

# **Rabbit Ears Village Building Guidelines**

## **Revised 2022**

These guidelines have been prepared for the benefit of Rabbit Ears Village (REV) lot owners and prospective buyers who plan to build on their property. These guidelines are intended to provide direction and outline the requirements for the planning of any new structure, or an improvement to an existing structure, and to ensure that all construction complies with these REV covenants and all County and State building codes currently in effect.

The steps required for site preparation and obtaining permits are presented here in a reasonable sequence. The Grand County Building Department has prepared an informational packet that is free to anyone planning to build in Grand County. Pick up the packet at their offices at: 613 First Street, Hot Sulphur Springs, CO 80451 (970-725-3255). Building Application forms can be downloaded from the County's Website: <http://www.co.grand.co.us>

Obtaining authorization for site improvement work, or any construction, within REV requires the approval of the REV "Environmental Control Committee" (ECC) and the proper permits from Grand County and other State agencies. No construction of any kind will be permitted until such approvals and permits have been obtained. Any construction begun without first obtaining the necessary approvals and permits will be considered a violation of the protective covenants and appropriate action will be taken, if necessary, to halt construction until the required approvals and permits have been obtained.

### **Environmental/Architectural Control Committee**

The ECC will play a key role in the planning and construction of all buildings. Applications included in these guidelines must be submitted to the ECC for review and approval. Questions should be directed to the ECC via email at: [rabbitearsvillageecc@gmail.com](mailto:rabbitearsvillageecc@gmail.com)

### **ECC DISCRETION**

The ECC will exercise its best judgment to ensure that all improvements including structural design, quality and type of construction, materials, color, location on the building site, height, grade and finished ground elevation, landscaping and other aesthetic and practical considerations conform and harmonize with the natural splendor of REV.

## **TIMING OF CONSTRUCTION**

The “construction season” at REV is in all practicality May through October 1, and the ECC has the expectation that all approved construction will consider this limitation and plan accordingly to ensure completion or at least be certain of a structure being “dried in” during this season. Severe weather can occur at any time between November 1st and April 30th and construction activities are next to impossible most of the time during these months. Strong consideration should be given to completing all site preparation/grading, permit approval and contractor commitments etc., in one calendar year and undertake actual construction during the following construction season. It is expected that all construction be substantially completed within six (6) months of the starting date.

The ECC requires that the dwelling be approved for occupancy according to the latest Grand County requirements. In the case of owner built houses, the county has allowed some latitude in issuing a “Certificate of Occupancy” (CO) when only a minor amount of interior finish work such as wood trim, floor coverings, etc. remain to be completed. However, the entire exterior of the structure must be fully completed.

No new building projects will be approved for construction for the current building season after June 1, and there will be a full moratorium on all new approvals from September 15 to December 31, unless a special review is required.

## **GENERAL INFORMATION**

Minimum area requirements for a single-family dwelling are 750 square feet for a one story structure. For multi-story homes there must be a minimum of 750 square feet on the first floor living area. The area factor is exclusive of basements, porches, decks, and lofts. Each exterior wall must have a minimum lateral dimension of 24 feet.

The roof structure must overhang all exterior walls creating a soffit of no less than 24 inches. County snow load requirements exceed 105 pounds per foot in REV so the plans you submit to the county must indicate the snow load calculation made by your architect or engineer.

Primary roof forms shall be a pitched gable, shed or double pitch roofs in the range of 6:12 to 12:12. The minimum allowable pitch is 6:12. Flat roofs are not permitted. Continuous roof planes should be avoided. The ECC has a preference for smaller segmented roof lines or a composition of primary and secondary roof forms.

Recommended materials for primary roof forms shall be composition shingles, and any other material approved by the ECC. Non reflective fire rated materials will be allowed. Exterior construction materials shall be natural wood such as cedar, redwood, pine or log and/or masonry products such as stone, brick, Stucco or approved Metal siding. Exterior walls constructed of concrete block, plywood, particle or chipboard, pressboard and other such composites will not be approved. As new environmentally appropriate

products are being introduced, the ECC is open to consider new options, but does not guarantee approval.

Modular homes, though not disallowed, will be reviewed carefully by the County and the ECC since a great majority of them will require modifications, often major, to comply with the standards outlined above. Standard modular design will likely fail the county snow load requirements and roof structure re-design work will be required.

Under no circumstances will foundation-only projects be approved by the ECC wherein a lot owner wishes to construct a foundation in one construction season with actual building construction to take place at some later date. Fines to be determined by the ECC and the REV board will be imposed for foundations left past the construction season.

Absolutely no barns, sheds, garages or outbuildings of any kind may be constructed until construction of the main dwelling has been completed.

County permits and approval by the ECC are required for all buildings. Submit the applications found within these guidelines to the ECC for a review of the building plans, county permits and schedule a site inspection.

Driveway requirements – Lot owners need to submit their driveway design to the ECC for review and approval by a licensed contractor. Requirements for driveway installations include installation of a 12” or 18” steel culvert for lots on the uphill side. All driveway installations need to include a minimum of 25 feet of road base or recycled asphalt where the driveway would meet the main roads and repair of any damage done to the main road system during excavation.

Please note that a permit is required for construction activities disturbing 1-Acre or more, or part of a larger common plan of development, which includes clearing, grubbing, grading, excavating and stockpiling. This permit must be submitted **prior** to the start of earth disturbing activities. For more information see:

*Colorado Department of Public Health and Environment Water Quality Control Division – Stormwater Program CDPS General Permit Stormwater Discharges Associated with Construction Activities* [www.cdphe.state.co.us/wq/permitsunit](http://www.cdphe.state.co.us/wq/permitsunit)

## **SEQUENCE OF EVENTS**

Before starting excavation, contact the ECC for help with covenant requirements.

1. Make arrangements to hire a Licensed Surveyor, an Excavating Co., and a Colorado Registered Professional Engineer. Although actual construction will not begin until next year, consideration should be given to making arrangements to hire a building contractor now

2. Have the lot surveyed by the Licensed Surveyor. All corner pins must be located and clearly marked. The plot plan must show accurate boundary measurements. NOTE: The survey and the well permit application can be completed simultaneously
3. With the Surveyor's report in hand excavation of the access drive can begin. It is important that the survey be completed before excavation is begun to avoid the possibility of encroachment of the drive into a neighboring lot.
4. Obtain a state well drilling permit and hire a well drilling contractor. Forms are available from the State of Colorado. Forms can be downloaded from their Website: <http://www.water.state.co.us>. Completion of the access drive will allow the well driller to move his equipment to the site to drill the well.
5. After the road is done and the well is dug, the Engineer can complete his work. His report will contain all the information and specifications needed to obtain a Septic Permit.
6. After receiving ECC approval, apply to the Grand County Building Department for the Septic Permits. After the Septic Permits are received, provide copies to the ECC.
7. Contact Mountain Parks Electric (970-887-2441) for assistance in obtaining a State Electrical Permit and having electricity connected to the site. For alternate power plans, see the **REVA Guidelines for Off Grid Power Homes** document on the Association website.
8. Before any work begins on the house construction itself, plans for the dwelling, such as a photo/drawing and an architectural design and plan of the proposed structure, as well as a plot plan showing the proposed location and orientation on the site must be submitted. ECC approval is required before Grand County will issue a Building Permit.
9. Progress reports and estimated completion date must be submitted to the ECC six months after the project begins, and thereafter at the extension expiration date set by the ECC & REV Board, until a Certificate of Occupancy is obtained from Grand County.