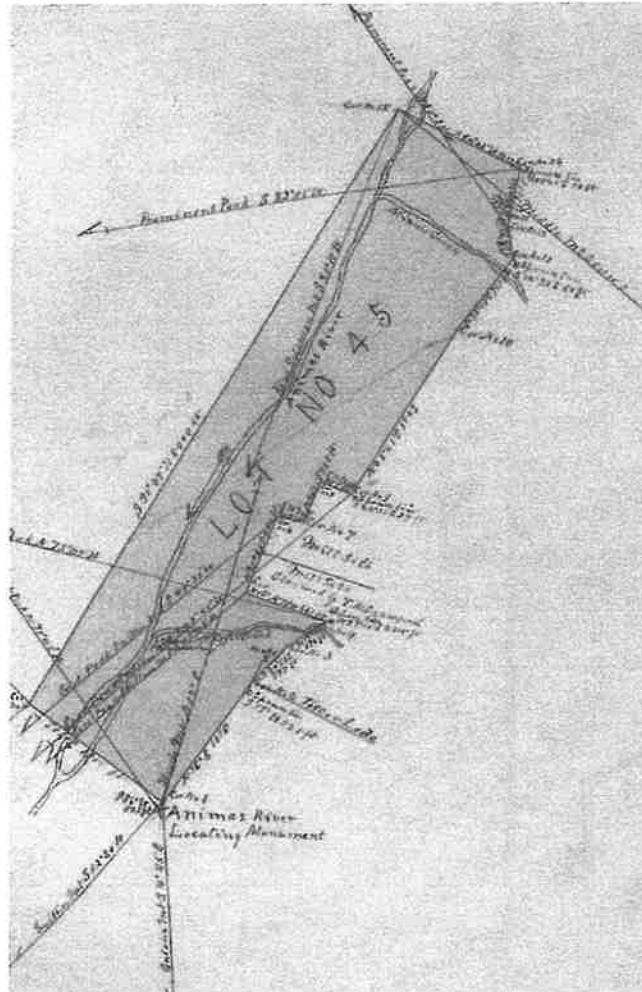


# COUNTY IMPROVEMENT PERMIT APPLICATION

## 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", is written over a horizontal line.

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

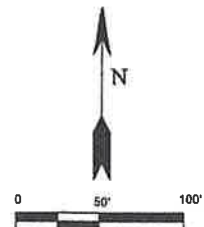
Front Cover Photo Credit: John H. French Placer USMS No. 45 Survey Plat

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			
		GR CELL PHONE (505) 320-1145	Phone		
Developer	Name	HORNET FENCE LLC			
	Address	FARMINGTON NM			
		(505) 800-7088	Phone		
Legal Description of Property:		Road System Relationship			
A728 COUNTY ROAD 2 LOT 2 COLE RANCH SUBDIVISION		Zoning Compatibility			
		State Mining Permit			
		Owner Notification			
		Avalanche Hazard			
		Geologic Hazard			
		Floodplain Hazard			
		Wildfire Hazard			
		Mineral Resource Impact			
		Wildlife Impact			
		Historic Site Impact			
Township 42 Range 6N Section 30		Watershed Governance			
Nature of Improvement Planned:					
PROPOSED BOUNDARY LINE ADJUSTMENT PROPOSED FENCE EXTENSION PROPOSED SUBDIVISION PLAT AMENDMENT		County Building Inspector			
		Building Permit			
		State Electrical Inspector			
		Electrical Permit			
Land Use Zone: MOUNTAIN		San Juan Basin Health Unit			
Applicant Signature		Sewage Disposal: Test			
George W Riley III		Design			
		Central Sewage Collection			
		State Division of Water Resources			
		Adequate Water Source			
Date Application Requested				Well Permit	
Date Submitted for Permit				Central Water Distribution	
Date Permit Issued				U.S. Forest Service/BLM	
Date Permit Denied				Access Approval	
Reason for Denial		State Division of Highways			
		Driveway Permit			
Receipt		FEE PAYMENT		Amount	Date
Application					
Building Permit					
Subdivision/PUD					
Hearing Notice					
		Subdivision Variance			
		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 #8 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)

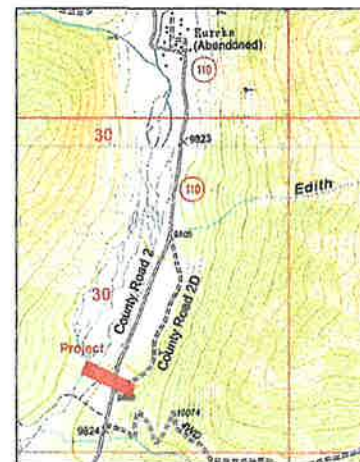
## Surveyor's Notes:

- 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.
- 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.
- 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.
- 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



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 \_\_\_\_\_ ss.  
COUNTY OF \_\_\_\_\_

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 \_\_\_\_\_ ss.  
COUNTY OF \_\_\_\_\_

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

George Riley  
5 Road 5221  
Bloomfield, NM 81433

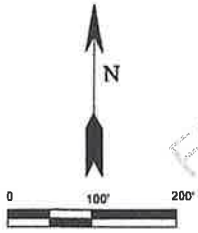
Monadnock Mineral Services LLC  
342 7th Ave - P.O. Box 85  
Cherry, CO 81427  
Job No. 229-018 Sheet 1 of 2



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

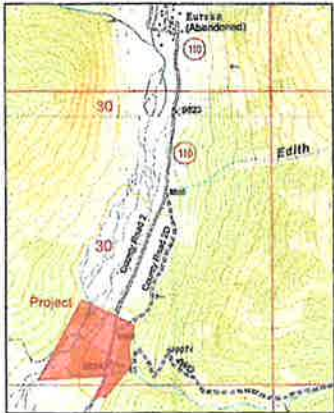
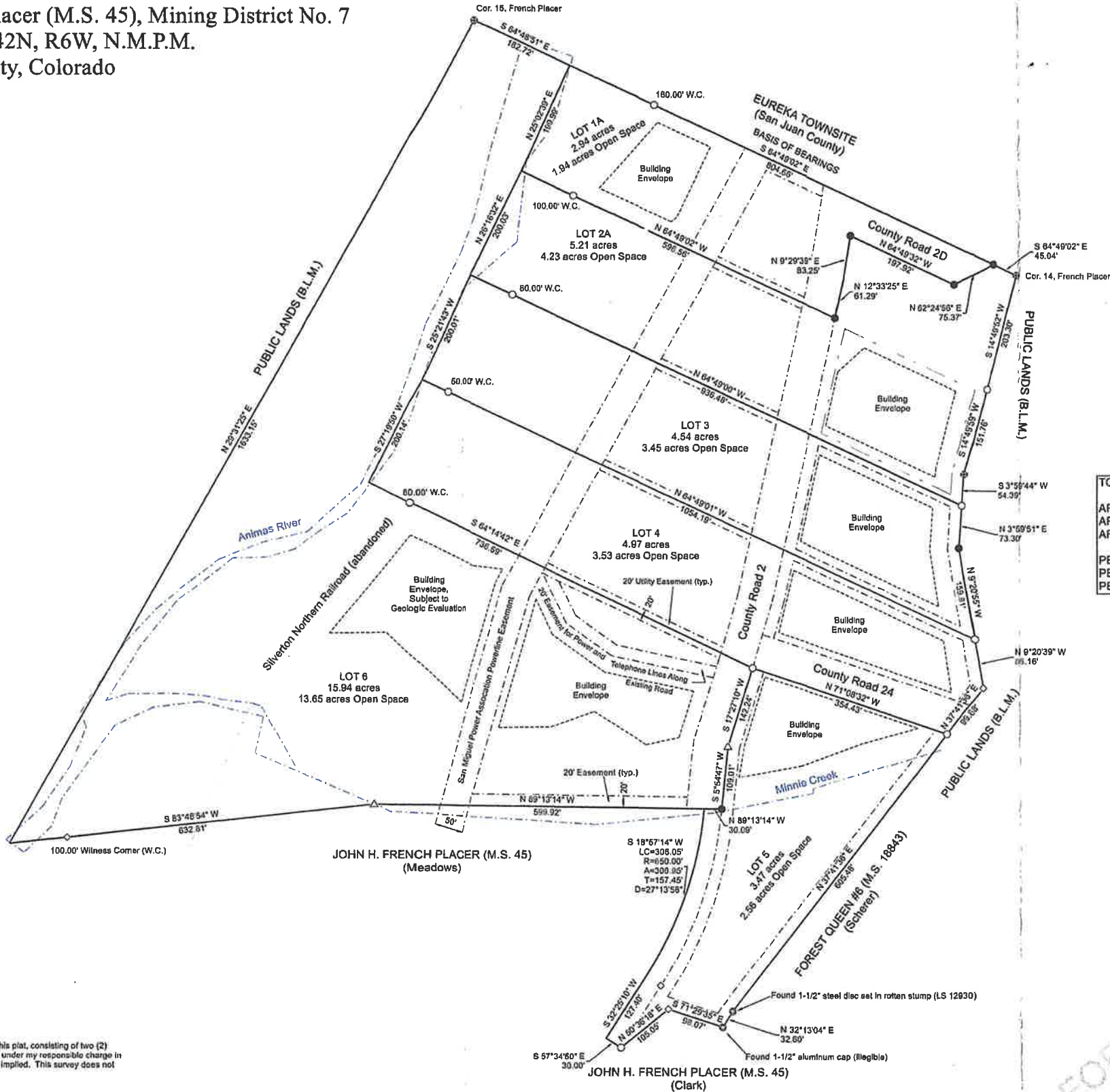


Scale: 1"=100'

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 12830)
- 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

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

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 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. Pasek  
Colorado P.L.S. 37,27

Surveyor's Notes:

- Base of Bearings: Bearings are local grid bearings. The bearing of the line between Corner 16 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.
- 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.
- 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

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  
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 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

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  
345 11th Ave - P.O. Box 65  
Cortez, CO 81327  
Job No. 225-017 Sheet 2 of 2



