SUBDIVISION EXEMPTION OR MINOR PLAT AMENDMENT OR MAJOR PLAT AMENDMENT 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 tambi@landplanco.com

FEE: $200 plus $50 per unit or parcel Deposit: $3,000

TOTAL 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responsibility of the applicant as required by the Gypsum Municipal Code even if approval is denied or application is withdrawn.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. 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)

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

Application and materials are to be submitted no later than 60 days prior to the scheduled Planning Commission meeting. The application may be processed sooner if staff time allows it. In addition, the following must be completed:

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

_____ (1) 24" x 36" Mylar copy of Subdivision Exemption Plat due one week prior to second reading of scheduled Town Council meeting (It is the responsibility of owner to get all signatures required; Certificate of Dedication and Ownership, Title Certificate, Surveyor Certificate, Treasurer Certificate)

_____ (1) 11" x 17" copy of Subdivision Exemption Plat due at application

_____ (1) 24" x 36" copies of Subdivision Exemption Plat due at application shall include:

- Roads
- Setbacks
- Easements
- Utilities
- Drainage
- Parking, if applicable

X Letter giving details of proposed changes and the reasons they are necessary. Letter should also state why the proposed subdivision of lot(s) meets exemption requirements.

X Tax certificate showing taxes and assessments as current.

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.

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

X Shall have not 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.)

N/A Current soils report

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

X List of the names and addresses of owners of all properties within 300ft of all boundary lines printed on **2** sheets of mailing labels. **List mineral owners if applicable.**

Please note: The Town retains the authority to instruct any subdivision exemption to go through a full subdivision process at its sole discretion.

All costs incurred by the Town in reviewing the application must be reimbursed by the applicant prior to final action by the Town. Professional services subject to reimbursement include, Town Engineer, Town Attorney, Town Water Engineer, publication fees, zoning map updates, etc...

I have read the application form for Final Plat 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 Council will consider your request at a public hearing. The Town reserves the right to approve or deny the Application based on its discretion.

Signature (Must be signed by owner)
Authorized Agent

12/7/16
Date