

**TOWN COUNCIL
TOWN OF GYPSUM, STATE OF COLORADO**

**ORDINANCE NO. 10
SERIES 2017**

**AN ORDINANCE AMENDING THE STRATTON FLATS
PLANNED UNIT DEVELOPMENT GUIDE**

WHEREAS, the Town of Gypsum, Colorado (“Town”), is a home rule municipality of the State of Colorado, duly organized and existing under Article XX of the Colorado Constitution and the Gypsum Home Rule Charter effective October 21, 1982; and

WHEREAS, the Town of Gypsum has the power and authority to adopt regulations regarding the subdivision of land and to enjoin any such subdivision which does not comply with such regulations, pursuant to Sections 31-23-214 and 31-23-216, C.R.S.; and

WHEREAS, the Town Council of the Town of Gypsum has adopted Chapter 18.08 of the Gypsum Municipal Code (G.M.C.) governing Planned Unit Development zoning; and

WHEREAS, the Town Council (“Council”) previously approved PUD zoning and a Planned Unit Development Guide for the Stratton Flats Planned Unit Development Subdivision; and

WHEREAS, Spring Creek Apartments, LLC (the “Applicant”) is under contract with Stratton Flats Homes, LLC (“SFH”) to purchase the remaining undeveloped residential parcels of the Stratton Flats Planned Unit Development Subdivision attached as Exhibit A (the “Property”) and SFH has authorized the Applicant to prepare and submit application to amend the PUD zoning and final plats of the undeveloped portions of the Stratton Flats Planned Unit Development, including revising the Planned Unit Development Guide; and

WHEREAS, Applicant has submitted an amended Stratton Flats Planned Unit Development Guide, attached hereto as Exhibit B and incorporated herein, (“PUD Guide”) which increases the maximum dwelling units to 461, increases the number of multi-family units from 187 to 402, decreases the single-family units from 152 to 59, identifies additional recreational amenities to be constructed by Applicant, creates the ability for the residential rental units to be removed from the Stratton Flats Master Association while still funding for common area costs, revises parking requirements, and revises some setback requirements; and

WHEREAS, pursuant to section 18.08.180, G.M.C., the Application to amend the PUD Guide has been reviewed and considered by the Town Planning Commission at a public meeting, at which time the Planning Commission recommended approval to the Council with the following conditions:

1. That as otherwise modified by this approval, 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. The Applicant can meet the criteria requirements of Section 18.08.080 PUD sketch plan criteria for review by commission after completing all conditions of approval.
3. The Applicant can meet the conditions of amendment to the PUD as per Section 18.08.180(1).

4. The PUD Guide is revised to delete the following language: “...Owner shall be entitled to develop more or less single family lots, townhome units and/or condominiums, so long as such change in product type does [not] increase or decrease the number of units of any produce type by more than 20% with a total of 461 maximum dwelling units”.
5. Waive any further recreation impact fees in exchange for additional amenities outlined in Application.

WHEREAS, Applicant has removed the language from the PUD Guide attached hereto as Exhibit B that allowed Applicant to develop more or less townhome rental units, townhome condominium units and/or garden-style apartments so long as the change in product type did not increase or decrease the number of units of any product type by more than 20% and did not increase the maximum dwelling units to more than 461; and

WHEREAS, pursuant to Section 18.08.180, G.M.C., the Town Council, following notice required by law, held a public hearing at a regular meeting on July 25, 2017 to consider the PUD Guide, received and considered public comments, and reviewed the proposal; and

WHEREAS, the Town Council hereby finds and determines that the Applicant had met the requirements and criteria of Section 18.08.180, G.M.C., to amend a PUD development plan or zone district, including:

- a. The amended PUD Guide is consistent with the efficient development and preservation of the entire PUD, both as proposed and as completed to the date of the application;
- b. The amended PUD Guide does not affect in a substantially adverse manner either the enjoyment of land adjacent to the PUD or the public interest;
- c. The amendment of the PUD Guide is not granted solely to confer a special benefit upon any person;
- d. The amended PUD Guide does not include any new proposed uses that detract from other uses previously approved for this PUD;
- e. The amended PUD Guide contains street and utility plans that are coordinated with planned and existing streets and utilities for the remainder of the PUD.
- f. The amended PUD Guide does not increase water and sewer demands or create adverse traffic impacts.

NOW, THEREFORE, be it ordained by the Town Council of the Town of Gypsum, Colorado:

Section 1. Incorporation of Recitals and Findings. The above Recitals and Findings of the Town Council are hereby incorporated into this Resolution.

Section 2. Approval of Amended Stratton Flats Planned Unit Development Guide. The amended Stratton Flats Planned Unit Development Guide, attached hereto as Exhibit B, is hereby approved, subject to the following conditions:

1. That except as otherwise modified by this approval, all material representations made by the Applicant in the application, correspondence, and public meetings shall be adhered to and considered conditions of approval, unless otherwise amended by other conditions.
2. This Ordinance and the approval of the PUD Guide shall terminate automatically if the Property is not acquired by Spring Creek Apartments, LLC within two (2) years of final adoption of this Ordinance.

3. If the actual out-of-pocket costs of the Town in reviewing the Application are greater than the amount of the deposit paid by Applicant, Applicant shall pay the additional out-of-pocket costs incurred by the Town no later than within 30 days of receipt of an invoice, but prior to recording PUD Guide.

Section 2. Change in Zoning Map. The existing official zoning map of the Town of Gypsum dated January 12, 2016 is hereby amended to change the zoning of the Property to R1, R2 and R3 Zone Districts in accordance with the approved PUD Guide.

Section 3. Public Inspection. Copies of this Ordinance are available for public inspection at the office of the Gypsum Town Clerk.


Section 4. Public Hearing. A public hearing on this Ordinance shall be held on the 25th of July, 2017 at 7:00 p.m. at the Town of Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum, Colorado.

Section 5. Effective Date. This Ordinance shall become effective as a permanent Ordinance five (5) days after publication, following final adoption after a public hearing held on the 25th day of July, 2017 at 7:00 p.m., at the Gypsum Town Hall, 50 Lundgren Blvd. Gypsum, Colorado.

Section 6. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

INTRODUCED, READ AND ORDERED PUBLISHED BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, UPON A MOTION DULY MADE. SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF GYPSUM ON THE 11TH DAY OF JULY, 2017.

TOWN OF GYPSUM

By: 
Stephen M. Carver, Mayor

Attest:


Danette Schlegel, Town Clerk



INTRODUCED ON SECOND READING, READ, CONSIDERED AT A PUBLIC HEARING AND FINALLY ADOPTED, PASSED AND APPROVED WITH AMENDMENTS, IF ANY, AND ORDERED POSTED AND PUBLISHED, BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, UPON A MOTION DULY MADE AND PASSED AT ITS MEETING HELD ON THE 25TH DAY OF JULY 2017, BY A VOTE OF 7 IN FAVOR AND 0 AGAINST.

TOWN OF GYPSUM

By: 
Stephen M. Carver, Mayor

Attest: 
Danette Schlegel, Town Clerk



EXHIBIT A

Legal Description of Property

Parcel A:

Lots 18 through 20,
Lots 73 through 87,
Parcels 6, 12, 13, and 14,
Tracts G, H and V,
Final Plat Stratton Flats Planned Unit Development, Filing No. 1, County of Eagle, State of Colorado

Parcel B:

Parcel 5B,
Minor Plat Amendment of Stratton Flats Planned Unit Development, Filing 1, Parcel 5, County of Eagle, State of Colorado.

Parcel C:

Parcels 6, 12, 13, and 14,
And Tract G,
First Amendment to Final Plat of Stratton Flats Planned Unit Development, Filing 1, County of Eagle, State of Colorado.

EXHIBIT B

Amended PUD Guide

Stratton Flats
PLANNED UNIT DEVELOPMENT GUIDE

May 5, 2017

RETURN TO:
TOWN OF GYPSUM
PO BOX 130
GYPSUM, CO 81637

PURPOSE AND INTENT

By Ordinance No. 2006-05, the Town of Gypsum (the “Town”) approved a PUD zone district for the real property legally described as Exhibit A attached hereto (the “PUD Parcel”). A portion of the PUD parcel consisting of approximately 47 acres is being developed by Polar Star Development LLC, a Colorado limited liability company (“Owner”), as a planned community and residential subdivision commonly known as “Stratton Flats”. The remainder of the PUD Parcel is proposed for development of an approximately 560,000 square foot mixed-use commercial center, which is adjacent to Stratton Flats. This Planned Unit Development Guide affects only the residential portion of the PUD parcel, which is legally described in Exhibit B attached hereto (the “Property”).

The purpose of this Planned Unit Development Guide (“PUD Guide”) is to establish the parameters for development of the Property consistent with the intent and requirements of the PUD zone district approved by the Town. The guidelines set forth in this PUD Guide establish minimum standards for the use and development of the Property and shall serve as the basis for future approvals and the issuance of building and other permits by the Town. The guidelines, standards, criteria and other provisions of this PUD Guide shall supersede and control over any conflicting guidelines, standards, criteria or other provisions of the Town of Gypsum Land Use Regulations, except where this PUD Guide fails to address the same, in which event, the Town of Gypsum Land Use Regulations shall control. The development is subject to all other agreements which were submitted as part of the Preliminary and Final Plat approvals, including but not limited to construction documents and landscape plans.

SECTIONS

- A. Development Plan
- B. Phasing
- C. Land Use
- D. Building and Lot Standards
- E. Parking Design Standards and Guidelines
- F. Open Space
- G. Utility Statement

EXHIBITS

Exhibit A Legal Description of PUD Parcel

Exhibit B Legal Description of Property

Exhibit C Zone District Classification Map

A. DEVELOPMENT PLAN

Stratton Flats is a residential subdivision located on 47 acres. The actual number of single-family lots, multifamily townhome and condominium units that may be constructed on the Property is 461. The residential development will include open park spaces, a playground with gazebo, a youth soccer field, basketball court, volleyball court, dog-park, community garden, pickle ball courts, bike and pedestrian trails as well as fenced surface parking areas for recreational vehicles and other recreational equipment.

Access to the Property will be from Jules Road and a direct connection to US Highway 6 from the eastern portion of Stratton Flats. The eastern connection will be either an extension of Sunny Avenue through the existing access easement across the property to the east, or a direct connection to Nighthawk Circle. Construction traffic will be required to use the easterly access. All roads in Stratton Flats will be privately owned and all road maintenance and snow removal within the property will be performed by the existing Stratton Flats Master Association. All owners in Stratton Flats are required to be members of the Stratton Flats Master Association which is funded through owner assessments. The townhomes will be members in the Master Association as well as the existing Townhome Association.

There are several park areas within the open spaces of Stratton Flats. There will be a path for bikes and pedestrians looping around a grassy area. Inside the path loop will be athletic courts for basketball and other court games and some seating areas. Paths will be constructed with asphalt surfaces, and not with crusher fines as may be indicated on various exhibits. Within the condominium neighborhood, there will be a youth soccer field that could accommodate Town events such as Movie Night.

Within the townhome neighborhood, there will be a sodded area for field games and recreation as well as a tot lot with playground equipment, a barbecue area and a gazebo for shade. The balance of this area will be planted in native grasses as open space for the detention pond area.

The single-family streetscape is characterized by homes with front porches abutting the front yard setback with garages recessed toward the rear of the lots. There will be sodded front yards and trees, as well as shrubs planted along bedding areas.

The townhome streetscape is characterized by two and four unit buildings with twenty feet between buildings, shrub plantings between buildings and canopy trees along the street. Many townhomes have ample room in the driveway to park between the garage and the sidewalk, however, where garages are too close to the street, additional parking has been provided between residences.

The condominium area is characterized by a looping driveway with various tree and shrub areas, with native grass plantings around a youth soccer field shared by the community. The trash containers will be screened by enclosures blending in with the landscape.

B. PHASING PLAN

Stratton Flats will be developed in one or more phases. The first phase of development consisted of 44 single-family residences on individually platted lots and 44 townhome units. The proposed second phase of development includes 15 single family lots, 76 townhomes on individually platted lots and 282 condominium units.

C. LAND USE

Stratton Flats is divided into the following zone district classifications, which correspond to the designations shown on the map attached as EXHIBIT C:

R1 Zone District – Residential Single Family

R2 Zone District – Residential Townhouses

R3 Zone District – Residential Condominiums

OS Zone District – Open Space

Each zone district includes significant usable open space parcels.

The combined development area of the R1, R2 and R3 Zone Districts comprise approximately 67.7% of the Property and the open space parcels comprise approximately 32.3% of the Property. The open space parcels consist of parks, recreation areas and trails. The parks will include a playground, play fields, community gardens, barbeque areas and athletic courts. Stratton Flats will also include an area for surface parking of recreational vehicles and recreational equipment.

The designated Zone Districts are approved for the following uses. Uses not listed are not permitted.

R1 Zone District

Intent – Individual lots with single-family detached residences.

Permitted Uses – Single-family residential units along with associated uses such as utility sheds, a sales & marketing center, private roads, utilities & appurtenances, utility and drainage easements, non-commercial gardening, solar energy devices, satellite dishes, garages and carports, home occupations and daycare for fewer than seven children according to regulations under the Town of Gypsum Municipal Code.

Minimum Lot Size: 4,000 square feet **Maximum Building Height:** 33 feet.

Minimum Setbacks: Rear Yard 10ft., Side Yard 5 ft, Front Yard 20 ft

Parking: A minimum of 4 spaces will be provided for each residential unit along with additional shared guest parking.

R2 Zone District

Intent – Townhouse and condominium units within attached structures.

Permitted Uses – Attached residential units in up to 6 unit structures units along with associated uses such as utility sheds, a sales & marketing center, private roads, utilities & appurtenances, utility and drainage easements, non-commercial gardening, solar energy devices, satellite dishes, garages and carports, home occupations and daycare for fewer than seven children according to regulations under the Town of Gypsum Municipal Code.

Minimum Lot Size: 1,000 square feet

Maximum Building Height: 33 feet.

Minimum Setbacks: Front Yard 5ft, 10ft between buildings

Parking: A minimum of 2 parking spaces will be provided for two bedroom units and 3 spaces will be provided for three bedroom units. In addition, a minimum of 1 guest space shall be provided for each 8 units.

R3 Zone District

Intent: Condominiums in 3 story buildings with up to 24 units in each building

Permitted Uses – Attached residential units, units along with associated uses such as utility sheds, a sales & marketing center, private roads, utilities & appurtenances, utility and drainage easements, non-commercial gardening, solar energy devices, satellite dishes, garages and carports, model units, private roads, landscaping, solar energy devices, satellite dishes, carports, garages, and trash dumpster receptacles and enclosures.

Maximum Building Height: 46 feet.

Parking: A minimum of 1 parking space will be provided for each one bedroom unit, 2 spaces for each two or three-bedroom unit. In addition, a minimum of 1 guest space will be provided for each 8 units and 6 parking spaces will be provided for the clubhouse.

D. BUILDING AND LOT STANDARDS

Single Family Homes

All homes to have a front porch.

All garages to be placed towards the rear of the lot, where feasible, to maximize driveway parking area.

30' ROW with 15' easements on both sides of the street, containing a 5 ft. landscape buffer and then detached 5 ft. wide sidewalk.

All exterior lighting will be shielded and downcast.

Landscaping for front yards includes 1 tree, sod area and rock area with shrubs. Fences (if any) will be uniform and conform to Town of Gypsum municipal code.

Townhomes

Area will be built out with two, four or six unit buildings.

All exterior lighting will be shielded and downcast.

Fences (if any) will be uniform and conform to Town of Gypsum municipal

code. Garages will be in front of units.

All common areas to be fully landscaped.

Front yard setback is 5ft., rear yard setback is 8 ft., 10ft. between buildings.

Condominiums

All common areas to be fully landscaped.

All exterior lighting will be shielded and downcast.

Trash receptacles to be enclosed.

Walk up building with stair access only.

Buildings to have up to 24 units in any combination of studio, 1, 2 or 3 bedroom units.

Allowable encroachments:

Overhangs may encroach 18" into setbacks.

Window wells may not encroach into setbacks.

E. PARKING

On street parking is not permitted.

Standard parking bays are 9 feet by 20 feet. Compact bays will be allowed per Gypsum Code.

Shared common area parking between Zone Districts is allowed.

One guest parking space will be provided for each 8 units in the R2 & R3 Zone Districts.

Private surface parking lots for the long-term storage of recreational vehicles, trailers and equipment are allowed.

F. DESIGN STANDARDS

Allowed siding materials shall include stucco, cementitious siding, painted hardboard and natural siding materials.

Allowed architectural styles shall include Victorian, Craftsman & Contemporary.

Driveways shall be concrete or asphalt.

Front yards shall be irrigated sod & landscaping.

Asphalt roof shingles are allowed.

Exterior color palette shall be master planned.

Single Family Homes shall have front porches.

Fences shall uniform and comply with Gypsum Municipal requirements.

A. OPEN SPACE

EXHIBIT A

PROPERTY DESCRIPTION

A PARCEL OF LAND SITUATED IN TRACTS 42, 58, 61 AND 62 IN SECTIONS 3 AND 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT 4 OF TRACT 64, A REBAR AND ALUMINUM CAP, L.S #5933 IN PLACE, THE POINT OF BEGINNING; THENCE N00°19'42"E ALONG THE EASTERLY BOUNDARY OF SAID TRACT 64 A DISTANCE OF 611.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 6 AND 24; THENCE LEAVING SAID EASTERLY BOUNDARY ALONG SAID SOUTHERLY RIGHT-OF-WAY N88°03'44"E A DISTANCE OF 30.96 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S00°25'09"W A DISTANCE OF 242.42 FEET; THENCE N87°58'22"E A DISTANCE OF 359.00 FEET; THENCE N00°25'09"E A DISTANCE OF 241.86 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY; THENCE N88°03'44"E ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 125.45 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY S01°59'46"E A DISTANCE OF 180.39 FEET; THENCE N88°00'14"E A DISTANCE OF 126.03 FEET; THENCE N45°13'14"E A DISTANCE OF 265.10 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

1. N88°03'44"E A DISTANCE OF 3,516.58 FEET
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5,675.00 FEET AND A CENTRAL ANGLE OF 04°25'00", A DISTANCE OF 437.46 FEET (CHORD BEARS S89°43'46"E A DISTANCE OF 437.35 FEET)
3. S87°31'16"E A DISTANCE OF 287.50 FEET
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5,785.00 FEET AND A CENTRAL ANGLE OF 00°25'00", A DISTANCE OF 42.07 FEET (CHORD BEARS S87°43'46"E A DISTANCE OF 42.07 FEET)
5. N02°03'44"E A DISTANCE OF 5.00 FEET
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5,780.00 FEET AND A CENTRAL ANGLE OF 00°13'18", A DISTANCE OF 22.35 FEET (CHORD BEARS S88°02'55"E A DISTANCE OF 22.35 FEET) TO A POINT ON THE WESTERLY BOUNDARY OF THE EAGLE COUNTY AIRPORT BOUNDARY AS DESCRIBED IN BOOK 131 AT PAGE 115 OF THE EAGLE COUNTY CLERK AND RECORDERS OFFICE; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY ALONG SAID WESTERLY BOUNDARY S69°54'01"W A DISTANCE OF 450.83 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY S48°26'00"W A DISTANCE OF 190.57 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY S40°32'30"W A DISTANCE OF 132.31 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY S04°25'45"W A DISTANCE OF 57.16 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY N89°03'08"W A DISTANCE OF 285.75 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY S72°30'50"W A DISTANCE OF 569.20 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY

N88°04'37"W A DISTANCE OF 61.45 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY S01°55'35"W A DISTANCE OF 576.43 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID EAGLE COUNTY AIRPORT BOUNDARY AS DESCRIBED IN RECEPTION NO. 'S 299152, 306480, 329440 AND 573174 OF THE EAGLE COUNTY CLERK AND RECORDERS OFFICE; THENCE LEAVING SAID WESTERLY BOUNDARY S81°56'19W ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 3,616.85 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT 65; THENCE N00°15'17"E ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 939.94 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINING 121.479 ACRES, MORE OR LESS.

EXHIBIT B
(LEGAL OF DESCRIPTION THE PROPERTY)

Parcel A, Amended Lehmann Parcels, according to the "Amended Exemption Plat, Lehmann Parcels" filed June 30, 2006 at Reception No. 200617646, County of Eagle, State of Colorado

EXHIBIT C
ZONE DISTRICT CLASSIFICATION MAP

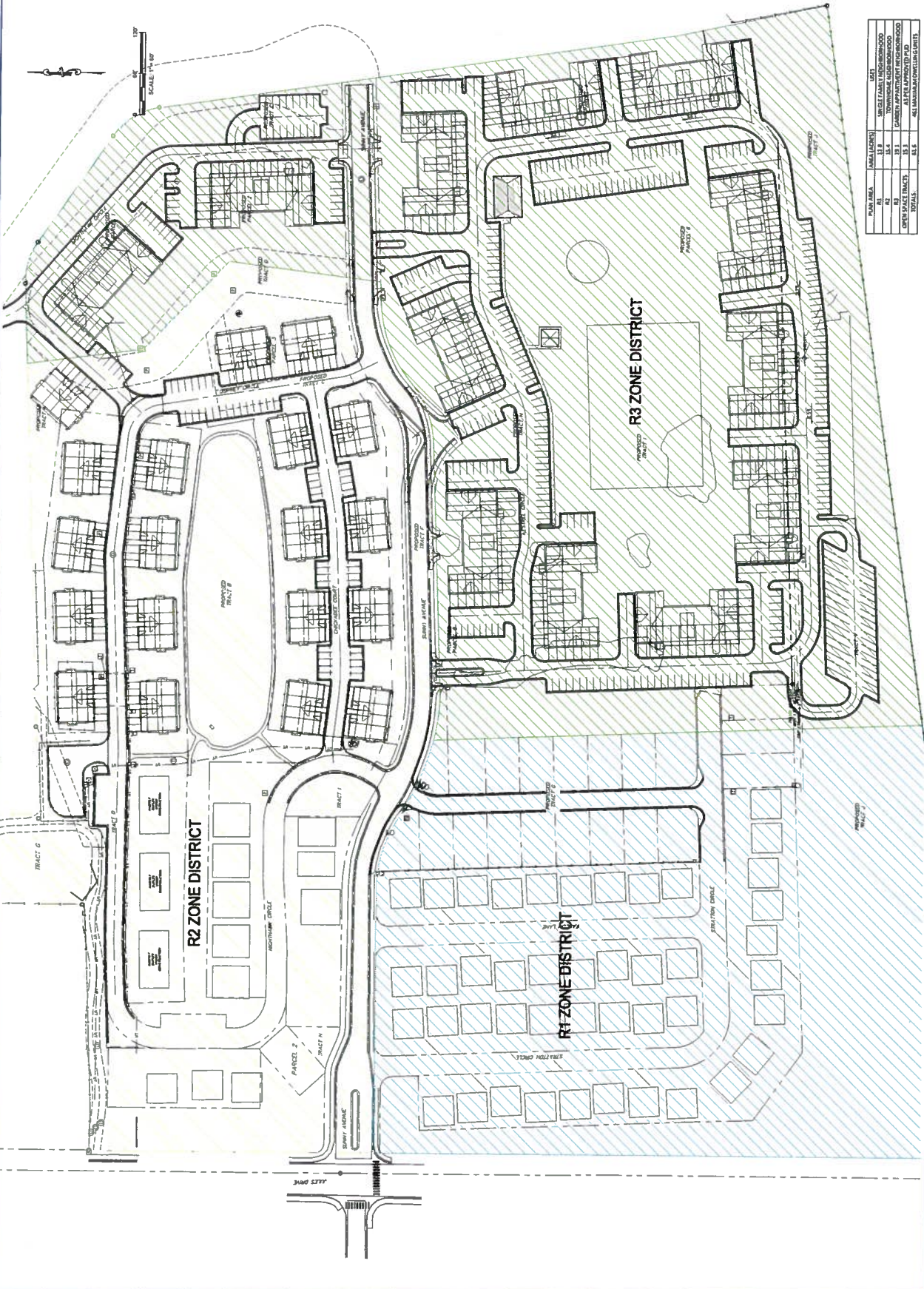
NO.	DATE	REVISION

Inter-Mountain
Civil Engineering & Surveying
 1700 E. 10th Ave. Suite 100, Fort Collins, CO 80504
 Phone: 970.226.1111 Fax: 970.226.1112
 www.intermountain-engineering.com

POLAR STAR DEVELOPMENT
 The Applicant has prepared the plat and map for the proposed development. The Applicant warrants that the information provided is true and correct to the best of their knowledge and belief. The Applicant warrants that the information provided is true and correct to the best of their knowledge and belief. The Applicant warrants that the information provided is true and correct to the best of their knowledge and belief.

ZONE PLAN
 STRATTON FLATS PUD
 TOWN OF GYPSUM
 EAGLE COUNTY, COLORADO

PROJECT NO.	15-0063
DATE	08/11/2015
SCALE	AS SHOWN
DATE	08/11/2015



AREA	AREA (ACRES)	LOTS
R1	11.8	100
R2	10.0	100
R3	10.0	100
TOTAL	31.8	300

Ad #: 0000085411-01

Customer: TOWN OF GYPSUM,

Your account number is: 1003111

**PROOF OF PUBLICATION
EAGLE VALLEY ENTERPRISE**

**STATE OF COLORADO
COUNTY OF EAGLE**

I, Pam Boyd, do solemnly swear that I am General Manager of the EAGLE VALLEY ENTERPRISE, that the same weekly newspaper printed, in whole or in part and published in the County of Eagle, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Eagle for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

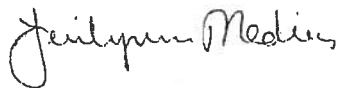
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 7/20/2017 and that the last publication of said notice was dated 7/20/2017 in the issue of said newspaper.

In witness whereof, I have here unto set my hand this day, 7/26/2017.



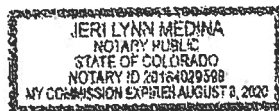
Pam Boyd, General Manager

Subscribed and sworn to before me, a notary public in and for the County of Eagle, State of Colorado this day 7/26/2017.



Jerilyn Medina, Notary Public

My Commission Expires: August 3, 2020



NOTICE OF PUBLIC HEARING

TOWN OF GYPSUM
P.O. Box 130
50 Lundgren Boulevard
Gypsum, CO 81637

This is to give notice that at a public meeting on July 11, 2017, the following Ordinance was introduced read by title, approved on first reading, and ordered posted and published by title only, by the Gypsum Town Council. A public hearing for final approval, rejection, or other action as may be taken by vote of Town Council on second reading is scheduled for May 23, 2017 at 7:00 p.m. in the Town Council Chambers at Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum Co 81637.

ORDINANCE NO. 10 (SERIES 2017) AN ORDINANCE AMENDING THE STRATTON FLATS PLANNED UNIT DEVELOPMENT GUIDE

The text of this Ordinance is available for public inspection at the office of the Town Clerk, 50 Lundgren Blvd., Gypsum, Colorado, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. and on the Town's website at <https://townofgypsum.com>.
/ss: Danette Schlegel, Town Clerk.

Published in the Eagle Valley Enterprise on July 20 2017. 0000085411

Open space areas include:

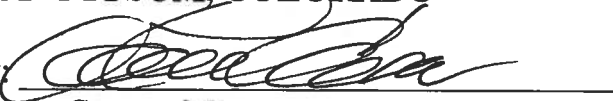
Large grassy detention area that is usable for recreation purposes including a dog park.
Gazebo, with tot lot and barbecue areas.
Designated park areas with basketball court, pickle ball and volleyball court and trail system.
Extensive reseeding with native grasses.
Enhanced entry landscaping with entry monument.
Community garden space
Youth soccer field, including any picnic area or additional tot lots
Overflow, soccer field and park space access, loading and parking.

B. UTILITY STATEMENT

Electricity is being provided by Holy Cross Electric.
Natural Gas is being provided by Kinder Morgan.
Phone and cable service is being provided by Century Tel.
Irrigation for the community is being provided by raw water leased to Stratton Flats by the Town of Gypsum.
Domestic water and sewer service is being provided by the Town of Gypsum.
All trash services for Stratton Flats are being contracted by private contractor.
Snow removal is being provided by private contractor.

IN WITNESS WHEREOF, the parties have set their hand and official seals the day and year first written above written.

TOWN OF GYPSUM, COLORADO

By: 
Steven Carver, Mayor
50 Lundgren Blvd.
PO Box 130
Gypsum, CO 81637

