



R-99-54

**VARIANCE FROM THE UNIFORM BUILDING CODE
REGARDING RESIDENTIAL DRIVEWAYS
FOR THE SADDLEBACK MOUNTAIN SUBDIVISION**

WHEREAS, conditional approval was received by the Board of County Commissioners (R-95-94A) for the preliminary plan to subdivide land in Sections 3, 4, and 10 of Township 4 South, Range 72 West, also known as the Saddleback Mountain Subdivision;

WHEREAS, prior to submittal of the final plat, the developer has requested a variance from Chapter 14 - Wildfire Hazard Mitigation of the Uniform Building Code regarding residential driveways;

WHEREAS, the Board of County Commissioners held a public hearing on 11 May 1999 to consider the variance request.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS that the following variance from Chapter 14 - Wildfire Hazard Mitigation of the Uniform Building Code regarding residential driveways is approved, contingent upon consent from Jack Russalesi as the representative for emergency services and Craig Aberhamson as the representative for the fire authority.

Residential Driveways: Residential driveways shall be constructed to the specifications of the County adopted amendment to Chapter 14 of the Uniform Building Code for wildfire mitigation. Driveway standards prohibit grades in excess of ten (10) percent. Driveways between eight (8) to ten (10) percent shall not exceed 150 feet in length. Grades of eight (8) percent or less have no length requirement. The minimum inside turning radius at any point of any driveway shall be thirty (30) feet. The surface width shall be a minimum of twelve (12) foot driving surface not including drainage. All residential driveways shall also comply with the Subdivision Improvements Agreement and must obtain a County Driveway Permit and may be required to obtain a County Best Management Practices (BMPs) Permit. The developer or the Saddleback Metropolitan District shall be responsible for providing the lot owner with this information. The construction of residential driveways shall be the responsibility of the lot owner. Every attempt will be made to maintain design standards as outlined in this section; however, when design standards cannot be met, a driveway will nevertheless be provided.

Residential Parking: Residential parking areas along the roads within the subdivision shall be provided where private residential driveways cannot be constructed to the County adopted amendment to Chapter 14 of the Uniform Building Code (UBC) for wildfire hazard mitigation. When the UBC standard cannot be provided, two (2) on-site residential parking areas shall be designated and located off of the road easement. Where such off road easement parking areas are required, "as built" drawings will have to be submitted showing the location of such. The developer or the Saddleback Metropolitan District shall be responsible for providing the lot owner with this information. The construction of residential parking areas shall be the responsibility of the lot owner.

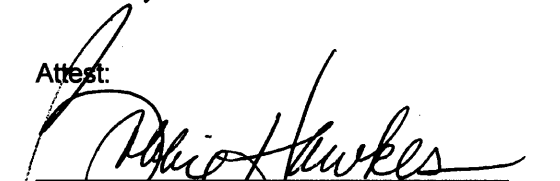
CERTIFIED this 11th day of May 1999 at a regular meeting of the Clear Creek County Board of County Commissioners.


Robert J. Poirot, Chairman



Jo Ann Sorensen, Commissioner


Fabyan Watrous, Commissioner

Attest:


Bobbie Hawkes, Deputy Clerk and Recorder

Approved as to form:


County Attorney