

SAN JUAN COUNTY, COLORADO
BOARD OF COMMISSIONERS MEETING AGENDA
April 9, 2025

CALL TO ORDER: 8:30 A.M.

OLD BUSINESS:

Consider Bills and Authorize Warrants
BOCC Regular Meeting Minutes for March 26, 2025

APPOINTMENTS:

8:40 A.M. - Rusty Melcher, Couty Road Supervisor
9:30 A.M. - Martha Johnson, Social Services
10:15 A.M. - Steve Rich. San Juan County Historical Society-Construction of Pole Building
10:30 A.M. - Public Hearing-George Riley Boundary Adjustment Lot 1 and Lot 2 Cole Ranch
Subdivision
11:00 A.M. - Kirstin Brown, DRMS-Anglo Saxon Revegetation Project
11:15 A.M. - Opus Hut Liquor License Renewal Application
Lunch – Location to be determined.

CORRESPONDENCE:

NEW BUSINESS:

Silverton-San Juan Fire and Rescue Authority Draft Sublease Renewal
Public Comment
Commissioner and Staff Reports
Joint Meeting with Town Board April 28, 2025 5:00-7:00 PM

OTHER:

ADJOURN:

Times listed above are approximate.

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

Next Regular Meeting – 6:30 PM, Wednesday April 23, 2025

Join Zoom Meeting

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

By Telephone: Dial 1 669-900-6833 and enter the Webinar ID 92136473203 when prompted.

Meeting ID: 921 3647 3203

You Tube (live and recorded for later viewing, does not support public comment):

<https://www.youtube.com/@sanjuancountycolorado> streams

SAN JUAN COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING WEDNESDAY, MARCH 26, 2025
AT 6:30 P.M.

Call to Order: The meeting was called to order by Commissioner Austin Lashley Present were Commissioner Scott Fetchenhier and Administrator William Tookey.

Commissioner Fetchenhier moved to approve the March 12, 2025 minutes as presented. Commissioner Lashley seconded the motion. The motion passed unanimously.

Anthony Edwards was present to talk about the NRDS requests and funding. He also informed the Commissioners that a BPMD BBQ with the Federal Agencies on June 26, 2025 at Kendall Mountain.

Ken Belleweg submitted a request to be appointed to the CAG Board as San Juan County's representative. Commissioner Fetchenhier moved to appoint Mr. Belleweg to the CAG Board. Commissioner Lashley seconded the motion. The motion passed unanimously.

Steve Rich, representing the San Juan County Historical Society was present to request approval from the Commissioners to construct a building on a portion of county property. After discussing the request the matter was tabled until the April 9, 2025 meeting.

Anne Chase of the Silverton Housing Authority was present to request \$13,000.00 for development costs for the Anvil Mountain Townhomes. Commissioner Fetchenhier moved to approve the \$13,000 request. Commissioner Lashley seconded the motion. The motion passed unanimously.

Received an email from the US Borad of Geographic Names requesting comment from the Commissioners concerning a requested change to a peak name in San Juan County. Commissioner Fetchenhier moved to oppose the requested name changes. Commissioner Lashley seconded the motion. The motion passed unanimously.

Having no further business, the meeting was adjourned at 8:02 P.M.

Austin Lashley, Chairman

Ladonna L. Jaramillo, County Clerk

**SAN JUAN COUNTY
MARCH 2025
ROAD REPORT**

EQUIPMENT TIME

D6T 4 hrs

#1 772G grader 62 hrs

#2 772g grader 17 hrs

Gmc 347 miles

Chevy Silverado 887 miles

D6n 16 hrs

936 loader 19 hrs

Bobcat 7 hrs

Excavator 12 hrs

COUNTY ROAD 2

#1 772g grader 31 hrs

#2 772g grader 8.5 hrs

Chevy Silverado 447 miles

Gmc 177 miles

D6n 16 hrs

Cut ice

Cleaned ice from culverts

Plowed road 3 times

Fixed pot hole on asphalt



COUNTY ROAD 110

#1 772g grader 31 hrs

#2 772g grader 8.5 hrs

Chevy Silverado 440 miles

Gmc 170 miles

D6T 4 hrs

Plowed road 5 times, pushed back from Silverton Mountain to Gladstone, cut down road surface several times, cut ice around culverts, cut some potholes out, let Silverton Mountain put cat track up side of road for unguided

County Road 4 Cunningham Gulch

Channel river where water was coming up in the middle of the road

Opened road to P.O.W mine

County Road 7 South Minreal

Plowed open south mineral so it can start drying out, reclosed it at the bridge right past Kendal Campground, will open once road surface dries out

COUNTY ROAD 21 Arrastre Gulch

Opened road to Ezra R. mine

SUMMARY OF MARCH

Still rebuilding breaks on Peterbilt, Working on pickups, getting them ready for passes, Took wing off the number 2 grader, Two trips to Fleet Pride in Montrose for all Peterbilt parts, Helped Power Motive Corp. pull counterweight for the Block Heater. Ordered Magchloride, scheduled for June 30th.



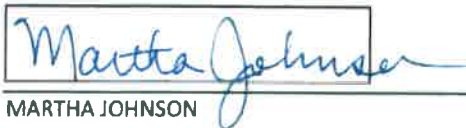


Department of Social Services
Phone 970-387-5631 * Fax 970-387-5326
Martha Johnson, Director
2/28/2025

Date 4/7/2025
Transmittal No. 2

Vendor	Date	Num		Amount
San Juan Cty	02/28/2025	11717	Rhoades Wages and Fringe	\$ 5,813.05
La Plata County	02/28/2025	11719	Family Voice Grant to LPC	\$ 7,439.16
La Plata County	02/28/2025	11716		\$ 3,670.88
TOTAL				<u>\$ 16,923.09</u>

I, MARTHA JOHNSON, Director of Social Services of San Juan County of Colorado, hereby certify that the payments listed above are available for inspection and have been paid to the payees listed.


MARTHA JOHNSON

4-7-2025

I, Austin Lashley, Chairman of the San Juan County Board of Commissioners, hereby certify that the payments as set forth above have this date been approved and warrants in payment thereof issued upon the Social Services Fund.



Austin Lashley

San Juan County Social Services Profit & Loss Budget vs. Actual January through February 2025

	TOTAL			
	Jan 25	Feb 25	Jan - Dec 25	Budget
Ordinary Income/Expense				
Income				
400.001 REVENUE-State Alloc	8,185.25	7,975.61	16,160.86	148,000.00
400.010 Property Tax Current	0.00	134.79	134.79	21,349.00
400.020 Specific Ownership tax	129.52	113.36	242.88	1,200.00
400.040 Penalties/Int on Tax	0.00	0.00	0.00	150.00
400.100 REVENUE-Family Voice Grant	3,584.12	7,439.16	11,023.28	0.00
400.145 REVENUE-CSGB Grant	1,331.63	0.00	1,331.63	1,000.00
400.180 REVENUE-EOC	180.00	0.00	180.00	800.00
400.220 REVENUE-Program Refunds	0.00	0.00	0.00	1,000.00
Total Income	<u>13,410.52</u>	<u>15,662.92</u>	<u>29,073.44</u>	<u>173,499.00</u>
Expense				
500.100 EXPENSE-Administration	7,649.25	7,230.09	14,879.34	84,000.00
500.110 EXPENSE-Adult Protectio	0.00	0.00	0.00	500.00
500.120 EXPENSE-Child Care	49.80	0.00	49.80	1,500.00
500.130 EXPENSE-Child Support	37.88	73.59	111.47	2,000.00
500.140 EXPENSE-Child Welfare	0.00	0.00	0.00	30,000.00
500.145 EXPENSE-CSGB Grant	0.00	0.00	0.00	1,500.00
500.150 EXPENSE-Colorado Works	0.00	0.00	0.00	20,000.00
500.160 EXPENSE-Core Services	2,000.00	2,000.00	4,000.00	24,000.00
500.180 EXPENSE-Family Voice Grant	3,584.12	7,439.16	11,023.28	0.00
500.200 EXPENSE-LEAP	267.67	180.25	447.92	5,000.00
Total Expense	<u>13,588.72</u>	<u>16,923.09</u>	<u>30,511.81</u>	<u>168,500.00</u>
Net Income	<u>-178.20</u>	<u>-1,260.17</u>	<u>-1,438.37</u>	<u>4,999.00</u>

San Juan County
CDHS Allocation and Expenditures report
For State Fiscal Year 2024-25
2/28/2025

FIPS

111

Program	Allocation	Expenditures	Remaining	% Remaining	% of Fiscal Year Remaining
CDHS County Admin	88,006	26,147	61,859	70.29%	33.33%
HCPF Regular	23,708	3,871	19,837	83.67%	33.33%
HCPF Enhanced	48,783	16,199	32,584	66.79%	33.33%
APS Admin	30,000	588	29,412	98.04%	33.33%
APS Client	2,000	0	2,000	100.00%	33.33%
Child Care	8,867	4,433	4,434	50.00%	33.33%
Colorado Works	44,697	11,305	33,392	74.71%	33.33%
Child Welfare 80/20	55,445	29,139	26,307	47.45%	33.33%
Child Welfare 100%	2,155	2,205	-49	-2.29%	33.33%
CORE 80/20	10,351	0	10,351	100.00%	33.33%
CORE 100%	18,869	16,000	2,869	15.20%	33.33%
SEAP	444	0	444	100.00%	33.33%
LEAP L300.5200	530	1,205	-675	-127.35%	58.33%
Locked-in PHE Enhanc (M215.5400)	1,933	0	1,933	100.00%	33.33%
Locked-in PHE Enhanc (M216.5405)	6,283	0	6,283	100.00%	33.33%
Total	342,071	111,090	230,980		

**Social Services Financials:
Current state and projections for
San Juan County and for Colorado**

**April 9, 2025
Martha Johnson, Director of Social Services**

1

Current state: Child Care

Projected SJC expenditures at end of SFY 2025: \$6700

SJC Allocation for SFY 2025: \$8298

Underspent by \$1647

Mandated changes:

**Child Care rates will increase 10/1/2025 and again
10/1/2026**

8/1/2026 will pay on enrollment vs attendance

**1 child enrolled full-time = \$11,000/year at lowest age rate
(36 mo to 6 yr)**

2

Current state: Colorado Works (TANF)

Projected SJC expenditures at end of SFY 2025:

\$17,960 + \$27,747 SFLC = \$45,707

SJC Allocation for SFY 2025: \$44,697

Overspent by \$1010

TANF Reserves: \$100,000 (can also be used for Child Care and Child Welfare)

Mandated changes:

HB22-1259 Annual cost-of-living increase = 4.8% on July 1, 2025

Income disregard for 1 year

More approvals for extensions beyond 60 months

3

Current state: Child Welfare

Projected expenditures at end of SFY 2025: \$28,265 + \$25,000 School program = \$53,265

Allocation for SFY 2025: \$57,600

Underspent by \$4335

4

Closeout at end of state fiscal year

Child Care: Unspent funds shift to overspent counties.

Colorado Works: If overspent, pay with TANF reserves

Child Welfare: (1) Mitigation; (2) Unspent funds shift to overspent counties

If a county is still overspent after closeout is complete, any overexpenditure is paid with county-only funds. San Juan County fund balance is about \$78,000.

5

Projected state for all of Colorado

At end of SFY 2025:

Child Care should be close to even, with an extra \$15M approved in SFY 2025 budget. SFY 2026 budget is \$5M less than that.

Colorado Works projected to be overspent by \$17M. No change to SFY 2026 budget.

Child Welfare projected to be overspent by \$24M. Balance of State counties should be made whole through mitigation. No change to SFY 2026 budget.

6

Floodplain Mapping takes the results of the hydraulic models and plots them on available terrain information. The results show floodplain widths and elevations, which are used to regulate safe development and manage flood insurance requirements. Flood insurance is required for homes with federally backed mortgages in any area that is designated with an 'A'. Speak to your lender about additional requirements. This map identifies the areas that are subject to flood inundation during the 1% and 0.2% annual chance floods. Building in these areas could pose a hazard to health and safety.

Refer to your local floodplain manager for official determinations

Communities

Preliminary Floodplains

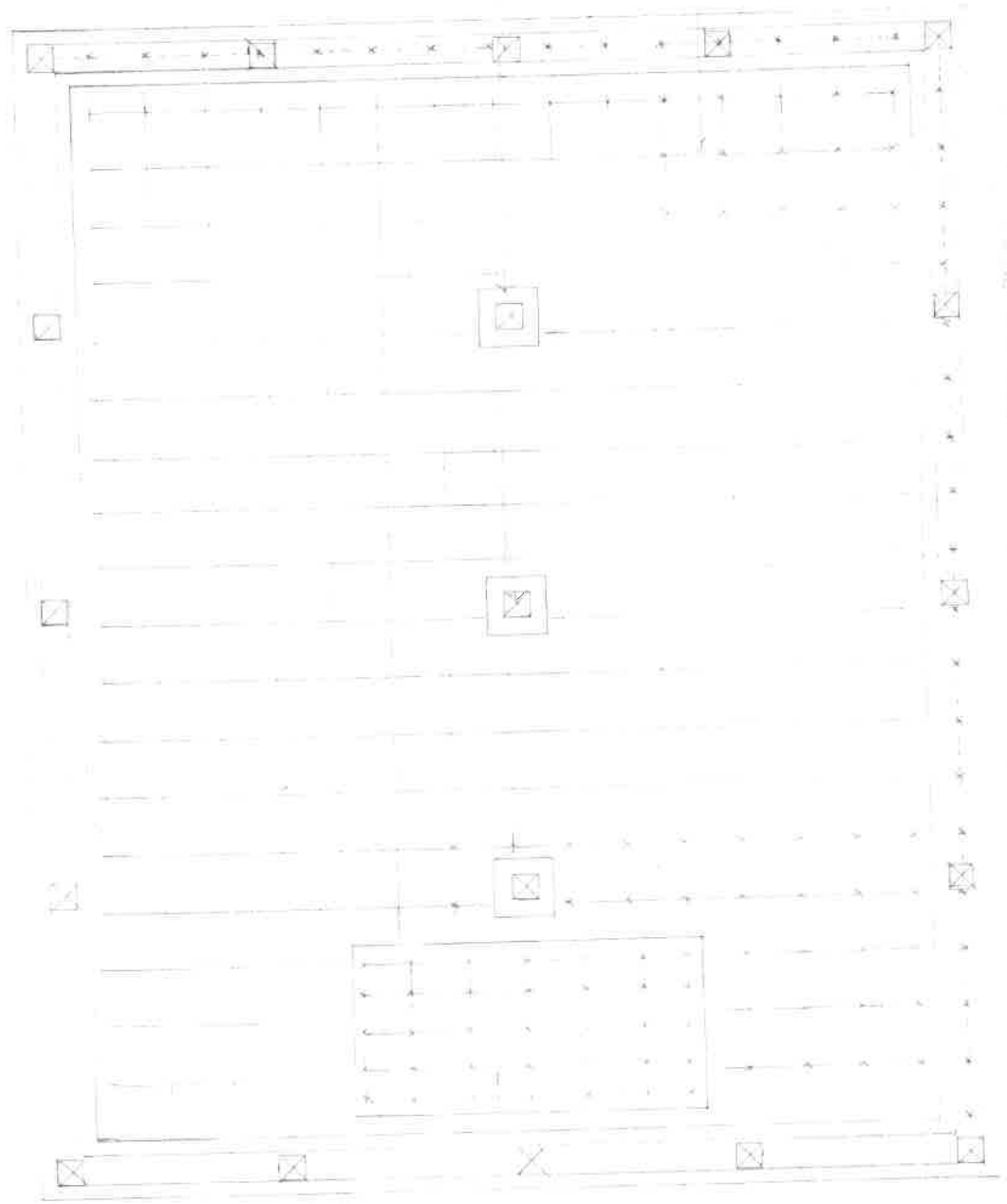
NFHL Flood Hazard Zones

- 1% Annual Chance
- Regulatory Floodway
- Special Floodway
- Undetermined
- 0.2% Annual Chance
- Future Conditions 1% Annual Chance
- Reduced Risk due to Levee

Study Streams



10.10.11
10.10.11
10.10.11

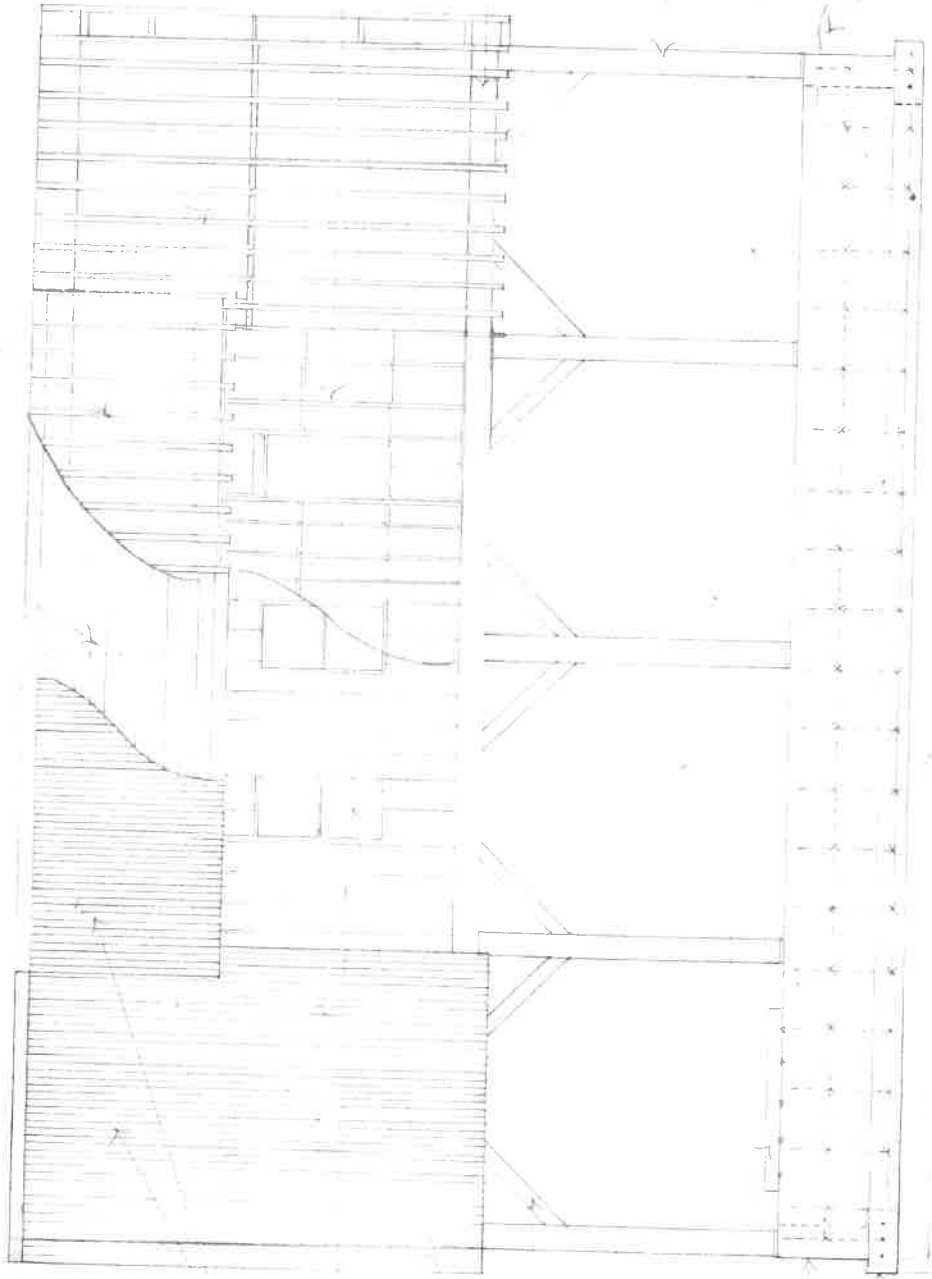


20m
40m
20m
20m
60m
100m

10.10.11

SECTION THROUGH THE BUILDING

SECTION



12' x 12' columns
12' x 12' beams

12' x 12' columns

12' x 12' columns
12' x 12' beams

10' x 10'

FINISH

12' x 12' columns

12' x 12' beams

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12' x 12' columns
12' x 12' beams

Silverton Colorado Assessor's Parcel Map page 2 of 4
 Block Numbers are printed in alleys. Lot numbers are on ends of each lot
 Parcel groupings may have changed since this map was created

4829-171A
 SILVERTON TOWNSHIP
 T41N R7W Sec 17 NE1/4

SAN JUAN COUNTY

PLAT NUMBER: 18-00000
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]



Adjoining
4829-172A

Adjoining
4829

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40



WARNING: This map is for
 reference only. It is not to be used
 as a legal document. Accuracy is
 not guaranteed. Surveyed by
 Surveyor R. Standaert

15th Street
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4829-171A
 T41N R7W Sec 17 NE1/4
 SILVERTON TOWNSHIP

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Submit to Local Licensing Authority

OPUS HUT
255 EAST SERAPIO
DRIVE
Telluride CO 81435

Fees Due		
Annual Renewal Application Fee		\$
Renewal Fee		750.00
Storage Permit	\$100 X _____	\$
Sidewalk Service Area	\$75.00	\$
Additional Optional Premise Hotel & Restaurant	\$100 X _____	\$
Related Facility - Campus Liquor Complex	\$160.00 per facility	\$
Amount Due/Paid		\$

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

- Paid by check
 Paid Online

Uploaded to Movelt on Date

Licensee Name

THE OPUS HUT LLC

Doing Business As Name (DBA)

OPUS HUT

Liquor License Number

03-18846

License Type

Tavern (county)

Sales Tax License Number

95536233

Expiration Date

05/15/2025

Due Date

03/31/2025

Business Address

Street Address

3660 COUNTY ROAD 8

Phone Number

6468533730

City, State, ZIP Code

Silverton CO 81433

Mailing Address

Street Address

255 EAST SERAPIO DRIVE

City, State, ZIP Code

Telluride CO 81435

Email

travis@opushut.com

Operating Manager

Travis Mohrman

Date of Birth

7/8/82

Home Address

Street Address		Phone Number
225 E Serapio Dr		646 453 3730
City	State	ZIP Code
Telluride	CO	81435

1. Do you have legal possession of the premises at the street address? Yes No

Are the premises owned or rented? Owned Rented*

*If rented, expiration date of lease

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? Yes No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? Yes No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing? Delivery Takeout Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? Yes No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? Yes No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? Yes No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? Yes No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? Yes No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? Yes No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Travis Mohrman

Title
Owner

Signature
Date (MM/DD/YY)
3/25/25

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title Attest

Signature Date (MM/DD/YY)

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Travis Mohrman

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter
"Waiver") on behalf of

(the "Applicant/Licensee")

Travis Mohrman

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and its duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Travis Mohrman (The Opus Hot LLC)

Social Security Number/Tax Identification Number

523-69-4410 / 30-1326528

Home Phone Number

646 ~~853~~ 3730

Business/Work Phone Number

646 853 3730

Street Address

225 E Setapio Dr

City

Telluride

State ZIP Code

CO

981435

Printed name of person signing on behalf of the Applicant/Licensee

Travis Mohrman

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed



3/25/25

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

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SAN JUAN COUNTY/SILVERTON - SAN JUAN FIRE AND RESCUE AUTHORITY
SUBLEASE RENEWAL

This Sublease Renewal is made and entered into effective this _____ day of _____, 2025 (the Effective Date), by and between San Juan County, Colorado, P.O. Box 466, Silverton, Colorado, 81433, (the “County”) and Silverton - San Juan Fire and Rescue Authority, P. O. Box 532, Silverton, CO 81433 (the “Fire Authority”).

WHEREAS, this is a Sublease Renewal to the original 10-year-term Sublease entered into by the parties in February 2015; and

WHEREAS, in 2011 and as amended in 2024, the County and the Town of Silverton (the “Town”) entered into the “Intergovernmental Agreement for the Creation of the Fire Authority” (the “IGA”) under which the parties (i) formalized a long-standing history of the two governments cooperating on fire protection; and (ii) created the Fire Authority as a separate legal entity as authorized by the intergovernmental relationships laws of the State of Colorado consisting section 18(2)(a) and (b) of article XIV of the Colorado Constitution and Colorado Revised Statutes 29-1-201 et.seq.; and

WHEREAS, Section 5.2 of the IGA contemplates the lease of facilities by the County to the Authority and provides that nothing in the IGA shall prevent the County from terminating any such lease agreement; and

WHEREAS, Section 7.2 of the IGA confirms that the Town and/or the County have the ability to terminate the IGA and trigger the dissolution of the Fire Authority upon providing prescribed notice to all parties; and

WHEREAS, pursuant to a Ground Lease and Lease Purchase Agreement dated October 7, 2013, San Juan County has leased from the Colorado Development Finance Corporation, LLC the property described on the attached Exhibit A and has constructed on said property a building suitable for use as a fire equipment storage facility; and

WHEREAS, San Juan County is authorized to sublease the building and property to a governmental entity such as the Fire Authority to operate the facility which has been constructed by the County; and

WHEREAS, the County and the Fire Authority have reached an agreement for the Fire Authority to renew the 2015 Sublease, on the terms set forth herein;

NOW THEREFORE, the parties hereto agree as follows:

1. Renewal Terms: For consideration of the renewal of the original tenancy, the parties enter into this Sublease Renewal; the terms of which shall replace the original Sublease terms in their entirety.

2. Leased Premises: For and in consideration of the mutual undertakings contained herein, the sufficiency of which is hereby acknowledged, The County hereby leases to the Fire

Authority and the Fire Authority hereby rents from the County on the terms and conditions expressed herein, the property and improvements listed on the attached Exhibit A (the “Leased Premises”).

3. Term: This Sublease Renewal shall be for a period of ten (10) years beginning on the Effective Date stated above. This Sublease Renewal shall automatically extend for an additional term(s) of one (1) year each, unless notice of non-renewal is provided by either party to the other between eight (8) months and Three (3) months prior to the expiration of this Sublease Renewal or subsequent extensions consistent herewith.

4. Condition/ Access: The parties acknowledge that the improvements located on the Leased Premises were newly constructed and in new condition when the Fire Authority took possession. The Fire Authority accepts the Leased Premises and all improvements thereon as is. The County shall have full access to the Leased Premises at all times, with or without notice, for the purpose of inspecting same, confirming compliance with the terms herein, and for all emergencies as determined by the County or its officials.

5. The Fire Authority’s Obligations:

a. The Fire Authority shall: operate **all** facilities located on the Leased Premises in strict compliance with all federal, state and local laws, rules, regulations and policies governing such operations or applicable to the Leased Premises and any improvements thereon; maintain the Leased Premises and all improvements constructed thereon at all times in a **clean, safe and** orderly manner; maintain and **keep in good repair** the Leased Premises and all improvements constructed thereon; and upon the expiration or termination of this Sublease Renewal, surrender and deliver up possession of the Leased Premises in as good condition and repair as the same were at the time the 2015 Sublease was signed.

b. The Fire Authority hereby expressly covenants and agrees to perform all obligations imposed upon it hereunder and further covenants and to the fullest extent allowed by law, indemnifies and agrees to hold the County harmless from any and all suits, actions, expenses (including attorney’s fees and costs) arising out of, or related in any way to, the Fire Authority’s use of the Leased Premises or the failure on the part of the Fire Authority to comply with the requirements of this Sublease Renewal.

c. The Leased Premises shall be used only for those activities common to a fire department facility. The Fire Authority may not sublet any portion of the Leased Premises nor allow any person or entity other than the Fire Authority use any portion of the Leased Premises. No political campaigning or political signage shall be allowed on the Leased Premises.

d. At no time shall alcohol be allowed on the Leased Premises, nor shall anyone under the influence of alcohol be present. Notwithstanding the foregoing, a Special Event Permit issued by the Town, and approved by the County, may allow for alcohol consumption as set forth in that permit. No marijuana shall be allowed on the Leased Premises.

6. Utilities: The Fire Authority shall be responsible for all utility and other operational expenses for the Leased Premises.

7. County Obligations/Loss: The County shall maintain property damage and liability insurance on the Leased Premises, insuring the County. In the event of partial or complete destruction of the Leased Premises, the County shall have no obligation to repair or rebuild the Leased Premises or any facilities or improvements hereon, and this Sublease Renewal may be terminated at the sole discretion of the County.

8. Improvements: The Fire Authority shall make no changes, improvement or alterations to the Leased Premises and the improvements constructed thereon (other than ordinary maintenance and upkeep) without the prior written consent of the County. Any alterations or improvements at or to the Leased Premises shall comply with all applicable land use, zoning and building codes and regulations. Any changes, improvements or alterations to the Leased Premises shall be at the sole expense of the Fire Authority. All permanent improvements made in, upon or to the Leased Premises by the Fire Authority shall be, and shall forever remain, the property of the County and the same shall not be removed nor damaged or destroyed at the expiration of the Sublease Renewal or the surrender of the Leased Premises. The Fire Authority shall not pledge or allow a lien or encumbrance of any form to be placed upon the Leased Premises, facilities, improvements or fixtures.

9. Notices: Notices to the respective parties shall be made by hand delivery or electronic transmission to the Fire Chief in the case of the Fire Authority and to the Chair of the Board of County Commissioners or the County Administrator in the case of the County.

10. Breach/Remedies: Thirty (30) day written notice of default and right to cure shall be provided prior to declaring breach and terminating, except in any case which involves imminent threat to the safety or health of personnel or the public, in which immediate termination by the non-breaching party be effectuated.

11. Subordination: This Sublease Renewal is subordinate and subject to all provisions of the Lease Purchase Agreement between the County and the Colorado Development Finance Corporation referenced above which Lease Purchase Agreement shall control in the event of any inconsistency between it and this Sublease Renewal.

12. Termination Insolvency: This Sublease Renewal shall automatically terminate upon the Dissolution of the Authority, or transfer of Authority Operations to a substitute entity by the County. If the Fire Authority is or seeks to be declared insolvent or bankrupt, or if any assignment of property is made by or for the Fire Authority for the benefit of creditors or others, or if the Fire Authority's leasehold interest herein shall be levied upon under execution, or taken by virtue of any writ, order, or legal process, or if a receiver is appointed for the Fire Authority, the County may, at its sole option, immediately, with or without notice, terminate and cancel this Sublease Renewal and immediately take possession of the Leased Premises without any forfeiture of obligations of the Fire Authority previously accrued under this Sublease Renewal.

12. Waiver: The failure of Lndlord to insist upon strict performance of any of the obligations, covenants, or agreements contained in this Sublease Renewal, or the failure of the County at any time to exercise any option, privilege, or right granted to the County hereunder or pursuant to law shall not be construed as a waiver, relinquishment, or release of any such rights, nor shall it be deemed or taken as a waiver of any prior or succeeding breach.

13. Annual Appropriation: This Sublease Renewal is subject to the County annually appropriating and budgeting funds for the obligations of the County required hereunder.

14. No Waiver of Immunity/Third Party Beneficiary: Nothing herein shall be construed as a waiver of rights, defenses and limitations upon liability available to the County pursuant to Article 11, Section 1 and Article X, Section 20 of the Colorado constitution and/or pursuant to the Colorado Governmental Immunity Act, CRS §24-10-101 et seq., or pursuant to any other law. Nothing herein shall be intended to create a third-party beneficiary.

15. Entire Agreement: This Sublease Renewal sets forth the full and complete understanding between the County and the Fire Authority concerning the Leased Premises and there are no other covenants, promises, agreements, conditions, or understandings, either oral or written, regarding the Leased Premises. It is further agreed that no provision in this Sublease Renewal may be modified nor shall any understanding between the parties be effective, unless written and signed by both parties. If any of the terms of this Sublease Renewal are in conflict with any rule of law or statutory provision, then those conflicting terms shall be deemed inoperative and null and void to the extent of that conflict, but the remaining provisions shall remain in full force and effect. Nothing herein shall limit or impair the rights of the County under any statute, regulation, law or policy, and any such rights shall be cumulative with the rights provided the County hereunder. This Sublease Renewal shall not be construed against any party based upon its role in drafting.

IN WITNESS WHEREOF, the parties have executed this Sublease Renewal effective as of the date stated above.

BOARD OF COUNTY COMMISSIONERS
SAN JUAN COUNTY, COLORADO

ATTEST:

Austin Lashley, Chair

Ladonna Jaramillo
County Clerk and Recorder

SILVERTON – SAN JUAN FIRE
AND RESCUE AUTHORITY

ATTEST:

Gilbert Archuleta, Fire Chief

Secretary

MEMORANDUM

April 9, 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 the 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 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.

The San Juan Regional Planning Commission has reviewed this application and have recommended that it be approved with the conditions listed below.

Upon completion of the Public Hearing the Commissioners review of this application the Board of County Commissioners has the option to approve the application as submitted, approve the application with conditions, deny the application or, delay a decision until additional information can be provided.

Should the Commissioners choose to approve that this requested Boundary Adjustment be exempt from the subdivision regulations, that the Cole Ranch Subdivision Plat be amended to reflect this Boundary Adjustment and that a fence with gate improvements be allowed they should do so with the following conditions:

1. That a Colorado licensed surveyor provides 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 County Commissioners determines to be appropriate.

**San Juan Regional
Planning Commission**
SAN JUAN COUNTY TOWN OF SILVERTON
Silverton, Colorado 81433
P.O. Box 223

March 18, 2025

Board of County Commissioners
San Juan County
Silverton, CO 81433

Members of the Commission:

RE: County Application for a Boundary
Application Adjustment George Riley
Lots 1 and 2 Cole Ranch Subdivision.
Cole Ranch Subdivision Plat Amendment.
Sketch Plan Improvement Permit
Application for fence Extension
San Juan County, CO

At the regular meeting of the San Juan Regional Planning Commission on March 18, 2025, members of that Commission met with George Riley, present on Zoom.

After discussion and background of the project, and guidelines for a Boundary Adjustment given by William Tookey, Land Use Administrator, Jim Weller made a motion that the San Juan County Commissioners approve this Application with the eight conditions. Lindsey Halvorson seconded, and the motion passed unanimously with a show of hands.

Thank you for considering this recommendation.

Sincerely,
The Planning Commission Members and
James Weller, Chairman



*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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7. List of Adjacent Land Owners
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9. Survey Plats
10. Project Plans
 - Sheet 1 of 4: Vicinity Map
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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	6 ROAD 5221 BLAINFIELD NM 87413		
Owner	Name	GEORGE W & ANNA LOUISE RILEY		
	Address	RECYCLABLE TRUST		
Contractor	Name	HORNET FENCE LLC		
	Address	FARMINGTON NM (505) 800-7088		
Legal Description of Property:				
<p style="font-size: 1.2em;">4735 COUNTY ROAD 2 LOT 3 COLE RANCH SUBDIVISION</p> <p style="font-size: 1.2em;">Township TX, Range W, Section 30</p>		Land Use Administrator		
		Ownership of Surface		
		Ownership of Minerals		
		Vicinity Map		
		Certified Survey Plat		
		Venue/notation		
		Basic Plan Map		
		Plans and Drawings		
		Road System Relationship		
		Zoning Compatibility		
Nature of Improvement Planned:		State Mining Permit		
<p style="font-size: 1.2em;">PROPOSED BOUNDARY LINE LOG CABIN PROPOSED FENCE EXTENSION PROPOSED SUBDIVISION PLAT AMENDMENT</p>		Owner Notification		
		Avalanche Hazard		
		Geologic Hazard		
		Watershed Hazard		
		Wildfire Hazard		
		Mineral Resource Impact		
		Wildlife Impact		
		Historic Site Impact		
		Watershed Geomorph		
		County Building Inspector		
Building Permit				
State Electrical Inspector				
Land Use Zone	MOUNTAIN	Incidental Permit		
Applicant Signature	George W Riley III	San Juan Basin Health Unit		
Date Application Requested		Sewage Disposal: Test		
Date Submitted for Permit		Design		
Date Permit Issued		Central Sewage Collection		
Date Permit Denied		State Division of Water Resources		
Reason for Denial		Adequate Water Source		
		Well Permit		
		Central Water Distribution		
		U.S. Forest Service/BLM		
		Access Approval		
		Any Division of Highways		
Receipt	FER PAYMENT	Driveway Permit		
	Application			
	Building Permit			
	Subdivision PUD	Subdivision Variance		
	Hearing Notice	Subdivision Approval		
		PUD 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 45 Road 5221
Hibbsfield, NM 87413

of 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, unto the grantee, its successors and assigns forever, all the real property together
with improvements, 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 as: **4728 (Lot 2) and 4686 (Lot 3) County Rd 2
Silverton, CO 81433**

TOGETHER with all and singular the hereunto and appurtenances thereto belonging, with all rights appertaining
and the reservations and exceptions, covenants and conditions, rents, issues and profits thereof, and all the power, right,
title, interest, claim and demand whatsoever of the grantor, either at law or equity, of, in and to the above described
premises, with the hereunto 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, principal representatives, successors and
assigns, and agrees that the grantee shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the
quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully
claiming the title to 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 § 38-20-113(5).

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

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

[Signature]
DEREK WENDT

[Signature]
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**

[Signature]
Notary Public



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:

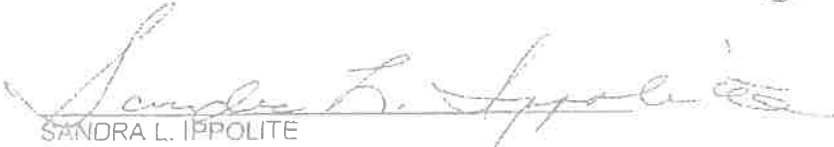
Lot 4, COLE RANCH SUBDIVISION, according to the plat thereof filed for record August 8, 2001 as Reception No. 141293.

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

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



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: 4760 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. Mohrhardt* *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. Mohrhardt* *Vice President* OF BANK OF THE WEST

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

Walter R. 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	Q/U	Type	V/I	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</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</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</u>	<u>Public Trustee Deed</u>	Improved	\$0	Grantor: BEV RICH PUBLIC TRUSTEE Grantee: BANK OF THE WEST	
146408	2007-09-08	<u>U</u>	<u>Quit Claim Deed</u>	Vacant	\$0	Grantor: IPPOLITE SANDRA Grantee: SCHAEFER MERLIN	
140317	1999-12-21	<u>Q</u>	<u>Warranty Deed</u>	Vacant	\$235,000	Grantor: GREAT DIVIDE MINING AND MILLING CORP Grantee: SCHAEFER MERLIN	<u>Q</u>

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

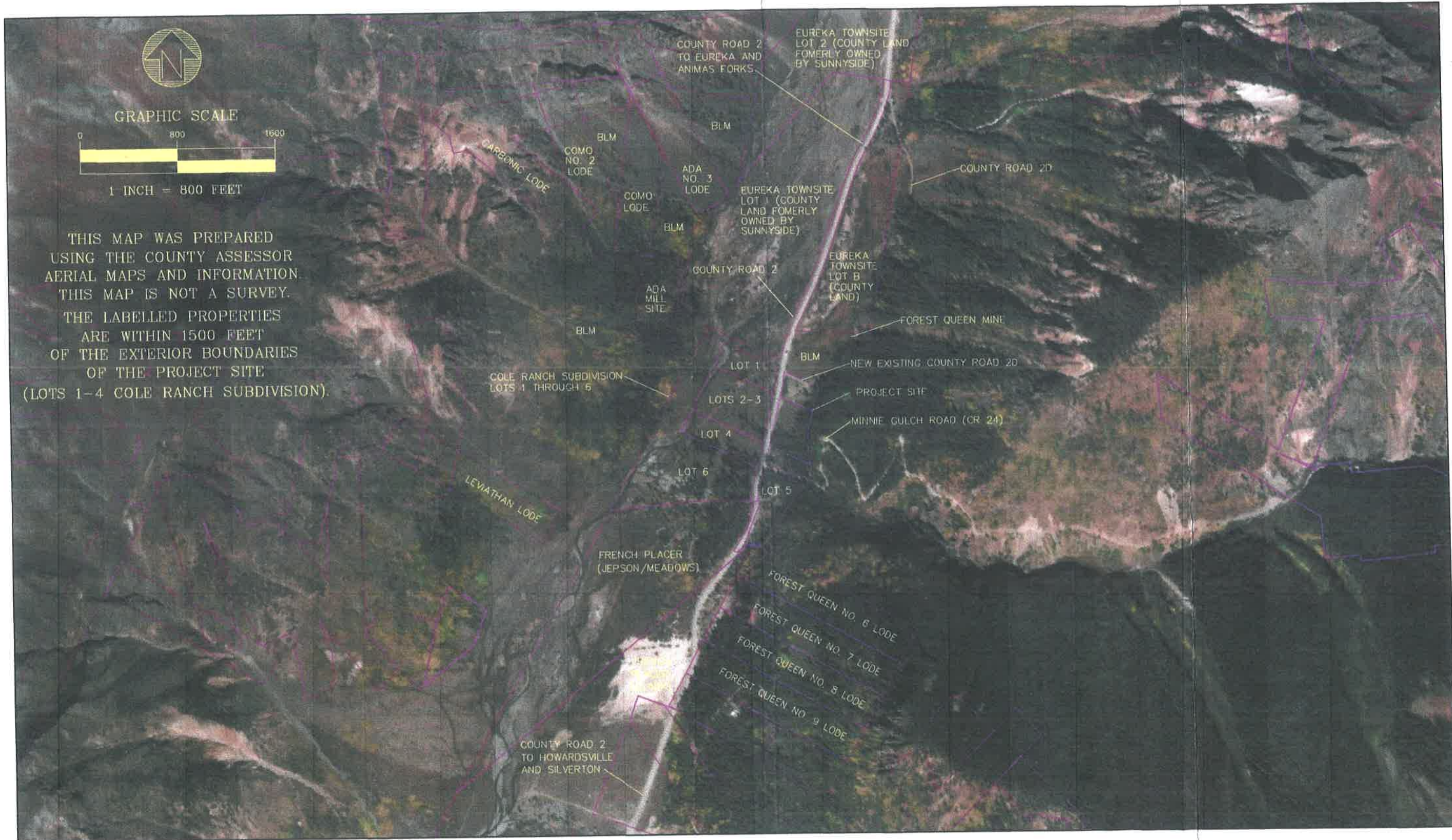


GRAPHIC SCALE



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 MACKIE Engineering
P.O. BOX 526, 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

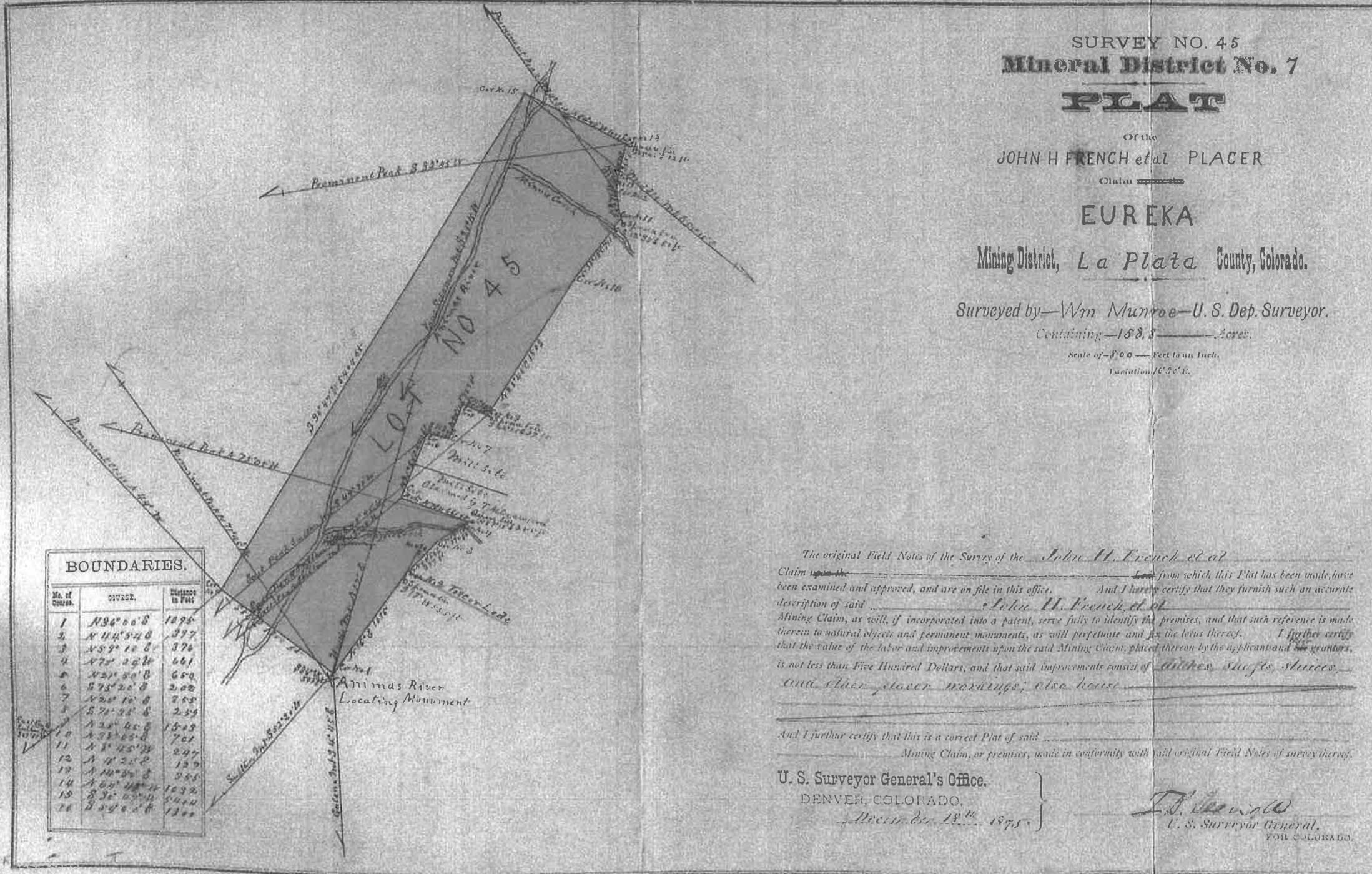
DATE: AUGUST 20, 2013
DRAWN BY: LMA
LAST REVISED: 2/20/25
DWG: 24-107/Riley ALO Map 2025.dwg
LAYOUT/LNAME: ALO/ N/A

SHEET
1
OF 1

SURVEY NO. 45
Mineral District No. 7
PLAT

OF THE
 JOHN H FRENCH et al PLACER
 CLAIM
EUREKA
 Mining District, La Plata County, Colorado.

Surveyed by—Wm Munroe—U. S. Dep. Surveyor.
 Containing—158.5—Acres.
 Scale of—800—Feet to an Inch.
 Location 16° 52' E.



BOUNDARIES.

No. of Course	COURSE.	DISTANCE IN FEET
1	N 84° 00' E	1895
2	N 114° 54' 0	377
3	N 59° 10' E	376
4	N 72° 00' 0	661
5	N 21° 50' 0	650
6	S 75° 20' 0	302
7	S 20° 10' 0	253
8	S 71° 31' 0	259
9	N 32° 40' 0	1543
10	N 73° 05' 0	701
11	N 3° 45' 0	207
12	N 1° 25' 0	137
13	N 14° 30' 0	325
14	N 61° 48' 0	1052
15	S 30° 05' 0	5440
16	S 24° 0' 0	1222

The original Field Notes of the Survey of the John H. French et al Claim 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 will, 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 his grantors, is not less than Five Hundred Dollars, and that said improvements consist of ditches, sluice boxes, 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 13th 1875.

J. H. Munroe
 U. S. Surveyor General,
 FOR COLORADO.

DRAWING NUMBER
141-176

DRAWING NUMBER
COLE RANCH 508

DRAWING NUMBER
141-203

DRAWING NUMBER

COLE RANCH SUBDIVISION

6 LOTS

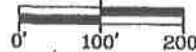
LOCATED IN PART OF THE JOHN H. FRENCH PLACER
MINERAL SURVEY No. 45, MINING DISTRICT No. 7
SEC 30, T 42 N, R 6 W,
EUREKA MINING DISTRICT
SAN JUAN COUNTY, COLORADO

OWNERS:

SANDRA IPPOLITO
PO BOX 2164
PLACIDA, FLORIDA 33948

MERLIN SCHAEFER
144 WEST 11 AVE.
DENVER, COLORADO 80204

North



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

LEGEND:

- A 3 1/2" aluminum cap set by BLM Cadastral surveys.
 - A 2" aluminum cap on a no. 6 rebar by LS 12930.
 - MKD. dump 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 10-26-99.

Zoning: Subdivision is located in the MOUNTAIN ZONE.

NOTE:

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

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

A wetlands 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 clearing 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 to 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:

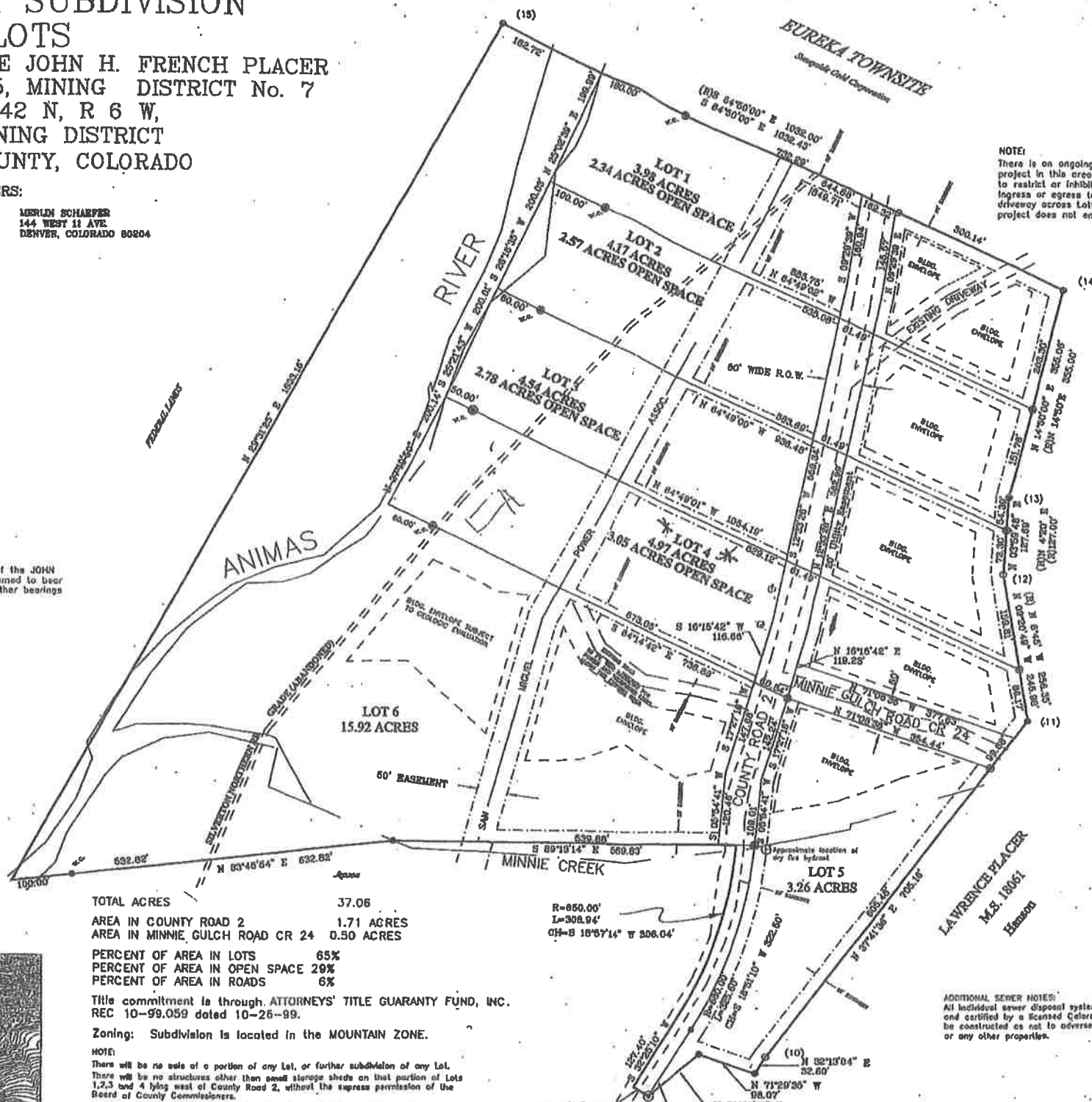
No portion of any sewer system will encroach in or across County Road 2. There will be no structures located within the existing 14' x 14' power line easement being 25 ft. on either side of the existing centerline. All utility easements will be accessible at all times.

All new utilities must be placed underground on all parcels.

Dead relocations are recorded in the San Juan County Records as Relocations.

Covenants or other documents are recorded in the San Juan County Records as Relocations.

In Book _____ of Page _____



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

Dedication
 I, Merlin Schaefer and Sandra Ippolito, 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 sold JOHN H. FRENCH PLACER, thence S.29°31'25"W., 1833.16 ft. to a point on line 15-16 sold JOHN H. FRENCH PLACER; thence N.83°48'54"E., 652.82 ft.; thence S.89°13'14"E., 569.83 ft.; thence S.08.94 ft. along the arc of a curve to the right, having a radius of 650.00 ft. and a long chord of which bears S.15°57'14"W., 306.04 ft.; thence S.32°25'10"W., 127.40 ft.; thence S.57°34'50"E., 38.00 ft.; thence N.50°35'18"E., 105.05 ft.; thence S.71°29'35"E., 88.07 ft. to a point on line 9-10 sold JOHN H. FRENCH PLACER; thence N.32°13'04"E., 32.60 ft. to corner no. 10 sold JOHN H. FRENCH PLACER; thence N.37°41'39"E., 705.16 ft. to corner no. 11 sold JOHN H. FRENCH PLACER; thence N.9°20'49"W., 245.98 ft. to corner no. 12 sold JOHN H. FRENCH PLACER; thence N.3°59'48"E., 127.89 ft. to corner no. 13 sold JOHN H. FRENCH PLACER; thence N.14°50'00"E., 355.06 ft. to corner no. 14 sold JOHN H. FRENCH PLACER; thence N.64°49'00"W., 1032.43 ft., more or less, to the point of beginning. Sold 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 _____, A.D. 2001.

By: *Merlin Schaefer*
OWNER

In witness whereof Sandra Ippolito has subscribed her name this _____ day of _____, A.D. 2001.

By: *Sandra Ippolito*
OWNER

NOTARIAL:
State of Colorado }
County of San Juan }

The foregoing instrument was acknowledged before me this _____ day of _____, 2001, by _____

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

(SEAL)
BEVERLY HOLMES
NOTARY PUBLIC
STATE OF COLORADO

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

By: _____
Mortgagee

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: *Christie K. Davis* Attest: *Dorothy A. Zamora*
Chairman County Clerk

This plat was approved by the San Juan Regional Planning Commission on this _____ day of _____, 2001.

By: *Carol K. Danks* 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 38-51-108.
By: *Carol A. Danks* Date: *7/24/01*
County Surveyor or Deputy

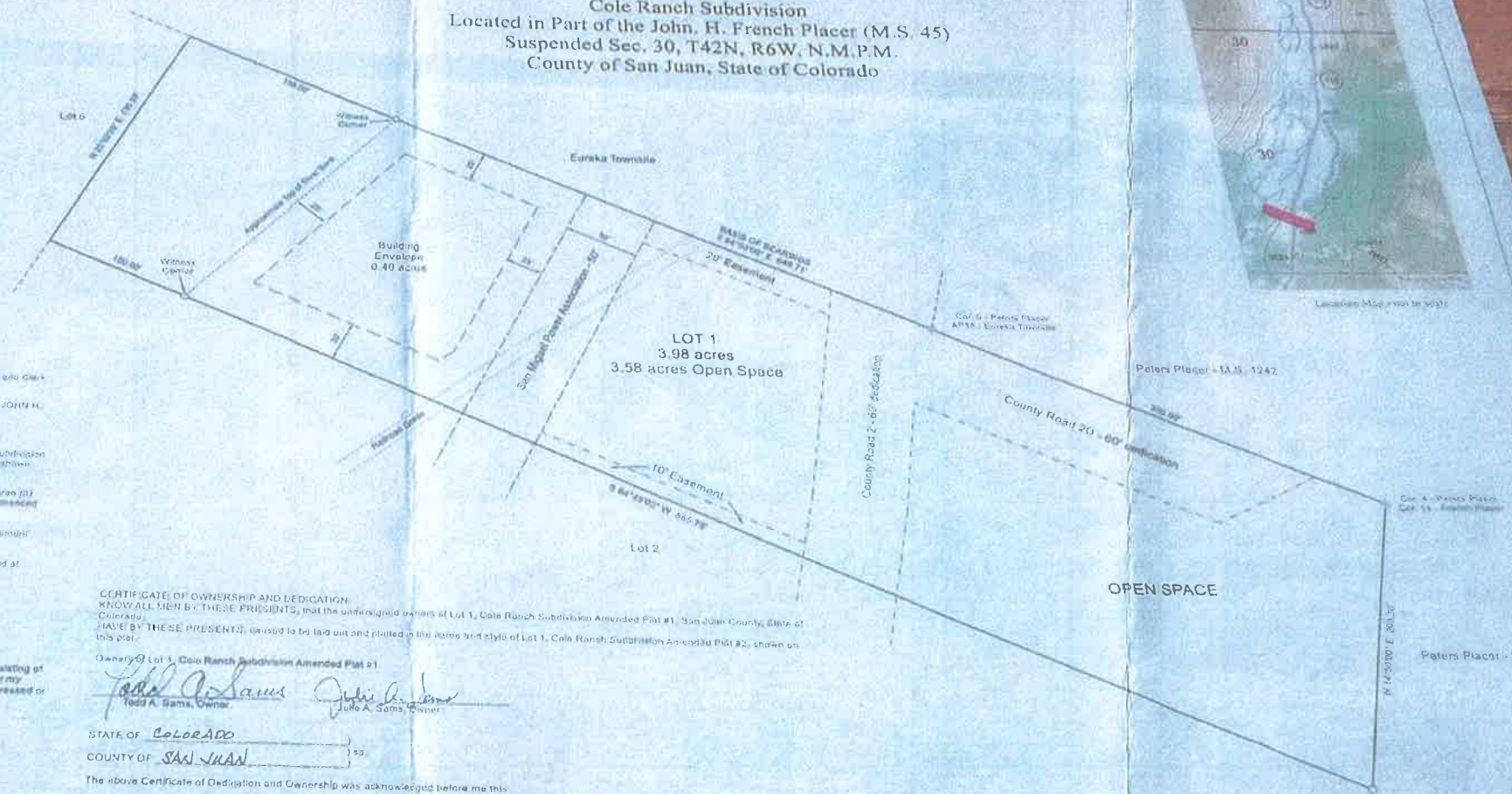
SAN JUAN COUNTY CLERK AND RECORDER'S ACCEPTANCE
COUNTY CLERK
This plat was accepted for filing in the office of the Clerk and Recorder of San Juan County, Colorado, on this _____ day of _____, A.D. 2001;
Reception Number *141-203* Time *3:45 PM* Page _____
Date *8/1/01* *Dorothy A. Zamora, Recorder*

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 boundaries hereon actually exist, and their positions are as shown.
Signature: *Ernest E. Schaefer* Date: *7/24/01*
Survey No. 12457

MERLIN SCHAEFER
 COLE RANCH SUBDIVISION
 SAN JUAN COUNTY, COLORADO
 E. SCHAAF & ASSOCIATES
 12457
 1"=100'
 J2045
 SHEET 1 of 1

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 3-1/2" aluminum cap on 2-1/2" metal pipe (U.S. I.L.M.)
- Found 2-1/2" aluminum cap on #6 rebar (LS 12457)

NOTES:

- Survey performed without the benefit of a true and correct Register was conducted by SA Alexander D'Amico 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 ACCEPTION #140340, MARCH 14, 2014.
- This survey is valid only if post and the original seal and signature of the surveyor.
- Boundaries:** Bearings are local grid bearings. The bearing of the boundary between Lot 1, Cole Ranch Subdivision and the Eureka Township is assumed to be S 04°10'00" E. Monuments described and shown hereon. All bearings shown hereon are relative thereto.
- According to Colorado Law, you must commence any legal action based upon any defect in this survey within 111 years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than 111 years from date of suspension above bearing.
- Any person who knowingly removes, alters, or falsifies any legal and boundary monument and/or boundary monument necessary to comply a class 2 misdemeanor pursuant to C.R.S. 18-6-508.
- Plat Note:** All notes and restrictions apply to this plat as shown on the original Cole Ranch Subdivision Plat recorded at Recession No. 131293 to the Office of the San Juan County Clerk and Recorder.

Surveyor's Certification Statement:

Timothy A. Pasex, 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 assessments except those specifically shown hereon.

Timothy A. Pasex
 Colorado P.L.S. 38727
 5-10-2024

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 platted in the name and style of Lot 1, Cole Ranch Subdivision Amended Plat #2, shown on this plat:

Owners of 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
Timothy A. Pasex
 Surveyor

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

Courtney Tubley
 Chair

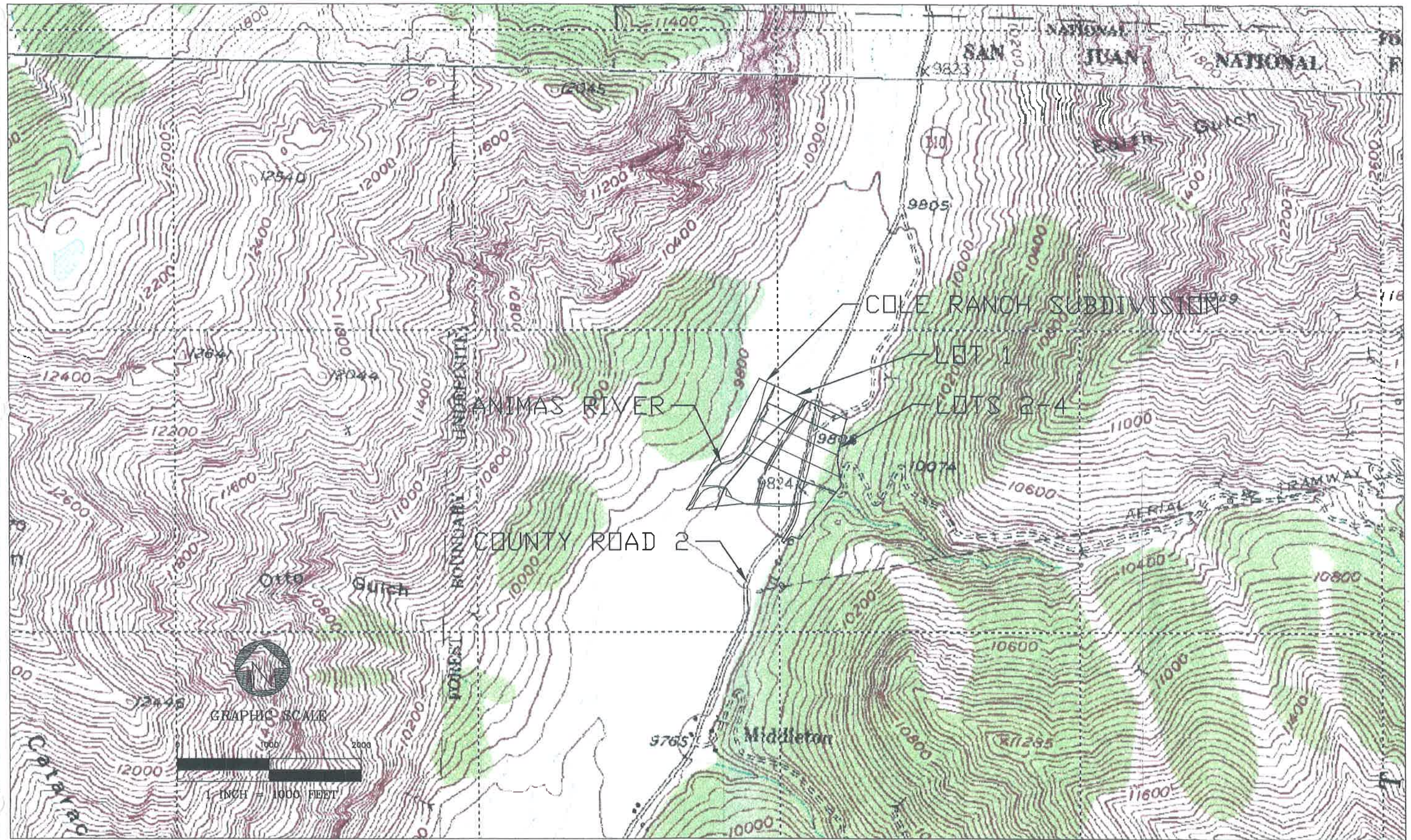
RECORDER'S CERTIFICATE:
 This plat was filed for record in the office of the Clerk and Recorder of San Juan County, Colorado at 2:30 P.M. on the 13th day of MAY, 2024, in Book , Page , Reception No. 155362.

Adrianna S. Jaramilla
 Clerk & Recorder



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

Julie Sams
 4760 County Road 2
 Silverton, CO 81433



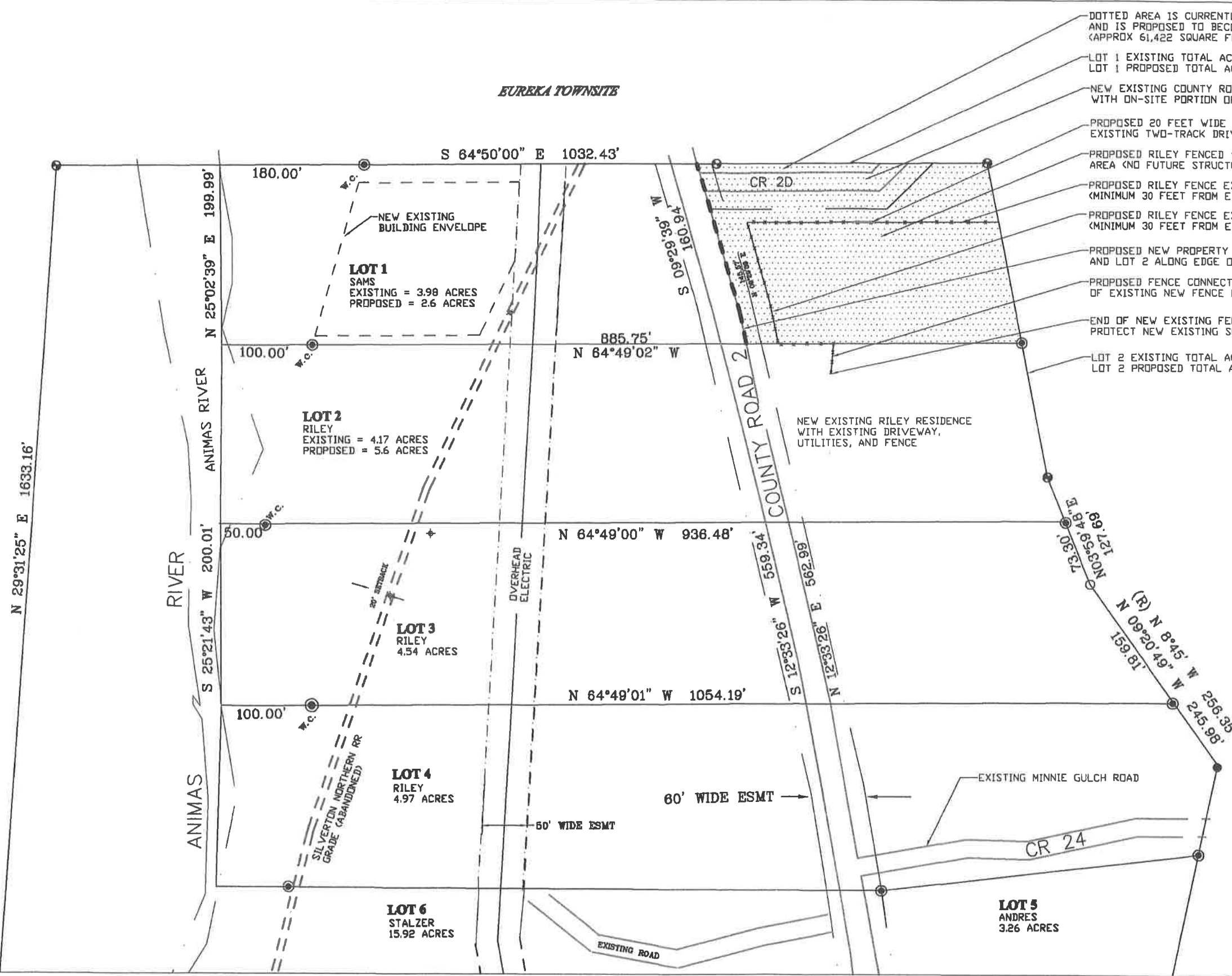
ENGINEER MOUNTAIN INC.
 Formerly MACKIE Engineering
 P.O. BOX 526, SILVERTON, CO 81433
 (970) 387-0500 engineermountaininc@gmail.com

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

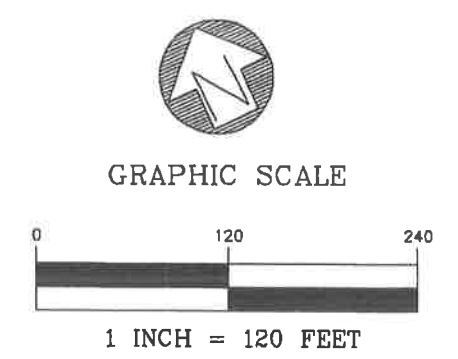
DATE JAN 4 2006
 DRAWN BY JW/LMA
 FILE 24-107/ROLEY - PLANS 2005.DWG
 LAYOUT AND LHMN VICINITY
 LAST REVISED FEBRUARY 19, 2005

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)

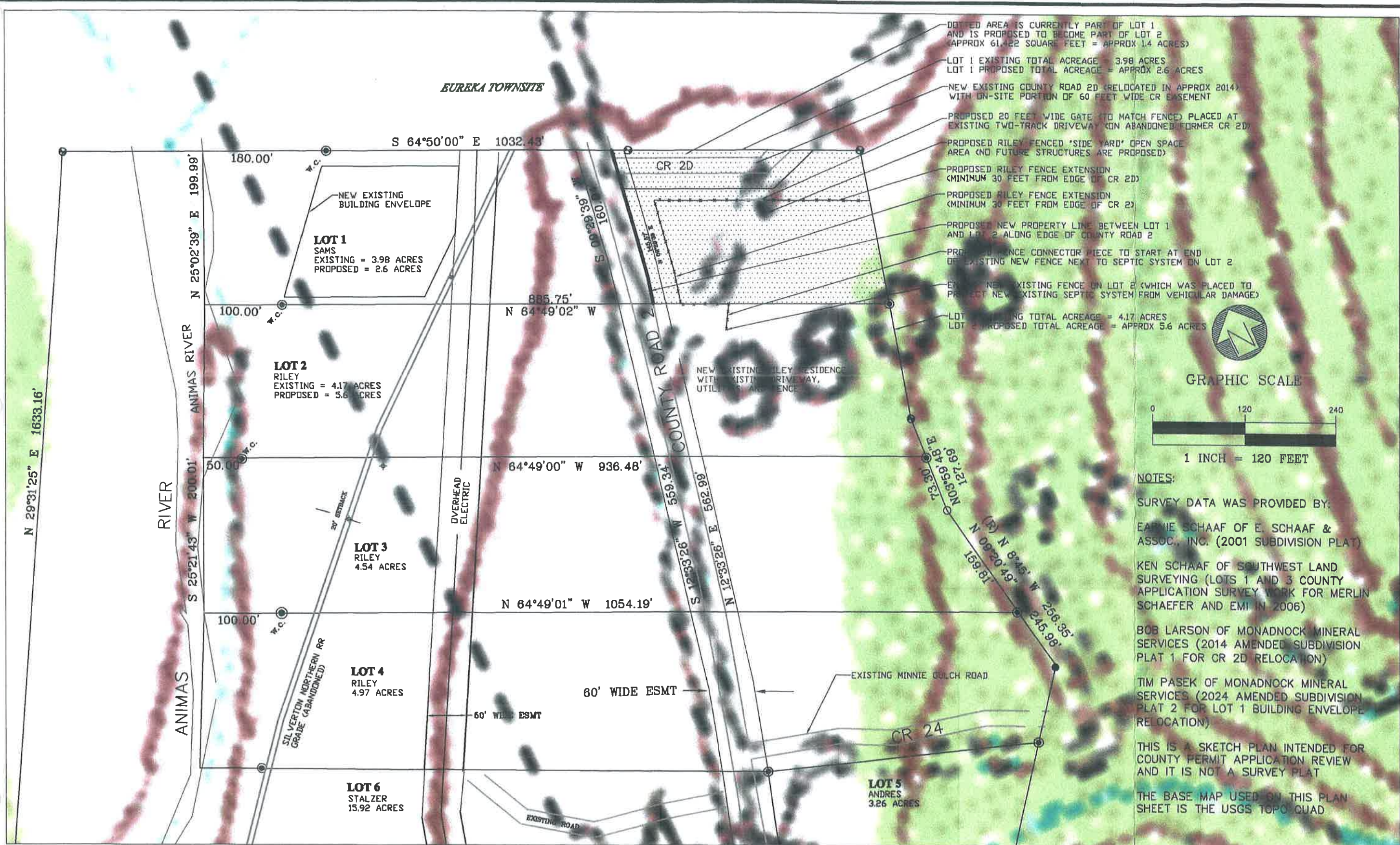
THIS IS A SKETCH PLAN INTENDED FOR COUNTY PERMIT APPLICATION REVIEW AND IT IS NOT A SURVEY PLAT

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

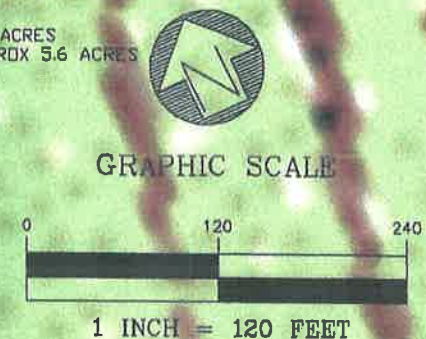
SKETCH PLAN
LOTS 1 TO 4, COLE RANCH SUBDIVISION
COUNTY ROAD 2, NEAR EUREKA
SAN JUAN COUNTY, COLORADO

DATE: AUGUST 1, 2006
DRAWN BY: JN/ML/JMA
LAYOUT/JMA SKETCH NO. TDPO
FILE: 24-107/ROLEY - 2005.DWG
LAST REVISED: FEBRUARY 24, 2005

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
- EXISTING 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)

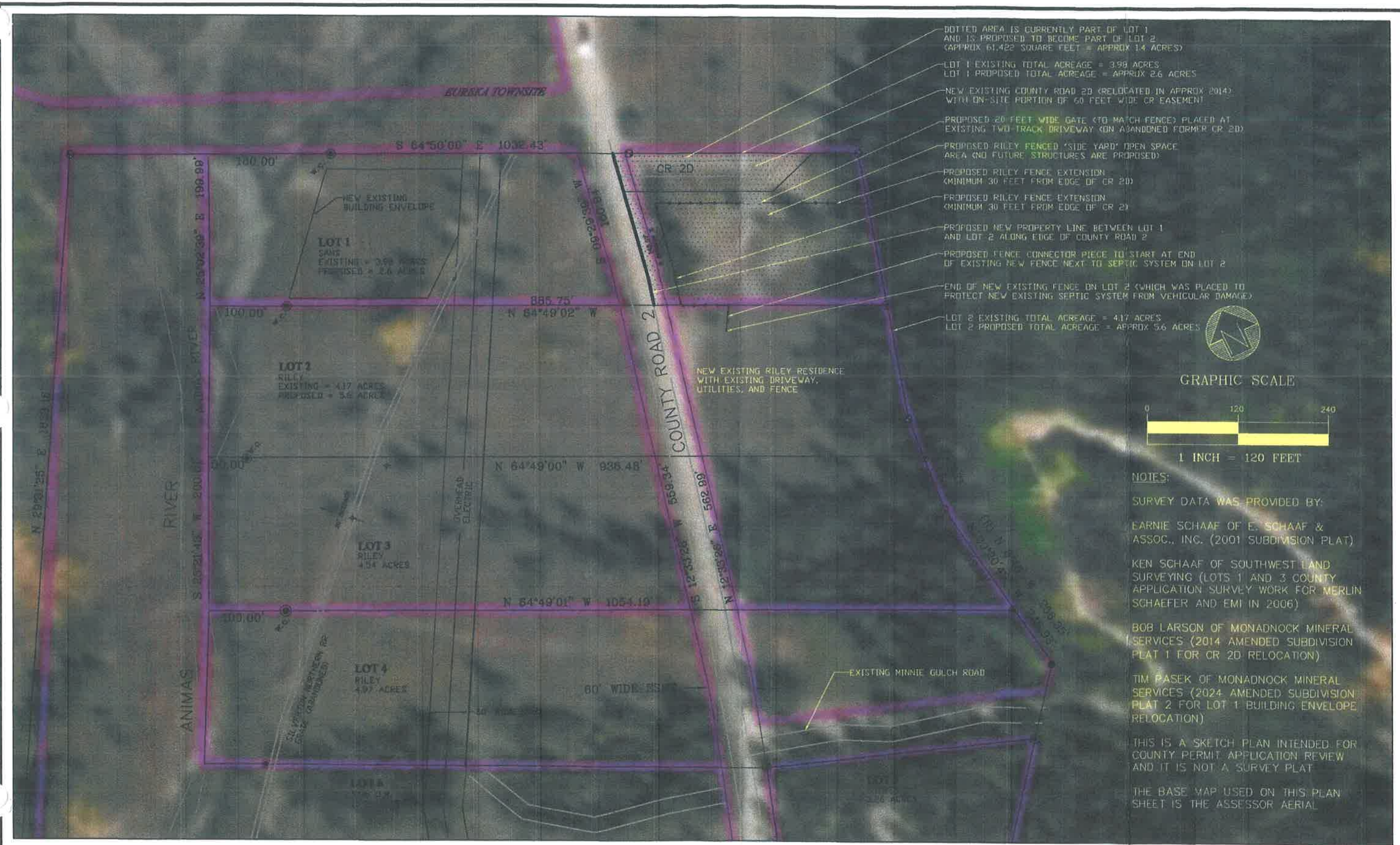
THIS IS A SKETCH PLAN INTENDED FOR COUNTY PERMIT APPLICATION REVIEW AND IT IS NOT A SURVEY PLAT

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
 (970) 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: JVA/MML/JMA
 CHECKED BY: LMA
 FILE: 84-107/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)
- LOT 1 EXISTING TOTAL ACREAGE = 3.99 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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- 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



GRAPHIC SCALE



1 INCH = 120 FEET

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 MADDOE 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: JVA/ML/A
 CHECKED BY: LMA
 FILE: 24-107/RILEY-2025.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.

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

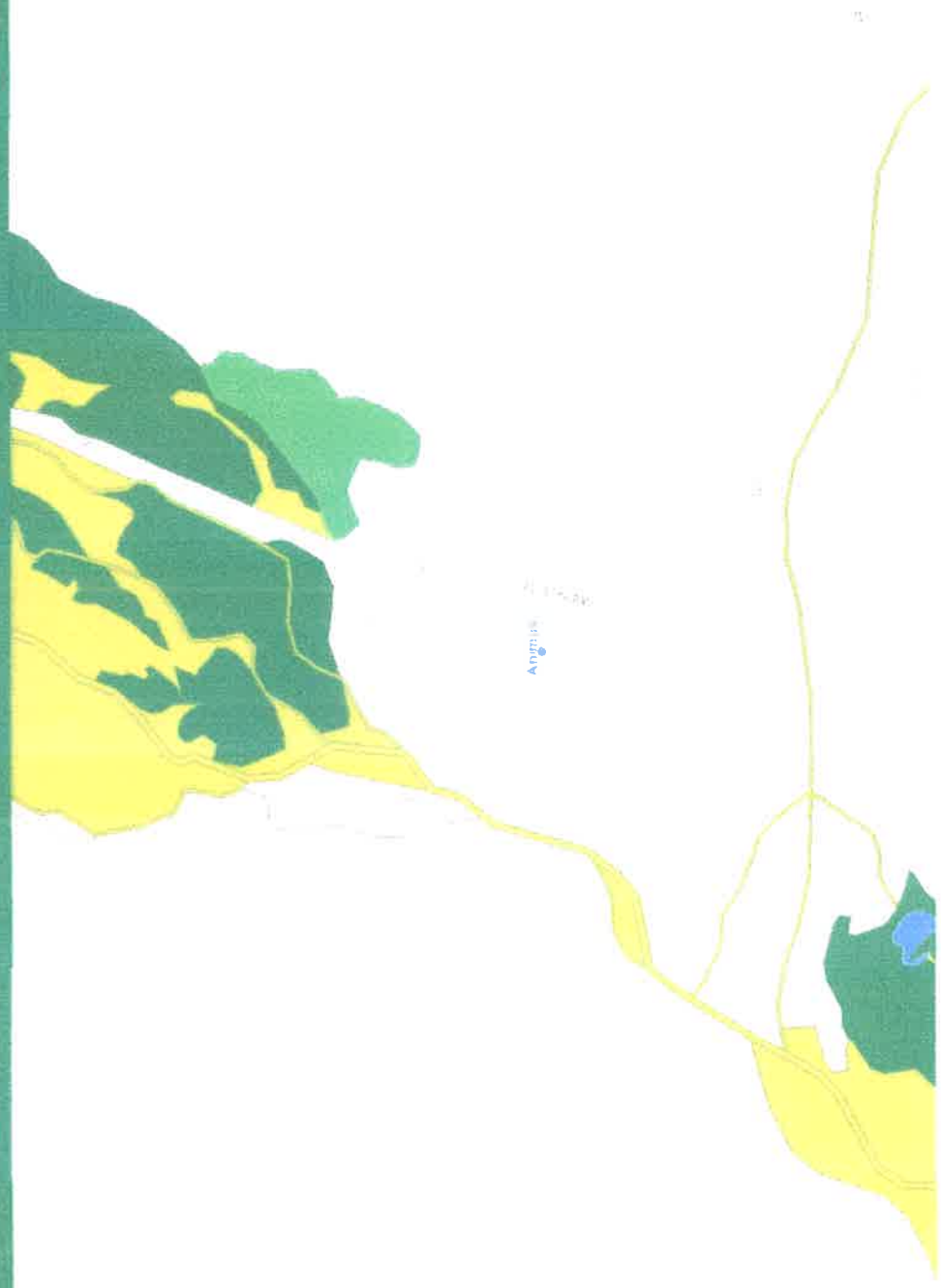
SAN JUAN COUNTY, COLORADO

Applicant GEORGE RILEY		Date 2-21-2025
Address 5 ROAD 5221, BLOOMFIELD NM 87413		Phone (505) 320-1145
Property Owner (If Other Than Applicant) GEORGE AND ANNA RILEY REVOLABLE TRUST		
Address SITE ADDRESS 4728 COUNTY ROAD 2, SAN JUAN COUNTY CO		Phone
Property Description LOT 2 COLE RANCH SUBDIVISION		
Existing Signs On Property PRIVATE PROPERTY SIGNS		Square Footage UNKNOWN
Proposed Location Of New Sign(s) ON PROPOSED FENCE AND/OR ON PROPOSED GATE		
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 PLASTIC	Size TBD	Square Footage TBD
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	

- River Basins
 - River Basins
 - Main River Basins
 - Major River Basin Boundary
 - Sub-Basins
 - River Subbasin Boundary

- Counties
 - County Boundary

- Wetland Mapping
 - Colorado Wetlands
 - Emergent
 - Forested
 - Panor
 - Other
 - Riparian
 - River & Stream
 - Shrubland
 - Colorado Wetlands Drytable
 - 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.

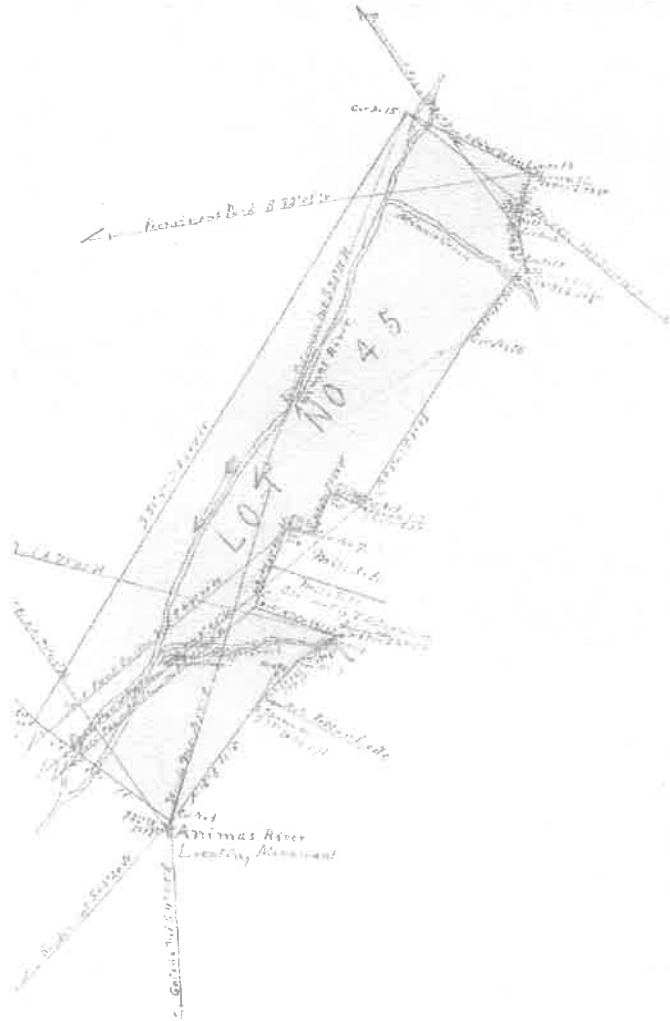
Notary Public

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.

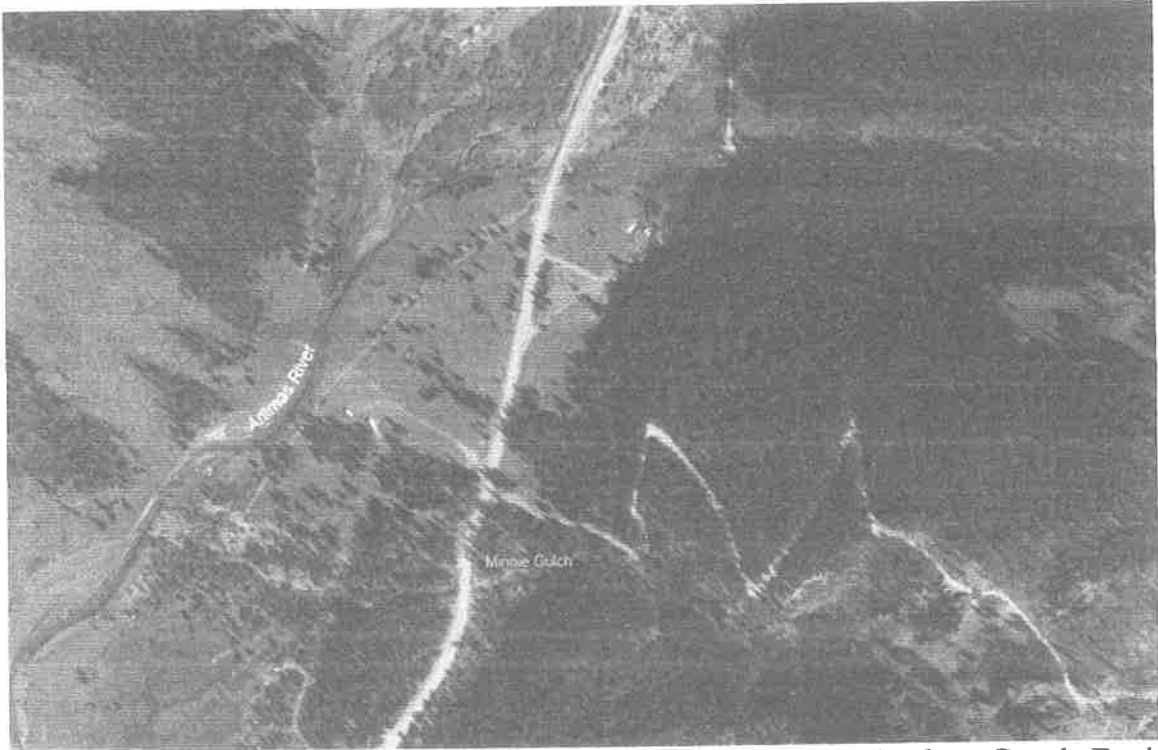
The proposed Riley fence extension is to be located on existing Lot 1, which is proposed Lot 2 (if the Proposed Boundary Line Adjustment is approved).

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
Prepared By Engineer Mountain, Inc.



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
Cole Ranch Subdivision
Prepared By Engineer Mountain, Inc.



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
Prepared By Engineer Mountain, Inc.



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
Prepared By Engineer Mountain, Inc.



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
Prepared By Engineer Mountain, Inc.

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
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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.

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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.

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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.

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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.