



Planning & Development Services

2255 W Berry Ave. Littleton, CO 80120

Phone: 303-795-3748

Mon-Fri: 8am-5pm www.littletonco.gov

CERTIFICATION BLOCKS

Attachment to *Development Application* – January 02, 2020

The following certification blocks have been adopted by reference (10-7-2(C)2) and shall be included on the cover sheet of all new plans, as applicable.

Owner Certificates

Owner certificates must be signed by the property owner as shown on a current title commitment for the subject property. If a designated agent signs, he/she must supply the city with a notarized power of attorney which shows his/her authority to sign the plan and which shall be recorded with the plan. Plans submitted for approval by corporations must be signed by either the president or vice president of the corporation and attested to by the corporate secretary or assistant secretary. The corporate seal shall also be shown on the plan. Where a plan is submitted by a limited partnership, only a general partner may sign the plan. Any partner in a partnership may sign the plan. A member of a Colorado limited liability company may sign the plan. If the owner is a limited liability company formed in another state, copies of the operating documents for the company must be submitted so that the city attorney may determine the appropriate plan signatory.

Use the following certificate for all plans with no dedication of easements, tracts and/or streets to the City of Littleton:

OWNER CERTIFICATE

Owner:

I, _____, owner, or designated agent thereto, do hereby agree to develop the above described property in accordance with the use, restrictions, and conditions contained herein, and current ordinances, resolutions, and standards of the City of Littleton, Colorado.

By: _____
[Insert name of owner and/or agent]

Title

Address

Acknowledgement:

State of _____)
County of _____)SS

The foregoing dedication was acknowledged before me this _____ day of _____, 20____, by _____ as _____ of _____.

Witness my hand and official seal.

Notary Public

My Commission Expires _____

Use the following certificate for Plats with dedication of easements, tracts and/or streets to the City of Littleton:

Know all men by these presents that *[insert name of owner, joint owners, corporation or limited liability company]* being the owners of certain lands in the City of Littleton, County of *[insert appropriate county-Arapahoe, Douglas or Jefferson]*, State of Colorado, described as follows:

Have by these presents laid out, platted and subdivided the same into lots, blocks, tracts, public ways and easements, as shown on this plat, under the name and style of *[insert name of subdivision]* Subdivision and do hereby dedicate and convey to the City of Littleton, *[insert county name]* County, State of Colorado, and warrants title to the same for the use of the public, *[insert tracts and streets as applicable which are to be dedicated to the public]* and other public ways and lands shown hereon, and do hereby dedicate to the City of Littleton, *[insert appropriate county name]* County, State of Colorado, appropriate utility companies and emergency assistance entities, the easements shown hereon for the purposes stated.

Signature of owner and/or agent

Title

Address

State of _____)
County of _____) SS

The foregoing dedication was acknowledged before me this _____ day of _____, 20____, by _____ as _____ of _____.

Witness my hand and official seal.

Notary Public

My Commission Expires

Deed of Trust Holder or Lien Holder

Include the following certificate anytime a lender holds a deed of trust or there is a lien on the property being platted:

DEED OF TRUST HOLDER OR LIEN HOLDER

Holder of deed of trust (mortgagee) or lien holder hereby confirms that the owner as stated hereon is, in fact, the owner of the property or interest to be dedicated to the City and/or for the public purposes shown with the full ability to effect said dedication, and further, the mortgagee hereby waives any and all rights they may have to the dedicated property or interest so dedicated and consents to said dedication.

[Insert name of mortgagee or lien holder]

By: _____
[Name]

[Title]

State of _____)
)SS

County of _____)

The foregoing was acknowledged before me this _____ day of _____, 20____,

_____ as _____ of _____.

Witness my hand and official seal.

Surveyor Certificate

Include a surveyor certificate on all Plats:

SURVEYOR CERTIFICATE

I, _____, a duly registered professional land surveyor in the State of Colorado, do hereby certify that the survey represented herein was made under my supervision and the monuments shown thereon actually exist, and the map accurately represents said survey.

I attest the above on this _____ day of _____, 20____.

[Insert name of surveyor] PLS
Colorado Registered Land Surveyor
PLS No. _____

Landscape Certificate

Include the following certificate on all plans that include landscape improvements:

LANDSCAPE PLAN

I, _____, owner, or designate agent thereof, shall complete the landscape improvements shown on this plan. Maintenance of the landscape improvements shall comply with Title 10, Chapter 5 of the Littleton City Code. It is hereby acknowledged that maintenance of the landscape improvements is not personal to the developer, but runs with the land and shall be the responsibility of all current and future owner/occupants.

Signature of owner or agent

Recording Certificate

All plans should include the following recording certificate:

CLERK AND RECORDER CERTIFICATE

This document was filed for records in the office of the County Clerk and Recorder of

_____ County at _____.m. on the _____ day of _____, 20____, in

Book _____, Page _____, Reception No. _____.

County Clerk and Recorder

By: _____
Deputy

City Approvals

Include the following certificates for Site Development Plans and Plats:

COMMUNITY DEVELOPMENT

Approved this _____ day of _____, 20____, by the Director of Community Development.

Director of Community Development

PUBLIC WORKS

Approved this _____ day of _____, 20____, by the Director of Public Works.

Director of Public Works

Include the following certificate for all Plats:

CITY ATTORNEY APPROVAL:

Approved as to form this _____ day of _____, 20____.

Littleton City Attorney

Include the following certificate for PDO's, Conditional Uses:

PLANNING COMMISSION

Approved and Accepted at a meeting held by the Littleton Planning Commission on the _____ day of _____, 20____.

Planning Commission Chair

Attest: City Clerk

Include the following certificate for Rezoning and General Planned Development Plans and Minor or Major Subdivisions that include dedication of real property to the City of Littleton:

CITY COUNCIL

Approved and accepted at a meeting held by the Littleton City Council on the _____ day of _____, 20____.

Littleton Mayor

Attest: City Clerk