

APPENDICES

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**APPENDIX "A"**

**CERTIFICATE OF OWNERSHIP**  
(Annexation Plat)

We, \_\_\_\_\_, the owners of \_\_\_\_\_ percent of the following described property, excluding any public streets and alleys, to-wit:

INSERT FULL LEGAL DESCRIPTION

have by these presents laid out and platted the same as shown hereon and designate the same as \_\_\_\_\_ Annexation to the Town of Eagle, County of Eagle, State of Colorado.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

\_\_\_\_\_  
Owners

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF                    )

The foregoing certification was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_.

Witness my hand and official seal \_\_\_\_\_

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**NOTE: The foregoing Certificate should be used on all annexation plats submitted to the Town. The exact language of the Certificate shown above may be altered if necessary with the consent of the Town Attorney. For additional requirements concerning annexation plats, see Section 31-12-107, C.R.S., as amended, and Section 4.14.010(F) of the Eagle Municipal Code.**

Amended 03/05/86

**APPENDIX "B"**

**BOARD OF TRUSTEES CERTIFICATE**  
(Annexation Plat)

The Board of Trustees of the Town of Eagle, Colorado, by Resolution Number \_\_\_\_\_, duly adopted on the \_\_\_\_\_, day of \_\_\_\_\_, 19 \_\_\_\_\_, found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation to the Town of Eagle.

The Board of Trustees of the Town of Eagle, Colorado, by Ordinance Number \_\_\_\_\_, duly adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, did annex the property herein described to the Town of Eagle, Colorado.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk

**NOTE: The above Certificate shall appear on all annexation plats submitted to the Town of Eagle**  
Amended 03/05/86

**APPENDIX "C"**

**SURVEYOR'S CERTIFICATE**  
(Annexation Plat)

I, \_\_\_\_\_, a registered land surveyor licensed under the laws of the State of Colorado, do hereby certify that this survey was made under my direct supervision and that the information hereon is correct to the best of my knowledge and belief, and that no less than one-sixth (1/6) of the perimeter of the area as shown hereon is contiguous with the existing boundaries of the Town of Eagle, Colorado. I further certify that the external boundaries of the property shown on this plat have been monumented on the ground in accordance with Section 3.13.010(g) of the Eagle Municipal Code.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

\_\_\_\_\_  
Registered Land Surveyor

**NOTE: The above Certificate shall appear on all annexation plats filed with the Town of Eagle, Colorado.**

Amended 03/05/86

**APPENDIX "D"**

**CERTIFICATE OF DEDICATION AND OWNERSHIP**  
(Subdivision and Development Plats)

We, \_\_\_\_\_, the sole owners in fee simple of all that real property described as follows:

INSERT FULL LEGAL DESCRIPTION

have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as the \_\_\_\_\_ Subdivision in the Town of Eagle, County of Eagle, State of Colorado; and do hereby grant, convey, dedicate and set apart to the Town of Eagle, County of Eagle, Colorado, for public use the streets shown hereon, including avenues, drives, courts, places and alleys, the public lands shown hereon for their indicated public use and the utility and drainage easements shown hereon for utility and drainage purposes only.

We hereby accept the responsibility for the completion of all required public improvements for the Subdivision, and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established.

We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the offices of the Clerk and Recorder of Eagle County, Colorado, in Book \_\_\_\_\_ at Page \_\_\_\_\_, as Document No. \_\_\_\_\_.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

\_\_\_\_\_  
Owners

STATE OF COLORADO        )  
  ) ss.  
COUNTY OF                    )

The foregoing Certificate of Dedication and Ownership was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_.

Witness my hand and official seal \_\_\_\_\_

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**NOTE: The foregoing Certificate shall appear on all final subdivision plats and all development plats requiring the dedication of lands or easements for public use. The exact language of the Certificate may be altered if necessary with the consent of the Town Attorney.**

Amended 03/05/86

**APPENDIX "E"**

**SURVEYOR'S CERTIFICATE**  
(Subdivision and Development Plats)

I, \_\_\_\_\_, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of the \_\_\_\_\_, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

\_\_\_\_\_  
Registered Land Surveyor

**NOTE: The foregoing Certificate shall appear on all final subdivision plats and development plats filed with the Town of Eagle, Colorado. The exact language contained in the Certificate may be altered, if necessary, with the consent of the Town Attorney. In addition to the above Certificate, all plats shall contain a statement by the Land Surveyor explaining how bearings, if used, were determined. For additional information concerning the requirements for land survey plats, please see Section 38-51-102, C.R.S., as amended.**

Amended 03/05/86

**APPENDIX "F"**

**TITLE CERTIFICATE**

\_\_\_\_\_, does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in \_\_\_\_\_, free and clear of all liens, taxes, and encumbrances, except as follows:

INSERT EXCEPTIONS IN FULL DETAIL

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

\_\_\_\_\_  
Title Examiner

**NOTE: The foregoing Certificate shall appear on all annexation plats and final subdivision plats. The disclosures contained in the above Certificate do not constitute a release of any lien or mortgage which may be required by Town regulations.**

Amended 03/05/86

**APPENDIX "G"**

**MORTGAGEE OR LIENHOLDERS CERTIFICATE**

\_\_\_\_\_ does hereby certify that it is the holder of DESCRIBE NATURE OF ENCUMBRANCE against the lands shown on this plat and hereby consents to the subdivision of the lands shown hereon.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

\_\_\_\_\_  
Mortgagee or Lienholder'

**NOTE: The foregoing Certificate shall appear on all final subdivision plats and development plats requiring the dedication of lands or easements to the public if liens, mortgages or other encumbrances against the subject property exist. The above Certificate does not serve as a release or subordination of the encumbrance which may be required by the Town.**

Amended 03/05/86

**APPENDIX "H"**

**PLANNING COMMISSION CERTIFICATE**

This plat approved by the Town of Eagle Planning Commission the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

\_\_\_\_\_

Chairman

**NOTE: The foregoing Certificate shall appear on all plats requiring Planning Commission review pursuant to Town Ordinance.**

Amended 03/05/86

**APPENDIX "I"**

**BOARD OF TRUSTEES CERTIFICATE**  
(Subdivision and Development Plats)

This plat approved by the Board of Trustees of the Town of Eagle, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or dedication to the Town of the public dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the Board of Trustees of the Town of Eagle. Further, said approval in no way obligates the Town of Eagle for maintenance of public improvements until construction of said improvements has been completed in accordance with the Town of Eagle's specifications and the Town of Eagle has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the Town of Eagle, unless otherwise specifically agreed to in writing by the Board of Trustees.

TOWN OF EAGLE, COLORADO

\_\_\_\_\_  
By:  
Mayor

Witness my hand and seal of the Town of Eagle, Colorado.

ATTEST:

\_\_\_\_\_  
Town Clerk

**NOTE: The foregoing Certificate shall appear on all final subdivision plats and development plats. In the event the Town Planning Commission has the power to grant final approval of a plat pursuant to the Town's Ordinances, the words "Board of Trustees" may be substituted by the words "Planning Commission". The exact language contained in the above Certificate may be altered, if necessary, with the consent of the Town Attorney.**

Amended 03/05/86

**APPENDIX "J"**

**CLERK AND RECORDER'S CERTIFICATE**

This plat was filed for record in the office of the Eagle County Clerk and Recorder at \_\_\_\_ o'clock at \_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, and is duly recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_, as Document No. \_\_\_\_\_.

EAGLE COUNTY CLERK & RECORDER

\_\_\_\_\_  
By:  
Deputy

Declarations or Protective Covenants are filed in Book \_\_\_ at Page \_\_, as Document No. \_\_\_\_\_.

**NOTE: The foregoing Certificate shall appear on all plats submitted to the Town for recording.**

Amended 03/05/86

**APPENDIX "K"**

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .m., at the Eagle Town Hall, 108 West 2nd, Eagle, Colorado, the Board of Trustees will hold a public hearing for the purpose of considering a site specific development plan for the property and the purpose described below, approval of which plan may create a vested property right pursuant to Colorado law.

Legal Description:

Type and Intensity of Proposed Use:

Any person may appear at such hearing and present evidence upon any matter to be considered by the Board of Trustees.

\_\_\_\_\_  
Town Clerk

PUBLISHED:

\_\_\_\_\_

**Note: This notice may be combined with other required notices advertising the public hearing for the approval step which is the triggering event for a vested right.**

Amended 05/02/91

**APPENDIX "L"**

**NOTICE OF APPROVAL**

Notice is hereby given that on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, the Board of Trustees of the Town of Eagle, Colorado, approved a site specific development plan for the property and purpose described below, which approval may have created a vested property right pursuant to Colorado law. Such approval is subject to all rights of referendum and judicial review.

Legal Description:

Type and Intensity of Proposed Use:

\_\_\_\_\_  
Town Clerk

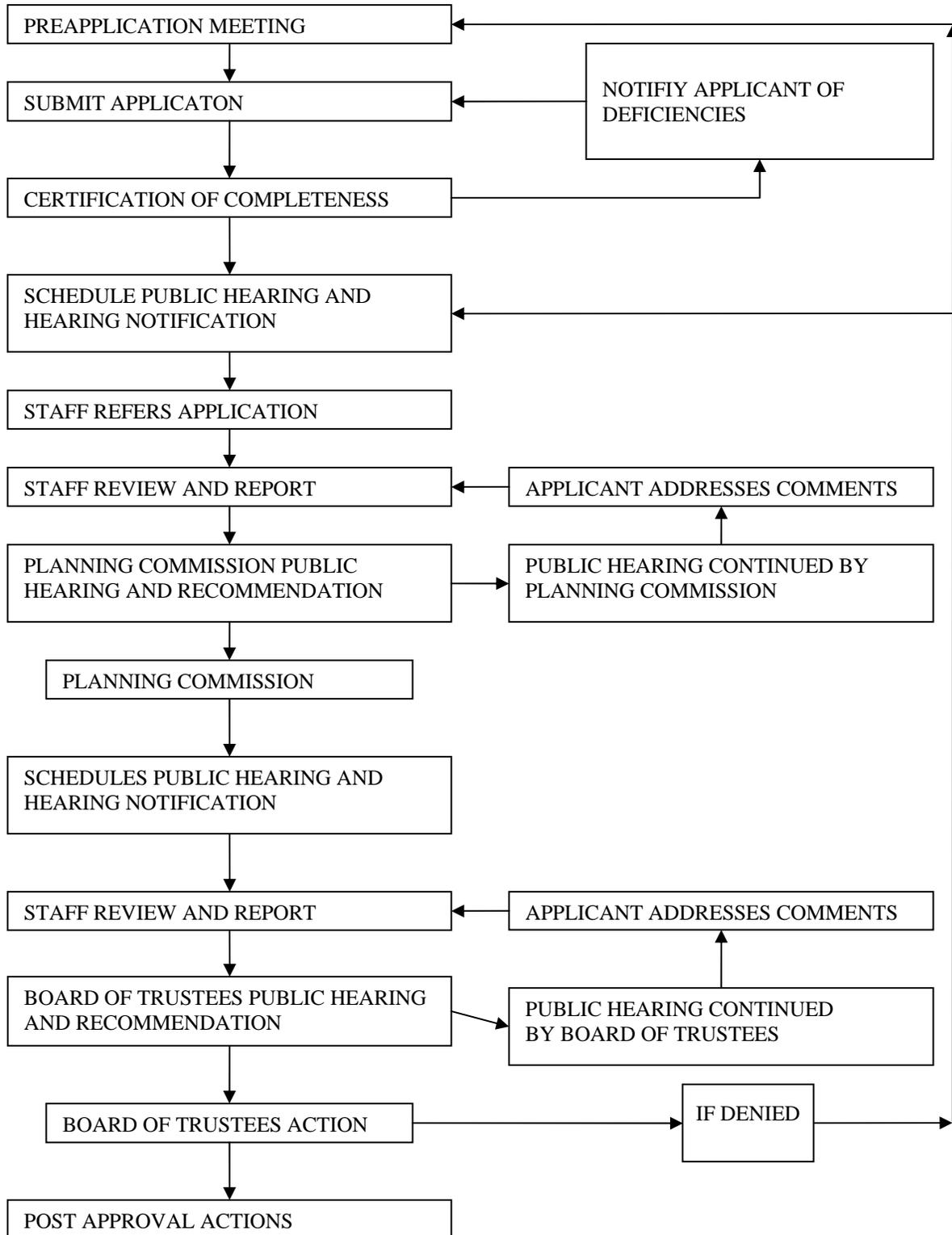
PUBLISHED:

\_\_\_\_\_

Amended 05/21/91

**APPENDIX "M"**

**SUMMARY OF REVIEW PROCEDURES**



Amended 05/22/07

APPENDIX “N”  
COLORADO VERNACULAR ARCHITECTURAL SYTYLE

Examples of Height and Bulk Plane:



Bulk plane setback on second and third story with matching materials



Third floor residential setback over mixed-use building

Undesirable Example of Height and Bulk Plane:



Poor example of second and third floor setback: materials are too varied

APPENDIX “N”

Examples of Setbacks:



Example of 12-15’ setback from public street: creates variation of pedestrian space



Corner setback creates useable public space

Undesirable Example of Setbacks:



Building is not setback from the street and does not present a good orientation to the street

APPENDIX “N”

Examples of Architectural Style:



Mixed-use three story building with upper level recesses: modern interpretation of buildings found in traditional western slope communities



Traditional building form and materials on a two story building

Undesirable Example of Architectural Style:



Poor example of architectural style on a two story building

APPENDIX "N"

Examples of Corner Treatments:



Historic corner treatment that would be allowed in excess of building height limits - note that the elements are in scale with the building and add appropriate architectural interest to the district as a whole



Historic corner treatment showing corner entrance and articulated entries at the ground floor level



Contemporary corner treatment with modern materials

APPENDIX "N"

Examples of Appropriate Materials:



Amended 05/22/07