La Plata County Driveway Access Permits

The following highlights key components of the new driveway standards. Please refer to Section 74-97. Driveways, as adopted by Resolution 2014-40 December 9th, 2014, in the county code for the entire driveway development regulation.

Purpose
To provide safe ingress and egress for emergency responders who protect the health, safety, and welfare of the community.

Applicability
Driveways within the unincorporated areas of the La Plata County require a driveway permit except: development of additional dwelling units that are subject to administrative review pursuant to section 82-37(b), remodeling or replacement of an existing home, a driveway less than 125 feet in length that intersects a non-County road, a driveway that serves a vacant lot or agricultural use that intersects a non-County road, or development of a dwelling unit that was issued a building permit prior to April 1st, 2015.

Please make sure you are aware whether or not your county road is maintained.

A permit shall be obtained prior to the issuance of a final building permit or certificate of occupancy for a new home or Administrative Class I or II permit serving less than 25 average daily trips.

Driveway Permit Process

- Obtain permit application from La Plata County Engineering Office or from the La Plata County Engineering webpage.
- Flag proposed driveway connection where it will intersect the adjacent road. It may be required to flag more of the driveway if the way is not apparent.
- Deliver completed Permit Application, license agreement, site plan, and $100 permit fee to La Plata County Engineering, 1365 S. Camino del Rio, Durango, CO 81303. We accept all major credit cards and checks – and payment online is available.
- La Plata County traffic inspector will visit site and note any special requirements on the permit.
- Within two weeks of receipt of permit application, permit will receive conditional approval and can be picked up from Engineering office. Conditional approval is valid for one year from date of issue.
- Permit shall be available on-site during the driveway construction.
- Once driveway is complete and before CO from Building Dept. is issued, call Engineering at (970) 382-6363 to schedule the final inspection.
- Driveway is not accepted until final approval.
Driveway width, clear zones, surfacing, grade, and overhead clearance

- **Width**: Minimum 12 foot width with 2 foot clear zones on either side, 20 foot maximum width for residential, 30 foot maximum for commercial. For curved sections with a centerline radius of 150 feet less, minimum surface width is 16 feet with 2 foot clear zones. Curved sections less than 100 feet and do not exceed 90 degree change in direction can maintain a surface width of 12 feet.

- **Clear zones**: 2 feet wide areas on either side of road free from unmovable obstructions. Do not need to be surfaced, but cannot exceed 4:1 slope. Overhead clearance shall be 13 feet 6 inches.

- **Surface**: **Minimum** 4 inches of Class 6 aggregate placed on 12 inches of compacted subgrade, to ensure driveway can support a 60,000 lb vehicle.

- **Maximum grade**: The maximum grade shall not exceed twelve (12) percent for horizontal tangent (straight) sections, and 10% for curved sections with a centerline radius of 150 feet or less. Curved sections less than 100 feet in length that do not exceed 90 degree change in direction can maintain a maximum 12%.

Turnarounds

Driveways longer than 400 feet shall provide a turnaround within 150 feet of the nearest point of the primary dwelling unit. Where required, the turnaround shall allow a thirty-five (35) foot long emergency vehicle to turn around.

Turnouts

Driveways longer than 800 feet shall provide a turnout every 400 feet as measured from the access road. Turnouts must meet surfacing requirements for driveways, shall be sixty (60) feet in length and provide twenty (20) feet in surface width with reasonable tapering and two (2) foot clear zones. Driveways 1,000 feet or less in length with an unobstructed line of sight from the adjacent road to the structure shall not be required to construct turnouts.

Waivers

An applicant may submit a written request for a waiver of any general standard to the public works director. The applicant is encouraged to meet with the applicable fire district to discuss this waiver request. Mitigating factors to consider include: substantial defensible space measures, adequate on-site water supply capable of supplying fire flow for fire protection, internal automatic fire sprinkler systems, paving of the driveway, and fire-resistant building construction types.

For additional Information contact:
La Plata County
Engineering Department
1365 S. Camino del Rio
Durango, CO 81303
(970) 382-6363
engineering@co.laplata.co.us
**Definition:**

- Driveway means a roadway, from the intersection with the adjacent public or private road, measured from the shoulder or surface edge to the furthest dwelling unit or accessory structure that provides access to a minimum of two (2) or three (3) dwelling units with twenty-four (24) or less ADT. (Average Daily Trips)

- The intent of this information is to provide safe ingress and egress for driveways and adequate access for emergency responders to protect the health, safety and welfare of the community, while recognizing the need for flexibility in driveway development.

**Access Guidelines**

- La Plata County relies on information provided by CDOT and your local Fire Protection District about emergency access for projects under review. It is always helpful to discuss your project with these agencies before you submit for any review. This helps determine what kind of emergency access, turnarounds and pullouts will work best for your site.

- Ultimately, it is the County that places the actual access requirements on projects. These requirements may differ somewhat from the Fire Protection Districts suggestions, because while they can focus their comments specifically on the emergency service requirements, the County must address a wide range of issues in their review.

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**Public Works—Engineering**

1365 S. Camino Del Rio, Durango, CO 81301
Monday—Friday 8am to 5pm, 970-382-6363
IMPORTANT NOTES:

1. Turnouts are required every 400' for driveways longer than 800'. Turnaround is required within 150' from structure for driveways longer than 400'.
2. Minimum overhead clearance is 13'-6".
3. 10% average grade. Maximum grade 12%.
4. Driveway may serve up to 2 lots, 3 dwelling units or maximum 24 ADT. (Average Daily Trips)
5. 16' width required for curved alignments with a centerline radius of 150' or less.
6. Minimum 30' inside driveway radius.
7. Minimum 4" Class 6 (3/4" minus) gravel surface.
8. House addressing must be visible from roadway.
9. Maximum cross slope not to exceed 4' horizontal to 1' vertical.
10. Sight distance at intersection with adjacent road shall meet CDOT access requirements. Minimum 350' at 35mph.
FLAGGING MUST BE PLACED AT DRIVEWAY LOCATION FOR PERMIT TO BE PROCESSED. INSPECTOR WILL NOT BE SENT UNTIL YOU HAVE CALLED AND CONFIRMED THAT YOU HAVE PLACED FLAGGING AT DRIVEWAY LOCATION AND THE LENGTH OF THE DRIVEWAY SHOWING LAYOUT UP TO THE HOUSE OR STRUCTURE.

970-382-6363
Driveway Checklist and Special Conditions

Type of Road
- County Road
- Subdivision Road
- State Highway

2% for 10 feet away from Road
Drive does not exceed 5% within 15 feet
As per State Permit

Required Final Inspection

See Section 74-97 of County Code for complete list of requirements for driveways.

- No conflict with cross culverts
- Driveway length _______________ if less than 125 feet from road to structure, permit not needed, UNLESS connecting to County Road.
- Driveway width _______________ 12 foot min., 20 foot max. residential, 30 foot max. commercial
- 2 foot clear zones on each side of drive with maximum 4:1 slope
- Corner radii at road connection maximum 20 feet for residential
- Centerline radius of 150 feet or less, surface width of 16 feet with 2 feet clear zones UNLESS curved section less than 100 feet at centerline and is not more than a 90 degree change in direction.
- Curves at edge of driveway minimum 30 feet inside radius
- Grade does not exceed 12% for straight sections
- Grade does not exceed 10% for curved sections with a centerline radii less than 150 feet UNLESS curved section less than 100 feet at centerline and is not more than a 90 degree change in direction.
- Cut slopes not greater than 1:1 and 4 feet high unless certified by Colorado Licensed Engineer
- Fill slopes not greater than 2:1 and 4 feet high unless certified by Colorado Licensed Engineer
- Adequate sight distance per State Highway Access Code (See table below)

| Vehicle expected to enter or cross highway as determined from table 4-3 | Posted Speed of Roadway in MPH |
|---|---|---|---|---|---|---|---|---|---|
| 25 | 30 | 35 | 40 | 45 | 50 | 55 | 60 | 65 | 70 |
| Two Lane Roadway |
| Passenger Cars, Pickup Trucks | 250 | 300 | 350 | 400 | 450 | 500 | 550 | 600 | 650 | 700 |
| Single Unit Trucks Over 10,000 lb GVW | 325 | 390 | 455 | 520 | 585 | 650 | 715 | 780 | 845 | 910 |
| Multi-Unit Trucks | 425 | 510 | 595 | 680 | 765 | 850 | 935 | 1020 | 1105 | 1190 |

- Install ( ) x (Length as needed) culvert (PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE)
- No culvert needed. Reason:
- Place minimum 4 inches Class 6 (3/4 inch minus) material on 12 inches compacted subgrade
- Turnarounds - within 150’ (feet) of primary dwelling if driveway is longer than 400 feet
- Turnouts – required every 400 feet if driveway exceeds 800 feet UNLESS length less than 1,000 feet and view from road to structure is unobstructed. Turnouts meet road surfacing requirements, are 60 feet in length, 8 feet in width with 2 foot clear zones.
- Overhead clearance 13 feet - 6 inches
- Pre-existing platted or recorded driveway easement dated prior to April 1, 2015, may be exempt from horizontal/vertical alignment BUT may not be exempt from surfacing, drainage, and other applicable requirements.

Special Conditions: (may include bridges, flood hazard, etc.)

NOTE: Applicant may submit a written request for a waiver, for any standard to the Public Works Director.
Contact Engineering for more details: 970-382-6363
LICENSE FOR CONSTRUCTION OF A DRIVEWAY WITHIN COUNTY RIGHT-OF-WAY

Owners Name: ___________________________ Phone Number: ________________

Owners Address: ___________________________

License No. ____________________________ (the License) is hereby granted to ____________________________ (“Licensee”) by La Plata County, Colorado (the “County”) to construct a driveway in La Plata County right-of-way. As a condition of that License, Licensee agrees as follows:

A. The Work. The work to be performed by the License is set forth in the attached Application for Driveway Permit (the “Work”) and is more fully described in the plans and specifications attached to the Application for Driveway Permit. Licensee agrees to perform the Work in strict accordance with such plans, specifications and the License.

B. Performance of the Work. The Work must be completed within one year of the date of issuance of this License; otherwise a new Licensee will be required. In performing the Work, Licensee agrees to utilize construction signing and flaggers (as necessary) consistent with the requirements of the manual on “Uniform Traffic Control Devices”, latest edition. Licensee shall furnish all labor, materials and services necessary to perform the Work. In the event that the County right-of-way, or property adjacent thereto, is damaged or injured as a result of the Work, Licensee shall, at its expense, promptly make all necessary repairs to the right-of-way or adjacent property to restore it to its original condition. Such repairs shall be to the satisfaction of the County.

C. Notice. Licensee shall notify the County upon completion of the Work.

D. Bond. Licensee shall, before commencement of the Work, obtain a bond in the amount of Five Thousand Dollars ($5,000.00) as security for the faithful performance and payment of all Licensee obligations. Such bond must be kept on file at the office of La Plata County Engineering Department for a period of one year.

E. Insurance. Licensee shall purchase and maintain such liability and other insurance as appropriate for the Work ($350,000 per person $990,000 per occurrence) and as will provide protection from claims which may arise out of the result from Licensee performance of the Work.

F. Underground Facilities. Licensee is responsible for locating all underground facilities, coordination of the Work with the owners of such underground facilities, the safety and protection of all such underground facilities and repairing any damage thereto resulting from the Work.

G. Compliance with Laws. Licensee shall give all notices and comply with all local, state and federal laws and regulations applicable to the performance of the Work.

H. Work by the County. The County reserves the right to perform work or maintenance operations in the County right-of-way which may affect the Work. Licensee shall afford the County proper and safe access to the right-of-way as may be necessary. The County shall not be responsible for any damage to the Work which may occur as a result of the County’s maintenance of the County’s right-of-way.

I. Compliance with Code and Plat. Licensee has reviewed and is familiar with the requirements set forth in the La Plata County Code for designing a driveway. Furthermore, Licensee agrees to comply with any plat restrictions governing the location of the driveway to be constructed. The failure to comply with such plat restrictions or La Plata County Code may result in revocation of the License.

J. Landscaping. Licensee agrees to reseed any disturbed areas of the County right-of-way. Licensee further agrees that, upon request by the County, it will remove or relocate any and all landscaping, fences or other matter which may, in the sole discretion of the County, impede the safety of the public. Such removal or relocation shall be accomplished by Licensee within thirty days of notification to the County by the Licensee.

K. Survival Period. All representations, indemnifications and warranties made in, required by, or given herein will survive completion of the Work.

L. Governing Law. The terms and conditions of this License shall be construed, interpreted and enforced in accordance with the applicable laws of the State of Colorado. If any legal action is necessary to enforce the terms and conditions of this License, the parties agree that the jurisdiction and venue for bringing such actions shall be in the appropriate court in La Plata County, Colorado.

M. Binding. Licensee obligations hereunder are binding upon heirs, personal and legal representatives, successors and assigns.

N. Modification. This License may not be modified or amended in any manner except by an instrument in writing executed by the County and Licensee.

O. Removal/Relocation or Revocation. The County reserves the right to require Licensee to remove or relocate the Work in the future. In such event, Licensee shall remove or relocate the Work within the time reasonably requested by the County. Licensee shall indemnify the County against all costs, expenses, liabilities, losses, damages, suits, fines, penalties, claims, and demands, including reasonable attorney’s fees, because of Licensee’s failure to do so. This License is revocable at the will of the County if the County determines, in its sole discretion, that Licensee has failed to comply with the terms of such License or if the driveway to be constructed pursuant hereto poses a public inconvenience or a threat to public health, safety or welfare. Such revocation may occur upon three (3) days written notice to Licensee, except in the event of an emergency in which case such time may be reduced, as appropriate. Licensee hereby fully releases the County from all claims, costs, damages, or demands as a result of such revocation.

License Granted and Approved on this date:

LA PLATA COUNTY, COLORADO:

By: ___________________________ Title: Transportation Inspector

In signing this License the undersigned verifies that he/she has read and understands all of the foregoing provisions, that he/she has the authority to sign for the Licensee, and that by virtue of his/her signature, the Licensee is bound by all conditions set forth in this License. The Licensee also verifies that he/she has received a copy of the appropriate specifications and standards.

Licensee: ___________________________ Date: ___________________________

Updated 9-17-20
Agent Statement / Authorization Form

I, _________________________________________________do hereby authorize ________________________________________________________________
to act as my land use agent for projects related to the following parcels(s):
__________________________________________________________________
__________________________________________________________________
__________________________________________________________________

This authorization shall be effective from ______________________________
to ____________________________________________________________.

Owner:______________________________ Date:______________________
Owner:______________________________ Date:______________________

State of Colorado
County of La Plata

Subscribed and sworn to me this _______day of ___________________, _________
by _______________________________________________________________

(Seal)   _______________________________________
Notary Public

My commission expires: