

Agricultural Building Information Packet
Archuleta County Building Department
1122 HWY 84 P. O. Box 1507
Pagosa Springs, Colorado 81147
970-264-1390 Fax 970-264-3338
www.archuletacounty.org

This packet is designed to assist you through the Agricultural Buildings application process.

Structures built or placed upon a property are subject to the adopted Archuleta County Building Codes. However, C.R.S. 30-28-205 exempts the need for compliance with building codes in those instances when the structure or building to be erected, constructed, altered, or remodeled is for the sole purpose of providing shelter for agricultural implements, farm products, livestock, or poultry. Specifically, an agricultural building is a structure designed and constructed for the sole purpose of housing agricultural implements, farm products, hay, grain, poultry, livestock, or other agricultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are produced, treated, or packaged; nor shall it be a place used for storage of cars, trucks, boats, or recreational vehicles or any other non-agricultural vehicles. The structure shall not be used by the public.

Agricultural Buildings shall not be converted to any other use without first bringing the building into compliance with current building code requirements.

Application: Can be obtained from our office located at 1122 HWY 84 in the Road and Bridge facility. Go to our website www.archuletacounty.org, Departments, Development Services, Building, Documents.

PROOF OF OWNERSHIP: The only forms accepted are a copy of the recorded warranty deed, or Tax Receipt show taxes are current.

Letter of approval form the architectural control committee
See the Metro District / POA List at the end of this document for contact information for the requirements your Metro District / POA might have.

Access approval & right of way permits: Contact the Archuleta County Road and Bridge Department for information regarding the need for a permit from the County.

Tim Hatch **970-264-8403**
Archuleta County Road & Bridge
1122 Hwy 84 PO Box 1507; Pagosa Springs CO 81147

PLEASE BE ADVISED that an **Avigation Easement shall** be granted by the owner of any site within the Airport Influence Area as a condition for the issuance of a permit for any building or structure on such site. The Airport Influence Area is an area bounded by imaginary lines parallel to and one (1) mile from each side of every existing or planned runway centerline and perpendicular to and one (1) mile from every existing or planned runway end; as shown on the official map on file in the Building Department.

Cost of application is \$125.00. All fee schedules may be changed by resolution of the County Commissioners from time to time as may be necessary to defray the cost of administering this permit and a use inspection before the permit expires from one year from the date of issue. After the application is issued you have one year to complete the structure and have it inspected. You will need to call for the inspection. There will be no reinstating the application or extending the application. Once the application has expired it will be voided and you will need to re-apply. This fee was adopted May 6, 2008 by the Board of County Commissioners. Checks made payable to Archuleta County

A FLOOR PLAN AND ELEVATION: a floor plan and elevation of the building and the square footage must accompany the application.

San Juan Basin Health (tri-county public health agency) www.sjbhd.org
 SJBH Durango 970-335-2052 Pagosa Springs 970-264-2409 Ext 206

Proposed Improvement Location Certificate: Are now required

Site Plan (PILC), must be an appropriate scale on 8.5" x 14" or 11" X 17" size paper. The ILC must show the following:

- Owner name and location address shall be printed on each survey
- The location of all existing structures and proposed construction
- Distances to property lines and existing structures
- Driveway location
- Septic and well locations and distance (if applicable)
- Easements/Setbacks in the Land Use Regulations under zoning section 3.1.4 (see below)
- Ditches/canals
- Power lines
- Elevations, 15% of Grades, and Slope direction indicators
- North arrow
- **Larger parcel** – ILC only needs to show up to 300' radius to building site, however, all area encumbered by improvements shall be given in sq. ft. for entire project
- **Area encumbered by improvements** – this is a calculation, shown in acreage, of area of ground to be disturbed by construction, including but not limited to driveway, septic field, construction footprint, etc. This item has been included to assist the County in meeting State of Colorado Storm Water Discharge Permitting Requirements.

TABLE 4: ZONE DISTRICT STANDARDS

DIMENSION	AF	AR	AE	RR	R	MH	C	I
Minimum Lot Size	160 acres	35 acres	5 acres	3 acres	8,000 ft ²	2,500ft ²	10,000 ft ²	10,000 ft ²
Minimum Lot Width	500 feet	200 feet	100 feet	80 feet	60 feet	40 feet	100 feet	100 feet
Minimum Front Setback	100 feet	75 feet	25 feet	20 feet	10 feet	10 feet	20 feet	25 feet
Garage Front door setback	n/a	n/a	n/a	20 feet	20 feet	20 feet	20 feet	n/a
Minimum Side Setback	100 feet	25 feet	25 feet	20 feet	10 feet	10 feet	10 feet	25 feet
Minimum Corner Setback (street side)	150 feet	50 feet	25 feet	20 feet	10 feet	10 feet	20 feet	25 feet
Minimum Rear Setback	100 feet	25 feet	25 feet	20 feet	10 feet	10 feet	10 feet	25 feet
Maximum Height	40 feet	40 feet	35 feet	35 feet	35 feet	16 feet	40 feet	40 feet
Accessory Height	40 feet	40 feet	30 feet	30 feet	30 feet	16 feet	40 feet	40 feet
Maximum Density	n/a	2 DU/35 Ac.	2 DU/5 Ac.	2 DU/3 Ac.	5 DU/ Ac.	12 DU/Ac.	n/a	n/a
Minimum District Size	500 acres	100 acres	20 acres	12 acres	1 acre	5 acres	1 acre	1 acre

Water Body Setbacks: All roads and driveways and all structures and improvements which require a land use permit shall be located a minimum of twenty-five (25) feet from the ordinary high water line of all water bodies. Check also the Land Use Regulations for other requirements for flood hazard areas. If you have a non conforming lot in your zoning area and can't meet the setbacks contact the Archuleta County Planning Department.

FLOODPLAIN DEVELOPMENT PERMIT from the Planning Department **IS REQUIRED** if you are by a water way. Download the application form from the County website, complete the first page and submit it separately with an elevation certificate. A completed Floodplain Development permit will be required and the application fee for that is \$100.00. A separate review for this permit is also required and must be completed before your building permit is submitted.

PLEASE BE ADVISED that any parcel of land or subdivision lot located along any water way **will** require review by a Colorado licenced surveyor / engineer prior to submitting for a building permit. You will be required to bring in a letter stating you are not in a flood-plain or flood-way. If you are determined to be in a flood-plain you will need an elevation certificate and engineered plans. **If you are in a flood way you will not be allowed to build. This application will take 3-5 days to process depending on the availbity of the planning staff. The application MUST be signed by the owner of the property and the application will be record upon completion of the project.**

Metro District / POA	Contact	Address	Phone
Alpha Rockridge Metro District Driveways / Roads	c/o Gary Landsdale, Chairman	1 Alpha Drive Pagosa Springs, CO 81147	505-486-1437
* ALPHA POA Architecture Committee	C/O Dave Minkel Aca.of.alpha@gmail.com	PO Box 2634, Pagosa Springs, CO 81147	623-882-6834
* Alpine Lakes ALRPOA Additions no approval needed		PO Box 3792 Pagosa Springs, CO 81147	
Aspen Springs Metro District Driveways / Roads	Carey Brown	PO Box 488 Pagosa Springs, CO	970-731-5656
Blue Lake Estates	Berry Wheeless	141 W. Blue Lake Dr. Pagosa Springs, Co 81147	970-264-0644
* Colo. Timber Ridge POA Website: CTRHOA.org. under "Rules and Governance"		P O Box 5436, Pagosa Springs, CO 81147	
*Continental Divide Ranch POA	AREM Property Management INC arem@arempm.com	1201 Main Ave. Suit 103 Durango, CO 81301	970-247-8299
* Crowley Ranch Reserve POA		PO Box 267 Chromo, CO 81128	
*Eaton Pagosa Estates POA	Desi Dundics, Vice President d Dundics@equipment-link.com	PO Box 2272 Pagosa Springs, CO 81147	702-526-6576
* Echo Canyon Ranch Board of Directors	ECRA President ecrapres@gmail.com	PO Box 2031 Pagosa Springs, CO 81147	
* Elk Park	Unknown		
* Holiday Acres POA holidayacres.org	Lawrence (Larry) Dick holidayacres@centurytel.net	PO Box 2705 Pagosa Springs, CO 81147	970-264-6919
* Hidden Valley Limited Partnership Design Review Committee	JR Ford	PO Box 4490 Pagosa Springs, CO 81147	
Loma Linda Metro District Roads, Parks, Rec.		P O Box 3932, Pagosa Springs, CO 81147	
* Loma Linda Property Owners Association	Bill Trimarco	PO Box 1139, Pagosa Springs, CO 81147	970-264-0430
*Oak Hill Ranches HOA	Marilynn Bunch Janet Miller Susanne Bryant	MarilynnBunch@gmail.com rjsHigherGround@yahoo.com SusanneFBryant@yahoo.com	970-731-0951 970-731-2092 970-731-0286
*Pagosa Hills Property Owners Association	Mark Thompson, President mthompson@pagosa.k12.co.us	PO Box 1172, Pagosa Springs, Co 81147	970-264-6318
* Pagosa Lakes Property Owners Association PLPOA		230 Port Ave., Pagosa Springs, CO 81147	970-731-5635
*Park Meadows HOA	Andy Lawson, President	604lawson@gmail.com	806-559-9689
Piedra Park Metro Improvement District		PO Box 1609, Arboles, CO 81121-1609	
* Powder Horn HOA	Mark Jungemann 317-285-8157	PO Box 2851 Pagosa Springs, CO 81147	Jack Abels 970-946-9114
*Reserve at Pagosa Peak	Jeff Papple 188 S 7 th Street	PO Box 4792 Pagosa Springs, CO 81147	970-264-7008 970-264-7009
Rio Blanco Valley POA		PO Box 763, Pagosa Springs, CO 81147	
San Juan River Resort (Village) Metro Water, Wastewater, Roads		PO Box 5551 Pagosa Springs, CO 81147	970-264-1719
* San Juan River Resort (Village) HOA	Jeff Hester	304 Harman Ave Pagosa Springs, CO 81147	970-264-0002
* Spring Valley Ranch HOA	Marvin L. Johnson	PO Box 130 Chromo CO 81128	970-264-0486
*Teyuakan P-2 POA	Gerry Kmack	913 Roush Dr. Pagosa Springs, Co 81147	

* These Associations have Design or Architectural control committee that need letter for submittal*