



FINAL PLAT APPLICATION

All Straight Zoned Properties

(Revised 3/1/2017)

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

DATE APPLICATION SUBMITTED: May 2, 2017

NAME OF SUBDIVISION: Airport Commerce Center, Filing 2

NAME OF OWNER: Eagle Airport Commerce Center, LLC, Michael Barry, Manager
1305 Wiley Road, Suite #104, Schaumburg, IL 60173

PHONE: 970.390.7730

MAILING ADDRESS: Michael Barry, P.O. Box 39, Edwards, CO 81632

EMAIL ADDRESS: Matthew@mmpmgt.com, Mbarry@vail.net

FINAL PLAT FEE: \$500 plus \$10/unit \$ 650

DEPOSIT: ~~\$5,000~~ commercial/industrial or mixed use ~~#2,500~~ #1,850

PAID: \$ 2,500 CHECK # 20092 CC: _____ DATE: 5/2/17

Payment of fees:

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responsibility of the applicant as required by the Gypsum Municipal Code even if approval is denied or application is withdrawn.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 submitted materials are to be submitted no later than 60 days prior to scheduled Planning Commission meeting. All items in sketch and preliminary must be addressed at Final Plat. Once Final Plat approval is given, all improvements must be completed within two years. In addition, the following must be completed.

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

Presentation to Planning Commission and Town Council must be done in Power Point format. Please provide copy of presentation before or at meeting.

(1) 24" x 36" Mylar copy and an AutoCAD file of Final Plat due one week prior to second reading of scheduled Town Council meeting (It is the responsibility of owner to get all signatures required)

(1) 11" x 17" copy due at application to include the following:

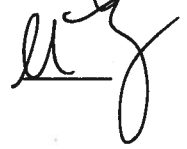
(1) 24" x 36" copy of Final Plat due at application that includes:

- Topography, indicated by contour lines at two (2) foot intervals of 7% to 20% slope, or ten (10) foot intervals on land greater than 20% slope, providing the same contour intervals are used throughout
- Roads
- Existing and proposed setbacks and easements
- Potential building envelopes
- Location of grades and driveways
- Wetlands
- Hazardous areas
- Steep slopes
- Utilities and drainage


- Street names
- Width of each right-of-way
- Street address of lots
- Subdivision name
- Graphic scale
- North arrow
- Date of preparation
- Basis bearings
- Legal description of property subdivided and total amount of acreage. Should be part of dedicatory language.
- Complete survey date, including all information necessary to establish all boundaries in the field and a description of all corner monuments found and/or set.
- Subdivision boundary lines, street and other right-of-way lines, easements, lot, parcel, and tract lines, showing in all cases accurate distances, bearings and curve data consisting of radii, central angles, arc lengths and chord information.
- A number or other means to identify each lot, parcel or tract and the area in square feet or acres of each.
- Title format for plats
- Vicinity map-ownership, etc., easy to locate subdivision.



List of the names and addresses of adjacent property owners within 300 ft. of all boundary lines printed on two (2) sheets of mailing labels. Include the mineral rights owner(s) if applicable.



Assurance that there will be all-weather access to the subdivision via public roads conforming to Town of Gypsum standards from existing Town, county or state roads and that maintenance, including snow removal, is assured for said access road.



Assurance that the sub-divider will cause electrical power, telephone, cable T.V. and natural gas services be brought to and throughout the subdivision to serve all lots, parcels and tracts requiring said service. A letter from each utility recognizing they will service the area.



Tax certificate showing taxes and assessments as current.



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



Restrictions and or covenants



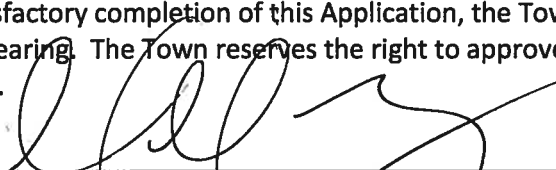
Form listing all changes from Preliminary plan

- N/A Permit to access federal or state highway
- Uz Proof to compliance with Town of Gypsum road standards
- Uz Proof water, sewer and drainage is adequately supplied
- N/A Landscape plan
- N/A Wildfire control plan – if applicable
- Uz Erosion control plan – if applicable
- Uz Dust Control plan covering watering operations (types and number of vehicles), watering plans, sources of water supply, re-vegetation plans, shut down procedures during high winds, etc...
- N/A Geological hazard plan – if applicable
- Uz Letter of Credit Cost Estimate Information
- Uz Any other items necessary for review as determined by the Planning Department
- N/A Water Dedication Application (If determined by town staff.)
- Uz All of the above information has been provided electronically on a disk (PDF).

****NOTE: Applicant understands that any necessary agreements, letters of credit, Mylar plat map, etc. must be completed and signed by all parties other than town officials prior to Town Council meeting for Final approval. If this is not completed, meeting will be re-scheduled to next regular meeting.**

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 property owner or include written authorization that other representative may submit this application)

5-2-2017
Date

Matthew Barry
Print Name

TOWN OF GYPSUM, SUBDIVISION SUMMARY FORM

Please fill in below information

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	13		3 Acre (1-6.4 Range)	97%
Industrial Lot				
Other Lot (Specify)				
School Land				
Recreation Area				
Common Area				
Street Right-Of-Way	1		.384 Acres	1%
Private Drive)	1		.748 Acres	2%
Total Subdivision	16 15		37.855 Acres	100%

POSTING NOTICE

17.70.010 Notice Requirements

Certain subdivision actions require a public hearing, notice of which shall be given in the manner and within the times set forth in the following Notice Requirements.

Type of Action	Hearing Requirement	Notice in Newspaper	Service or Mailing	Posting
Final Plat	Planning Commission & Town Council	10 days	10 days	10 days

Municipal Code: For further detail visit www.townofgypsum.com- Community Development – Municipal Code.

17.70.020 – Posting

A. Responsibility

Posting of a sign on the property giving notice of any public hearing shall be the responsibility of the applicant. Staff shall advise the applicant in writing within five business days of receipt of the application of this posting requirement and the location and number of signs required for the application. All signs must be prepared by or for the applicant at the applicant's expense. All signs must be posted on the property not

less than ten days prior to the scheduled public hearing as set forth in section 17.70.010. The applicant must take a clear and distinct photograph of the sign(s) and submit the photograph(s) to the planning department immediately upon posting the property. No later than noon on Friday prior to the scheduled public hearing, the applicant shall present a certificate of posting in the following form to the planning department.
** A sign may also be purchased from the town for a fee of \$100.

B. Certificate of Posting

See attached **AFFIDAVIT CONCERNING POSTED NOTICE** (*Notarization Required*)

Failure to present the certification of posting and submit the photograph(s) will result in a rescheduling of the public hearing and require a new posting of the property.

C. Sign Specifications

Applicants shall post notice by a sign not less than three feet by four feet in size erected on posts no lower than four feet above natural grade and legible from the nearest dedicated public right-of-way. The title of the sign shall be in letters not less than five inches high. Said sign shall be removed by the applicant within two weeks of the conclusion of the public hearing. *See Section C of the Gypsum Municipal Code 17.70.020.*

FINAL PLAT CHECKLIST (to be completed by Town of Gypsum):

Name of Subdivision _____

Final Plat due 90 days before Planning Commission Meeting

Date turned in: _____

Planning Commission regular meeting date: _____

Town Council Public Hearing Date: _____

Agencies need to respond within 21 days from date of mailing: _____

Distributed to:

Date:

Town Planner _____

Town Manager _____

Town Engineer

Public Works Director

Town Attorney- Bob Cole

Town Water Attorney- Patrick / Miller / Noto

Town Water Engineer- Tom Zancanella

Public Hearing Notice mailed to adjacent land owners
(for Planning Commission Public Hearing)

Date posted to Reader Board & Eagle Valley Enterprise
(for Planning Commission Public Hearing)

Public Hearing Notice mailed to adjacent land owners
(for Town Council Public Hearing Notice)

Date posted to Reader Board & Eagle Valley Enterprise
(for Town Council Public Hearing Notice)
