

Pagosa Lakes Property Owners Association

**IMPROVEMENT DESIGN STANDARDS
&
PROJECT PERMIT PROCESS**

SECTION 14: GENERAL INFORMATION – OTHER AGENCIES AND LOCAL UTILITIES

Archuleta County Building /Planning Department, (970) 264-1390 If a building permit is required by Archuleta County, it will be posted in a conspicuous location at the construction site along with the PLPOA Building Permit. Please check the county website at: www.archuletacounty.org for further information.

Archuleta County Road and Bridge Department, (970) 264-5660 Driveway approach access and driveway culvert permits are required in instances where excavation within the road right-of-way is necessary. Many roads are not finished and may not have been accepted for maintenance by Archuleta County. Also, numerous roads are no more than a mark on a plat and access is very limited during wet weather and in the winter. The Property Owner should determine the status of the roads to their Property – specifically, who will finish the road, and who will maintain it once it is finished. These questions should be addressed to Archuleta County. **Right of Way Technician 970-264-8403**

Colorado Division of Housing Manufactured Housing Board and state code registry, (303) 866-2033, 1313 Sherman Street, Room 323, Denver, CO 80203. Contact information for Modular and Manufactured Home certification.

Colorado State Forest Service, (970) 247-5250 Call if you need assistance with a fire mitigation plan. Or visit the US Forest Service website at: southwestcoloradofires.org.

Colorado Water Resources Division, (970) 247-1845 Call if you need to address wetland, drainage and other water issues.

La Plata Electric Association, Inc., (970) 247-5786 Electrical connections to the Structure should be arranged with the electric company. There may be a line extension charge at the time of installation, possibly substantial, depending on the distance of the primary service line from the Lot. The line extension charges are the Property Owner's responsibility.

Pagosa Area Water and Sanitation District, (970) 731-2691 The Property Owner should contact the district, well in advance of construction, to assure the availability of water and sewer. In some instances, a connection fee may be required. Please check their website at: www.pawsd.org.

Pagosa Fire Protection District, (970) 731-4191 If you are constructing a Driveway that may present some access problems, or need assistance with a fire mitigation plan, call the district.

San Juan Basin Health Department, (970) 264-2409 Ext 3008 When a septic system is required, the Property Owner must contact the Health Department.

State of Colorado, Colorado Geological Survey, Department of Natural Resources 1313 Sherman Street, Denver, CO 80203, (303)866-2611. Soils in all Pagosa Lakes subdivisions have high clay content. The ECC recommends that the Property Owners have soil tests performed to determine if their

property has swelling or shrinking soils. If swelling or shrinking soils are present, an engineered foundation is recommended.

Utility Notification Center of Colorado (811) Call Before You Dig Colorado state law requires anyone who engages in any type of excavation to provide advance notice of at least two business days. Professional excavators can process local requests online. Please visit www.uncc.org for further information. Preparation is the key to a successful locate request. The most important information needed to quickly and accurately process your location request is the property's township, range, section, and quarter section. Your telephone time may be cut by 50% if complete legal descriptions are provided to the agent. Indicate the appropriate township, range, and section by their numerical designations and quarter section by its direction's qualifier (NE, NW, SE, SW). Example: Section: 16 Township: 35N Range 2W NESE and this information can be found on the Archuleta County Website interactive map <https://portico.mygisonline.com/html5/?viewer=archuletaco>

US Army Corps of Engineers, (970) 259-1582 / 1604 If there are wetlands or possible wetland concerns on the property, the Property Owner should contact the Corps for an evaluation and possible mitigation of the issues. If you want to do a pond, the Corps need to be contacted. Please check their website at: www.spk.usace.mil/regulatory.html.

SURVEYORS/ENGINEERS FOR SITE PLAN PREPARATION (*State of Colorado Registered Engineer)

Bechtolt Engineering*	259-7534	Murrey Land Surveying (Dave)	946-1043
Davis Engineering & Surveying*	264-5055	River Bend Engineering* Chris Phillips	264-1195
Mountain Land Surveying (Ron)	799-2228	Spotted Eagle Surveying (Tom Johnston)	731-8999

PORTABLE TOILET SUPPLIERS

Alpine Portable Toilets	385-0205
G & I Sanitation Services	264-4494
Rocky Mountain Sanitation	731-4400

SILT FENCE

Terry 's Ace	731-4022	Ponderosa Lumber Co.	731-4111
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ARBORISTS

Animas Valley (David Temple)	259-1055	Doc Ricketts	259-6269
Chris Pierce, Arborist	731-3846	Treecology (Craig Taylor)	731-9634
Dan Macveigh, Arborist	759-9380	Anytime Tree Service (Chris)	970-749-9336

DISCLAIMER: This list of service providers may not contain all organizations or entities that may be necessary for successful completion of construction. The Pagosa Lakes Property Owners Association suggests the property owner exhaust all sources necessary for the project. The Pagosa Lakes Property Owners Association neither recommends nor endorses any of the above providers and the list is provided for informational purposes only.