

KAREN C. MILLISAP
 FLOOR PLANS Elevation 6500' + 12' for front
 For Lot 187, Chicosa Dr
 Rio Cucharas Unit No.

Drawing By:
 KAREN C. MILLISAP
 936-788-4508

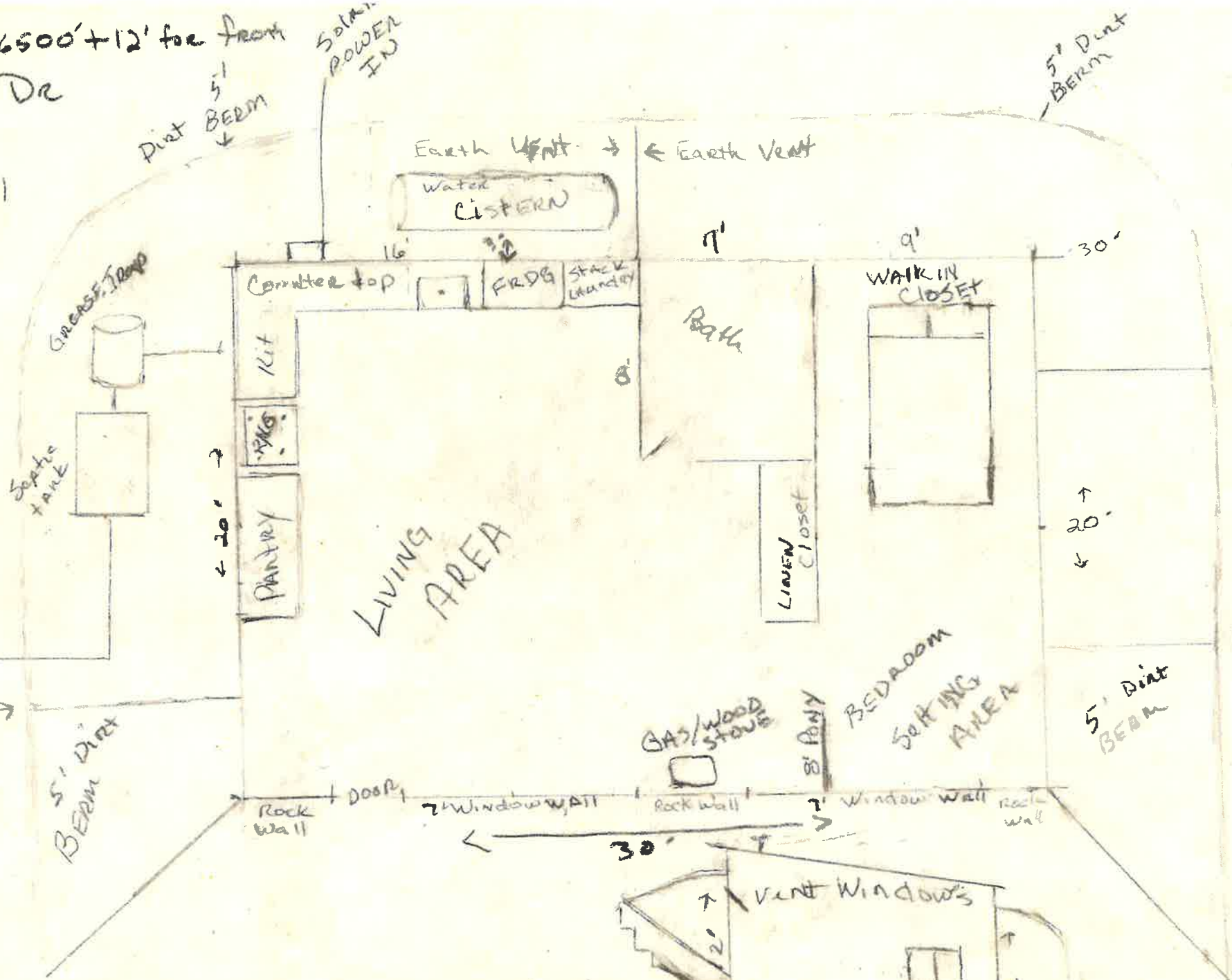
Located in Part of Section 11
 Township 29 South, Range 67
 West of the 6th P.M.
 Huerfano County, Co

Elevation
 6500'
 + 12' for house

FIELD
 LINES

Septic
 Will be done
 As to

I.R.C. 2015



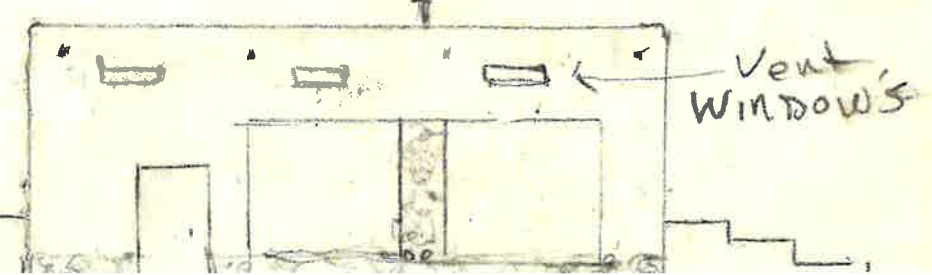
20x30 Pueblo style (CINDER Block)

1 Bedroom, 1 Bath
 Solar Power System

3500 gal Cistern
 Stucco OVER CINDER Block (sand filled) 8\"/>



Frontal View



Huerfano County Land Use Department
 401 Main Street, Suite 304, Walsenburg, Colorado 81089
 Office: 719-738-1220, Ext.117
 To Request an Inspection: 719-738-1220, Ext. 104



BUILDING PERMIT APPLICATION

PROPERTY OWNER'S INFORMATION:

CONTRACTOR'S INFORMATION:

Name: KAREN Collins Millsaps
 Mailing Address: P.O. Box 1146
 City, State, Zip: Walsenburg, CO 81087-3011
 Phone No. 1 / 2: 719-738-4508 / 719-494-9402
 E-Mail Address: kcollinsmillsaps@hotmail.com

Name: _____
 Mailing Address: _____
 City, State, Zip: _____
 Phone No. 1 / 2: _____
 E-Mail Address: _____

TYPE:

- New construction
- Remodel
- Addition
- Demolition
- In kind replacement
- Extension of building permit

OCCUPANCY:

- Site built residential
- Manufactured residential
- Residential accessory building
- Commercial
- Agricultural
- Industrial

INTENDED USE:

- Single or multi family dwelling
- Residential garage
- Agricultural animal husbandry
- Commercial (give details in comments)
- Industrial (give details in comments)
- Storage (note stored materials in comments)

COMMENTS (OTHER / MISC): _____

HOA/POA has reviewed and approves of the proposed construction. HOA

Representative: _____

THIS PROPERTY IS NOT LOCATED IN AN HOA / POA. APPLICANT'S SIGNATURE: Karen Millsaps

APPLICANT'S SIGNATURE: _____ SUBMITTAL DATE: _____

BELOW THIS LINE FOR USE BY BUILDING DEPARTMENT ONLY

GENERAL INFORMATION:

OTHER REQUIRED PERMITS:

Property Owner name: _____
 Subdivision / Sec, Tw, Rg: _____
 Lot & filing or ¼ section: _____
 County Schedule No: _____ Subdivision No: _____
 County Zoning District: _____ Region: _____
 Property Address: _____
 Nearest P.O.: _____

- Conditional use
- County road access
- Variance
- H.B. 1041 Flood Plain
- Temporary resident
- Sign permit
- Temporary use
- State electrical
- H.B. 1041 Development
- State plumbing
- Sanitation Permit
- Lot consolidation
- Others: _____

OCCUPANCY:	BUILDING SIZE: (SQUARE FEET)	COST OF BUILDING (PER SQUARE FEET)	VALUATION:

BUILDING PERMIT FEES:

Permit Fee: _____
 Plan Review Fee: _____
 TOTAL PERMIT FEE: _____

PAYMENT OF FEES:

TOTAL VALUATION:

COUNTY RECEIPT NO: _____

FEE MODIFIER: _____

x 0.0115

PERSONAL CHECK NO: _____

PERMIT FEE: _____

APPROVAL:

 HUERFANO COUNTY BUILDING INSPECTOR DATE: _____

COUNTY BUILDING PERMIT NO:

PRIMARY OCCUPANCY CLASS:

TYPE OF CONSTRUCTION:

Building Permit – Land Use Review

To Be Filled Out By Applicant

General Information:

Parcel Schedule Number:	191065
Subdivision and/or Section, Township, & Range:	Rio Cucharas Phase 1
Lot, Block, & Filing or X X Section:	Lot 187

Parcel:

<u>ZONING DISTRICT</u>	<input type="checkbox"/>	Agricultural	<input type="checkbox"/>	Urbanizing Residential
	<input type="checkbox"/>	Rural Residential	<input type="checkbox"/>	Industrial
	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	
<u>OVERLAY DISTRICT(S)</u>	<input type="checkbox"/>	Airport	<input type="checkbox"/>	Commercial Wind Generation
<u>FLOODPLAIN</u>	<input type="checkbox"/>	Yes	<i>IF YES:</i>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	No	Floodplain Permit Granted:	<input type="checkbox"/>
				No
<u>PARCEL STATUS</u>	<input type="checkbox"/>	Meets Current Zoning	<input type="checkbox"/>	Lawfully existing Non-Conforming
	<input type="checkbox"/>		<input type="checkbox"/>	Non-Conforming

Parcel info available online on the Land Use page at www.huerfano.us or by calling (719) 738-3000 x119

Structure:

<u>GENERAL INFORMATION</u>	
Primary Use:	Homestead
Square Footage:	600'
Height & Number of Stories:	1 story
<u>SETBACKS</u>	Front: Side: Rear:
<u>MANUFACTURED HOMES</u>	1993 or Newer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Manufactured Homes Built Pre-1993 Prohibited Per Huerfano Co. Sec. 1.14
<u>EXISTING STRUCTURE ON SITE</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing Structures Must Meet Zoning and Building Requirements Unless Legally Built Under Previous Standards

Required setbacks and other zoning information available at:

<https://www.huerfano.us/uploads/landuse/regulations/1.00%20Zoning%20Regulations.pdf>

Approval: (Completed by Huerfano County Staff)

<input type="checkbox"/> Yes	By	
<input type="checkbox"/> No		
		Date

Account 191065 Flag R LEGAL DESCRIPTION Acres
 Name MILLSAPS, KAREN COLLINS LOT 187 RIO CUCCHARAS PHASE
 Address 1 P. O. BOX 1146 1 359-537 364-126
 Address 2 WALSENBURG 406490
 Address 3
 Address 4
 State/Zip CO 81089 2022

Property
 Map Num 28-5157-113-01-187

Prev Name1 DILLON, MARIAN E
 Prev Name2 CITIZENS NATIONAL BANK

VALUES-ASSD TAXABLE EXEMPT
 LAND 890

Use 0100 City 00000 Subdv 0500
 Anlys 000 Tax/Dst 100 Zone 00

Exempt Late Filing Advrt Y Bnkrpt N TOTALS 890

ACRES: Master Legal Value Ignore PP \$ 15080 Exemption N
 00000000210 000 210 NOV # NOD #

CHANGES

Parcel On 03/13/2023 By COHUKJOS	CMD1-Value Change	CMD2-Legal Change
Name On 03/13/2023 By COHUKJOS	CMD3-Both Changes	CMD4-Sales Change
Values On 00/00/0000 By	CMD11-HOMESTEAD	CMD12-ID# CHANGE
Legal On 07/19/2016 By COHUPTON	CMD22-Abort Entry	HELP-More Details

**Huerfano County
Regional Building Authority Board
400 Main Street, Suite B
Walsenburg, Colorado 81089
719-738-1220 ext. 103**



PROPERTY OWNER / BUILDER LIABILITY FORM

The Huerfano County Regional Building Authority Board (HCRBA) allows for the issuing of building permits to property owners. Owners should carefully consider the liabilities and responsibilities they will be accepting under the HCRBA Contractor Licensing and Building Code Regulations.

By signing this document, the property owner understands and accepts the following:

1. It is the responsibility of the building permit applicant to ensure all subcontractors hold at a minimum a current Type "D" license approved by the HCRBA, with the exception of State Licensed Electricians, Plumbers, and Manufactured Home Set persons.

Failure to do this may result in the issuing of a Stop Work Order.

Please note: The Town of La Veta requires state licensed contractors to register with the Town before performing any work.

2. It is imperative that owners ascertain subcontractors have the required insurance in place to protect their investment. Please contact your insurance agent for guidance with this very important subject matter.
3. The property owner acting as a Permit Applicant is responsible for correcting all code deviations as required, including the work done by subcontractors.
4. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection.

KAREN Collins Milkaps

Property Owner(s) Name (please print)

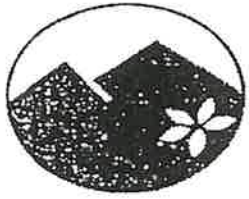
Karen Milkaps

Property Owner(s) Signature

3/15/2023

Date

Building Inspectors: File original form with project file. A copy should be provided to the property owner.

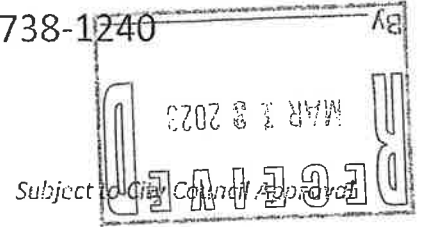


City of Walsenburg

Acct 1188
PIN: 1234

525 S Albert Ave
Walsenburg, CO 81089
719-738-1240

Water Haul Application



Date	3/13/2022			
Business Name		City	State	Zip
Billing Address	P.O. Box 1146		Walsenburg	CO 81089
Physical Address	Lot 187 Rio Cucharas		Walsenburg	CO 81089
Business Phone #		Email		
Main Contact Person	KAREN Millsaps	Phone #	936-288-4508	Driver Lic # 10280891 TX

*Destination of Water Lot 187 Rio Cucharas Walsenburg

*must be within 10 miles of Walsenburg 81089

INTENDED USE			
Domestic	<input checked="" type="checkbox"/>	Total gallons needed?	<u>500</u> 1000 3,000 limit per month
Commercial	<input type="checkbox"/>	Gallons needed per week?	<input type="text"/> 3,000 limit per month
Agriculture	<input type="checkbox"/>	How many weeks?	<input type="text"/> 3,000 limit per month
Livestock	<u>1 HORSE</u>	Water tank capacity?	<u>250</u> Gallons
Construction	<input type="checkbox"/>	Do you have another source of water?	<u>NO.</u>
Customer Comments _____			

NOTICE: The Customer hereby acknowledges that the City of Walsenburg is not, in any manner or form, liable to the Customer for failure to provide water. By signing this application the Customer agrees to abide by all rules and regulations as set forth by the City of Walsenburg, as to the use of water, and is aware that any misuse of water will cause immediate disconnection. Furthermore, the Customer agrees to hold harmless the City of Walsenburg for any and all damage claims, injuries, or demands which may arise out of sale, or hauling of water by the Customer.

Signature of Applicant Karen Millsaps Date 3/13/2023

Approved by [Signature] Date 3/14/2023
Employee position Acct



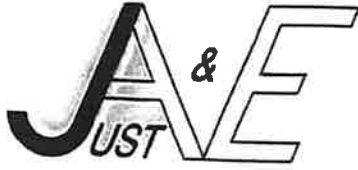
Dakota Campgrounds

George & Mikell Birrer
Managers/Owners

To Whom it may Concern,

Karen Millsaps has permission to use our RV dumpstation. If you have any questions please feel free to contact us.

Thanks,
Rhonda (Dakota Campground)
MGMT



JUST Architectural & Engineering, Inc.
924 Smith Ave
Trinidad, CO 81082
719-845-1566
719-845-0887 (Fax)

August 5, 2016

Jack & Karen Millsaps
10454 S. Williams Rd
Conroe, Texas 77303

RE: Design Proposal for House Foundation @ Lot 187, Unit 1, Rio Cucharas .

Dear Mr. & Mrs. Millsaps,

JUST Architectural & Engineering, Inc. (JUST A&E) is pleased to present this proposal for the design services associated with your proposed foundation. The scope of work and summary of costs are as outlined below:

SCOPE OF WORK

JUST A&E's effort will include the following items for the project:

1. Provide the structural drawings, respective details and notes for the proposed foundation.

Items not included in the above scope:

Geotechnical investigation or soils report. In lieu of a geotechnical report, JUST A&E will proceed with designing the foundation with the requirements as stipulated in the International Residential Code (IRC). By signing this contract, the Owner shall not hold JUST A&E responsible or liable for potential problems arising from swelling, collapsing or poor quality subgrade soils should the owner elect to not obtain a geotechnical investigation. If a geotechnical investigation is obtained, the Owner is responsible for that fee and JUST A&E will follow the requirements of the respective report for designing the foundation.

SUMMARY OF COSTS

The cost for performing the work described in the above scope:

Item 1)	Foundation Plan & Details	\$400.00
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JUST A&E deliverables will be the stamped originals, 2 additional copies (11"x17" for originals and copies) and PDF's of the drawings.

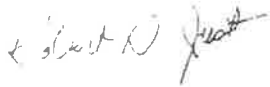
This is a not to exceed contract of \$400 for the above scope. If additional engineering is needed above and beyond this proposal due to changes requested by the client, the client will be billed at a rate of \$80.00/hr.

If the foregoing is satisfactory to you, please sign and return one copy of this contract for our files.

Payment will be due and payable upon the completion plans.
If you have any questions, please do not hesitate to call me. Once we have a signed contract, JUST A&E will commence work in approximately 2 weeks.

Sincerely,
JUST Architectural & Engineering, Inc.

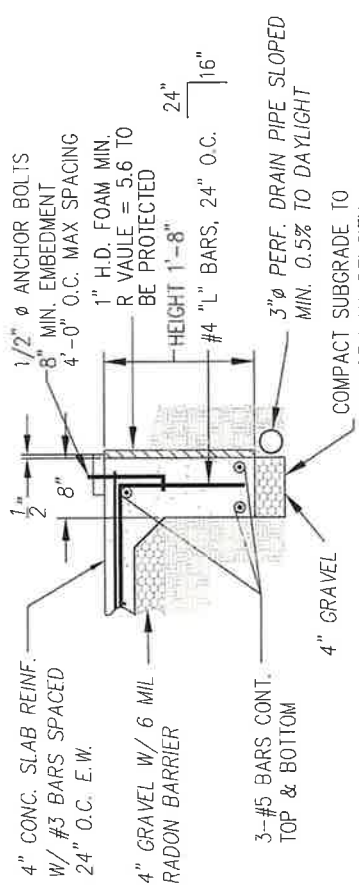
APPROVED and ACCEPTED this
5th Day of AUG. 2016.



Robert D. Just, P.E.

By: 

For: _____



A
S1
TYPICAL STEM WALL/ FOOTER
SCALE = 3/4" = 1'

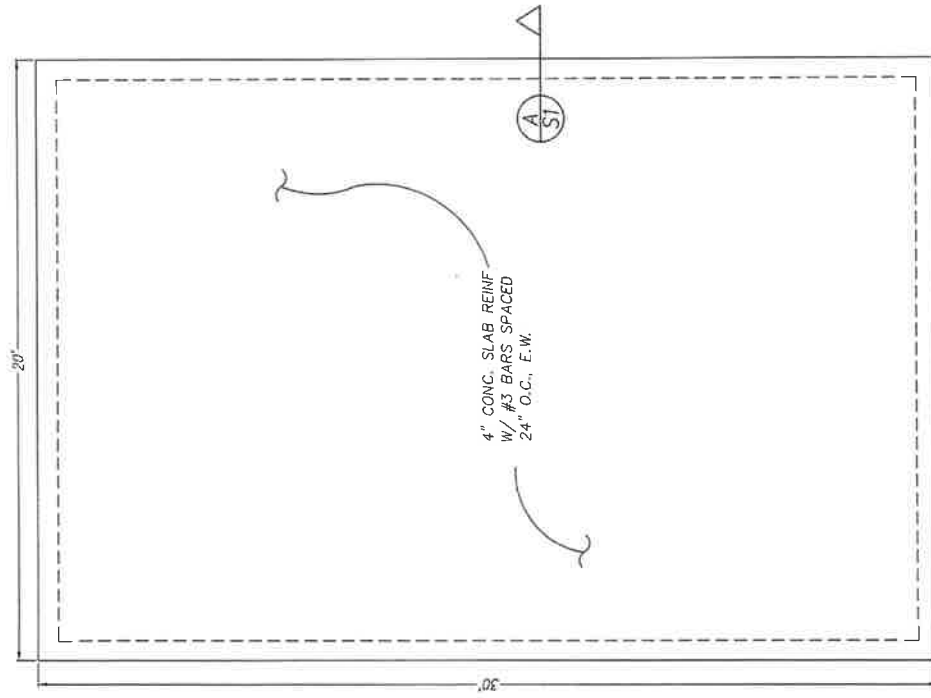
STRUCTURAL NOTES:

1. DESIGN LOADS:
 - (a) CODE: IRC, 2009 EDITION
 - (b) LIVE LOADS USED IN THE DESIGN: ROOF--40 P.S.F., FLOOR--40 P.S.F.
2. CONCRETE
 - (a) CONCRETE SHALL DEVELOP A MIN. 3,000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS
3. REINFORCING STEEL:
 - (a) REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS IN ACCORDANCE WITH THE LATEST A.S.T.M. SPECIFICATIONS.
 - (b) IF NEEDED, SPLICE BARS 2'-0" MIN. AND MAKE ALL BARS CONT. AROUND CORNERS
 - (c) REINFORCING PROTECTION
 - (1) CONCRETE POURED AGAINST EARTH SHALL HAVE 3 INCH MINIMUM CLEARANCE
 - (2) CONCRETE POURED IN FORMS BUT EXPOSED TO EARTH SHALL HAVE 1 1/2 INCH MINIMUM CLEARANCE
 - (3) INSTALL CONCRETE ENCASED ELECTRODE (20' LONG #4 BAR) NEAR POWER CENTER.
4. THE PLAN VIEW DIMENSIONS SHOWN WERE OBTAINED FROM THE OWNER'S CONSTRUCTION DRAWING; THEREFORE THE ENGINEER IS NOT LIABLE FOR THE DIMENSIONS SHOWN. THE OWNER SHOULD VERIFY BEFORE AND AFTER FIELD STAKING THE DIMENSIONS SHOWN.
5. THE FOUNDATION IS DESIGNED PER THE 2009 IRC FOR SHALLOW FROST PROTECTED FOOTERS WHICH REQUIRES THE STRUCTURE BE HEATED TO A MONTHLY MIN. MEAN TEMPERATURE OF 64°. THE ENGINEER IS NOT RESPONSIBLE FOR PROBLEMS ARISING FROM PERMA-FROST (SWELLING OR SETTLING) CONDITIONS IF THIS TEMPERATURE IS NOT MAINTAINED.
6. THE OWNER ELECTED TO NOT OBTAIN A GEOTECHNICAL INVESTIGATION AND FOUNDATION REPORT. THE ENGINEER ASSUMED AN ALLOWABLE SOIL BEARING OF 1,500 PSF FOR THIS PROJECT. THE ENGINEER IS NOT RESPONSIBLE FOR PROBLEMS ARISING FROM SWELLING, COLLAPSING OR POOR QUALITY SUBGRADE SOILS. THE ENGINEER SHOULD BE CONTACTED IF THESE CONDITIONS ARE EVIDENT DURING THE FOUNDATION CONSTRUCTION.
7. ALL SUBGRADE SOILS SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY PRIOR TO ANY FOUNDATION CONSTRUCTION.
8. CONTRACTOR/ OWNER TO INSTALL A PASSIVE RADON PREVENTION SYSTEM PER THE 2009 IRC.



JLS Architectural & Engineering Inc.
Robert D. List, P.E.
719-845-1566

PROPOSED HOUSE 187 HURFFANO COUNTY JACK & KAREN WILSTAPS		AUG. 5, 2016 JAS. SHOWN
SCALE VENTILATION 1-800-922-1987	REVISIONS	S1



FOUNDATION PLAN
SCALE 1/4" = 1'

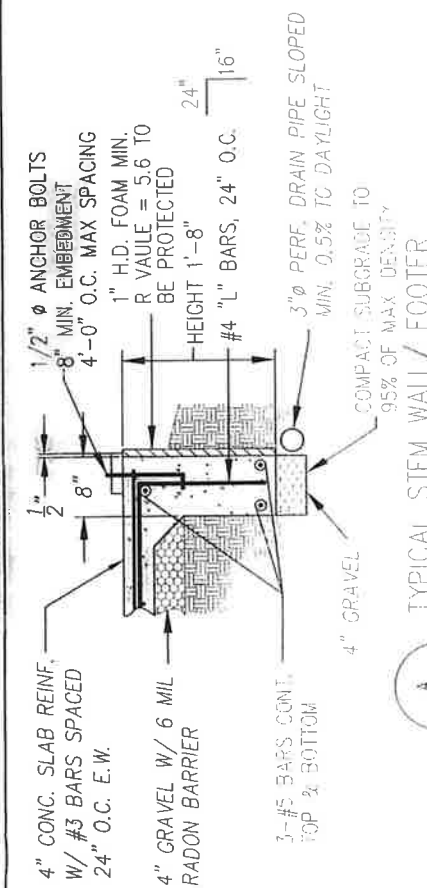
1-800-922-1987
 1-800-922-1987
 1-800-922-1987

NO.	DATE	DESCRIPTION

ALFA Architectural & Engineering Inc.
 Robert R. Juhl, P.E.
 719-845-1966

FOUNDATION PLAN
 PROPOSED HOUSE
 UNIT 1 RIO CUCARAS
 HURFANO COUNTY
 JACK & KAREN WILLIAMS

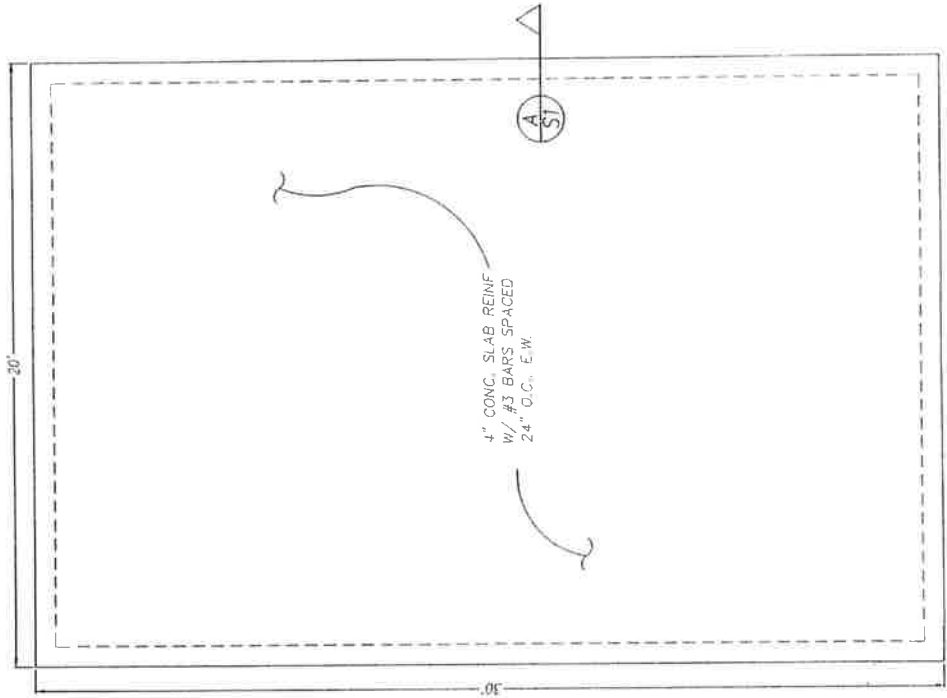
DATE	NO.	DESCRIPTION



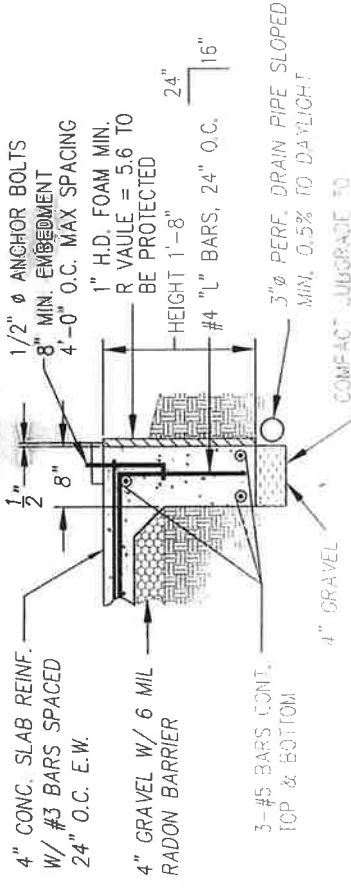
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 - INSTALL CONCRETE ENCASED ELECTRODE 100' LONG #4 BARS NET 1'-0" POWER LEVEL
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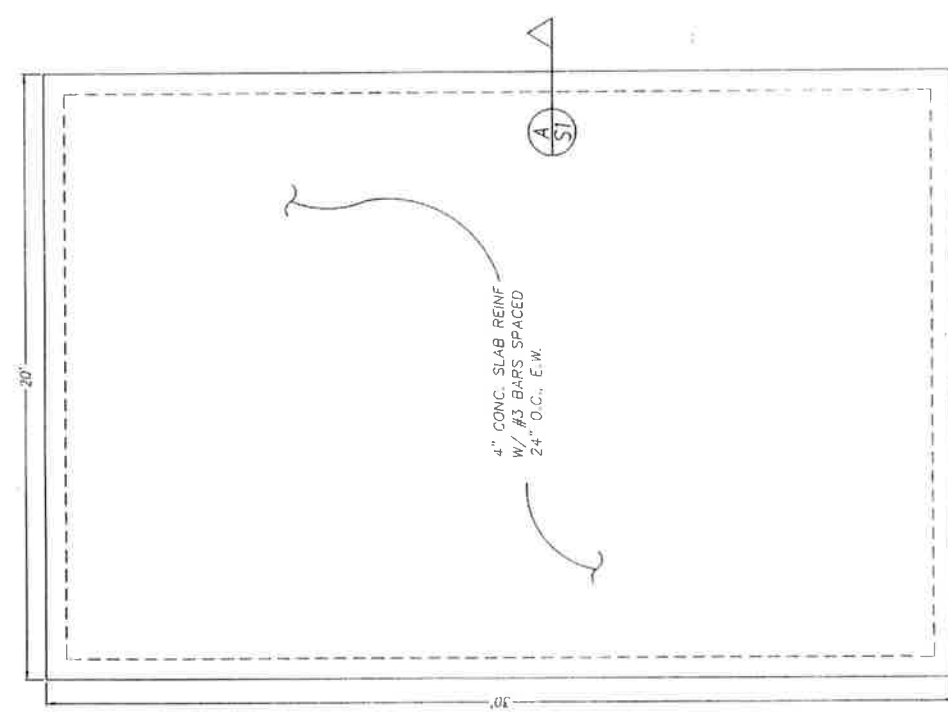


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