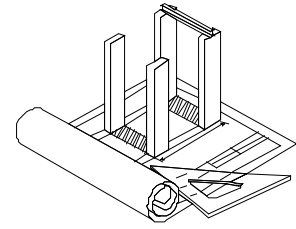


**CLEAR CREEK COUNTY BUILDING DEPARTMENT
REQUIREMENTS FOR
DEMOLITIONS**



To insure public safety and prevent hazardous conditions, this packet was developed to guide you through our demolition permit process.

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Building Department Directory:

Anna Easley, Permit Coordinator/Permit Technician - 303-679-2333

Lynette Kelsey, Plans Examiner, Code Enforcement - 303-679-2343

Debra Kirkham, Building Official -303-679-2344

Fax - 303-569-1103

e-mail address - bldg@co.clear-creek.co.us

Web site - www.co.clear-creek.co.us/Depts/bldgs.htm

BUILDING CODE INFORMATION

The County has adopted the *2015 International Residential and Building Codes*. All construction and demolitions must comply with these codes. The demolition of all or portions of an existing building can present health and safety issues, as well as raising questions about whether the structure can be rebuilt in the future, which is why a permit is needed and inspections are required.

Asbestos

Due to the presence of asbestos in many commonly used building materials, an expert is needed to mitigate the hazards when these materials are disturbed as they are removed. The State of Colorado provides certified asbestos inspectors to perform the inspections and the lab testing of the materials and provide mitigation instructions when asbestos is present. Please refer to the following weblinks for an explanation of the regulation and the State's application form respectively:

<http://www.cdphe.state.co.us/ap/asbestos/renodemo.pdf>

<http://www.cdphe.state.co.us/ap/asbestos/Demolition%20Permit%20Application.doc>

Scaled Site Plan

Since many properties have more than one structure, a scaled site plan is needed to document which structure(s) is/are being demolished and which will remain on the property.

Applications are processed immediately upon presentation either in person or by mail and must be accompanied by the payment of the permit fee in the form of either cash or a check.

ZONING CONSIDERATIONS

Some existing structures do not conform with the zoning of the property and are considered to be legal non-conforming structures. If a structure is non-conforming, you may not be allowed to be rebuilt or replace it. There are restrictions surrounding the rebuilding of such a non-conforming structure that you should be aware of, therefore, if you are planning to rebuild or replace an existing structure, prior to the demolition of it, please contact the Planning Department at 303-679-2436

REQUIRED BUILDING INSPECTIONS

After your permit has been approved and issued, you may begin the demolition and must have the work inspected after the demolition is completed. You will receive complete instructions on how to request all of the necessary inspection when the permit is being issued.

The demolition and required inspection must be completed within six months of the date of issue or your permit will expire. If the project cannot be completed within that time frame, you may be eligible for an extension of an additional 180 days, provided the permit has not already expired and a letter explaining the delay and requesting the extension is submitted. THE INTERNATIONAL CODE ALLOWS ONLY ONE EXTENSION TO BE GRANTED.

**CLEAR CREEK COUNTY BUILDING DEPARTMENT
P. O. BOX 2000
GEORGETOWN, CO 80444**

DEMOLITION PERMIT APPLICATION

This application will be accepted when fully filled out and signed by the owner of record or his(her) designated agent.

Owner(s): _____ Phone (H) _____ (W) _____

Mailing Address: _____

Email Address: _____

Contractor: _____ Phone _____

Mailing Address: _____

Email Address: _____

Legal Description: _____

Parcel #: _____ Property Address: _____

This Permit is for Demolition of the following structure(s) - please describe size(s) and use(s):

Is this construction either directly or indirectly related to the gaming in Gilpin County? Yes; No.

I AGREE THAT THIS IS AN APPLICATION ONLY. THE PROPOSED INSTALLATION WILL NOT BE USED UNTIL A FINAL INSPECTION HAS BEEN APPROVED BY THE CLEAR CREEK COUNTY BUILDING OFFICIAL. I ACKNOWLEDGE THAT ALL WORK WILL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE, 2015 INTERNATIONAL BUILDING CODE, 2015 INTERNATIONAL MECHANICAL CODE, 2015 INTERNATIONAL FUEL GAS CODE AND 2015 INTERNATIONAL PLUMBING CODE, AS ADOPTED BY THE CLEAR CREEK BOARD OF COUNTY COMMISSIONERS. FINAL APPROVAL WILL NOT BE GRANTED UNTIL ALL WORK IS FOUND TO BE IN COMPLIANCE WITH THE CLEAR CREEK COUNTY BUILDING CODES AND REGULATIONS.

Owner/Applicant's Signature _____ Date _____

ZONING ACKNOWLEDGEMENT: I HAVE RECEIVED THE APPLICABLE ZONING INFORMATION FOR NON-CONFORMING STRUCTURES AND USES AND I UNDERSTAND THE TERMS AND RESTRICTIONS WHICH WOULD ALLOW FOR THE REBUILDING OF THE STRUCTURE(S) BEING REMOVED UNDER THIS DEMOLITION PERMIT.

Acknowledged by:
Owner/Applicant's Signature _____ Date _____

ZONING VERIFICATION FORM

Parcel # _____

Building Permit # _____

Address _____

	ZONING DISTRICTS	SETBACKS			HEIGHT LIMIT
		Front	Side	Rear	
	Residential				
<input type="checkbox"/>	MR-1 = Mountain Residential Single Family Units	30	30	30	35
<input type="checkbox"/>	MR-5 = Mountain Residential Large Lot Single Family	30	30	30	35
<input type="checkbox"/>	MR-LT = Mountain Residential Large Tract Single Family	30	30	30	35
<input type="checkbox"/>	R-1 = Residential Single Family Units	20	15	15	35
<input type="checkbox"/>	R-2 = Residential Two Family Units @	20	15	15	35
<input type="checkbox"/>	R-3 = Multi Family Units	20	15	15	35
<input type="checkbox"/>	RC = Residential Commercial District (Obsolete) @	30	5/30*	10/15*	None
	Mining				
<input type="checkbox"/>	M-1 = Mining One	30R/0M	30R/0M	30R/0M	35R/0M
<input type="checkbox"/>	M-2 = Mining Two	0	0	0	None
	Commercial				
<input type="checkbox"/>	C-1 = Commercial One (Obsolete)	20	10/20*	10/15*	None
<input type="checkbox"/>	C-2 = Commercial Two (Obsolete)	20	10/20*	10/15*	None
<input type="checkbox"/>	C-LM = Commercial Light Manufacturing	20	10/20*	10/15*	None
<input type="checkbox"/>	C-N = Commercial Neighborhood	30	30	30	None
<input type="checkbox"/>	C-OR = Commercial Outdoor Recreation	20	10/20*	10/15*	None
<input type="checkbox"/>	C-RO = Commercial Retail Office	20	10/20*	10/15*	None
<input type="checkbox"/>	C-TR = Commercial Tourism Recreation	20	10/20*	10/15*	None
<input type="checkbox"/>	C-WM = Commercial Warehouse Manufacturing	20	10/20*	10/15*	None
	Preservation				
<input type="checkbox"/>	B = Buffer	0	0	0	None
<input type="checkbox"/>	NR-PC = Natural Resource Preservation Conservation	30	30	30	None
<input type="checkbox"/>	NR-R = Natural Resource Reserved	0	0	0	None
	Miscellaneous				
<input type="checkbox"/>	A=Agricultural	30	30	30	None
<input type="checkbox"/>	I = Industrial	30	30	30	None
<input type="checkbox"/>	MH = Mobile Home@	30	15/30*	15/30*	None
<input type="checkbox"/>	RVP = Recreational Vehicle Commercial Camping Park@	30	15/30*	15/30*	None
<input type="checkbox"/>	PD = Planned Development				
	Notes				
	1. * Notates setback requirements for corner lots or lot lines alongside an alley way				
	2. @ Notates additional setback information exists within specific zoning district classification				
	3. All Motor fuel pumps shall be setback not less than 25 ft from any property line				
	4. Height is measured from the tallest side of the bulding to the midpoint of the gable				

Surveyor Verification

If a proposed structure is within ten (10) feet of the required setback or a building envelope is located on the property, or a variance has been obtained, a Setback Verification Form or Building Envelope Compliance Form must be completed by a licensed surveyor at the time of footings and foundations, and submitted to the Zoning Department. If the form is not submitted and approved prior to requesting the framing inspection, the inspection will not be allowed until the form is approved.

Encroachments

If an existing structure encroaches into the required setback and no variance has been approved, the applicable variance must be obtained.

Acknowledgment

By signing below, I understand that:

I am responsible for the accuracy of the information on the Site and Elevation drawings which I have provided and it is my responsibility to obtain any and/or all recorded platting conditions imposed by a land use case which are applicable to this property. I further understand that it is my responsibility to comply with all conditions – including setbacks – which are applicable to this property.

Applicant Signature: _____

Date: _____

.....
TO BE COMPLETED BY COUNTY STAFF

Verified Zoning: _____

Platting or Special conditions imposed by land use case are applicable:

Pre 1972 deed required with building permit submittal: Yes _____ No _____

Staff Notes:

Staff Signature: _____ Title: _____ Date: _____

**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

FOR NOTARY USE ONLY

Subscribed and sworn before me by _____ this _____ day of _____, 20____.
(property owner)

Notary Public

My Commission expires: _____

Revised 5/31/2018