

Rabbit Ears Village Building Guidelines

Revised April 2019

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 legal 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 any member of the ECC via email at rabbitearsvillageassociation@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 September 1, unless a special review is required such as for the placement of a modular home.

GENERAL INFORMATION

Minimum area requirements for a single-family dwelling are 750 square feet for a onestory 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. 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 begun.

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.

SOLAR ENERGY DEVICE

Is a solar collector, or other device, or a structural design feature of a structure which provides for the collection of sunlight and which comprises part of a system for the conversion of the sun's radiant energy into thermal, chemical, mechanical, or electrical energy C.R.S. 38-32.5-100-3. Examples of a Solar Energy Device are; photovoltaic (PV) solar electric panel, solar thermal systems (solar water heaters), and solar lighting systems.

In general, solar panels shall be an integral part of the roof design and shall be placed on roof surfaces. Ground mounted solar panels are prohibited. Solar collector panels shall have an anti-glare or non-reflective coating. Reflection angles from solar panels shall be oriented away from neighboring homes, public rights-of-way and public property to mitigate negative health, property, and safety impacts. Conduction of a glare study is strongly encouraged and may be required by the ECC. Solar panels and related equipment must be firmly secured to the roof in accordance with local building codes. Solar panels must be mounted with one side parallel with the eaves, and must be set back at least 5 feet from the eaves or from hip lines. Placement of solar panels and related equipment may not project vertically above the peak of the sloped roof to which it is attached.

The color of solar panels, piping, and related equipment must match or closely resemble the color of roofing materials on the house. All pipes, wires, and control devices must be screened from view. Piping penetrations through a roof must be within one foot of the panels. Any tree removal or extensive tree trimming associated with the installation of solar panels must be approved by the ECC. Solar panels must be mounted flush with the roof surface (parallel to and within 8 inches of the roof plane).

Solar collection systems for water heating or electric generation may not exceed 240 square feet for each system with a maximum of three solar panels on any house for water heating, and three for electric generation, unless the systems are integral with the roofing material, e.g., designed to fit with the coursing of roof shingles.

ECC approval is required for all solar panel/solar collection system installations. The ECC submittal information shall include photos and specifications of the specific proposed equipment, a drawing showing how the equipment will be mounted to the house, and a description of any visible auxiliary equipment.

WIND-ELECTRIC GENERATOR

The installation of a wind-electric generator must meet the interconnection standards established in rules promulgated by the public utilities commission pursuant to section C.R.S 40-2-124. This wind energy conversion system shall consist of a wind turbine, one tower, and associated control or conversion electronics, which has a rated capacity of not more than 25 kW and which is intended to primarily reduce the on-site consumption of utility power. In order to avoid having inefficient windmills installed in REV, the ECC requires anyone who intends to install a windmill to perform a feasibility study and have the wind speed monitored at the prospective lot continuously for 12 MONTHS with a recording anemometer before the ECC will approve installation of a wind turbine.

An ECC Subsequent Construction application for approval of a wind turbine installation will include a plot or site plan of the property, drawn to scale, showing the boundaries, the dwelling and other structures, driveway, no build zones, easements, the location and height of the proposed wind turbine, to include size of foundation. The installation will not be allowed guy wires in any form. The application shall include the manufacturer's information to include standard drawings of the wind turbine structure, including the tower, base, footings, and anchors, and other external components of the system. An engineering analysis of the tower, and the anchors, showing compliance with the Uniform Building Code and certified by a licensed professional engineer shall also be submitted. This information is typically supplied by the manufacturer and/or the installation engineering company. Adjoining neighbors will be notified of the submission, and although their approval is not necessary, their input will be taken into consideration.

Residential wind turbines must be approved under an Emerging Technology program such as the California Energy Commission, IEC or any other small wind certification program recognized by the American Wind Energy Association (AWEA) or the U.S. Department of Energy. Non-certified wind turbines must submit a description of the safety features of the turbine prepared by a licensed professional engineer.

Residential wind energy systems shall not exceed 50dBA (land code is 55dBA 7AM-7PM and 50dBA 7PM -7AM), as measured at the closest neighboring inhabited dwelling. The level, however, may be exceeded during short-term events such as utility outages and/or severe wind storms. It is highly recommended that prior to construction a potential owner conduct extensive research as well as visit sites of installed similar generators to ascertain the impact on neighbors.

The height of the generator, including blades/turbine, shall not exceed 75% of the distance from the base of the generator tower to any property line, or 35 feet, whichever is less. Minimum set-backs for the system tower shall be 50 feet from adjoining properties or 100 feet from any property line adjacent to a road. Building mounted systems may be affixed to an ECC approved unattached garage, barn or other approved structure. In no case shall the tower be installed closer to an adjoining main dwelling than to the tower owner's inhabited dwelling.

No residential wind energy system shall be installed until evidence has been given that Mountain Parks Electric or other applicable utility company has been informed of the customer's intent to install an interconnected, net-metered customer-owned generator. Off-grid systems shall be exempt from this requirement. The proposed area must have been marked for utility locations prior to the ECC site inspection and application approval. The ECC encourages the lot Owner to select equipment that is aesthetically acceptable to REV.

Approval of placement and tower style shall take into consideration the view impact of neighboring property owners. All paint or finish shall be matte and be neutral in color. The tower and as many parts as possible shall be treated for rust and corrosion. If maintenance of the turbine requires climbing a tower, there shall be no climbing rungs or climbing devices closer than 12 feet to the ground. No signs or added accessories (like solar panels) shall be affixed to the tower. Warning, "Danger" or "No trespassing" signs may be considered, but must be included as part of the application. Planting shrubs or small evergreen trees may be required to mask or draw attention away from the tower.

SEQUENCE OF EVENTS

Before any site work begins, some concept of the dwelling, such as a photo/drawing, or an architectural design and plan of the proposed structure as well as a simple plot plan showing its proposed location and orientation on the site should be in hand.

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

1. 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>.

2. 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.
3. All homes constructed in REV must have permanent electric power run to the structure. Systems, such generator power are considered secondary-backup only. See explanation regarding renewable energy generation device. Approved electric heating systems must be permanently installed. Portable electric heaters as well as fireplaces are considered secondary heat sources. Electricity will not be connected to the site until after a building permit has been issued. However, plans should be made now for the eventual extension of service. Contact Mountain Parks Electric Company, Granby, CO (970-887-3378) for rates and service.

There is no natural gas service in REV. However, propane (LP) is available from local suppliers. Approved gas heating systems must be permanently installed.

4. 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.
5. 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. The current Grand County grade standards for driveways are: The first 50' of driveway must not exceed a 5% grade. Beyond that point, grade cannot exceed 10%.
6. Completion of the access drive will allow the well driller to move his equipment to the site to drill the well.
7. After the survey 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.
8. After receiving ECC approval of the above application, apply to the Grand County Building Department for the Septic and Building Permits.
9. After the Septic and Building Permits are received, provide copies to the ECC.
10. Contact Mountain Parks Electric (970-887-2441) for assistance in obtaining a State Electrical Permit and having electricity connected to the site.