



Notice of the Regular Meeting of the Ophir Planning and Zoning Commission
Ophir Town Hall, 36 Porphyry Street, Colorado, 81426
6:00PM, Wednesday, March 12th, 2025

Zoom Link: <https://us02web.zoom.us/j/6189461254?omn=82125746558>

Agenda:

1. Approve the Agenda
2. Adoption and Approval of January 8th, 2025 P&Z Regular meeting minutes
3. Adoption and Approval of February 12th, 2025 P&Z Regular meeting minutes
4. Staff Report
5. Business Items:
 - a. Town of Ophir Avalanche Hazard Zoning
 - i. Public hearing on AN ORDINANCE AUTHORIZING RESIDENTIAL CONSTRUCTION AND IMPROVEMENT IN MODERATE AVALANCHE HAZARD ZONES WHEN HAZARD MITIGATION PROCEDURES ARE FOLLOWED.
 - ii. P&Z vote on recommendation to the General Assembly the proposed ordinance.
 - b. 890 Granite Avenue Remodel Building Permit Application
 - i. P&Z vote on approval of the building permit application.
6. New Business
7. Adjourn

**Regular Meeting of the Ophir Planning and Zoning Commission
February 12th, 2025**

1. CALL TO ORDER

- a. The meeting was called to order at 6:09pm by Gunnar Doyle

P&Z Members: Gunnar Doyle, Daniel Forgrave, Mark Rosenthal, Allyn Hart, Phil Hayden

Non-P&Z Members: Andy Ward, John Wontrobski, Joe Shults, Slator Aplin, Sheamus Croke, Kara Grey, Michael Bowling, David McConaughy, Eric Beerman, Glenn Pauls

2. APPROVAL OF THE AGENDA

- a. Agenda was approved unanimously, with the executive session move up to item #2.

3. EXECUTIVE SESSION

An executive session under CRS 24-6-402(4)(b) was held to discuss town avalanche zoning and related threat of litigation.

4. BUSINESS ITEMS

- a. Town of Ophir Avalanche Zoning.

- i. Gunnar gave presentation that outlined the proposed ordinance and showed which lots in Ophir are subject to the moderate hazard zone.

- ii. Allyn and Phil provided their thoughts that building should not be allowed in the moderate zone. Phil thinks the ordinance should make any proposed buildings account for deflection.

- iii. Kim Wheels acknowledged that the ordinance was helpful to understand what the process would look like to build on moderately zoned lots if it was ever allowed.

- b. Town of Ophir Land Use Code Revisions

- i. Discussion was postponed due to timing constraints.

5. NEW BUSINESS

- i. None.

6. ADJOURN

- a. On or about 7:50pm, the meeting was adjourned.

TOWN OF OPHIR, COLORADO

ORDINANCE NO. _____ - ____

AN ORDINANCE AUTHORIZING RESIDENTIAL CONSTRUCTION AND IMPROVEMENT IN MODERATE AVALANCHE HAZARD ZONES WHEN HAZARD MITIGATION PROCEDURES ARE FOLLOWED.

WHEREAS, the Town of Ophir, Colorado (“Town”), is a home-rule town and political subdivision of the State of Colorado, duly organized and operating under the Constitution and laws of the state and the Ophir Town Charter; and

WHEREAS, many tracts of land within Town boundaries are exposed to moderate to high avalanche risk; and

WHEREAS, the Town desires to permit residential construction and modification in Moderate Avalanche Hazard Zones, as defined by the Hazards Overlay Map, when engineering reports indicate that it is safe to do so given the proposed building design; and

WHEREAS, the Town desires to adopt the following ordinance to permit construction in Moderate Avalanche Hazard Zones under appropriate circumstances and subject to the requirements set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE GENERAL ASSEMBLY OF THE TOWN OF OPHIR, COLORADO:

Section 1. Recitals. The Recitals set forth above are incorporated herein as findings and declarations of the General Assembly.

Section 2. Modification. The modification of Article VIII, §801 in the Town’s land use code shall read as follows:

§801 **INTENTION AND PURPOSE.** The Avalanche Hazard Zone is intended to define areas where avalanche hazard threatens the health, safety and welfare of persons and property, and to restrict development in those areas other than (a) the replacement, relocation, renovation or expansion of existing grand-fathered single family dwellings and accessory buildings in accordance with standards and procedures of the provisions of §307.2 and §803; ~~and~~ (b) the replacement, renovation or expansion of the old jail building located on Lots 9 and 10, Block T; and (c) residential construction and modification in accordance with the provisions of §803.5(A) to (E). The Avalanche Hazard Zone boundaries are established on the official Hazards Overlay Map of the Town of Ophir.

Section 3. Modification. The modification of Article VIII, §803.2 in the Town’s land use code shall read as follows:

§803.2 No structures or accessory buildings, other than replacement, relocation, renovation or expansion of a grandfathered single-family dwelling or accessory building, or the old jail building located on Lots 9 and 10, Block T, as may be approved pursuant to a Variance or the Special Use Permit process in accordance with the standards and requirements of §803, shall be permitted in the zone designated on the Hazards Overlay Map as High ~~or Moderate~~ Avalanche Hazard;

Section 4. Addition. The addition of Article VIII, §803.5 to the Town's land use code shall read as follows:

§803.5 Notwithstanding any other provisions of this code, residential construction and improvement shall be allowed in Moderate Avalanche Hazard Zones, as depicted by the Hazards Overlay Map, subject to hazard mitigation procedures. Prior to the issuance of a building permit, the applicant must provide to the Town:

A. A written report analyzing the potential avalanche hazards and the potential physical forces created thereby upon the proposed improvement or structure. Said report shall be prepared and signed by a qualified avalanche expert, based on such expert's education and experience in avalanche hazard mitigation. Said report shall also be recorded in the real estate records of San Miguel County with a reference to the subject property.

B. A structural analysis of the proposed building prepared and signed by a state licensed structural engineer reflecting an engineering analysis and design that takes into account the potential force from an avalanche as set forth in the avalanche report referred to in subsection A of this section.

C. A complete release and indemnification agreement releasing the Town, as required by §803.1.

D. No building permit shall be issued to any applicant unless the state licensed structural engineer submitting the written report analyzing the potential avalanche dangers required in this section certifies, in writing, that the proposed building design and construction or proposed structural modification of an existing structure, will protect human life throughout the dwelling unit, building or structure from the anticipated one hundred (100) year avalanche forces for the location of the proposed dwelling unit, building or structure or proposed addition or modification thereto. Additionally, the written report prepared by the avalanche expert shall certify that the proposed building design or modification will not negatively impact another structure, property or any public right of way as part of the mitigation plan.

E. The Town may require, at its discretion, a bond, letter of credit or other guarantee to ensure that the requirements of this section are complied with and the construction of any

approved buildings or structures will be completed in strict accordance with the approved plans and specifications.

Section 5. Addition. The addition of Article VIII, §803.6 to the Town’s land use code shall read as follows:

§ 803.6 Each and every real estate agent, salesperson and broker, and each and every private party owning property within the Avalanche Hazard Zone shall provide prospective purchasers, lessees, or tenants with written notice that said real property is located within the Avalanche Hazard Zone prior to or in conjunction with viewing said property. The written notice must state that §803.5 avalanche studies are available for public inspection at the office of the Town Clerk and that the studies should be reviewed prior to any party entering into any agreement, contract, or lease concerning said property.

Section 6. Addition. The addition of Article VIII, §805 to the Town’s land use code shall read as follows:

§805 PROPORTIONAL PARCEL RESTRICTION. When the Avalanche Hazard Zone covers only part of a parcel, only the portion within the Avalanche Hazard Zone is subject to Article VIII development restrictions.

Section 7. Publication. After final adoption, a public notice shall be published which notice shall contain the number and title of this ordinance, a brief description of the ordinance, its effective date and notice that all copies are available for inspection at the Town Hall office.

Section 8. Severability, Conflicting Ordinances Repealed. If any section, subsection or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Introduced, Read, and Referred to Public Hearing on First Reading by the General Assembly of the Town of Ophir on the ____ day of _____, 2025.

Approved and Adopted on Second and Final Reading as Amended by the General Assembly of the Town of Ophir on the ____ day of _____, 2025.

By: _____

Andy Ward, Mayor

Attest: _____

Ben Foster, Town Clerk

Approved as to Form: Town Attorney

From: [Andrew Peters](#)
To: [David H. McConaughy](#)
Cc: [Danielle De Santis](#); [Debra Holland](#); [Haley Carmer](#); [Matthew Butt](#)
Subject: RE: Ophir: Letter to P&Z
Date: Wednesday, February 19, 2025 3:21:19 PM

David, thanks. Has Alan weighed in on the proposed language?

Our expert pointed to Sun Valley's code as including language that would achieve much the same thing without presenting the concerns I raised below:

Letter signed by an expert in the field of avalanche forces, occurrences and behavior addressing the proposed development's considerations related to neutrality of snow deflection onto neighboring properties, the City's right-of-way, and adjacent private roads.

Andrew L.W. Peters

Attorney at Law

Otten Johnson Robinson Neff + Ragonetti PC

Suite 1600 | 950 17th Street | Denver, Colorado 80202
DIRECT 303.575.7507 | MAIN 303.825.8400 | FAX 303.825.6525
apeters@ottenjohnson.com | [My Profile](#) | [vCard](#)

This email message, any chain of emails of which this message is a part, any attachments, and any metadata contained therein are for the sole use of the intended recipients and may contain information that is confidential and subject to the attorney-client privilege. Any unauthorized review, use, disclosure or distribution is prohibited. Please do not read, copy, or disseminate this email message/email chain, any attachments or any metadata contained therein unless you are the intended recipient. If you have received this email/email chain in error, please call us (collect) at 303 825 8400 and ask to speak with the message sender. Also, we would appreciate your forwarding the message/email chain back to us and deleting it from your system. Thank you!

From: David H. McConaughy <dmcconaughey@garfieldhecht.com>
Sent: Tuesday, February 18, 2025 5:45 PM
To: Andrew Peters <apeters@ottenjohnson.com>
Cc: Danielle De Santis <d-desantis@ottenjohnson.com>; Debra Holland <dholland@ottenjohnson.com>; Haley Carmer <hcarmer@garfieldhecht.com>; Matthew Butt <mbutt@garfieldhecht.com>
Subject: RE: Ophir: Letter to P&Z

Andy, this is the sort of public comment that might be useful at the public hearing. Perhaps Mr. Wilbur should attend. I'll leave that up to you and him.

David

From: Andrew Peters <apeters@ottenjohnson.com>
Sent: Tuesday, February 18, 2025 11:06 AM
To: David H. McConaughy <dmcconaughy@garfieldhecht.com>
Cc: Danielle De Santis <ddesantis@ottenjohnson.com>; Debra Holland <dholland@ottenjohnson.com>; Haley Carmer <hcarmer@garfieldhecht.com>; Matthew Butt <mbutt@garfieldhecht.com>
Subject: Re: Ophir: Letter to P&Z

David,

Strike that. I spoke too soon. Our avalanche expert, Chris Wilbur, tells me that he likely can't make such a strong certification because he can't guarantee how an avalanche will perform and can't get E&O coverage for a certification like that.

I understand that the Town has been working with Alan Jones. Have they talked to him about this language or what might be feasible from an engineer's perspective?

Andrew L.W. Peters

Attorney at Law

Otten Johnson Robinson Neff + Ragonetti PC

Suite 1600 | 950 17th Street | Denver, Colorado 80202

DIRECT [303.575.7507](tel:303.575.7507) | MAIN [303.825.8400](tel:303.825.8400) | FAX [303.825.6525](tel:303.825.6525)

apeters@ottenjohnson.com | [My Profile](#) | [vCard](#)

This email message, any chain of emails of which this message is a part, any attachments, and any metadata contained therein are for the sole use of the intended recipients and may contain information that is confidential and subject to the attorney-client privilege. Any unauthorized review, use, disclosure or distribution is prohibited. Please do not read, copy, or disseminate this email message/email chain, any attachments or any metadata contained therein unless you are the intended recipient. If you have received this email/email chain in error, please call us (collect) at 303 825 8400 and ask to speak with the message sender. Also, we would appreciate your forwarding the message/email chain back to us and deleting it from your system. Thank you!

From: Andrew Peters <apeters@ottenjohnson.com>
Sent: Tuesday, February 18, 2025 10:55 AM
To: David H. McConaughy <dmcconaughy@garfieldhecht.com>
Cc: Danielle De Santis <ddesantis@ottenjohnson.com>; Debra Holland <dholland@ottenjohnson.com>; Haley Carmer <hcarmer@garfieldhecht.com>; Matthew Butt <mbutt@garfieldhecht.com>
Subject: Re: Ophir: Letter to P&Z

David,

I've confirmed that this works for my client. Assuming the March P&Z meeting will result in a recommendation (one way or another) to the GA, we'd also request that the GA entertain this

for first reading in March as well.

Thanks,

Andy

Andrew L.W. Peters

Attorney at Law

Otten Johnson Robinson Neff + Ragonetti PC

Suite 1600 | 950 17th Street | Denver, Colorado 80202

DIRECT 303.575.7507 | MAIN 303.825.8400 | FAX 303.825.6525

apeters@ottenjohnson.com | [My Profile](#) | [vCard](#)

This email message, any chain of emails of which this message is a part, any attachments, and any metadata contained therein are for the sole use of the intended recipients and may contain information that is confidential and subject to the attorney-client privilege. Any unauthorized review, use, disclosure or distribution is prohibited. Please do not read, copy, or disseminate this email message/email chain, any attachments or any metadata contained therein unless you are the intended recipient. If you have received this email/email chain in error, please call us (collect) at 303 825 8400 and ask to speak with the message sender. Also, we would appreciate your forwarding the message/email chain back to us and deleting it from your system. Thank you!

From: David H. McConaughy <dmcconaughey@garfieldhecht.com>

Sent: Monday, February 17, 2025 9:56 AM

To: Andrew Peters <apeters@ottenjohnson.com>

Cc: Danielle De Santis <DDeSANTIS@ottenjohnson.com>; Debra Holland <dholland@ottenjohnson.com>; Haley Carmer <hcarmer@garfieldhecht.com>; Matthew Butt <mbutt@garfieldhecht.com>

Subject: RE: Ophir: Letter to P&Z

Andy,

See attached with the suggested edit. The public hearing will be at the PC on March 12, 2025. Haley will be covering that meeting because I'll be out of town. There may or may not be further edits following the hearing and public comments before it goes to the General Assembly.

David

From: David H. McConaughy

Sent: Friday, February 14, 2025 10:02 AM

To: Andrew Peters <apeters@ottenjohnson.com>

Cc: Danielle De Santis <ddesantis@ottenjohnson.com>; Debra Holland <dholland@ottenjohnson.com>; Haley Carmer <hcarmer@garfieldhecht.com>
Subject: RE: Ophir: Letter to P&Z

There was a suggested edit to add a sentence that the engineer's mitigation plan has to certify no negative impacts to nearby property, i.e., you can't just build a giant wedge uphill of your house and deflect the slide into your neighbor's house. So we'll do that before any hearing.

I'm expecting the PC hearing and recommendation to occur on 3/12/25 but waiting for staff to confirm that. Apparently I'm missing an 18" powder day in Telluride today, so I may not hear from staff this morning. Hopefully they are out skiing! I'll let you know as soon as we confirm the meeting dates.

David

From: Andrew Peters <apeters@ottenjohnson.com>
Sent: Thursday, February 13, 2025 2:05 PM
To: David H. McConaughy <dmcconaughey@garfieldhecht.com>
Cc: Danielle De Santis <ddesantis@ottenjohnson.com>; Debra Holland <dholland@ottenjohnson.com>
Subject: RE: Ophir: Letter to P&Z

David,

Thank you. Curious to hear how it went last night when you have a moment, and I'm of course primarily interested in whether (a) there will be another P&Z hearing and (b) whether there will be any recommended amendments we should consider.

Best,

Andy

Andrew L.W. Peters

Attorney at Law

Otten Johnson Robinson Neff + Ragonetti PC

Suite 1600 | 950 17th Street | Denver, Colorado 80202
DIRECT [303.575.7507](tel:303.575.7507) | MAIN [303.825.8400](tel:303.825.8400) | FAX 303.825.6525
apeters@ottenjohnson.com | [My Profile](#) | [vCard](#)

This email message, any chain of emails of which this message is a part, any attachments, and any metadata contained therein are for the sole use of the intended recipients and may contain information that is confidential and subject to the attorney-client privilege. Any unauthorized review, use, disclosure or distribution is prohibited. Please do not read, copy, or disseminate this email message/email chain, any attachments or any metadata contained therein unless you are the intended recipient. If you have received this email/email chain in error, please call us (collect) at 303 825 8400 and ask to speak with the message sender. Also, we would appreciate your forwarding the message/email chain back to us and deleting it from your system. Thank you!

From: David H. McConaughy <dmcconaughy@garfieldhecht.com>
Sent: Wednesday, February 12, 2025 5:30 PM
To: Andrew Peters <apeters@ottenjohnson.com>
Cc: Danielle De Santis <d-desantis@ottenjohnson.com>; Debra Holland <dholland@ottenjohnson.com>
Subject: RE: Ophir: Letter to P&Z

Andy,

Message received, and we will print your letter for the PC meeting tonight.

David

From: Andrew Peters <apeters@ottenjohnson.com>
Sent: Wednesday, February 12, 2025 12:53 PM
To: David H. McConaughy <dmcconaughy@garfieldhecht.com>
Cc: Danielle De Santis <d-desantis@ottenjohnson.com>; Debra Holland <dholland@ottenjohnson.com>
Subject: Ophir: Letter to P&Z

David,

I'd appreciate your passing along the attached letter to P&Z in connection with tonight's meeting. If you think it unwise to deliver that letter, though, please let me know.

Best,

Andy

Andrew L.W. Peters

Attorney at Law

Otten Johnson Robinson Neff + Ragonetti PC

Suite 1600 | 950 17th Street | Denver, Colorado 80202

DIRECT [303.575.7507](tel:303.575.7507) | MAIN [303.825.8400](tel:303.825.8400) | FAX [303.825.6525](tel:303.825.6525)

apeters@ottenjohnson.com | [My Profile](#) | [vCard](#)

This email message, any chain of emails of which this message is a part, any attachments, and any metadata contained therein are for the sole use of the intended recipients and may contain information that is confidential and subject to the attorney-client privilege. Any unauthorized review, use, disclosure or distribution is prohibited. Please do not read, copy, or disseminate this email message/email chain, any attachments or any metadata contained therein unless you are the intended recipient. If you have received this email/email chain in error, please call us (collect) at 303 825 8400 and ask to speak with the message sender. Also, we would appreciate your forwarding the message/email chain back to us and deleting it from your system. Thank you!



BUILDING PERMIT APPLICATION REQUIREMENTS

**Town of Ophir
P.O. Box 683
Ophir, Colorado 81426
Phone: 970-728-4943
fax: 970-728-2880**

The Following Checklist contains the necessary requirements for a thorough plan check and is intended to be used as a guide for you and/or your architect/designer in the creation of construction plans.

Application should include the Building Permit Application (completed in ink) and three complete sets of construction plans.

If your proposed building site is in the Avalanche Hazard Overlay Zone District, the Wetland Areas Hazard Overlay Zone District and/or the Source Water Protection Overlay Zone District, you must include the appropriate SUP or variance with your building permit application.

PLAN SETS REQUIRE THE FOLLOWING ELEMENTS:

a. Site Plan

- Must include elevations in 1' or 2' contours and be stamped by a licensed surveyor
- Show setbacks of proposed construction from all property lines and existing structures and any natural water course, stream or wetlands in area/on property.
- Show location of septic system, well, water line & curb stop as well as propane tank (must meet UFC, UMC & NFPA) and utilities.
- Driveway access, including width, grade, length, parking spaces. Driveways over 150' in length must have fire department approval.
- Shows any retaining walls, decks and hardscaping.
- Shows overall building dimensions.

Section Views

- Must include footers, stem walls, reinforcing, sills, joists, studs, headers, rafters, stairs, handrails, roofing materials, pitch of roof, roof ventilation design, crawlspace ventilation and insulation R-values.

b. Floor Plans

- Plans for each floor must show individual room dimensions, window sizes and types, all door sizes and locations and plumbing and kitchen fixtures.

c. Foundation Plan

- Show size and depth of footing and stem walls, amount and placement of horizontal and vertical rebar, size and spacing of anchor bolts, size of piers and pads, thickness and reinforcing of slabs, vapor barriers and crawlspace ventilation.

d. Framing Plans

- FLOOR FRAMING: size, grade, spacing, span and type of wood used.

- ALL BEAMS AND HEADERS: location, spans, bearing location, size, grade, type of wood used.

- ROOF FRAMING: size, grade, spacing, span, type of wood used.

NOTE: All trusses, T.J.L.(s), or like products to be used require manufacture design specifications to be attached to the plans.

e. Elevation Views

- All four elevations N, S, E, W. Must show pre-construction grade.

f. Insulation

- Must comply with Green Building Code

4. ADDITIONAL REQUIREMENTS

- a. Planning and Zoning approval. P&Z generally reviews plans on the second Tuesday of each month at their regular meeting.
- b. Proof of payment of water/sewer tap fees (if applicable)
- c. Licensed Architect or Engineer stamp/signature for primary residences. Accessory buildings may or may not require engineering at the discretion of town building department staff.
- d. Soils report (if applicable)
- e. One copy of any approval pertaining to the parcel: deed restrictions, special use permits.
- g. Documentation of well permit from the Colorado Division of Water Resources (if applicable).
- h. Dumpster arrangements need to be made. It is understood that no construction waste is to be put in the Ophir dumpsters. Dumpsters need to be situated in a way that does not impede traffic or block snow removal activities.
- i. Arrangements need to be made for restroom facilities. If port-a-potties are used they must be secured to the ground well enough to withstand severe Ophir winds.
- j. Radon testing is highly recommended.



Complete this application and return to the Building Department with the appropriate documents as stated in the Building Permit Application Requirements.

Project Title: _____ Date: _____

Project physical address: _____

Legal description: Lot: _____ Block _____ Tract _____

Project valuation _____

Property owner _____ Phone: _____

Mailing address _____ Cell: _____

_____ Email: _____

	Architect/Designer	Contractor
Name:		
Mailing Address:		
Phone:		
Cell:		
E-mail		

Permit type: Building Excavation Foundation Mechanical

Class of work: New Remodel Repair Move Demolition Addition /Alteration

Project description/scope of work:

PLEASE NOTE:

- Dumpster rental arrangements must be made, and it is understood that town dumpsters cannot be used for construction waste. Dumpsters must be covered and located in a way that does not impede traffic flow or snow plowing in winter.
- Port-a-potty or other arrangement need to be made for restroom facilities. All-porta-potties must be secured to the ground to withstand strong Ophir wind gusts.
- Radon testing is recommended and undertaken at the option of the applicant

BUILDING PERMIT FEES:

LUC Plan Review Fee (to be paid at time of application):

New Building or Remodel \$500.00
(Up to four hours reviewing by Plan Check reviewer. After the first 4 hours, each hour will be charged to the applicant at \$75.00 per hour.)

Accessory Buildings & Additions 500 Square feet plus: \$400.00

Accessory Buildings & Additions under 500 Square feet: \$200.00

Water Tap Fee: \$7,000.00

Completion deposit:

(Return by check after final inspections by all Town Officials applicable.)

New construction \$1,000.00
Additions over 500 square feet \$500.00
Additions under 500 square feet \$250.00

Building Permit Fee:

Permit fee determined by the Building Official, based upon valuation of project.
See building permit valuation worksheet.

The undersigned hereby certifies that they have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

SIGNATURE OF APPLICANT DATE

Applicant Signatures

“Applicant and designer have reviewed a copy of the Ophir Land Use Code and agrees to comply with the requirements of the current Ophir Land Use Code”

Owner: _____ Date: _____
Designer: _____ Date: _____
Contractor: _____ Date: _____

Building Permit

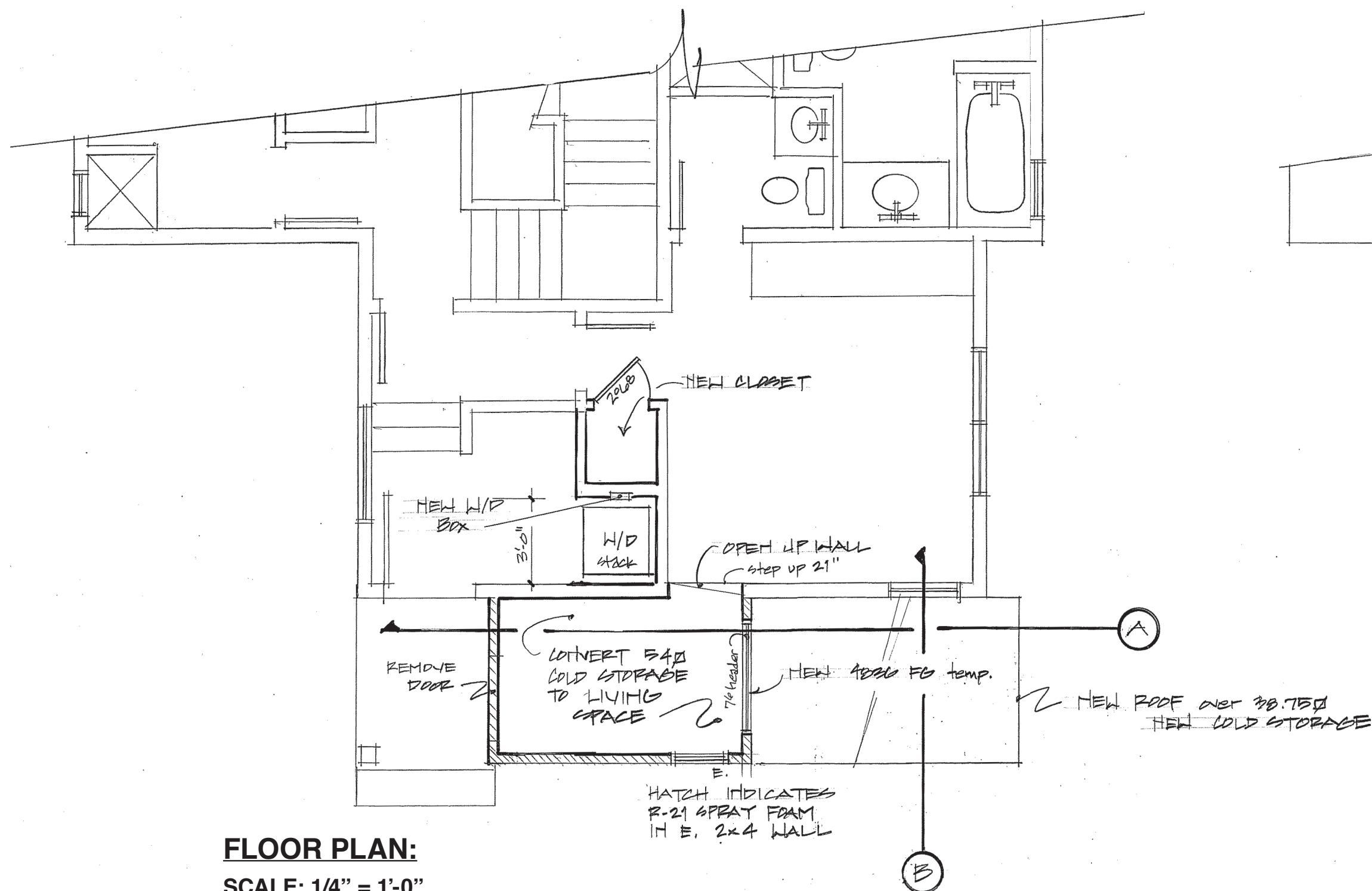
Town of Ophir
Building Department

Permit ID:

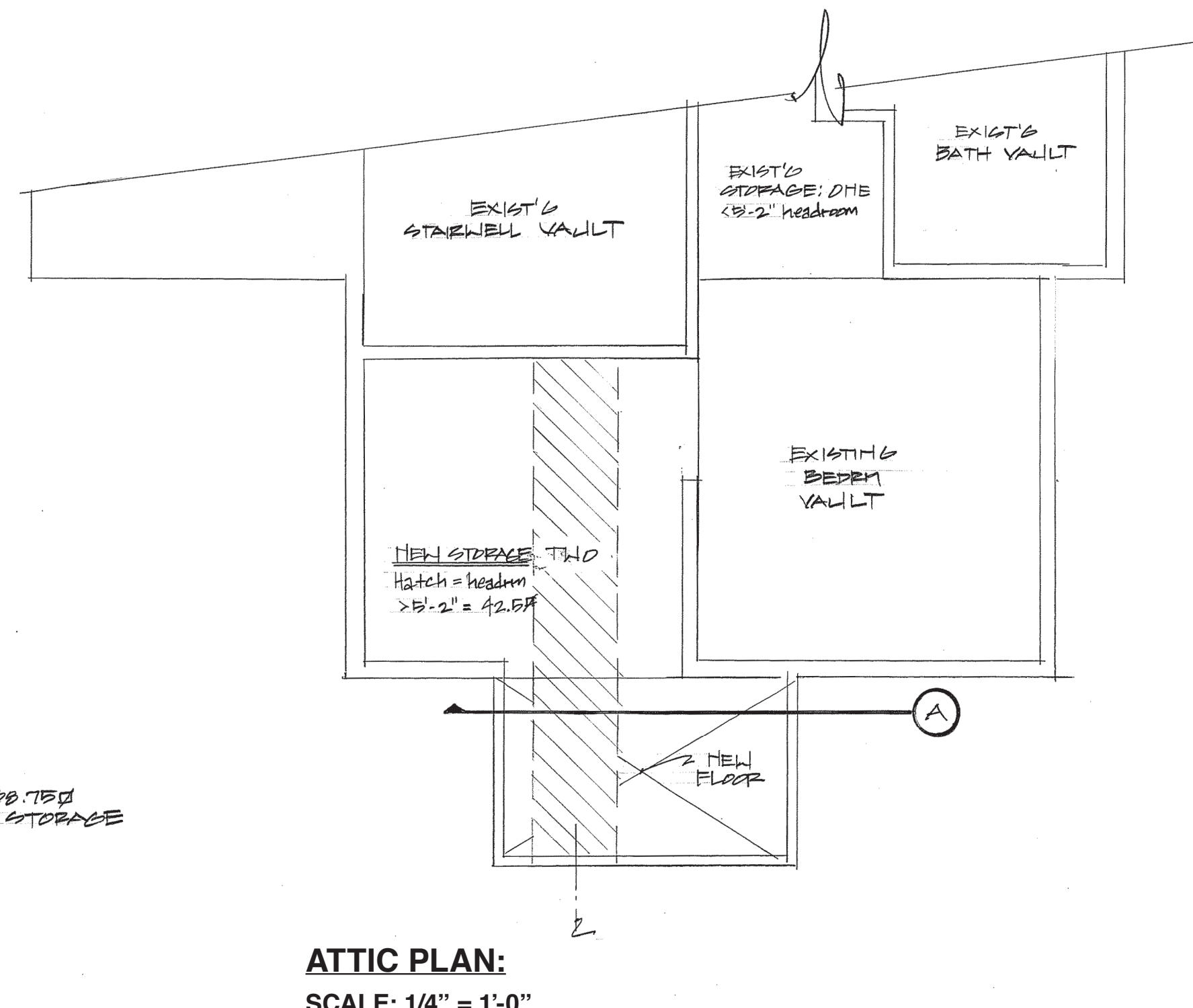
Date of Application:

Date of Issuance:

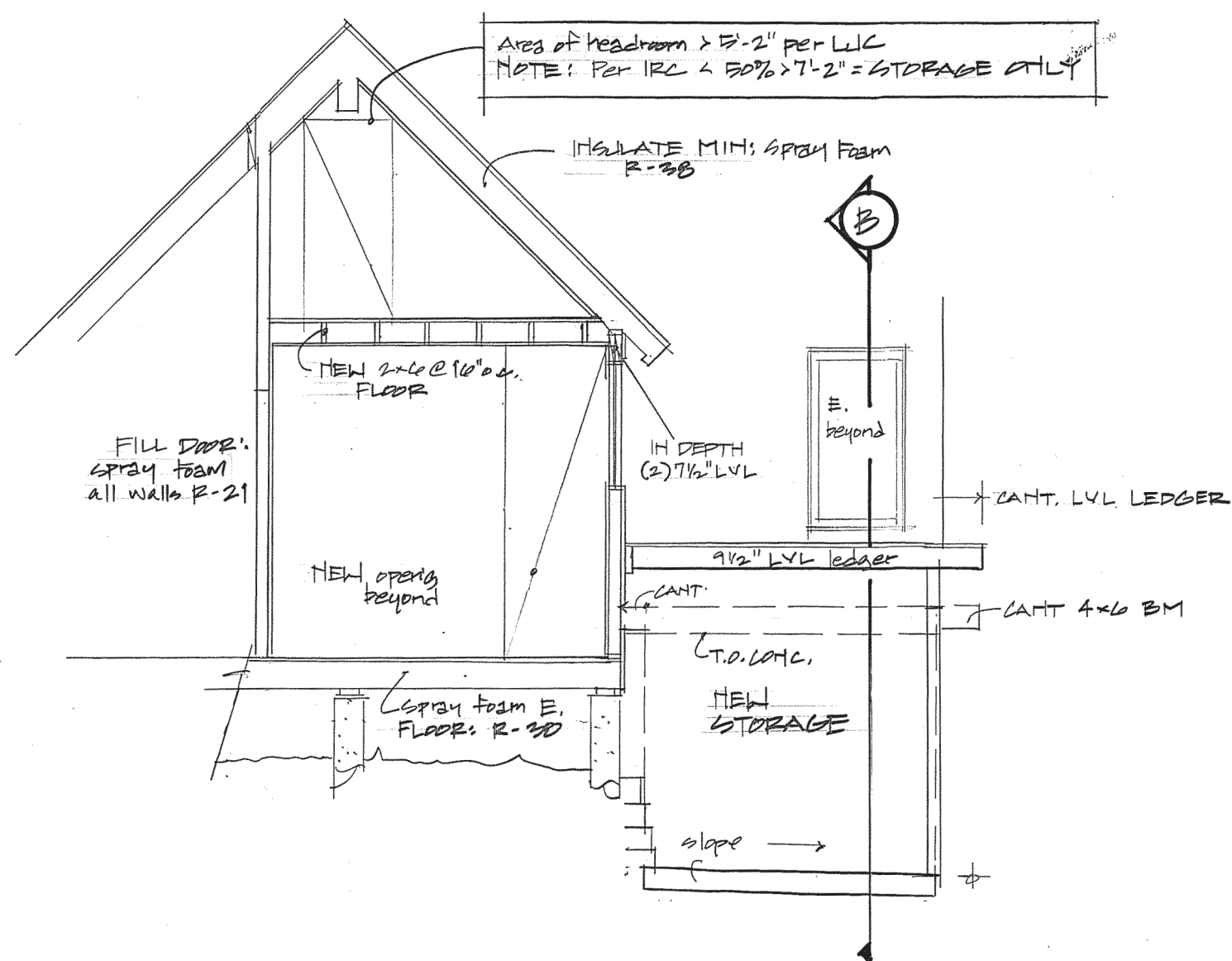
Job Address 890 GRANITE Pin #		Project Valuation: 25,000	
Lot #: 3	Filing:	Location: Ophir	
Owner: KURT JOHNSON		Phone Number:	
Address P.O. Box 722, OPHIR, CO		970-729-5051	
Architect CLAY WADMAN		Phone Number:	
Address P.O. Box 895, TELLURIDE, CO		970-519-1012	
Contractor		Phone Number:	
Address:			
Class of Work RE-MODEL / ADDITION			
Work Description			
Occupancy Group Single Family Residences		Occupant Load:	
Plan Check Fee 201.50	Constr. Type	Total Area 2065.25	
Permit Fee 310.00	Building Height: OK	Floor:	
Use Tax 300.00	Plan Location	Basement	
Total 811.50	Use Zone	Garage	
Special Conditions: IMPACT FEE: \$75 STILL OWES \$100 MAKE PLAN REVIEW. CLEAN UP BOND: \$250	Number of Stories	Decks	
	<p align="center">NOTICE TO PERMIT HOLDER</p> <p>This permit becomes null and void if the work or construction authorized is not commenced within 180 days or if work or construction is suspended or abandoned for 180 days at any time after work is commenced or if work is not completed within one year from date of issue.</p> <p>All work shall be done in accord with the approved plans, except where such approval is in conflict with other codes. The approved plan shall not be changed or modified without the prior approval of the Building Official. Approval of plans shall not be construed as permission to violate any applicable codes; violations found in any phase of a project shall be rectified.</p> <p>It is the responsibility of the permittee to obtain the required inspections. Failure to notify this department that the work is ready for inspection may necessitate the removal of some of the construction materials at the owner's expense in order to perform such inspection. The following inspections are required by Section 305 of the UNIFORM BUILDING CODE and local ordinance:</p> <ol style="list-style-type: none"> 1) FOOTER - When forms are in place, prior to placement of any concrete 2) FOUNDATION - All rebar in place, prior to any placement of concrete 3) DAMPROOFING, PERIMETER DRAINS - Prior to backfilling 4) CONCRETE SLAB, GROUNDWORK - When all service equipment and piping is in place prior to placement of any concrete 5) FRAMING - After all framing, bracing, blocking, piping, wiring and ducting are completed, but prior to covering after approval by state electrical and plumbing inspectors 6) INSULATION 7) DRYWALL - After drywall is in place, prior to taping or covering of fasteners 8) FINAL - Work completed, but prior to occupancy 		
Permit is approved for work described above in accord with the approved plans and specifications.			
By _____	Date _____	I hereby certify that I have read and examined this permit and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other State or local law regulating construction or the performance of construction.	
Total Fees Collected	Check #		
Received by _____	Date _____	Signature of Owner/Contractor/or Authorized Agent	Date _____



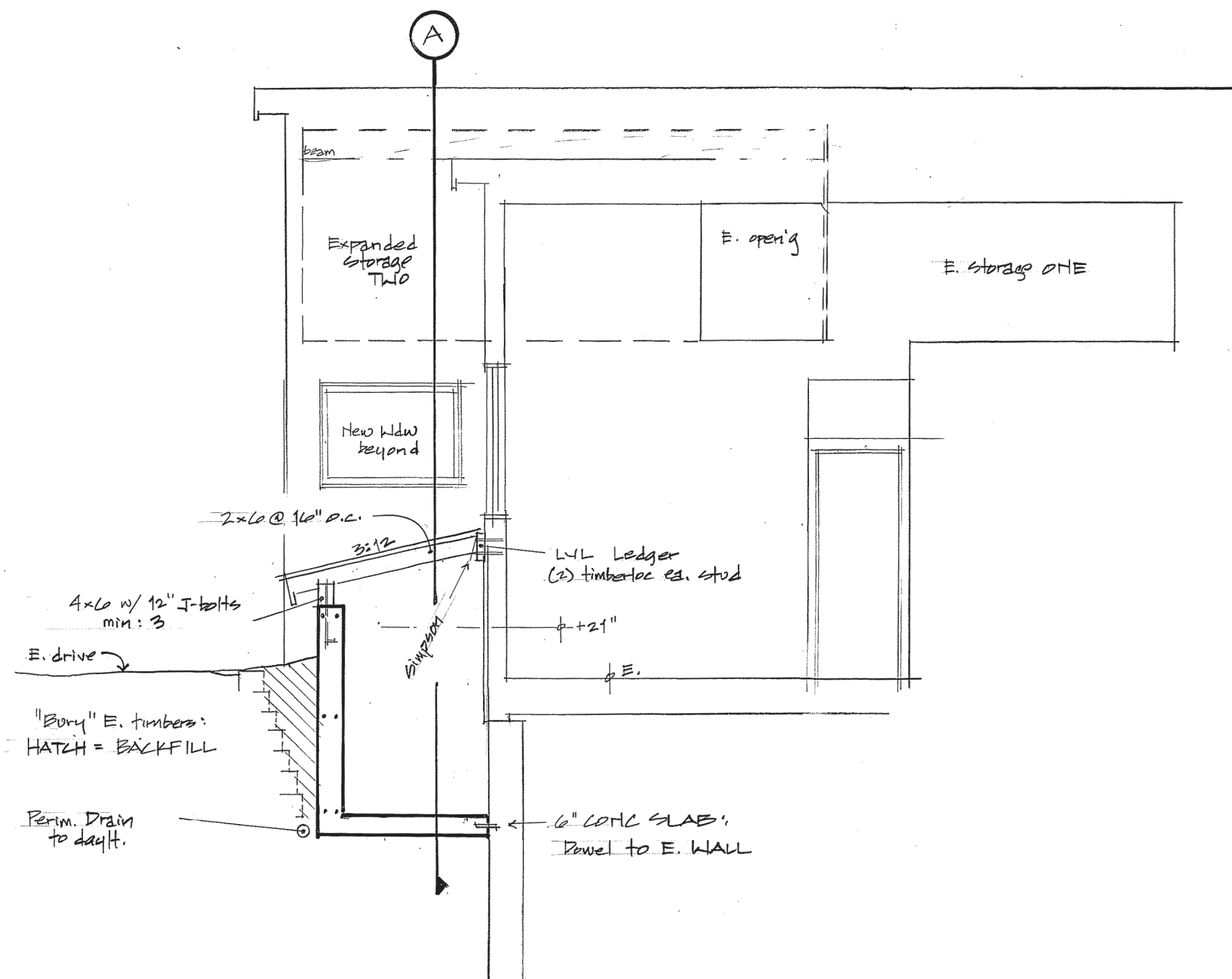
FLOOR PLAN:
SCALE: 1/4" = 1'-0"



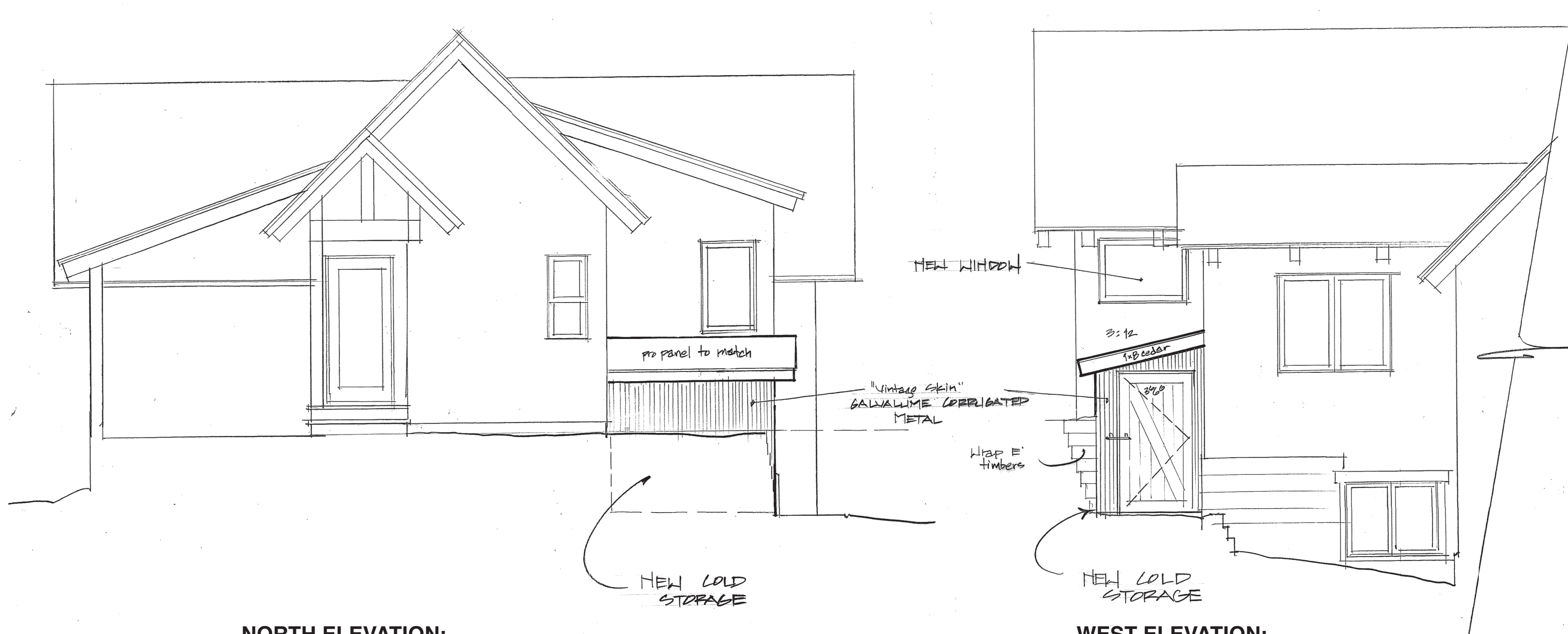
ATTIC PLAN:
SCALE: 1/4" = 1'-0"



SECTION "A":
SCALE: 1/4" = 1'-0"



SECTION "B":
SCALE: 1/4" = 1'-0"



NORTH ELEVATION:
SCALE: 1/4" = 1'-0"

WEST ELEVATION:
SCALE: 1/4" = 1'-0"

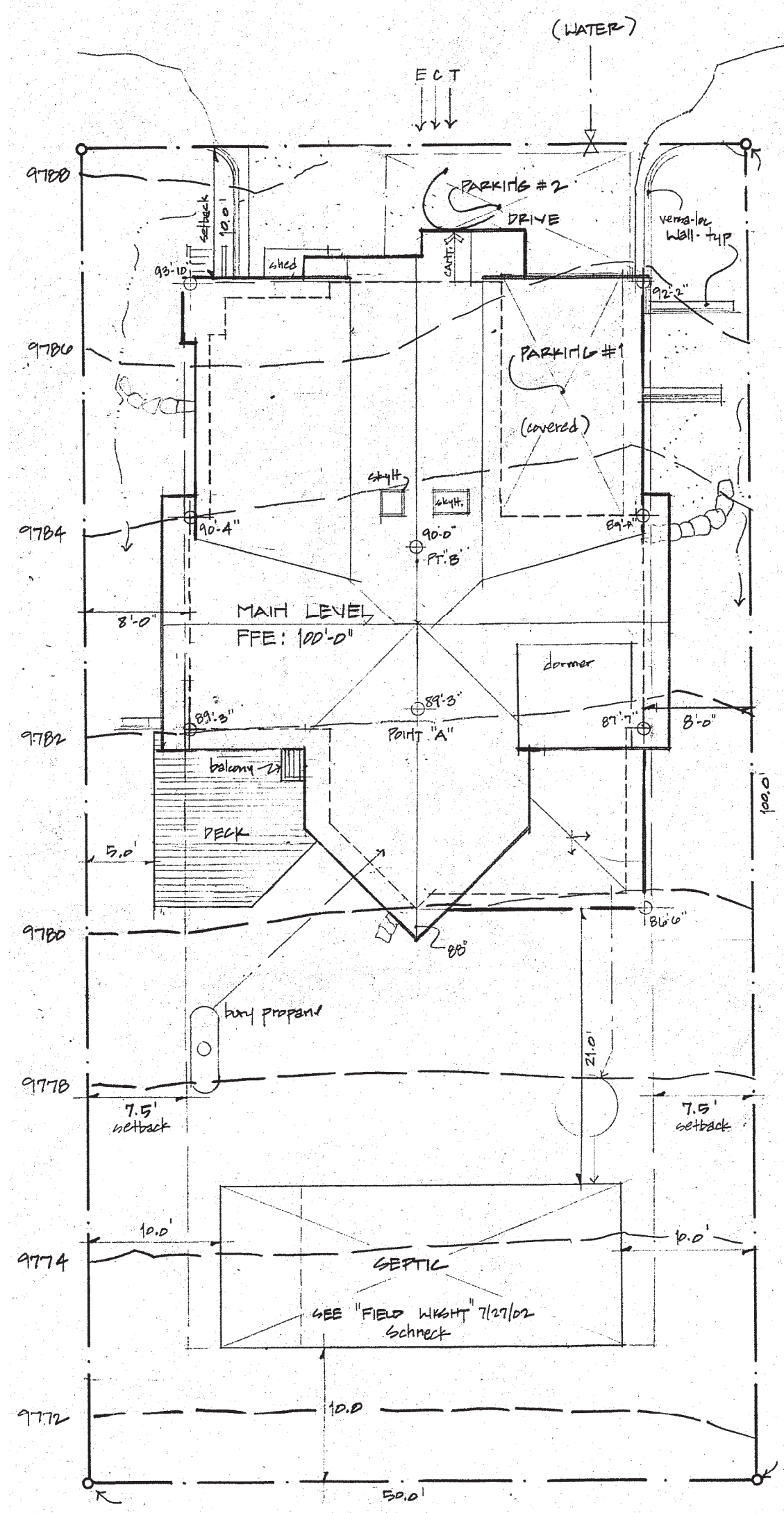
NOTE: BENCHMARK 9791

GRANITE AVE.

9791.0"

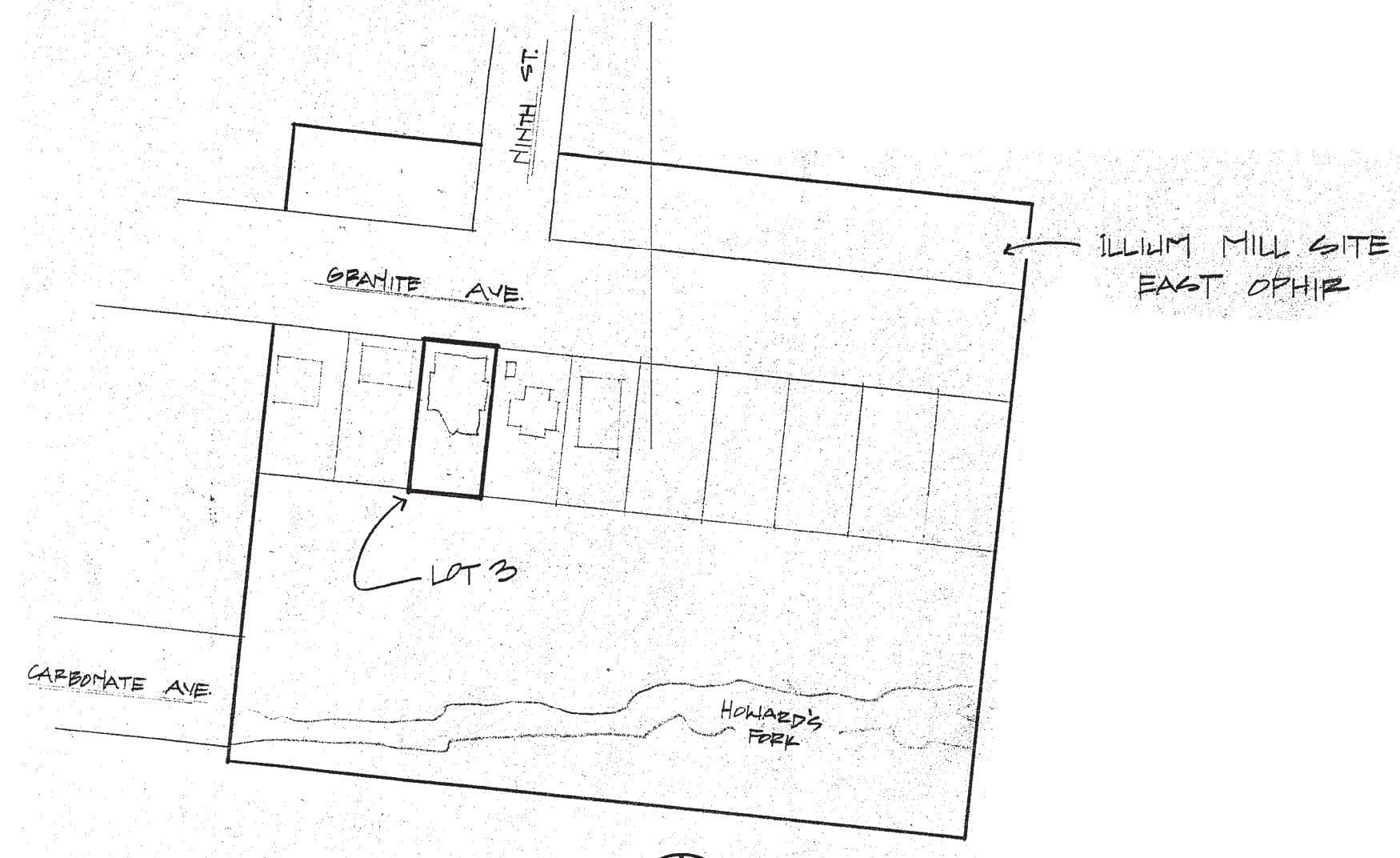
bench mark = 98.7"

98.6"



SITE PLAN
Scale 1" = 10.0'

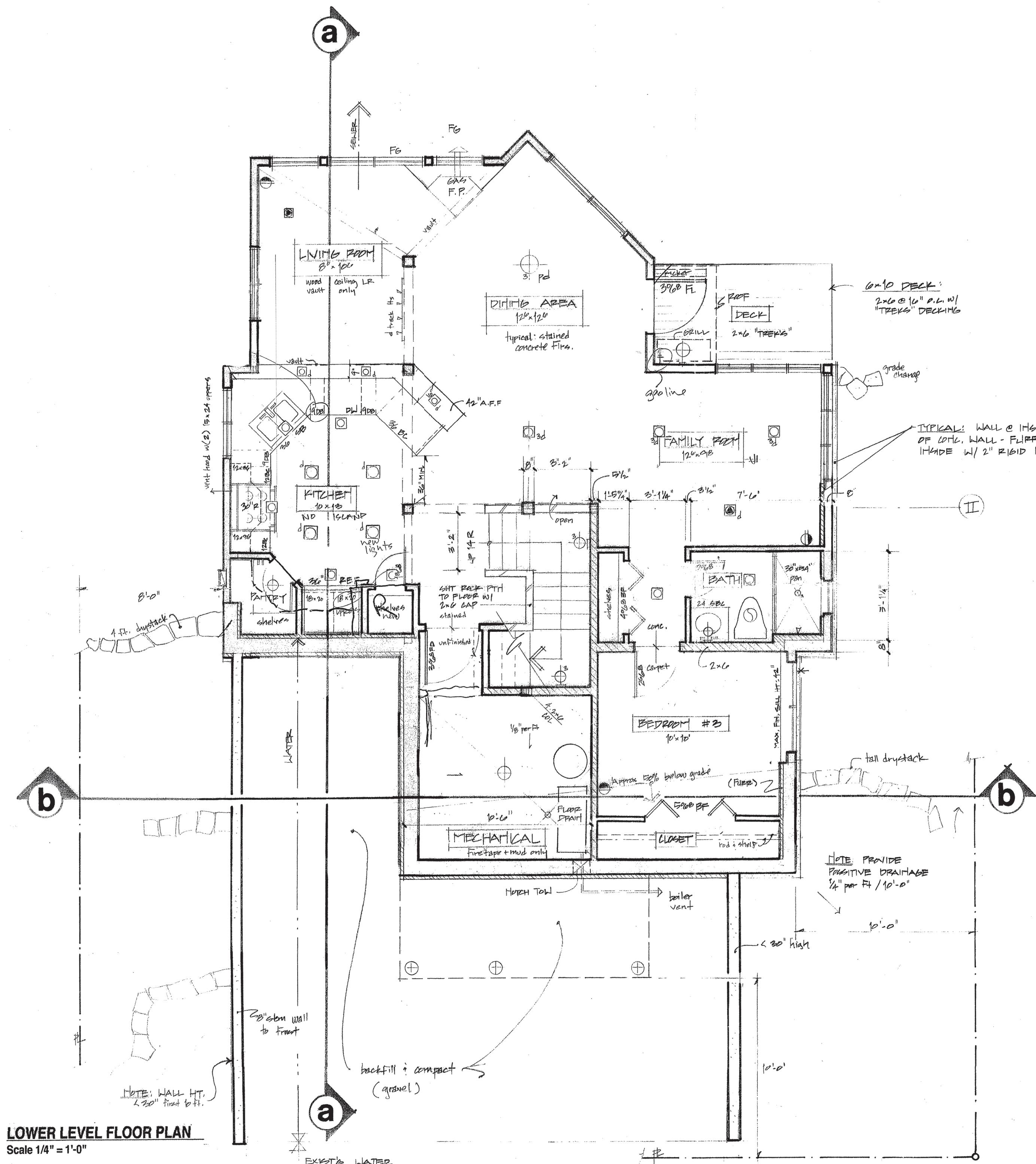
• CONTOUR INTERVAL 2'-0" EXIST'G
 • EXISTING CONTOURS ONLY - BASED ON 1994
 • "ROAD, DRAINAGE & WATER PLAN"; FOLEY & ASSOCIATES.
 • FIELD MEASUREMENTS - SCHWITZ & YOUNG 4/03



VICINITY MAP
SCALE: 1" = 100.0'

TABLE OF CONTENTS:

- A1 Site Plan; Vicinity Map
- A2 Foundation Plan
- A3 Lower Level Floor Plan
- A4 Main Level Floor Framing
- A5 Main Level Floor Plan
- A6 Loft Level Floor Plan
- A7 Roof Framing
- A8 North Elevation
- A9 East Elevation
- A10 South Elevation
- A11 West Elevation
- A12 Building Section A-A
- A13 Building Section B-B
- A14 Building Section C-C
- A15 Stair Section; Room Elevations
- A16 Architectural Details
- E1 Lower Level Electrical Plan
- E2 Main Level Electrical Plan
- E3 Loft Level Electrical Plan
- S1 Structural Details
- S2 Structural Details



LOWER LEVEL FLOOR PLAN

Scale 1/4" = 1'-0"

* EXPRESS
NOTE: REFERENCE "HOME DEPOT KITCHEN" LAYOUT

SQUARE FOOT CALC'S:

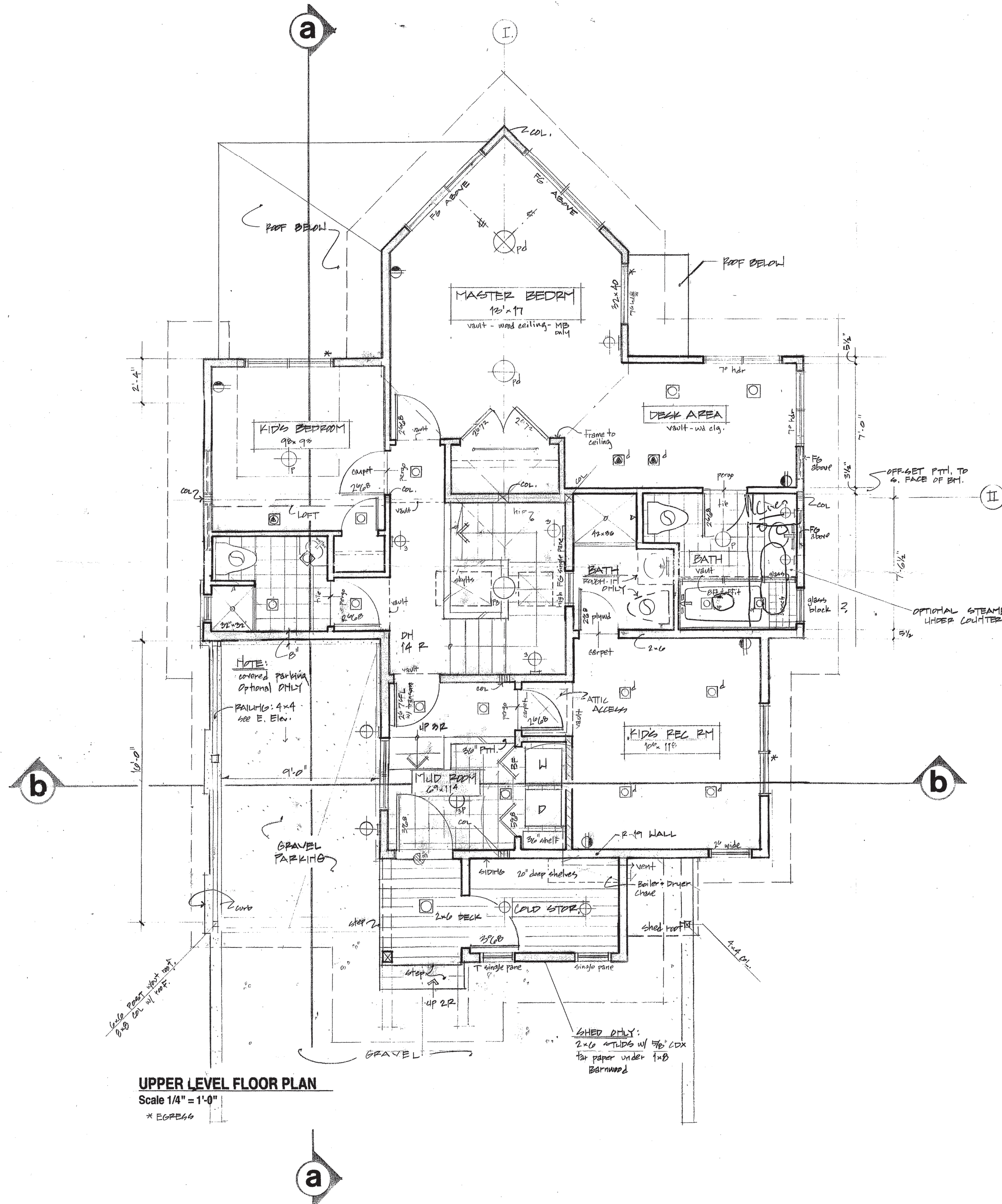
FOOTPRINT	1,028.25
LIC BASEMENT DED.	<110.0
LIC STAIRS DED.	<24.5
TOTAL:	893.75

- SPECIALTY LIGHTING NOTES:**
- ⊙ PENDANT
 - ⊖ TRACK
 - ⊙ CAN
 - ⊙ "EYE BALL" CAN
 - ⊙ WALL MOUNT
 - ⊙ FAN
 - ⊙ SWITCHED OUTLET
 - ⊙ 3-WAY
 - ⊙ FLOOR
 - ⊙ DIMMER
 - WP WATER PROOF

Kurt Johnson Residence
Lot #3, Illium Mill Site
Ophir, Colorado 81426

Clay Wadman
 Diamond Productions, Inc.
 PO Box 895, Telluride, CO 81435
 970-519-1012

Date: 5/8/03
 ORIGINAL PERMIT SET

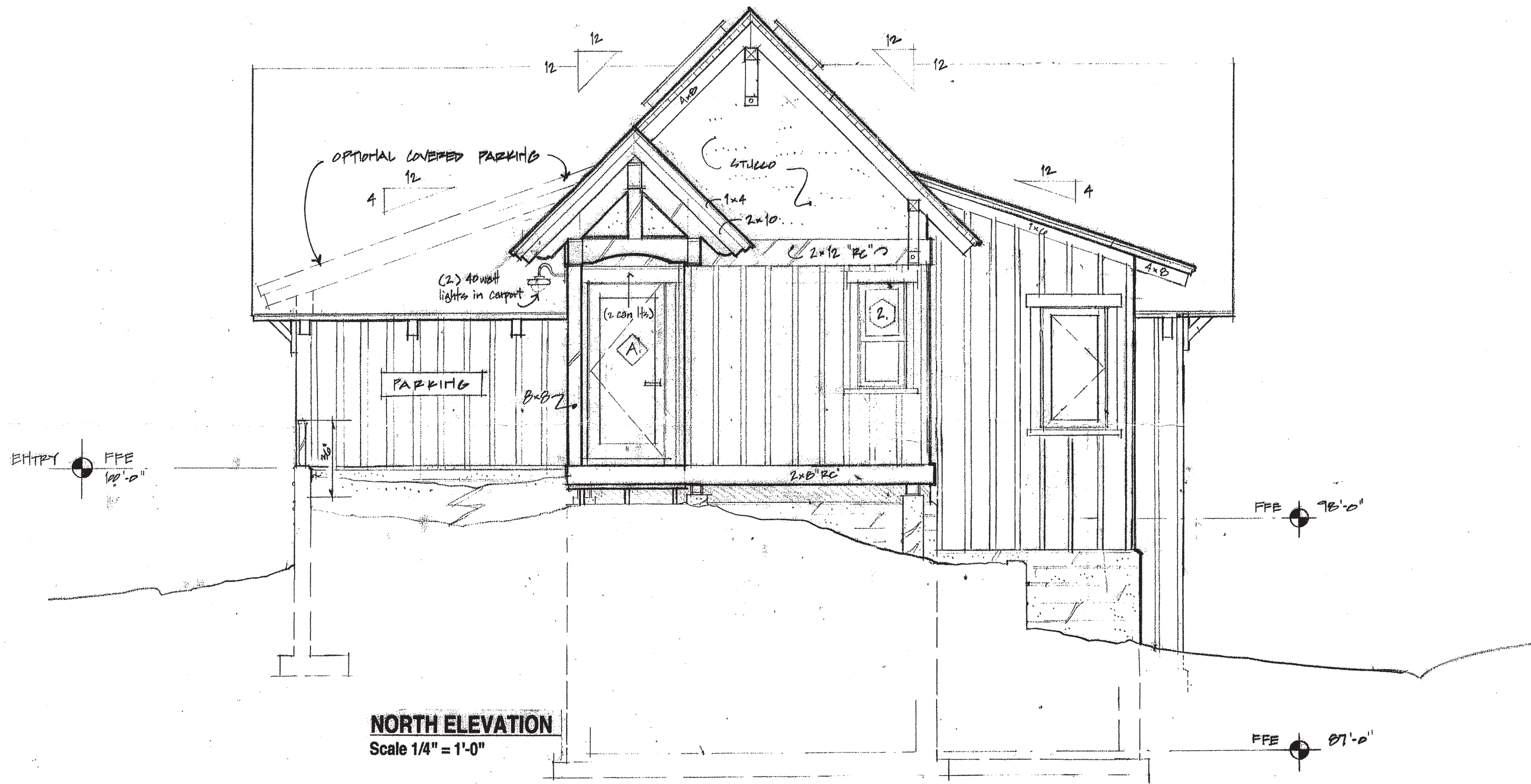


UPPER LEVEL FLOOR PLAN
 Scale 1/4" = 1'-0"
 * EGRESS

GRAVEL FOOT CALCS:

FOOTPRINT	1,123.75
W/ STAIRCASE DED.	< 24.5
STORAGE	< 57.0
TOTAL:	1,042.25

(SEE SHT 'A3 FOR LIGHTING KEY)

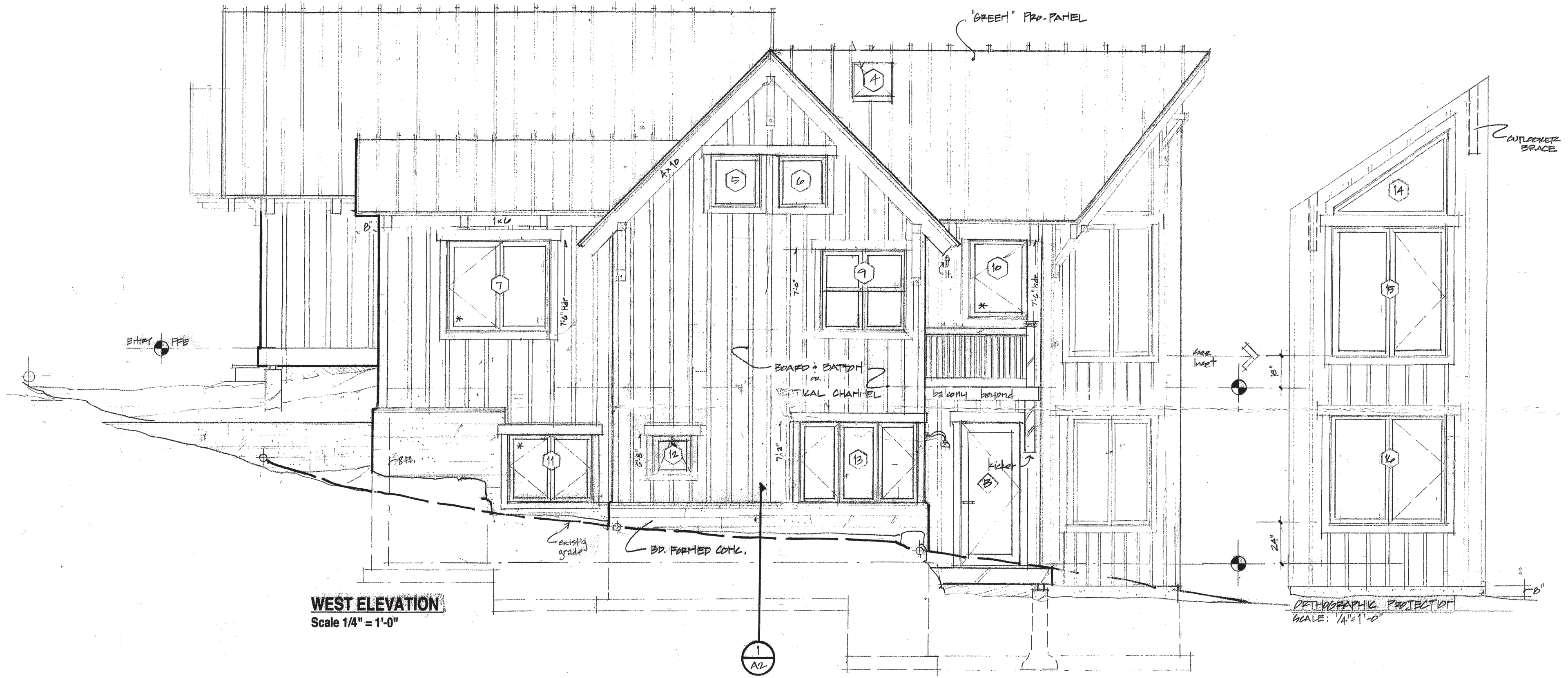


Kurt Johnson Residence
Lot #3, Illium Mill Site
Ophir, Colorado 81426

Clay Wadman
 Diamond Productions, Inc.
 PO Box 895, Telluride, CO 81435
 970-519-1012

Date: 5/8/03
 ORIGINAL PERMIT SET

A6



WEST ELEVATION
Scale 1/4" = 1'-0"

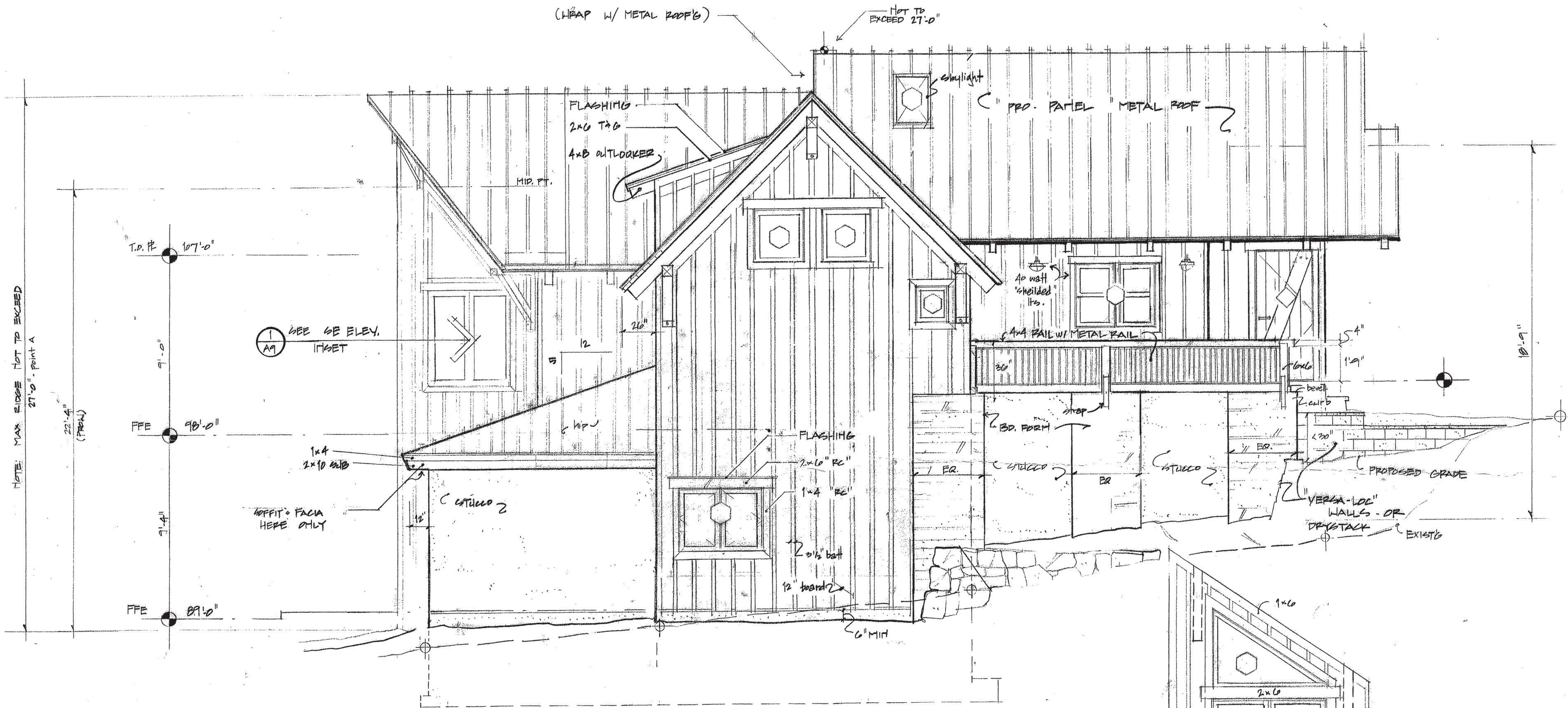
DEPICTOGRAPHIC PROTECTION
SCALE: 1/4" = 1'-0"

Kurt Johnson Residence
Lot #3, Illium Mill Site
Ophir, Colorado 81426

Clay Wadman
Diamond Productions, Inc.
PO Box 895, Telluride, CO 81435
970-519-1012

Date: 5/8/03
ORIGINAL PERMIT SET

A7



EAST ELEVATION
Scale 1/4" = 1'-0"

TYPICAL BRD & BATTMS:
1x4 CORNER
1x12 BOARDS
1x4 BATTMS

SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

Kurt Johnson Residence
Lot #3, Illium Mill Site
Ophir, Colorado 81426

Clay Wadman
Diamond Productions, Inc.
PO Box 895, Telluride, CO 81435
970-519-1012

Date: 5/8/03
ORIGINAL PERMIT SET

A8