

Airport Commerce Center

Final Plat – Filing Two

Application

Town of Gypsum

May 2, 2017

Airport Commerce Center
Final Plat Application
Filing #2

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- Exhibit C Title Commitment
- Exhibit D Declaration of Covenants, Conditions & Restrictions
- Exhibit E Subdivision Summary Form
- Exhibit F Adjacent Property Owners

Submitted Under Separate Cover:

- 1. Final Construction Drawings prepared by Timberline Engineering
5 sets and 1 electronic CD
- 2. Final Plat, prepared by John Curran
2 sets and 1 electronic CD

Section 1

Introduction

The zoning district for this 48 acre property located on the south side of Cooley Mesa Road is light industrial. The Preliminary Plan for Airport Commerce Center Subdivision was approved with the conditions by The Town Council on April 8, 2008 together with the Final Plat for Filing 1 of the Subdivision. Filing 1 consists of 9 lots located in the south east quadrant of the property together with portions of Pane Street and Commerce Center Road. Alpine Ranch Road provides direct access to these 9 lots. The construction of the Infrastructure associated with Filing 1 was commenced in the summer of 2008 and should be complete in November 2008. Filing 2 of the Airport Commerce Center Subdivision consists of 10 lots located in the south west and north east quadrants of the property. An application for a third subdivision filing for the remaining property located in the north west quadrant will be made in the future based on market demand.

The conditions associated with the approval of the Airport Commerce Center Preliminary Plan are as follows:

1. All material representations of the Applicant in this application, correspondence and public meetings shall be adhered to and considered conditions of approval, unless otherwise amended by other conditions.
2. Requirements outlined in the staff report above by completed unless specifically altered by the Town Council during the hearing.
3. The three variances requested for sidewalks, storm drainage detention and erosion control in the drainage swale are approved.
4. Loop Road connection issue with Spring Creek Terrace be resolved prior to Final Plat-Filing 2.

The application for Final Plat for Filing 2 complies with the conditions noted above. In regards to Condition #4 concerning the loop road connection with Spring Creek Terrace, we have redesigned Commerce Center Road to terminate in a cul de sac rather than extend to the north boundary of Spring Creek Terrace. The applicant, his engineer, planner, attorney have spent many hours meeting with, studying background issues and redesigning infrastructure to address concerns raised by Spring Creek Terrace Property Owners would rather not grant necessary easements to permit the extension of Commerce Center Road into their property. As

stated at the Preliminary Plan hearing, the applicant does not need a connection into Spring Creek Terrace to provide access to the proposed lots in Airport Commerce Center. We acted in good faith using our best efforts to achieve this looped road system. Property owners within Spring Creek Terrace believe it is not in their best interest to have two points of access. Therefore, the design of Commerce Center Road has been revised. A limited access easement for the benefit of The Town of Gypsum to access their water tank and for lots 12, 13 and 14 has been provided along the eastern side of Lot 14.

Section III. Compliance with Section 17.20.020 – Final Plat

A. The Final Plat.

Please see **Exhibit “A”** for a copy of the Final Plat prepared by John Curran in accordance with Town of Gypsum and State of Colorado standards for Final Subdivision Plats.

B. Vicinity Map.

Please see following page.

IV. Compliance with Section 17.20.030 Supplemental Requirements- Final Plat

A. Tax Certificate

Please see Treasure’s Tax Statement attached **Exhibit “B”** showing that all taxes have been paid. A Tax Certificate has been included on the Final Plat and will be signed by Eagle County Treasurer prior to submitting the Mylar of the Plat.

B. Statements from applicable utility companies

We have met with Holy Cross Electric, Source Gas, and CenturyTel concerning the extension of utilities into this area. The design plans included in the Final Construction Drawings have been prepared in consultation with these utility providers. All of these shallow utilities have been extended to serve Filing 1 of the Airport Commerce Center. The surrounding service in this area has been designed with built in capacity to serve Light Industrial development south of the Airport. The costs associated with constructing these utilities are the expense of the sub-divider.

C. A current title report.

Please see Title Commitment attached as **Exhibit “C”**. There are no mineral owners or lessees of mineral rights in the platted area identified in the Title Report. Title to the property is vested with Eagle Airport Commerce Center, LLC, Matthew Barry, Manager.

D. The restrictions and/or protective covenants.

Please see a copy of the Final Draft of the Covenants, Conditions and Restrictions for Airport Commerce Center Subdivision attached as **Exhibit “D”** to be recorded with the Subdivision.

E. Subdivision Summary Form

Please see **Exhibit “E”** of this application for the Subdivision Summary Form.

F. Plan, profiles and typical cross section of streets

Five copies of the Final Construction Drawings prepared by Timberline Engineering have been submitted under separate cover. The details of these plans have been coordinated with Town Engineer, Jerry Law. A separate CD containing an electric version of the Construction drawings has also been submitted with this application.

G. Design plans and specification illustrating that suitable and adequate water supply will be provided.

See Final Construction drawings referenced above. Sheets 202 and 202a show water and sewer design. Sheet 201 shows overall water and sewer design.

H. Design plans and specifications illustrating that suitable and adequate sanitary sewer facilities will be provided.

See Final Construction Drawings. Sheets 202 and 202a show water and sewer design. Sheet 201 shows overall water and sewer design.

I. Design plans and specifications illustrating that suitable and adequate drainage facilities will be provided.

See Final Construction Drawings. Overall drainage shown on C320 and C330. Details of facilities shown on Sheets C300-310.

J. Assurance that there will be all-weather access to the subdivision.

Access to this subdivision is provided by Cooley Mesa Road. Internal road system designed per Town of Gypsum Engineering Standards as approved by Town Council.

K. Assurance that the sub-divider will cause electrical power, telephone, cable TV and natural gas services will be brought to and throughout the subdivision.

The design for all shallow utilities has been included in the Final Construction Drawings. See Sheets C303 and C304. The applicant will construct all public improvements prior to sale of any lots.

L. Erosion control plan.

An erosion control plan has been prepared and is included as Sheet C303 and C304 of the Final Construction Drawings submitted under separate cover.

M. Appropriate deeds or arrangements conveying land for public purposes or money in lieu of in accordance with Chapter 17.040.040.

NEED MORE INFO

N. List of the names and addresses of owners of all properties adjacent to the proposed subdivision.

Please see Exhibit "F" for a list of the Adjacent Property Owners.

O. Any Changes to the Plan from the approved Preliminary Plan Application.

There have been five minor modifications to the layout since the approval of the Preliminary Plan in April of 2008. The first modification was made in conjunction with working with the property owners of Spring Creek Terrance PUD, our neighbors to the south. Based on directions from the Town Council, we have met with property owners to further discuss access into their subdivision. They clearly indicated to us that they did not want two access roads. Therefore, we have terminated Commerce Center Road in a cul de sac rather than extending Commerce Center Road to their road system. Airport Commerce Center Filing 1 provides access to Spring Creek Terrance PUD from Alpine Ranch Road. A second minor modification is in the configuration of lots on the western side of Filing 2. Based on further examination of the property and discussion with potential users we have reconfigured these lots and reduced their number from four shown on the Preliminary Plan to three larger lots as shown on Final Plat for this area. All of these lots have ample areas at natural grades less than 10% to construct buildings and driveways with grades not exceeding 8%. Thirdly, we have combined lots 12 and 13 following recommendations from the planning department to simplify access and alleviate future potential utilities issues. Fourthly, we have reconfigured the plat lines lots for 17, 22, and 23 and renamed them lots 17, 18 and 19 to better work with the natural topography and create

easier access to lots. Further, access to these lots are as following. Lot 17 will access directly off plane street with a private drive. After discussion with the Town Engineer, Jerry Law we have vacated the original cul du sac at the top of west section of plane street and the entire drive west of Commerce Center Drive Road is now private. Pertaining to Lot 18 and 19 access, these lots will access directly from Commerce Center Drive. Reference Final Plat for details. Lastly, the fifth change is making Commerce Center Road private and is now considered lot 25. Based on conversations with the Town Engineer, due to long term use this is best served as a private drive and will be maintained by the metro districted.