



**Clear Creek County Annex
Community Development**

**Site Development
DEFENSIBLE SPACE**

**PO Box 2000/ 1111 Rose St,
Georgetown, CO 80444
Phone 303-679-2430
Fax 303-569-1103**

sitedev@clearcreekcounty.us

<https://clearcreekcounty.us/96/Site-Development>

Defensible space was established to reduce the hazards of the spread of fire for the protection of life and property. The Wildfire Hazard Mitigation Plan, which was implemented in 1996, is the development of a defensible space for all new construction and all additions to existing structures greater than 400 square feet.

The actual design and development of your defensible space depends on several factors: size and shape of building(s), construction materials, slope of the ground, surrounding topography, and sizes and types of vegetation on your property.

Defensible Space Management Zones

Three zones need to be addressed when creating defensible space:

- Zone 1 is the area immediately adjacent to the structure and the driveway. This zone is the area where the most modification and treatment will occur. It consists of an area of 15-30 feet around the structure in which all flammable vegetation is removed. This 15-30 foot area is measured from the outside edge of the structure's eaves and any attachments, such as decks.

- Zone 2 is an area of fuel reduction designed to reduce the intensity of any fire approaching your home. The size of Zone 2 is dependent on the slope of the ground. As a general rule of thumb, Zone 2 should extend at least 75 to 125 feet from the structure. On most properties, Zone 2 is typically delineated as 75 feet uphill and 125 feet downhill from the structure. The goal of Zone 2 is to thin out the trees and large shrubs while promoting overall forest health.

- Zone 3 is the area of existing forest from the edge of Zone 2 out to the property boundaries. Traditional forest management in the area will target dead, diseased and damaged trees allowing continued health of the surrounding forest and the property's aesthetics.

For more information on Defensible space go to https://static.colostate.edu/client-files/csfs/pdfs/FIRE2012_1_DspaceQuickGuide.pdf

Maintaining Your Defensible Space

Once your defensible space is established, maintenance of the space is very important. Your home is located in a forest that is dynamic, always changing. Trees and shrubs continue to grow, plants die or are damaged, and new growth occurs. Like your home, defensible space requires maintenance. The following checklist should be used on a yearly basis to determine if additional work/maintenance is necessary.

Defensible Space and FireWise Annual Checklist

- Ⓢ Stack firewood uphill from and at least 30 feet away from structures.
- Ⓢ Trees and shrubs are properly thinned and pruned within the defensible space. Slash from thinning is properly disposed of.
- Ⓢ Roof and gutters are clear of debris.
- Ⓢ Branches overhanging the roof and chimney are removed.
- Ⓢ Chimney screens are in place and in good condition.
- Ⓢ Grass and weeds are mowed to a low height.
- Ⓢ An outdoor water supply is available, complete with a hose and nozzle that can reach all parts of the house.
- Ⓢ Fire extinguishers are checked and in working condition.
- Ⓢ The driveway is wide enough. The clearance of trees and branches is adequate for fire and emergency equipment to access your property.
- Ⓢ Road signs and your name and/or house number are posted and easily visible.
- Ⓢ There is an easily accessible tool storage area (shed) with rakes, hoes, axes, and shovels for use in case of a fire.
- Ⓢ You have practiced family fire drills and your fire evacuation plan.
- Ⓢ Your escape routes, meeting points and other details are known and understood by all family members.
- Ⓢ Attic, roof, eaves and foundation vents are screened and in good condition.
- Ⓢ Trash and debris accumulations are removed from the defensible space.



DEFENSIBLE SPACE PERMIT APPLICATION

CLEAR CREEK COUNTY SITE DEVELOPMENT DEPARTMENT
PO BOX 2000 / 1111 ROSE STREET, GEORGETOWN, CO 80444 t 303.679.2421 f 303.569.1103
<https://clearcreekcounty.us/96/Site-Development>

If the applicant is not the legal owner of the property, a signed and notarized **Landowner Authorization** is required, appointing the applicant to process applications/forms for permits or other land use processes on the owner's behalf.

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

SITE INFORMATION

Parcel # or Legal description: _____ _____	Access Road Name or Number: _____ Site Address(if existing): _____
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APPLICANT

Signed and notarized Landowner Authorization form <input type="checkbox"/> yes (please attach) <input type="checkbox"/> no (not applicable)	
Name: _____ Additional Name: _____ Mailing Address: _____ City: _____ State: _____ Zip Code: _____ Phone: _____ Cell: _____ Email: _____	Name: _____ Company: _____ Mailing Address: _____ City: _____ State: _____ Zip Code: _____ Phone: _____ Cell: _____ Email: _____

PROJECT TYPE AND USE (Check all that apply)

Non-Voluntary: New Addition

Building Type: Single Family Duplex/Townhome Commercial Multi-Family

Accessory Use: Garage _____ Attached _____ Detached Accessory structure Deck Other _____

Voluntary: Vacant Parcel Parcel with existing structures

INFORMATION REQUIRED FOR ALL PROJECTS

<input type="checkbox"/> Zoning Approval Form (signed-off by Planning Department)
<input type="checkbox"/> Copy of Site Plan submitted with Zoning Approval Form

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, or their appointee, to go onto my property in order to process this request.

Applicant's Signature

Date

SDS _____ Rec'd by _____

5/16/2023

**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)