



P.O. Box 805 - DIVIDE, CO 80814-0805

## Driveway and Access information

- If you cross land not legally owned by you to access your property, you must have documented easement(s) before a building permit can be issued. Copies of easement(s) granting permission to cross those lands not legally owned by you **must** be submitted with the Driveway/Access application or it cannot be accepted. Please be aware that if you cross federally administered lands such as United States Forest (USFS) and/or Bureau of Land Management (BLM), you will need formal easement(s) from them if you wish to build any type of structure requiring a building permit and that their formal easement process may be lengthy. For questions regarding easements on federally administered lands, contact:

USFS – Pikes Peak Ranger District  
601 South Weber  
Colorado Springs, CO 80903  
Phone (719) 636-1602  
Fax (719) 477-4233

BLM – Royal Gorge Field Office  
3028 East Main Street  
Cañon City, Colorado 81212  
Phone (719)269-8500  
Fax (719) 269-8599

- The primary purposes of the driveway/access permit process are to help assure compliance with applicable regulations and standards (including the Teller County Roadway Design and Construction Standards (RDCCS)) that when met, help assure safety for those using the public road system, help assure safe ingress and egress to and from the public road system and to help prevent damage to the public road system. Another aspect is to help assure proper construction of the driveway related to grade, width and radii so as to allow safe access by emergency response vehicles such as fire trucks to the house.
- That section of the driveway located within the public right of way from the edge of the public road to the private property line adjacent to a public road right of way is called the Road Access Area. The access component within the Road Access Area is essentially an easement granting permission for access from the road within the public right-of-way to private lands. Maintenance and upkeep of the driveway, and that portion of the driveway located within the public right-of-way (the Road Access Area), is the responsibility of the homeowner. By applying for and receiving the driveway permit, you are accepting these responsibilities and do agree to maintain the Road Access Area in a manner which prevents damage to a roadway caused by an improperly maintained or constructed access. Any damage caused to a roadway due to improper maintenance or construction, is the responsibility of the adjacent property owner of the property for which the permit is issued.

Note: some instances may require either a driveway or access permit from another

jurisdiction, such as Colorado Department of Transportation (CDOT), City of Woodland Park or the City of Cripple Creek.

- The maximum grade allowable for single family dwelling driveways exceeding 150' in length is twelve percent (12%) and the minimum radii for driveways exceeding 150' in length is thirty five feet (35'). The grade requirement is the maximum allowable for single family dwellings and the radii requirement is the minimum allowable to help assure that fire fighting and other emergency equipment can safely navigate the driveway. If a driveway exceeds the maximum allowable grade or does not meet the minimum allowable radii, a modification of the requirements may be requested. The Public Works Director "may approve modification of these driveway requirements where the fire district (or fire marshal where there is no fire district) recommends an alternative means of providing adequate fire protection for the structure to be served by the driveway". Generally a fire sprinkler system meeting the requirements of the National Fire Protection Association (NFPA) may be the recommended "alternative means of providing adequate fire protection for the structure" supplied by the local fire district. The cost for such a sprinkler system can be substantial. Please also note that if a sprinkler system is required, some form of formal fire mitigation strategy according to the International Urban Wildland Interface Code, at the discretion of the local fire district, may also be required around the structure.
- Any driveway greater than 150' in length must end with either a hammerhead or culdesac turnaround with a minimum thirty five feet (35') diameter inside radius located within 150' of the structure. These terminus requirements are the minimum allowable to help assure that fire fighting and other emergency equipment can safely navigate the driveway.
- If your access connects to a hardsurfaced public roadway, a hardsurfaced apron extending from the edge of the hardsurfaced traveled way for a distance of twenty feet (20') or to the property line (whichever is less) will be required to be installed.
- If a culvert is required at the access, please be aware that the homeowner is responsible for purchase and installation, and the maintenance and upkeep of the culvert and also of the ditch ten feet (10') either side of the culvert.
- If a swale is required at the access, please be aware that the homeowner is responsible for the installation, and the maintenance and upkeep of the swale and also of the ditch ten feet (10') either side of the swale.
- Any property owner whose access is causing damage to Teller County ROW by means of improper drainage will be held responsible. A property owner will be required to make necessary improvements needed to remedy the drainage problem. If action is not taken to remedy the drainage problem (redirecting drainage, cleaning or updating of the driveway culvert, etc.) within 30 days after notice by the County, Teller County may make any necessary improvements and hold property owner liable for full costs of improvements. Cost of improvements includes labor and material plus a \$300.00 administrative fee. Failure to make necessary improvements may also result in the prosecution of the violators per Colorado Revised Statutes.
- The above set forth some of the applicable standards. Please review the RDCS for others.

