



## FREMONT COUNTY

### DEPARTMENT OF PLANNING AND ZONING

615 MACON AVENUE, ROOM 210, CAÑON CITY, COLORADO, 81212

Telephone 719-276-7360 / Facsimile 719-276-7374

Email: [Planning@fremontco.com](mailto:Planning@fremontco.com)

Correction Plat  
\$325.00

**PROPERTY INFORMATION:** Provide information to identify property.

<b>Property Address:</b>	
<b>Legal Description of Property (Subdivision):</b>	
<b>Parcel Numbers:</b>	<b>Zone District:</b>
<b>Total Acreage:</b>	<b>Previous Recording Number &amp; Date:</b>

**PROPERTY OWNER(S) INFORMATION:** Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

<b>Name(s) (Individual or Organization):</b>
<b>Mailing Address:</b>
<b>Telephone:</b>
<b>Email Address:</b>



## SUBMISSION:

Without a hearing or compliance with the submission, referral or review requirements of these Subdivision Regulations, the Department may approve a Correction Plat, if the sole purpose of such correction plat is to correct one or more technical errors in an approved plat and where such correction plat is consistent with an approved preliminary plan or with a plat recorded in compliance with these regulations. The Correction Plat shall be captioned as such and shall describe the error(s) to be corrected. If the technical error(s) meet the description of any errors under section 38-51-111(2), C.R.S., (including any subsequent amendments), a surveyor's affidavit of correction, as defined in section 38-51-102, C.R.S., shall be prepared in lieu of a correction plat.

1. The applicant shall submit the Correction Plat application on a form provided by the Department, including an application fee, to the Department.
  - a. The application shall be delivered, in person, to a Department representative. The Department representative will accept the application submittal only if all minimum submittal requirements have been met and presented at the time of submission.

## REVIEW OF THE CORRECTION PLAT APPLICATION:

1. The Department will conduct a preliminary review of the application to determine the adequacy of the application within eight (8) working days from the date of complete submission of the application.
2. The applicant will be notified of the results of the Department review via a Department Deficiency and Comment Letter. If there are deficiencies in the application the Department will provide the applicant with a time frame in which to address the deficiencies.
3. If there are no deficiencies or deficiencies are addressed within the time frame, and approval is granted the Department will provide the applicant with an approval letter.
4. Upon approval the applicant will be required to provide the required Mylar drawing of the final correction plat.
5. Applications shall be considered withdrawn if not completed within six (6) months after the Department approval.

## RECORDING OF THE CORRECTION PLAT:

Upon approval of the Correction Plat by the Department, and upon receipt of the mylar drawing the correction plat shall be recorded in the office of the Fremont County Clerk & Recorder.

## CORRECTION PLAT DRAWING REQUIREMENTS:

### REQUIRED COPIES:

The applicant or his representative shall submit at least three (3) twenty-four (24) inch by thirty-six (36) inch copies of the correction plat drawing or three (3) copies of the surveyor's affidavit.

## CORRECTION PLAT DRAWING REQUIREMENTS:

1. The title shall read: "Correction Plat for *(title of existing plat)* to correct *(describe the error(s) to be corrected)*. *(If the description of the error(s) is too lengthy to describe in the title, a note describing the error(s) is acceptable.)*
2. All other language, notes, representations, etcetera, of the existing plat shall not be changed other than the language related to the error(s) to be corrected.

## SURVEYOR'S AFFIDAVIT

1. The surveyor's affidavit shall describe the error(s) to be corrected in accordance with current Colorado Revised Statutes.

*The following errors may be corrected by a surveyor's affidavit of correction:*

1. *Any bearing, distance, or elevation that has been omitted or labeled incorrectly;*
2. *Any text that has been misspelled or mislabeled;*
3. *Any error or omission, if the error or omission is ascertainable from the data shown on the recorded plat or parcel description; or*
4. *An error within a parcel description shown on a recorded plat.*

