



Researching your property of interest:

The following will help you to determine what the property is ZONED.

Zoning determines what type of development can be done on the property. It also determines how close construction can be to the property lines (required setbacks) or road rights-of-way.

Start by locating your property on our map!

Go to: <https://www.clearcreekcounty.us/>



Scroll down and click this button. This will take you to a page that describes how to search and view property information. By **Address**, **Parcel Account Number (R00000)**, **Parcel Name (mining claim name)**, **PIN (12 digit parcel number)**, **Owner Name**, etc.

Then click: **ClearMap - Property Viewer** which takes you to our map.

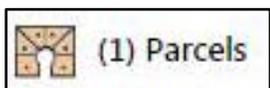


Click this I Want to... button and select how you want to locate the property. IMPORTANT – If you don't have any of the information types requested, then County Staff will also be unable to locate your property of interest. Many property listing sites provide only partial information (i.e. 0000 Rose Street), in that case you will have to contact the realtor to obtain more information (shown in red above).

If you have successfully located the property → simply right-click and select:



The result will provide information in the left panel for all the applicable map layers which are activated and contain information on the land you selected. For example, if you select **Parcels** in the left panel – Parcel data will display.



If you would like Zoning information, click on the tab at the lower left of the left hand panel: **Layers**, then select from the dropdown that says Parcel Map Theme → Zoning Designations.



Again, right-click on the property of interest and select:



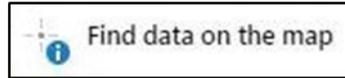
Now click on Zoning in the left hand panel. The property's

current zoning is displayed with a link to the applicable Zoning Regulations.

Need to dig deeper? It's simple!

Simply return the Zoning Designation dropdown back to → Parcel Map Theme

Again, right-click on a property and select:



Now, by selecting Parcels, you will notice

that there is an Account Number associated with each parcel.

Account Number: i.e. [R017578](#) which is actually a web link to the Clear Creek County Assessor that provides detailed information on the tax record for that property.

When you're on the Assessor website for that property, you will see a Create Report button at the bottom of the left panel. Clicking this will provide a lot of information you may find useful in researching a property. Click [Create Report](#) and then click [Property Record Card](#). The resulting Property Record provides a Legal Description that can include a good deal of information about the property including – Survey Data such as:



- Road Access Easements / Utility Easements
- Location of Recorded Documents by Book/Page i.e. 829/271 (Recorder's Office has these files)
- Mining Claim Names with allocation of surface and/or mineral rights