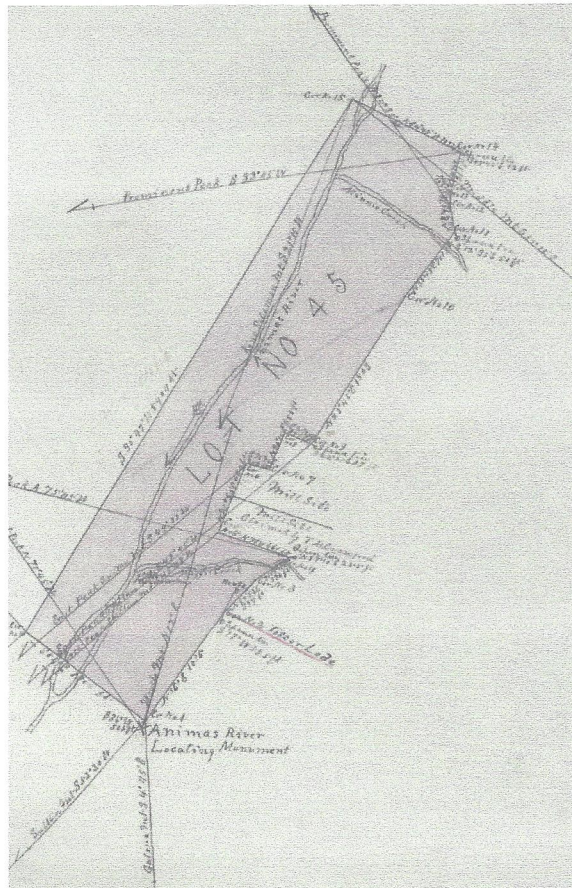


**COUNTY IMPROVEMENT PERMIT APPLICATION
Sketch Plan**

**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**



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



*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**

TABLE OF CONTENTS

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

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

San Juan County, Colorado
Application for Improvement Permit

| | | APPROVAL CHECKLIST | Initial | Date |
|--|---------|---|---------|------|
| Applicant | Name | GEORGE RILEY | | |
| | Address | 5 ROAD 5221 BLOOMFIELD NM 87413 | | |
| | Phone | | | |
| Owner | Name | GEORGE W & ANNA LOUISE RILEY | | |
| | Address | REVOCABLE TRUST GR CELL PHONE (505) 320-1145 | | |
| | Phone | | | |
| Contractor | Name | HORNET FENCE LLC | | |
| | Address | FARMINGTON NM (505) 800-7088 | | |
| | Phone | | | |
| Legal Description of Property: | | Road System Relationship | | |
| 4728 COUNTY ROAD 2 LOT 2 COLE RANCH SUBDIVISION Township 42N, Range 6W, Section 30 | | Zoning Compatibility | | |
| | | State Mining Permit | | |
| | | Owner Notification | | |
| | | Avalanche Hazard | | |
| | | Geologic Hazard | | |
| | | Floodplain Hazard | | |
| | | Wildfire Hazard | | |
| | | Mineral Resource Impact | | |
| | | Wildlife Impact | | |
| | | Historic Site Impact | | |
| Nature of Improvement Planned: PROPOSED BOUNDARY LINE ADJUSTMENT PROPOSED FENCE EXTENSION PROPOSED SUBDIVISION PLAT AMENDMENT | | Watershed Geance | | |
| | | County Building Inspector | | |
| | | Building Permit | | |
| | | State Electrical Inspector | | |
| | | Electrical Permit | | |
| | | San Juan Basin Health Unit | | |
| | | Sewage Disposal: Test | | |
| | | Design | | |
| | | Central Sewage Collection | | |
| | | State Division of Water Resources | | |
| Land Use Zone: MOUNTAIN | | Adequate Water Source | | |
| Applicant Signature <i>George W Riley III</i> | | Well Permit | | |
| Date Application Requested | | Central Water Distribution | | |
| Date Submitted for Permit | | U.S. Forest Service/BLM | | |
| Date Permit Issued | | Access Approval | | |
| Date Permit Denied | | State Division of Highways | | |
| Reason for Denial | | Driveway Permit | | |
| Receipt | | Subdivision Variance | | |
| FEE PAYMENT | | Subdivision Approval | | |
| Amount | | PUD Approval | | |
| Date | | | | |
| Application | | | | |
| Building Permit | | | | |
| Subdivision/PUD | | | | |
| Hearing Notice | | | | |

State Documentary Fee
\$30.00 06-29-2021

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

SPECIAL WARRANTY DEED

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

Between **DEREK WENDT and MEGAN WENDT**
of the County of Cheyenne and State of Colorado, grantor

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

whose legal address is #5 Road 9221
Bloomfield, 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 8, 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 hereditaments and appurtenances thereunto belonging, or in anywise appertaining,
and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right,
title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained
premises, with the hereditaments and appurtenances

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the
grantee, its successors and assigns forever. The grantor, for himself, his heirs, personal representatives, successors does
covenant, and agree that the grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the
quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully
claiming the whole or any part thereof, by, through or under the grantor, except: 2021 taxes due and payable in the
year 2022. Subject to Statutory Exceptions as defined in CRS § 38-30-113(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

With my hand and official seal
[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

WARRANTY DEED

22.50

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

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

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

assessor schedule number: 47730300054000

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

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

Sandra L. Ippolite
SANDRA L. IPPOLITE



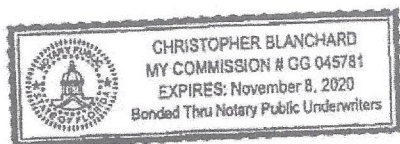
STATE OF Florida, COUNTY OF Sarasota) ss: SJ21703298E

The foregoing deed was acknowledged before me this 10 day of May, 2019, by Sandra L. Ippolite.

Witness my hand and official seal.

Christopher Blanchard
Notary Public

My commission expires: 11-8-2020



Return to grantee



San Juan County Colorado Property and Maps

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 asTRACT 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

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

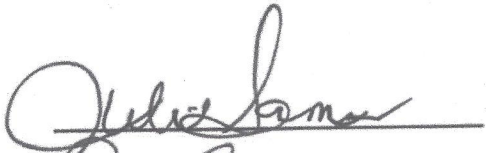
| SALE DATE | AMT | RECEPTION | TYPE | GRANTEES | GRANTORS |
|------------|-----------|-----------|-----------------------|--|-------------------------------|
| 06/27/2019 | \$0 | 152339 | Warranty Deed(WD) | RILEY RT GEORGE W III & ANNA LOUISE c/o: | RILEY RT GEORGE W III & ANNA |
| 05/06/2019 | \$225,000 | 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 |



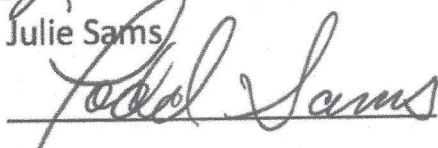
LOT 1 BOUNDARY ADJUSTMENTS

02/04/2025

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



Julie Sams



Todd Sams



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

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

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

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

also known by street and number as: 4769 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. Mohr AS Vice President

State of 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. Mohr 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>Quit Claim Deed</u> | Improved | \$0 | Grantor: SAMS TODD A & JULIE A Grantee: SAMS SHILOH A, TODD A & JULIE A | |
| 149165 | 2013-08-22 | U | <u>Special Warranty Deed</u> | Vacant | \$38,000 | Grantor: BANK OF THE WEST Grantee: SAMS TODD A & JULIE A | |
| 148998 | 2013-04-24 | U | <u>Public Trustee Deed</u> | Improved | \$0 | Grantor: BEV RICH PUBLIC TRUSTEE Grantee: BANK OF THE WEST | |
| 146408 | 2007-09-08 | U | <u>Quit Claim Deed</u> | Vacant | \$0 | Grantor: IPPOLITE SANDRA Grantee: SCHAEFER MERLIN | |
| 140317 | 1999-12-21 | Q | <u>Warranty Deed</u> | Vacant | \$235,000 | Grantor: GREAT DIVIDE MINING AND MILLING CORP Grantee: SCHAEFER MERLIN | Q |

Buildings

None

Extra Features

None

Land Lines

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

Tax Notices

2024

2023

Disclaimer

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

**LIST OF ADJACENT LAND OWNERS
County Improvement Permit Application
Sketch Plan**

**Proposed Boundary Line Adjustment
Proposed Riley Fence
Proposed Subdivision Plat Amendment
Lots 1-4, Cole Ranch Subdivision**

**Engineer Mountain, Inc.
As of February 21, 2025**

Adjacent Land Owner

Property

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**

Adjacent Land Owner

Property

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

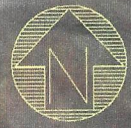
Lot 5, Cole Ranch Subdivision

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/LMAN: ALO/ N/A

SHEET
1
OF 1

SURVEY NO. 45
Mineral District No. 7

PLAT

or the
 JOHN H FRENCH et al PLACER

Claim

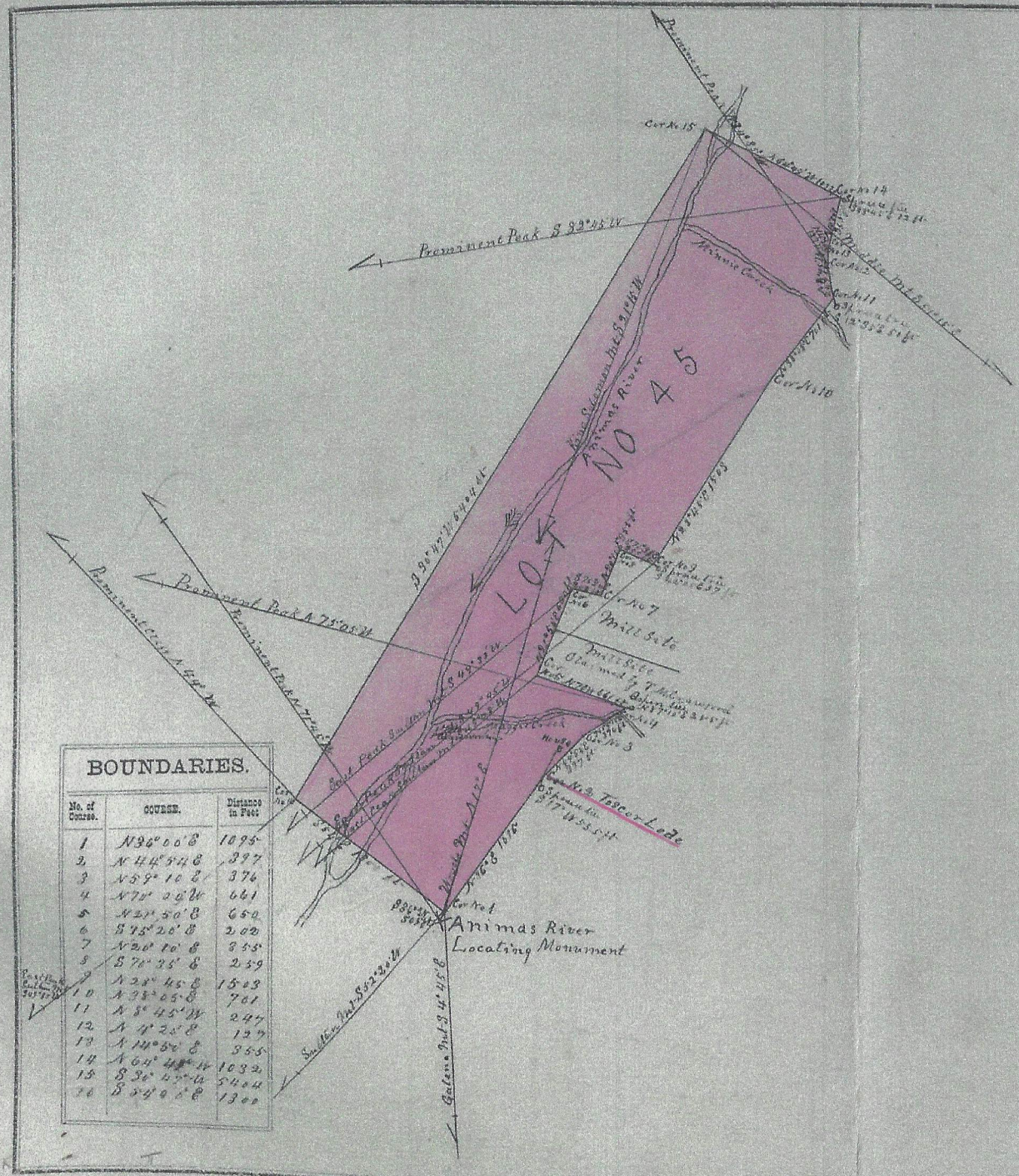
EUREKA

Mining District, La Plata County, Colorado.

Surveyed by—Wm Monroe—U. S. Dep. Surveyor.

Containing—183.8—Acres.

Scale of—300—Feet to an Inch,
 Variation 16° 30' E.



BOUNDARIES.

| No. of Course. | COURSE. | Distance in Feet. |
|----------------|-------------|-------------------|
| 1 | N 36° 00' E | 1095 |
| 2 | N 44° 54' E | 377 |
| 3 | N 59° 10' E | 374 |
| 4 | N 71° 20' E | 661 |
| 5 | N 21° 50' E | 650 |
| 6 | S 73° 20' E | 202 |
| 7 | N 20° 10' E | 355 |
| 8 | S 71° 35' E | 259 |
| 9 | N 24° 45' E | 1508 |
| 10 | N 73° 05' E | 701 |
| 11 | N 5° 45' W | 247 |
| 12 | N 4° 25' E | 127 |
| 13 | N 14° 50' E | 555 |
| 14 | N 64° 48' W | 1032 |
| 15 | S 30° 47' W | 540 |
| 16 | S 54° 0' E | 1300 |

The original Field Notes of the Survey of the John H. French et al Claim upon the _____ 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 applicants and their grantors, is not less than Five Hundred Dollars, and that said improvements consist of ditches, shafts, stoves, 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 18th 1875.

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

DRAWING NUMBER
MHP # 176

DRAWING NUMBER
COLE RANCH SUB

DRAWING NUMBER
ECCENTRAL
141283

DRAWING NUMBER

COLE RANCH SUBDIVISION

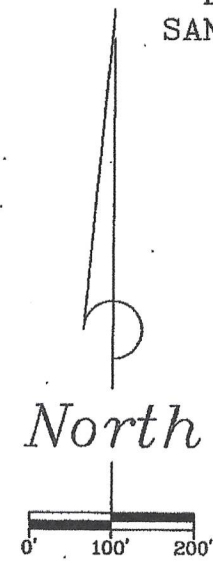
6 LOTS

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

OWNERS:

SANDRA IPPOLITE
PO BOX 3164
PLACIDA, FLORIDA 33946

MERLIN SCHAEFER
144 WEST 11 AVE.
DENVER, COLORADO 80204

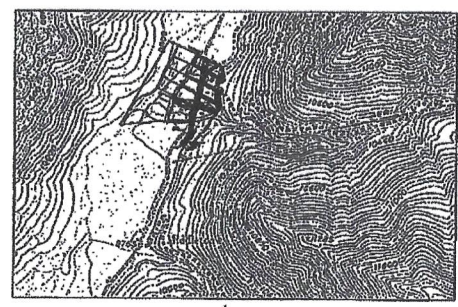


Basis of Bearing: The line between Cors. No. 14 and 15 of the JOHN H. FRENCH PLACER, monumented as shown hereon, is assumed to bear N.64°49'00"W., as described in Mineral Survey No. 45, all other bearings are relative thereto.

LEGEND:

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

VICINITY MAP



TOTAL ACRES 37.06
AREA IN COUNTY ROAD 2 1.71 ACRES
AREA IN MINNIE GULCH ROAD CR 24 0.50 ACRES
PERCENT OF AREA IN LOTS 65%
PERCENT OF AREA IN OPEN SPACE 29%
PERCENT OF AREA IN ROADS 6%

Title commitment is through ATTORNEYS' TITLE GUARANTY FUND, INC.
REC 10-99,059 dated 10-25-99.

Zoning: Subdivision is located in the MOUNTAIN ZONE.

NOTE:

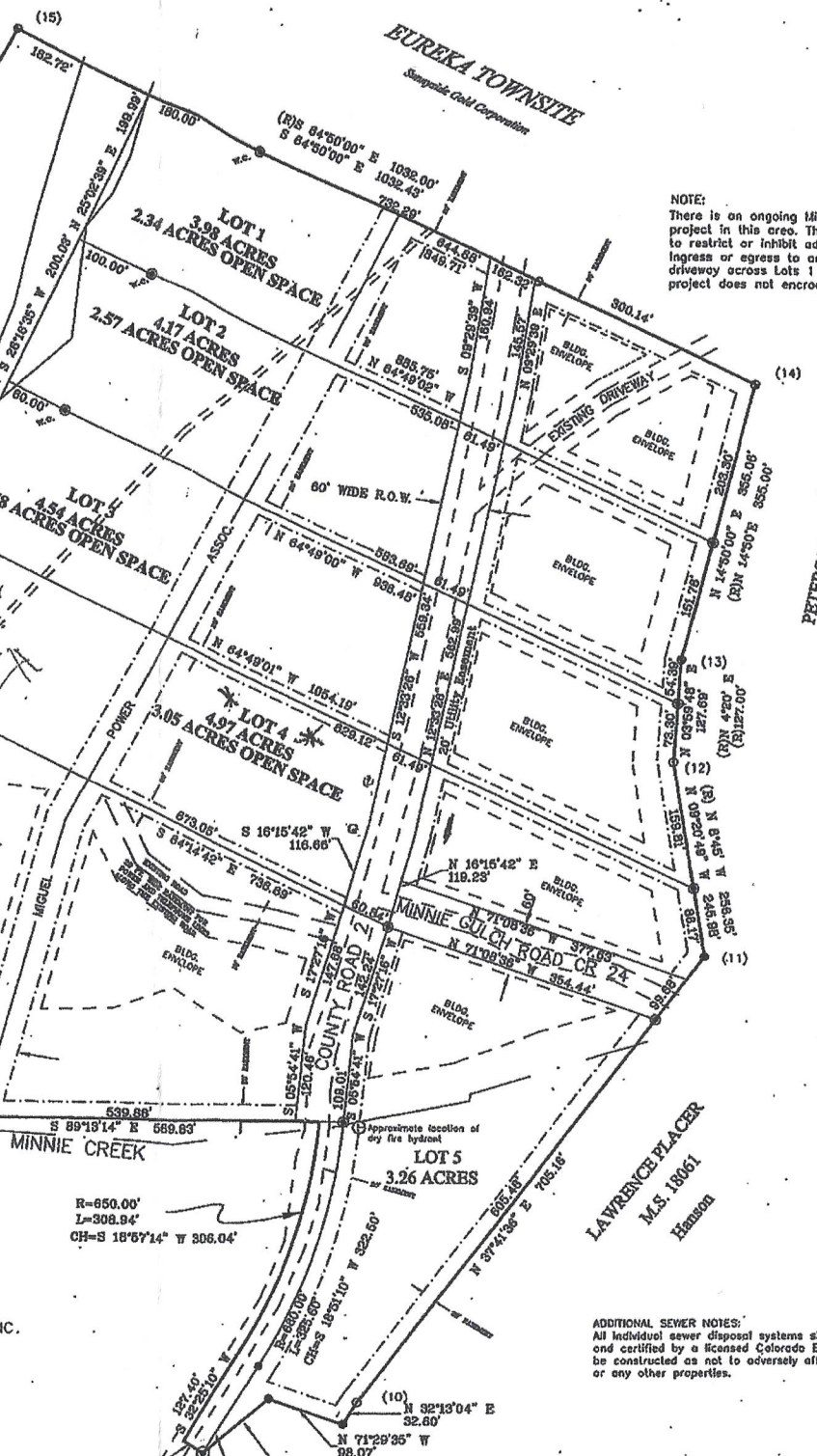
There will be no sale of a portion of any Lot, or further subdivision of any Lot. There will be no structures other than small storage sheds on that portion of Lots 1, 2, 3 and 4 lying west of County Road 2, without the express permission of the Board of County Commissioners.

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

A 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 terms, 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 is a minimum setback. Property owners are encouraged to utilize building locations further from the base of the slope.



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

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

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

Dedication
I, Merlin Schaefer and Sandra Ippolite, being the owner(s) of the land located in part of the JOHN H. FRENCH PLACER, Mineral Survey No. 45, Mining District 7, Eureka Mining District, San Juan County, Colorado, described as follows:
Beginning at corner no. 15 said JOHN H. FRENCH PLACER, thence S.29°31'25"W., 1833.16 ft. to a point on line 15-16 said JOHN H. FRENCH PLACER; thence N.83°48'54"E., 632.82 ft.; thence S.89°13'14"E., 569.83 ft.; thence 308.94 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.18°57'14"W., 306.04 ft.; thence S.32°25'10"W., 127.40 ft.; thence S.57°34'50"E., 30.00 ft.; thence N.50°38'18"E., 105.05 ft.; thence S.71°29'35"E., 98.07 ft. to a point on line 9-10 said JOHN H. FRENCH PLACER; thence N.32°13'04"E., 32.60 ft. to corner no. 10 said JOHN H. FRENCH PLACER; thence N.37°41'36"E., 705.16 ft. to corner no. 11 said JOHN H. FRENCH PLACER; thence N.9°20'49"W., 245.98 ft. to corner no. 12 said JOHN H. FRENCH PLACER; thence N.3°59'48"E., 127.69 ft. to corner no. 13 said JOHN H. FRENCH PLACER; thence N.14°50'00"E., 355.06 ft. to corner no. 14 said JOHN H. FRENCH PLACER; thence N.64°49'00"W., 1032.43 ft., more or less, to the point of beginning. Said parcel contains 37.06 acres, more or less, in San Juan County, Colorado, under the name of COLE RANCH SUBDIVISION, having laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate, and convey to the public at large, the common right to use the COUNTY ROAD 2 and MINNIE GULCH ROAD CR 24 as shown hereon and other areas as shown hereon and hereby dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon.

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

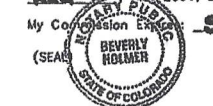
By: Merlin Schaefer
OWNER

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

By: Sandra Ippolite
OWNER

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

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



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

By: _____
Mortgagee

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

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

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 Chairman Attest: Dorothy A. Zanaman County Clerk

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

By: Carol D. Datta Chairman Attest: William T. Tolby Secretary

COUNTY SURVEYOR'S CERTIFICATE
Approved for content and form only and not as to the accuracy of survey, computations or drafting, pursuant to CRS 38-51-106.
Carl A. Zeman 1/24/01
County Surveyor or Deputy Date

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 141283 Time 3:24 PM, Page _____
Date 8/18/01 Dorothy A. Zanaman

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 shown hereon actually exist, and their positions are as shown.

Ernest E. Schaefer
Signature Date _____
Survey No. 12457



NOTICE
ACCORDING TO COLORADO LAW YOU MUST COME TO THE SURVEY WITHIN THREE YEARS AFTER THE DATE OF THIS SURVEY. IF YOU DO NOT COME TO THE SURVEY WITHIN THREE YEARS AFTER THE DATE OF THIS SURVEY, THE SURVEY WILL BE CONSIDERED AS MADE TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SURVEYED BY: E.E.S.
DRAWN BY: E.E.S.
SCALE: 1"=100'
DATE: J2045
SHEET 1 of 1

MERLIN SCHAEFER

COLE RANCH SUBDIVISION

SAN JUAN COUNTY, COLORADO

E. SCHAAF & ASSOCIATES INC.

J2045 SHEET 1 of 1

Amended Plat No. 1 - Cole Ranch Subdivision

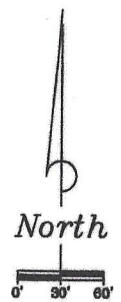
Lots 1 & 2

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

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

Eureka Mining District

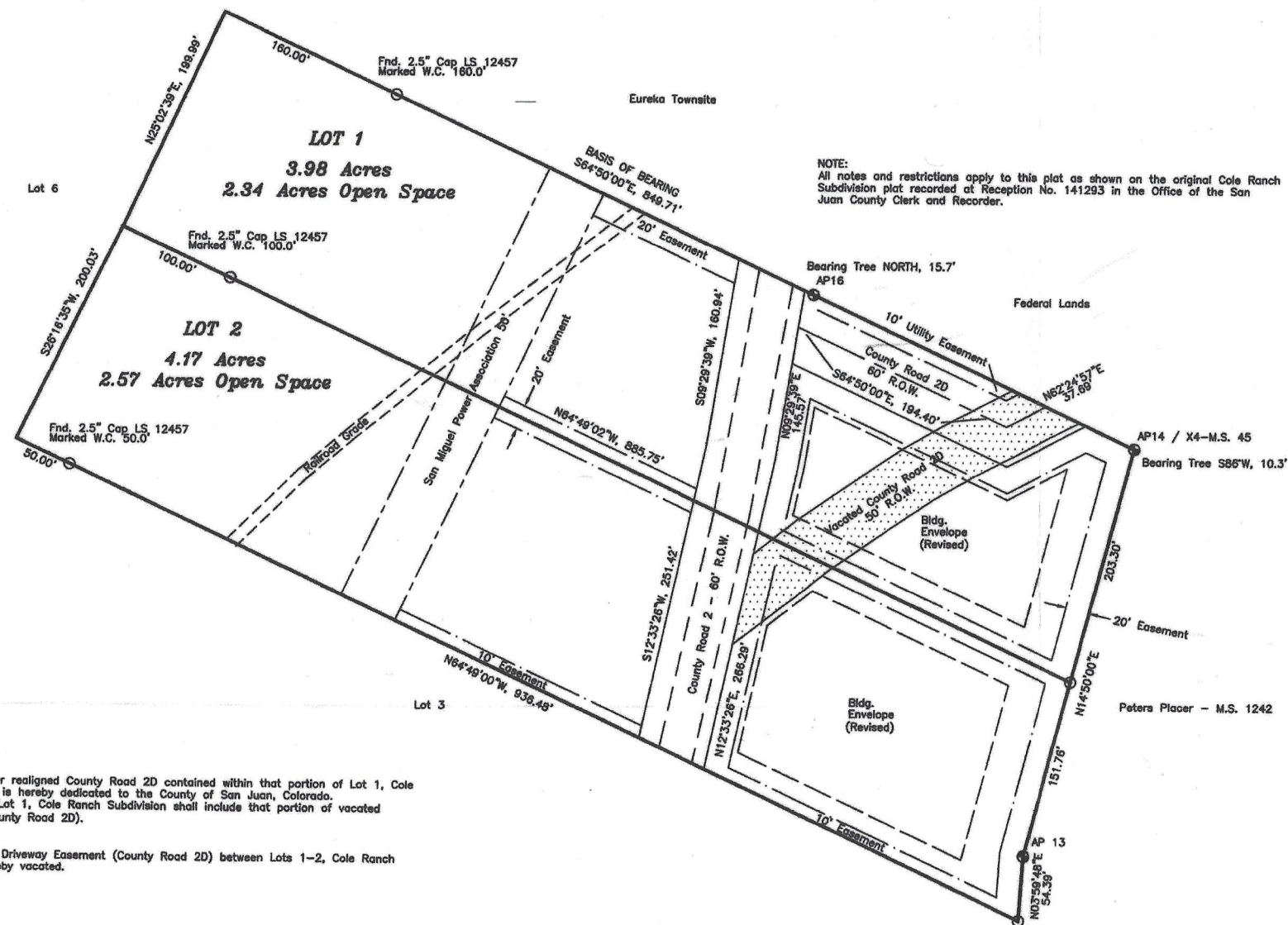
San Juan County, Colorado



Scale: 1"=60'

LEGEND

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



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

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

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

NOTICE: According to Colorado Law you must commence any legal action upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

BASIS OF BEARING:
 The bearing between a 3-1/4" Standard Monument, marked AP16, and a Witness Corner for the northwest corner of Lot 1, Cole Ranch Subdivision, a 2-1/2" Aluminum Survey Cap, LS 12457, is assumed to be N64°50'00"W as shown on the Cole Ranch Subdivision Plat at Reception No. 141293 in the Office of the San Juan County Clerk and Recorder's Office.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

Owners of Lot 1, Cole Ranch Subdivision:

By: Todd A. Sams
 Todd A. Sams, Owner

By: Julie A. Sams
 Julie A. Sams, Owner

STATE OF Colorado

COUNTY OF Osage

The foregoing signatures were acknowledged before me this 06 day of January, A.D., 2014, by Todd A. Sams & Julie A. Sams

ROBERT GLENN BOYD
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 2013408883
 MY COMMISSION EXPIRES APRIL 19, 2017

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

Owners of Lot 2, Cole Ranch Subdivision:

By: Derek Wendt
 Derek Wendt, Owner

By: Megan Wendt
 Megan Wendt, Owner

STATE OF Colorado

COUNTY OF Cheyenne

The foregoing signatures were acknowledged before me this 31st day of February, A.D., 2014, by Derek Wendt & Megan Wendt

My commission expires August 18, 2015
 Witness my hand and seal Ray Smith
 Notary Public

APPROVAL OF BOARD OF COUNTY COMMISSIONERS:

Reviewed and approved by the Board of County Commissioners of San Juan County, Colorado this 12th day of March, 2014

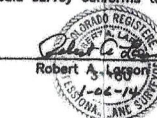
Ernest F. Kuhlman
 Ernest F. Kuhlman, Chairman

APPROVAL OF COUNTY ATTORNEY:

Approved as to form for recording this 14th day of March, 2014
Paul C. Sunderland
 Paul C. Sunderland, San Juan County Attorney
 Registration No. 19643

SURVEYOR'S CERTIFICATE:

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



Robert A. Larson LS 31180 Date

RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the Clerk and Recorder of San Juan County at 10:00 A.M., on the 14th day of March, 2014, in Book --- Page ---, Reception No. 149440
Ladonna J. Caramillo
 Clerk & Recorder

| | |
|--------------------------------------|------------------|
| Amended Plat | |
| Surveyed For: Todd and Julie Sams | |
| Rev. 11/1/2013 Rev. 10/8/2013 | DATE: 3/1/14 |
| PREPARED BY: R.A.L. | SCALE: AS SHOWN |
| DRAWN BY: T.A.P. | ADPT. NO. J13031 |
| Scale: 1"=60' | SHEET 1 of 1 |

DRAWING NUMBER
 149440
 DRAWING NUMBER
 149440
 DRAWING NUMBER
 149440
 DRAWING NUMBER
 149440

DRAWING NUMBER
155362

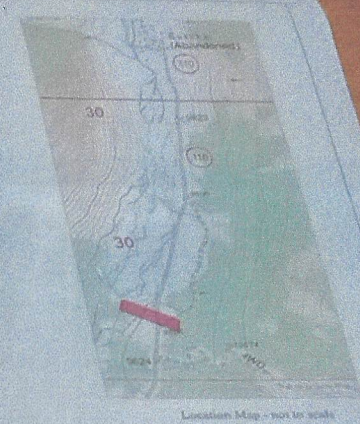
DRAWING NUMBER
155362

DRAWING NUMBER
155362

DRAWING NUMBER
155362

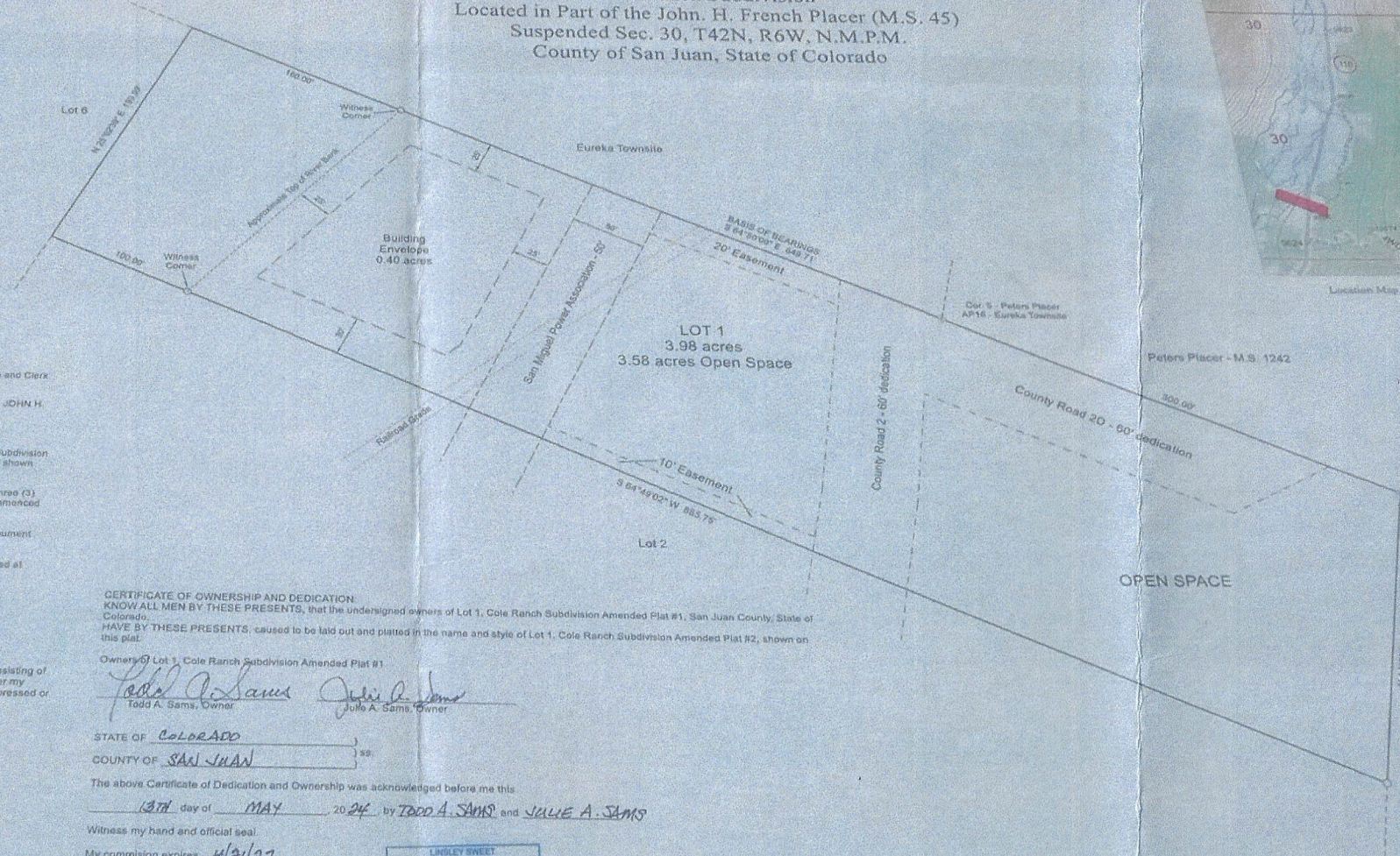
Amended Plat No. 2 - Cole Ranch Subdivision

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



Scale 1"=40'
Linear Units: U.S. Survey Feet

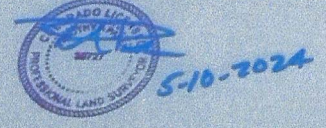
- Found 3-1/4" aluminum cap on 2-1/2" metal pipe (U.S. B.L.M.)
- Found 2-1/2" aluminum cap on #6 rebar (L.S. 12457)



- Notes:
- Survey performed without the benefit of a title commitment. Research was conducted at the Assessor's Office and Clerk & Recorder's Office of San Juan County, Colorado.
 - Property Description: LOT 1, COLE RANCH SUBDIVISION AMENDED PLAT #1 LOCATED IN PART OF THE JOHN H. FRENCH PLACER, RECORDED RECEPTION #149440, MARCH 14, 2014.
 - This survey is valid only if print has the original seal and signature of the surveyor.
 - Basis of Bearings: Bearings are local grid bearings. The bearing of the boundary between Lot 1, Cole Ranch Subdivision and the Eureka Township is assumed to be S 64°50'00" 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 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 necessary, commits a class 2 misdemeanor pursuant to C.R.S. 16-4-508.
 - 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

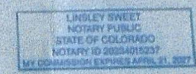
CERTIFICATE OF OWNERSHIP AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that the undersigned owners of Lot 1, Cole Ranch Subdivision Amended Plat #1, San Juan County, State of Colorado,
HAVE BY THESE PRESENTS, caused to be laid out and platted in the name and style of Lot 1, Cole Ranch Subdivision Amended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

Owners of Lot 1, Cole Ranch Subdivision Amended Plat #1
Todd A. Sams *Julie A. Sams*
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 4/31/27



Lindsey Sweet
Notary

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

Christa Jaska
Chair

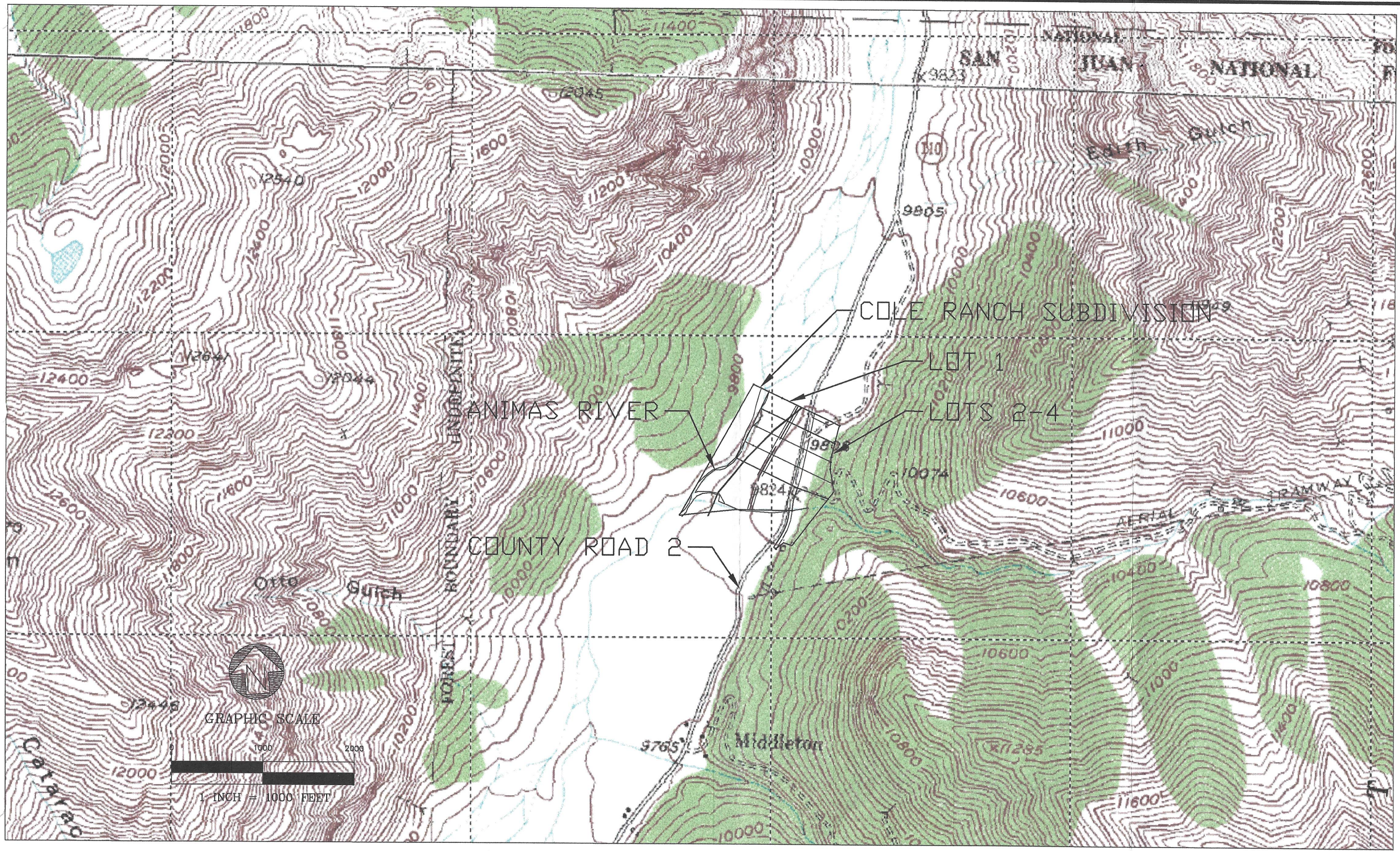
RECORDER'S CERTIFICATE
This plat was filed for record in the office of the Clerk and Recorder of San Juan County, Colorado at 2:20 P.M., on the 13th day of MAY, 2024 in Book Page Reception No. 155362

Sadama S. Jaramilla
Clerk & Recorder

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

Julie Sams
4780 County Road 2
Silverton, CO 81433

Metropolitan Notary Services, Inc.
240 7th Ave., P.O. Box 65
Denver, CO 80202
Notary ID: 2023-01237
MY COMMISSION EXPIRES APRIL 31, 2027



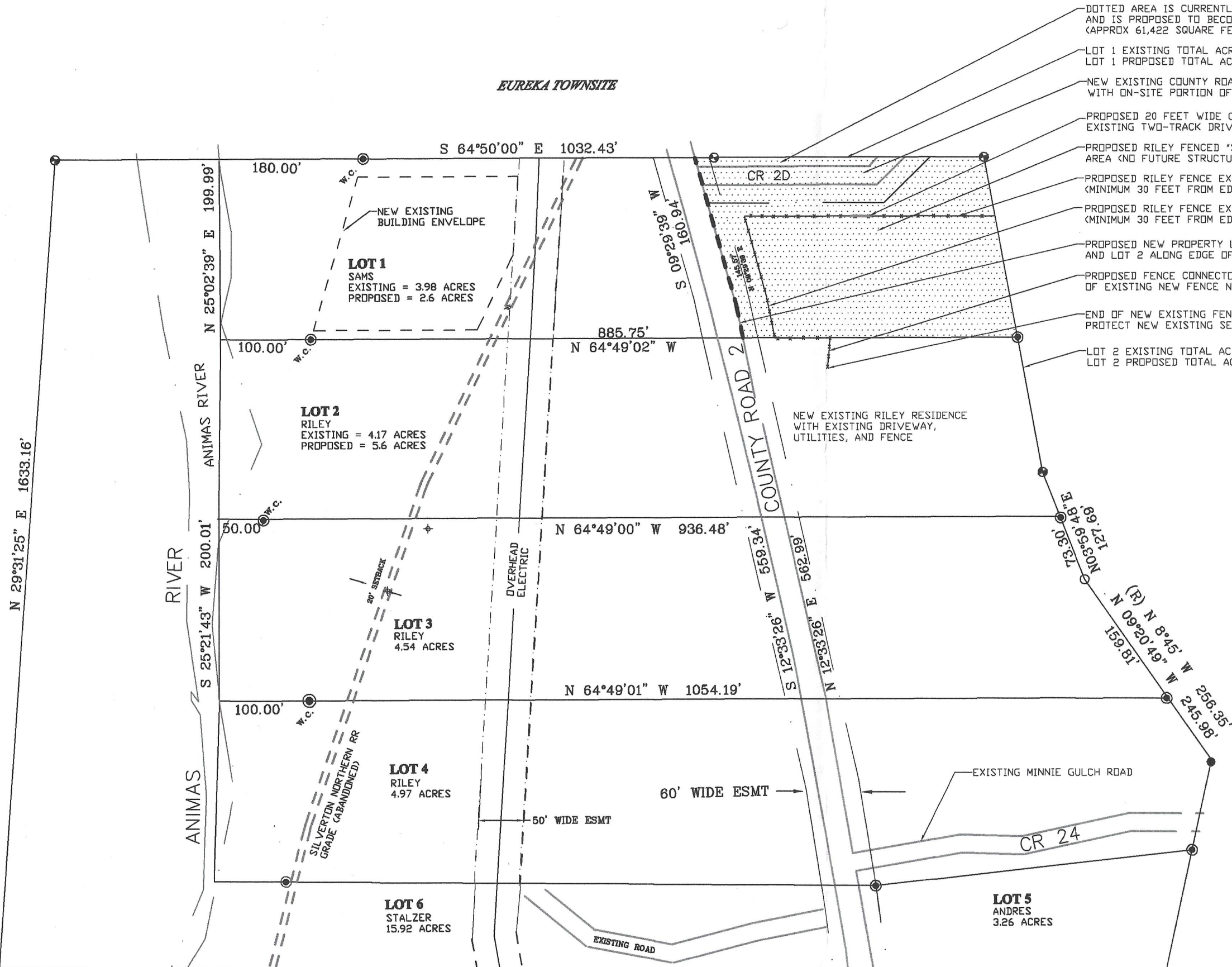
*SOILS *RETAINING WALLS
 *SEPTICS *FOUNDATIONS
 *GRADING AND DRAINAGE
 *CIVIL SITE DEVELOPMENT
ENGINEER MOUNTAIN INC.
 Formerly MACKIE Engineering
 P.O. BOX 526, SILVERTON, CO 81433
 (970) 387-0500 engineermountaininc@gmail.com

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

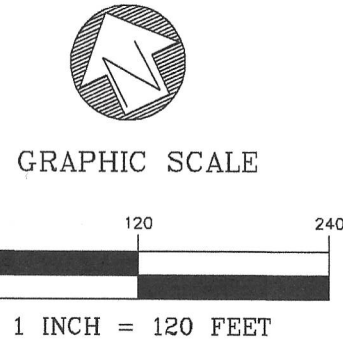
DATE: JAN 4 2006
 DRAWN BY: JN/LMA
 FILE: 24-107/RELEY - PLANS 2025.DWG
 LAYOUT AND LMAN VICINITY
 LAST REVISED: FEBRUARY 19, 2025

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

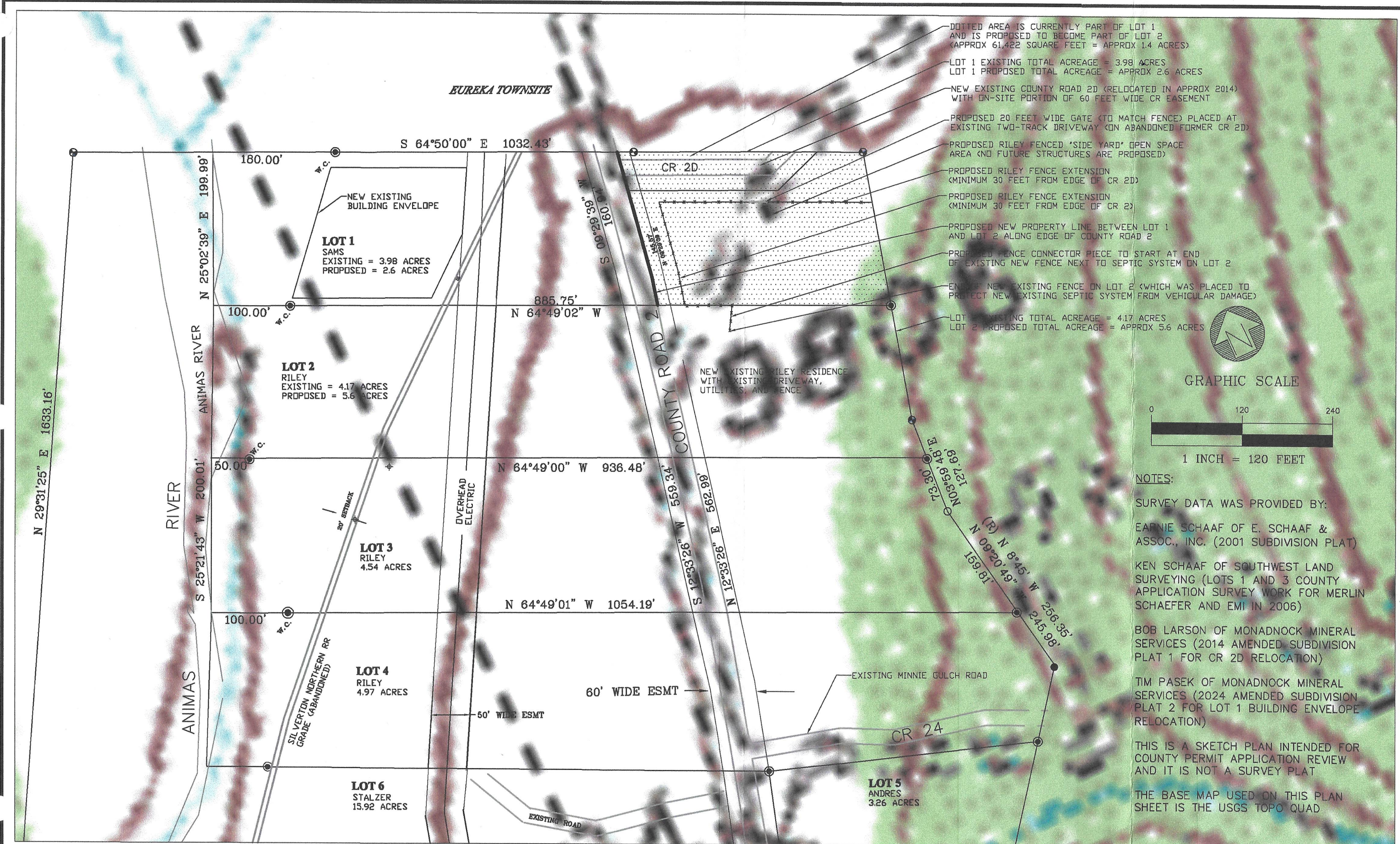
ENGINEER MOUNTAIN INC.
formerly MACKIE Engineering
P.O. BOX 526, SILVERTON, CO 81433
(970) 387-0500
engineermountaininc@gmail.com

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

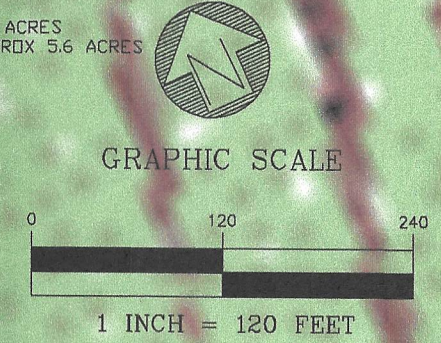
SKETCH PLAN
LOTS 1 TO 4, COLE RANCH SUBDIVISION
COUNTY ROAD 2, NEAR EUREKA
SAN JUAN COUNTY, COLORADO

DATE: AUGUST 1, 2006
DRAWN BY: JV/MM/LMA
LAYOUT/LMAN SKETCH NO TOPO
FILE: 24-107/RILEY - 2005.DWG
LAST REVISED: FEBRUARY 24, 2005

SHEET
2
OF 4



- 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:
 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

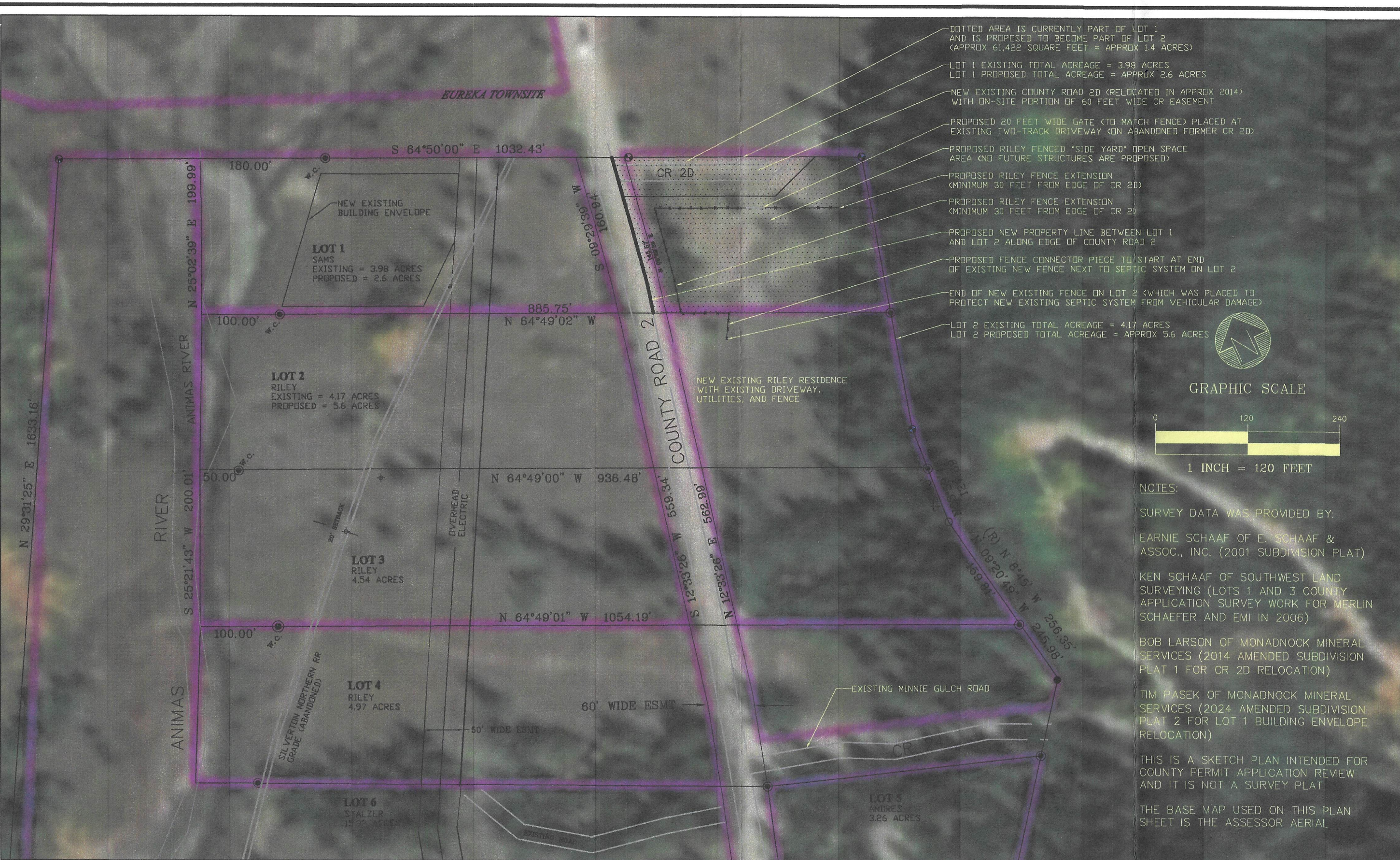
THE BASE MAP USED ON THIS PLAN SHEET IS THE USGS TOPO QUAD

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

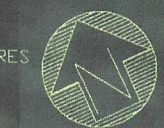
SKETCH PLAN WITH TOPOGRAPHY
 LOTS 1 TO 4, COLE RANCH SUBDIVISION
 COUNTY ROAD 2, NEAR EUREKA
 SAN JUAN COUNTY, COLORADO

DATE: AUGUST 1, 2006
 DRAWN BY: JVA/ML/LMA
 CHECKED BY: LMA
 FILE: 24-107/RILEY... 2025.DWG
 LAST REVISED: FEBRUARY 24, 2025

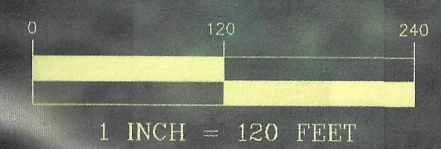
SHEET
 3
 OF 4



- 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 2D)
- 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



GRAPHIC SCALE



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 ASSESSOR AERIAL

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

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

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

DATE: AUGUST 1, 2006
 DRAWN BY: J.V./M/LMA
 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 REVOCABLE 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 type="checkbox"/> Issued <input type="checkbox"/> Denied | | Reason For Denial |
| Fees Paid | | Restrictions |
| Date | | Land Use Administrator |

Colorado Wetland Inventory

4728 County Road 2, Silverton.

Show search results for 4728 County ...

Legend

River Basins

- River Basins
- Major River Basins
- Major River Basin Boundary
- River Subbasins
- River Subbasin Boundary

Counties

- Counties
- County Boundary

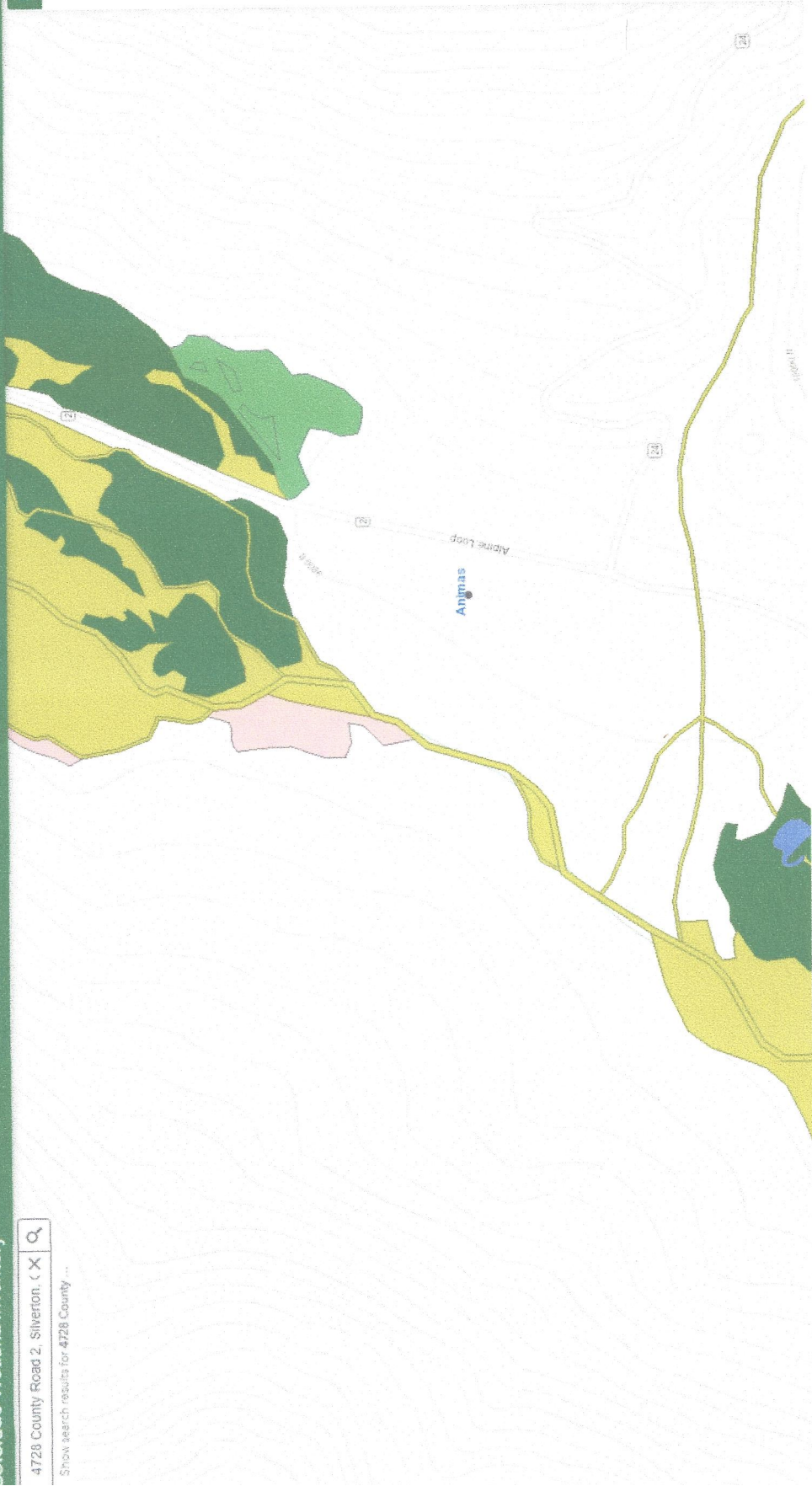
Wetland Mapping

Colorado Wetlands

- Emergent
- Forested
- Pond
- Lake
- Other
- Riparian
- Rivers & Streams
- Shrub-Scrub

Colorado Wetlands Greyscale

- 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.

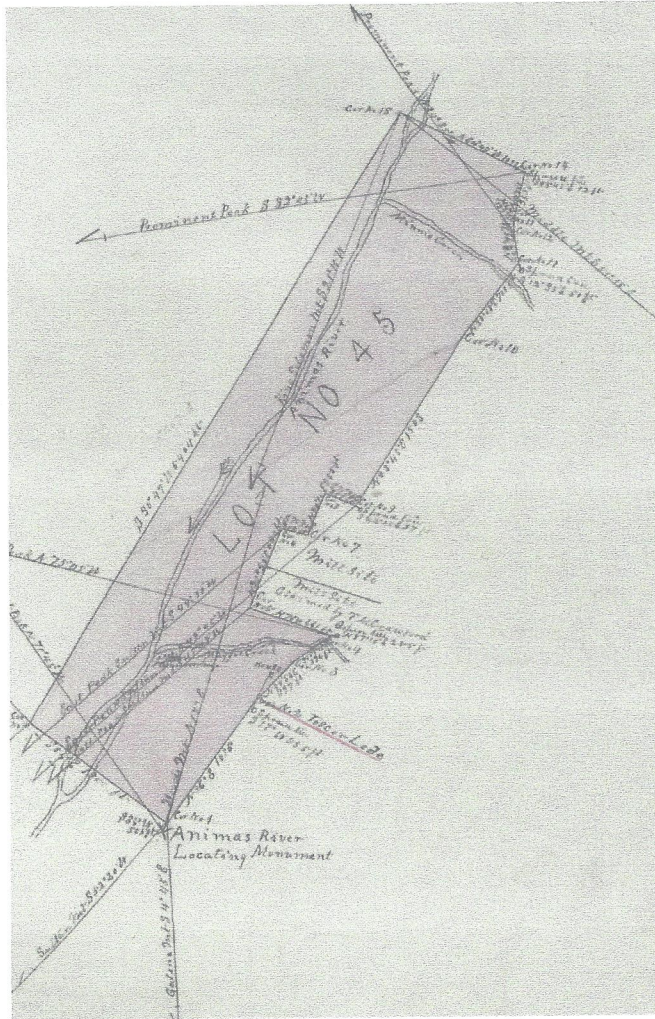
Witness my hand and official seal.

Notary Public

My Commission Expires:

*Registered with
San Juan County
me*

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.



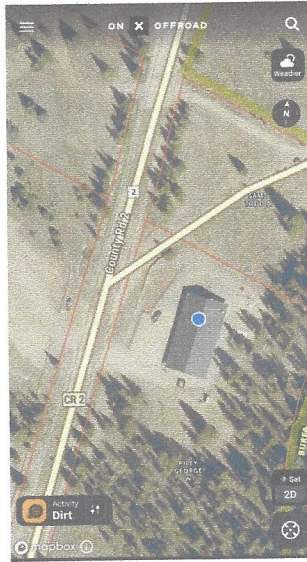
BEFORE picture from Applicant, of the end of the new existing fence, with the intersection of CR 2 and 2D in the distance, and the proposed fence extension area (where there are existing evergreens trees along CR 2), as viewed from the new existing Riley residence/parking area, looking towards the northwest.



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
Cole Ranch Subdivision
Prepared By Engineer Mountain, Inc.

7. TOPSOIL, UTILITIES, LIGHTING, AND DRIVEWAYS

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

A. TOPSOIL

County regulations require that the project should include the following:

Plans to remove and save topsoil, prior to any grading or excavation and replacement, for reuse during re-vegetation.

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

B. UTILITIES

County regulations require that the project should include the following:

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

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

C. EXTERIOR LIGHTING

County regulations require that the project should include the following:

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

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

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

D. DRIVEWAYS

County regulations require that the project should include the following:

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

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

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

8. BUILDING MATERIALS

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

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

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

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

9. CONCLUSIONS

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

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

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