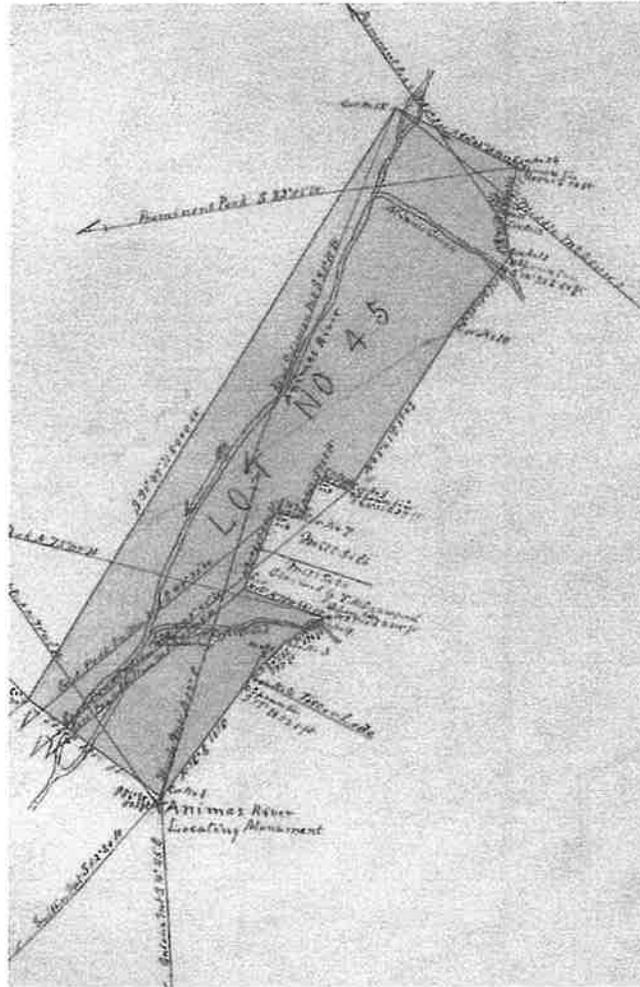


**COUNTY IMPROVEMENT PERMIT APPLICATION  
Preliminary-Final Plan**

**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**



**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:**

June 24, 2025



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

June 24, 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 on County Roads 2 and 2D near Eureka.

The attached documents have been prepared as the Preliminary-Final 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 July 15, 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.

In this submittal booklet, you will find the following documents for your review:

- (1) An Amended Subdivision Plat prepared by the Project Surveyor,
- (2) A Boundary Line Adjustment Plat prepared by the Project Surveyor,
- (3) A Site Plan depicting the Proposed Riley Fence Extension.

For additional/background information please refer to the Sketch Plan binder we previously submitted on February 25, 2025.



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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Lisa M. Adair".

Lisa M. Adair, PE  
Engineer Mountain, Inc.

Attachments for Willy Tookey, with 14 Booklets for Staff/Commissioners:  
N/A

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

**COUNTY IMPROVEMENT PERMIT APPLICATION  
Preliminary-Final 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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1. San Juan County Application for Improvement Permit
2. Proposed Boundary Line Adjustment Survey Plat
3. Proposed Subdivision Amendment Survey Plat
4. Preliminary-Final Site Plan

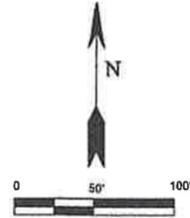
Front Cover Photo Credit: John H. French Placer USMS No. 45 Survey Plat

San Juan County, Colorado  
Application for Improvement Permit

		APPROVAL CHECKLIST	Initial	Date		
Applicant	Name	GEORGE RILEY				
	Address	5 ROAD 5221 POLOMFIELD NM 87413				
	Phone					
Owner	Name	GEORGE W + ANNA LOUISE RILEY				
	Address	REVOCABLE TRUST				
	Phone	GR CELL PHONE (505) 320-1145				
Contractor	Name	HORNET FENCE LLC				
	Address	FARMINGTON NM				
	Phone	(505) 800-7088				
Legal Description of Property:		Road System Relationship				
A728 COUNTY ROAD 2 LOT 2 COLE RANCH SUBDIVISION  Township 42 Range 6N Section 30		Zoning Compatibility				
		State Mining Permit				
		Owner Notification				
		Avalanche Hazard				
		Geologic Hazard				
		Floodplain Hazard				
		Wildfire Hazard				
		Mineral Resource Impact				
		Nature of Improvement Planned:		Wildlife Impact		
		PROPOSED BOUNDARY LINE ADJUSTMENT PROPOSED FENCE EXTENSION PROPOSED SUBDIVISION PLAT AMENDMENT		Historic Site Impact		
Watershed Governance						
Land Use Zone: MOUNTAIN		County Building Inspector				
Applicant Signature		Building Permit				
George W Riley III		State Electrical Inspector				
		Electrical Permit				
Date Application Requested		San Juan Basin Health Unit				
Date Submitted for Permit		Sewage Disposal: Test				
Date Permit Issued		Design				
Date Permit Denied		Central Sewage Collection				
Reason for Denial		State Division of Water Resources				
		Adequate Water Source				
		Well Permit				
		Central Water Distribution				
		U.S. Forest Service/BLM				
		Access Approval				
		State Division of Highways				
Receipt	PER PAYMENT	Amount	Date	Driveway Permit		
	Application					
	Building Permit					
	Subdivision PUD			Subdivision Variance		
	Hearing Notice			Subdivision Approval		
				PUD Approval		

# SAMS-RILEY REPLAT

of Lots 1 and 2, Cole Ranch Subdivision  
 Located in Part of the John H. French Placer (M.S. 45), Mining District No. 7  
 Unsurveyed Sec. 30, T42N, R6W, N.M.P.M.  
 San Juan County, Colorado

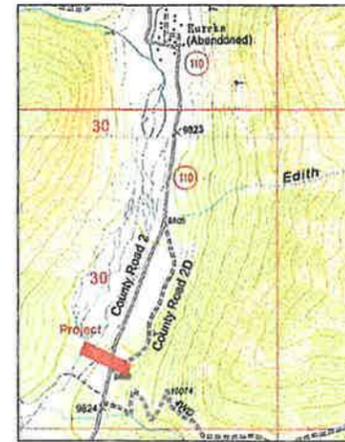
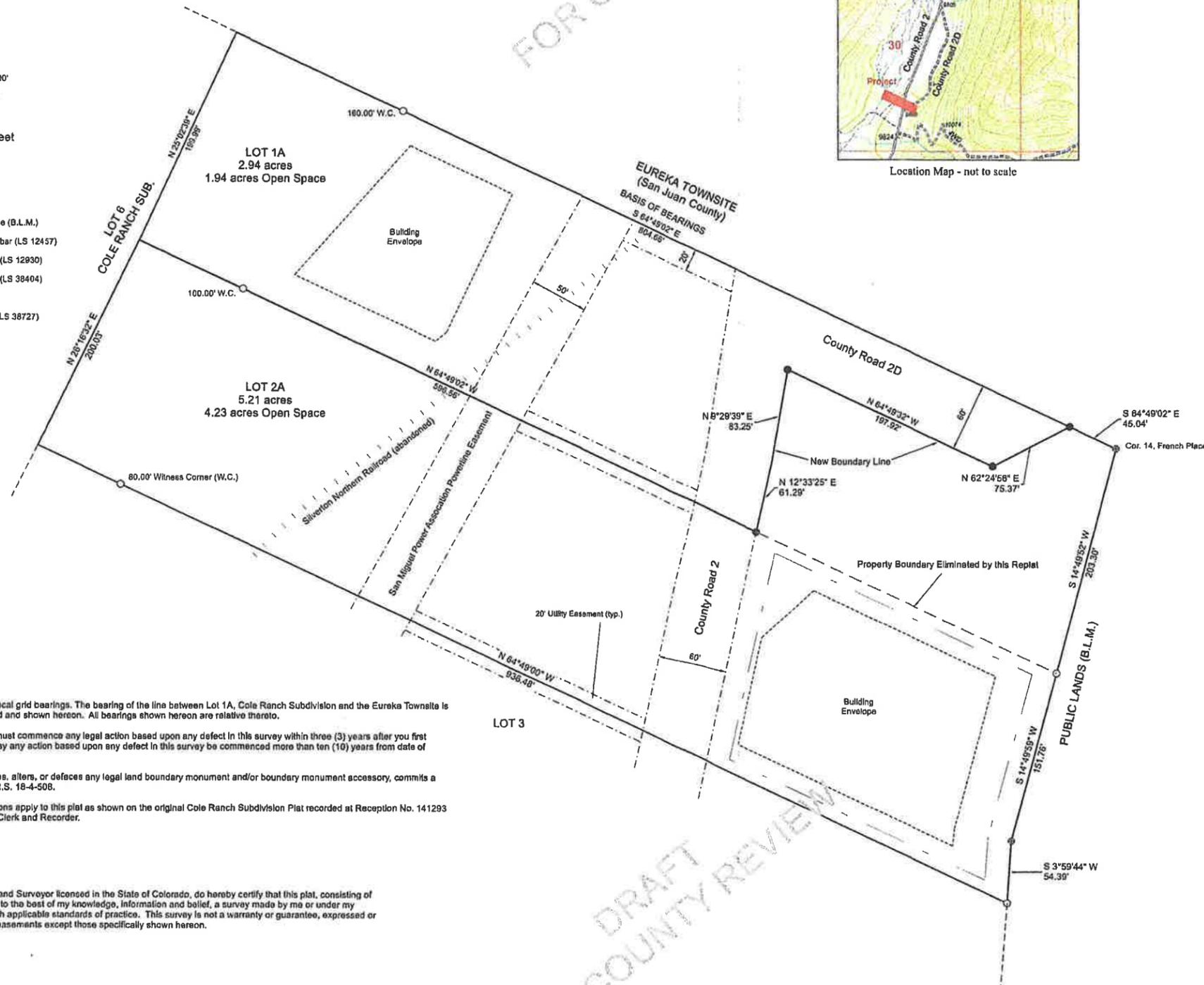


Scale: 1"=50'

Linear Units: U.S. Survey Feet

### LEGEND

- - Found 3-1/4" metal cap on 2-1/2" pipe (B.L.M.)
- - Found 2-1/2" aluminum cap on #6 rebar (LS 12457)
- ◇ - Found 2" aluminum cap on #5 rebar (LS 12930)
- △ - Found 2" aluminum cap on #5 rebar (LS 38404)
- - Found other monument as noted
- - Set 2" aluminum cap on #5 rebar (PLS 38727)



Location Map - not to scale

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned owners of lots in the Cole Ranch Subdivision (as amended), San Juan County, State of Colorado, HAVE BY THESE PRESENTS, caused to be laid out and platted in the name and style of SAMS-RILEY REPLAT, as shown on this plat.

Owners of Lot 1, Amended Plat No. 2 - Cole Ranch Subdivision

Todd A. Sams, Owner                      Julie A. Sams, Owner

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } ss.

The above Certificate of Dedication and Ownership was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_.

Witness my hand and official seal.

My commission expires \_\_\_\_\_

Notary

Owners of Lots 2 Cole Ranch Subdivision

George W. Riley, Owner                      Anna Louise Riley, Owner

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } ss.

The above Certificate of Dedication and Ownership was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_.

Witness my hand and official seal.

My commission expires \_\_\_\_\_

**APPROVAL OF BOARD OF COUNTY COMMISSIONERS:**  
 Reviewed and approved by the Board of County Commissioners of San Juan County, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chair

**RECORDER'S CERTIFICATE:**  
 This plat was filed for record in the office of the Clerk and Recorder of San Juan County, Colorado at \_\_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in Book \_\_\_\_\_ Page \_\_\_\_\_ Reception No. \_\_\_\_\_

Clerk & Recorder

### Surveyor's Notes:

1. Basis of Bearings: Bearings are local grid bearings. The bearing of the line between Lot 1A, Cole Ranch Subdivision and the Eureka Townsite is S 64°49'02" E. Monuments described and shown hereon. All bearings shown hereon are relative thereto.
2. According to Colorado Law, you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten (10) years from date of certification shown hereon.
3. Any person who knowingly removes, alters, or defaces any legal land boundary monument and/or boundary monument accessory, commits a class 2 misdemeanor pursuant to C.R.S. 18-4-508.
4. PLAT NOTE: All notes and restrictions apply to this plat as shown on the original Cole Ranch Subdivision Plat recorded at Reception No. 141293 in the Office of the San Juan County Clerk and Recorder.

### Surveyor's Certification Statement

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

Timothy A. Pasek  
 Colorado P.L.S. 38727

George Riley  
 5 Road 5221  
 Bloomfield, NM 81433

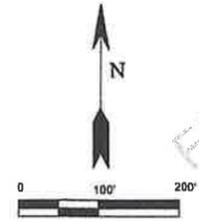
Menadrock Mineral Services LLC  
 242 7th Ave - P.O. Box 85  
 Chury, CO 81427

Job No. 225-018      Sheet 1 of 2

# COLE RANCH SUBDIVISION - AMENDED PLAT NO. 3

6 LOTS

Located in Part of the John H. French Placer (M.S. 45), Mining District No. 7  
 Unsurveyed Sec. 30, T42N, R6W, N.M.P.M.  
 San Juan County, Colorado

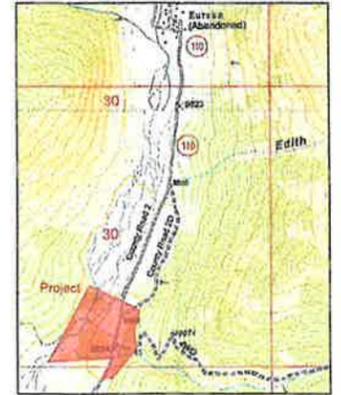


Scale: 1"=100'

Linear Units: U.S. Survey Feet

### LEGEND

- - Found 3-1/4" metal cap on 2-1/2" pipe (B.L.M.)
- - Found 2-1/2" aluminum cap on #6 rebar (LS 12457)
- ◇ - Found 2" aluminum cap on #5 rebar (LS 12630)
- △ - Found 2" aluminum cap on #5 rebar (LS 38404)
- - Found other monument as noted
- - Set 2" aluminum cap on #5 rebar (PLS 38727)



Location Map - not to scale



<b>TOTAL AREA:</b>	37.07 acres
<b>AREA IN COUNTY ROAD 2:</b>	1.81 acres
<b>AREA IN COUNTY ROAD 24:</b>	0.32 acres
<b>AREA IN COUNTY ROAD 25:</b>	0.50 acres
<b>PERCENT OF AREA IN LOTS (Building Envelopes):</b>	14%
<b>PERCENT OF AREA IN OPEN SPACE:</b>	79%
<b>PERCENT OF AREA IN ROADS:</b>	7%

### Surveyor's Certification Statement

I, Timothy A. Pasak, a Professional Land Surveyor licensed in the State of Colorado, do hereby certify that this plat, consisting of two (2) sheets, accurately represents, to the best of my knowledge, information and belief, a survey made by me or under my responsible charge in accordance with applicable standards of practice. This survey is not a warranty or guarantee, expressed or implied. This survey does not show easements except those specifically shown hereon.

Timothy A. Pasak  
 Colorado P.L.S. 37,277

### Surveyor's Notes:

1. Basis of Bearings: Bearings are local grid bearings. The bearing of the line between Corner 15 and Corner 14 of the French Placer (M.S. 45) is S 64°49'02" E. Monuments described and shown hereon. All bearings shown hereon are relative thereto.
2. According to Colorado Law, you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten (10) years from date of certification shown hereon.
3. Any person who knowingly removes, alters, or defaces any legal land boundary monument and/or boundary monument accessory, commits a class 2 misdemeanor pursuant to C.R.S. 18-6-508.

**George Riley**  
 5 Road 5221  
 Bloomfield, NM 81433

Monsieur Mineral Services LLC  
 342 7th Ave - P.O. Box 85  
 Duran, CO 81427

Job No. 225-017      Sheet 1 of 2

# COLE RANCH SUBDIVISION - AMENDED PLAT NO.3

6 LOTS

Located in Part of the John H. French Placer (M.S. 45), Mining District No. 7  
Unsurveyed Sec. 30, T42N, R6W, N.M.P.M.  
San Juan County, Colorado

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned owners of lots in the Cole Ranch Subdivision (as amended), San Juan County, State of Colorado, HAVE BY THESE PRESENTS, caused to be laid out and platted in the name and style of Cole Ranch Subdivision Amended Plat No. 3, as shown on this plat.

Owners of Lot 1A, SAMS-RILEY REPLAT

\_\_\_\_\_  
Todd A. Sams, Owner      \_\_\_\_\_  
Julio A. Sams, Owner

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

The above Certificate of Dedication and Ownership was acknowledged before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_

Witness my hand and official seal.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary

Owners of Lots 2A - SAMS-RILEY REPLAT and Lots 3 and 4, Cole Ranch Subdivision

\_\_\_\_\_  
George W. Riley, Owner      \_\_\_\_\_  
Anna Louise Riley, Owner

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

The above Certificate of Dedication and Ownership was acknowledged before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_

Witness my hand and official seal.

My commission expires \_\_\_\_\_

Owners of Lot 5, Cole Ranch Subdivision

\_\_\_\_\_  
Matt Andres, Owner      \_\_\_\_\_  
Lisa Noyes, Owner

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

The above Certificate of Dedication and Ownership was acknowledged before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_

Witness my hand and official seal.

My commission expires \_\_\_\_\_

Owner of Lot 6, Cole Ranch Subdivision

\_\_\_\_\_  
Steven James Stalzer, Owner

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

The above Certificate of Dedication and Ownership was acknowledged before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_

Witness my hand and official seal.

My commission expires \_\_\_\_\_

**APPROVAL OF BOARD OF COUNTY COMMISSIONERS:**

Reviewed and approved by the Board of County Commissioners of San Juan County, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chair

DRAFT  
FOR COUNTY REVIEW

DRAFT  
FOR COUNTY REVIEW

DRAFT  
FOR COUNTY REVIEW

Zoning: Subdivision is located in the MOUNTAIN ZONE.

NOTES:

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 1A, 2A, 3 and 4 lying west of County Road 2, without the express permission of the Board of Commissioners.

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

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

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

A geotechnical 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 1A- 5 is a minimum setback. Property owners are encouraged to utilize building locations further from the base of the slope.

Water: Domestic water for each lot will be the responsibility of the lot owner.

Sewer:

No portion of any sewer system will encroach in or across County Roads. All individual sewer systems shall be designed and certified by a licensed Colorado Engineer and shall be constructed as not to adversely affect the County Roads or any other properties.

There will be no structures located within the existing 14-kV powerline easement being 25 feet on either side of the existing centerline. All utility easements will be accessible at all times.

All new utilities must be placed underground on all parcels.

Deed restrictions are recorded in the San Juan County Records as Rec.No. \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_

Covenants or other documents are recorded in the San Juan County Records as Rec.No. \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_

**RECORDER'S CERTIFICATE:**

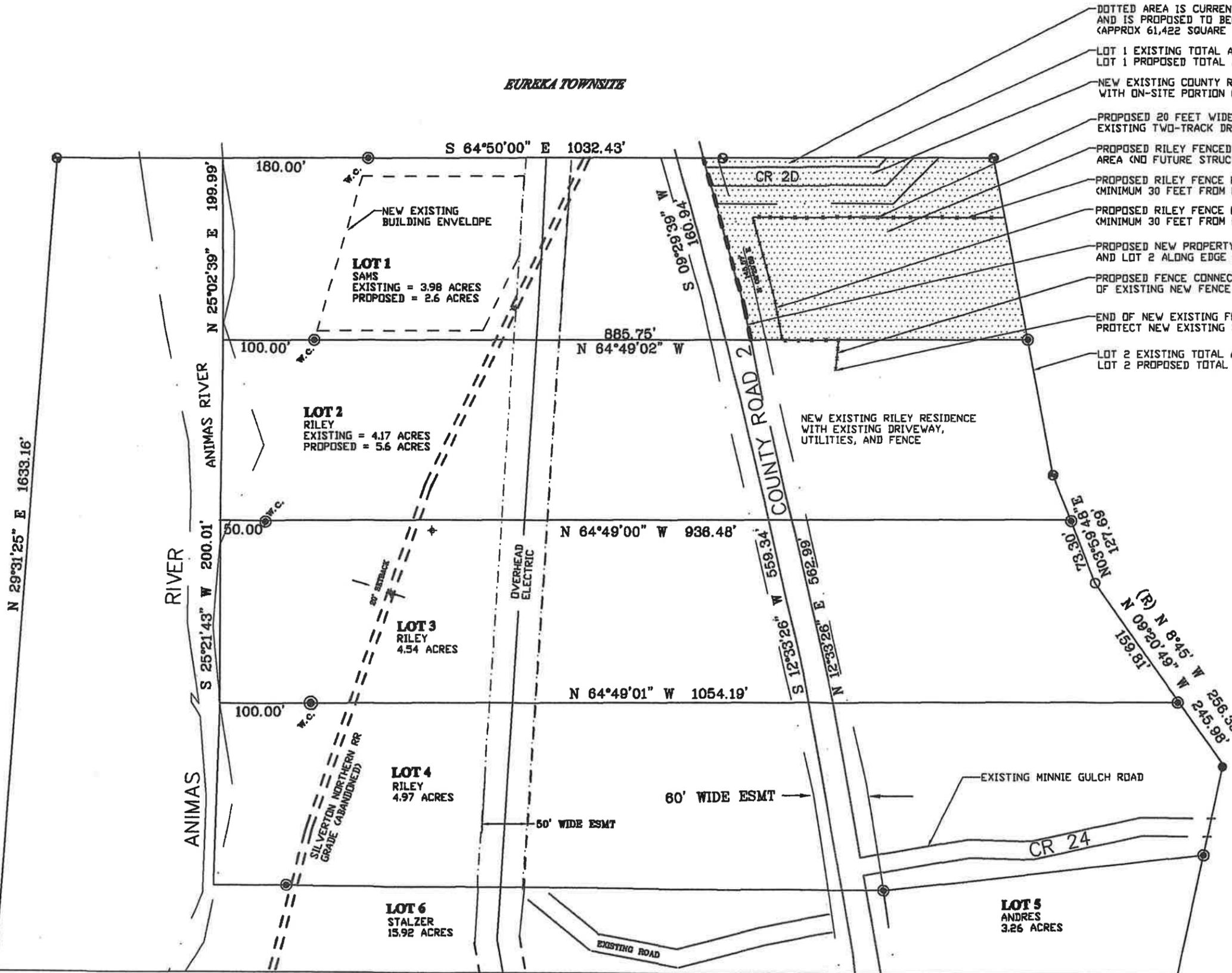
This plat was filed for record in the office of the Clerk and Recorder of San Juan County, Colorado at \_\_\_\_\_, M., on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in Book \_\_\_\_\_ Page \_\_\_\_\_ Reception No. \_\_\_\_\_

\_\_\_\_\_  
Clerk & Recorder

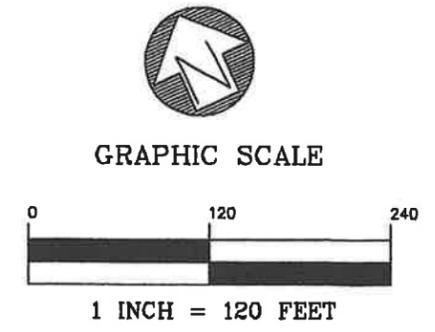
George Riley  
5 Road 5221  
Bloomfield, NM 81433

Monarch Mineral Services LLC  
342 7th Ave - P.O. Box 85  
County, CO 81427  
Job No. 225-017      Sheet 2 of 2

**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 SITE PLAN INTENDED FOR COUNTY PERMIT APPLICATION REVIEW AND IT IS NOT A SURVEY PLAT

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

PRELIMINARY-FINAL SITE PLAN  
LOTS 1 TO 4, COLE RANCH SUBDIVISION  
COUNTY ROAD 2, NEAR EUREKA  
SAN JUAN COUNTY, COLORADO

DATE: AUGUST 1, 2006  
DRAWN BY: JN/HR/LJA  
LAYOUT/AMEND PF SITE/SKETCH TOPO  
FILE: 24-007/RILEY - 2006.DWG  
LAST REVISED: JUNE 20, 2005

SHEET  
1  
OF 1