

**Pagosa Lakes Property Owners Association**

**BUILDING PERMIT PROCESS**

**SECTION 2: DEFINITIONS**

- 2.1 **“Comparable”** – Capable of or suitable for comparison; equivalent, similar, fabrics of equal quality.
- 2.2 **“Compatible”** – Capable of existing together in harmony.
- 2.3 **“Complete Application”** - All plans, descriptions, samples, and other data required for a permit have been assembled and submitted to the DCC.
- 2.4 **“Component Construction”** – Assemblies built off-site such as panelized exterior wall sections and/or roof trusses.
- 2.5 **“Deck”** - A structural surface area integral to a house or adjacent to it, placed on grade or at an elevation in fitting with the various floor elevations of the house. The deck must not encroach on setback limits. (Also see 3.1.19 Privacy Screening)
- 2.6 **“Declarant”** - The entity, which recorded the Declaration of Restrictions for a particular subdivision and its successors and assigns.
- 2.7 **“Declaration of Restrictions”** - The documents recorded along with each subdivision plat, setting forth the covenants and restrictions applying to the subdivisions.
- 2.8 **“Dude Ranch”** - A property within specified subdivisions (Martinez Mountain I and II, Pagosa Meadows II, III, and IV) operated as a resort for tourists, which provides overnight lodging, meals, horseback riding and other outdoor activities.
- 2.9 **“Factory Built Home”** – Housing units built in factories, rather than on site, and then taken to the place where they will be occupied. Modular and manufactured homes are both factory built.
- 2.10 **“Fence”** - A structure of any type of material (e.g., wood, stone, metal, wire) used for privacy, boundary designation, landscape accent or enclosure; the term does not include porch or deck enclosures, hedges, shrubs, or other vegetative barriers.
- 2.11 **“Fire Mitigation”** – Removal of natural materials to create a defensible space and lessen the fire severity which may cause destruction or damage to property.
- 2.12 **“Grade Change”** –
- 2.12.1 Any changes being made on a lot (except adding landscaping) in excess of one (1) foot in depth.

2.12.2 Disturbing any existing drainage pattern.

2.13 **“Height from Grade”** – Examples on page 2-5

2.13.1 Height of a building from grade will be measured, starting from the roof ridge, and following a plumb line down to where the building intersects the original ground level. *Example A.*

2.13.2 If the lot is on a slope running in the same direction as the roof ridge, then the plumb line will be measured from the center of the ridge. *Example B.*

2.13.3 If a built-in garage floor is lower than the first floor, the measurement will be taken from the horizontal mid-point of the roof ridge down to the original ground level. *Example C.*

2.13.4 Santa Fe style buildings with flat roofs will be measured from the top of the parapet wall to the median point of the original ground level. *Example D.*

2.13.5 Exceptions to height limitations:

2.13.5.1 Mechanical or structural features such as chimney and in commercial buildings, elevator and stairwell enclosures, ventilators, etc.

2.13.5.2 Ornamental structural features such as cupolas.

2.13.5.3 Commercial buildings may have a parapet wall or false front but these may not exceed four (4) feet above the highest point of the roof.

2.13.5.4 Limitations to height exceptions:

2.13.5.4.1 No portion of any building or structure permitted as an exception to a height limitation shall be used for human occupancy.

2.13.5.4.2 Any structural exception to height limitations shall be erected only to the minimum height as may be necessary to accomplish the purpose it is intended to serve.

2.13.5.4.3 If the roof area covered by such structural elements equals 20% or more of the total roof area they shall be considered as integral parts of the whole structure, and therefore, not eligible to exceed the height limitations.

2.14 **“Living Area (Living Space)”** - The square foot area of a dwelling (which is enclosed, heated and has a finished floor) as measured from the outside surface of the outside walls. Finished areas that are directly connected to the main body of the house by other finished areas such as hallways or stairways are included in the finished square footage of the floor that is at the same level. Finished areas that are not connected to the house in such a manner cannot be included in the finished square footage of any level. Garages and storage areas outside the garage/residence firewall are not included. Lofts and second floor areas which

have a ceiling less than five (5) feet in height, are not considered as living area. For multi-story structures, the opening for stairs and that area under the stairs, where there is no specified height requirement, are included in the finished square footage calculations.

- 2.15 **“Local Street”** - A street designed to serve residential sites or less concentrated activities (Circle, Court, Drive, Place, Way) as referenced in the Declaration of Restrictions for Central Core, Ridgeview and Village Service Commercial Subdivisions.
- 2.16 **“Neighborhood Rules and Regulations”** - Requirements adopted by the PLPOA for the regulations of our common interest community.
- 2.17 **“Major and Arterial Street”** - A street designed to carry greater volumes of traffic at higher speeds or longer distances (Boulevard or Avenue) as referenced in the Declaration of Restrictions for Central Core, Ridgeview and Village Service Commercial Subdivisions.
- 2.18 **“Major Construction Project”** -
  - 2.18.1 Typically involves a residential or commercial building on a vacant lot and making all the necessary improvements such as grade changes, drainage provisions, tree removal, etc.
  - 2.18.2 Altering, revising, changing, improving or removing an existing structure.
  - 2.18.3 Adding an outbuilding in excess of 200 square feet such as a detached garage, barn, stable, cabana, guesthouse, storage building, workshop, greenhouse, growing dome, etc.
- 2.19 **“Manufactured Home”** – means a home built on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site and is regulated by the United States Department of Housing and Urban Development (HUD), via the Federal National Manufactured Housing Construction and Safety Standards Act of 1974. Each section sets on a non-removable steel chassis and bears a seal certifying that it is built in compliance with the Federal regulations.
- 2.20 **“Mini-Mall”** - A multi occupancy building(s) with common interior hallways.
- 2.21 **“Minor Construction Project”** - Typically involves a single small activity such as a grade change, drainage revision, tree removal, deck/patio - addition or revision, exterior painting involving a color change, adding an outbuilding of 200 square feet or less.
- 2.22 **“Mobile Home”** – describes factory-built homes prior to the 1976 HUD Code enactment.
- 2.23 **“Modular Home”** – are houses that are manufactured in a remote facility and then delivered to their intended site of use. It is a framed unit built to local building codes which may have different construction standards depending on the final destination of the modules. It is a home built in a controlled, environmentally protected building center using precise and efficient construction technology. A modular building is built to the same codes as a site built home. Independent building inspectors are at the manufacturing facility to supervise the construction and ensure that all building codes are adhered to during assembly. Modular

dwellings are typically transported to their site by means of flat bed trucks. Many modular homes are of multi-level design, and are often set in place using a crane.

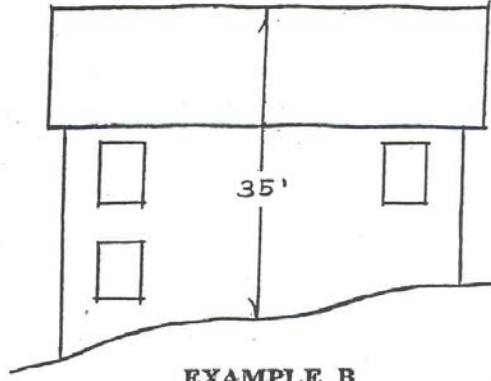
- 2.24 **“Panelized, Prefabricated, Pre-cut Home”** – Panelized construction has whole wall sections transported to a building site. Prefabricated construction has building units transported to a building site. Pre-cut construction has materials factory cut to design specifications and transported to a building site.
- 2.25 **“Patio”** – A concrete, tile, stone or other solid surface area installed on grade. The patio must not encroach on setback limits. (Also see 3.1.19 Privacy Screening)
- 2.26 **“Proposed Improvement Location Certificate (PILC)”** - A PILC is a site plan showing the exact location of a structure on a lot prepared by a Colorado registered professional land surveyor. Detailed requirements of the PILC are described in *Section 4.8*.
- 2.27 **“Rail”** - A support extending horizontally from one fence post to another.
- 2.28 **“Rear Yard”** – Area located behind the residence from the corners where the side and rear walls intersect extending to the side and rear property lines.
- 2.29 **“Sign”** - A sign is any device, fixture, placard, or structure that uses any color, form, graphic, symbol, or wording to advertise, announce, identify, or communicate information of any kind to the public. Temporary signs and banners not permanently mounted in one location are included in this definition.
- 2.30 **“Single Story”** - A structure where there is no finished\* living space above the first floor.
- 2.31 **“Site-Built Home”** – is a home constructed entirely on a building site in conformity with state and local building codes. It is also called a stick built home. The use of off site fabricated roof trusses are normal to a site built home.
- 2.32 **“Story”** (as defined by the Uniform Building Code) - That portion of a building between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished\* floor level directly above a usable or unused under-floor space is more than six feet above grade as defined herein for more than 50% of the total perimeter or is more than twelve feet above grade a defined herein at any point, such usable or un-used under floor space shall be considered as a story.  
*\*Unfinished is defined to mean no floor; finished is defined to mean floored.*
- 2.33 **“Strip Center”** - Multi occupancy building(s) with no common interior hallway.
- 2.34 **“Structure”** - Includes, but is not limited to, a residence, commercial building, garage, barn, stable, fence, swimming pool, cabana, guest house, storage building, greenhouse, boat dock, driveway, retaining wall, growing dome, sign, etc.

- 2.35 **“Substantially Complete”** - A building on which the roof is finished, all exterior doors and windows are installed, exterior siding and trim are finished and painted or stained, an all-weather driveway is complete, and the lot is cleared of construction material and debris. These regulations apply even if the Archuleta County Certificate of Occupancy has been issued.
- 2.36 **“Tree”** - All trees, dead or alive, three (3) inches in diameter or larger, measured at four and one-half (4.5) feet from the base of the tree shall be defined as any tree. Gambel Oak (oak brush) is not considered to be a tree unless it measures six (6) inches in diameter or larger measured at four and one-half (4.5) feet from the base of the tree. *[Source: Neighborhood Rules and Regulations Adopted 7/27/02]*
- 2.37 **“Unit”** - A pre-fabricated cube of living space assembled off-site.
- 2.38 **“Variance”** - A deviation from requirements and regulations.
- 2.39 **“Wainscot”** - A lower section of a wall, which receives a different color, texture or material (e.g. rock facing) or other distinguishing feature.

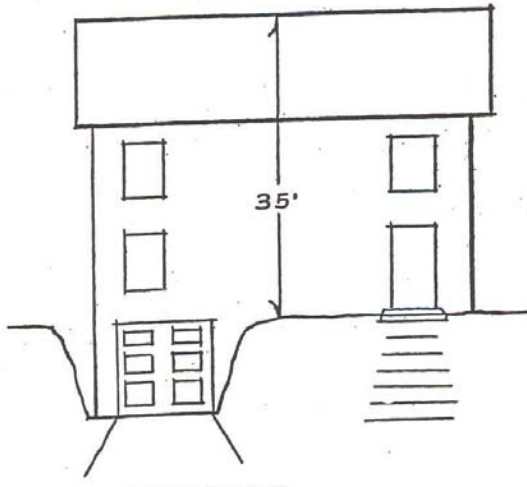
“Height from Grade” Examples (*Reference Section 2.12*):



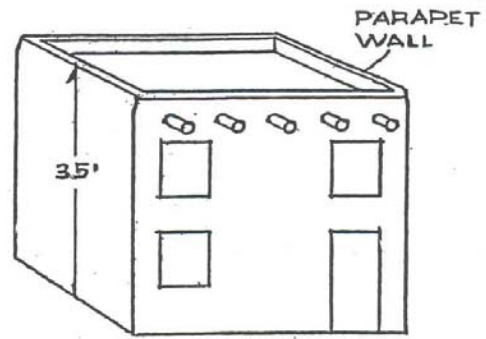
**EXAMPLE A**



**EXAMPLE B**



**EXAMPLE C**



**EXAMPLE D**