



Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623

**AGENDA
PLANNING & ZONING COMMISSION
THURSDAY, JULY 12, 2018
7:00 P.M. TOWN HALL**

1. CALL TO ORDER
2. ROLL CALL
3. 7:00 p.m. – 7:05 p.m.
Minutes of the June 14, 2018 meeting.....Attachment A
4. 7:10 p.m. – 7:15 p.m.
Public Comment – Persons present not on the agenda
5. 7:15 p.m. – 7:20 p.m.
167 N. Eighth Street – Resolution 4 of 2018..... Attachment B
6. 7:20 p.m. – 7:50 p.m.
UDC Discussion.....Attachment C
7. 7:50 p.m. – 7:55 p.m.
Staff Update
8. 7:55 p.m. – 8:00 p.m.
Commissioner Comments
9. 8:40 p.m. – ADJOURN

*** Please note all times are approx.**

Upcoming P & Z Meetings:

July 26, 2018 - Public Hearing/Childcare Zone Text Amendment
P&Z Interviews

August 16, 2018 - TBA

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday June 14, 2018

Commissioners Present:

Yuani Ruiz, Chair Pro Tem
Jennifer Gee DiCuollo
Marina Skiles
Ken Harrington

Staff Present:

Janet Buck, Planning Director
John Leybourne, Planner
Mary Sikes, Planning Assistant

Commissioners Absent:

Jeff Davlyn
Jay Engstrom, 1st Alternate
Michael Durant, Chair
Nick Miscione, 2nd Alternate

Other Persons Present

None

The meeting was called to order at 7:00 p.m. by Yuani Ruiz.

May 24, 2018 Minutes:

Jen made a motion to approve the May 24, 2018 minutes. Ken seconded the motion and they were approved unanimously with Ken and Marina abstaining.

PUBLIC HEARING – Subdivision Exemption

Applicant: Ken & Joan Lubrant & Bruce Stolbach

Location: 165 N. Eighth Street

John said that before you tonight is an application for a Subdivision Exemption. He stated that you are required to hold a public hearing and render a final decision. He said that the decision may be to approve the application, deny the project, or continue the public hearing.

John said that the property location is 165 N. Eighth Street:

John stated that the applicant is requesting a Subdivision Exemption to divide a 11,500 sq. ft. parcel into two lots as follows:

Lot 1 – 4743 sq. ft. lot

Lot 2 – 6757 sq. ft. lot

John said that Lot 2 would be vacant at this time. He explained that a single-family dwelling is located on Lot 1 with no changes proposed at this time.

John outlined the following;

Lot Size and Dimensions (UDC Table 3.2-7)

The minimum lot area in the R/MD zone district is 3,000 sq. ft. Both lots are in compliance.

The setbacks have been met for lot 1 and lot 2

Utilities

Water – Water is available from the 8th street ROW via a 10-inch main.

Sewer – The sewer service line extends from the west from a main line. The Utilities Department have indicated that there may be issues with this line to be addressed at building permit.

Gas and Electric – The gas and electric lines extend off the 8th Street ROW.

The easement shown on the plat is not needed and should be removed.

Subdivision (UDC Section 2.6.6):

John stated that Staff is supportive of the proposed subdivision exemption. He said that this property is located in the Downtown/Old Town Periphery area in the 2013 Comprehensive Plan. He explained that the Comprehensive Plan states this neighborhood represents an opportunity for incremental multifamily residential infill, redevelopment and accessory dwelling units.

John stated that the UDC requires that a subdivision plat be recorded within three months of approval.

Ken asked if there would be any negative impact on Lot 1.

John answered no.

Marina asked if condition #2 was standard.

John answered yes.

The applicant Bruce Stolbach introduced himself and Ken Lubrant. He said that this application is simple and meets all of the criteria. He said that he can answer any questions.

Public Comment

There was no public comment.

Motion to close the Public Comments

A motion was made by Jen to close the Public comments. Ken seconded the motion and it was approved unanimously.

Motion

Ken made a motion to approve the Subdivision Exemption with the recommended findings and conditions. Marina seconded the motion and it was approved unanimously.

Yes: Yuani, Jen, Ken, Marina

No: none

Motion

Jen made a motion to strike a letter from the record that was in the packet by mistake about the big green house. Marina seconded the motion and it was expunged unanimously.

Resolution 3 of 2018 – 737 Colorado Avenue

Motion

Jen made a motion to approve Resolution No. 3, Series of 2018, approving a Subdivision Exemption for 737 Colorado Avenue. Ken seconded the motion and it was approved unanimously with Marina abstaining.

Child Care Zone Text Amendment Discussion

- Ø Child care located near marijuana facilities
- Ø Board review of pot licenses at time of renewals
- Ø Overlay zone text to divide zone district if needed
- Ø Special Use Permitting in CRW/ Industrial zones
- Ø Are all industrial zones appropriate
- Ø Challenges for marijuana businesses and their locations.
- Ø Childcare use and parking research needed
- Ø Drop-offs on private property
- Ø Supporting use in zone district
- Ø Is loss of retail an issue
- Ø Public process is the next step

Staff Update

Janet said that Thompson Park went before the Board and was continued. She said that there were many letters in support. Janet said that the Board gave compliments to the Commission for their thoroughness in their review of the application.

John said that he has been working with the police on the signage at Tumbleweed. He said that there are summonses being served daily.

Janet said that there will be a teacher housing open house in July.

Commissioner Comments

Marina said that she went to a green building symposium and that she would be happy to share information if anyone is interested.

Motion

A motion was made by Ken to adjourn. Jen seconded the motion and the meeting was adjourned at 8:00 p.m.

DRAFT

RESOLUTION NO. 4
SERIES OF 2018

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN
OF CARBONDALE, COLORADO, APPROVING A SUBDIVISION EXEMPTION FOR
165 NORTH 8TH STREET

WHEREAS, Ken and Joan Lubrant and Bruce Stolbach (“Applicants”) have requested a Subdivision Exemption to subdivide Section: 34 Township: 7 Range: 88 Subdivision: WEAVERS ADD. Block: 12 Lot: into two separate lots, Lots 1 and 2.

The lots will be the following sizes:

Lot 1 4739 square feet

Lot 2 6760 square feet

WHEREAS, A Subdivision Exemption is allowed under section 17.2.6.6 of the Unified Development Code and

WHEREAS, the Planning and Zoning Commission of the Town of Carbondale reviewed this application at the June 14, 2018 meeting; and

WHEREAS, the Planning and Zoning Commission of the Town of Carbondale finds the following with respect to this Site Plan and Architectural Design Special Review;

1. The subject property is suitable for subdivision and is in compliance with Chapter 17.06 Subdivision;
2. All public utilities are in place on, or immediately adjacent to, the property;
3. Each lot has the necessary dedicated public access off North 8th Street;
4. The subdivision plat includes no more than three lots and is no more than five acres in size; and
5. The preparation of engineered design data and specifications is not needed to enable the commission to determine that the property meets the design specifications in Chapter 17.06 Subdivision.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF CARBONDALE, COLORADO, that the Site Plan and Architectural Design for the Lots 12B are hereby approved, subject to the following conditions:

1. All representations of the Applicant and Applicant's representatives at the Public Hearing shall be considered conditions of approval of this subdivision exemption.
2. The Subdivision Exemption Plat shall be in a form acceptable to and approved by Town Staff and the Town Attorney prior to recording. Applicant shall execute and record the plat with the Garfield County Clerk and Recorder within three (3) months of approval by the Planning Commission.
3. Water rights for development may be due for Lot 2 at the time of building permit.
4. The applicant shall be responsible for all building permit fees, tap fees and other associated fees at the time of building permit.
5. The following Park Development, School District and Fire District fees shall be paid prior to recordation of the plat, unless waived by the School District, Fire District or Board of Trustees:

Park Development (Lots 1 and 2)

2 units @ \$700 = \$1,400

Fire District (Lot A)

1 unit @ \$730 = \$ 730

School District (Lot A based on two-bedroom unit)

1 2-bdrm unit @ \$378 = \$ 378

Total = \$2,508

6. The applicant shall be responsible for the costs of recordation of the approval documents.

INTRODUCED, READ, AND PASSED THIS 24 DAY OF MAY, 2018.

PLANNING AND ZONING COMMISSION OF
TOWN OF CARBONDALE

By: _____
Michael Durant, Chair



**TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623**

Planning Commission Agenda Memorandum

Date: 7-12-18

TITLE: Unified Development Code (UDC) Amendments

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: Chapter 17.28 Certification Requirements (Former Code)

BACKGROUND

Over the last year, we have worked through a number of amendments to the UDC. This memo pulls all of the amendments into one place so we can begin preparation for public hearings.

One item which is not ready for public hearings is the modeling for the Residential Zone Districts. The Town is entering into a contract with Clarion to start doing that modeling. (This is described in detail below.) I would suggest rather than waiting for this process to finish, the Commission considering moving ahead with the amendments which are nearer to resolution.

This is the first time all of the amendments have been in one document. Since this discussion has taken place over the last year and has been dealt with in multiple memos, I thought it would be important for Planning Commissioners and Staff to have a refresher before going into the next steps.

I would note that one of the items discussed below – Child Care Amendments – is scheduled for a public hearing on July 26, 2018. We moved this ahead of the other amendments at the direction of the Board of Trustees.

These amendments reflect a list of comments from the Board in March 2016. We also solicited comments from Town Staff, Boards and Commissions in 2017. Finally, we held Planning Commission Meetings on the following dates:

- Ø July 13, 2017
- Ø July 27, 2017
- Ø August 10, 2017
- Ø October 10, 2017

- Ø January 11, 2018
- Ø February 16, 2018

Clarion – Scenario Modeling and Analysis

Re-visit minimum lot area per dwelling unit in R/HD

(Page 95, Table 3.2-9)

(Same regulation for CT on Page 99, Table 3.3-1 and for MU on Page 107, Table 3.3-7)

40% pervious surface requirements in R/HD

(Page 119, Table 3.7-2)

Require common open space for residential developments.

(Page 178, Table 5.3-1)

Establishing scope of work on scenario modeling and analysis with Clarion with a budget of \$10,620. Three properties within the R/HD district will be selected to illustrate site development as it relates to minimum of area per dwelling units, impervious coverage requirements, and common open space requirements, landscaping and parking. Determine how these overlapping standards may or may not align with the Town's policies.

- Ø Review Table 3.7-2 as it relates to pervious/impervious ratios on various lot sizes.
- Ø Smaller lots under 8,719 sq. ft. should have less pervious requirements.
- Ø Is 40% in addition to common open space, landscape requirements, etc.?
- Ø Revisit pervious surface requirements in R/HD.
- Ø 5 ft. front yard setback appropriate?
- Ø Possible modeling test cases:

Cooper Place
191 Sopris
3rd and Capitol (R/HD)
Lot A, Crystal Village PUD

Allowed building height in R/HD zone district - 35 ft.

(Page 95, Table 3-2.9)

The Commission brought up a suggestion that we develop something similar to what we have in the HCC with the 42 ft. height and alternative compliance. It was noted that there is a new section in the UDC (3.7.5.) which addresses compatibility with new development and adjacent zoning district boundaries.

ADUs in R/MD – Correct conflict between UDC Table 3.2-7 (minimum lot area is 3,000 sq. ft.) and Table 3.7.1. (minimum lot area with ADU is 3,000 sq. ft.)

Take cell out in Table 3.7.1. Clarify which is the Master Table. Clarify that 3,000 sq. ft. is needed for each dwelling unit.

Table of Allowed Uses

1. Land Use Table
(Page 132, Table 4.2-1)

- Ø Add Dwelling, duplex as a conditional use to MU
- Ø Flag nursing homes and circle back.
- Ø Non-bulk storage of Liquefied Petroleum – Take out of MU
- Ø Automotive fuel sales – take out of MU

OTR zone district Building Standards

(Page 205, Section 5.6.6)

Add new language:

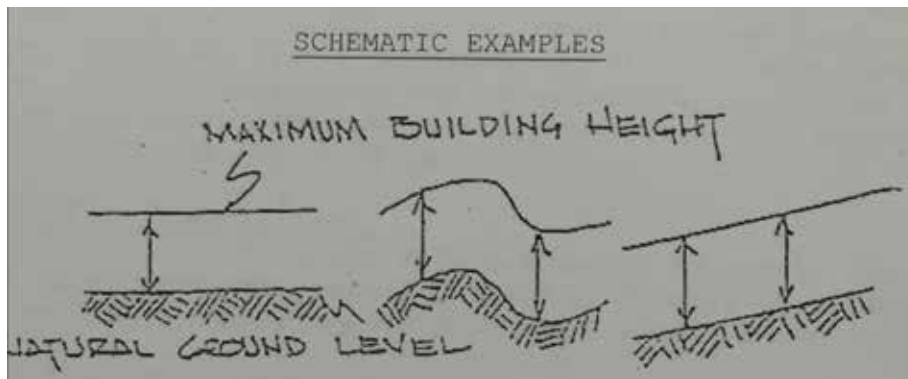
5.6.6. C.1. Larger structures shall be divided into a series of smaller masses consistent with other structures in the neighborhood. Box-like structures shall not be allowed.

Definitions

Aquatics facility should be added to park definition.

Add the words “youth center” to community center definition.

Add the following diagram back into the definition of “Building Height.”



2. Clarify parking requirements in the HCC zone district.
(Page 217 – Section 5.7.7.H.)

This should be in Section 5.8 Off-Street Parking.

- Ø Agreed with interpretation that lodging needs to provide parking, all other non-residential uses are exempt.
- Ø Move section to off-street parking section.

Solar access section.

(Page 270 Section 5.12)

Revise diagram to 27 degrees December 21 at 12:00 p.m.

Standards and Guidelines

Section 5.6.2.B (Page 199) Standards and Guidelines should be moved to Section 1.7 Interpretation and Conflicting Provisions (Page 2).

Lighting

Addition to 5.10.3.A. “Any light source used outdoors shall not exceed 3000 degrees Kelvin (K) in Correlated Color Temperature (CCT), regardless of lamp type (LED, HID, fluorescent, halogen, incandescent, or neon)”

Add to 5.10.1.H. – “Encourage indoor window treatments such as shades and drapes to reduce indoor lighting spill and provide insulation to windows.”

Administration

1. Add Plat Certificates, i.e., signature blocks for Board, P&Z, and Staff, etc.
(Page 57, Section 2.6.5.C.1)
 - a. See attachment (Chapter 17.28 Certification Requirements from Title 17 Subdivision in former code)
2. Clarify plat amendment criteria for lot line adjustments.
(Page 64, Section 2.6.7B.2)
 - a. Reword to allow Staff level review of a lot line adjustment
3. Section 2.4.2.B.1 - Note it is a two-step process; 1) determine area to be affected by proposed amendment; and 2) require at least 50 percent of the property owners in the affected area to sign the application.
4. Section 2.4.3.B.2. – Note it is a two-step process; 1) determine area to be affected by proposed amendment; and 2) require at least 50 percent of the property owners in the affected area to sign the application.

5. Section 2.4.3.C.4 Note it is a two-step process; 1) determine area to be affected by proposed amendment; and 2) require at least 50 percent of the property owners in the affected area to sign the application.
6. Create a standalone procedures for PUD – Section 2.4.4. Amendments to Planned Unit Developments.
7. Clarify criteria for amending PUDs by citing Section 2.4.2.C.3.b in General Rezonings on page 21 rather than Section 2.4.3.C.3 on page 26 in Rezonings to PUD)
8. Add the following PUD language from PUD policy:

During the review of a proposed PUD amendment, the Planning Director, the Planning and Zoning Commission, or the Board of Trustees may require such conditions of approval as are necessary to ensure that the development will be compatible with current community circumstances. Conditions may be applied to portions or aspects of the project which are the subject of the amendment request or other portions or aspects of the project. Conditions may include adherence to any new community policies or regulations which have been implemented since the original PUD approval or that reflect changed or changing community circumstances as they affect the project's entitled allowances and limitations including material representations and commitments. The applicant may withdraw the proposed amendment at any time during the review process.

Street Trees

Replace 5.4.3.B.3. with the following:

A list of trees desirable for planting in landscape areas has been established in the Town's Public Works Manual. The standards includes species and size classes (small trees, medium trees and large trees). The required landscape areas shall be planted with street trees with the following spaces:

Small trees 12-20 feet spacing
Medium trees – 25 to 35 feet spacing
Large trees – 35 to 45 feet spacing

Add: 5.4.3.B.3.c. Street trees shall be 2.5 inches in caliper

Add: 5.4.3.B.3.d. No trees other than small trees shall be planted on Town property under or within ten lateral feet of any overhead utility wire.

Add in 5.2.7.B. "During construction of any structure or improvement, it shall be unlawful for any person to place material, machinery or soil deposits within a minimum of six feet of any tree on town property, unless waived by the Director.

Child Care Regulations

1. Revise the table of allowed uses to allow “Day care – seven children or more” as a Special Review Use in the Industrial, Commercial and Public Facility zone districts. It is currently not a listed use in those zone districts. The Commission and the Board did not discuss the Public Facility zone district but it may be worth considering.
2. Add a use specific standard to UDC Section 4.3.3.B. that “buffering of play areas through the use of fencing and/or a landscape screen may be required.” This is a State requirement but the Town may want to require buffering above beyond that which is required by the State.

Staff would also like to include language that if a daycare is located in the Industrial Zone District, that there may be impacts related to the industrial uses which are allowed in that zone district. It could simply state that “if a daycare is located in an Industrial Zone district, the operator shall be required to notify customers in writing (contract or agreement?) about the nature of the industrial zone district.”

3. Revise off-street parking requirements. Glenwood’s new draft code suggests one space per 250 sq. ft. The research done by the Childcare Coalition (which is attached) reflects that other communities require one parking space per employee with some additional per classroom. This may be a good option.

Mobile Home Parks

UDC SECTION 8.3 DEFINITIONS:

Mobile Home: A single family home substantially or entirely manufactured in a factory which is moved on site in substantial component parts, including homes commonly known as mobile homes, modular homes, factory built homes, manufactured homes. Travel homes shall not be considered a mobile home. (Montrose)

Travel Home: Vehicles and structures built to ANSI 119 standards which are commonly used for temporary dwellings during travel or recreation activities including, but not limited to, those registered or required to be registered and licensed as a vehicle, such as campers, motor homes, RV’s pick-up truck campers, trailers and trailer coaches. (Montrose)

Replacement Mobile Home: Any conforming mobile home that is brought into an existing mobile home park and placed on an existing mobile home space.

Mobile Home Space: A plot of ground within a mobile home park designated for the placement of one mobile home and permitted storage structures.

Conforming Mobile Homes:

“MH” designation mobile homes which were constructed to meet the American National Standards Institute Section 119-1 and which display a Colorado Division of Housing MH label;

“HUD” mobile homes built in accordance with the specifications of the HUD manufactured home construction and safety standards. These mobile homes must display a “HUD” label and a data compliance sheet as required by the HUD MHCSS verifying compliance with Colorado standards;

Any future type of mobile home unit which meets approved standards adopted or established by the Colorado Division of Housing.

4.3. USE-SPECIFIC STANDARDS

4.3.2. RESIDENTIAL USES

4.3.2.G. Mobile Home Park

New Mobile Home Parks

1. Mobile home parks shall not be constructed within the 100-year floodplain.
2. Mobile home parks shall be located in areas not subject to flooding, fire or safety hazards, or environment hazards such as sinkholes.
3. New Mobile Home Parks or enlargement of existing Mobile Home Parks are required to go through Site Plan Review.
4. There is no minimum size established for the construction of a new mobile home park.
5. Permitted density shall be 8-1/2 units per net acre, exclusive of areas dedicated for rights-of-way and open space.
6. Storage structures may be placed on individual mobile home space lots or as a central storage facility within the park.
7. No mobile home shall be located less than 10 ft. side to side, 10 feet end to side, or 10 feet end to end horizontally from an adjacent mobile home.
8. Carports, awnings, ramadas, open or screened porches, storage facilities or other accessory structures shall be located no less than six feet from adjacent mobile homes or structures unless constructed of one-hour fire resistive

construction or noncombustible materials, in which case the setback may be reduced to 44 inches.

9. No mobile home shall be located less than 10 feet from the perimeter boundary of the mobile home park.
10. No mobile home shall be located less than 25 ft. from the edge of the driving land surface within a mobile home park or within 10 ft. of the edge of the dedicated public right-of-way within the park.
11. Each interior road shall provide two 10-foot travel lanes and two 8-foot parking lanes. The driving lanes shall be hard surface. The parking lanes may be gravel.
12. Each mobile home shall have direct access to an interior road.
13. Each interior road shall provide for continuous forward movement.
14. Recreational vehicles shall not be allowed to occupy an approved mobile home space.
15. All placement of mobile homes shall follow the Manufacturer's Installation Instructions and/or Colorado Division of Housing Guidelines.
16. Private common open space shall be required as set forth in UDC Section 5.3.3
17. Any new mobile home park shall comply with UDC Section 5.5 Transportation and Connectivity.

New mobile home parks may include a separate or optional area for Travel Homes in a mobile home park. The area cannot exceed 10 percent of the land area of the mobile home park. Occupancy per overnight camper shall not exceed 30 consecutive days. Streets within this optional area shall be designed and constructed to the standards required for new mobile home parks.

In the area designed for RV's, the following additional minimum design standards shall be met:

1. The minimum area for each RV space shall not be less than 3,500 sq. ft. with a minimum width and frontage of 35 feet.
2. The minimum depth of each RV space shall be 100 feet.
3. All RVs parked in the option RV area shall be in good repair. Motorized camper vehicles shall have a valid motor vehicle inspection sticker with proof of insurance.

Existing Mobile Home Parks

A conforming mobile home may replace an existing mobile home. This requires a building permit and a site plan which shows the following:

1. The mobile home space in which the mobile home is to be placed.
2. All immediately adjoining mobile home spaces with the existing mobile homes.
3. Distances to each adjoining mobile home.
4. Any replacement mobile home shall meet the setbacks from other mobile homes, storage structures, and other structures or boundaries including perimeter setbacks. If the mobile home cannot meet the setbacks, a conditional use permit may be requested.

RECOMMENDATION

Staff would recommend that the Planning Commission review the proposed amendments and discuss how we will move forward with the next steps in the process.

Prepared By: Janet Buck, Planning Director

an amount corresponding to the cost of the accepted improvements as initially certified by the town planner or licensed engineer. (Ord. 7-1989: Ord. 4-1977 §8: Ord. 2-1972 §12(O)).

17.24.060 Recording. A. The subdivider shall record the final plat in the office of the Garfield County clerk and recorder within ninety days after the date of approval and acceptance by the board of trustees, and provide the town with a mylar copy with recording data. Failure to so record shall render the approval and acceptance by the board of trustees invalid, except as set forth in this section.

B. Before or after the expiration of the ninety day period from the approval and acceptance of the plat by the board of trustees, the subdivider may apply to the board of trustees for an extension of time within which to file the plat. The board may grant the request for the extension of time if it finds that just cause existed for the delay in filing the plat in a timely manner and that no useful purpose would be served by requiring the subdivider to file and process another application for approval of the same plat. In granting such an extension, the board of trustees may establish a new due date for the recording of the plat and assess the subdivider with all costs incurred by the town as a result of the delay in the timely filing of the plat and the processing of the subdivider's request for extension of time. (Ord. 10-1984 §2: Ord. 2-1972 §12(P)).

Chapter 17.28

CERTIFICATION REQUIREMENTS

Sections:

- 17.28.010 Certification of final plat.
- 17.28.020 Evidence and certification of dedication and ownership.
- 17.28.030 Surveyor's certificate.
- 17.28.040 Board of trustees' certificate.
- 17.28.050 Planning commission certificate.
- 17.28.055 Planning commission certificate accepting dedications.
- 17.28.060 Clerk and recorder's certificate.

17.28.010 Certification of final plat. Certifications required by Section 17.24.010 (G) through (K) shall be in substantial conformity with the following examples of certificates in this chapter. (Ord. 2-1972 §13(part)).

17.28.020 Evidence and certification of dedication and ownership. A. The final plat shall contain a certification by the owner or owners that he or they are the sole owners in fee simple of all of the real property depicted in the plat, a legal description of the platted property, a statement that the property is platted and subdivided into lots and blocks as shown on the plat, a designation of the name of the subdivision and, as is consistent with the contents and purposes of the plat, a dedication for the public use of the streets, avenues, drives, courts, places, alleys and public lands shown on the plat for their dedicated use a dedication of utility and drainage easements as shown on the plat for utility and drainage purposes, and a dedication for public use of other lands and areas as may be required by the town to comply with the subdivision agreement and the contents of the plat. If the subdivision is subject to protective covenants, covenants running with the land imposed during the subdivision process, or a subdivision agreement, the certification shall so state and identify the reception number of such documents.

B. The subdivider shall supply the town with such evidence of title of ownership to the property as the town deems necessary in order to process the subdivision application. If the evidence of title indicates that the property is subject to liens, deeds of trust or other encumbrances to execute the certificate of dedication and ownership described in subsection (A) of this section or, at the option of the town, to execute such releases as the town may deem necessary to afford the town unencumbered and marketable title to the property dedicated and to enable the town to enforce such covenants and agreements in its favor or to its benefit as executed or as required to be executed during the subdivision process. (Ord. 10-1984 §3: Ord. 2-1972 §13(A)).

17.28.030 Surveyor's certificate. "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 all lots, easements and streets of said subdivision as the same are staked upon the ground in compliance with _____ Regulation governing the subdivision of land.

"IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, A. D. 19__.

Registered Land Surveyor
Certificate No. _____

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

"The foregoing certificate was acknowledged before me this _____ day of _____, A. D. 19__, by _____, Registered Land Surveyor, Cert. No. _____.

My Commission expires: _____.
WITNESS MY HAND AND SEAL.

Notary Public"

(Ord. 2-1972 § 13(B)).

17.28.040 Board of trustees' certificate.

"This plat approved by the Board of Trustees of the Town of Carbondale, Garfield County, State of Colorado, this _____ day of _____, A.D. 20__, for filing with the Clerk and Recorder of Garfield County, State of Colorado, and for the conveyance to the Town of the public dedications shown hereon, subject to the provision that the approval in no way obligates the Town of Carbondale for financing or constructing improvements on land, streets or easements dedicated to the public except as specifically agreed to by the Board of Trustees.

Mayor

ATTEST:

Town Clerk"
(Ord. 17-2003 (part): Ord. 2-1972 § 13(C)).

17.28.050 Planning commission certificate.

"This plat approved by the Town of Carbondale Planning and Zoning Commission this _____ day of _____, A.D., 20__.

Chair

(Ord. 17-2003 (part): Ord. 2-1972 § 13(D)).

17.28.055 Planning commission certificate accepting dedications.

"This plat approved by the Planning and Zoning Commission of the Town of Carbondale, Garfield County, State of Colorado, this _____ day of _____, A.D. 20__, for filing with the Clerk and Recorder of Garfield County, State of Colorado, and for the conveyance to the Town of the public dedications shown hereon, subject to the provision that the approval in no way obligates the Town of Carbondale for financing or constructing improvements on land, streets or easementsx dedicated to the public except as specifically agreed to by the Planning and Zoning Commission.

Chair

ATTEST:

Town Clerk"
(Ord. 17-2003 (part)).

17.28.060 Clerk and recorder's certificate.

"This plat filed for record in the Office of the Clerk and Recorder at _____ o'clock _____ .m., _____, A.D., 20__ as Reception No. _____.

Garfield County
Clerk and Recorder

BY:
Deputy

(Ord. 17-2003 (part): Ord. 2-1972 § 13(E)).

Chapter 17.32

VARIANCES-APPEALS

Sections:

17.32.010 Variance.