

## Explanation of Navajo Ranch ARC Building Application and Permit Requirements

Navajo Ranch Resorts/Estates does not require any more in the way of plans than Huerfano County. If you read the county requirements for plans and details, we require no more than they do, i.e. plot plan, floor plans, elevations and foundation plan (copies of the originals are acceptable). Also mentioned on the form there should be a plan for tree removal, if applicable. Trees are to be removed only where the home and/or garage is to be located plus that required for fire mitigation.

The requirement for a surveyor is a county requirement and is necessary to show the location of the house/garage in relation to property lines with the proper setbacks. The plot plan has to be sealed by a registered land surveyor and submitted to the county along with your house plans. **Copies of the same documents are to be submitted to the ARC.**

A copy of the Huerfano County Building Permit is required for the construction of or the remodeling of a structure and final approval by the ARC.

A copy of the approved septic system permit issued by the Huerfano County Health Department is required for Final approval. It is also required by the County Land Use Office when applying for a building/construction permit.

The "final acceptance and approval" clause is included because the ARC needs to have a copy of the occupancy permit, documenting the fact the county has given its permission for you to occupy and that the construction has met all their requirements.

You can submit your house plans to the ARC before submitting to the county and initial approval can/may be granted. Once a copy of the building permit and the occupancy permit is received, final approval can be given. **In fact, the Huerfano county building inspector may ask if the plans have been reviewed and approved by the Navajo Ranch ARC and they may choose not to issue a building permit if this has not been done.**

The above information is provided such that if you, as a potential buyer, of property in Navajo Ranch and are planning to build a house, you will have knowledge of what the proper procedure is.

The ARC and covenant requirements are intended to protect and preserve the integrity of the community; especially the newer built homes which now have to be in compliance with the Huerfano County residential building code.