

**TOWN OF PITKIN, COLORADO**  
**APPLICATION FOR VARIANCE**  
**FROM A STANDARD SET FORTH IN THE ZONING CODE**

Received by: SARA Gibb Date: 10/21/2024 Zoning Board Request # \_\_\_\_\_

MAILING ADDRESS: PO BOX 222 PITKIN CO 81241

PHONE: (Day) 254-721-7343 (Evening)

E-MAIL ADDRESS: Cory.NASSO@gmail.com

PROPERTY OWNER NAME: (if other than applicant, a letter consenting to this application must be submitted)

CORY + STEPHANIE NASSO

ADDRESS: 312 11<sup>TH</sup> ST PITKIN CO 81241

PRIMARY CONTACT PERSON: (if other than above, contractor, etc.)  
SAME

PROPERTY LOCATION/DESCRIPTION

BLOCK: 8 LOTS: 23-27

STREET ADDRESS: 312 11<sup>TH</sup> ST PITKIN CO 81241

ADJACENT PROPERTY OWNER NAME	PARCEL LOCATION RELATIVE TO PROPERTY ON WHICH VARIANCE IS SOUGHT	CURRENT LAND USE ON ADJACENT PARCEL
<u>DIANE WIGNER</u>	<u>NORTH WEST. ACROSS QUARTZ LANE BLOCKS LOTS 1-4</u>	<u>RESIDENTIAL</u>
<u>CHANCE ESMINGER</u>	<u><del>WEST</del> EAST, ACROSS 11<sup>TH</sup> ST BLOCK 5, LOTS 17-23</u>	<u>RESIDENTIAL</u>
<u>GALE RICHARDSON</u>	<u>WEST ADJACENT. BLOCK 6 LOTS 17-22</u>	<u>RESIDENTIAL</u>

**DESCRIPTION OF THE VARIANCE REQUESTED:**

EAST  
 REQUESTING 0FT SETBACK ON ~~WEST~~ PROPERTY LINE. EVE OF PROPOSED GARAGE WILL BE AT PROPERTY LINE.

**THE VARIANCE REQUEST AND ALL ATTACHMENTS SHOULD BE TURNED IN TO THE TOWN at P.O. Box 9, Pitkin CO 81241**

**SPECIAL CIRCUMSTANCES MAKING A VARIANCE NECESSARY.** As applicable, describe how each of the following applies to the variance that is being requested:

- **EXCEPTIONAL CIRCUMSTANCES EXIST.** These are special circumstances or conditions, including topography, non-conforming lot size, or the narrowness, shallowness, or shape of the property that are peculiar to the land or structure for which the variance is sought. *TOPOGRAPHY. southern property drops significantly forcing new structure to be built in location proposed. ~~THIS~~ ~~IS~~ ~~THE~~ ~~REASON~~. This forces the ~~west~~ <sup>EAST</sup> eye to the ~~the~~ property line.*
- **STRICT APPLICATION CAUSES PRACTICAL DIFFICULTIES.** What special circumstances or conditions are such that the strict application of the requirements of the Zoning Code would result in peculiar and exceptional practical difficulties for, or an exceptional and undue hardship on, the owner of the land if the requirements of this Code were to be strictly applied. *Proposed structure cannot be built without easing of setback requirement.*
- **DOES NOT ADVERSELY AFFECT NEIGHBORHOOD.** The granting of the variance will not change the character or otherwise adversely affect the neighborhood surrounding the land where the variance is proposed. It will not impair an adequate supply of light or air to adjacent property, and will not increase the danger of fire, or otherwise endanger public safety. *Shadowed from proposed structure will be solely on our property. Structure does not impede use of 11th St, as there is approx 30ft from property line to driveable portion of road. Access to irrigation ditch isn't impeded. Structure is residential, not changing characteristic of neighborhood.*

**PLEASE ATTACH THE FOLLOWING:**

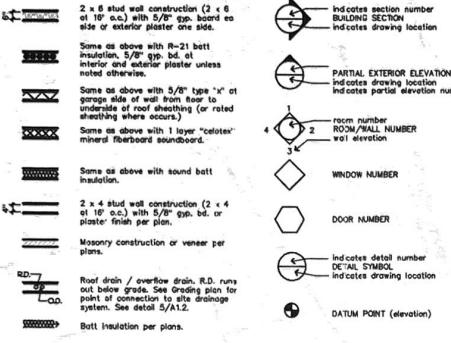
- **SITE PLAN.** This is a drawing. It can be a simple hand-drawn layout, but it must be legible, clearly marked and drawn to scale.
  - ✓ Show the parcel on which the variance is requested, including all structures currently existing and any other physical features that may affect locations and setback of structures, such as streams or ditches.
  - ✓ Show all existing setbacks on the parcel.
  - ✓ Show the location of proposed structures and the distances to property lines.
    - Identify the existing uses of adjacent properties.
  - ✓ Show all utilities (electric lines, gas, telephone or cable lines, water well, and OWTS tanks and fields).
- **ANY OTHER DRAWINGS OR PHOTOGRAPHS** that may be necessary to demonstrate the need for a variance.

OWNERSHIP OF DOCUMENTS  
 The Architect retains the copyright in these drawings. The Client agrees to indemnify the Architect from and hold the Architect harmless from all claims, damages, costs and expenses, including reasonable attorney's fees, that may be incurred by the Architect in connection with the preparation of these drawings.

**abbreviations**

A/C	Air Conditioning	F.G.	Fined Glass	MC	Net in Contrast
ADJ.	Adjustable	F.L.	Finish	PB	Paper Backed
ALT.	Alternate	F.L.	Floor Line	PLND.	Plywood
ALUM.	Aluminum Angle	FLOR.	Fluorescent	PT.	Pressure Treated
ARCH.	Architectural	FTD	Footing		
BS.	Board	GA.	Gauge	RAG	Return Air Grille
B.S.	Block	GSAL	Galvanized Steel Metal	RDM.	Redwood
BSM.	Beam	OPT.	Optimum	ROD.	Roosted
BOT.	Bottom	HDR	Header	REF.	Refrigerator
B.S.I.	Built-up	HVAC	Heat, Lamp, Vent, Heating, Ventilating	REIN.	Reinforcing
CAB.	Cabinet Center Line	HWC	Horizontal		
CEL.	Ceramic	HWZ	Horizontal	SC.	Solid Core
CH.	Chasing Height	IBR	Iron	SD.	Smoke Detector
CL.	Center	IC	Insulation	SH.	Shelf
CLD.	Clear	HC	Hollow Core	SHTL.	Sheathing
COM.	Compassion	HL	Hour Glass	SIBS.	Shower
COMP.	Compacted	HD.	Hold Down	SKLT.	Skylight
CONC.	Concrete	INSUL.	Insulation	SLO.	Siding
CNT.	Conditionness	JH	Joist Hanger	SP.	Splash Pan
C.W.	Cold Water			SQ.	Square
C.T.	Ceramic Tile				
DL.	Diameter	LAM.	Laminated	T.	Tea
DL.	Dimension	LAV.	Lavatory	T/C	Tooth Compactor
D.P.	Dimension	LN.	Line	T&G	Tongue and Groove
D.S.	Double	LT.	Light	TV.	Television
DWG.	Drawing	LUM.	Luminous	TY.	Typical
DY.	Dryer				
E.	Each	ME.	Machine Bolt	WASH.	Washer
E.S.	Each Side	MAX.	Maximum	W/C	Water Closet
E.W.	Each Way	MC.	Metal	W.	Wood
EXT.	Exterior	M.C.	Machined Cabinet	W.H.	Water Heater
		MIN.	Minimum	WP.	Waterproof
		MIS.	Miscellaneous	WT.	Weight
				W.	With

**symbols**

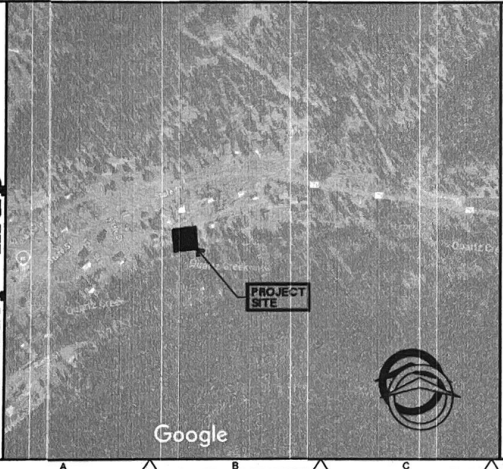


**general notes**

- All work called for in these plans shall be executed with extreme concern for craftsmanship and safety in full accordance with the adopted codes and ordinances of the jurisdiction in which it is being constructed.
- All work, whether specifically called for or not, shall be constructed under the latest edition of the Uniform Building Codes, ADA, Title 24 and Electrical Code as adopted by the local governing agency.
- All exterior footwork shall have positive steps away from building (15 min.).
- The General Contractor shall thoroughly familiarize himself with these documents prior to proceeding with any construction and shall report any discrepancy to the Architect prior to commencing any work. Should any deviation be made from these plans without the written consent from the Architect, the Owner/ Contractor assume all responsibility for such deviation.
- The General Contractor shall submit three copies of shop drawings of all manufactured items (i.e. cabinets, trusses, etc.) to the Architect for review and approval prior to fabrication. The General Contractor will be responsible to provide adequate time for review (10 business days) of submitted items so whereas such review shall not adversely impact construction schedule.
- Infringe all visits by the Architect or Engineer, in no way obviates the contractors responsibility in regards to code compliance, safety or thoroughness.
- All Sub-contractors shall visit the job site within 24 hrs. prior to commencing work. The sub-contractor shall be responsible for reviewing related trades subcontract preparation and shall report any non-conforming discrepancy to the General Contractor. Execution of work by any subcontractor indicates acceptance of previous trades work.
- The Owner agrees to hold harmless, indemnify, and defend the Architect, his employees, and engineers against any and all liability, claims damages, and costs of defense arising out of the errors or omissions, or negligent acts caused by the modifications to the plans and specifications.
- Any change, modification or alteration of these plans shall be at the sole risk of the person making or causing the same and should be reviewed by a licensed Architect for conformity with these plans.

a new residence for:  
**mr. and mrs. cory nasso**  
 312 11th street  
 town of pitkin, co 81241

**vicinity map**



**project data**

Civil

ALL COUNTY SURVEY, INC.  
 P.O. Box 7164  
 Gunnison, CO 81230  
 Telephone: (760) 349-9400  
 www.allcountysurvey.com

TOWN OF PITKIN, COUNTY OF GUNNISON  
 LOTS 23 THROUGH 27, BLOCK 8

**CODE CONFORMANCE**

Building Code ..... 2021 IRC  
 Plumbing Code ..... 2021 IPC  
 Mechanical Code ..... 2021 IMC  
 Electrical Code ..... 2020 NEC  
 Energy Code ..... 2021 IECC  
 Gas ..... 2021 IFGC

**AREA TABULATIONS**

Conditioned Main Flr. .... 2,859 sq. ft.  
 Conditioned Main Flr. .... 1,334 sq. ft.  
 Conditioned Upper Flr. .... 805 sq. ft.  
 Conditioned Lower Flr. .... 720 sq. ft.  
 Garage ..... 588 sq. ft.  
 Building Total ..... 3,447 sq. ft.  
 [(E) Covered Patio ..... 595 sq. ft.]

**CODE ANALYSIS**

Construction Type ..... V-B (Sprinklered)  
 Occupancy = R-3/U ..... Section 302.1  
 R-2: Residence and Covered Patios  
 U: Garages  
 Residence Fire Sprinklers ..... No  
 Table 302.4.3  
 House (Gross) ..... 2859 / 200 = 14.2 Occupants\*\*  
 Garage (Gross) ..... 588 / 200 = 2.9 Occupants\*\*  
 \* Less vent shafts and courts per Sec. 202 of the 2021 I.B.C.  
 \*\* A single exit or access to a single exit per allowed Section 1006.3.4. Exc. 4 of the 2021 I.B.C.

**sheet index**

- PTI TITLE SHEET  
 1 of 1 TOPOGRAPHIC SURVEY  
 ESP EXISTING SITE PLAN  
 PSP PROPOSED SITE PLAN  
 PFP1 PROPOSED FLOOR PLAN  
 PFP2 PROPOSED FLOOR PLAN  
 PRP PROPOSED ROOF PLAN  
 PEL1 PROPOSED BUILDING ELEVATIONS  
 PEL2 PROPOSED BUILDING ELEVATIONS  
 PBSI PROPOSED BUILDING SECTIONS

**DESIGN REVIEW SET**

REVISIONS

NO.	DESCRIPTION	DATE	BY

STATE OF COLORADO  
 LICENSED ARCHITECT  
 00402855  
 C. R. NASSO

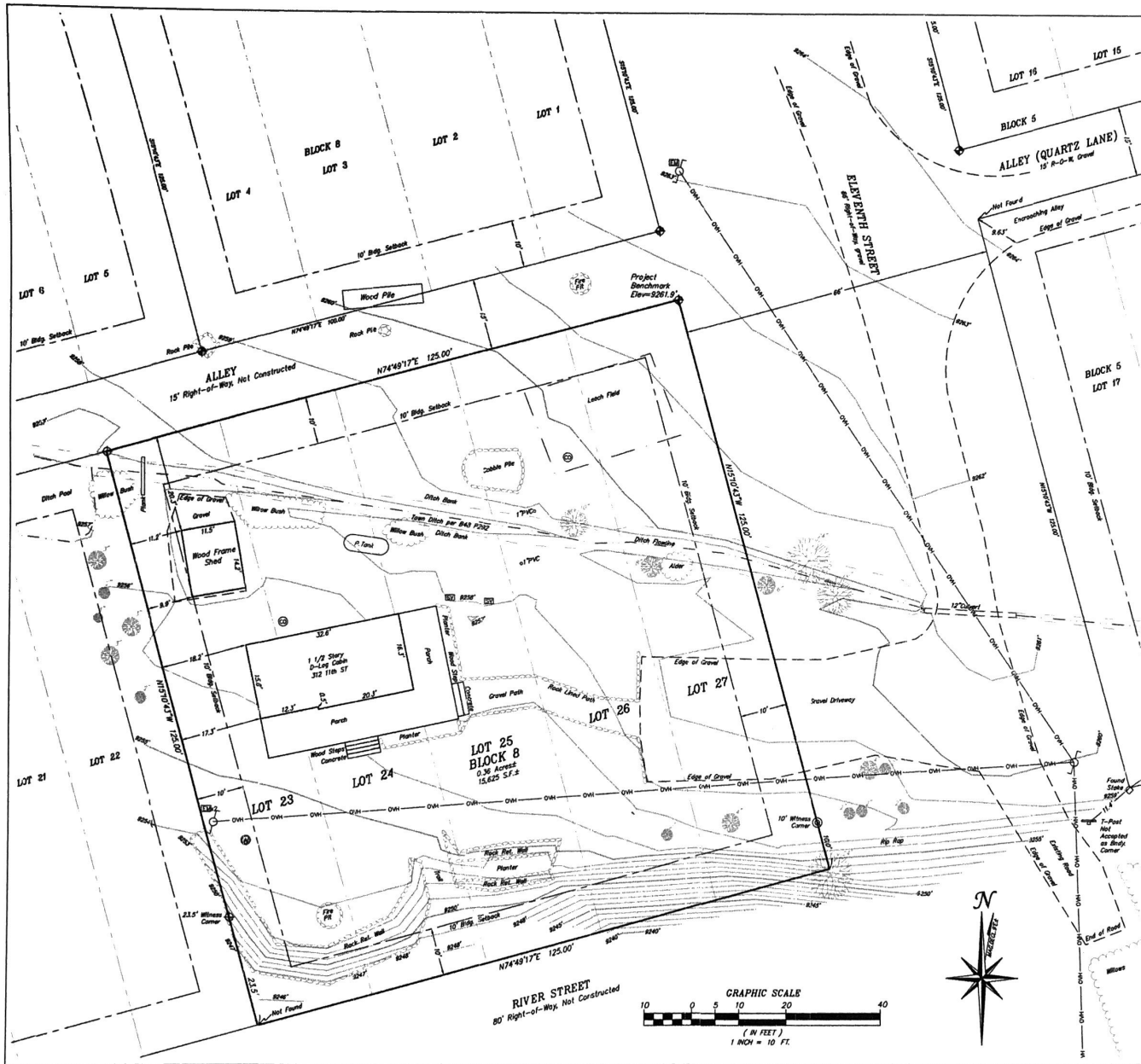
COPYRIGHT 2024

ARCHITECTS  
 ARCHITECTS - PLANNING - INTERIORS  
 75-45 S. Cherry Place, Suite 4  
 Fort Collins, CO 80521  
 P: 970-342-8014 F: 970-598-0983  
 Web: cbrnassodrawings.com

A New Residence for  
 M/R Cory Nasso  
 Town of Pitkin, CO 81241  
 County of Pitkin, State of Colorado  
 Lot 23 through 27, Block 8

**nasso residence**

DRAWN  
 CHECKED  
 DATE  
 October 2024  
 SCALE  
 NTS  
 JOB NO.  
 241150  
 SHEET NO.  
**PTI**  
 SHEET 1 of 10



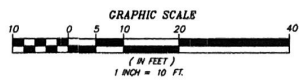
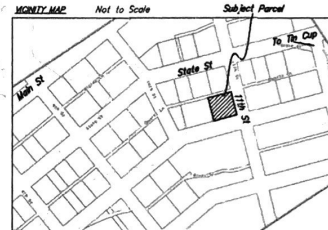
**LAND RECORDS**  
 Lots 23 through 27, Block 8, TOWN OF PITKIN, according to the Plat thereof dated 16 July 1979 found in the Book of Plats of the Gunnison County Clerk & Recorder's office.  
 County of Gunnison,  
 State of Colorado.

**SURVEY NOTES**  
 1) Basis of Bearing is based on a record bearing of N55°41'E between a 3" brass cap monument stamped '20521, C1, 1936, 58, 50, 4, 1927' found at Corner No. 1 of the Pitkin Trussline and a 3" brass cap monument stamped '20521, C2, 1936, 58, 50, 4, 1927' found at Corner No. 2 of the Pitkin Trussline as recorded by the 1934 'Plat of Township 50 North, Range 4 East of the New Mexico Principal Meridian, Supplemental Plat of Sections', Sheet 2 of 2, dated March 2, 1934.  
 2) Lot and Block boundaries are based on the Plat of the Town of Pitkin dated 10 July 1979, recorded in the Book of Plats of the records of Gunnison County, Colorado. The bearing of Blocks 1 through 6 and part of Blocks 7 through 12 is established on the Original Plat of Pitkin. Both the Golden Boundary Survey dated 3 May 2253 (PLS 12779), and the Pearson Survey Plat of Blocks 2, 3 and 4 dated July 1, 2018 (PLS 34979), honor and accept the bearings established by monuments set by Diplove (PLS 5752), as shown hereon. Another Plat is of record in Gunnison County.  
 3) A title commitment was not provided for this survey. This survey does not represent a title search by this surveyor. Additional easements and encumbrances may exist.  
 4) Dimensions are in U.S. Survey Feet. Contour intervals are 1 foot.  
 5) Block 8 of the Town of Pitkin is zoned 'Residential'. The setbacks for this zone are 10 feet from all property lines. These setbacks are found in the Town of Pitkin's 2012 Zoning Code Official Map and were amended on July 14, 2015. No setbacks from water features were cited in said Zoning Code.  
 6) Elevations are based on GNSS observations taken on October 18, 2021 in NAD 83, NAD 83 State Plane Coordinates, Colorado Central Zone GCSN, Contour 126 applied. A No. 3 rebar with washer stamped '5253' found at the northeast corner of Lot 27, Block 8, was used as a project benchmark. It has an elevation of 9261.5', as shown hereon.  
 7) The subject parcel does not lie within a Special Flood Hazard Area ('SFHA') as defined by the Federal Emergency Management Agency. The subject parcel lies within Zone 'X' of the Flood Insurance Rate Map, Community Plan No. 080210013350, bearing an effective date of May 16, 2013. Zone 'X' is defined as 'Area of minimal flood hazard'.

**SURVEYOR'S STATEMENT**  
 I, STEPHEN L. JESSE, for and on behalf of All County Survey, Inc., being a Licensed Professional Land Surveyor in the State of Colorado, do hereby state that this Existing Conditions Survey was prepared by me and under my responsible charge & supervision and is accurate to the best of my knowledge, information and belief; b) is in accordance with applicable standards of practice, and c) is not a guarantee or warranty either expressed or implied.  
 Date: 18 November 2021  
 Stephen L. Jesse  
 Colorado Licensed Professional Land Surveyor No. 38648  
 For and on behalf of All County Survey, Inc.



- LEGEND**
- ⊕ - Found Rebar & Washer Monument stamped 'S 6751'
  - ⊕ - Found Yellow Plastic Cap Monument stamped 'S 34979'
  - ⊕ - Set Witness Corner Washer Monument in Space
  - ⊕ - Electric Meter
  - ⊕ - Electric Pedestal
  - ⊕ - City Well
  - ⊕ - Utility Pole
  - ⊕ - Telephone Pedestal
  - ⊕ - Septic Clean-out
  - ⊕ - Septic Vault
  - ⊕ - Well
  - ⊕ - Fence T Post
  - ⊕ - Spruce Tree, Trunk Size Noted
  - ⊕ - Overhead Utility Lines
  - ⊕ - Stone Retaining Wall



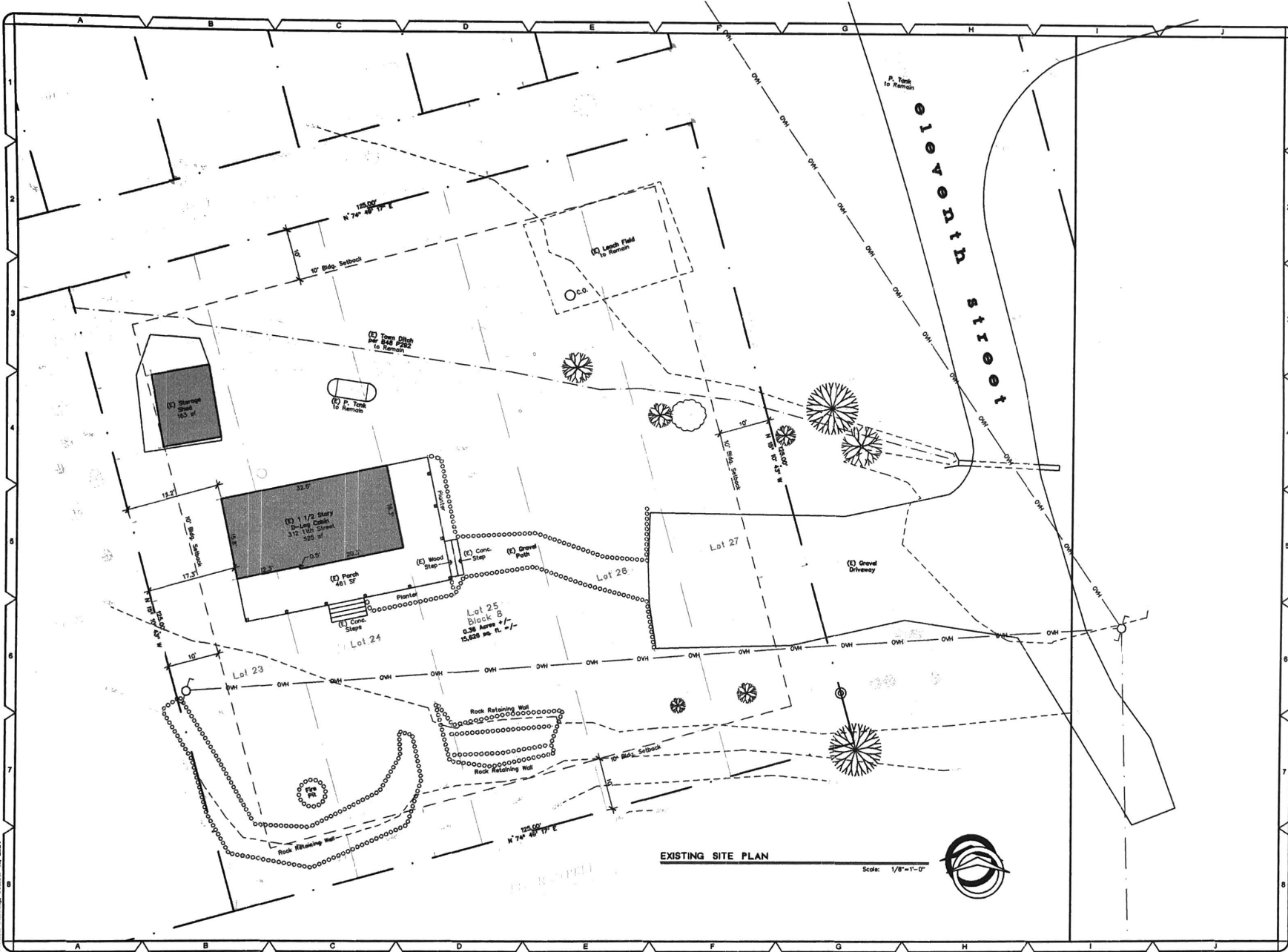
EXISTING CONDITIONS SURVEY - CORY NASSO RESIDENCE  
 LOTS 23 THROUGH 27, BLOCK 8  
 312 11th STREET, TOWN OF PITKIN  
 COUNTY OF GUNNISON, STATE OF COLORADO

SCALE: 1" = 10'  
 CONTOUR INTERVAL: 1 FOOT

DATE: 18 November 2021  
 DRAWN BY: ADJ  
 REVIEWED BY: SLJ

EXISTING CONDITIONS SURVEY  
 CORY NASSO RESIDENCE  
 LOTS 23 THROUGH 27, BLOCK 8  
 312 11th STREET  
 TOWN OF PITKIN  
 COUNTY OF GUNNISON  
 STATE OF COLORADO

Printed: Thursday, October 10, 2024



EXISTING SITE PLAN

REVISIONS	BY



ARCHITECTS  
 ZMOCK ARCHITECTS  
 ARCHITECTURE - PLANNING - INTERIOR  
 75-145 St. Charles Place, Suite A  
 Palms Desert, CA 92211  
 P: 760-366-8914 F: 760-366-0883  
 WWW.ZMOCKARCHITECT.COM

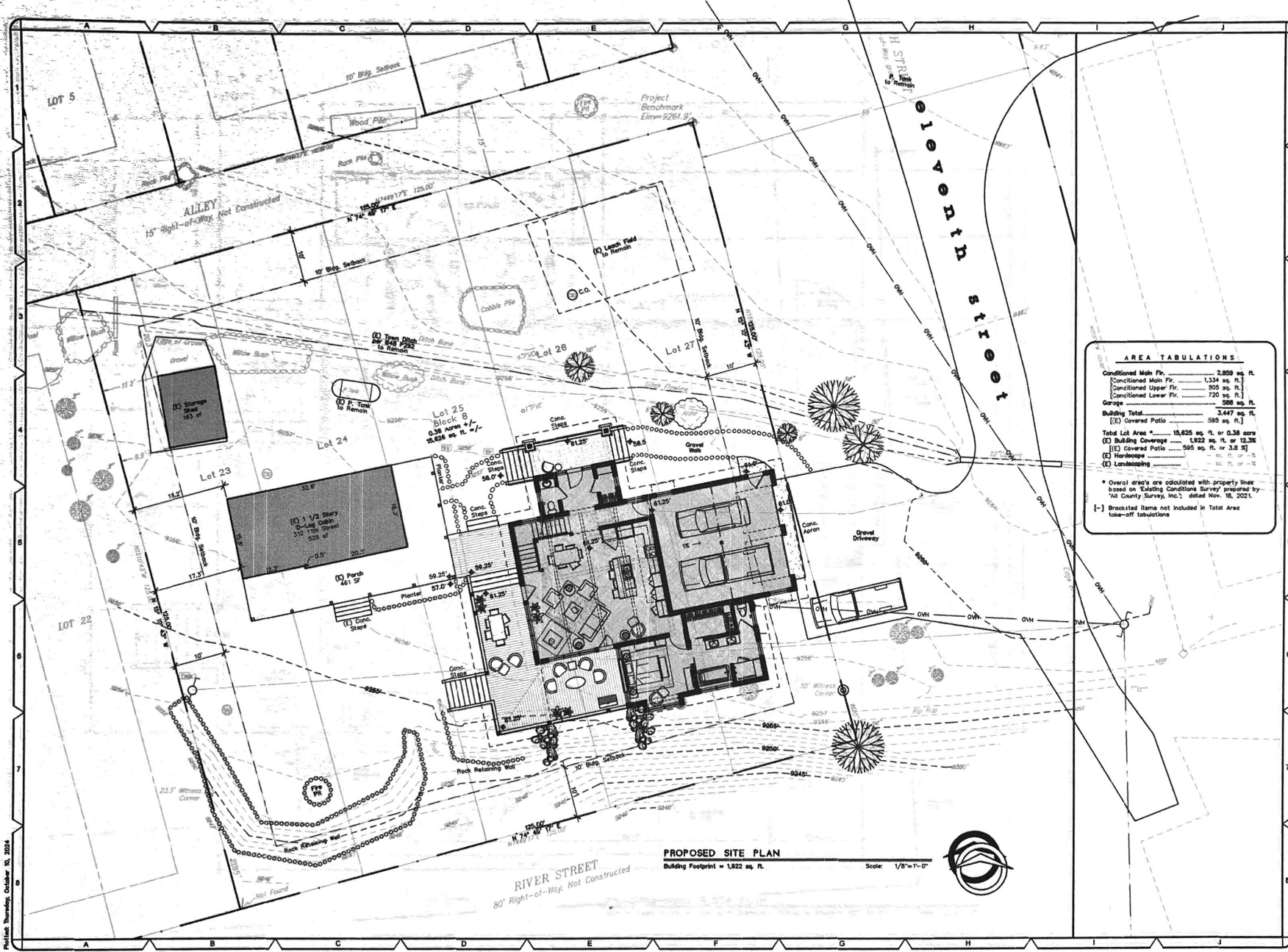
A New Residence for:  
 314 1/2 Street  
 Palms Desert, CA 92211  
 County of Orange, State of California  
 Lots 23 through 27, Block 5

**nasso**  
**residence**

DRAWN
CHECKED
DATE
SCALE
1/8"=1'-0"
JOB NO.
2411.00
SHEET NO.
<b>ESP</b>

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Public Hearing, October 18, 2024



**AREA TABULATIONS**

Conditioned Main Flr.	2,859 sq. ft.
Conditioned Main Flr.	1,334 sq. ft.
Conditioned Upper Flr.	305 sq. ft.
Conditioned Lower Flr.	720 sq. ft.
Garage	595 sq. ft.
<b>Building Total</b>	<b>3,447 sq. ft.</b>
(E) Covered Patio	595 sq. ft.
<b>Total Lot Area</b>	<b>15,625 sq. ft. or 0.36 acres</b>
(E) Building Coverage	1,922 sq. ft. or 12.2%
(E) Covered Patio	595 sq. ft. or 3.8%
(E) Hardscape	sq. ft. or %
(E) Landscaping	sq. ft. or %

\* Overall areas are calculated with property lines based on Existing Conditions Survey prepared by "All Country Survey, Inc.", dated Nov. 18, 2021.

[ - ] Bracketed items not included in Total Area take-off tabulations

**PROPOSED SITE PLAN**  
 Building Footprint = 1,922 sq. ft.      Scale: 1/8"=1'-0"

REVISIONS	BY

STATE OF CALIFORNIA  
 ARCHITECTS  
 00402895  
 LICENSED ARCHITECT  
 COPYRIGHT 2024

**ARCHITECTS**

ARCHITECTURE • PLANNING • INTERIORS

75-145 St. Charles Place, Suite 4  
 Palm Desert, CA 92211  
 P: 760-346-8014 F: 760-598-0993  
 Web: chrisanddianaarchitect.com

A New Residence for:  
 315 11th Street  
 City of Palm Desert, California  
 County of Riverside  
 Lot 23 through 27, Block B

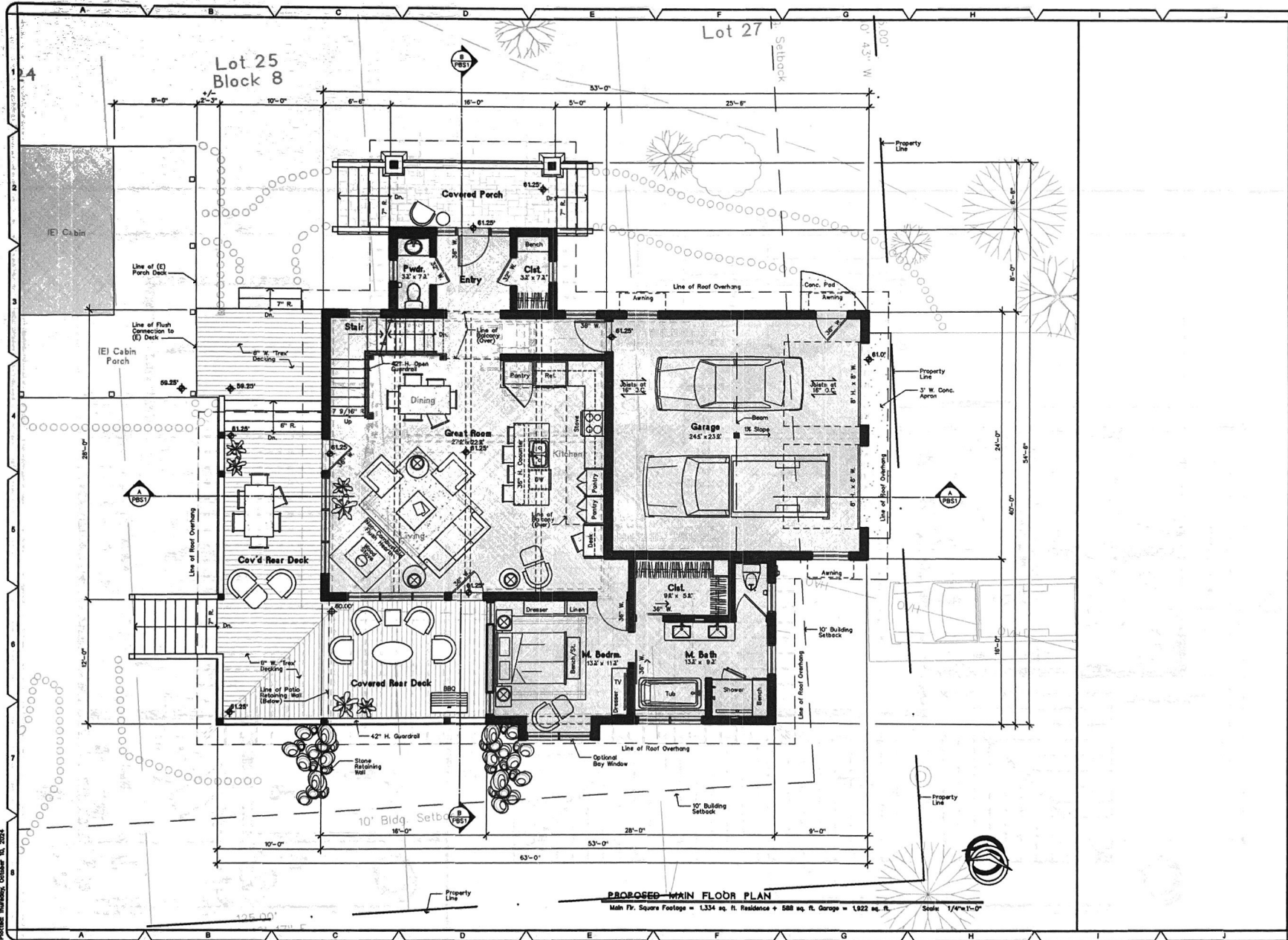
**nasso residence**

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DATE
SCALE
1/8"=1'-0"
JOB NO.
24100
SHEET NO.
<b>PSP</b>

PROPOSED SITE PLAN

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Per/Date: Thursday, October 10, 2024



**PROPOSED MAIN FLOOR PLAN**  
 Main Fl. Square Footage = 1,334 sq. ft. Residence + 588 sq. ft. Garage = 1,922 sq. ft. Scale 1/4"=1'-0"

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REVISIONS	BY

ARCHITECTS  
**ARCHITECTS**  
 ARCHITECTURE - PLANNING - INTERIOR  
 75-148 St. Charles Place, Suite 4  
 Philadelphia, PA 19106  
 P: 215-595-1000  
 F: 215-595-1001  
 Web: charlesarchitect.com

A New Residence for  
 375 1/2th Street  
 Philadelphia, PA 19106  
 County of Philadelphia, State of Pennsylvania  
 Lots 25 through 27, Block 8

**nasso**  
**residence**

DRAWN
CHECKED
DATE
SCALE
SHEET NO.
SHEET NO.

**PPF1**

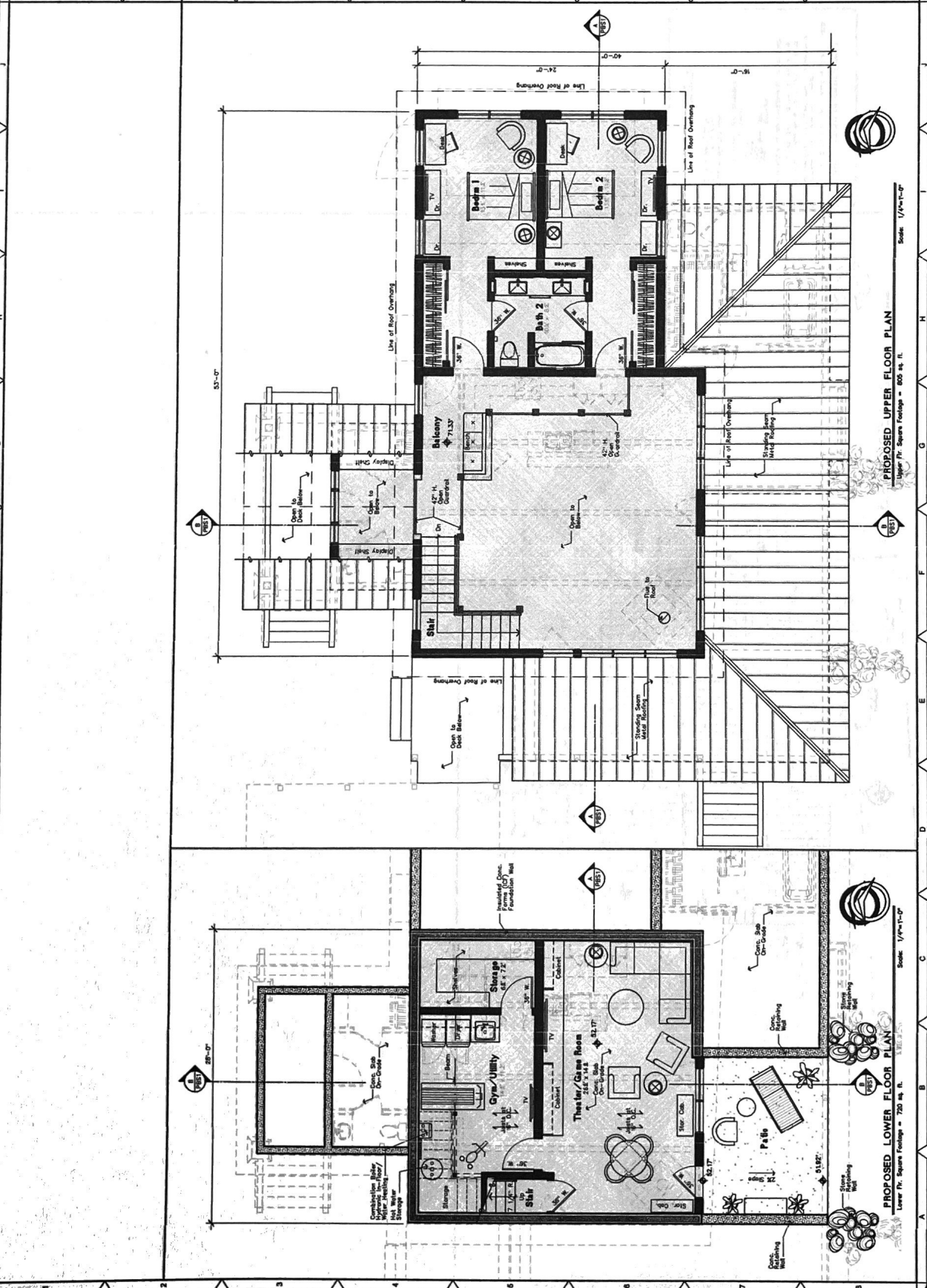


**ARCHITECTS**  
**ZMODKHOFF**  
 Architecture - Planning - Interiors  
 76-145 St. Charles Place, Suite 4  
 Emeryville, CA 94608  
 P: 706-546-8014 F: 706-546-0863  
 Web: dzmodkhoffarchitect.com

**ASSO**  
**Residence**  
 A New Residence for  
 474 Cory House  
 312 18th Street  
 Town Pointe, CA 94921  
 County of Sonoma, State of California  
 Lots 23 through 27, Block 8

DATE	8-25-04
BY	JLH/ML
SCALE	1/4"=1'-0"
SHEET NO.	PPP2

PROPOSED UPPER and LOWER FLOOR PLAN  
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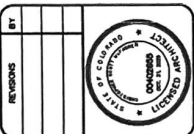
**PROPOSED UPPER FLOOR PLAN**  
 Upper Ft. Square Footage = 800 sq. ft.

**PROPOSED LOWER FLOOR PLAN**  
 Lower Ft. Square Footage = 720 sq. ft.

Scale: 1/4"=1'-0"

Scale: 1/4"=1'-0"



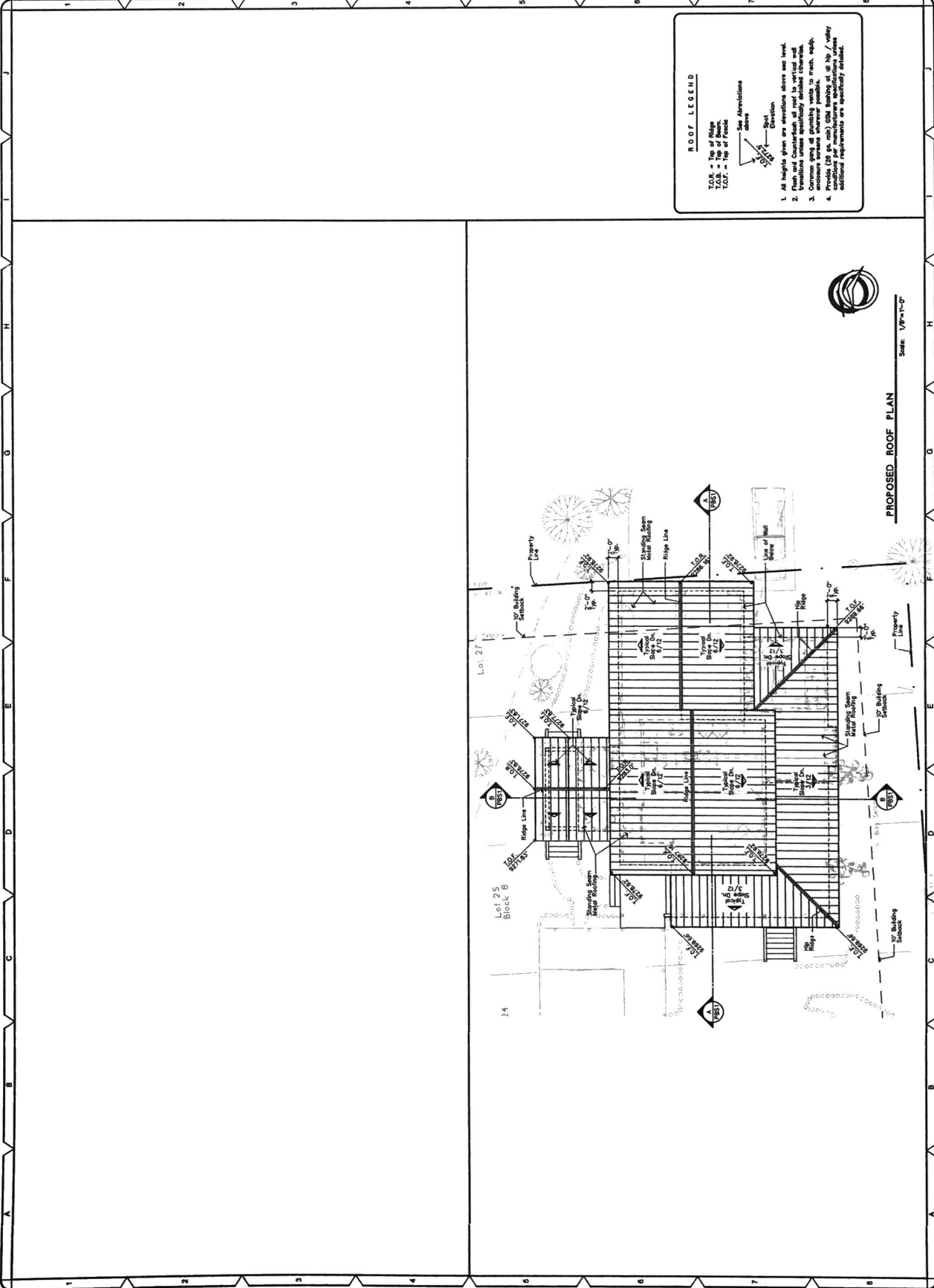


Architectural - Planning - Interiors  
 1312 11th Street  
 75-145 St. Charles Plaza, Suite 4  
 Platte Danville, CO 80221  
 P: 760-346-4014 F: 760-558-0963  
 Web: chtracedesignarchitect.com

**MASSO**  
 Architecture  
 1312 11th Street  
 75-145 St. Charles Plaza, Suite 4  
 Platte Danville, CO 80221  
 P: 760-346-4014 F: 760-558-0963  
 Web: chtracedesignarchitect.com

DRINKER	CHECKED
DATE	DATE
SCALE	SCALE
1/8"=1'-0"	1/8"=1'-0"
24/11/07	24/11/07
SHEET NO.	PRP

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**ROOF LEGEND**

T.O.R. = Top of Ridge  
 T.O.V. = Top of Valley  
 T.O.F. = Top of Floor

See Annotations  
 See Notes  
 See Schedule

- All heights given are elevations above sea level.
- Finish and Counterflashes of roof in vertical wall transitions unless specifically detailed otherwise.
- Roof slopes are given in feet per inch, with common fractions wherever possible.
- Provide (20 sq. in.) GMI flashing at all valley / gable transitions. Provide (20 sq. in.) GMI flashing at all other transitions unless otherwise specified.



PROPOSED ROOF PLAN  
 Scale: 1/8"=1'-0"

DRAWN	DATE	SCALE	JOB NO.	SHEET NO.
CHECKED		1/8" = 1'-0"	241140	

PELLI

**masso**  
**residence**

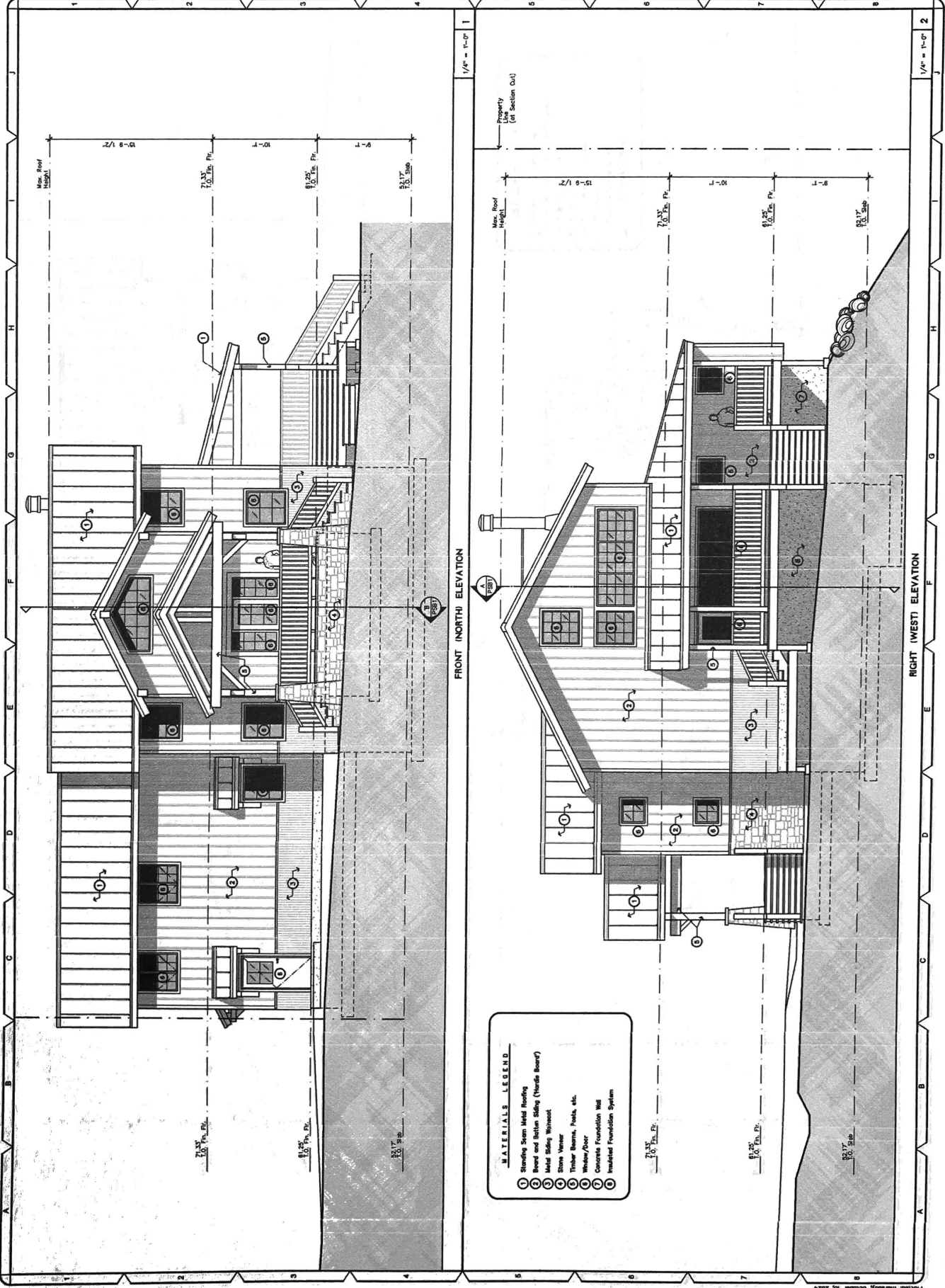
A New Residence for  
121 11th Street  
1/4 Cory Mesa  
Town of Pikes, CO 81241  
Lots 23 through 27, Block 8

**ARCOARCHITECTS**  
Architecture - Planning - Interiors  
75-145 St. Charles Place, Suite 4  
Palm Desert, CA 92211  
P: 760-346-8014 F: 760-568-0983  
Web: dramsaddanarchitects.com



REVISIONS	DATE	DESCRIPTION

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- MATERIALS LEGEND**
- ① Shingling Stern Metal Roofing
  - ② Board and Batten Siding (Vertical Board)
  - ③ Metal Siding (Horizontal)
  - ④ Stone Veneer
  - ⑤ Timber Beams, Posts, etc.
  - ⑥ Windows/Door
  - ⑦ Concrete Foundation Wall
  - ⑧ Insulated Foundation System

REVISIONS

BY	
DATE	

SCALE: 1/8" = 1'-0"

DATE: 1/24/24

JOB NO.: 241100

SHEET NO.:

**ATM ARCHITECTS**

Architecture - Planning - Interiors

75-145 St. Charles Place, Suite 4  
Palm Desert, CA 92211  
P: 760-346-8014 F: 760-568-0963  
Web: [atmarchitects.com](http://atmarchitects.com)

PROJECT: 2024

**ASSO RESIDENCE**

A New Residence for  
1/411 Cory House  
312 11th Street  
Town of Bitter, CO 81241  
Lots 23 through 27, Block 8

**ASSO RESIDENCE**

**PEL2**

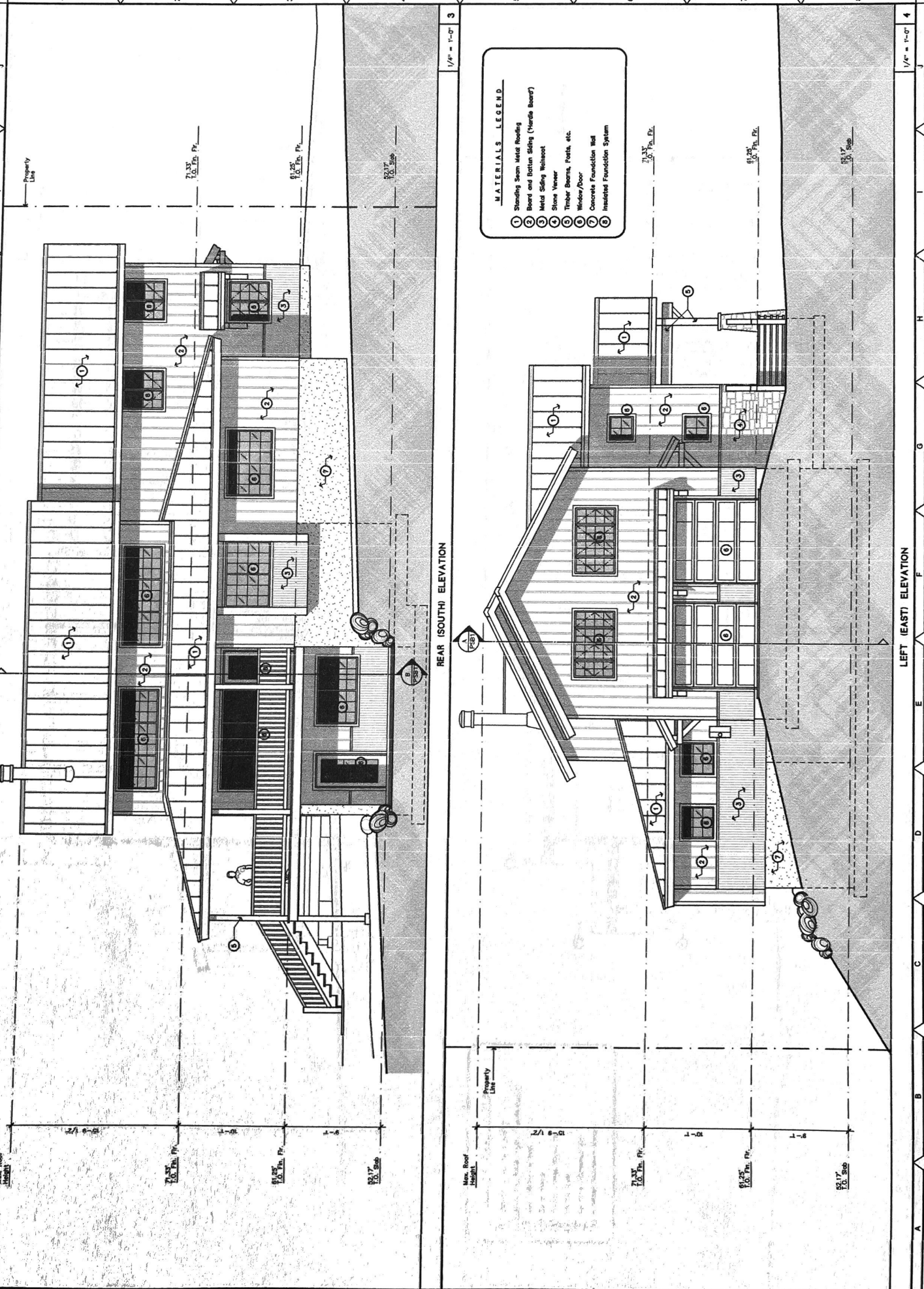
DATE: 1/24/24

JOB NO.: 241100

SHEET NO.:

BUILDING ELEVATIONS / SECTIONS

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REVISIONS	BY

**ARCHITECTS**  
**ARMODIUM**  
 Architecture - Planning - Interiors  
 75-45 St. Charles Place, Suite 4  
 Palm Desert, CA 92211  
 P. 760-348-8014 F. 760-568-0863  
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**NASSO Residence**  
 A New Residence for  
 1/4 Acre Home  
 212 11th Street  
 Town of Pikes, CO 81241  
 County of Summit, State of Colorado  
 Lot 23 through 27, Block B

**NASSO Residence**

DRAWN	CHECKED
DATE	
SCALE	1/4" = 1'-0"
SHEET NO.	201
SHEET NO.	

**PBS1**

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