



Archuleta County
Development Services—Planning Department
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FACT SHEET LAND USE PERMITS FOR LAND USE CHANGES

Archuleta County adopted Land Use Permits in September 2000, and county-wide zoning in May 2006. Development, re-development or change in land use outside the Town of Pagosa Springs—on public or private land—must meet standards of the *Archuleta County Land Use Regulations*.

CHANGE OF USE

Development is a broad term, including division of land, construction or enlargement of any structure or use, mining or land disturbance, outdoor storage, or any new use or extension of a permitted use. Relatively simple changes for a Use by Right (see Table 3) may only need a “Change of Use, Tenancy or Owner” permit when no Building Permit is required, and parking can be met without improvements.

For example, a Change of Use Permit might be all that’s needed to change from a Professional Office to a Medical Office or a Retail/Service shop in the Commercial zoning district. Some limited exemptions from Land Use Permits are listed in Sec 2.1.2 of the Land Use Regulations.

USE BY RIGHT SITE PLAN

A Use by Right (see Table 3) is permitted in certain zoning districts with Site Plan Review by staff. During a mandatory Pre-Application Conference, a property owner or developer can discuss plans & submittal requirements, included a detailed site development plan and grading & drainage plans prepared by a surveyor and professional engineer. See Development Standards, Section 5 of the Land Use Regulations.

CONDITIONAL USE PERMIT

Conditional Uses are permitted (see Table 3) when impacts on neighbors can be mitigated.

1. Administrative CUP: Vacation Rental permit, reviewed by staff, effective 10/01/18.
2. Conditional Use Permit (CUP): Site Plan review by staff and public hearing by Planning Commission.
3. Board CUP: Public hearing and final decision by the Board of County Commissioners.

OTHER LAND USE PERMITS

- Any activity in a regulated floodplain requires a Floodplain Development Permit.
- Sand & Gravel and Oil & Gas development require specific mining permits.
- Signs that can be read from off the property require a Sign Permit.
- Short-term commercial activity, special events & RV camping on private property require a Temporary Use Permit (TUP).

For more information visit the Planning Dept. webpage: <http://www.archuletacounty.org/93/Planning> or contact the Planning Manager: Planning@archuletacounty.org.