



# PUD FINAL PLAT TOWN OF GYPSUM

(Revised 12/29/2015)

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

DATE APPLICATION SUBMITTED: 3-29-18

NAME OF SUBDIVISION: Mountain Gateway at Buckhorn Gateway

NAME OF OWNER: Green Valley Homes LLC PHONE: 970 470 2087

MAILING ADDRESS: PO Box 5127 Gypsum CO 81637

EMAIL ADDRESS: jvhill.co@gmail.com

FINAL PLAN FEE: \$500 PLUS \$10 PER UNIT DEPOSIT: SEE BELOW

- Residential Deposit: \$3,000 \$500+48X\$10= \$980
- Commercial/Industrial/Mixed Use Deposit: \$5,000 \$3,000

TOTAL PAID: \$ 3,980.00 CK# 900 DATE 3-28-18

### 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responsibility of the applicant as required by the Gypsum Municipal Code even if approval is denied or application is withdrawn.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 covers 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. All items in sketch and preliminary plan 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 items have been submitted and/or acknowledged.**

**Files May be found and downloaded at [https://www.dropbox.com/sh/govdnbwaqqw3wpn/AABGFo7NE38\\_57Ej79JZ-UWQa?dl=0](https://www.dropbox.com/sh/govdnbwaqqw3wpn/AABGFo7NE38_57Ej79JZ-UWQa?dl=0)**

JM Presentation to Planning Commission and Town Council must be done in Power Point format. Paper copy of presentation must be presented to the Town Planner for file records.

JM (1) 24" x 36" Mylar copy and AutoCAD file of Final Plat (reflecting any necessary changes) due one week prior to second reading of scheduled Town Council meeting (It is the responsibility of owner to get all signatures required except Town Staff).

JM (1) 11" x 17" copy of Final Plat due at application for staff review.

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

- 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.

JH List of the names and addresses of property owners within 300ft of all boundary lines to the proposed subdivision printed on 2 sheets of mailing labels. Please provide the mineral rights owner(s) on the plat.

JH Pending due 4-7-18  
Tax certificate showing taxes and assessments as being current.

JH Applicable utility statement showing they can serve the area.

JH (1) Letter of Credit Cost Estimate information.

JH 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 Records office.

JH Restrictions and or covenants

JH Landscaping plan

JH NA Wildfire control plan – if applicable

JH Erosion control plan – if applicable

JH Storm Water Management plan site development plan set

JH 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...

JH NA Geological hazard plan – if applicable

JH Soils Report

JH All information has been provided electronically on (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.**

Other items may be required as necessary in order to process this application.

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.

Signed 

Date 3-29-18

**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	1	48	7.36 Ac/48 du = 6,679 sf	100%
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	1	48	7.36 Ac/48 du = 6,679 sf	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
Sketch Plan	Planning Commission	10 days	10 days	10 days
Preliminary Plan	Planning Commission & Town Council	10 days	10 days	10 days
Final Plat	Planning Commission & Town Council	10 days	10 days	10 days
Minor Plat Amendment	Planning Commission	10 days	10 days	Optional
Major Plat Amendment	Planning Commission & Town Council	10 days	10 days	10 days
Vacating Subdivision	Planning Commission & Town Council	10 days	10 days	10 days
Vesting Property Rights	Planning Commission & Town Council	10 days	10 days	10 days

## 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.

**B. Certificate of Posting**

Certificate of Posting

I hereby certify under oath that a sign (or signs ( \_\_\_\_\_ )) was posted on the property known by street and number as \_\_\_\_\_ on \_\_\_\_\_, 20\_\_\_\_\_, at least ten (10) days prior to the public hearing on the Application for \_\_\_\_\_ for this property as shown in the photograph(s) submitted in support of this Certificate as notice of this public hearing before the Planning and Zoning Commission/Town Council on \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_ p.m.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Applicant

State of Colorado )

) ss.

County of Eagle )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ by \_\_\_\_\_ as Applicant.

My commission expires \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

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. A sample format for the sign is as follows:

\*\* A sign may also be purchased from the town for a fee of \$100.

**NOTICE OF PUBLIC HEARING  
(FILE NUMBER)**

Notice is hereby given that the property upon which this sign is posted shall be considered for approval of a \_\_\_\_\_ at a public hearing pursuant to the Town of Gypsum Zoning Code. Further information concerning this application or proposal may be obtained by calling the Planning Department Office at (970) 524-7514.

The hearing is to be held before the \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, in the Council Chambers, at 50 Lundgren Boulevard, Gypsum, Colorado at 7:00 p.m., or as soon thereafter as the matter may be heard. The general public may attend the public hearing to hear issues and to express their opinions.

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

Name of Subdivision \_\_\_\_\_

Final Plat due 60 days before Planning Commission Meeting

Date turned in: \_\_\_\_\_

Planning Commission regular meeting date: \_\_\_\_\_

Town Council Public Hearing Date: \_\_\_\_\_

Agencies need to respond within 15 days from date of mailing: \_\_\_\_\_

**Distributed to:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Town Planner \_\_\_\_\_

Town Manager \_\_\_\_\_

Planning Commission (7 members) \_\_\_\_\_

Town Council (7 members) \_\_\_\_\_

Town Engineer \_\_\_\_\_

Public Works Director \_\_\_\_\_

Town Attorney- Bob Cole \_\_\_\_\_

Town Water Engineer- Zancanella \_\_\_\_\_

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

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





**GREEN VALLEY HOMES LLC**

17130 DALLAS PARKWAY, STE. 240  
DALLAS, TX 75248

INWOOD NATIONAL BANK  
13760 NOEL ROAD  
DALLAS, TX 75240  
(214) 358 - 5281  
111001040

901

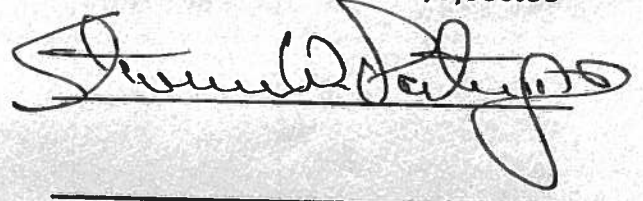
\*\*\*\* NINE THOUSAND FIVE HUNDRED SIXTY AND 00/100 DOLLARS

TO THE  
ORDER OF

TOWN OF GYPSUM  
P.O. BOX 130  
GYPSUM, CO 81637

03/28/18

\$9,560.00\*\*\*



⑈000901⑈ ⑆111001040⑆ ⑈3221511⑈

DATE:03/28/18 CK#:901 TOTAL:\$9,560.00\*\*\* BANK:gvh-c - CASH - CHECKING  
PAYEE:TOWN OF GYPSUM(gypsum)

Property Account	Invoice	Description	Amount
gvh 1140-0000	MG@BV	PUD Preliminary Plan - MG@BV	9,560.00
			<hr/> 9,560.00

