

Minimum requirements for Improvement Survey Plats (ISP)

All ISPs must be prepared by a Colorado-registered professional land surveyor. ISPs must be complete, accurate, and consistent with the Colorado Revised Statutes for land surveyors. **Boundary surveys or survey certificates will not be accepted.** Staff may request additional information depending on the specific project.

ISPs must include all items below, for both existing and proposed zone lots:

- A fully dimensioned ISP showing all existing structures, if any exist.
- Existing and proposed zone lot information, shown in both graphic and written form (legal descriptions) and including the total zone lot area.
- Zoning calculations and information, including zone lot width and area, zone district, **and building form***
- Drawn to a commonly recognized scale. Drawings that are subsequently reduced/ scanned and cannot be verified for dimensions cannot be reviewed.
- When showing vacated public alleys, drives, or other right-of-way (ROW) as part of the zone lot, submit a deed and title policy that clearly shows ownership of all or a portion of the vacated ROW

ISPs for zone lots that are not vacant (structures/fences exist) must also include the items listed below for both existing and proposed zone lot conditions:

- Use, location, height, and material of all structures (including fences, sheds, etc.). Height must be measured from the zoning base plane(s) - see Tip Sheet #2.
- Setback dimensions for all structures from all zone lot lines
- Locations and dimensions of all building eaves, projections, and overhangs, measured from the exterior surface of the wall
- Front and rear spot grade elevations at the zone lot depth line (e.g., 65%/35% or 80%/20%)
- Area of each structure's footprint
- Reference lots to establish a block-sensitive primary street setback - see Tip Sheet #1.

Visit www.denvergov.org/commercialzoning to find zoning tip sheets for zone lot amendments.

**A building form must be declared or one will be assigned by staff.*