



**Clear Creek County Annex
Community Development**

**Site Development
RETAINING WALL**

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

**303-679-2469
303-567-2210**

sitedev@co.clear-creek.co.us

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



One aspect of Site Development Department is erosion control. One way to control erosion is to stabilize all cut and fill slopes. All cut and fill slopes and banks are required to be constructed to maintain a slope not steeper than 1½: 1(horizontal: vertical). Slopes steeper than this or greater than 4 feet in vertical height will require a retaining wall permit.

Retaining wall(s) greater than 4 feet in height require a retaining wall permit and shall be designed by a Colorado licensed Professional Engineer. The submittal required for this type of permit is as follows

- If the applicant is not the legal owner of the property, submit a signed and notarized **Land Owner Authorization Form**
 - Complete Zoning Approval Form
 - Complete Retaining Wall Application
 - Retaining Wall Calculations
 - Accurately scaled **Site Plan** (see requirements **BACK OF PAGE**)
 - Payment of the fee

| SCALED SITE PLAN (MUST BE COMPLETE with the following criteria) | | | |
|---|----|-----|--|
| SITE PLAN MUST INCLUDE THE FOLLOWING: | | | |
| YES | NO | N/A | (TO BE CHECKED BY COUNTY STAFF) |
| | | | <ul style="list-style-type: none"> Plan is drawn to scale & is a common engineering scale (i.e. 1"=20') |
| | | | <ul style="list-style-type: none"> Scale is larger than 1"=50' |
| | | | <ul style="list-style-type: none"> Title block, written & graphic scale, north arrow designating true north |
| | | | <ul style="list-style-type: none"> Legend, for engineered plans |
| | | | <ul style="list-style-type: none"> Property boundary(s) of the subject property(s), indicating front, rear & side lines & dimensions |
| | | | <ul style="list-style-type: none"> Total acreage or square footage of parcel |
| | | | <ul style="list-style-type: none"> Building envelope(s), if applicable |
| | | | <ul style="list-style-type: none"> Location and dimensions of all existing and proposed roads, both on and adjacent to the subject property, including access road, right – of – way, driveways, turnouts/turnarounds, easements (attach easements and CDOT assess permit if applicable) |
| | | | <ul style="list-style-type: none"> Location and dimension of any PROPOSED building/structures, retaining walls |
| | | | <ul style="list-style-type: none"> Location and dimension of any EXISTING building/structures, retaining walls |
| | | | <ul style="list-style-type: none"> Location and dimension of any PROPOSED well, septic tank(s) & leach field |
| | | | <ul style="list-style-type: none"> Location and dimension of any EXISTING well, septic tank(s) & leach field |
| | | | <ul style="list-style-type: none"> Location and dimension of all existing and proposed utilities & utility easements, including water & sewer lines |
| | | | <ul style="list-style-type: none"> Location and dimensions of all existing and proposed drainage devices |
| | | | <ul style="list-style-type: none"> Erosion control features types and placement |

IF NO IS CHECKED OFF IN ANY CATEGORY, THE SITE PLAN WILL NOT BE ACCEPTED

ZONING VERIFICATION FORM

Parcel # _____

Building Permit # _____

Address _____

| | ZONING DISTRICTS | SETBACKS | | | HEIGHT LIMIT |
|--------------------------|---|-----------------|--------|--------|---------------------|
| | | Front | Side | Rear | |
| | Residential | | | | |
| <input type="checkbox"/> | MR-1 = Mountain Residential Single Family Units | 30 | 30 | 30 | 35 |
| <input type="checkbox"/> | MR-5 = Mountain Residential Large Lot Single Family | 30 | 30 | 30 | 35 |
| <input type="checkbox"/> | MR-LT = Mountain Residential Large Tract Single Family | 30 | 30 | 30 | 35 |
| <input type="checkbox"/> | R-1 = Residential Single Family Units | 20 | 15 | 15 | 35 |
| <input type="checkbox"/> | R-2 = Residential Two Family Units @ | 20 | 15 | 15 | 35 |
| <input type="checkbox"/> | R-3 = Multi Family Units | 20 | 15 | 15 | 35 |
| <input type="checkbox"/> | RC = Residential Commercial District (Obsolete) @ | 30 | 5/30* | 10/15* | None |
| | Mining | | | | |
| <input type="checkbox"/> | M-1 = Mining One | 30R/0M | 30R/0M | 30R/0M | 35R/0M |
| <input type="checkbox"/> | M-2 = Mining Two | 0 | 0 | 0 | None |
| | Commercial | | | | |
| <input type="checkbox"/> | C-1 = Commercial One (Obsolete) | 20 | 10/20* | 10/15* | None |
| <input type="checkbox"/> | C-2 = Commercial Two (Obsolete) | 20 | 10/20* | 10/15* | None |
| <input type="checkbox"/> | C-LM = Commercial Light Manufacturing | 20 | 10/20* | 10/15* | None |
| <input type="checkbox"/> | C-N = Commercial Neighborhood | 30 | 30 | 30 | None |
| <input type="checkbox"/> | C-OR = Commercial Outdoor Recreation | 20 | 10/20* | 10/15* | None |
| <input type="checkbox"/> | C-RO = Commercial Retail Office | 20 | 10/20* | 10/15* | None |
| <input type="checkbox"/> | C-TR = Commercial Tourism Recreation | 20 | 10/20* | 10/15* | None |
| <input type="checkbox"/> | C-WM = Commercial Warehouse Manufacturing | 20 | 10/20* | 10/15* | None |
| | Preservation | | | | |
| <input type="checkbox"/> | B = Buffer | 0 | 0 | 0 | None |
| <input type="checkbox"/> | NR-PC = Natural Resource Preservation Conservation | 30 | 30 | 30 | None |
| <input type="checkbox"/> | NR-R = Natural Resource Reserved | 0 | 0 | 0 | None |
| | Miscellaneous | | | | |
| <input type="checkbox"/> | A=Agricultural | 30 | 30 | 30 | None |
| <input type="checkbox"/> | I = Industrial | 30 | 30 | 30 | None |
| <input type="checkbox"/> | MH = Mobile Home@ | 30 | 15/30* | 15/30* | None |
| <input type="checkbox"/> | RVP = Recreational Vehicle Commercial Camping Park@ | 30 | 15/30* | 15/30* | None |
| <input type="checkbox"/> | PD = Planned Development | | | | |
| | Notes | | | | |
| | 1. * Notates setback requirements for corner lots or lot lines alongside an alley way | | | | |
| | 2. @ Notates additional setback information exists within specific zoning district classification | | | | |
| | 3. All Motor fuel pumps shall be setback not less than 25 ft from any property line | | | | |
| | 4. Height is measured from the tallest side of the bulding to the midpoint of the gable | | | | |

Surveyor Verification

If a proposed structure is within ten (10) feet of the required setback or a building envelope is located on the property, or a variance has been obtained, a Setback Verification Form or Building Envelope Compliance Form must be completed by a licensed surveyor at the time of footings and foundations, and submitted to the Zoning Department. If the form is not submitted and approved prior to requesting the framing inspection, the inspection will not be allowed until the form is approved.

Encroachments

If an existing structure encroaches into the required setback and no variance has been approved, the applicable variance must be obtained.

Acknowledgment

By signing below, I understand that:

I am responsible for the accuracy of the information on the Site and Elevation drawings which I have provided and it is my responsibility to obtain any and/or all recorded platting conditions imposed by a land use case which are applicable to this property. I further understand that it is my responsibility to comply with all conditions – including setbacks – which are applicable to this property.

Applicant Signature: _____

Date: _____

.....
TO BE COMPLETED BY COUNTY STAFF

Verified Zoning: _____

Platting or Special conditions imposed by land use case are applicable:

Pre 1972 deed required with building permit submittal: Yes _____ No _____

Staff Notes:

Staff Signature: _____ Title: _____ Date: _____



CLEAR CREEK COUNTY Public and Environmental Health

CONSTRUCTION SITE SANITATION AGREEMENT FORM

All construction sites must provide sanitation facilities for workers on the site. As stated in the Clear Creek County Onsite Wastewater Treatment System Regulations:

“The owner of any structure or land site where people live, work or congregate shall ensure that the structure or land site contains a properly functioning OWTS or sanitary sewer connection. Any toilet, sink, tub, shower, or any other fixture that discharges wastewater shall be connected to either the OWTS or sanitary sewer.”

Please be advised that failure to provide sanitation facilities throughout the life/duration of your permit will entail a stop work order and prohibit work to be done until approved sanitation facilities are provided.

Please check the proposed method of Sanitary Sewage Disposal:

- Portable Sanitation Facilities**
- Existing Onsite Household Toilet Facilities***
- Trailer or Recreational Vehicle with Special Use Permit or Special Exception**
- Other (Please Explain) _____**

*The use of existing onsite household toilet facilities during repairs of any Onsite Wastewater Treatment System shall be prohibited, unless it can be demonstrated that waste will be collected and disposed of in accordance with county regulations.

- **DO NOT PLACE PORTABLE SANITATION FACILITIES IN THE ROAD RIGHT - OF - WAY**

I HAVE READ, UNDERSTAND AND WILL COMPLY WITH THE ABOVE.

Signature of Owner

Date



CLEAR CREEK COUNTY SITE DEVELOPMENT DEPARTMENT

CONSTRUCTION SITE SEDIMENT EROSION CONTROL AGREEMENT FORM

As stated in the **Clear Creek County Roadway Design and Construction Manual** Section 4.8.10 – 4.8.12, *Temporary erosion protection shall be installed prior to excavation activities. All erosion control devices shall be maintained so that they function as designed.*

Please be advised that failure to provide erosion control throughout the life/duration of your permit(s) will result in the issuance of a stop work order. Once a stop work order is issued, all site activity must cease until approved sediment erosion control is provided. If a stop work order is issued a minimum of two inspections will be performed a \$101.00 inspection fee will be levied against the applicant.

PLEASE DESCRIBE THE PROPOSED METHODS OF SEDIMENT EROSION CONTROL:

If any site disturbance occurs prior to permit issuance a minimum \$50.00 inspection fee will be levied against the applicant.

- **DO NOT PLACE SEDIMENT EROSION CONTROL IN THE ROAD RIGHT - OF - WAY**

I HAVE READ, UNDERSTAND AND WILL COMPLY WITH THE ABOVE.

Signature

Print name

Date

**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)

