



Archuleta County  
Development Services—Planning Department  
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## **FACT SHEET**

### **LAND USE PERMITS FOR SUBDIVISION REVIEW**

Archuleta County adopted Land Use Permits in September 2000, and county-wide zoning in May 2006. Any division of land outside the Town of Pagosa Springs—since September 1, 1972—is subject to review by the Board of County Commissioners and the standards of the *Archuleta County Land Use Regulations*.

#### **SKETCH PLAN REVIEW**

Subdivision Review for a new Subdivision creating parcels less than 35 acres, or re-platting (Amendment of) an existing Subdivision, begins with an informal initial review by staff of the proposal, including access, topography, zoning density (minimum lot size); water, sewer and other utilities; and goals of the *Community Plan*. First step in Subdivision Review process.

#### **PRELIMINARY PLAT**

For Major Subdivisions (4 or more parcels/owners, or requiring new roads), a Preliminary Plan is reviewed by the Planning Commission in more detail. Must demonstrate sufficient water supply.

#### **FINAL PLAT**

The Board of County Commissioners reviews all land divisions under 35 acres prior to recording the Final Plat, with due public notice and recommendation of the Planning Commission as required.

#### **SUBDIVISION EXEMPTION PLAT**

The Board of County Commissioners can exempt certain divisions of land from Subdivision Review. Currently Section 4.7 of the Land Use Regulations provides for Agricultural/Ranching (AR) land divisions for the benefit of the traditional ranching/farming family. A lot size variance may also be required.

#### **LOT CONSOLIDATIONS/UN-CONSOLIDATION**

The Board of County Commissioners can approve consolidation of lots in the same unit of a Subdivision, or reverse a previous consolidation, by resolution with application to the Planning Dept.

#### **OTHER LAND DIVISIONS**

- Rural Land Use Process for parcels at least 70 acres.
- Right-of-Way and Easement Vacations by Amended Plat (re-plat).
- Vacation of a Recorded Subdivision
- A Floodplain Development Permit will be required for land in the floodplain.

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