



Approved to begin Construction By & Date: \_\_\_\_\_  
Final Inspection Date: \_\_\_\_\_  
Completed Project Approved or Rejected: (circle)  
By: \_\_\_\_\_

## CAMPGROUND OF THE ROCKIES ASSOCIATION (CORA) STRUCTURE/CONSTRUCTION POLICY AND APPROVAL REQUEST FORM

Campground of the Rockies is the sole authorization needed for a shed, deck, retention wall, snow shed, fencing, Park Model placement & fireplace/firepit. No other type of structure is allowed at CORA. CORA and Park County require a County Permit for roof replacement. Prior to beginning any construction project, every lot owner must submit this form and a drawing of the project to the CORA office. These include, but are not limited to intent to construct, erect, reconstruct, enlarge, extend, or move a structure, or to significantly change the landscaping or drainage of any lot. The lot owner shall attach a copy of the Park County permit; if applicable, along with a copy of the project site plan(s) to this Construction Approval Request Form and submit to the CORA Caretakers for review and approval or rejection. Decks, retention walls, sheds, snow shed, fencing, Park Model placement Landscaping/drainage & fireplace/firepit require approval from the CORA Caretakers.

### Please complete the following information [please print]:

Name: \_\_\_\_\_ Campground and Lot Address: \_\_\_\_\_

Home address: \_\_\_\_\_  
Street City, State Zip Code

Contact Phone Number(s) including area code: \_\_\_\_\_ Email: \_\_\_\_\_

### Please check one:

Class of Work: NEW \_\_\_\_\_ ALTERATION \_\_\_\_\_ MOVE \_\_\_\_\_ ADD \_\_\_\_\_ COMPLIANCE: \_\_\_\_\_

### Type of Construction: (check one)

SHED: \_\_\_\_\_ DECK: \_\_\_\_\_ FIREPLACE: \_\_\_\_\_ RV ROOF: \_\_\_\_\_ FENCE: \_\_\_\_\_ SNOW SHED: \_\_\_\_\_

PARK MODEL PLACEMENT: \_\_\_\_\_ PARK MODEL ROOF REPLACEMENT: \_\_\_\_\_

LANDSCAPING/DRAINAGE: \_\_\_\_\_ RETENTION WALL: \_\_\_\_\_ ELECTRIC: \_\_\_\_\_ PLUMBING: \_\_\_\_\_

**The lot owner agrees to follow the guidelines/requirements as set forth below:** No permanent foundations, structures must be moveable. All Independent Lots – DSP, RGS, CS have a 20ft utility easement down the center of all lots. Dependent Lots may have a Utility easement along front and/or side of property line. Must adhere to Park County Land Use Regulations. Park County will not issue permits that are in violation of Land Use Regulations. **All properties must adhere to the Setback Rules of five (5) feet from front & back, one (1) foot from sides; 15ft radius of any utility pole.**

Please Note: CORA Policy 2006-001 Removal of Recreational vehicles, if any utility (water, sewer, electrical) problems occur on privately owned properties with use of the easements stated in the covenants 5.1 and 5.2. Any movement of any owner's unit will be the responsibility of the owner within a 24-hour period of notification of a problem. Failure to remove such unit in the 24-hour period will constitute in the Board of Directors and/or Management seeking professional movers to remove said unit, which will include decks, sheds, or any other structure. This removal by a professional will be paid for by the owner of the lot, not CORA. The Recreational Vehicle/Structure will be moved by professionals to avoid any liability to CORA.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

### **SHED:**

(per the July 18, 2016 letter from Sheila Cross, P.E., Park County Director of Development Services.)

No flat roofs allowed.

Shed Size: 10' X 12' or less, outside measurement, or a maximum of 120 square feet.

Porch: the shed may have a small porch, not to exceed 6' extension from nearest wall. No enclosed porches.

Total square footage of shed and porch cannot exceed 200 sq. ft. A **porch** is a covered shelter projecting in front of the entrance of a building/shed.

**Height:** 9' at peak, measured from floor. Interior Measurement **Materials:** wood structure. **Roof Composition:** asphalt shingle or metal.

Only One (1) shed is permitted per lot (per John Deagan Park County Planner email 8/15/16).

Set-back at least five (5) foot from property line and from other structures and one (1) foot from sides.

No permanent foundations, structure must be moveable, park models must have wheels attached.

Please be considerate of your neighbors in the placement of your shed in order to minimize view obstruction.

Campground of the Rockies (CORA) 6820 S US Hwy 285, PO Box 1778 Fairplay, CO. 80440

Phone: (719)836-2533 Email: Manager.CORA@gmail.com



#### **DECKS:**

Decks: structure which **does not** have a roof, are no more than 200 sq. ft. total per lot and no more than 30 inches off the ground are exempt from Park County Building Permits at CORA (per the July 18, 2016 letter from Sheila Cross, P.E., Park County Director of Development Services.) But require CORA approval, before construction begins.

Construction: wood or recycled plastic material similar to Trex may be allowed. A Total of 200 sq. ft of decking is allowed.  
Set-back at least five (5) feet from property line and from other structures and one (1) foot from sides.

#### **FENCES – PARK COUNTY PERMIT NOT REQUIRED**

No privacy or solid fences around perimeter of RV lots.

Open fences are permitted with a three foot (3') maximum height. Set-back at least five (5) foot from property line and from other structures and one (1) foot from sides.

Privacy or solid fences are permitted on common areas only as approved by the Board of Directors.

#### **SNOW SHEDS ROOFING SYSTEM ABOVE RV – RV ROOF**

Construction: Roof may be metal, asphalt shingle, or slate.

RV Roof – Replacement of Roof or Topper No Supports Allowed - No garages or carports are Allowed.

#### **FIREPLACES**

Regulated by Local Fire District Regulations.

*Construction shall be of concrete block, brick, or natural stone and must be completely mortared regardless of construction material used.*

**Foundation:** requires a 4" deep concrete base. **Dimensions:** maximum 36" diameter, located at least 10' from any flammable surface. Freestanding fireplaces are allowed but must be on a concrete slab or a gravel base.

*Chimineas are allowed as long as proper clearance from combustibles is maintained and are on a concrete slab or a gravel base.*

**LANDSCAPING/DRAINAGE:** Requires approval for rock laying, Changes in drainage, digging or grading.

**RETENTION WALL:** Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall.

**PARK MODEL PLACEMENT:** A drawing is required showing the exact location of Park model. Set-back at least five (5) feet from property line and from other structures and one (1) foot from sides. Can not exceed 400sq. ft. in size.

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Attach a plan of the proposed construction item or structure showing the position on the lot and set-back distances from property lines. **Please submit this application with your lot drawing and placement noted to the Campground of the Rockies Caretakers** for approval or rejection.

After the construction is completed or installed, as in the case of purchased sheds, the Caretakers shall be requested to inspect for compliance. The construction project or structure must meet CORA specifications. If not, the construction or structure **must be modified** to comply with CORA specifications within 30 days or be removed by and from the owner's property at the owner's expense. **When construction is completed, please let the office know so we can inspect it.**

**Request is valid for six (6) months from date of issue. Issue Date:**\_\_\_\_\_.

**Mail to:** CORA Caretakers P.O. Box 1778 Fairplay, CO. 80440 **Email to:** [Manager.cora@gmail.com](mailto:Manager.cora@gmail.com) or Drop off at Office.

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Signature of Applicant

Printed Name

Date

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Signature of Caretakers

Printed Name

Date

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Completion Inspected and Accepted by:

Printed Name

Date