



**Clear Creek County Annex
Community Development**

Site Development

**DEVIATION/VARIANCE
FROM STANDARDS**

**PO Box 2000/ 1111 Rose St,
Georgetown, CO 80444 Phone**

303-679-2469

Fax 303-567-2210

sitedev@co.clear-creek.co.us

<http://www.co.clear-creek.co.us/index.aspx?nid=96>

When planning for the development of a property, a driveway permit is one of the first steps in the process. All driveways must be designed in accordance with the driveway design standards adopted by Clear Creek County. Sometimes, due to extreme topographic conditions or other extraordinary circumstances, the driveway cannot be designed in such a way that meets the standards. In these cases, a deviation from the standards can be requested.

To request a deviation from the standards for a driveway or road, the applicant must show undue hardship. While other driveways in the surrounding area or even the road(s) accessing your property might not meet the standards, you are not exempt from the standards. With the intense mining history of Clear Creek County, several driveways and roads were constructed prior to the County adopting driveway regulations.

The deviation process can be lengthy. Here is an overview of the process:

- Applicant submits completed deviation application, recorded easements (if required), signed and notarized land owner authorization (if required), Engineered Driveway Plan, Narrative, and payment of fee
 - Site Development Coordinator reviews plans and sends comments back to Engineer for revision of plans once plans have reached preliminary approval stage the
 - BOCC hearing is scheduled and applicant is notified of hearing date – BOCC hearings are twice a month and always scheduled on Tuesdays
 - A referral letter seeking comment is sent out to Public Works, Fire Authority, EMS, Sheriff, Building Department, Environmental Health, and CDOT if proposed access is from a state road/highway.
 - Hearing packets are delivered to the BOCC on the Monday two weeks prior to the hearing. Packets include a staff recommendation memo (for approval or denial), referral comments, and the applicant’s narrative and site plan. Any other applicable information will be provided in the packets.
 - At the BOCC hearing, the Site Development Staff presents the deviation request along with their findings. The applicant will have the opportunity to offer their support for the deviation request and answer any questions that might arise
 - The BOCC approves or denies the deviation request after consideration of the Site Development Coordinator’s recommendation, referral agency comments, and presentation by the applicant.
 - If the deviation from the standards is approved by the BOCC, the applicant must then apply for and have issued a separate driveway permit in order to start construction.



"Honoring Our Past,
While Designing Our Future"

DEVIATION/VARIANCE FROM THE DESIGN STANDARDS APPLICATION
CLEAR CREEK COUNTY SITE DEVELOPMENT DEPARTMENT
PO BOX 2000 / 1111 ROSE STREET, GEORGETOWN, CO 80444 ☎ 303.679.2430 📠 303.569.1103
Email sitedev@co.clear-creek.co.us

Application Fee is \$600.00

The applicant is responsible for the accuracy and completeness of all information submitted to the Site Development Department.

SITE INFORMATION

Parcel # _____ _____	Access Road Name: _____ _____
Legal description: _____ _____	Site Address(if existing): _____ _____
	Driveway Permit # _____

OWNER

APPLICANT

If the applicant is not the legal owner of the property, a signed and notarized **Landowner Authorization** is required

Name: _____ _____	Name: _____ _____
Mailing Address: _____ _____	Mailing Address: _____ _____
City: _____ State: _____ Zip Code: _____	City: _____ State: _____ Zip Code: _____
Phone: _____ Cell: _____	Phone: _____ Cell: _____
Email: _____	Email: _____

Conditions of Approval for Deviation/Variance from the Standards:

1. When driveways are granted a deviation to a lesser standard, building construction must meet the criteria set forth by the Wildfire Hazard Mitigation Plan.
2. Deviation to a lesser grade standard will not exceed 18% grade on straight sections of driveways up to 150 feet in length and 8% grade change through a switchback from point of curvature to point of tangency.
3. Roads accessing more than 5 residences must refer to the Clear Creek County Road Design Standards and comply with the standards set forth as they apply to the expected average daily traffic.

Disclaimer:

By signing below, I understand that:

- I (We) certify that the information I have provided is true and correct to the best of my knowledge.
- I (We) do hereby further agree to abide by the agreements, conditions and stipulations that are a part of this request.
- I (We) will allow the Site Development Department staff to go onto my property in order to process this request.

Applicant's Signature

Date

SDV# _____ Rec'd by _____

**CLEAR CREEK COUNTY LANDOWNER
AUTHORIZATION FORM**

*This Form provides the opportunity for the property owner to
designate a representative to process an application.*

I, _____ of the County of _____,
(property owner)

State of _____, have appointed _____ my true and lawful
representative to act in my name and in my stead and on my behalf in connection with any action necessary in order
to apply

for a: _____
_____.

on certain real property described as follows: _____
_____.

I, AS PROPERTY OWNER:

- 1. UNDERSTAND THAT IT IS MY RESPONSIBILITY TO MAKE SURE THAT MY DESIGNATED REPRESENTATIVE IS AWARE OF AND RESPONSIBLE FOR ALL REQUIREMENTS NECESSARY TO COMPLY AND COMPLETE WITH THE ABOVE AFOREMENTIONED ACTION.**
- 2. UNDERSTAND THAT ANY REQUIREMENTS PLACED ON THE PROPERTY WHICH CONTAIN RESTRICTIONS OR CONDITIONS WHICH MAY BE IMPOSED ON, AND MAY BURDEN, THE SUBJECT PROPERTY SHALL RUN WITH THE LAND REGARDLESS OF OWNERSHIP OF THE PROPERTY.**
- 3. TAKE FULL RESPONSIBILITY FOR NONCOMPLIANCE OF ANY REQUIREMENT ASSOCIATED WITH THE ABOVE AFOREMENTIONED ACTION.**

Agreed:

Signature of Property Owner Print name Date

Subscribed and sworn before me by _____ this _____ day of _____, 20____.

Notary Public

My Commission expires:

(date)