and Lot 2 (Riley). If the proposed Boundary Line Adjustment is approved, that will necessitate a proposed Subdivision Plat Amendment. Both of the property owners (Sams and Riley) have already been approved for residences (one each) on Lots 1 and 2. The proposed Boundary Line Adjustment would not include any additional future residences or outbuildings. A proposed fence extension is also described in this application. It will create a proposed Riley fenced "side yard" perpetual open space area, and the proposed fence will limit the tourist vehicle damage to the existing vegetation.

Please contact Engineer Mountain, Inc. if you have any questions.

Sincerely,

Lisa M. Adair, PE  
and Matthew Green, EIT  
Engineer Mountain, Inc.

Attachments for Willy Tookey, with 14 Binders for Staff/Commissioners:  
Receipt from County Treasurer for \$840 Improvement Permit Application Fee  
San Juan County [Application for Improvement Permit Form](#)  
Envelopes for Adjacent Land Owners

Cc: George Riley  
Cc (electronic copy): George Riley, Julie Sams, Willy Tookey, Bevan Harris,  
Tim Pasek, Tyler George, Gilbert Archuleta

P.O. Box 526 - 962 Reese Street - Silverton, Colorado 81433 - phone (970) 387-0500

**COUNTY IMPROVEMENT PERMIT APPLICATION  
Sketch Plan**

**Proposed Boundary Line Adjustment  
Proposed Riley Fence  
Proposed Subdivision Plat Amendment  
Lots 1-4, Cole Ranch Subdivision  
4728 County Road 2  
San Juan County, Colorado**

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3. Lots 2-4 Assessor Property Cards
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6. Lot 1 Assessor Property Card
7. List of Adjacent Land Owners
8. Adjacent Land Owner Map
9. Survey Plats
10. Project Plans
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  - Sheet 2 of 4: Sketch Plan
  - Sheet 3 of 4: Sketch Plan with Topography
  - Sheet 4 of 4: Sketch Plan on Assessor Aerial Map
11. Project Narrative
12. Wetlands Maps for the Cole Ranch Area
13. Deed Restrictions
14. Sign Permit Application
15. Scenic Quality Report
16. Excerpts from the Approved Sams 2020-2024 County Permit Documents
17. Excerpts from the Approved Riley 2021-2022 County Permit Documents
18. Codes, Covenants, and Restrictions (2024, 2020, 2001)

Front Cover Photo Credit: John H. French Placer USMS No. 45 Survey Plat

## Application for Improvement Permit

		APPROVAL CHECKLIST	Initial	Date
Applicant	Name	GEORGE RILEY		
	Address	5 ROAD 5221		
	Phone	ROSEMFIELD NM 87413		
Owner	Name	GEORGE W & ANNA LOISE RILEY		
	Address	REVOCABLE TRUST		
	Phone	GR CELL PHONE (505) 320-1145		
Contractor	Name	HORNET FENCE LLC		
	Address	FARMINGTON NM		
	Phone	(505) 800-7088		
Legal Description of Property:				
<p style="font-size: 1.2em;">4725 COUNTY ROAD 2 LOT 3 COLE RANCH SUBDIVISION</p> <p style="font-size: 1.2em;">Township 1N, Range 1W, Section 30</p>		Road System Relationship		
		Zoning Compatibility		
		State Mining Permit		
		Owner Notification		
		Avalanche Hazard		
		Geologic Hazard		
		Floodplain Hazard		
		Wildfire Hazard		
		Mineral Resource Impact		
		Wildlife Impact		
Nature of Improvement Planned:		Historic Site Impact		
<p style="font-size: 1.2em;">PROPOSED BOUNDARY LINE ADJUSTMENT</p> <p style="font-size: 1.2em;">PROPOSED FENCE EXTENSION</p> <p style="font-size: 1.2em;">PROPOSED SUBDIVISION PLAN AMENDMENT</p>		Watershed Genrance		
		County Building Inspector		
		Building Permit		
		State Electrical Inspector		
		Electrical Permit		
		San Juan Basin Health Unit		
		Sewage Disposal: Test		
		Design		
		Central Sewage Collection		
		State Division of Water Resources		
Adequate Water Source				
Date Application Requested		Well Permit		
Date Submitted for Permit		Central Water Distribution		
Date Permit Issued		U.S. Forest Service/BLM		
Date Permit Denied		Access Approval		
Reason for Denial		State Division of Highways		
Receipt	FEE PAYMENT	Driveway Permit		
Application				
Building Permit				
Subdivision PC'D		Subdivision Variance		
Hearing Notice		Subdivision Approval		
		PC'D Approval		

State Documentary Fee  
\$30.00 06-29-2021

153647  
Page 1 of 1  
SAN JUAN COUNTY, COLORADO  
LADONNA L. JARAMILLO, RECORDER  
06-29-2021 03:10 PM Recording Fee \$13

**SPECIAL WARRANTY DEED**

**THIS DEED**, Made this 28th Day of June, 2021

Between **DEREK WENDT and MEGAN WENDT**

of the County of Cheyenne and State of Colorado grantor

and **GEORGE W. RILEY, III & ANNA LOUISE RILEY REVOCABLE TRUST**

whose legal address is: #5 Road 5221  
Bloomfield, NM 87413

in the County of San Juan and State of New Mexico grantee

State Document Fee

Date: 06/29/2021

\$ 30.00

**WITNESSETH**, That the grantor for and in consideration of the sum of  
..... **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**.....  
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents  
does grant, bargain, sell, convey and confirm, with the grantee, its successors and assigns forever, all the real property together  
with appurtenances, if any, situate, lying and being in the County of San Juan and State of Colorado described as follows:

**TRACT I:**

**Lot 2, AMENDED PLAT NO. 1-COLE RANCH SUBDIVISION, according to the plat thereof filed for  
record March 14, 2014 as Reception No. 149440.**

**TRACT II:**

**Lot 3, COLE RANCH SUBDIVISION, according to the plat thereof filed for record August 3, 2001  
as Reception No. 141293.**

As known by street and number at: **4728 (Lot 2) and 4686 (Lot 3) County Rd 2  
Silverton, CO 81433**

**TOGETHER** with all and singular the hereditaments and appurtenances thereto in anywise appertaining  
and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the right, title  
interest, claim and demand whatsoever of the grantor, heirs or assigns in law or equity, of, in and to the above described  
premises, with the necessaries and appurtenances.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the  
grantee, its successors and assigns forever. The grantor, for himself, his heirs, personal representatives, successors, does  
covenant, and agree that the grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises of the  
quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully  
claiming the whole or any part thereof, by, through or under the grantor, except 2021 taxes due and payable in the  
year 2022. Subject to Statutory Exceptions as defined in CRS 5-38-30 113151.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be appropriate to all  
gender.

**IN WITNESS WHEREOF**, the grantor has executed this deed on the date set forth above.

DEREK WENDT

MEGAN WENDT

STATE OF COLORADO  
COUNTY OF Cheyenne

The foregoing instrument was acknowledged before me this 25 Day of June, 2021

By: **DEREK WENDT and MEGAN WENDT**

My commission expires Feb. 20, 23

**PATRICIA A DAUGHERTY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 201540007448  
MY COMMISSION EXPIRES FEB 20, 2023**

Notary Public  
*Patricia A Daugherty*



SJ22102900

SPECIAL WARRANTY DEED

Colorado Documentary Fee  
\$22.50

152301  
Page 1 of 1  
SAN JUAN COUNTY, COLORADO  
LADONNA L. JARAMILLO, RECORDER  
06-03-2019 10:12 AM Recording Fee \$13.00

State Documentary Fee

Date: 05/31/19

22.50

WARRANTY DEED

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



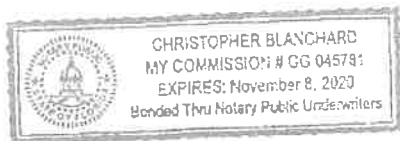
STATE OF Florida, COUNTY OF Sarasota ) ss: SJ21703298E

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



San Juan County Colorado Property and Maps

Account #R1347  
4728 COUNTY ROAD 2 SILVERTON, CO 81433

Total Value  
\$1,525,091

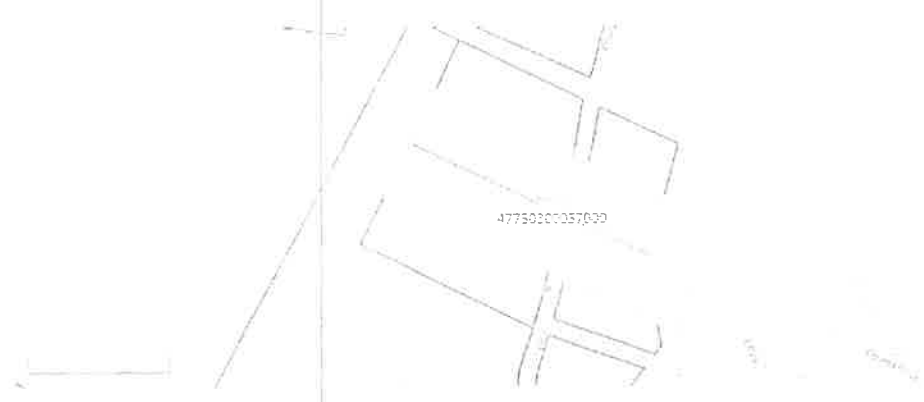
OVERVIEW

KEY INFORMATION

Account #	R1347		Parcel #	47730300057000	
Name(s)	RILEY GEORGE W & ANNA LOUISE RT				
Mailing Address	5 ROAD 5221 BLOOMFIELD NM 87413-9718				
Situs Address	4728 COUNTY ROAD 2, SILVERTON, CO 81433				
Total Acres	8.71		Total Sq Ft	379,407	
Section	30	Township	42	Range	6
Tax District	101	Economic Area	-	Block	-
Plat Reference	-				
Legal Description	LOT 2 and LOT 3, COLE RANCH SUBDIVISION located in part of the JOHN H FRENCH PLACER, RECORDED RECEPTION #141293, AUGUST 8, 2001 AND ON MAP #176 more particularly described as TRACT I: LOT 2 of AMENDED PLAT NO 1- COLE RANCH SUBDIVISION, according to the plat thereof filed for record March 14, 2014 at Reception No. 149440; TRACT II: LOT 3 of COLE RANCH SUBDIVISION, according to the plat thereof filed for record August 8, 2001 at Reception No. 141293				

VALUE INFORMATION

	Actual	Assessed
Land	\$428,070	\$74,723
Improvement	\$1,097,021	\$73,500
Total	\$1,525,091	\$148,223



San Juan County Colorado Property and Maps

Account #R1344  
4644 COUNTY ROAD 2, SILVERTON, CO 81433

Total Value  
\$104,970

OVERVIEW

KEY INFORMATION

Account #	<b>R1344</b>	Parcel #	<b>47730300054000</b>		
Name(s)	<b>RILEY GEORGE W &amp; ANNA LOUISE RT</b>				
Mailing Address	<b>5 ROAD 5221 BLOOMFIELD NM 87413-9718</b>				
Situs Address	<b>4644 COUNTY ROAD 2 , SILVERTON, CO 81433</b>				
Total Acres	<b>4.97</b>	Total Sq Ft	<b>216,493</b>		
Section	<b>30</b>	Township	<b>42</b>	Range	<b>6</b>
Tax District	<b>101</b>	Economic Area	<b>-</b>	Block	<b>-</b>
Plat Reference	-				
Legal Description	<b>LOT 4, COLE RANCH SUBDIVISION LOCATED IN PART OF THE JOHN H FRENCH PLACER, RECORDED RECEPTION #141293, AUGUST 8, 2001 AND ON MAP #176.</b>				

VALUE INFORMATION

	Actual	Assessed
Land	\$104,970	\$30,441
Improvement	-	-
Total	\$104,970	\$30,441

LAND DETAILS

DESCRIPTION	EFFECTIVE ACRES*	EFFECTIVE SQ FT*	VALUE
Natural Resources	4.97	216,493	\$104,970

\* Accounting for undivided interests and mixed use properties calculate smaller than the full property size.

TRANSFER HISTORY

SALE DATE	AMT	RECEPTION	TYPE	GRANTEES	GRANTORS
06/27/2019	\$0	152339	Warranty Deed(WD)	RILEY RT GEORGE W III & ANNA LOUISE c/o:	RILEY RT GEORGE W III & ANNA
05/06/2019	\$225,000	152301	Warranty Deed(WD)	RILEY RT GEORGE W III & ANNA LOUISE c/o:	IPPOLITE SANDRA
11/16/2018	\$0	152070	Lis Pendens(LP)	IPPOLITE SANDRA	IPPOLITE SANDRA
07/30/2018	\$0	151893	Lis Pendens(LP)	IPPOLITE SANDRA	IPPOLITE SANDRA
03/27/2018	\$0	151676	Treasurers Deed(TRES)	IPPOLITE SANDRA	SCHAEFER MERLIN & IPPOLITE S
09/09/2012	\$0	148732	Quit Claim Deed(QCD)	SCHAEFER MERLIN	MAGIQUE NOIRE ENTERPRISES LLC





LOT 1 BOUNDARY ADJUSTMENTS

02/04/2025

We hereby confirm and agree to the requested boundary adjustment being requested in relation to Lot 1 of the Cole Ranch Subdivision. We have previously received approval to move our building lot to the west side of the County Road 2, still Lot 1 and we no longer need access to the property listed in the boundary adjustment request related to the East side. We hereby give permission to the George W Riley and Anna L Riley Trust to absorb the new boundaries proposed which will offer them some added security.



Julie Sams



Todd Sams



State Documentary Fee  
Date: August 22, 2013  
\$ 3.80

**Special Warranty Deed**  
(Pursuant to 38-30-115 C.R.S.)

THIS DEED, made on August 22, 2013 by BANK OF THE WEST Grantor(s), of the County of \_\_\_\_\_ and State of CALIFORNIA for the consideration of (\$38,000.00) \*\*\* Thirty Eight Thousand and 00/100 \*\*\* dollars in hand paid, hereby sells and conveys to TODD ALAN SAMS AND JULIE ANN SAMS Grantee(s), as Joint Tenants whose street address is P.O. BOX 215 OOLOGAH, OK 74053, County of \_\_\_\_\_, and State of OKLAHOMA, the following real property in the County of San Juan, and State of Colorado, to wit:

LOT 1, COLE RANCH SUBDIVISION, COUNTY OF SAN JUAN, STATE OF COLORADO.

also known by street and number as: 4759 COUNTY ROAD 2 SILVERTON CO 81433

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s)

BANK OF THE WEST

BY: *John A. Michaels* *Vice President*

State Nebraska )  
County of Douglas ) ss.

WALTER R. HESS  
General Notary  
State of Nebraska  
My Commission Expires May 5, 2014

The foregoing instrument was acknowledged before me on this day of August 20, 2013  
by *John A. Michaels* *Vice President* OF BANK OF THE WEST

Witness my hand and official seal  
My commission expires 5-5-14

*Walter Hess*  
Notary Public

When Recorded Return to: TODD ALAN SAMS AND JULIE ANN SAMS  
P.O. BOX 215 OOLOGAH, OK 74053





**Property Records**  
**San Juan County Colorado**

**PARCEL R1341**  
47730300051000

**Owners**

SAMS TODD A & JULIE A  
PO BOX 133  
SILVERTON, CO 81433-0133

**Parcel Summary**

Location	4760 COUNTY ROAD 2 SILVERTON, CO 81433
Use Code	<u>RL: Real Estate</u>
Tax District	<u>101: Outer County</u>
Mill Levy	36.529000
Acreage	3.9800
Section	30
Township	42
Range	6
Neighborhood	<u>Outer County Nbhd</u>

**Legal Description**

LOT 1, COLE RANCH SUBDIVISION AMENDED PLAT #1  
LOCATED  
IN PART OF THE JOHN H FRENCH PLACER, RECORDED  
RECEPTION  
#149440, MARCH 14, 2014, and Amended with Reception  
155362 Recorded May 13, 2024.



### Value History

	2024	2023	2022	2021	2020
Market Value	\$207,660	\$207,660	\$103,980	\$103,980	\$51,200
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$207,660	\$207,660	\$103,980	\$103,980	\$51,200
Assessed Value	\$57,937	\$57,937	\$30,154	\$30,154	\$14,848

### Document/Transfer/Sales History

Official Record	Date	<u>Q/U</u>	Type	<u>V/I</u>	Sale Price	Ownership	Sale Code
155551	2024-09-01	<u>U</u>	<u>Convenants</u>	Improved	\$0	Grantor: COLE RANCH SUBDIVISION PROPERTY OWNERS Grantee: COLE RANCH SUBDIVISION PROPERTY OWNERS	<u>W</u>
152904	2020-07-10	<u>U</u>	<u>Quit Claim Deed</u>	Improved	\$0	Grantor: SAMS SHILOH TODD & JULIE Grantee: SAMS TODD A & JULIE A	<u>C</u>

Official Record	Date	Q/U	Type	V/I	Sale Price	Ownership	Sale Code
151611	2018-01-31	U	<u>Quit Claim Deed</u>	Improved	\$0	Grantor: SAMS TODD A & JULIE A Grantee: SAMS SHILOH A, TODD A & JULIE A	
149165	2013-08-22	U	<u>Special Warranty Deed</u>	Vacant	\$38,000	Grantor: BANK OF THE WEST Grantee: SAMS TODD A & JULIE A	
148998	2013-04-24	U	<u>Public Trustee Deed</u>	Improved	\$0	Grantor: BEV RICH PUBLIC TRUSTEE Grantee: BANK OF THE WEST	
146408	2007-09-08	U	<u>Quit Claim Deed</u>	Vacant	\$0	Grantor: IPPOLITE SANDRA Grantee: SCHAEFER MERLIN	
140317	1999-12-21	Q	<u>Warranty Deed</u>	Vacant	\$235,000	Grantor: GREAT DIVIDE MINING AND MILLING CORP Grantee: SCHAEFER MERLIN	Q

## Buildings

None

## Extra Features

None

## Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Total Adj	Value	Notes
<u>0100</u>	Vacant Lot				3.98	<u>005</u>	\$17,000.00	3.98	1.00	\$207,660	GISid: 11069.

## Tax Notices

2024

2023

## Disclaimer

All parcel data on this page is for use by the San Juan County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. This is a true and accurate copy of the records of the San Juan County Assessor's Office as of February 13, 2025.

**LIST OF ADJACENT LAND OWNERS**  
**County Improvement Permit Application**  
**Sketch Plan**  
**Proposed Boundary Line Adjustment**  
**Proposed Riley Fence**  
**Proposed Subdivision Plat Amendment**  
**Lots 1-4, Cole Ranch Subdivision**  
**Engineer Mountain, Inc.**  
**As of February 21, 2025**

<u>Adjacent Land Owner</u>	<u>Property</u>
Pauline Hintz 211 Shoreline Drive Louisburg, KS 66053	Ada Mill Site Como Lode
School of the Ozarks PO Box 17 Point Lookout, MO 65726	Ada No. 3 Lode
Keefe Family Revocable Trust 6219 Saddletree Lane Yorba Linda, CA 92886	Como No. 2 Lode
San Juan County PO Box 466 Silverton, CO 81433	Eureka Townsite Lots 1 and 2 Eureka Townsite Lot B
Jay and Janet Scherer 148 Forrest Oaks Drive Gun Barrel City, TX 75156	Forest Queen No. 6 Lode
DR Builders LLC c/o Anthony Doctor 721 Pike Drive Pagosa Springs, CO 81147	Forest Queen No. 7 Lode
Jessica Park and Gary Haggard Jr. 212 Orchard Avenue Grand Junction, CO 81501	Forest Queen No. 8 Lode
Emily Gunn 6828 Prestwick Road Rapid City, SD 57702	Forest Queen No. 9 Lode
Cheryl Meadows PO Box 729 Silverton, CO 81433	A Portion of the John H. French Placer

**LIST OF ADJACENT LAND OWNERS**  
**County Improvement Permit Application**  
**Sketch Plan**  
**Proposed Boundary Line Adjustment**  
**Proposed Riley Fence**  
**Proposed Subdivision Plat Amendment**  
**Lots 1-4, Cole Ranch Subdivision**

Engineer Mountain, Inc.  
As of February 21, 2025

<u>Adjacent Land Owner</u>	<u>Property</u>
Jack and Barbara Clark PO Box 767 Silverton, CO 81433	A Portion of the John H. French Placer
Silverton Holdings LLC c/o Charles Stillwell 11113 Biscayne Boulevard Unit 755 North Miami, FL 33181	Leviathan Lode
Todd and Julie Sams PO Box 593 Norwood, CO 81423	Lot 1, Cole Ranch Subdivision
George and Anna Riley Revocable Trust 5 Road 5221 Bloomfield, NM 87413	Lots 2-4, Cole Ranch Subdivision
Matt Andres and Lisa Noyes 408 E Pasaro E Drive Phoenix, AZ 85085	Lot 5, Cole Ranch Subdivision
Steven and Melanie Stalzer 705 Amherst Road Gypsum, CO 81637	Lot 6, Cole Ranch Subdivision
Houghton Unlimited LLC et al William Bangs c/o San Juan Land Holding Company LLC PO Box 98 Breckenridge, CO 80424	Carbonic Lode



GRAPHIC SCALE



1 INCH = 800 FEET

THIS MAP WAS PREPARED USING THE COUNTY ASSESSOR AERIAL MAPS AND INFORMATION. THIS MAP IS NOT A SURVEY. THE LABELLED PROPERTIES ARE WITHIN 1500 FEET OF THE EXTERIOR BOUNDARIES OF THE PROJECT SITE (LOTS 1-4 COLE RANCH SUBDIVISION).



ENGINEER MOUNTAIN INC.  
formerly MACADE Engineering  
P.O. BOX 528, SILVERTON, CO 81433  
(970) 387-0500  
engineermountaininc@gmail.com

ADJACENT LAND OWNER MAP  
PROPOSED BOUNDARY LINE ADJUSTMENT AND FENCE  
LOTS 1 TO 4 COLE RANCH SUBDIVISION  
COUNTY ROAD 2, SAN JUAN COUNTY, COLORADO

DATE: AUGUST 20, 2013  
DRAWN BY: LMA  
LAST REVISED: 2/20/25  
DWG: 24-107/Rev A/D Map 2025.dwg  
LAYOUT/NAME: A/D/ N/A

SHEET  
1  
OF 1



SURVEY NO. 45  
**Mineral District No. 7**

**PLAT**

Ordn  
 JOHN H FRENCH et al PLACER

Chain

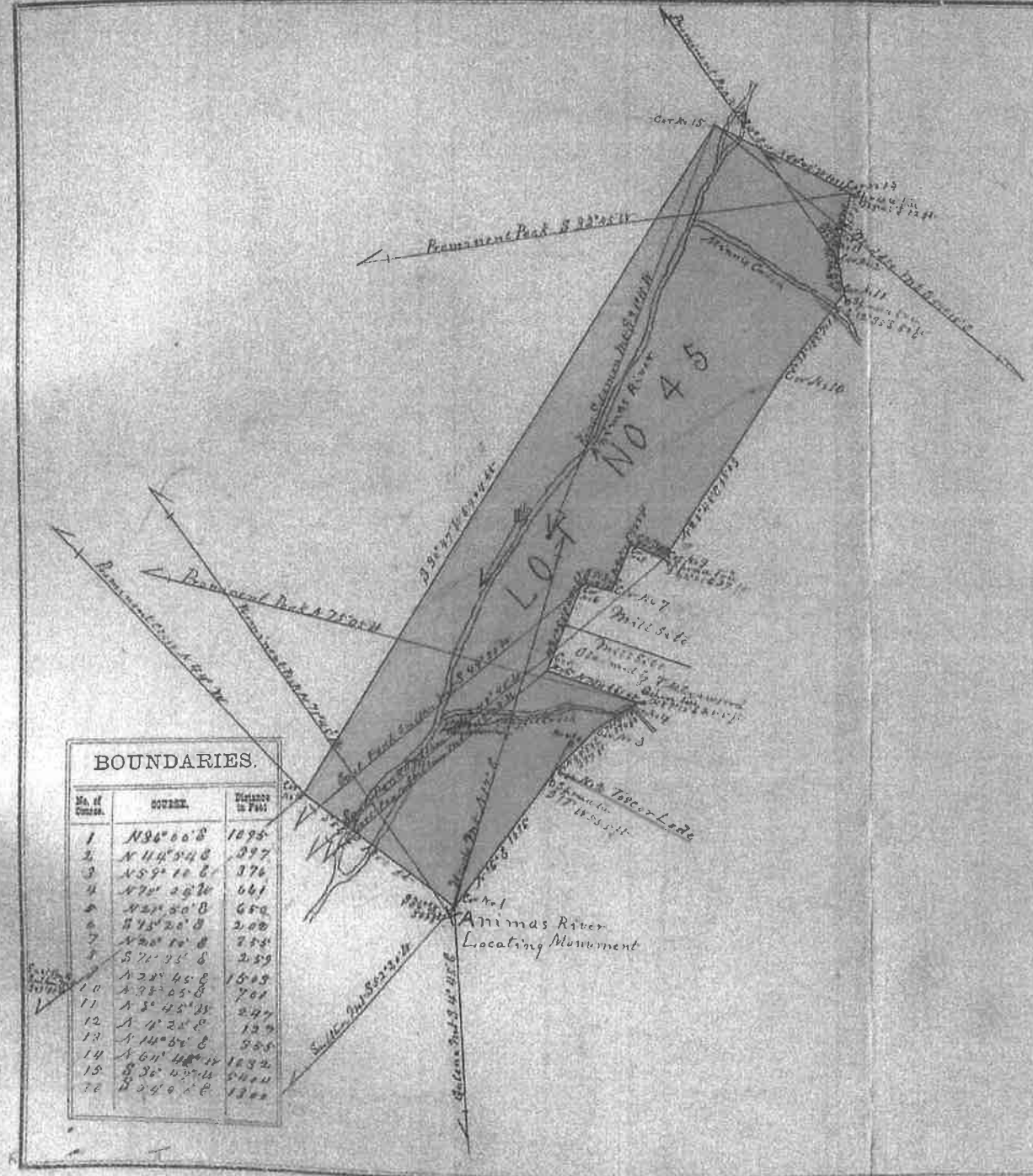
**EUREKA**

Mining District, *La Plata* County, Colorado.

Surveyed by—*Wm Munroe*—U. S. Dep. Surveyor.

Containing—*152.3*—Acres.

Scale of—*800*—Feet to an Inch.  
 Variation *16° 35' E.*



**BOUNDARIES.**

No. of Course.	COURSE.	Distance in Feet.
1	N 96° 00' E	1095
2	N 110° 54' E	377
3	N 59° 10' E	376
4	N 70° 28' E	661
5	N 21° 30' E	650
6	N 75° 20' E	200
7	N 20° 10' E	252
8	S 71° 35' E	259
9	N 32° 45' E	1505
10	N 35° 05' E	701
11	N 5° 45' E	247
12	N 11° 25' E	132
13	N 14° 34' E	925
14	N 61° 48' E	1232
15	S 36° 05' W	2100
16	N 54° 9' E	1322

The original Field Notes of the Survey of the *John H. French et al* Claim upon the *La Plata* from which this Plat has been made have been examined and approved, and are on file in this office. And I hereby certify that they furnish such an accurate description of said *John H. French et al* Mining Claim, as well, if incorporated into a patent, serve fully to identify the premises, and that such reference is made therein to natural objects and permanent monuments, as will perpetuate and fix the locus thereof. I further certify that the value of the labor and improvements upon the said Mining Claim, placed thereon by the applicant and the grantors, is not less than Five Hundred Dollars, and that said improvements consist of *ditches, shafts, sluices, and other placer workings; also house*

And I further certify that this is a correct Plat of said Mining Claim, or premises, made in conformity with said original Field Notes of survey thereof.

U. S. Surveyor General's Office.  
 DENVER, COLORADO.  
*December 12<sup>th</sup> 1875.*

*D. H. ...*  
 U. S. Surveyor General,  
 FOR COLORADO.

DRAWING NUMBER  
MAY 17 2001

DRAWING NUMBER  
COLE RANCH SUB

DRAWING NUMBER  
ACCEPTED  
141293

DRAWING NUMBER

# COLE RANCH SUBDIVISION

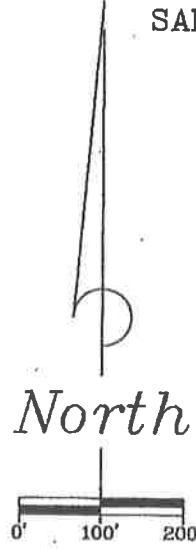
## 6 LOTS

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 3184  
FLACIDA, FLORIDA 03948

GERLIN SCHARFER  
144 WEST 11 AVE  
DENVER, COLORADO 80204

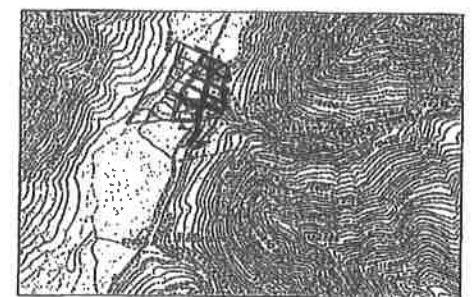


Basis of Bearing: The line between Cor. No. 14 and 15 of the JOHN H. FRENCH PLACER, monumented as shown hereon, is assumed to bear N.64°49'00"W., as described in Mineral Survey No. 45, all other bearings are relative thereto.

### 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, slump 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 GULCH 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 10-25-99.

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.

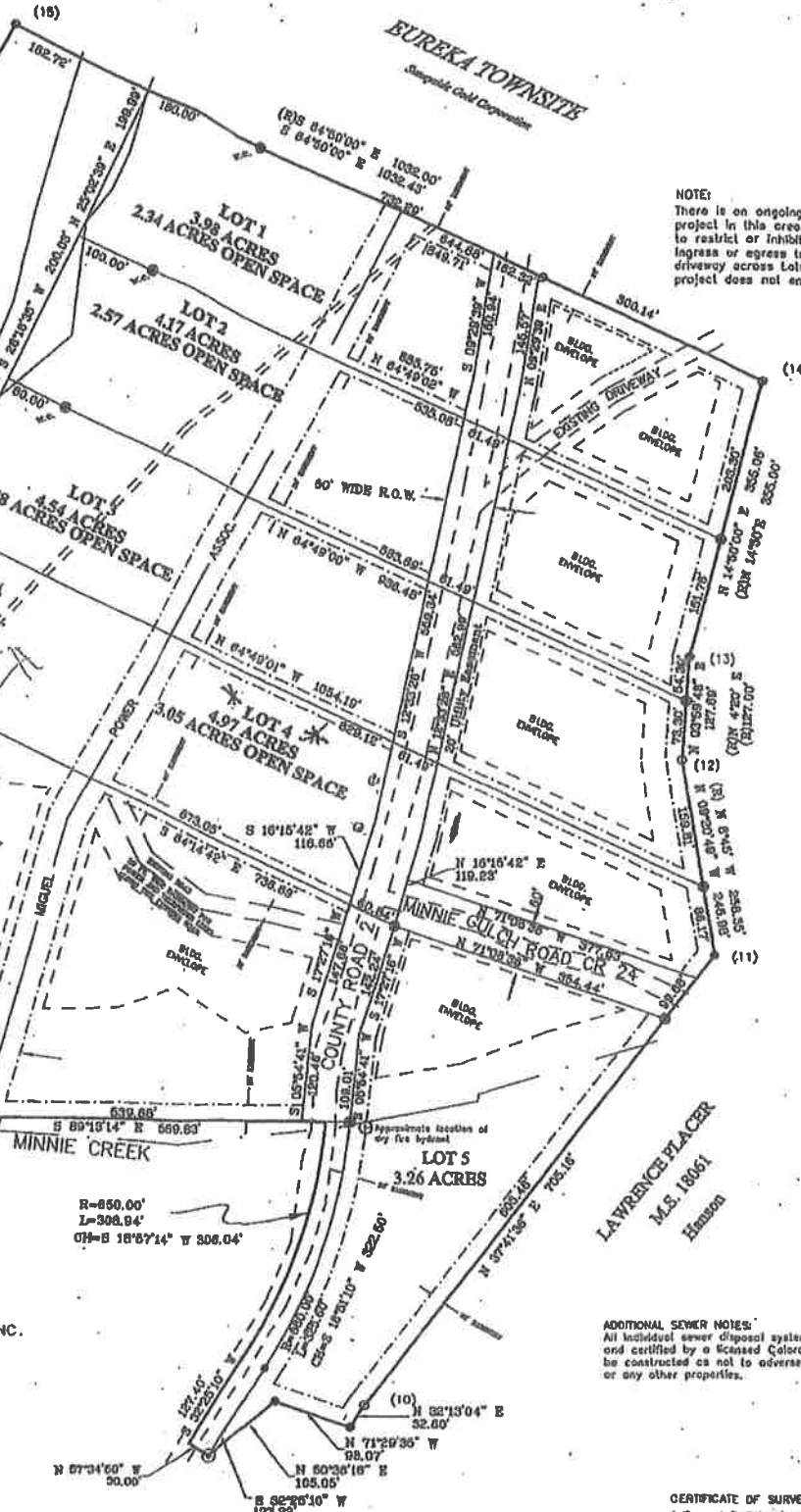
To protect the historical value of the (abandoned) SILVERTON NORTHERN RR GRADE as shown hereon, there will be no excavation or alteration of said grade and no structures will be built within 25 ft. of the centerline of said grade.

A wetland 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.



Water: Domestic water for each lot will be the responsibility of the lot owner.  
Sewer: No portion of any sewer system will encroach in or across County Road 2. There will be no structures located within the existing 14 KV power line easement being 25 ft. on either side of the existing centerline. All utility easements will be accessible at all times.  
All new utilities must be placed underground on all parcels.  
Deed restrictions are recorded in the San Juan County Records as Reception:  
In Book \_\_\_\_\_ of Page \_\_\_\_\_  
Covenants or other instruments are recorded in the San Juan County Records as Reception:  
In Book \_\_\_\_\_ of Page \_\_\_\_\_

ADDITIONAL SEWER NOTES:  
All incidental sewer disposal systems shall be designed and certified by a Licensed Colorado Engineer and shall be constructed so as not to adversely affect the County Road or any other properties.

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 areas in 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.26°31'25"W., 183.18 ft. to a point on line 15-18 said JOHN H. FRENCH PLACER; thence N.63°40'54"E., 632.62 ft.; thence S.89°13'14"E., 569.63 ft.; thence S.08°24'10"W., 127.40 ft.; thence S.57°34'50"E., 30.00 ft.; thence N.50°36'16"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°41'39"E., 705.16 ft. to corner no. 11 said JOHN H. FRENCH PLACER; thence N.9°20'49"W., 245.98 ft. to corner no. 13 said JOHN H. FRENCH PLACER; thence N.3°59'48"E., 127.69 ft. to corner no. 14 said JOHN H. FRENCH PLACER; thence N.14°50'00"E., 355.05 ft., to corner no. 14 said JOHN H. FRENCH PLACER; thence N.64°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, platted and/or subdivided the same as shown on this plat and do hereby dedicate and convey to the public at large, the common right to use the COUNTY ROAD 2 and MINNIE GULCH 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 \_\_\_\_\_ day of August, A.D. 2001.

By: Merlin Schaefer  
OWNER

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

By: Sandra Ippolite  
OWNER

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of August, A.D. 2001, by Sandra Ippolite

My Commission Expires: 5/19/04  
(SEAL) BEVERLY HODNER  
COUNTY CLERK

In witness whereof \_\_\_\_\_ has subscribed his name (the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2001.

By: \_\_\_\_\_  
Mortgagee

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

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: Christina K. Lewis Attest: Dorothy Zamora  
Chairman County Clerk

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

By: Carol D. Dink Attest: William T. Taylor  
Chairman Secretary

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: 1/24/01  
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 \_\_\_\_\_ day of August, A.D. 2001;

Reception Number 141293 Time 3:45 PM Page \_\_\_\_\_  
Date 8/21/01 Attest: Dorothy Zamora  
County Clerk

### CERTIFICATE OF SURVEY

I, Ernest E. Schaefer, a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat accurately represents a survey made by me or under my direct supervision and I further certify that the monuments and hereon actually exist, and their positions are as shown.  
Ernest E. Schaefer  
Survey No. 12457



MERLIN SCHAEFER

COLE RANCH SUBDIVISION

SAN JUAN COUNTY, COLORADO

E. SCHAFF & ASSOCIATES

DESIGNED BY	DATE	SCALE
E.E.S.	8/21/01	1"=100'
DRAWN BY	DATE	SCALE
E.E.S.	8/21/01	1"=100'

J2045 SHEET 1 of 1

# Amended Plat No. 1 - Cole Ranch Subdivision

## Lots 1 & 2

Located in Part of the John H. French Placer  
 Mineral Survey No. 45, Mining District No. 7

Suspended Sec. 30, T42N, R6W, N.M.P.M.

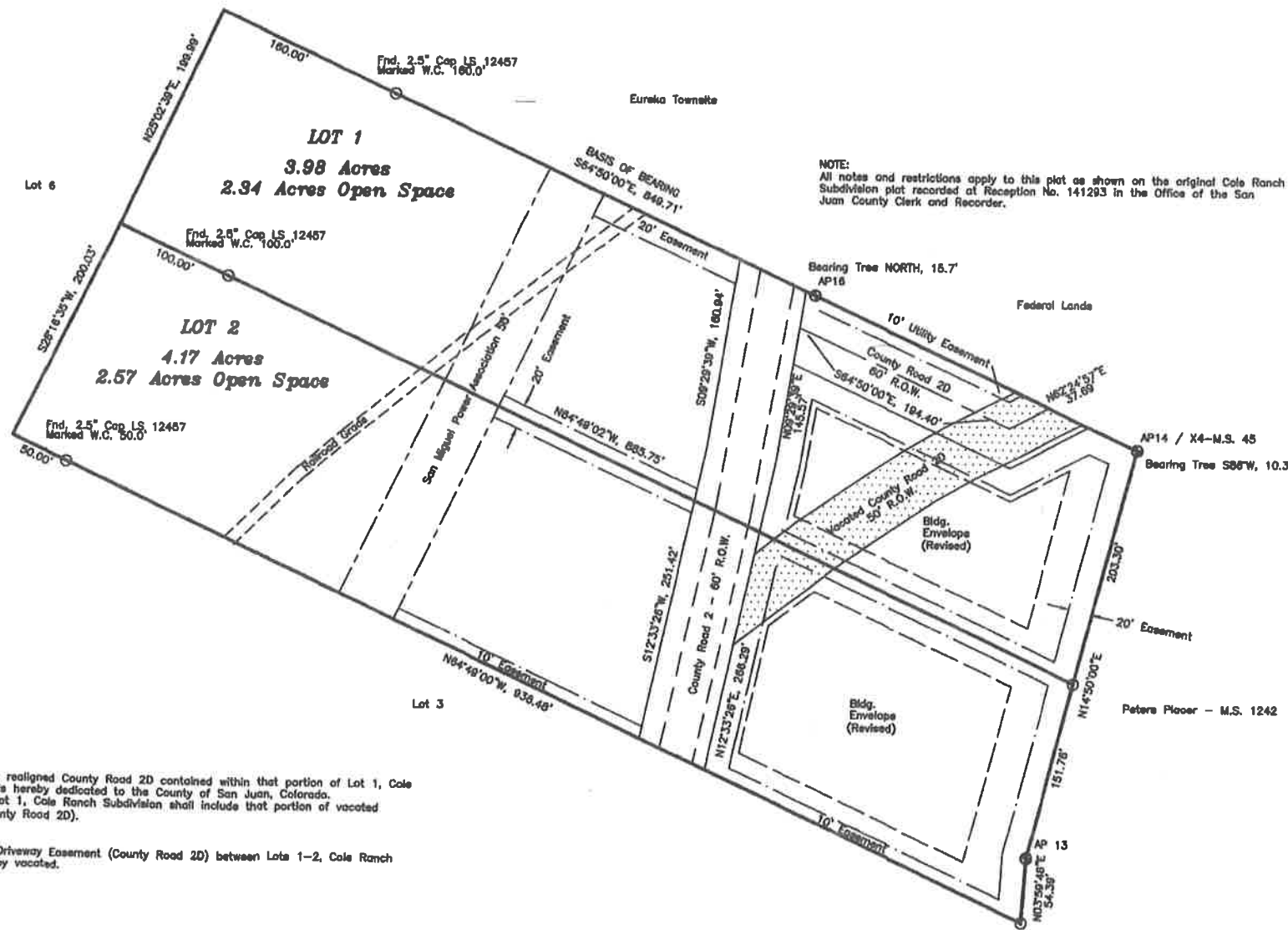
Eureka Mining District  
 San Juan County, Colorado



Scale: 1"=60'

**LEGEND**

- ⊙ 3-1/4" BLM Standard Monument set in ground with mound of stones
- Fnd. #5 Rebar & 2.5" Aluminum Survey Cap - LS 12457



**NOTE:**  
 All notes and restrictions apply to this plat as shown on the original Cole Ranch Subdivision plat recorded at Reception No. 141293 in the Office of the San Juan County Clerk and Recorder.

**GENERAL DEDICATIONS:**  
 1. The 60-foot wide right-of-way for realigned County Road 2D contained within that portion of Lot 1, Cole Ranch Subdivision, as shown hereon, is hereby dedicated to the County of San Juan, Colorado.  
 2. The revised building envelope for Lot 1, Cole Ranch Subdivision shall include that portion of vacated 50-foot wide Driveway Easement (County Road 2D).

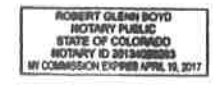
**VACATION CERTIFICATE:**  
 All that portion of the 50-foot wide Driveway Easement (County Road 2D) between Lots 1-2, Cole Ranch Subdivision, as shown hereon, is hereby vacated.

**NOTE:** Legal description from the Cole Ranch Subdivision Plat recorded at Reception No. 141293 in the records of the San Juan County Clerk & Recorder's Office.

**BASIS OF BEARING:**  
 The bearing between a 3-1/4" Standard Monument, marked AP16, and a Witness Corner for the northwest corner of Lot 1, Cole Ranch Subdivision, a 2-1/2" Aluminum Survey Cap, LS 12457, is assumed to be N84°50'00"W as shown on the Cole Ranch Subdivision Plat at Reception No. 141293 in the Office of the San Juan County Clerk and Recorder's Office.

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned owners of Lot 1, Cole Ranch Subdivision, San Juan County, State of Colorado, and the County of San Juan, Colorado, HAVE BY THESE PRESENTS, caused to be laid out, platted, Amended Plat No.1 of said Lots 1 and 2, as shown on this plat, specifically the realignment of County Road 2D as shown hereon.

Owners of Lot 1, Cole Ranch Subdivision:  
 By: Todd A. Sams  
 Todd A. Sams, Owner  
 By: Julie A. Sams  
 Julie A. Sams, Owner



STATE OF Colorado  
 COUNTY OF Creney  
 The foregoing signatures were acknowledged before me this 06 day of January, A.D., 2014, by Todd A. Sams / Julie A. Sams

My commission expires 04/19/2017  
 Witness my hand and seal Robert Glenn Boyd  
 Notary Public

Owners of Lot 2, Cole Ranch Subdivision:  
 By: Derek Wendt  
 Derek Wendt, Owner  
 By: Megan Wendt  
 Megan Wendt, Owner

STATE OF Colorado  
 COUNTY OF Cheyenne  
 The foregoing signatures were acknowledged before me this 3<sup>rd</sup> day of February, A.D., 2014, by Derek Wendt & Megan Wendt

My commission expires August 18, 2015  
 Witness my hand and seal Robert Glenn Boyd  
 Notary Public

**APPROVAL OF BOARD OF COUNTY COMMISSIONERS:**  
 Reviewed and approved by the Board of County Commissioners of San Juan County, Colorado this 12<sup>th</sup> day of MARCH, 2014.  
Ernest F. Kuhlman  
 Ernest F. Kuhlman, Chairman

**APPROVAL OF COUNTY ATTORNEY:**  
 Approved as to form for recording this 3<sup>rd</sup> day of March, 2014.  
Paul C. Sundstrand  
 Paul C. Sundstrand, Registration No. 19643  
 San Juan County Attorney

**SURVEYOR'S CERTIFICATE:**  
 I, Robert A. Larson, a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat accurately represents to the best of my knowledge and information, a survey made by me or under my direct supervision, and that said survey conforms to all State laws and standards for property boundaries.

Robert A. Larson  
 Robert A. Larson  
 LS 31180 Date

**RECORDER'S CERTIFICATE:**  
 This plat was filed for record in the office of the Clerk and Recorder of San Juan County at 10:00 A.M., on the 14<sup>th</sup> day of March, 2014. In Book --- Page --- Reception No. 149440.  
Ladonna L. Jaramillo  
 Clerk & Recorder

Amended Plat	
Surveyed For: Todd and Julie Sams	
Rev: 11/1/2013 Rev: 10/8/2015	MONADNOCK MINERAL SERVICES ONE VTR AVE., DURANGO, COLORADO 81301 970-269-0201
Surveyed by: <u>R.A.L.</u>	Scale: <u>1"=60'</u>
Drawn by: <u>T.A.P.</u>	J13031 SHEET 1 of 1

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

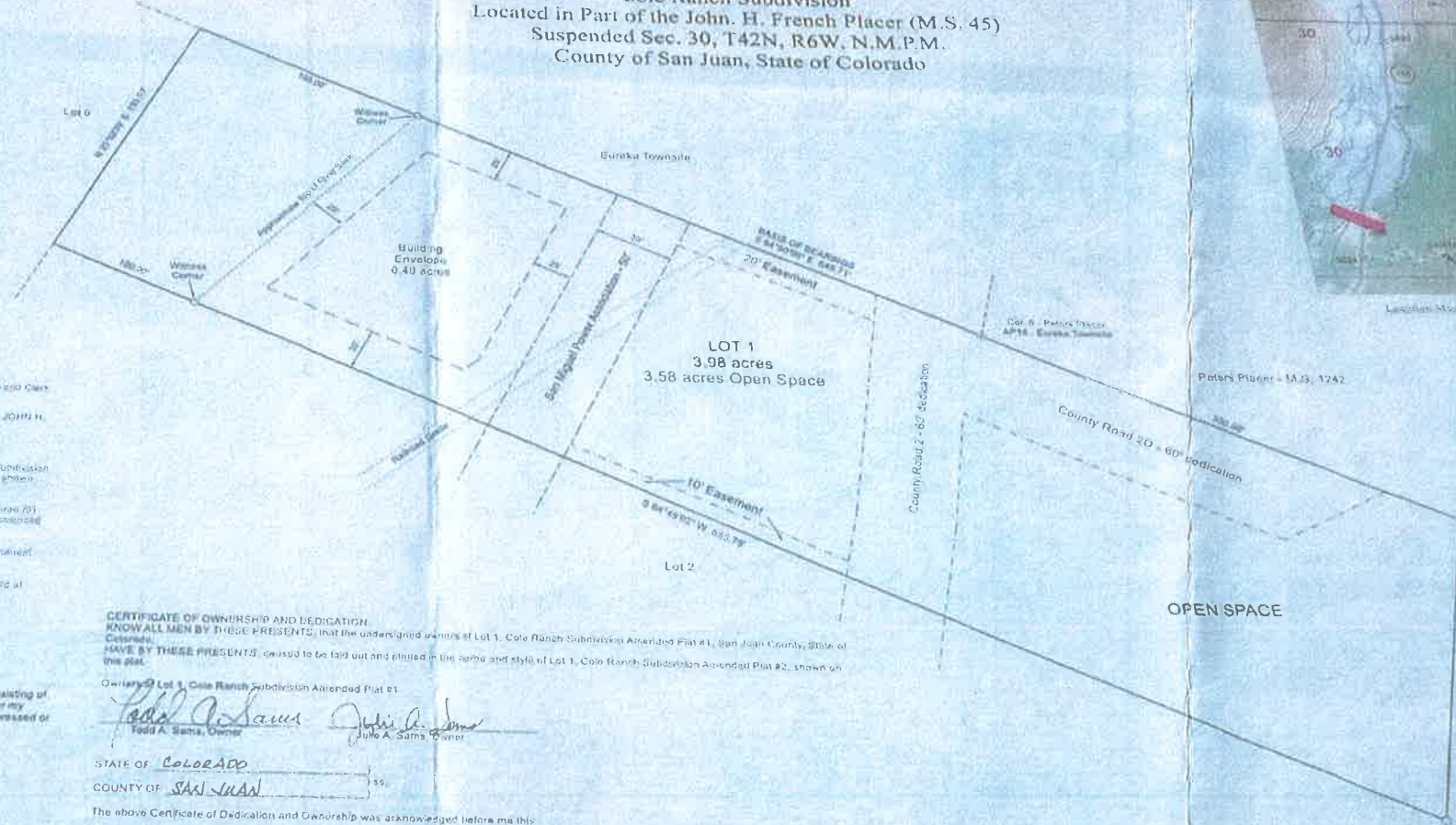
DRAWING NUMBER

# Amended Plat No. 2 - Cole Ranch Subdivision

Lot 1 - Amended Plat No. 1  
 Cole Ranch Subdivision  
 Located in Part of the John H. French Placer (M.S. 45)  
 Suspended Sec. 30, T42N, R6W, N.M.P.M.  
 County of San Juan, State of Colorado



- Found 3/4" aluminum cap on 2-1/2" metal pipe (U.S. B.L.M.)
- Found 2-1/2" aluminum cap on #6 rebar (L.S. 12427)



- Notes:**
- Survey performed under the benefit of a title commitment. Research was conducted at the Assessor's Office and Clerk & Recorder's Office of San Juan County, Colorado.
  - Property Description: LOT 1, COLE RANCH SUBDIVISION AMENDED PLAT #1 LOCATED IN PART OF THE JOHN H. FRENCH PLACER, RECORDED RECEPTION #149449, MARCH 14, 2014.
  - This survey is valid only if part has the original seal and signature of the surveyor.
  - Base of Bearings:** Bearings are local grid bearings. The bearing of the boundary between Lot 1, Cole Ranch Subdivision and the Eureka Township is assumed to be 6°41'00" E. Monuments described and shown herein. All bearings shown herein are based on these bearings.
  - According to Colorado Law,** you must commence any legal action based upon any defect in the survey within three (3) years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten (10) years from date of completion of this survey.
  - Any person who knowingly removes, alters, or defaces any legal land boundary monument and/or temporary monument accessory thereto, commits a criminal offense pursuant to C.R.S. 18-6-508.
  - Part Note:** All notes and restrictions apply to this plat as shown on the original Cole Ranch Subdivision Plat recorded at Reception No. 147293 to the Office of the San Juan County Clerk and Recorder.

**Surveyor's Certification Statement:**  
 I, Timothy A. Pasak, a Professional Land Surveyor licensed in the State of Colorado, do hereby certify that this plat, consisting of one (1) sheet, accurately represents, to the best of my knowledge, information and belief, a survey made by me or under my responsible charge in accordance with applicable standards of practice. This survey is not a warranty or guarantee, expressed or implied. This survey does not show easements except those specifically shown herein.



Timothy A. Pasak  
 Colorado P.L.S. 34727

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned owners of Lot 1, Cole Ranch Subdivision Amended Plat #1, San Juan County, State of Colorado, HAVE BY THESE PRESENTS, caused to be laid out and entered in the name and style of Lot 1, Cole Ranch Subdivision Amended Plat #2, shown on this plat.

Owned by Lot 1, Cole Ranch Subdivision Amended Plat #1:  
 Todd A. Sams, Owner  
 Julie A. Sams, Owner

STATE OF COLORADO  
 COUNTY OF SAN JUAN

The above Certificate of Dedication and Ownership was acknowledged before me this 13th day of MAY, 2024, by TODD A. SAMSON and JULIE A. SAMSON.

Witness my hand and official seal.  
 My commission expires 4/21/27

*Amber Sweet*  
 Notary Public



**APPROVAL OF BOARD OF COUNTY COMMISSIONERS:**  
 Reviewed and approved by the Board of County Commissioners of San Juan County, Colorado, this 13th day of March, 2024.

*Carrie Zuber*  
 Chair

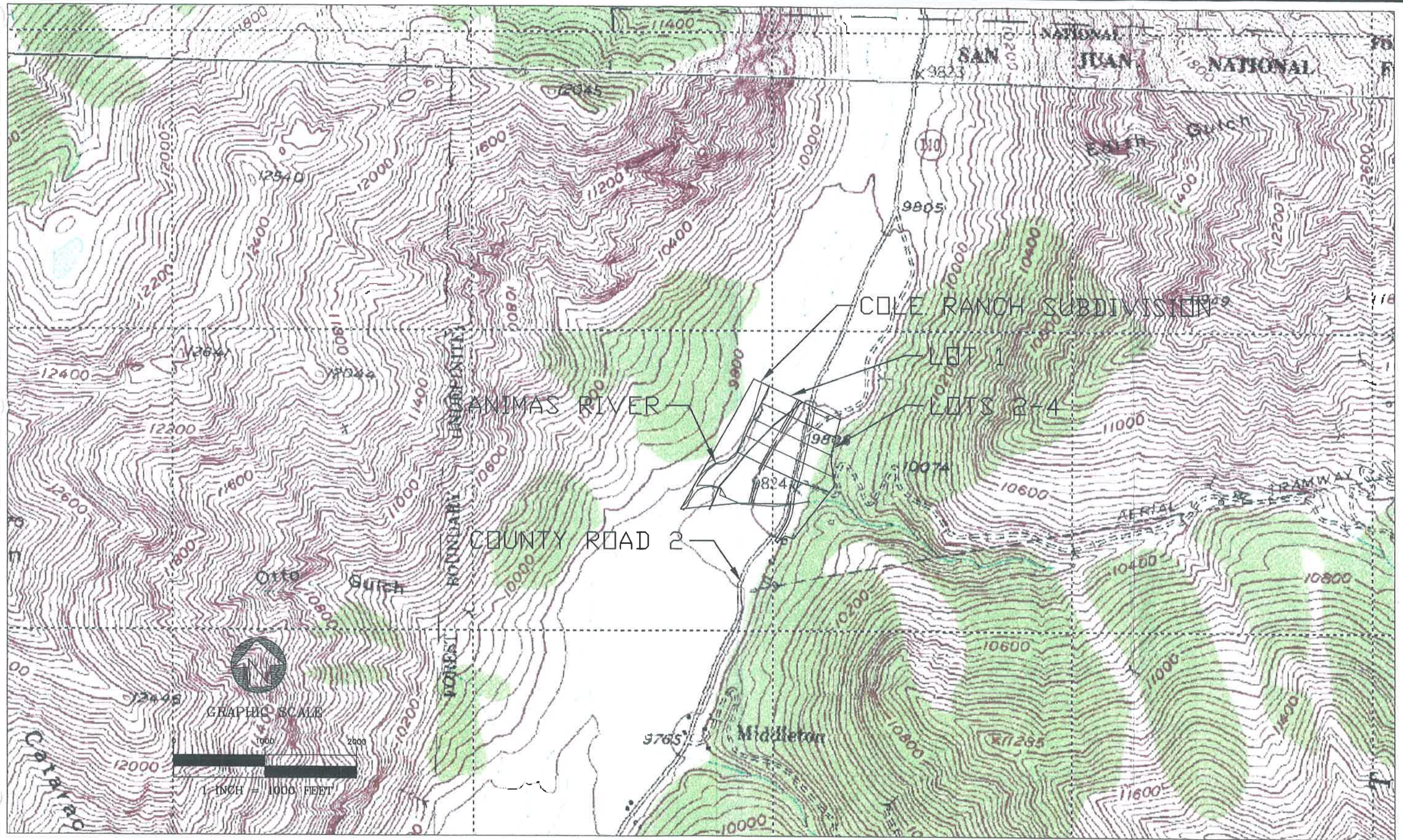
**RECORDER'S CERTIFICATE:**  
 This plat was filed for record in the office of the Clerk and Recorder of San Juan County, Colorado at 2:00 P.M. on the 13th day of MAY, 2024. In Book      Page      Reception No. 155362.

*Sadonna S. Brannick*  
 Clerk & Recorder

Rev. 2/20/2024  
 Rev. 12/20/2023

Julie Sams  
 4760 County Road 2  
 Severan, CO 81433

Map No.	155362
Sheet	1 of 1



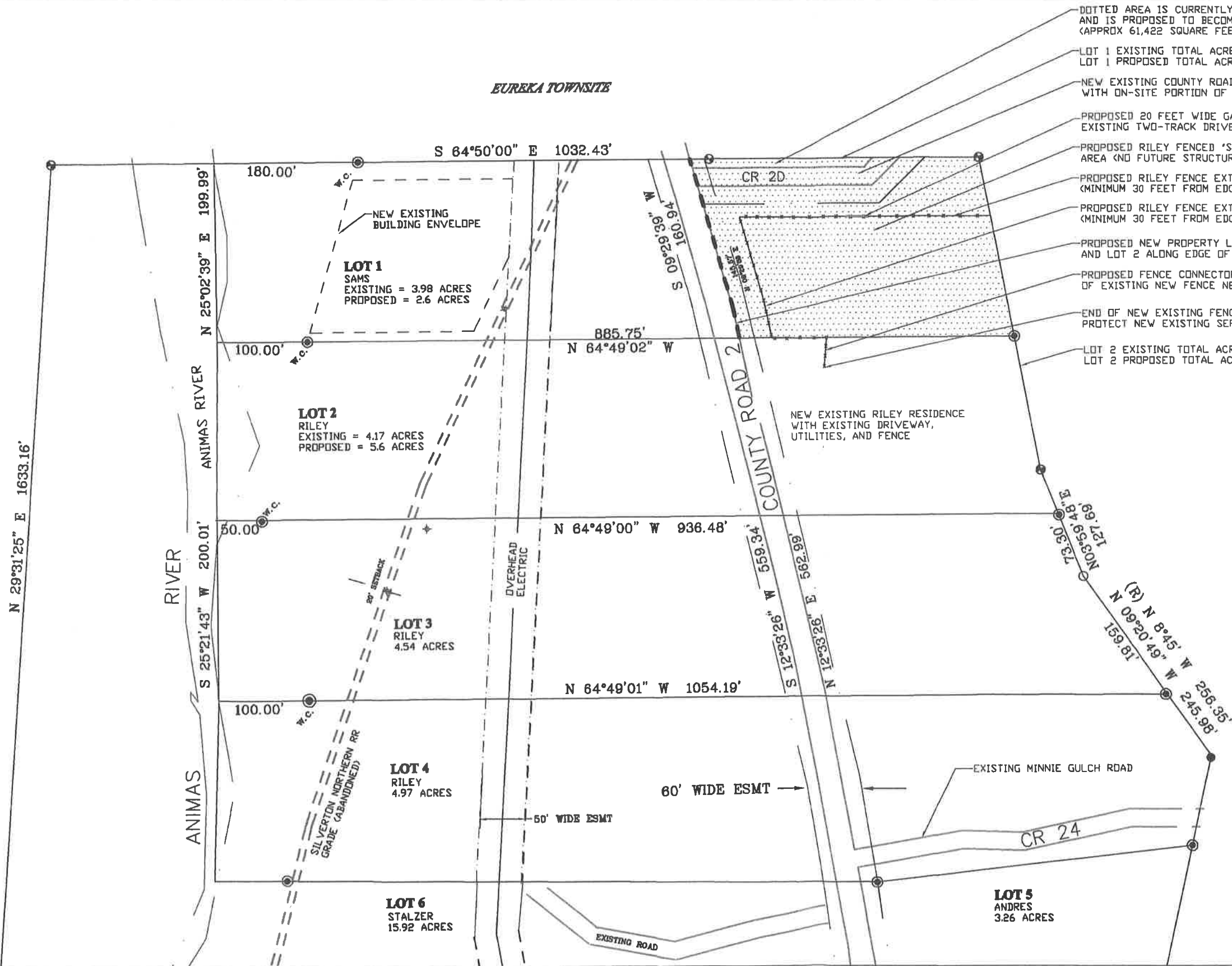
ENGINEER MOUNTAIN INC.  
 Formerly MACKIE Engineering  
 P.O. BOX 526, SILVERTON, CO 81433  
 (970) 387-0500 engineermountaininc@gmail.com

VICINITY MAP  
 LOTS 1 TO 4, COLE RANCH SUBDIVISION  
 COUNTY ROAD 2, NEAR EUREKA  
 SAN JUAN COUNTY, COLORADO

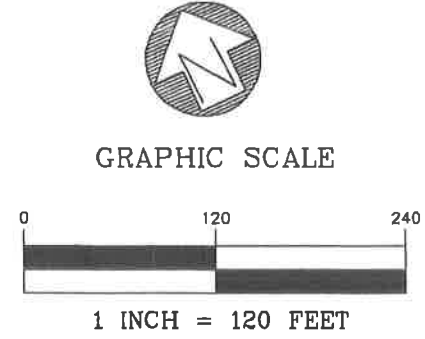
DATE: JAN 4 2006  
 DRAWN BY: JN/LJA  
 FILE: 24-307/ROLEY - PLANS 2005.DWG  
 LAYOUT AND LINA VICINITY  
 LAST REVISED: FEBRUARY 19, 2005

SHEET  
 1  
 OF 4

EUREKA TOWNSITE



- DOTTED AREA IS CURRENTLY PART OF LOT 1 AND IS PROPOSED TO BECOME PART OF LOT 2 (APPROX 61,422 SQUARE FEET = APPROX 1.4 ACRES)
- LOT 1 EXISTING TOTAL ACREAGE = 3.98 ACRES  
LOT 1 PROPOSED TOTAL ACREAGE = APPROX 2.6 ACRES
- NEW EXISTING COUNTY ROAD 2D (RELOCATED IN APPROX 2014) WITH ON-SITE PORTION OF 60 FEET WIDE CR EASEMENT
- PROPOSED 20 FEET WIDE GATE (TO MATCH FENCE) PLACED AT EXISTING TWO-TRACK DRIVEWAY (ON ABANDONED FORMER CR 2D)
- PROPOSED RILEY FENCED "SIDE YARD" OPEN SPACE AREA (NO FUTURE STRUCTURES ARE PROPOSED)
- PROPOSED RILEY FENCE EXTENSION (MINIMUM 30 FEET FROM EDGE OF CR 2D)
- PROPOSED RILEY FENCE EXTENSION (MINIMUM 30 FEET FROM EDGE OF CR 2)
- PROPOSED NEW PROPERTY LINE BETWEEN LOT 1 AND LOT 2 ALONG EDGE OF COUNTY ROAD 2
- PROPOSED FENCE CONNECTOR PIECE TO START AT END OF EXISTING NEW FENCE NEXT TO SEPTIC SYSTEM ON LOT 2
- END OF NEW EXISTING FENCE ON LOT 2 (WHICH WAS PLACED TO PROTECT NEW EXISTING SEPTIC SYSTEM FROM VEHICULAR DAMAGE)
- LOT 2 EXISTING TOTAL ACREAGE = 4.17 ACRES  
LOT 2 PROPOSED TOTAL ACREAGE = APPROX 5.6 ACRES



**NOTES:**

SURVEY DATA WAS PROVIDED BY:  
 EARNIE SCHAAF OF E. SCHAAF & ASSOC., INC. (2001 SUBDIVISION PLAT)

KEN SCHAAF OF SOUTHWEST LAND SURVEYING (LOTS 1 AND 3 COUNTY APPLICATION SURVEY WORK FOR MERLIN SCHAEFER AND EMI IN 2006)

BOB LARSON OF MONADNOCK MINERAL SERVICES (2014 AMENDED SUBDIVISION PLAT 1 FOR CR 2D RELOCATION)

TIM PASEK OF MONADNOCK MINERAL SERVICES (2024 AMENDED SUBDIVISION PLAT 2 FOR LOT 1 BUILDING ENVELOPE RELOCATION)

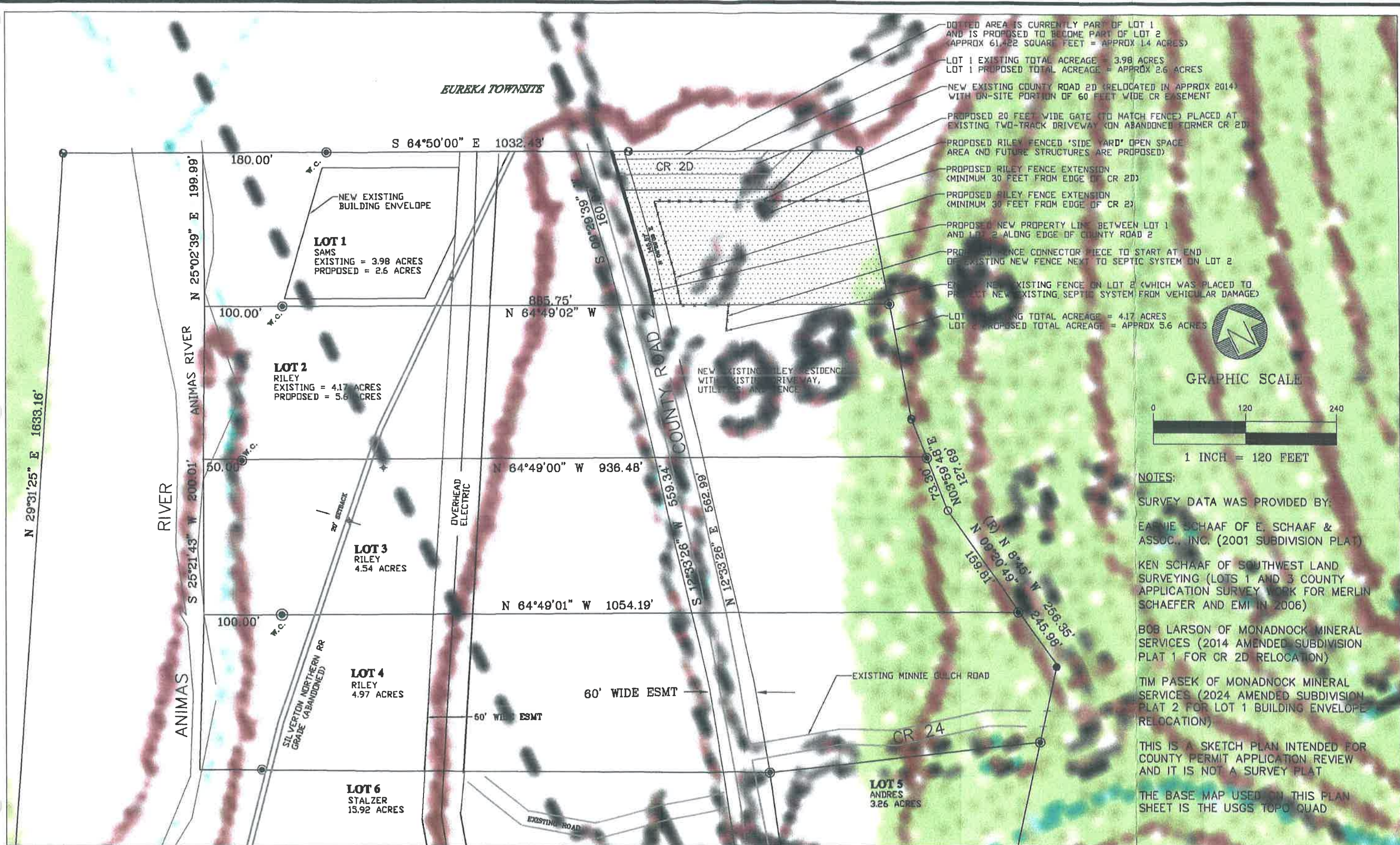
THIS IS A SKETCH PLAN INTENDED FOR COUNTY PERMIT APPLICATION REVIEW AND IT IS NOT A SURVEY PLAT

ENGINEER MOUNTAIN INC.  
 Formerly HACKIE Engineering  
 P.O. BOX 526, SILVERTON, CO 81433  
 (970) 387-0500  
 engineer.mountaininc@gmail.com

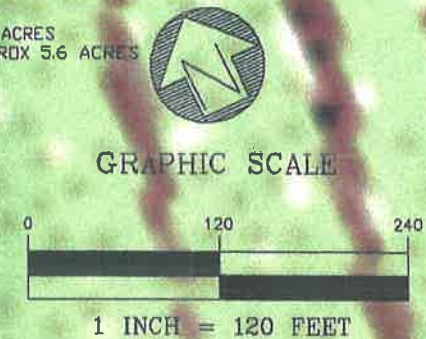
SKETCH PLAN  
 LOTS 1 TO 4, COLE RANCH SUBDIVISION  
 COUNTY ROAD 2, NEAR EUREKA  
 SAN JUAN COUNTY, COLORADO

DATE: AUGUST 1, 2006  
 DRAWN BY: JM/PA/LMA  
 LAYOUT/LMAN SKETCH NO. TDFO  
 FILE: 24-307/RILEY - ERES.DWG  
 LAST REVISED: FEBRUARY 24, 2025

**EUREKA TOWNSITE**



- DOTTED AREA IS CURRENTLY PART OF LOT 1 AND IS PROPOSED TO BECOME PART OF LOT 2 (APPROX 61,422 SQUARE FEET = APPROX 1.4 ACRES)
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LOT 1 PROPOSED TOTAL ACREAGE = APPROX 2.6 ACRES
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- PROPOSED 20 FEET WIDE GATE (TO MATCH FENCE) PLACED AT EXISTING TWO-TRACK DRIVEWAY (ON ABANDONED FORMER CR 2D)
- PROPOSED RILEY FENCED "SIDE YARD" OPEN SPACE AREA (NO FUTURE STRUCTURES ARE PROPOSED)
- PROPOSED RILEY FENCE EXTENSION (MINIMUM 30 FEET FROM EDGE OF CR 2D)
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- LOT 2 EXISTING TOTAL ACREAGE = 4.17 ACRES  
LOT 2 PROPOSED TOTAL ACREAGE = APPROX 5.6 ACRES



**NOTES:**

SURVEY DATA WAS PROVIDED BY:  
 EARLIE SCHAAF OF E. SCHAAF & ASSOC., INC. (2001 SUBDIVISION PLAT)  
 KEN SCHAAF OF SOUTHWEST LAND SURVEYING (LOTS 1 AND 3 COUNTY APPLICATION SURVEY WORK FOR MERLIN SCHAEFER AND EMI IN 2006)  
 BOB LARSON OF MONADNOCK MINERAL SERVICES (2014 AMENDED SUBDIVISION PLAT 1 FOR CR 2D RELOCATION)  
 TIM PASEK OF MONADNOCK MINERAL SERVICES (2024 AMENDED SUBDIVISION PLAT 2 FOR LOT 1 BUILDING ENVELOPE RELOCATION)

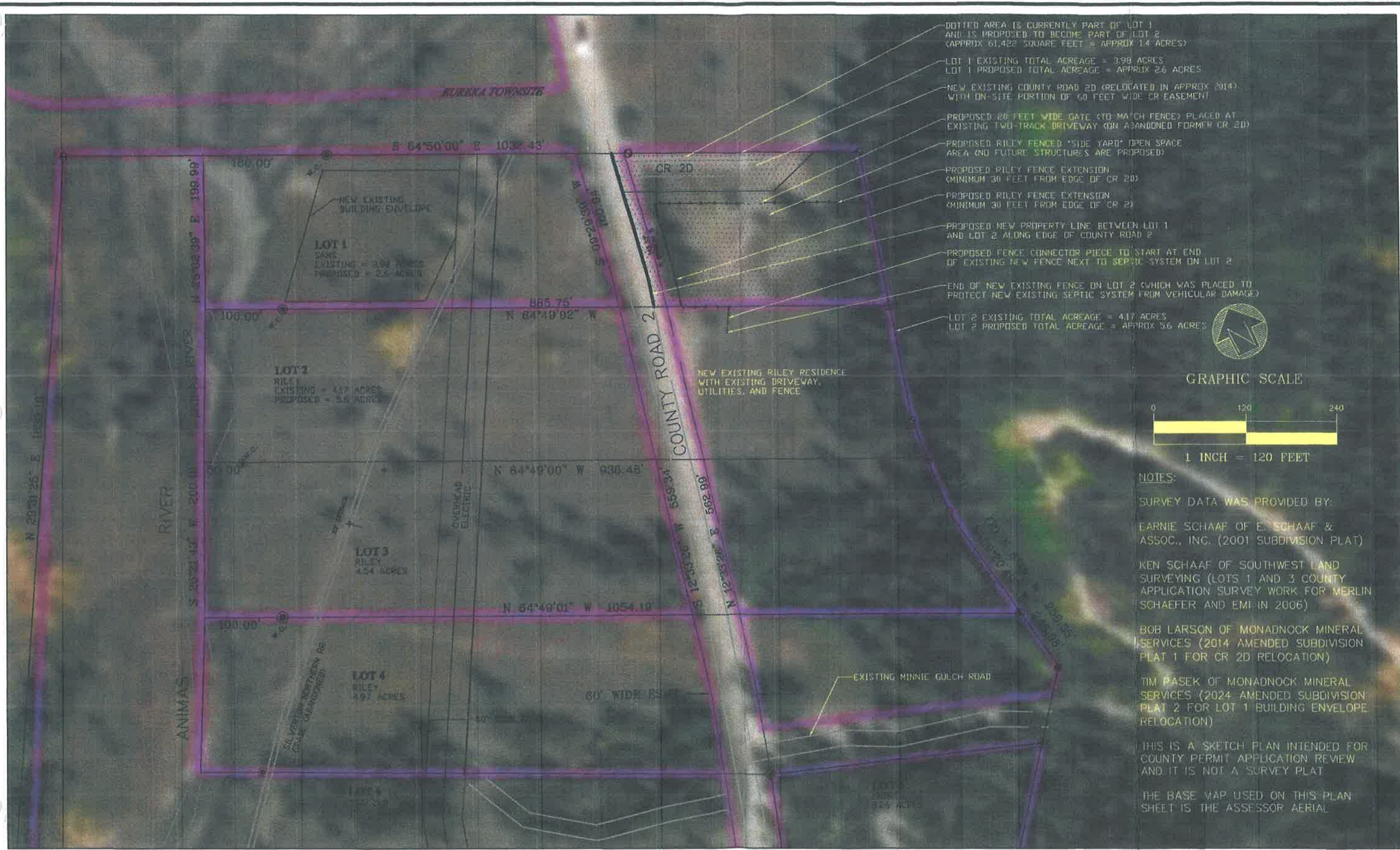
THIS IS A SKETCH PLAN INTENDED FOR COUNTY PERMIT APPLICATION REVIEW AND IT IS NOT A SURVEY PLAT

THE BASE MAP USED ON THIS PLAN SHEET IS THE USGS TOPO QUAD

ENGINEER MOUNTAIN INC.  
 Formerly MACKIE Engineering  
 P.O. BOX 526, SILVERTON, CO 81433  
 (370) 387-0500 engineer@mountaininc.com

SKETCH PLAN WITH TOPOGRAPHY  
 LOTS 1 TO 4, COLE RANCH SUBDIVISION  
 COUNTY ROAD 2, NEAR EUREKA  
 SAN JUAN COUNTY, COLORADO

DATE: AUGUST 1, 2006  
 DRAWN BY: JV/MV/LMA  
 CHECKED BY: LMA  
 FILE: 24-107/RILEY\_2005.DWG  
 LAST REVISED: FEBRUARY 24, 2005



- DOTTED AREA IS CURRENTLY PART OF LOT 1 AND IS PROPOSED TO BECOME PART OF LOT 2 (APPROX 61,422 SQUARE FEET = APPROX 1.4 ACRES)
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**NOTES:**

SURVEY DATA WAS PROVIDED BY:  
 EARNE SCHAAF OF E. SCHAAF & ASSOC., INC. (2001 SUBDIVISION PLAT)  
 KEN SCHAAF OF SOUTHWEST LAND SURVEYING (LOTS 1 AND 3 COUNTY APPLICATION SURVEY WORK FOR MERLIN SCHAEFER AND EMI IN 2006)  
 BOB LARSON OF MONADNOCK MINERAL SERVICES (2014 AMENDED SUBDIVISION PLAT 1 FOR CR 2D RELOCATION)  
 TIM PASEK OF MONADNOCK MINERAL SERVICES (2024 AMENDED SUBDIVISION PLAT 2 FOR LOT 1 BUILDING ENVELOPE RELOCATION)

THIS IS A SKETCH PLAN INTENDED FOR COUNTY PERMIT APPLICATION REVIEW AND IT IS NOT A SURVEY PLAT

THE BASE MAP USED ON THIS PLAN SHEET IS THE ASSESSOR AERIAL

ENGINEER MOUNTAIN INC.  
 Formerly MACKIE Engineering  
 P.O. BOX 526, SILVERTON, CO 81433  
 (970) 387-0500 engineer@mountaininc.com

SKETCH PLAN ON ASSESSOR AERIAL  
 LOTS 1 TO 4, COLE RANCH SUBDIVISION  
 COUNTY ROAD 2, NEAR EUREKA  
 SAN JUAN COUNTY, COLORADO

DATE: AUGUST 1, 2006  
 DRAWN BY: J.V./M/L/M  
 CHECKED BY: L/M  
 FILE: 24-107/RILEY\_2005.DWG  
 LAST REVISED: FEBRUARY 24, 2025



**PROJECT NARRATIVE**  
**County Improvement Permit Application**  
**Sketch Plan**  
**Proposed Boundary Line Adjustment**  
**Proposed Riley Fence**  
**Proposed Subdivision Plat Amendment**  
**Lot 1-4, Cole Ranch Subdivision**  
**Engineer Mountain, Inc.**

**Applicant Name:** George Riley of New Mexico.

**Project Location:** Lots 1-4, Cole Ranch Subdivision, County Road 2, near Eureka, San Juan County, Colorado, Township 42 North, Range 6 West, Section 30, N.M.P.M.

**Proposed Development:** Proposed Boundary Line Adjustment, Proposed Fence Extension, and Proposed Subdivision Plat Amendment.

**Parcels and Owners:** Lot 1 is owned by Julie and Todd Sams, Parcel No. 47730300051000, Street Address 4760 County Road 2. Lots 2, 3, and 4 are owned by the Anna and George Riley Revocable Trust, Parcel Numbers 47730300057000 and 47730300054000, Street Addresses 4728 and 4644 County Road 2.

**Zoning:** Mountain Zoning District, County Economic Corridor, Scenic Preservation Overlay District.

**Water Service:** The Applicant is utilizing an existing water well for his new residence, which is located on Lot 2.

**Sewer Service:** The Applicant is utilizing an existing septic system for his new residence, which is located on Lot 2.

**Power:** The Applicant is currently using existing electric provided by San Miguel Power Association.

**Solid Waste Management:** The Applicant is responsible for bi-weekly trash disposal, in accordance with County regulations.

**Landscaping:** Landscaping at this site has consisted of clearing some of the dense beetle-kill trees located within the building envelope for fire safety, and leaving the trees as-is for screening. Raking and removal of combustible ground cover will be needed, as recommended by the Colorado State Forest Service Firewise Practices, to annually maintain adequate defensible space. Revegetation and screening will be provided by the Applicant in accordance with the requirements of San Juan County.

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**(continued)**

- Access:** County Road 2 provides access to the project site. A San Juan County 2021 Land Use Permit and 2022 Improvement Permit were previously approved prior to the construction of the now-existing driveway and Riley residence at the project site. The approved County Permits and additional information are included in this submittal for your review. No driveway improvements are proposed unless required by the County. County Road 2D provides access to the north end of the project site.
- Surveying:** The Survey Plat for the Cole Ranch Subdivision was prepared by Colorado Licensed Professional Land Surveyor Earnie Schaaf of E. Schaaf and Associates, Inc. Licensed Surveyors Ken Schaaf, Bob Larson, and Tim Pasek have also provided additional surveying at the project site. Copies of the survey plats are included within this application for your review. The Cole Ranch Subdivision has a 2001 Subdivision Plat, and two Amended Subdivision Plats from 2014 and 2024.
- Subsurface Conditions:** The geotechnical report summary letter dated December 9, 2021, states “the subsurface soil conditions encountered in our test borings ... consisted of poorly graded gravel and cobbles with silt and sand and a few boulders (GP-GM). Practical auger drilling refusal was encountered on cobble/small boulder size material at depths ranging from 2.5 to 8 feet.” The geotech reports prepared by Trautner Geotech are included in this submittal for your review.
- County Geohazards Map:** A site plan overlay on the County Geohazards Map was prepared in 2022 for the then-proposed Riley Residence County Improvement Permit. It is included in this binder for your review. The proposed Riley fence extension is in an area where “pf” Floodplain meets “df” Debris Fan and “ts” Talus Slope, according to the generalized County Geohazards Map.

**PROJECT NARRATIVE**  
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**(continued)**

- County Avalanche Map:** A site plan overlay on the County Avalanche Hazards Map was prepared in 2022 for the then-proposed Riley Residence County Improvement Permit. It is included in this binder for your review. The proposed Riley fence extension does not appear to be in a potential avalanche area, according to the County Avalanche Hazards Map.
- Structures:** According to the County Regulations, a fence is defined as a “structure,” which requires an Improvement Permit. The new existing Riley residence (and fence) has been constructed on Lot 2. The proposed Sams residence (near the river) has been approved on Lot 1. A proposed fence will be extended from Lot 2 onto the area formerly known as the east part of Lot 1, if the proposed Boundary Line Adjustment is approved. The proposed fence will be parallel to County Roads 2 and 2D. The purpose is to block off the former, abandoned County Road 2D which was relocated in approximately 2014, and to limit tourist vehicles from damaging the existing vegetation. Other than the proposed fence “structure,” this project includes no future additional proposed structures (such as houses/outbuildings).
- Proposed Riley Fence:** The proposed fence will be extended from Lot 2 onto the land formerly known as the east part of Lot 1. The proposed fence will be located at least 30 feet back from the driving edge of the adjacent County Roads, in compliance with the County Regulations. The proposed fence will be in an “L” shape, at the intersection of County Roads 2 and 2D. There is also a proposed fence connector piece from the end of the existing fence (which was built to protect the new septic system from vehicular damage) over to the Lot 2 property line. The proposed fence style will match the existing fence (black matte metal) as depicted in the attached Scenic Quality Report.
- Boundary Adjustment:** Lots 2, 3, and 4 are currently owned by the Applicant. Lot 1 is currently owned by the Sams. Riley and Sams propose to move the property line between Lots 1 and 2. The Proposed Boundary Line Adjustment will not increase the total number of parcels. No additional future structures (houses/outbuildings) are proposed.

**PROJECT NARRATIVE**  
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**Engineer Mountain, Inc.**  
**(continued)**

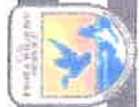
- Plat Amendment:** If the proposed Boundary Line Adjustment is approved, a Subdivision Plat Amendment prepared by a Licensed Surveyor, Tim Pasek of Monadnock Mineral Services of Ouray, will be required to reflect the new property line between Lots 1 and 2.
- Proposed Gate:** One gate is proposed to be located at the existing two-track driveway located on County Road 2D. The gate will match the fence and will be twenty feet wide. The purpose of the proposed gate (and fence) is to block off the former, abandoned end of County Road 2D, from tourist vehicles/camping/RVs and OHV damage to the existing vegetation. According to the County regulations, gates shall be located a minimum of 30 feet from the edge of a County Road.
- County Enviro Ordinance:** We reviewed the Inventory in the County Ordinance Concerning Mine Waste Remediation Areas. The Inventory is a list of parcels requiring a CDPHE signoff. The John H. French Placer (aka the French Placer) has two parcels listed in the Inventory. The Cole Ranch Subdivision was built within the boundaries of the French Placer. Using the Parcel Numbers, we determined that the two French Placer parcels in the Inventory are owned by Jack Clark and Cheryl Meadows, and are not a part of this project site.
- Wetlands:** The Colorado and Federal aerial wetlands maps for the project site are included in this submittal for your review. The proposed fence extension does not appear to impact any known wetlands. According to the Applicant, the fence contractor plans to use hand-digging to install the proposed fence extension.
- Proposed Sign(s):** During construction, the Applicant and Building Inspector can verify that the existing/proposed on-site signage complies with the current County sign regulations. Tourists mistaking the new existing Riley residence for a Forest Service Ranger Station and entering the residence has occurred, as well as vegetation damage (due to tourist vehicles, RVs, OHVs, camping). There are some existing on-site "Private Property" signs that could get removed and/or moved onto the proposed fence and gate (to notify visitors that the residence and the adjacent "side yard" is private land).

## SIGN PERMIT

No. \_\_\_\_\_

SAN JUAN COUNTY, COLORADO

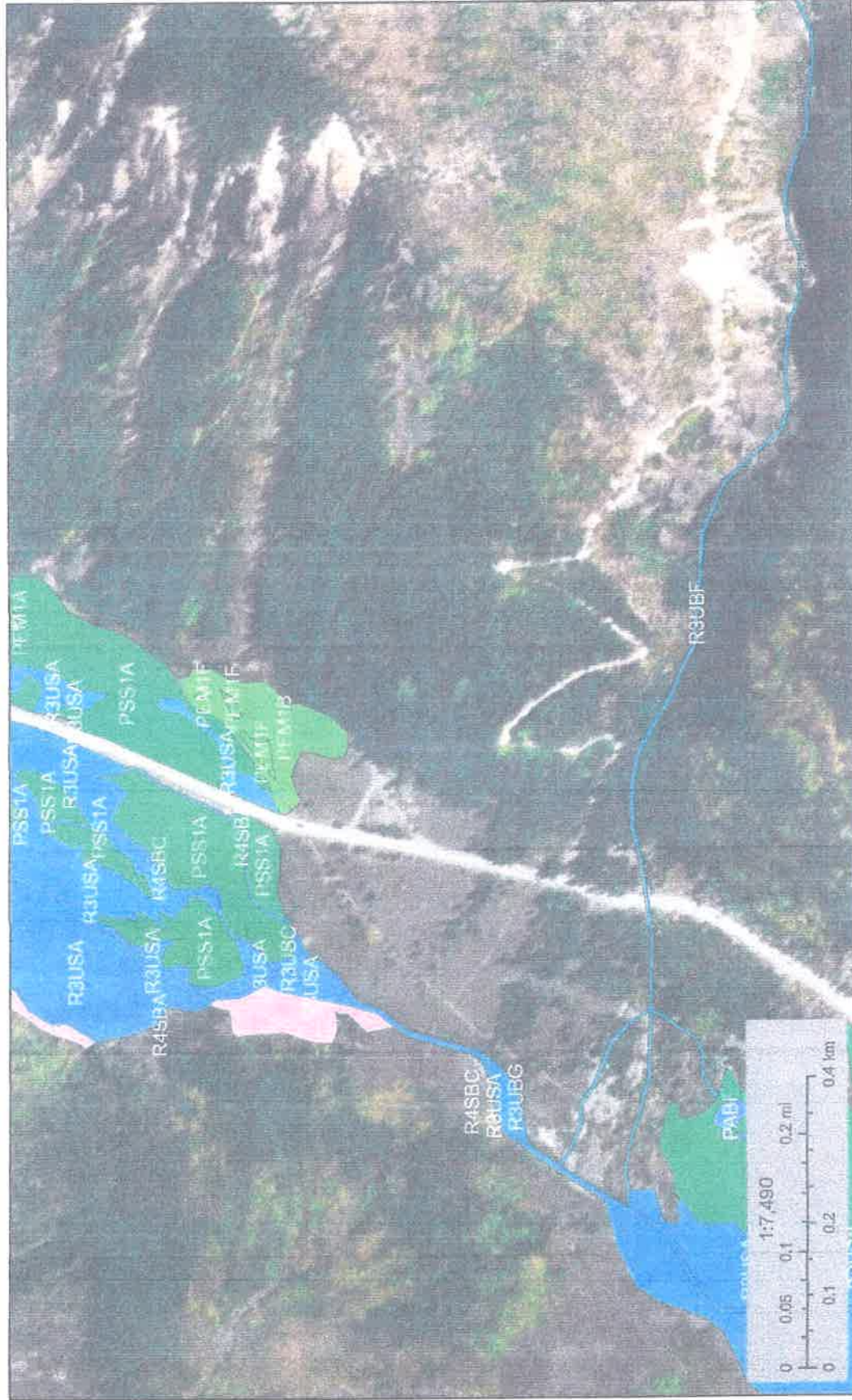
Applicant <b>GEORGE RILEY</b>		Date <b>2-21-2025</b>
Address <b>5 ROAD 5221, BLOOMFIELD NM 87413</b>		Phone <b>(505) 320-1145</b>
Property Owner (If Other Than Applicant) <b>GEORGE AND ANNA RILEY REVOCABLE TRUST</b>		
Address <b>SITE ADDRESS 4728 COUNTY ROAD 2, SAN JUAN COUNTY CO</b>		Phone
Property Description <b>LOT 2 COLE RANCH SUBDIVISION</b>		
Existing Signs On Property <b>PRIVATE PROPERTY SIGNS</b>		Square Footage <b>UNKNOWN</b>
Proposed Location Of New Sign(s) <b>ON PROPOSED FENCE AND/OR ON PROPOSED GATE</b>		
Type of Sign(s) <input type="checkbox"/> Free Standing <input type="checkbox"/> Projecting <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Window <input type="checkbox"/> Awning		
Material <b>PLASTIC</b>	Size <b>TBD</b>	Square Footage <b>TBD</b>
Drawing and Description <p>THERE ARE SOME OLD EXISTING "PRIVATE PROPERTY" SIGNS AT THE PROJECT SITE. THE APPLICANT IS APPLYING FOR A COUNTY IMPROVEMENT PERMIT TO INSTALL A PROPOSED L-SHAPED FENCE AT THE INTERSECTION OF COUNTY ROAD 2 AND COUNTY ROAD 2D, AT THE COLE RANCH SUBDIVISION. A GATE IS ALSO PROPOSED, ALONG COUNTY ROAD 2D. ONE OR MORE OF THE EXISTING SIGNS.. WILL BE MOVED ONTO THE NEW FENCE AND/OR THE NEW GATE. THE APPLICANT WILL CONTACT THE BUILDING INSPECTOR DURING FENCE AND GATE CONSTRUCTION, TO CONFIRM COUNTY SIGN CODE COMPLIANCE.</p>		
Permit: <input checked="" type="checkbox"/> Issued <input type="checkbox"/> Denied		Reason For Denial
Fees Paid		Restrictions
Date		Land Use Administrator



U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Cole Ranch Fed Wetlands Map 2-21-25



February 21, 2025

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the [Wetlands Mapper web site](#).

# Colorado Wetland Inventory

4720 County: Grand, Siltation, X

1:50,000 Scale: 1:50,000

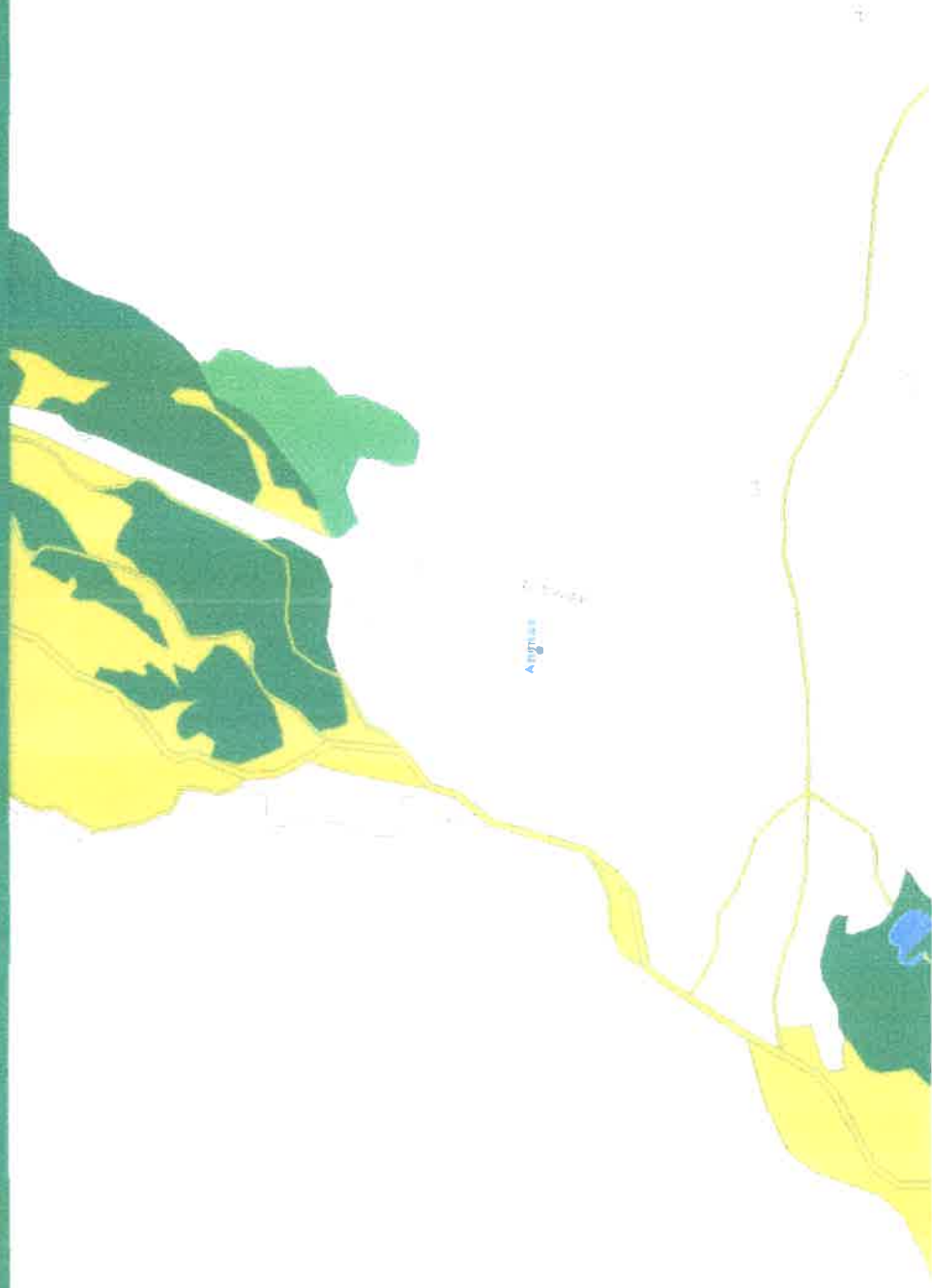


## Legend

- River Basins
  - River Basin
  - Major River Basin
  - Sub-Basin

- Counties
  - County
  - County Boundary

- Wetland Mapping
  - Emergent
  - Forested
  - Forest
  - Shrub
  - Other
  - Riparian
  - River & Stream
  - Shrubland
- Colorado Wetland Graytable
  - Wetland



COLE RANCH SUBDIVISION  
DEED RESTRICTIONS

1. Structural foundations shall be designed by a professional structural and/or geotechnical engineers to determine the amount and variability of the load bearing capacity and expansive nature of the debris fan deposits.
2. The portions of lots 1-5 lying west of County Road 2 are limited to outbuildings with an aggregate of 1500 square feet per lot.
3. An erosion control plan shall be required as a condition of any improvements or use permit issued by San Juan County.
4. Structures shall be constructed within the building envelopes. Only one residential unit can be constructed per lot.
5. Site grading and drainage shall be designed to move water away from structures and should be performed in a manner that does not substantially change existing natural drainage patterns.
6. No buildings shall be constructed within 50 feet of the centerline of Minnie Gulch Creek.
7. A satellite phone, or operable cellular phone must be available at each home site until a landline is available.
8. Trees shall not be removed within 25 feet of the base of the slope.
9. All driveways shall require access permits to be issued by San Juan County.

\_\_\_\_\_  
Merlin Schaefer

\_\_\_\_\_  
Sandra Ippolite

STATE OF COLORADO    )  
  )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2001 by Merlin Schaefer and by Sandra Ippolite.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

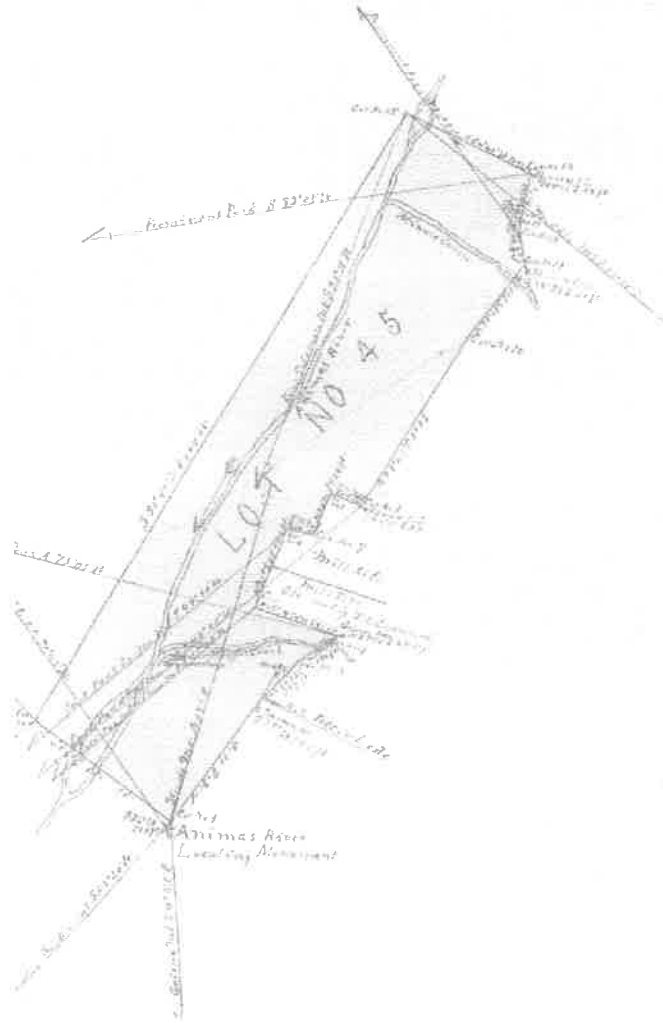
My Commission Expires:  
\_\_\_\_\_

*Registered with  
San Juan County,  
N.M.*



# SCENIC QUALITY REPORT

**Proposed Boundary Line Adjustment  
Proposed Riley Fence  
Proposed Subdivision Plat Amendment  
Lots 1-4, Cole Ranch Subdivision  
4728 County Road 2  
San Juan County, Colorado**



**Applicant:**

George Riley  
5 Road 5221  
Bloomfield, NM 87413  
(505) 320-1145

**Prepared By:**

Engineer Mountain, Inc.  
962 Reese Street  
PO Box 526  
Silverton, Colorado 81433  
(970) 387-0500  
Job No. 2024-107

**Submitted:**

February 25, 2025

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
**Prepared By Engineer Mountain, Inc.**

**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.*

This is a Scenic Quality Report for the Proposed Riley Fence Extension, to be located in the Cole Ranch Subdivision, prepared by Engineer Mountain, Inc.

The Cole Ranch Subdivision is located on County Road 2 near Eureka.

The project site is located within the County's Mountain Zone, and it is included in one of the County's Economic Corridors. The Cole Ranch Subdivision also appears to be located within the County's Scenic Preservation Overlay District.

The project site for the proposed Riley fence extension is located at the intersection of County Road 2 and County Road 2D. County Road 2D provides access from the Cole Ranch Subdivision, past the Forest Queen Mine, to Eureka.

Applicant George Riley is proposing an "L" shaped fence extension at the intersection of County Roads 2 and 2D.

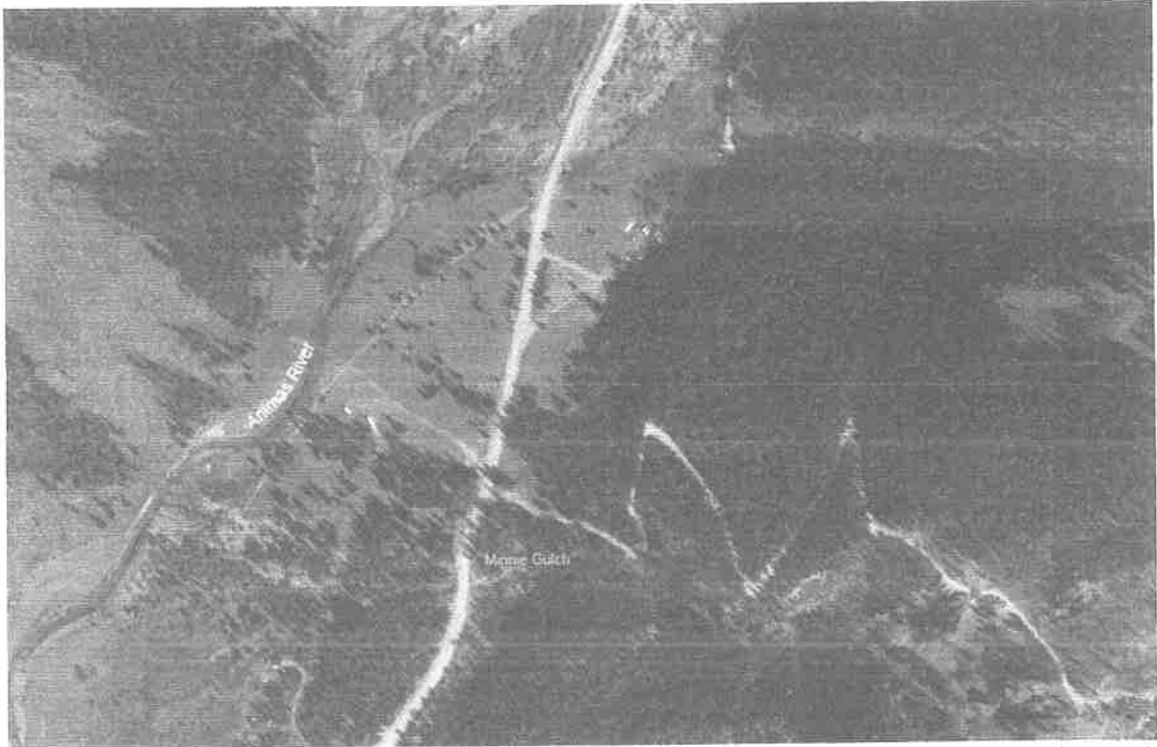
The proposed Riley fence extension is to be located on existing Lot 1, which is proposed Lot 2 (if the Proposed Boundary Line Adjustment is approved).

County Road 2D was moved in approximately 2014. The abandoned, former County Road 2D will be blocked by a proposed fence to eliminate the tourist vehicles and OHVs (and campers and RVs) damaging the vegetation. The proposed fence will also create a "side yard" of perpetual open space, adjacent to the new existing Riley residence.

11x17 plans depicting the project site and the proposed improvements are included within this submittal for your reference.

The following page is an aerial map from Google Earth depicting the Cole Ranch Subdivision area, vegetation, and County Roads.

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
Prepared By Engineer Mountain, Inc.



Satellite image of the Cole Ranch Subdivision project site and vicinity from Google Earth (2019).

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
Prepared By Engineer Mountain, Inc.

**2. PROJECT SITE AND EXISTING RESIDENCE**

County regulations require that this Scenic Quality Report should include the following information:

*Designations of scenic views of natural and historic features both from and toward the site and descriptions of how these vistas shall be preserved. Graphic depictions of the proposed structure's impact on these views shall be submitted to allow staff, the Planning Commission, and the Board of County Commissioners to assess the impacts of the project and the effectiveness of proposed mitigation measures.*

The project site for the proposed Riley fence extension is currently part of Lot 1, which will become part of Lot 2 if the Proposed Boundary Line Adjustment is approved. The project site for the proposed Riley fence extension is located at the intersection of County Road 2 and County Road 2D. Fences are defined as "structures" in the County regulations. This Scenic Quality Report addresses the proposed Riley fence extension.

The Cole Ranch Subdivision consists of sloped grassy meadows along the Animas River, and existing evergreen trees. County Road 2 between Howardsville and Eureka passes through the Cole Ranch Subdivision. The approximate elevation at the project site is 9,806 feet.

The Applicant has proposed to move the property line between Lots 1 and 2 of the Cole Ranch Subdivision through purchase of a portion of the land in Lot 1. The Applicant then proposes to extend his existing fence from the existing Lot 2 on to the portion of Lot 1 he plans to purchase. The proposed Riley fence extension will create a "side yard" of perpetual open space, with no future buildings proposed. A reason for the proposed fence is to limit the private land vegetation damage, due to tourist vehicles, OHVs, camping, and RVs.

The proposed fence extension will be partially screened from view from persons travelling on County Road 2. The Cole Ranch Subdivision was approved in 2001 before the County added requirements for "adequate screening" and Scenic Quality Reports.

There is no proposed fence along the easternmost property line, at the base of the hillside, and that is to avoid restricting the movement of local wildlife.

Photos on the following page show the new existing Riley residence, and the existing fence.

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
**Prepared By Engineer Mountain, Inc.**



Photo of the new existing Riley residence (and existing fence and gate located on Lot 2) as viewed from the County Road 2 shoulder, looking towards the east.



Photo of the new existing Riley residence, located on Lot 2 in the Cole Ranch Subdivision, looking towards the southeast, from County Road 2.

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
Prepared By Engineer Mountain, Inc.

**3. VISIBILITY OF THE PROPOSED STRUCTURE (FENCE) FROM COUNTY ROAD 2**

County Road 2 provides access to and passes through the project site. The existing fence is constructed of steel with black matte paint. The style of the existing fence matches what will be used for the proposed fence extension. The proposed fence extension will be placed parallel to County Road 2, to the intersection of County Roads 2 and 2D, at which point the proposed fence alignment will turn approximately 90 degrees and be installed parallel to County Road 2D. It is an approximately L-shaped proposed fence alignment. The proposed fence will be set back from the edge of the adjacent County Roads by a minimum of 30 feet, to be in compliance with County regulations. There is also a proposed fence connector piece on Lot 2. The visibility of the proposed fence extension from County Road 2 will be partially blocked by existing evergreen trees.

On the following pages are “before and after” pictures of the approximate proposed fence extension, as viewed from near County Road 2, and from the project site. There is also a new aerial photo found (on the ONX app) by the Applicant, showing the new existing Riley residence (and the new existing fence).

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
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**EXISTING VIEW FROM CR 2 “BEFORE” THE PROPOSED FENCE EXTENSION IS INSTALLED**

The photo above is the area of the proposed boundary line adjustment and proposed fence extension. The end of the existing fence is visible at the far right. This photo was taken from on the County Road 2 shoulder, looking towards the east.



**APPROXIMATE PROPOSED “AFTER” VIEW FROM CR 2 OF THE PROPOSED FENCE EXTENSION**

The above photo is an approximation of the proposed fence extension “photoshopped” in, on the “before” (existing) picture at the top of this page. This photo represents approximately what the proposed fence will look like, as viewed from the County Road 2 shoulder, looking towards the east. The end of the existing fence is visible at the far right in the photo. There are existing evergreen trees at and beyond the left end of the photo, which are expected to partially block the visibility of the proposed fence extension as viewed from County Road 2.

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
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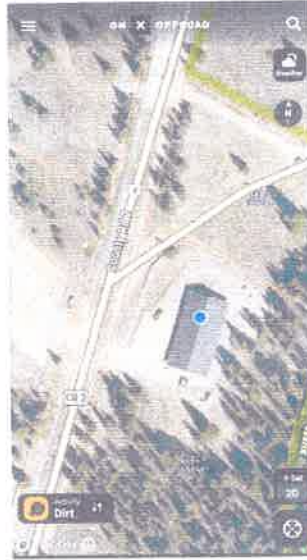
**BEFORE** picture from Applicant, of the end of the new existing fence, with the intersection of CR 2 and 2D in the distance, and the proposed fence extension area (where there are existing evergreens trees along CR 2), as viewed from the new existing Riley residence/parking area, looking towards the northwest.



**AFTER** picture, with a “photoshopped” approximation of the proposed fence extension, as viewed from the new existing Riley residence/parking area, looking towards the northwest. The end of the new existing fence is shown on the left end of the picture.



**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
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Recent aerial map, provided by the Applicant, from the ONX “app,” showing the newly constructed existing Riley Residence, and the end of the new existing fence. The aerial also shows the former CR 2D alignment as open for travel (although CR 2D was relocated/abandoned in approx. 2014) which is a reason for the proposed fence extension.



The recent aerial map from the Applicant (from the ONX “app”) was used to determine the location of the end of the existing fence, and the location of the starting point of the proposed fence extension. The recent aerial shows the existing evergreen trees along CR 2, which will block the view of the proposed fence extension.

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
Prepared By Engineer Mountain, Inc.

**4. VIEWS FROM THE PROJECT SITE**

In the County Scenic Quality Report regulations, it is requested that we provide information about the view FROM the building envelope and/or project site.

Photos are included on the following four pages, showing views from and around the project site.

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
Prepared By Engineer Mountain, Inc.



Photo depicting the view looking towards the north from the project site. This photo was taken from the shoulder of County Road 2, facing towards the north, looking towards Eureka.



Photo taken from the shoulder of County Road 2, facing towards the west. In the photo is the new existing Riley garage/shed. The style of the proposed fence extension will match the existing matte-black-painted metal fence/gate shown in the picture.

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
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Photo taken from the project site along County Road 2, facing towards the south, looking towards Howardsville and Silverton.



Photo taken from County Road 2 facing east towards the new existing Riley residence, and existing fence/gate. The style of the proposed fence extension will match the existing matte-black-painted metal fence shown in the picture.

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
Prepared By Engineer Mountain, Inc.



Photo provided by the Applicant, showing the end of the existing fence, and the new existing septic area on Lot 2, as viewed from alongside County Road 2, looking towards the east-northeast.



Photo provided by the Applicant, showing the new existing fence along County Road 2, viewed from the Lot 2 new existing Riley residence area, looking towards the northwest.

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
**Prepared By Engineer Mountain, Inc.**



Photo provided by the Applicant, showing the new existing fence along County Road 2, viewed from the Lot 2 new existing Riley residence area, looking towards the northwest.



Photo provided by the Applicant, showing the end of the new existing fence, and the CR 2/2D intersection in the foreground, viewed from the Lot 2 new existing Riley residence area, looking towards the north-northwest. The existing evergreen trees in the middle of the picture will partially block the visibility of the proposed fence extension, as viewed from CR 2.

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
Prepared By Engineer Mountain, Inc.

**5. LOCATION OF STRUCTURE (PROPOSED FENCE) IN RELATION TO PUBLIC LANDS AND EXISTING TRAILS**

The County Scenic Quality regulations require the following information:

*Evidence that the location of the structure is designed to minimize the visual impacts and to not detract from the scenic quality of adjacent public lands or existing trails.*

The location of the proposed L-shaped fence extension was selected based on the existing County Roads (2 and 2D) and the County minimum setback distance of thirty feet between fences/gates and edge-of-road.

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
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**6. PROPOSED FENCE DESIGN IN RELATION TO NATURAL TOPOGRAPHY**

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

*Evidence that the designs orient improvements in ways that allow them to blend in with and utilize the natural topography. The submittal shall include, but not be limited to, elevations at a scale suitable for a determination that all standards in this section have been met, Three-Dimensional Modeling, etc.*

The topography of the majority of the Cole Ranch Subdivision is relatively flat. The proposed fence extension, along County Road 2, and along County Road 2D, will follow the existing roadside topography as much as possible, to avoid altering the natural terrain.



**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
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**7. TOPSOIL, UTILITIES, LIGHTING, AND DRIVEWAYS**

This section of the Scenic Quality Report describes design features associated with topsoil, location of utilities, exterior lighting, and any proposed driveway(s).

**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 replacement, for reuse during re-vegetation.*

Any topsoil found during construction of the proposed fence extension will be separately stockpiled on-site, to be used for landscaping. The proposed fence extension construction is planned to be hand-dug (by Hornet Fence LLC of New Mexico).

**B. UTILITIES**

County regulations require that the project should include the following:

*Location and installation of utilities in ways that will cause the least damage to the natural environment.*

The existing utilities for the new existing Riley residence are located underground and include a septic system, water well, electrical service line, and phone land line. No additional utilities are proposed, in association with the proposed fence extension.

**C. EXTERIOR LIGHTING**

County regulations require that the project should include the following:

*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.*

No lighting is proposed in association with the proposed fence extension.

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
Prepared By Engineer Mountain, Inc.

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 is already an existing driveway providing access to the new existing Riley residence from County Road 2. The Applicant proposes a gate located along the existing County Road 2D which will block off the former County Road 2D, which was relocated in approximately 2014. No new driveway construction is proposed. No proposed grading of existing driveways is anticipated.

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
Prepared By Engineer Mountain, Inc.

**8. BUILDING MATERIALS**

County regulations require that the building design should include the following:

*Utilization of colors and textures found naturally in the landscape and prohibition of reflective materials, such as highly reflective glass or metals.*

The colors and textures of the proposed fence extension are non-reflective, matte black paint on metal. The pictures of the existing fence in this report will match the style of the proposed fence extension.

**SCENIC QUALITY REPORT**  
**Proposed Riley Fence**  
**Existing Lot 1/Proposed Lot 2**  
**Cole Ranch Subdivision**  
Prepared By Engineer Mountain, Inc.

**9. CONCLUSIONS**

In conclusion, this project appears to be in general conformance with the County Scenic Quality regulations in the following ways:

- The color and texture of the proposed fence extension building materials (matte black paint on metal) are muted and natural, which are expected to blend in adequately with the natural surroundings.
- Existing evergreen trees and vegetation will partially screen the visibility of the proposed fence extension, as viewed from County Roads 2 and 2D.

Thank you for your review of this Application and Scenic Quality Report for the Proposed Boundary Line Adjustment, Riley Fence Extension., and Subdivision Plat Amendment. If you would like additional information, please contact Engineer Mountain, Inc. at (970) 387-0500, or Applicant George Riley at (505) 320-1145.

## MEMORANDUM

March 18, 2025

TO: San Juan Regional Planning Commission

FR: William A. Tookey

RE: Applications Status

The Board of County Commissioners conditionally approved the Overland Estates Subdivision Sketch Plan with the conditions listed below. There were some changes to the conditions as recommended by the Planning Commission.

The condition that a well be drilled and the water tested was changed at the request of the applicant to allow him to test the two water sources for potability.

The Commissioners did not waive the requirement for extending electrical service to each lot at this time but allowed the applicant to provide information that would demonstrate the feasibility of solar power that would eliminate the need to be on the grid.

The Commissioner did not reduce the road right of way or required minimum developed roadway of 24 feet, but the developed roadway will be reconsidered at the site visit.

The applicant agreed to meet the minimum utility easement of 15 feet.

The applicant is looking at being ready for a site visit by May 21, 2025. The Commissioners and Fire Chief plan on attending as well

The County Commissioners would also like to charge the Planning Commission with making a recommendation for an Affordable Housing Fee in Lieu Of.

### Conditions of Approval:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the Overland Estates Subdivision shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation and all permits issued with the exception of the subdivision regulations waived or amended as listed below:
  - A. Section 7-112.3 Lots (a), state the no lot shall be divided by a road - waived.
  - B. Section 7-112.3 Lots (c) Side lot lines should be at substantially right angles - waived.
  - C. Section 7-115 BUILDING STANDARDS .4 Minimum setback: 50 feet from property - amended to allow for 20 foot setbacks adjoining public lands and 30 foot setbacks adjoining private lands.

- D. Section 7 – 113 MOUNTAIN SUBDIVISIONS.1(a) Roads .1 (d) At least two points of access and egress shall be available - waived for Lots 2 and 3 but require a Hammerhead.
3. All improvements to the Overland Estates Subdivision shall fully and completely comply with, and strictly conform to all applicable State and Federal rules and regulations including wetlands.
  4. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits.
  5. That the subdivision is in compliance with Section 7-120 Air Quality as it pertains to wood burning devices.
  6. The applicant shall utilize an Environmental Professional as described in 40 CFR § 312.10. to ensure that the property development on these claims takes due care to protect site workers as well as the residents.
  7. That CDPHE and EPA shall be provided with permanent access to Lots 1, 3, 7 and 8 of the Subdivision to monitor the Porcupine Mine adit discharge and the existing borehole above the defined Greenspace that encompasses the Anglo Saxon collapsed portal and remedial features.
  8. The applicant will need to have a professional Flood Plain consultant or hydrologist inspect the Building Envelope for Lot 11 and have a Colorado Licensed Surveyor shoot the elevations to determine if the site is safe for construction.
  9. The Flood Plain Overlay Map needs to be titled and completed by a Colorado Licensed Surveyor. County Road 61 is incorrectly identified as CR 31 on the current flood plain map.
  10. The applicant will have the building envelopes staked out by a Colorado Licensed Surveyor and then erect a 35-foot story pole at each location to better assess the visual impact.
  11. The applicant will provide to the County, clear evidence that all streets and lots within the subdivision will have year-round access to the state highway system by wheeled vehicles.
  12. That the Plat identify a 15-foot utility easement as required by 7 – 112 FINAL PLAT DESIGN STANDARDS.
  13. Provide an easement for CR 61 through the Monarch Claim to provide developable access to the adjoining Porcupine Claim if necessary.

14. If any historic artifacts are discovered on site during the excavation or construction, all work on the project will be stopped immediately until the Historic Review Committee or qualified archeologist can visit the site to document and preserve those artifacts.
15. That an affordable housing agreement be negotiated as required by 7-112.8A of the Zoning and Land Use Regulations.
16. The applicant shall provide a professional report concerning the potability and quantity of the proposed water sources.
17. The applicant shall provide a professional report concerning the solar energy requirements, costs, and appearance for the average home.
18. The failure to comply with these conditions shall be grounds for the revocation of this approval and for any future Improvement Permits.
19. 0 – 109 VESTED PROPERTY RIGHTS Approval of a zoning or rezoning application, a permitted use, or an Improvement Permit will not establish a vested property right unless and until final approval thereof has been granted by the Board of County Commissioners or by the designated official allowed to grant such permit under the terms of this Code, or, if applicable, a final plat is approved by the Board of County Commissioners under the subdivision, zoning or other regulations of the County.

In addition to the conditions listed above the applicant was informed that he will need to address the following issues identified during the Sketch Plan Review.

1. Correct the spelling of the claims listed on the cover of the binder.
2. Correct the references for County Road 21 to the correct reference of County Road 61 in the project narrative.
3. The General Location Map has Porcupine Gulch labeled in the wrong location. This needs to be corrected. The General Location Map should be provided by a Colorado Licensed Surveyor.
4. Identify the two sites with potable water for domestic use on the plat. Provide a report that defines the quality and quantity of the water, proves that you have adequate water rights for that water and provide engineered plans on how the water will be distributed and treated. Explain how the water system will be operated and maintained.
5. Correct the Application to note there is a "Consent for Access" letter that allows EPA and designees to enter the site under permission of the owner and that no "Waiver of Liability" has been provided.
6. That the Plat notes reflect that CDPHE and EPA shall be provided with permanent access to Lots 1, 3, 7 and 8 of the Subdivision to monitor the Porcupine Mine adit discharge and the existing borehole above the defined Greenspace that encompasses the Anglo Saxon collapsed portal and remedial features.
7. That the Plat notes state that the developed road surface will be a minimum of 24'.
8. Determine the grade of County Road 61.
9. Identify on the plat the approximate location of "hammerheads"

10. Provide a name for the access road and label it as such on the plat

The Commissioners also head a Public Hearing Concerning the Improvement Permit Sketch Plan application for Damon Rose on the Hector Lode.

The Commissioners conditionally approved the Sketch Plan with the following conditions:

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the Hector Lode shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.
3. That an On-Site Wastewater Treatment Permit application be submitted to the La Plata County Public Health Department.
4. The Land Use Administrator visits the site prior to the Preliminary/Final review.
5. That the Hector Lode USMS 14327, Hector Millsite USMS 14327B, Smith Mill Site USMS 17849B and Cook Mill Site USMS 17848B be consolidated into one property.
6. That the proposed improvements are identified and staked on site by a Colorado Licensed Surveyor.
7. The driveway will need to be staked by a Colorado Licensed Surveyor. Grade and width specification concerning the driveway be provided and that the visual impact of the driveway be considered.
8. If any historic public trail is identified it will need to be added to the certified survey plat.
9. A Cumulative Impact Report will need to be completed prior to Preliminary/Final Plan Appearance.
10. That a geotechnical study be completed to determine adequate foundation and construction prior to the issuance of a building permit.
11. That the applicant be placed on the Town of Silverton's Utility billing system for refuse.
12. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.

The Final Plan Application for the Silver Cloud Lodge PUD has been submitted to the Land Use Administrator for review. It appears that it will be on the agenda for the April 15, 2025 Planning Commission Meeting.