

SAND CREEK PARK LANDOWNERS' ASSOCIATION
APPLICATION FOR CONSTRUCTION OR PLACEMENT (SEE WEBSITE FOR MORE INFORMATION)

Name: _____ Phone: _____

Mailing Address: _____

Email Address: _____ Parcel # or Larimer County Schedule #: _____

Parcel Address (if applicable): _____

Date Construction Begins: _____ Estimated Completion Date: _____

Type: Residential () Outbuilding () Other () Description: _____

Has parcel been surveyed by licensed surveyor? Yes () No () Building Dimensions: _____

Type of Construction (log, conventional, steel, etc.): _____ # of Floors: _____

Exterior Finish & Color: _____ Roof Material & Color: _____

Guidelines require that buildings be compatible with and complement existing terrain. Is the building sited at the top of a natural ridgeline, or will any part of it extend above or alter natural ridgelines? Yes () No () If YES, please attach a page describing how building will be constructed to blend with surrounding landscape as to maintain the integrity of Sand Creeks unique skyline formations.

For Buildings or Structures: attach a copy of overview plans and plot plans (same as will be submitted to Larimer County).

For Fences and Gates: attach drawings with fence type, dimensions, notated plot plans, gates, and cattle guard requirements.

NOTE: All buildings and sanitation systems must **also be submitted to and approved by Larimer County**. Prior to construction, irrespective of Larimer County approval, the covenants of Sand Creek Park Landowners' Association require that all buildings and fencing be approved by the Sand Creek Board of Directors and that **the best interests of all landowners must be the basis for approval**.

Applicant certifies that he/she has read and fully understands the 1) Building Construction Guidelines, **and** 2) the legally binding Architectural Controls described in Article VIII, Sections 1 through 8, of the COVENANTS, CONDITIONS, and RESTRICTIONS.

E-MAIL COMPLETED PACKET TO SANDCREEKNOTICE@GMAIL.COM
OR FIRST-CLASS MAIL TO SCPLOA. PO Box 270791. FORT COLLINS. CO 80527

BUILDING CONSTRUCTION GUIDELINES (1-13-22)

Pre-established by Declaration of Covenants or by the original governing body. Some judgement determinations are required with the intent of the Covenants and best interests of all landowners being the basis for decisions.

TYPE OF BUILDING shall be a design compatible with and complementing the existing terrain. Basic design shall exhibit intent of structural integrity and appearance. Building shall be two levels maximum above ground. **CONSTRUCTION DETAILS** shall ensure design and methods of construction to be basically sound without involvement in specific construction details. Exterior shall be materials and finish to blend with the surrounding landscape (no bright or pastel colors, no reflective finishes). Existing codes and architectural designs are guidelines and not a prerequisite. **MATERIALS** shall be of construction grade to ensure quality construction. **SIZE** Requirements for square footage exist with Larimer County code and application must be consistent with those requirements, not more than two levels above ground.

May consist of later phases of construction. **PLOT PLAN** shall indicate distance from property lines and road easements and shall be located as not to interfere with roads and adjoining property owners. **SEWAGE DISPOSAL** shall be such as not to pollute streams, drainages, ponds or adjoining property owners, or create a problem for the area and align with Larimer County requirements. **RUBBISH** during construction shall follow the terms of the Covenants and be contained from wind. **ALTERATIONS** to existing structures shall be to enhance and improve the existing structure as previously defined. **FENCES** shall be constructed of materials and designs to ensure animal security and wildlife passage; cattle guards shall be installed at all crossings of roads. Crossing at streams and common areas shall provide for ease of crossing for people using these areas. **ALL STRUCTURES/BUILDINGS, CARGO CONTAINERS, FENCES, GATES, FOUNDATIONS, DRIVEWAY EXCAVATIONS, AND SEWAGE SYSTEMS MUST BE APPROVED IN ADVANCE BY THE ARCHITECTURE COMMITTEE REGARDLESS OF LARIMER**

COUNTY REQUIREMENTS.

***** Board Use Only Below (Original filed in SCPLOA Architecture Files) *****

Date Received: _____ Date Reviewed: _____ Approved () Disapproved () Changes Required ()

Comments and/or Changes Required: _____

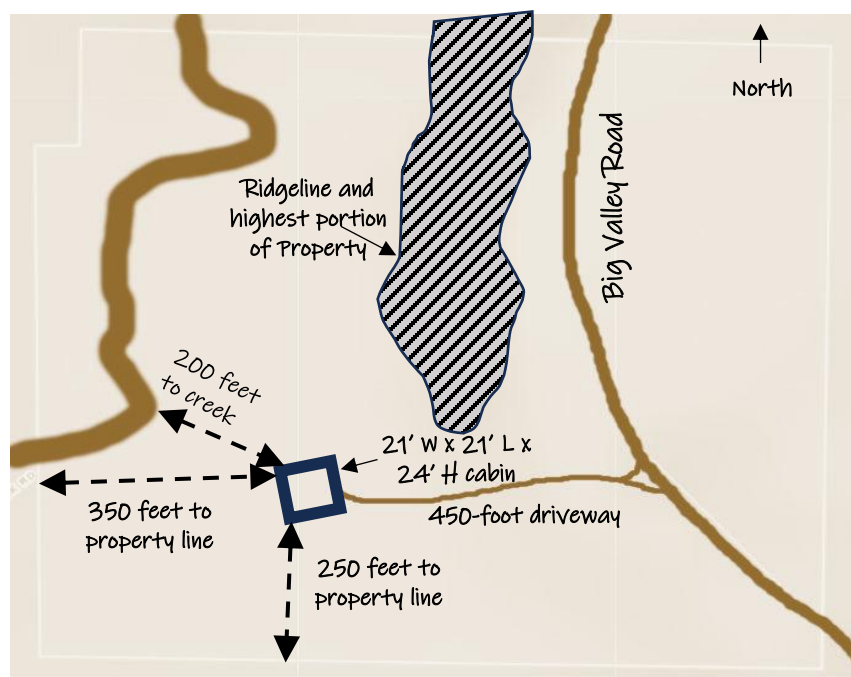
Reviewed by: _____ Date: _____ Copy to Originator by: _____ Date: _____

HELPFUL HINTS FOR CONSTRUCTION APPLICATIONS

Outside of the guidelines printed on the application, this document is meant to provide additional guidance in both filling out the application and understanding the intent of the guidelines.

- Structures should be **placed below any high points or ridgelines** on the property, ideally ‘tucked’ away from the Sand Creek Park winds and sight lines.
- Location should **minimize impact on any neighbors’ existing structures** if possible.
- Fences should be designed to accomplish the objective while minimizing the impacts on wildlife (Colorado Parks & Wildlife has a free booklet called ***Fencing with Wildlife in Mind***).
- Colors should replicate the various colors seen in the surrounding landscape and generally be of soft or muted tones. The goal is a **non-saturated color that recedes into the background** rather than standing out.
- Exposed building materials should have a **flat, non-glossy finish to avoid harsh sun reflections** -avoiding materials that are reflective or shiny.

PLOT PLANS: Rough sketches or print outs of your parcel from the Larimer County website are sufficient for almost applications (<https://www.larimer.gov/assessor/search#/property/>). SCPLOA does



not require the plan to be drawn to scale as **it is more important to ensure these items are in the drawing:**

- Distance in feet from any nearby roadway
- Distance in feet from parcel edge at the 2 closest points
- Distance in feet from ponds or streams
- High spots or ridgelines
- Outline of structure being proposed & size

CARGO CONTAINERS: New requirements have been implemented by Larimer County for cargo containers including building permits. See website for more information.

SEPTIC AND WASTEWATER SYSTEMS: Larimer County has released strict new guidance on the types of waste treatments (vaults,

vaulted privies, composting or incinerating toilets, and portable chemical toilets) allowed. **All outhouses, vaults, etc. now require a county permit.** Specific on the Larimer County website at <https://www.larimer.gov/health/environmental-health/septic-systems/septic-systems-owts> or call Larimer County at 970-498-6700.

STRUCTURE IMAGE: Include a replica of what the shed, fence, cabin, outbuilding, etc. will look like when finished. This can be an image captured off a brochure, architectural drawing, or simply a hand drawn sketch.

Important: SCPLOA approval does not provide any warranty or assurance regarding structural fitness, compliance with local building codes, or adherence to any other governmental requirements. It is your responsibility to obtain all necessary county approvals and permits before construction begins, and to comply with all applicable laws and regulations.



CARGO CONTAINERS

Conversion to Storage Buildings

A **cargo container unit** is a vehicle or intermodal container designed and constructed to contain or carry freight, including semi-trailers without running gear, railroad car units and shipping containers. Containers do not include mobile homes, manufactured homes, factory-built homes, travel trailers, commercial coaches or other metal storage boxes not built to International Standards Organization container specifications.

When a Building Permit is Required

Cargo containers used as private residential storage:

- Over 200 square feet **DOES** require a building permit.
- 200 square feet or less **DOES NOT** require a building permit, but the container must comply with all Land Use Code regulations, including setbacks and placement restrictions.

How to Apply

Applications can be submitted online through the [Online Customer Portal](#) with the following information:

- Complete building permit application
- Site plan showing the proposed location of the unit
- Either a foundation/anchorage system designed by an engineer, or minimum 3' deep anchors at each corner (such as 'Minute-Man' auger anchors or similar) meeting tie-down requirements for a single, stand-alone unit. Verify whether engineering is required per the criteria listed below.

If submitting permit application in person, please deliver the following:

- Completed building permit application
- Three (3) copies of the site plan showing the proposed location
- Two (2) copies of the engineered design or proposed tie down system.

When Engineering is Required

An engineered design for a foundation and anchorage system of the wall to the foundation must be provided when a converted cargo container unit meets any of the following criteria:

- Exceeds 400 sq. ft. in floor area
- Exceeds 10 feet in height
- Is not a single, stand-alone unit
- Is used for any purpose other than as a private storage building
- Is accessed by the public
- Is not fully supported on a well-draining level surface
- Must meet conditions attached to approval of a land use application.

The engineer must evaluate the container for compliance with minimum site-specific wind, snow, flood and seismic load requirements in the Larimer County Building Code, or the applicant may submit manufacturer's specifications confirming the unit meets these minimum requirements.

Any modifications to the cargo container require additional engineering.



Land Use Code Requirements

Semi-trailers with attached running gear are considered vehicles, not buildings, and are subject to Land Use, not Building Code rules, and cannot be used as storage.

Cargo containers used for a storage warehouse facility in non-residential zone districts must first be approved through a land use application process (such as Site plan or Special Review) before a building permit can be issued. Storage containers used for personal storage on properties outside of non-residential zone districts do not require a land use approval.

Exception: Building Code regulations do not apply to containers classified by Planning staff as 'outdoor storage' instead of 'storage buildings' in the non-residential zone districts.

NOTE: Cargo containers cannot be placed in Flood Hazard Areas and must meet Land Use Code setback requirements from property lines, roads, and waterways, whether or not a permit is required. Permit applications will be reviewed by Planning and Engineering staff as well as the Building Division.

Limited Use Wastewater Systems



Vault-A minimum 1250 gallon watertight, sealed tank designed to store wastewater. Vaults must be equipped with a signaling device to indicate when they are reaching capacity and must be pumped when full.

Vaulted Privy-A minimum 400 gallon concrete, plastic, or fiber-glass tank with a "privy" or out-house structure built over the tank.

Composting Toilet-A self-contained, waterless toilet unit that reduces waste through aerobic decomposition.

Portable Chemical Toilet-A temporary self contained privy and tank that are typically used during construction or to increase capacity for large temporary special events.

Graywater-Wastewater generated from lavatory sinks, showers, and laundry. Excludes wastewater from kitchen sinks and toilets.



What is a limited use wastewater system?

Limited use wastewater systems include vaults, vaulted privies, composting or incinerating toilets, and portable chemical toilets. These systems are intended to provide an option for handling wastewater on properties where the quantity of wastewater produced will be minimal, or properties which cannot accommodate an on-site wastewater treatment system (OWTS) with a soil treatment area.

Dwellings built as cabins without plumbing and hauling or hand carrying their primary source of water, RVs used on properties seasonally, and semi-permanent campsites are the primary users of limited use wastewater systems.

When can a limited use wastewater system be used?

Use of these systems is typically limited to seasonal or short-term use dwellings, properties that cannot accommodate an OWTS with a soil treatment area, areas where the installation of a full system is prohibited, or when the source of water is hauled or hand carried.

The cost of maintaining these systems can be very high due to the need for frequent pumping of vaults or holding tanks. Limited use wastewater systems are not permitted on properties that are used or could potentially be used for full-time occupancy, when water is provided by a well or public water supply, except in cases where a full OWTS is not feasible or prohibited.

Can a vault be installed for a cabin or seasonal dwelling?

A vault, vaulted privy, or composting toilet can be used provided the dwelling is built as a cabin per the Larimer County Land Use Code definition and Building Department requirements, and is built without plumbing or the source of water is hauled or hand carried to the site. Due to the high cost of maintaining these systems long-term, a full on-site wastewater system is recommended.

For structures built as a single family dwellings, cabins with water supplied by a well or public water system, or cabins converted to single family dwellings, a full OWTS must be installed unless the property cannot accommodate the full system with soil treatment area. Seasonal or part-time use alone cannot be considered as a justification for a limited use wastewater system.

Can graywater be disposed of on the ground?

No, graywater from showers, laundry, or sinks must be collected and disposed of as wastewater. Running lines from RVs or dwellings out to the ground is prohibited by Larimer County OWTS Regulations. Graywater can not be used for irrigation, and must be run to the on-site wastewater treatment system.

Graywater contains bacteria, viruses, soaps and detergents, as well as other contaminants that can impact groundwater and surface water, potentially causing contamination to drinking water wells, lakes, and streams.

When is a permit required?

A permit is required prior to the installation of a limited use wastewater system. On new construction, arrangements must be made for how wastewater will be handled prior to a building permit being issued. On land that is currently vacant, a permit must be applied for prior to installing a vault or vaulted privy.

>>keep this page for your information only – not necessary to send back<<

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SAND CREEK PARK LANDOWNERS' ASSOCIATION

ARTICLE VIII: ARCHITECTURAL CONTROLS

Section 1: **Land Use and Building Type**. Except as otherwise provided therein, no building shall be erected, altered, placed, or permitted to remain on any lot, tract, or parcel of the Property other than single-family residential dwellings with attached or unattached garages; unattached pump houses; residential guest houses; and non-residential outbuildings and structures such as the care of livestock, as permitting under these covenants, or the maintenance of equipment. The Architectural Control Committee may grant relief from this provision for good cause.

Section 2: **Approval**. No building or other structure including, but not limited to, dwellings, sheds, garages, outbuilding, and fences shall be erected, placed, or altered on any lot, tract, or parcel of the Property until the plans and specifications, along with a plot plan (submitted in duplicate), showing the location of the structure, have been approved by the Architectural Control Committee, which plans shall, among other things, show the type of exterior material and finish, exterior design, existing structures, if any, and location of the structure with respect to property lines. Should the Architectural Control Committee or its successors or assigns fail to approve or disapprove the plans and specifications submitted to it by the Owner of a lot, tract, or parcel of the Property within thirty (30) days after the written request therefore, then such approval shall not be required and shall be deemed to have been given. However, no building or other structure shall be erected or allowed to remain on any lot, tract, or parcel of the Property which violates any of the covenants or restrictions contained herein. At the time said plans and specifications are approved, the builder or Owner shall proceed diligently with construction and the exterior of any such structure shall be completed within eighteen (18) months of the date of approval by the Architectural Control Committee. The Architectural Control Committee may grant an extension beyond said eighteen (18) month construction period for good cause when requested by the Owner.

Section 3: **Nuisance**. Nothing which may be or may become annoying or a nuisance to other Owners shall be permitted on any lot, tract, or parcel of the Property. No obnoxious or offensive activity or commercial business or trade shall be conducted upon any lot, tract, or parcel of the Property, except that professional offices, such as those of a doctor, lawyer, dentist, architect, or engineer, may be maintained within the main residential dwelling. For purposes of this covenant, ungaraged, inoperative automobiles, machines, or other equipment which remain on any lot, tract, or parcel of the Property for more than ninety (90) days shall be deemed to be a nuisance.

Section 4: **Temporary Residence**. No structure of a temporary character, trailer, mobile home, basement, tent, or accessory building shall be used on any lot, tract, or parcel of the Property as a residence. However, a pickup camper, camper trailer, motor home, or tent may occupy a lot, tract, or parcel of the Property if there is a permanent residential structure thereon. A pickup camper, camper trailer, motor home, or tent may occupy a lot, tract, or parcel for a period not to exceed six (6) months, for construction purposes, during the construction of the initial residential structure. In addition, a camper trailer, pickup camper, motor home, or tent may occupy a lot, tract, or parcel of the Property for a period not to exceed one hundred eighty (180) days per calendar year for recreational purposes. The Architectural Control Committee may grant relief from this provision for good cause.

Section 5: **Refuse and Rubbish**. Rubbish, refuse, garbage, and other wastes shall be kept within sealed containers, shall not be allowed to accumulate on the Property, and shall be disposed of in a sanitary manner. No lot, tract, or parcel of the Property or easement shall be used or maintained as a dumping ground for such materials. All containers shall be kept in a neat, clean, and sanitary condition. No trash, litter, or junk shall be permitted to remain exposed upon the Property and visible from public roads or adjoining or nearby properties.

Section 6: **Livestock**. Any lot, tract, or parcel of the Property may be used for the grazing of livestock such as cattle, horses, and sheep. Overgrazing is prohibited; the livestock shall be properly cared for with adequate maintenance, food, and shelter. It shall be the responsibility of the Owner to fence the lot, tract, or parcel of the Property when livestock are to be maintained on such lot, tract, or parcel. Outbuildings may be erected and maintained for such animals if approved by the Architectural Control Committee.

Section 7: **Fences**. Fences shall be permitted provided, however, that any fence shall be constructed so as not to interfere with the Road easements hereinabove established and required for access to adjoining lands unless cattle guards are installed in place of gates. Gates may be installed across the Access Pathways shall be approved by the Architectural Control Committee. The Architectural Control Committee may grant relief from this provision for good cause.

Section 8: **Advertising**. No advertising, signs, or billboards shall be erected, placed, or permitted to remain on the Property. Notwithstanding the foregoing, signs offering a lot, tract, or parcel of the Property for sale, shall be permitted. For a period of two (2) years from the date these covenants are recorded in the Office of the Clerk and Recorder of Larimer County, Colorado, such "For Sale" signs shall be limited to those of Cabin Country, Realtors. The Architectural Control Committee may grant relief from this provision for good cause.