

P.O. Box 1598  
Fairplay, CO 80440  
(719) 836-4272  
scross@parkco.us

**COUNTY OF PARK**  
**Director of**  
**Development Services**



July 18, 2016

Campground of the Rockies  
c/o Sue Palandri, HOA Board, President  
via email: cdfsue@aol.com

Dear Ms. Palandri:

Re: Accessory Structures at Campground of the Rockies (CORA)

We have recently received inquiries about building permits for decks and accessory structures at CORA. Due to past policies and actions, there have been inconsistencies in enforcement of related building Code requirements. I am writing in hopes of clarifying those requirements.

We are currently in the process of adopting the 2012 Code family. (We are currently enforcing the 2006 Code family.) Assuming we will be successful in that adoption,

- sheds less than 200 square feet, and
- decks no more than 200 square feet and no more than 30 inches off the ground,

will be exempt from building permits. This department will not review plans or perform inspections, leaving the “permanent foundation” issue to the HOA Board and owners.

Porches with roofs, gazebos, and decks greater than 200 square feet in size or more than 30 inches above grade will be subject to building permit requirements, so will need to be anchored into the ground and meet Code. All structures require Planning & Zoning approval to ensure setbacks are met.

This guidance is in line with a 2002 variance, which the Board of Adjustments may or may not have had the authority to grant. In the unlikely chance that the 2012 Code adoption is not approved, I will honor the variance with the same guidelines as those stipulated above.

If you have any questions, please call me at 719.836.4272. I can also be contacted via email at [scross@parkco.us](mailto:scross@parkco.us). Thank you in advance for your cooperation.

Respectfully,

A handwritten signature in black ink that reads "Sheila Cross".

Sheila Cross, P.E.  
Director of Development Services