



PROPERTY LINE CERTIFICATION

BUILDING SERVICES



OWNER CERTIFICATION OF LOT LINES, BUILDING LOCATION AND REQUIRED ZONING SETBACKS - RELEASE AND INDEMNITY

A property owner proposing construction for which a building permit is issued by the Town of Danville is required to verify for the Town, the location of the property lines at the construction site and the applicable required setbacks for the improvement to be constructed.

This certification, release and indemnity is required when the proposed building setback is within five feet of the required minimum setback per zoning regulations and a survey is not provided. This form must be completed, signed, and submitted to the Town prior to the first foundation inspection.

The Building Official may require evidence of property line location, with such evidence potentially including the provision of a property survey, whenever the Building Official determines that the location of proposed work is in question or is disputed.

To be completed by property owner:

OWNER CERTIFICATION OF LOT LINES, BUILDING LOCATION AND REQUIRED ZONING SETBACKS

I, _____, hereby declare, acknowledge, and affirm the following:

1. That I am the owner of the real property located at _____, Danville, California.
2. That I have used reasonable care to verify the location of all property lines, measurements, and locations at the construction site and that they correspond to the property lines, measurements, and locations shown on the application and accompanying drawings.
3. That the construction project is located on the site in full compliance with the approved building plans and applicable building setbacks under the Danville Municipal Code and conditions of approval, as may be applicable.
4. That I have clearly and accurately marked at the construction site all property lines where the proposed building setback is within five feet of the required minimum setback per zoning regulations and a survey has not been provided.

RELEASE AND INDEMNITY

I acknowledge and agree that Town’s staff will rely on my representations regarding the location of all property lines, measurements, and locations at the construction site, and that I shall be fully and solely responsible for any and all losses, damages, costs, expenses, judgments, penalties, and liabilities of every type and description that may arise from the Town’s reliance on my representations regarding the location of all property lines, measurements, and locations at the construction site. I waive and release the Town, its officers, employees, elected officials, and agents from any and all claims, damages, actions, liabilities, causes of action, attorney’s fees, costs, and any other claims, known or unknown, suspected or unsuspected, hereafter arising out of or relating to the Town’s reliance on my representations regarding the location of all property lines, measurements, and locations at the construction site.

I further agree and promise to indemnify and hold harmless the Town of Danville, its officers, employees, elected officials, and agents, from any and all losses, damages, costs, expenses, judgments, penalties, and liabilities of every type and description, including any fees and costs of Town’s staff, staff attorneys, and outside attorneys, reasonably incurred by the Town by reason of, or resulting from, directly or indirectly, the Town’s reliance on my representations regarding the location of all property lines, measurements, and locations at the construction site.

Owner:	Town of Danville:
Signature: _____	Signature: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

To be filled out by Town of Danville prior to Owner Certification:

Building Permit No.: _____ Zoning District: _____

Minimum front yard setback(s): _____

Minimum rear yard setback: _____

Minimum side yard setback(s): _____

Minimum aggregate side yard setback: _____

Signature: _____ Date: _____

A copy of a Town-supplied aerial photograph (with property line layer shown) is to be attached to this form to provide a generalized layout of the subject property and existing structures.