

SURVEYOR SETBACK VERIFICATION FORM

Clear Creek County Planning Department
P.O. Box 2000 Georgetown, CO 80444
Phone 303-679-2436 Fax 303-569-1103

This Form is required to be completed when one of the following conditions apply:

1. The improvements are within ten (10) feet of the minimum setback requirement from any lot line.

The history behind the setback verification policy: This Policy came into being when it became evident that many property owners and builders did not know exactly where their property boundaries were. This had resulted in cases of setback encroachments, which ended up before the Board of Adjustment as variance requests and a penalty fee. It was at this point, that the County began requiring the property owner to verify that they are aware of the requirement; verification by a licensed surveyor was required. All existing and proposed setback measurements shall be measured from the nearest lot line, road right-of-way, or platted right-of-way to the eaves or furthest projections from a building or from a deck, for all sides.

2. A variance was granted for one or more setbacks.
3. The improvements are within ten (10) feet of the minimum setback requirement from any lot line and a building envelope is present.

This form must be completed and submitted to the Zoning Specialist at footings and foundation, if the form is not received and approved prior to the request for the "framing" inspection from the Building Department, that inspection will not be allowed.

**CLEAR CREEK COUNTY
SURVEYOR SETBACK VERIFICATION FORM**

To be completed by a Colorado licensed surveyor

Building Permit # _____

Property Owner: _____

Surveyor's name, company, address, and phone: _____

I, _____, licensed surveyor with the State of Colorado, field surveyed
(name)

_____ on _____
(address/location of site) (date of survey)

The result of this survey showed that the **(circle one)** foundation walls, deck piers, overhangs, or edge of slab of the "as built" structure on this site measures:

- Front property line setback _____ feet
- Side property line setback _____ feet
- Side property line setback _____ feet
- Rear property line setback _____ feet

I, AS A LICENSED SURVEYOR, HAVE SURVEYED THE SETBACKS INDICATED ABOVE AND HEARBY CERTIFY AS TO THEIR ACCURACY.

Surveyor's signature

Date

(Surveyor's stamp)