



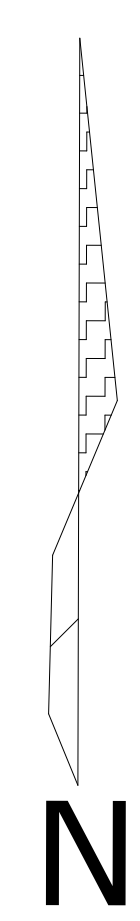
Notice of the Regular Meeting of the Ophir Planning and Zoning Commission
Town of Ophir, Colorado, 81426
6:00PM, Tuesday, September 10, 2024
Town Hall/Zoom

[ZOOM LINK](#)

Agenda:

1. Approve the Agenda
2. Designate an Interim P&Z Chair
3. Staff Report
4. Business Items:
 - a. Review of Pryor/Macosko Remodel Plans (Shults)
5. New Business
6. Adjourn

PROPERTY DESCRIPTION:
 LOT 17 & 18, BLOCK 17, TOWN OF OPHIR,
 COUNTY OF SAN MIGUEL,
 STATE OF COLORADO.



0 8' 16'
 SCALE 1" = 8'
 CONTOUR INTERVAL=1'

TREE CHART

	SPRUCE TREE WITH TRUNK DIAMETER INDICATED IN INCHES
	FIR TREE WITH TRUNK DIAMETER INDICATED IN INCHES
	ASPEN TREE WITH TRUNK DIAMETER INDICATED IN INCHES

LEGEND:

	CONCRETE DRIVEWAY
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
	SET 1" BRASS TAG LS 38014
	SURVEY CONTROL POINT
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 37970
	TRANSFORMER
	TELEPHONE PEDESTAL
	COMMUNICATIONS PEDESTAL
	WATER SHUTOFF VALVE
	4" PVC CLEANOUT
	IRRIGATION CONTROL VALVE
	GAS METER

SITE PLAN
 SCALE 1/8" = 1' - 0"

OPHIR RESIDENCE
 SITE PLAN

FOUNTAINHEAD STUDIO

NO.	DATE	DESCRIPTION
10		
09		
08		
07		
06		
05		
04	7/18/24	
03	7/1/24	
02	6/19/24	
01	6/5/24	

PROJECT NO. : 0000
 DWG FILE : OPHIR RES.
 DRAWN BY : DHH/ELW

SITE PLAN

NO.	DATE	DESCRIPTION
10		
09		
08		
07		
06		
05	7/18/24	
04	5/21/24	
03	5/8/24	
02	4/27/24	
01	4/26/24	

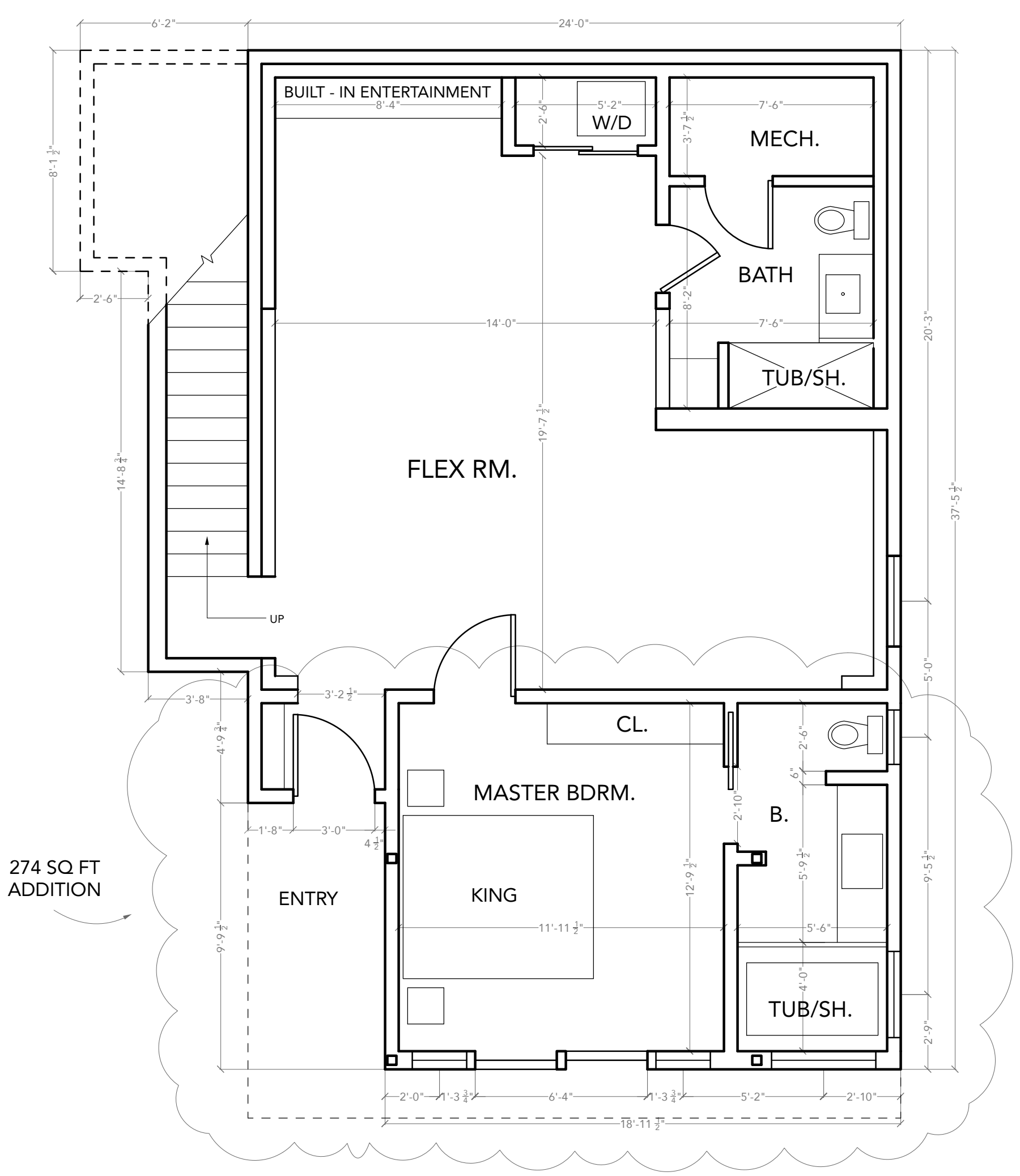
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PLANS (REMODEL)

AREA CALCS TAKEN FROM OUTER WALLS
 CALCS ARE BASED OFF EXISTING HOUSE
 STAIRS ADD 116 SQ FT (TOTAL)

TOTAL EXISTING AREA - 1704 SQ FT
 ADDITION PROPOSED - 390 SQ FT
 TOTAL PROPOSED AREA - 2094 SQ FT
 TOTAL ALLOWED AREA - 2100 SQ FT

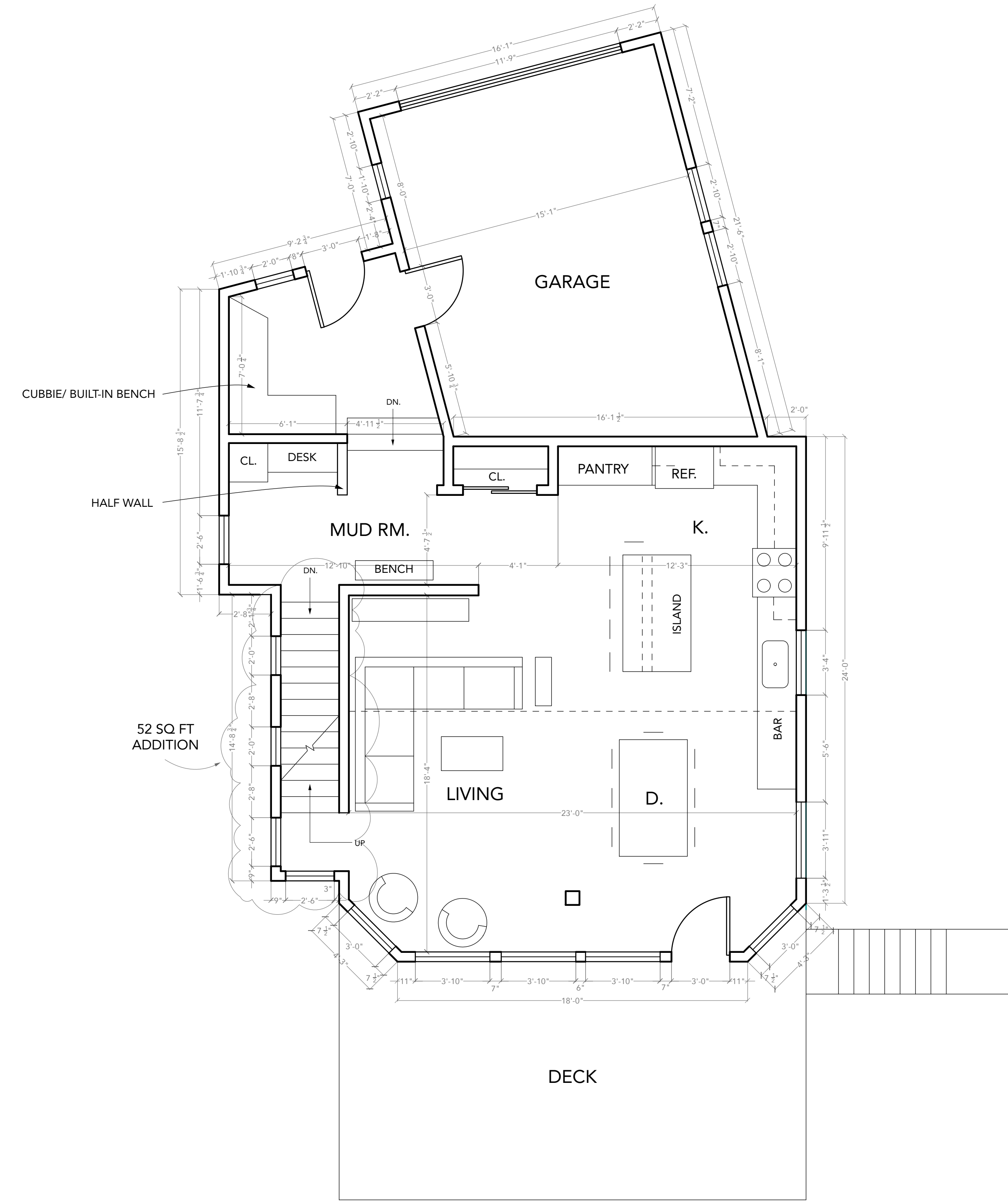
BASEMENT - 576 SQ FT



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

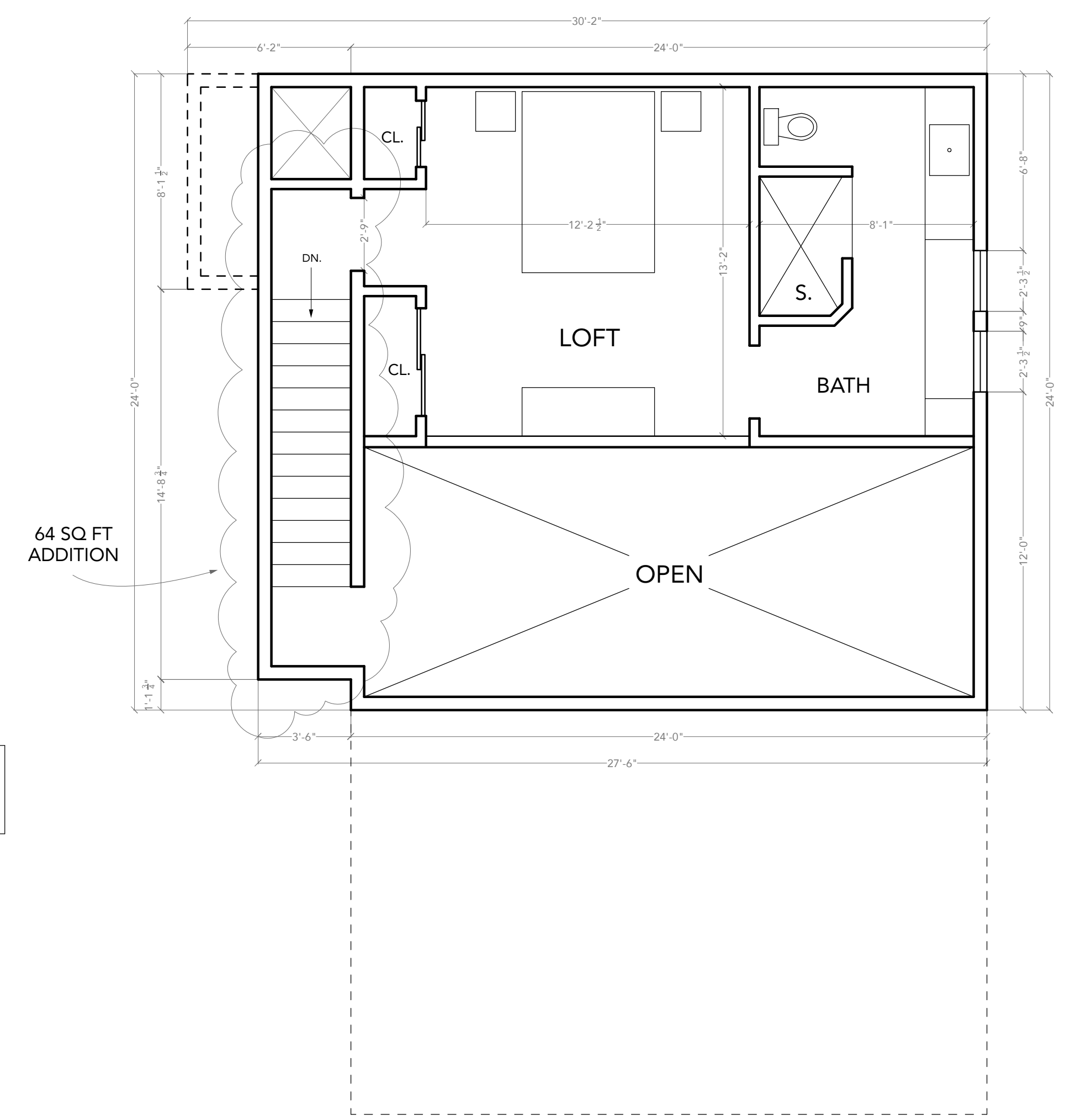
MAIN LEVEL - 689 SQ FT

GARAGE - 400 SQ FT



MAIN LEVEL FLOOR PLAN
 SCALE 1/4" = 1' - 0"

LOFT - 328 SQ FT



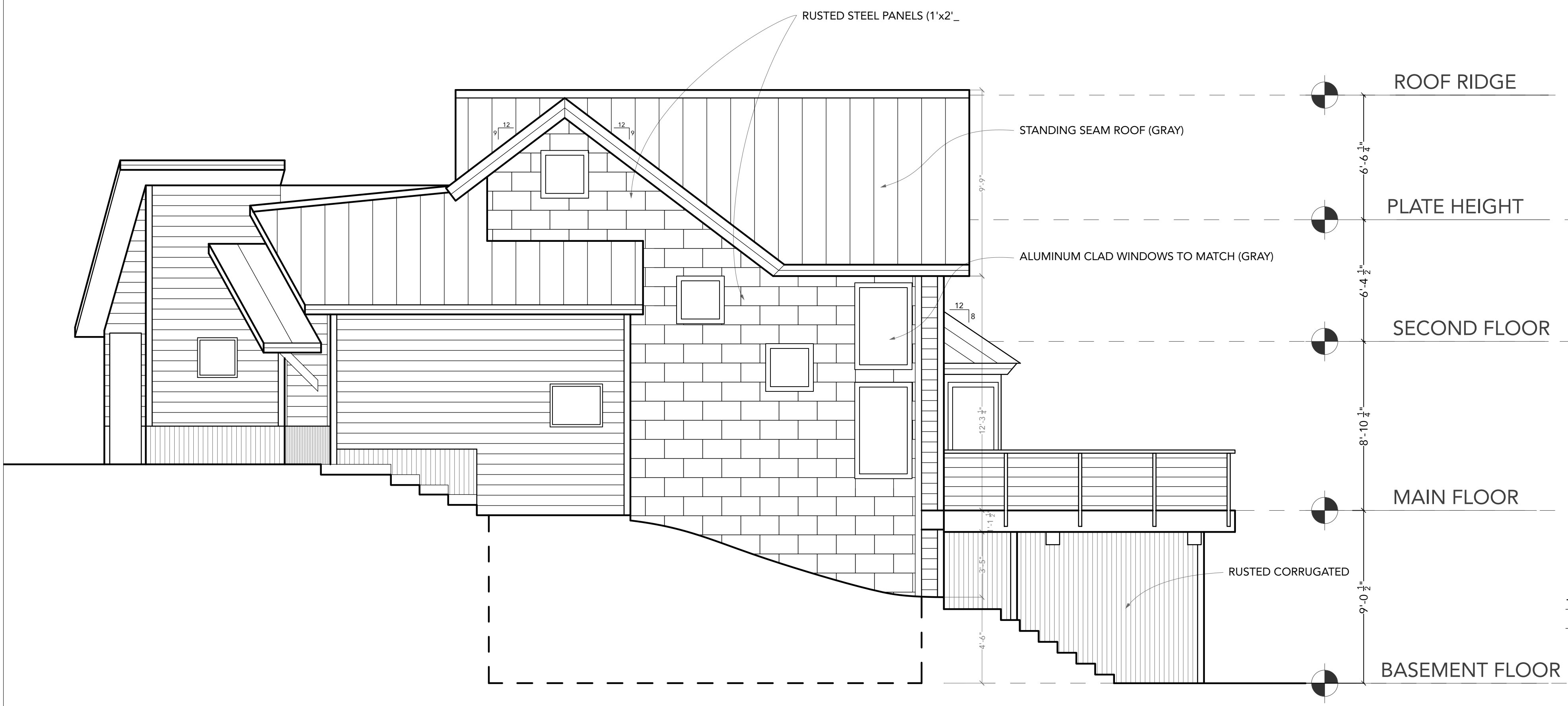
LOFT FLOOR PLAN
 SCALE 1/4" = 1' - 0"

OPHIR RESIDENCE
 ELEVATIONS

NO.	DATE	DESCRIPTION
10		
09		
08	7/18/24	
07	6/19/24	
06	6/4/24	
05	5/21/24	
04	5/6/24	
03	4/30/24	
02	4/27/24	
01	4/23/24	

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ELEVATIONS



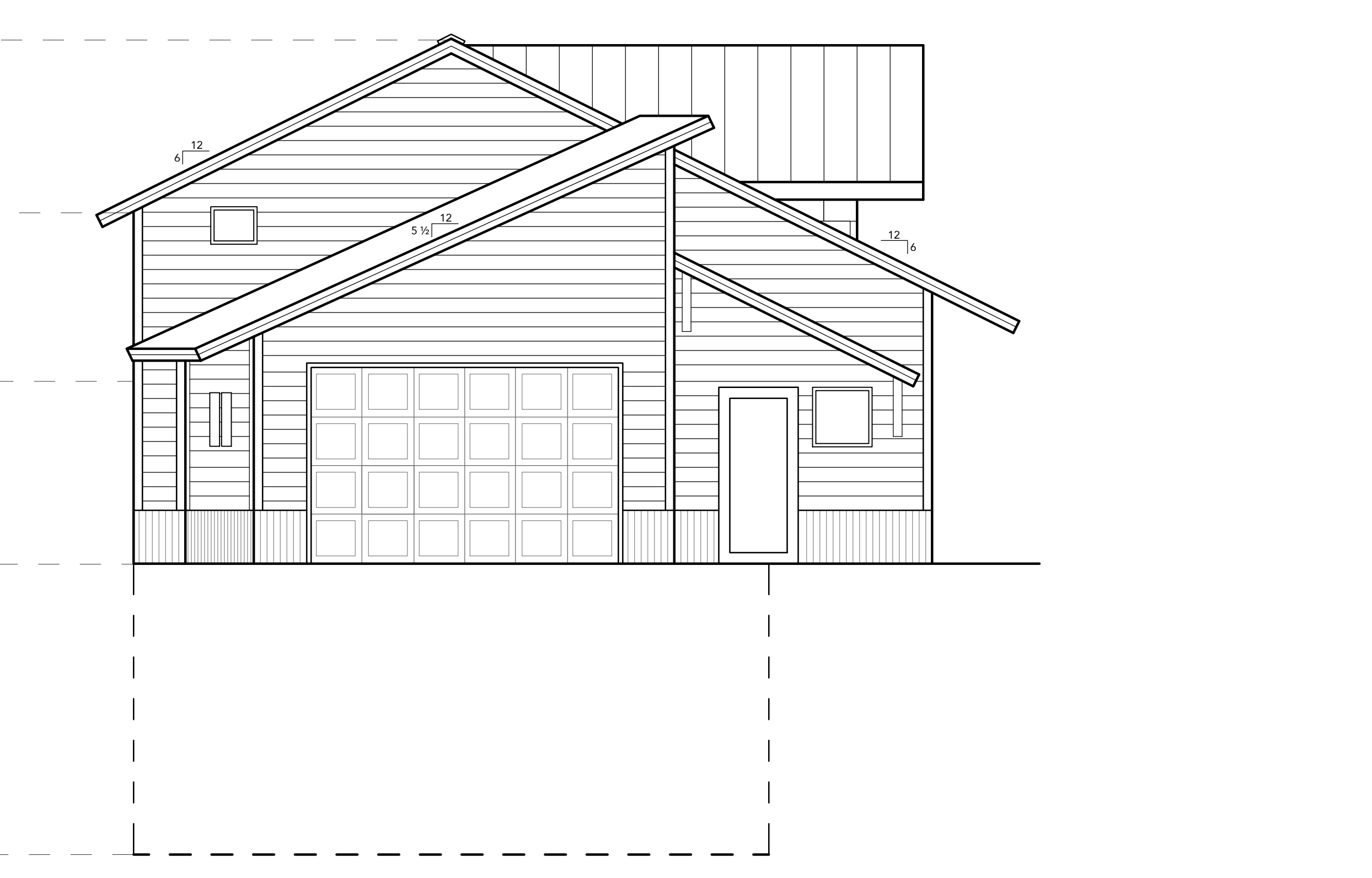
WEST ELEVATION
 SCALE 1/4" = 1' - 0"



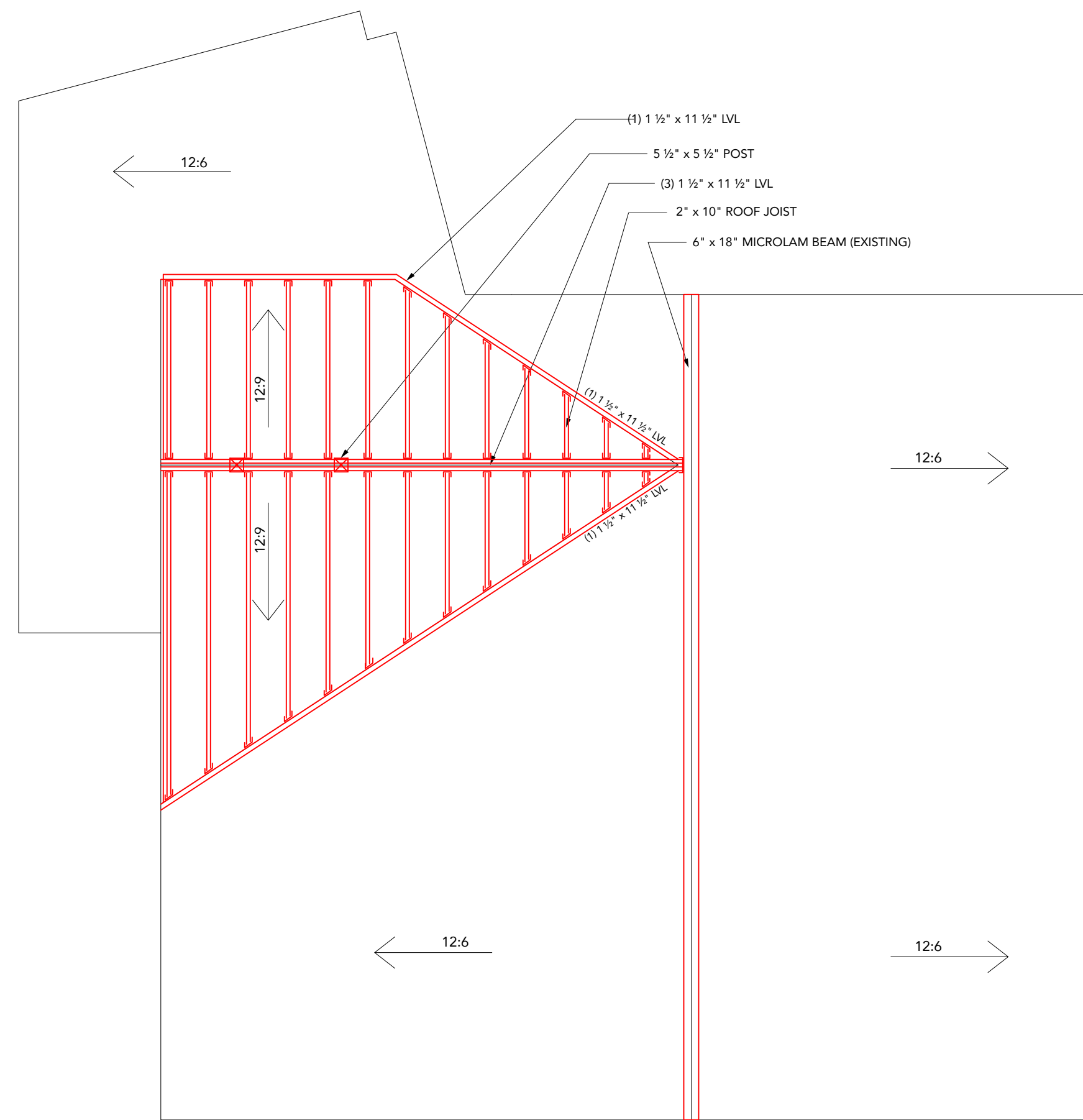
SOUTH ELEVATION
 SCALE 1/4" = 1' - 0"



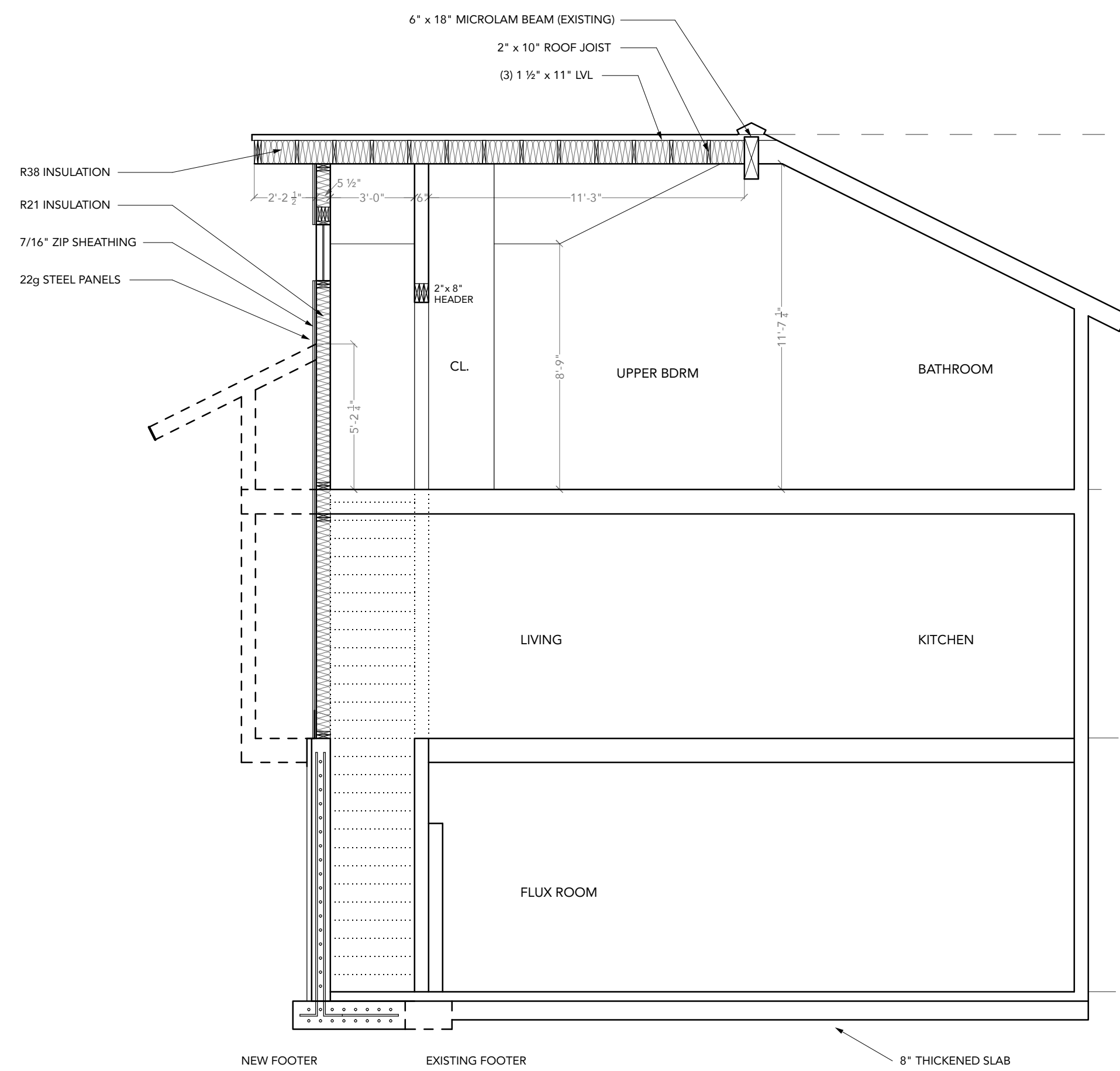
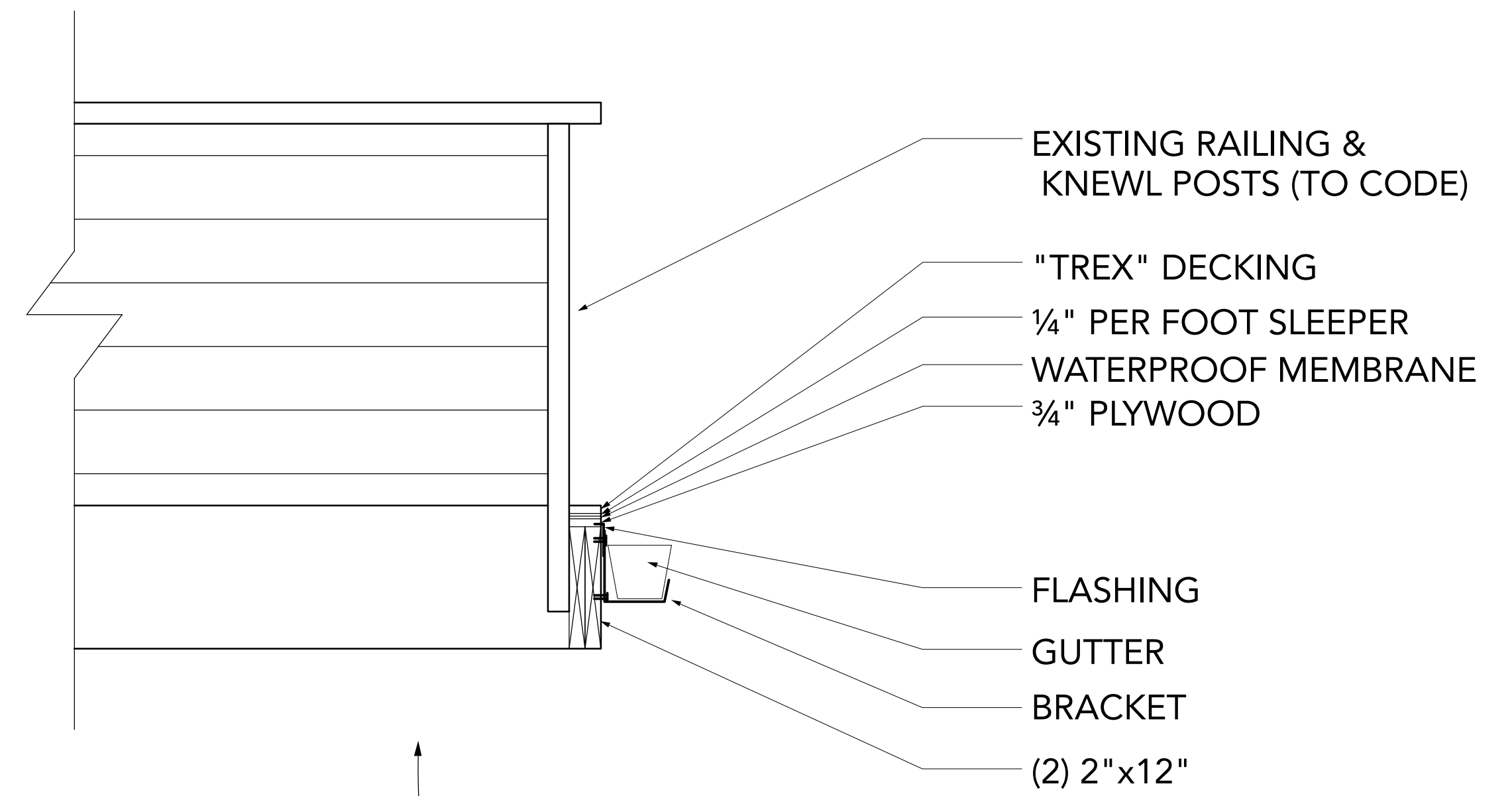
EAST ELEVATION
 SCALE 1/4" = 1' - 0"



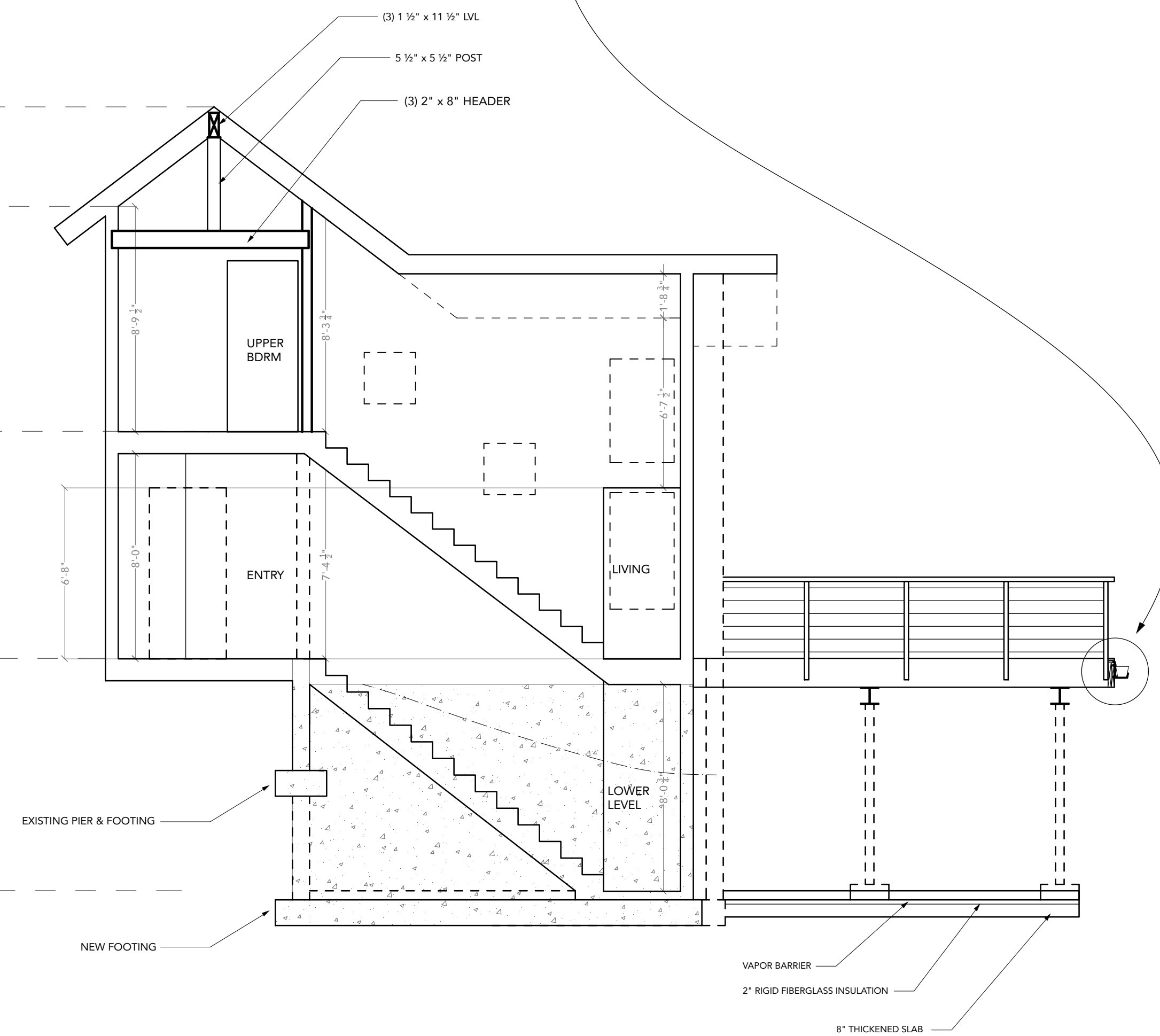
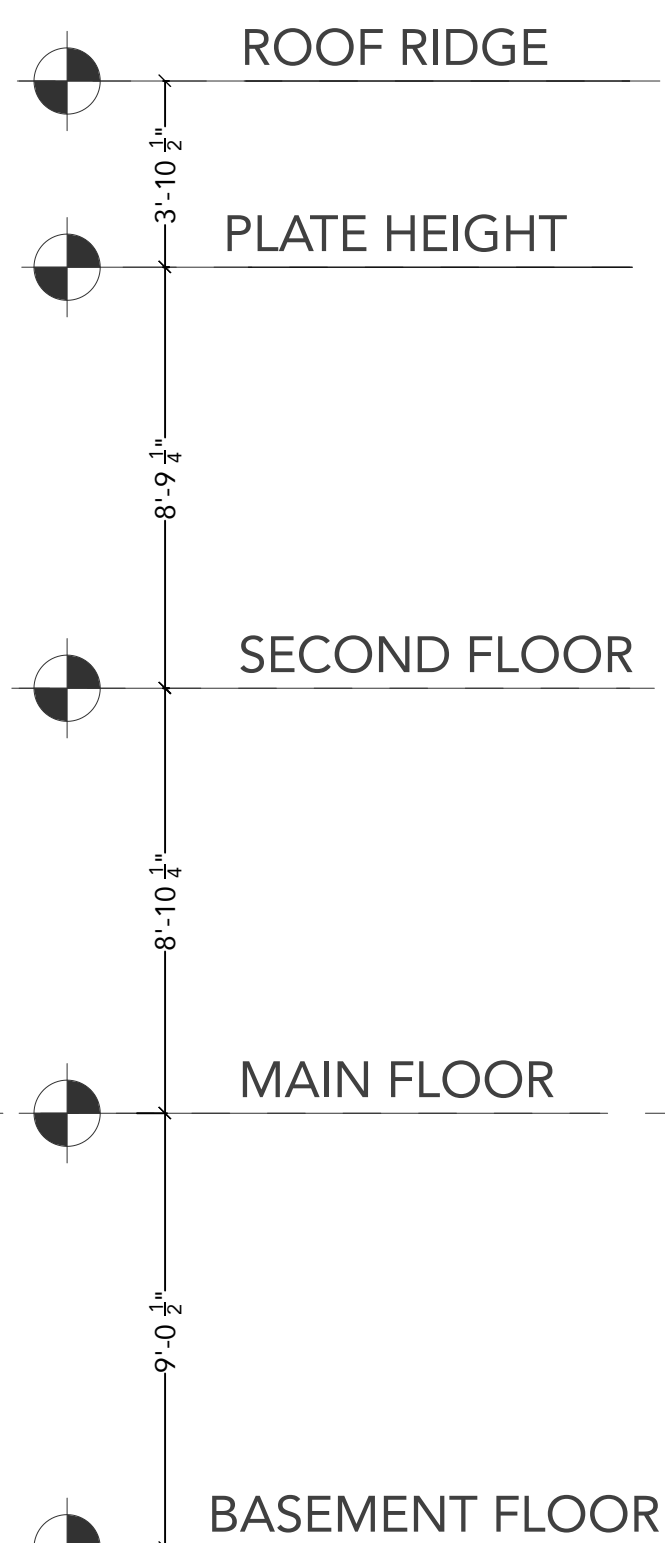
NORTH ELEVATION
 SCALE 1/4" = 1' - 0"



ROOF FRAMING PLAN
SCALE 1/4" = 1' - 0"



STAIR SECTION SOUTH
SCALE 1/4" = 1' - 0"

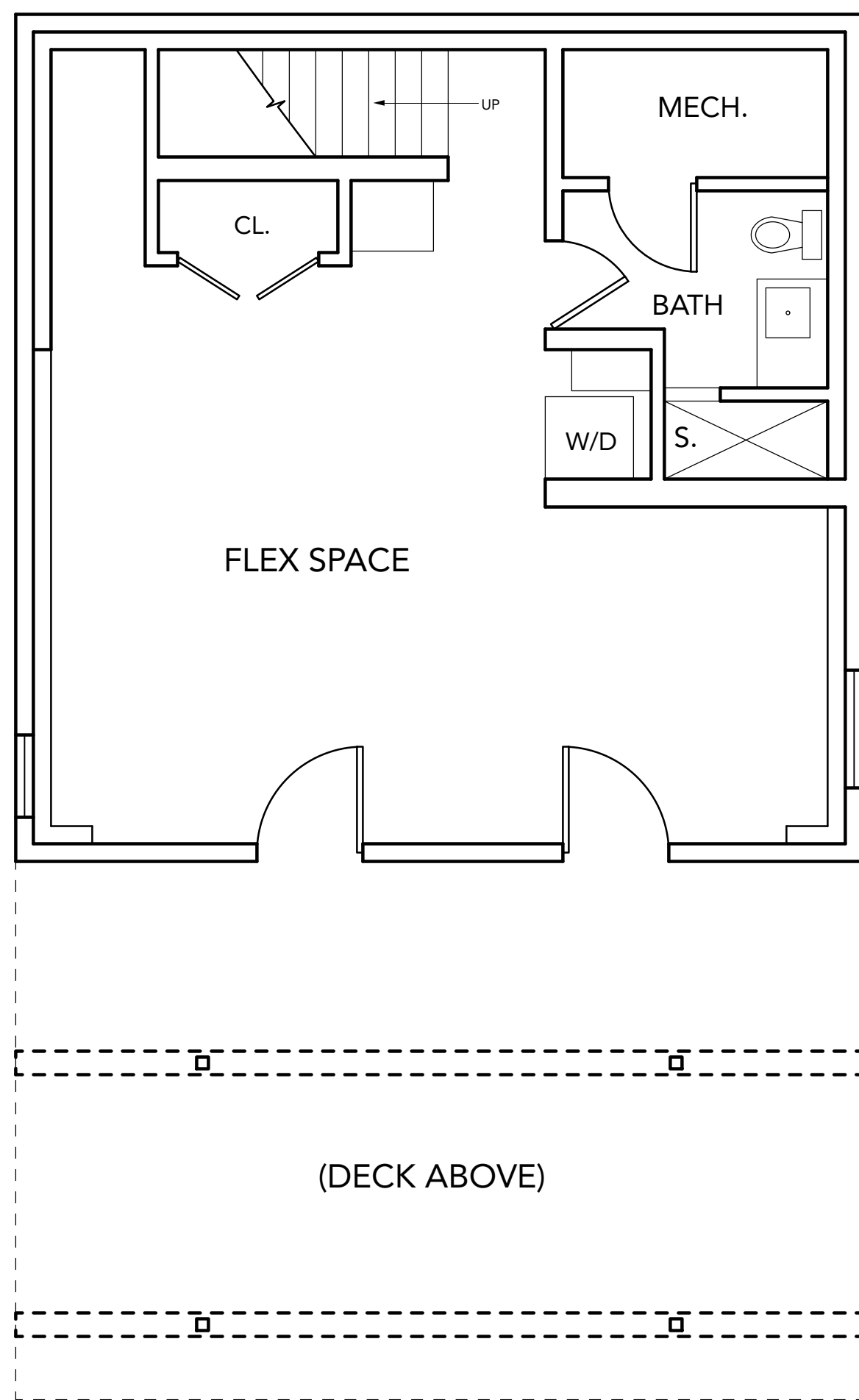


STAIR SECTION WEST
SCALE 1/4" = 1' - 0"

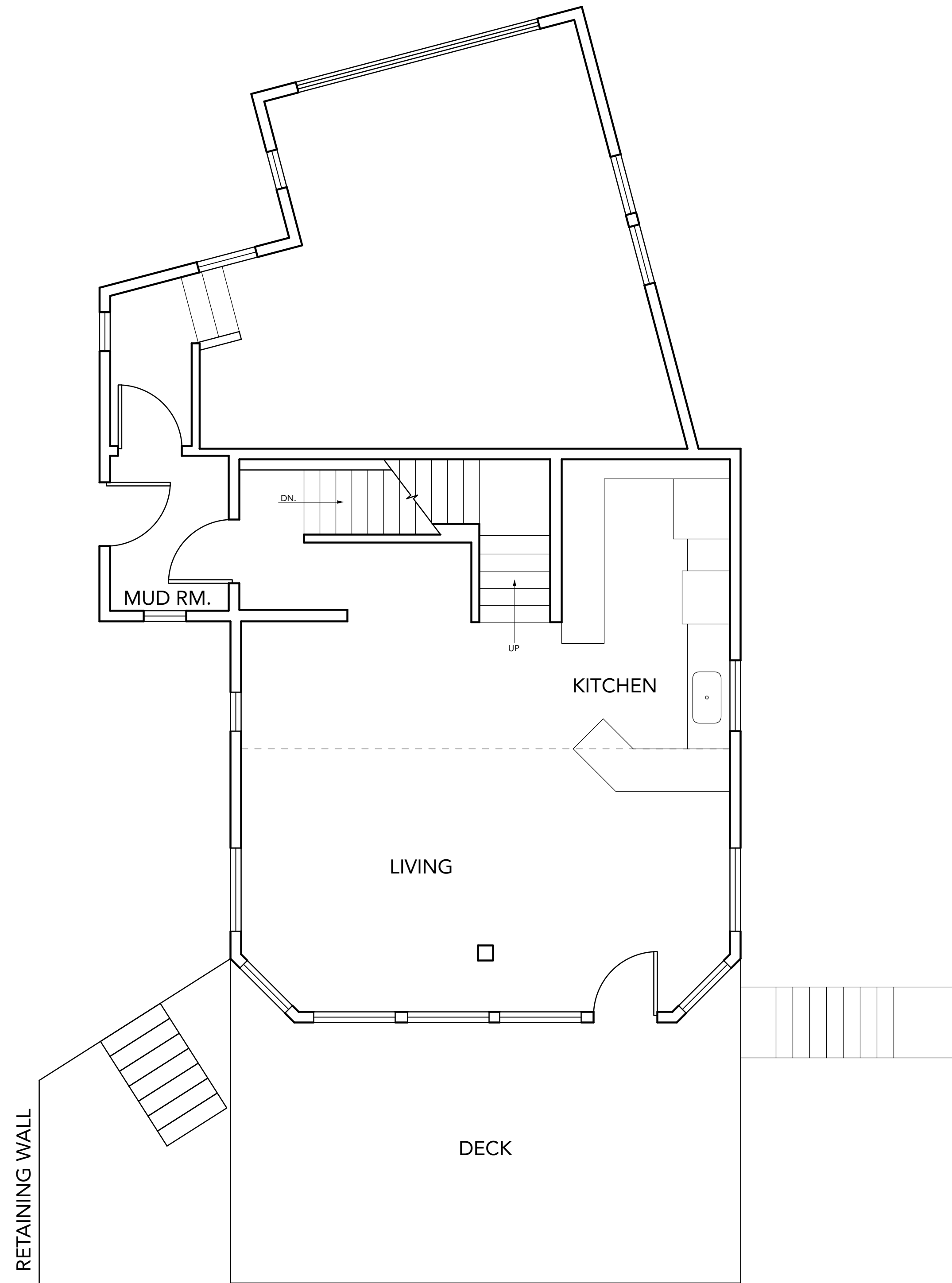
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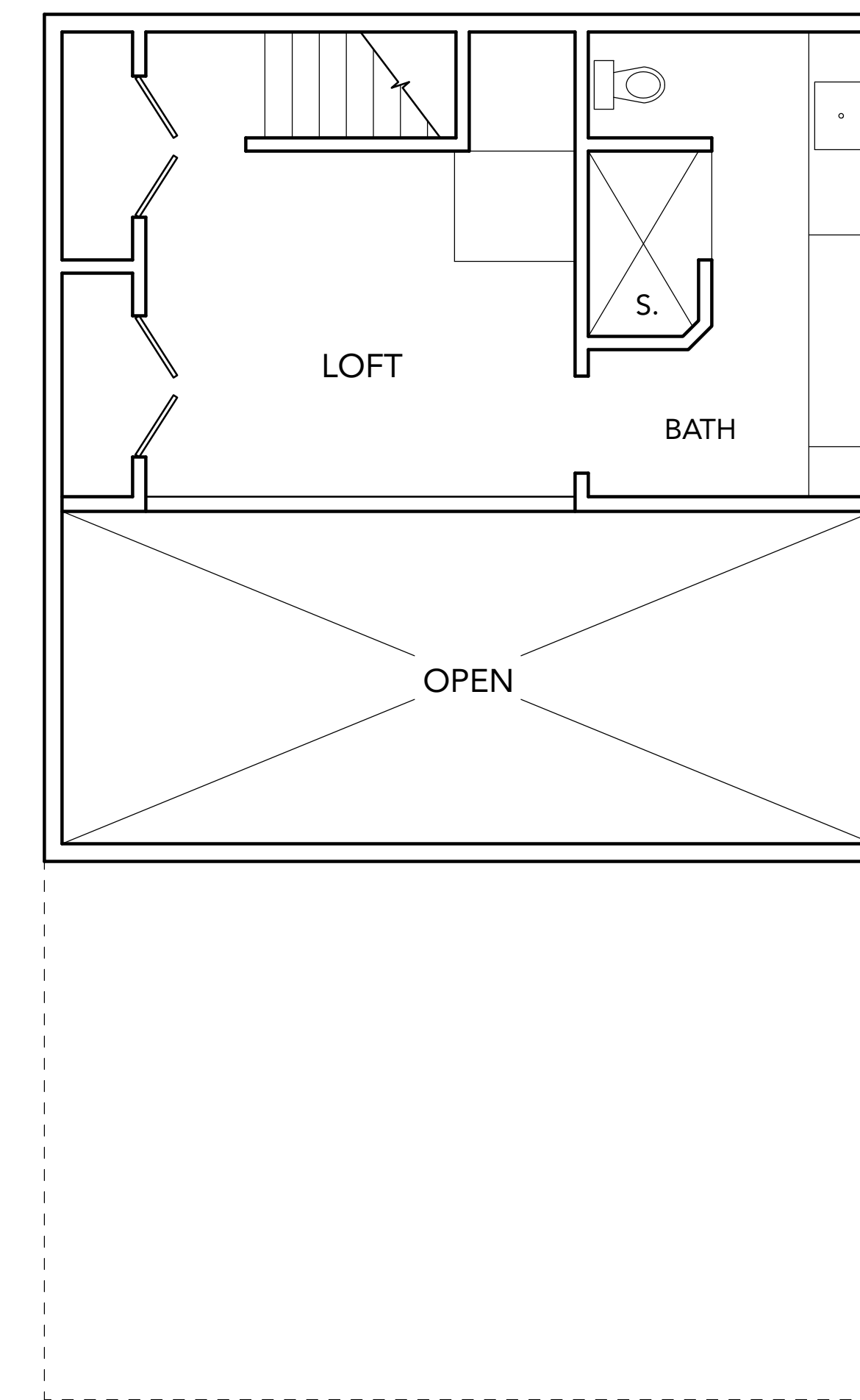
SECTIONS



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



MAIN LEVEL FLOOR PLAN
SCALE 1/4" = 1' - 0"



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

OPHIR RESIDENCE
AS-BUILT PLANS

FOUNTAINHEAD STUDIO

10		
09		
08		
07		
06		
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04		
03		
02	4/27/24	
01	4/23/24	
MK	DATE	DESCRIPTION

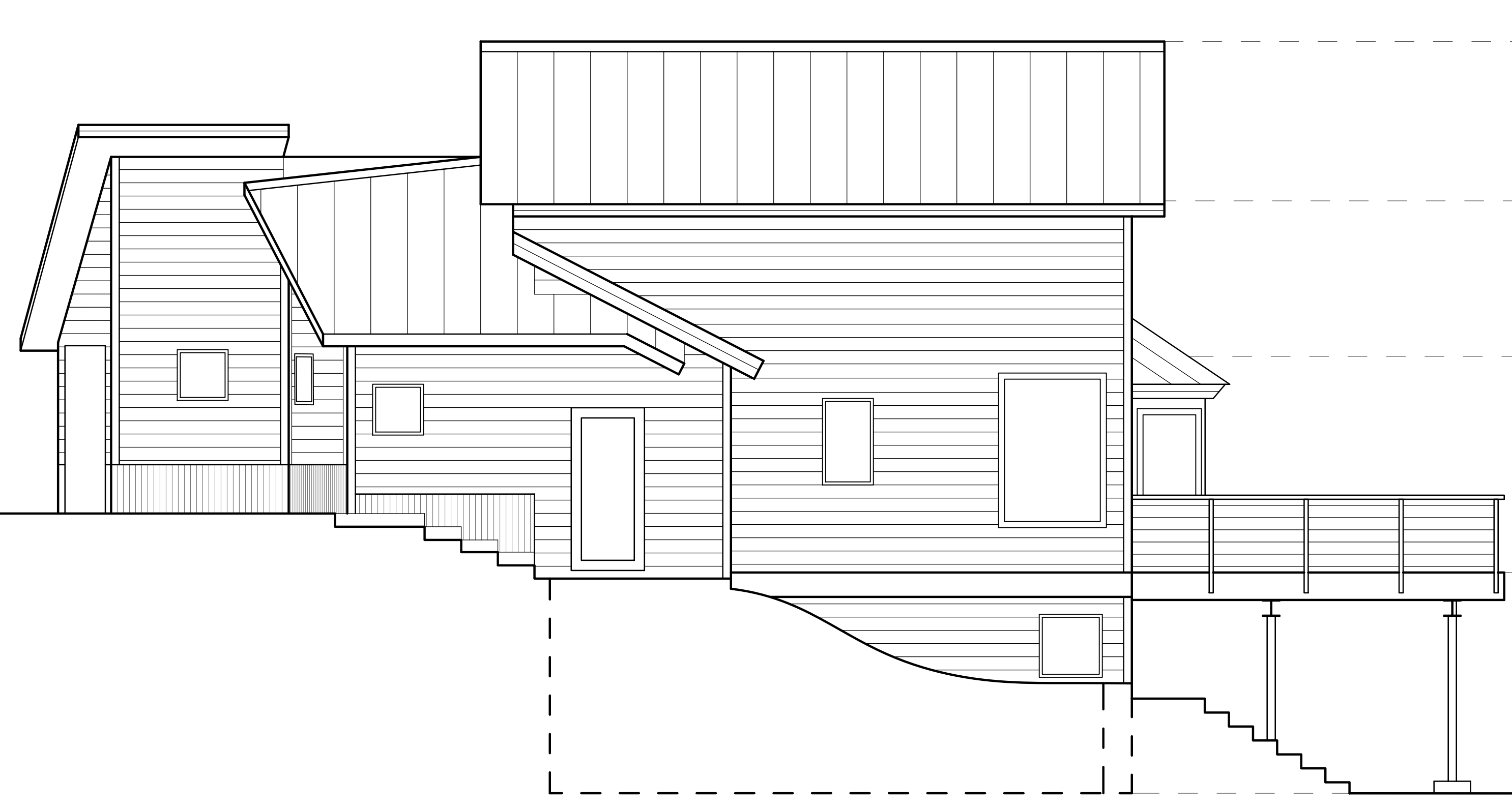
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AS_BUILT PLANS

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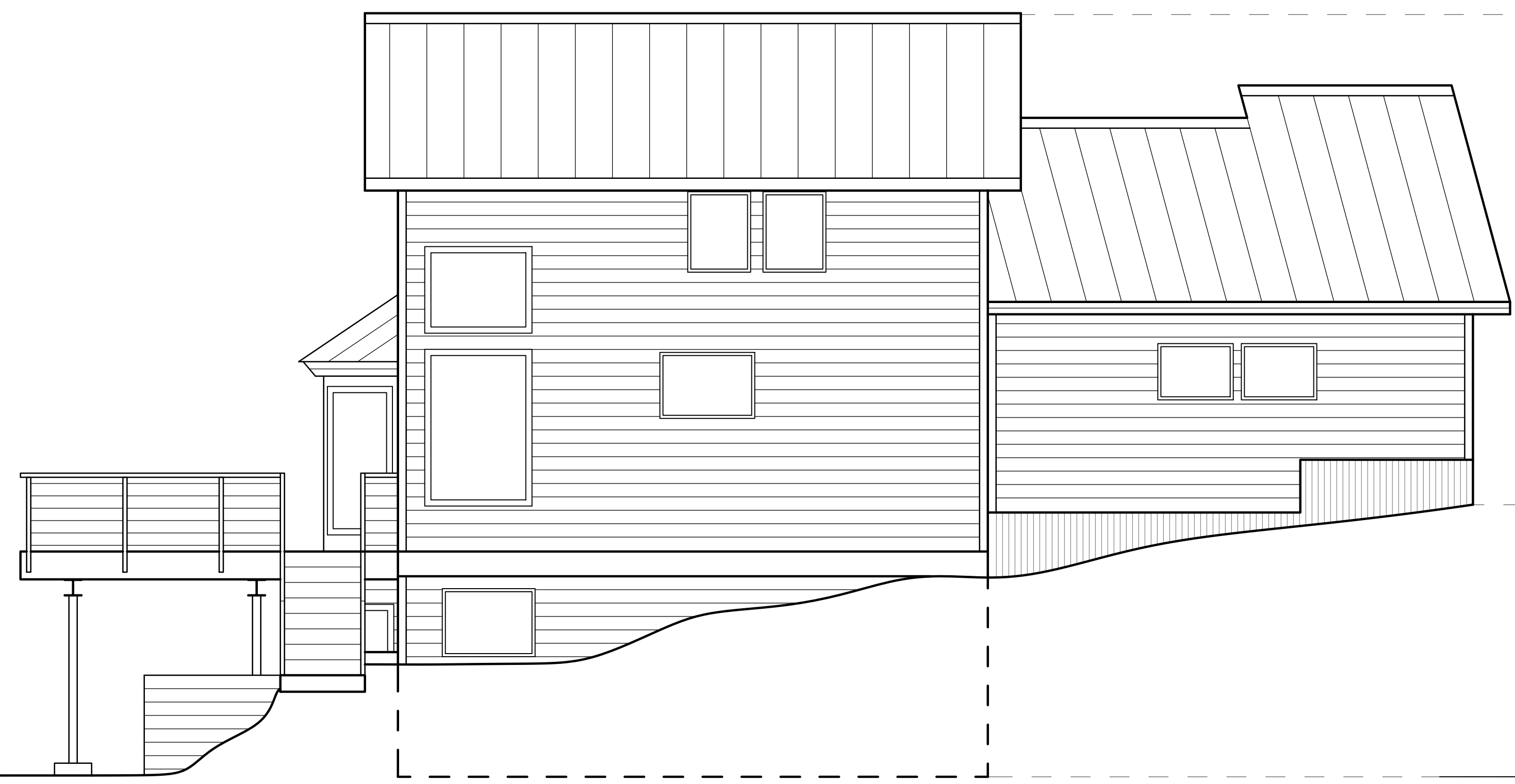
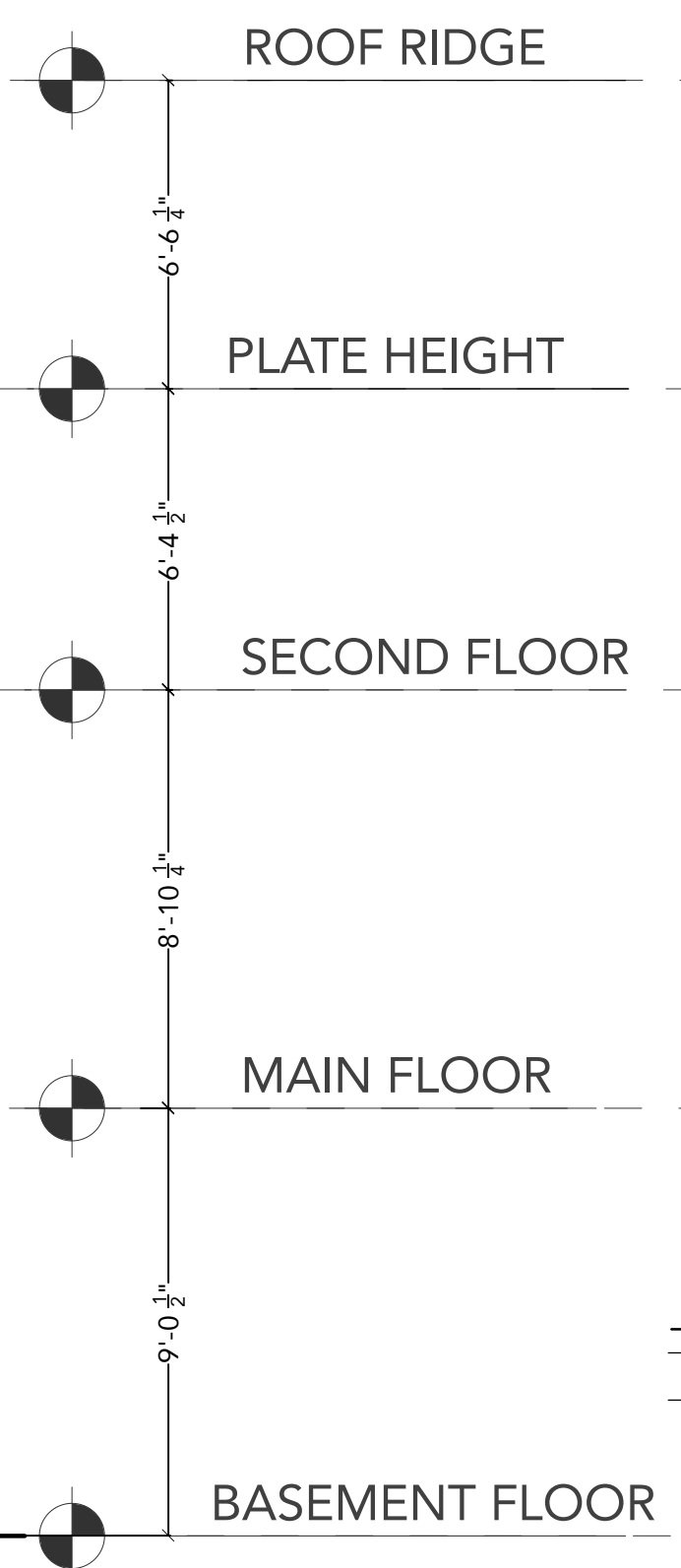
AS_BUILT ELEVATIONS



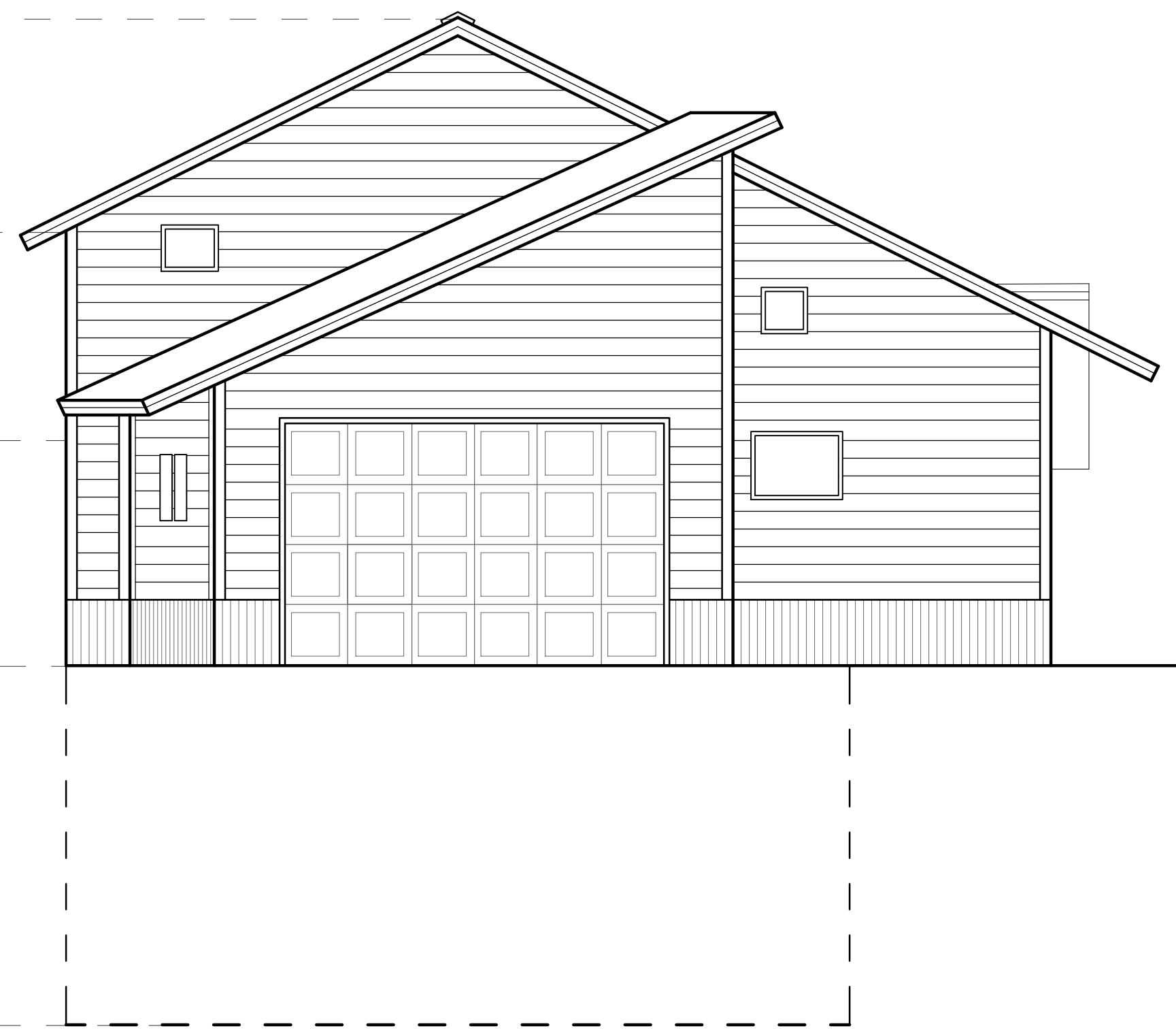
WEST ELEVATION
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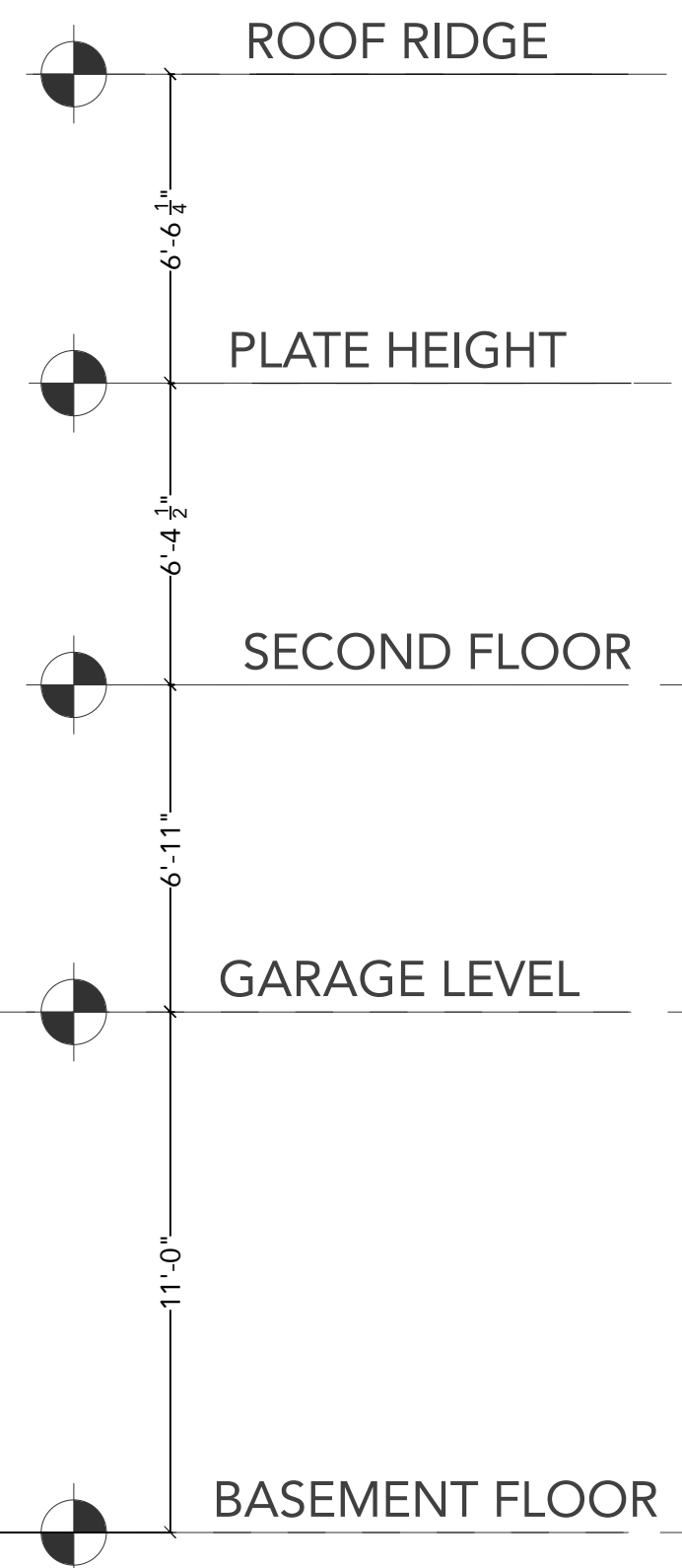
SOUTH ELEVATION
 SCALE 1/4" = 1' - 0"



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



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





Town of Ophir Plan Review Work Sheet

Project Name: PRYOR/MALOSKO ADDITION Date: 8/24/24
Plan Checker: JOSEPH SUWUS

Topographic survey with contour lines provided, at 1 ft intervals, provided if requested.

Bench Mark established by surveyor. 9829.72ft

Set backs verified with all exterior building materials and overhangs accounted for.

East 5 ft. EXISTING SHED IS IN WEST SET BACK
West 10 ft. "
North 5'6" ft. "
South 47 ft. "
FENCES ARE OFF PROPERTY

Parking spaces required 2 ONE SPACE IN GARAGE
Number of spaces shown SECOND SPACE NEED RE-ALIGNMEN

Site coverage allowance 2500 Sq ft

Main residence coverage 1689 Sq ft
Accessory building coverage 80 Sq Ft
Total 1129 Sq Ft

Building Heights

Segment A., corner heights to roof mid line from pre-construction grade

NE 19'-6"
NW 17'-0"
SE 29'-6"
SW 24'-6"

Average Height from midline to ridge 21'-9"
4'-6"

Segment B., corner heights to roof mid line from pre-construction grade

NE
NW
SE
SW

Average Height from midline to ridge

Segment C., corner heights to roof mid line from pre-construction grade

NE
NW
SE
SW

Average Height from midline to ridge