



Chateau Chaparral Owners Association

10795 CR 197-A
Nathrop, CO 81236
(719) 395-8282



Board Members

President – Ben Althoff #153, 163, 221
Vice President – Jody Juneau #96, 119, 228, 229
Secretary – Kay Jenkins #40, 244, 246
At Large – Pete Neff #99

Board Members

At Large – Jim Schmidt, #30, 54
At Large – Bobby Gulley, #251
At Large – Jack Couch #128

CCOA Shed Requirements Document

- CCOA does not require county permits for shed construction.
- Plans Drawings for locations and size must be submitted to the Arc Com for review prior to placement or construction. (Include building materials and elevation drawings)
- If constructing, you must have a CCOA building “permit” visible.
- Electrical permits must be included in your application for review by CCOA Arc Com
- Min Setback from road 5ft
- Min setback from lot/ally 2ft
- Max 200 sf per shed
- Max height 12ft
- Must be on skids. No foundations.
- May not be attached to the main living unit.
- Must be clean in appearance.
- No water plumbing.
- No gas/propane plumbing
- No sewer
- Electrical Ok. Must be installed by a professional Electrician. May require Chaffee County Permitting and inspection. Ask your electrician. Electrician permit required with your CCOA application.
- One-story detached accessory structures used as tool sheds, storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet. Such structures shall **not** be used as habitable spaces, sleeping rooms or for vehicle storage.

RECOMMENDATION FOR BUILDING SAFETY

Flat roofs are not recommended.

Having a roof pitch of no less than 1:12 if you live in an area that is prone to heavy snow.

Snow load requirements in Zone 3 of the Chaffee County snow load map: 40 lbs per square feet.

Keep wind speeds in mind. Chaffee County: Wind Speed 120mph

Seismic Design Category - A

Standard construction inspiration. Please see the link below.

<https://shedplans.org/how-to-build-a-shed/>

Skid plan:

Floor Framing Plan

