P.U.D. AMENDMENT
TOWN OF GYPSUM

(Revised 5/15/15)

Lana Gallegos, Senior Planner 970-524-1729
Cindy Schwartz, Assistant Planner 970-524-1750

Date Application Submitted _____

Name of PUD STRATTON FLATS PUD

Owner/Applicant STRATTON FLATS HOMES LLC **Phone** 303.371.9000

Mailing Address 100 SAINT PAUL STREET SUITE 300, DENVER CO 80206

Email Address c/o tambi@landplanco.com

AMENDMENT FEE: $250.00 DEPOSIT: $3,000

- **Residential**
- **Commercial**
- **Industrial**
- **Mixed Use**

Total Fees Paid: $ 17,770.00 **Ck#** _____ **Date:** _____

Payment of fees: (COMBINED FEES + DEPOSITS)

1. Town Manager, or their authorized designee, has authority to increase or decrease the deposit amount required according to project complexity and estimated costs required for outside services, including but not limited to, general counsel and water attorney fees, engineering fees, plat check fees, recording fees, and publication fees.

2. Deposits may be required to be increased prior to proceeding with processing of application if it is determined costs will exceed said deposit.

3. All fees incurred above deposit amounts are still the responsibility of the applicant as required by the Gypsum Municipal Code even if approval is denied or application is withdrawn.

4. Permits fees cover town planning staff review time and all Planning Commission and Town Council hearings.

5. Deposits cover items, including but not limited to, town engineer review times, outside engineer review times, general counsel and water attorney fees, publication notices, postage/mailing notices, plat check fees, updates to GIS system, and updates to the town zoning map.

6. Any outstanding fees due to the Town must be paid before any additional land use applications will be accepted.

7. Combined submissions, such as annexation and sketch plans, or preliminary and final, shall be accompanied by a combined fee. (Ord. 2010-23)

Please initial that all items have been submitted and/or acknowledged.

1. X Cover letter to Town of Gypsum giving details of proposed changes and the reasons they are necessary.

2. X A Tax Certificate from the County Treasurer indicating all taxes and assessments on the property are paid and current.

3. X A current title report from a licensed Colorado title company shall be provided showing the names of all surface owners, lien holders, mineral owners, and lessees of mineral rights in the platted area as they appear upon records in the County Clerk and Recorders Office.

4. X All utility easements shall remain on the subject property unless the utility companies that have said easements agree in writing to release said easements to the property. (PENDING FINAL APPROVALS)

5. X The changes proposed shall not increase the total number of dwelling sites of the subdivision, shall have no significant impact on the adjoining property or the Town as a whole, and shall not require any changes in infrastructure (i.e. roads, utilities, etc…) SEE DETAILS

6. X The changes proposed shall in no way violate the existing zoning of the area.

7. X List of the names and addresses of the owners that are within 300ft of all boundary lines adjacent to the proposed PUD Amendment. Please include this information on **2** sheets of mailing labels. Please include mineral rights owner(s).

8. X (3) copies of PUD Amendment to be distributed for review. Due at least 60 days prior to Planning Commission meeting. Planning Commission meets the first and third Wednesday of each month.

I have read the application form for PUD Amendment and understand that it is my responsibility to provide the proper officials with the information as outlined above. I also understand it is my responsibility to attend or have someone represent this project at the Planning Commission and Town Council meetings.

Upon satisfactory completion of this Application, the Planning Commission and Town Council will consider your request at a public hearing. The Town reserves the right to approve or deny the Application based on its discretion.

Signed _____ Date 12/7/16

TOWN OF GYPSUM, SUBDIVISION SUMMARY FORM

Land Use	Number Of Lots In This Use	Total Number Of Dwelling Units	Average Lot Size & Size Range	Percent of Total Subdivision
Single Family Lot				
Duplex Lot				
Apartment Lot				
Condominium Lot				
Mobile Home Lot				
Commercial Lot				
Industrial Lot				
Other Lot (Specify)				
School Land				
Recreation Area				
Common Area				
Street Right-Of-Way				
Other (Specify)				
Total Subdivision				

SKETCH PLAN
TOWN OF GYPSUM
(Revised 12/29/2015)

Lana Gallegos, Senior Planner 970-524-1729
Cindy Schwartz, Assistant Planner 970-524-1750

DATE APPLICATION SUBMITTED: _____

NAME OF SUBDIVISION: STRATTON FLATS PUD

NAME OF OWNER: STRATTON FLATS HOMES LLC **PHONE:** 303.371.9000

MAILING ADDRESS: 100 SAINT PAUL STREET, SUITE 300, DENVER CO 80206

EMAIL ADDRESS: c/o tambie landplanco.com

TOTAL FEES PAID: $ 17,770.00 **CK#**_____ **DATE**_____
(COMBINED FEES + DEPOSIT)

ITEMS TO BE INCLUDED, BUT NOT LIMITED TO, ARE:

Application and submitted materials are to be submitted no later than 60 days prior to scheduled Planning Commission meeting. In addition, the following must be completed:

Sketch Plan Fee:

- **Residential $500 plus $20 per unit (less than 20 units)**
- **Residential $1,000 plus $20 per unit (more than 20 units)**
- **Commercial/Industrial $500 (0-5 acres)**
- **Commercial/Industrial $1,000 (more than 5 acres)**
- **Mixed Use $500 (0-5 acres)**
- **Mixed Use $1,000 (more than 5 acres)**

Deposit Fee:

- **Residential (less than 20 units) $3,000**
- **Residential (more than 20 units) $5,000**
- **Commercial/Industrial (0-5 acres) $3,000**
- **Commercial/Industrial (more than 5 acres) $5,000**
- **Mixed Use (0-5 acres) $3,000**
- **Mixed Use (more than 5 acres) $5,000**

Payment of fees:

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4. Permit fees cover town planning staff review time and all Planning Commission and Town Council hearings.

5. Deposit cover items, including but not limited to, town engineer review times, outside engineer review times, general counsel and water attorney fees, publication notices, postage/mailing notices, plat check fees, updates to GIS system, and updates to the town zoning map.

6. Any outstanding fees due to the Town must be paid before any additional land use applications will be accepted.

7. Combined submissions, such as annexation and sketch plans, or preliminary and final, shall be accompanied by a combined fee. (Ord. 2010-23)

Please initial that the item has been submitted and/or acknowledged.

X Presentation to Planning Commission and Town Council must be made in Power Point format. Please present copy to Town Planner before or at meeting.

X (1) 11" x 17" copy of Sketch Plan due at application

X (1) 24" x 36" copy of Sketch Plan due at application shall include:

- Total acreage of land, number and sized of lots and tracts
- Provide information on topography, hazardous areas, wetlands, etc. (runoff, drainage, wildfire, steep slopes, water bodies and vegetation).
- Proposed compliance land for public purposes (in addition to public open space, 5% of total acres must be deeded to school district, property owners association with adequate provision for continuous administration and maintenance, special districts or Town).
- Identify vegetation and/or wildfire hazards.
- Plans drawn to scale and zoning and adjoining land uses.

N/A Geological hazards reports (landslides, avalanches, rock falls, mudflows, slopes, etc.).

N/A Soils Report.

X Show recorded proof of ownership (right to apply if not the owner).

X Names of mineral rights owner(s), if applicable. (TITLE)

X Names and addresses of adjacent property owners within 300 ft of all boundary lines printed on 2 sheets of mailing labels.

X Existing and proposed zoning of subdivision.

X Water and sewer provisions.

X Service providers and summary of methods of provision: fire, solid waste, phone, electricity, recreation, schools, etc.

X All weather access from existing town, county or state roads clearly defined. What are offsite impacts? How are they accounted for?

X Tax certificate showing taxes and assessments as current.

X List of districts and taxing entities.

_____ Estimate of traffic count and impacts.

X Show parking, if applicable.

N/A Any other items necessary for review as determined by Planning Department

X **All items have been submitted electronically (PDF).**

I have read the application form for Sketch Plan submittal and understand it is my responsibility to provide the proper officials with the information as outlined in this application. I also understand it is my responsibility to attend or have someone represent this project at the Planning Commission and Town Council meetings.

Upon satisfactory completion of this Application, the Town will consider your request at a public hearing. The Town reserves the right to approve or deny the Application based on its discretion. If accepted, Sketch Plan is good for one year from approval.

Signature (Must be signed by owner) — Date 12/7/16

JEFFERY M. SPANEL, PE
Print Name
AUTHORIZED AGENT