

Tres Valles West
Recommended Construction/Building
Process Steps
15 September 2005

The intent of this document is to answer who, what, when, where, why and how questions regarding building at Tres Valles West in Huerfano County. Tres Valles West is located in an Agricultural District.

“The Land Development Guide” defines an Agricultural District as: “This district is created for the purpose of protecting the productive agricultural lands of Huerfano County and preserving the visual and cultural values, historical and archeological features and critical wildlife habitat associated with the scenic vistas, natural topography and agricultural lifestyles in rural unincorporated areas of Huerfano County.”

The following steps are sequential organized to help understand the covenant, building requirements and guide you through the process steps required to obtain Architectural Control Committee approval, county building permits and inspections.

1. Please read the following attached documents to help understand the Covenants, Conditions and Restrictions of Tres Valles West:
 - a. Tres Valles West Architectural Guidelines Updated September 5, 2000. (*attached current or update*)
 - b. Article V. Architectural Control Committee of the Amended And Restated Declaration of Covenants, Conditions and Restrictions of Tres Valles West. (*attached current*)
 - c. Huerfano County Building Permit Guidelines. (*attached new/updated version*)
 - d. “The Land Development Guide” is available for your reading pleasure at the libraries in Walsenburg and La Veta.
2. The Architectural Control Committee will answer any questions to help you save time and money during your building process. We can review/discuss your ideas to give answers before you begin design.
3. Contract a licensed surveyor to generate a Plat Map required by the Architectural Control Committee. The plat map will be used by the ACC and County to verify compliance with setback specifications. The elevations information will be used by the County to define the Snow Load requirement for your building.
4. Soil survey is recommended. Information from the survey will aid in proper design of the house foundation and garage slab on grade.

5. Design the structures.
6. Submit copies of the Plat Map and House Plans/Drawings to the Architectural Control Committee. Please note requirements in Architectural Guidelines.
7. Select a builder. Ask your TVW neighbors and POA board members.
8. Apply for a Septic Permit at the Huerfano County Health Department, 119 E 5th St, Walsenburg. A copy of the Plat Map showing where the septic and leach bed is required. The septic permit is required for the building permit issued by Steve Channel, Building Inspector.
9. Apply for a Building Permit with Steve Channel Building Inspector, 401 Main St, Walsenburg. Office (719) 738-1220. The building permit should provide a physical address. Steve requires 2 copies of all plans/drawings and a copy of Deed or proof of ownership from the Huerfano County Assessor, 401 Main St, Walsenburg.
10. Contact your home insurance company and apply for builder's insurance. The insurance company will require a physical address. The builder's insurance should be in place before construction starts.
11. Electric will be provided by San Isabel Electric. This is a cooperative utility provider and requires membership. Apply for membership with San Isabel Electric, 207 S. Main St, La Veta phone (719) 742-3686. The membership application will open an order to pull power to your lot. This can be done before you build.
12. Water connection to TVW water system.
13. Phone service is available from Century Tel. Phone (800) 278-5696.