PUD PRELIMINARY PLAN APPLICATION

Town of Gypsum EST. 1911

(Revised 3/1/2017)

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

DATE APPLICATION SUBMITTED: APRIL 6, 2018

NAME OF SUBDIVISION: SIENA LAKE

NAME OF OWNER: RED TABLE VENTURES, LLC

PHONE: 970-390-1446

MAILING ADDRESS: PO BOX 4930

CITY: EAGLE STATE: CO ZIP: 81631

EMAIL ADDRESS: WESTERNTRAVELER53@YAHOO.COM

PRELIMINARY PLAN FEE:

- $1,000 plus $20/unit residential less than 20 units
- $2,000 plus $20/unit residential more than 20 units
- $1,000 commercial/industrial less than 5 acres
- $2,000 commercial/industrial more than 5 acres
- $1,000 mixed use less than 5 acres
- $2,000 mixed use more than 5 acres

DEPOSIT:

- Residential $5,000 (less than 20 units) $7,000 (more than 20 units)
- Commercial/Industrial $5,000 (0-5 acres) $10,000 (more than 5 acres)
- Mixed Use $7,000 (0-5 acres) 10,000 (more than 5 acres)

PAID: $ 12,000 — CHECK #: 1075 CC: _____ DATE: 4/6/18

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responsibility of the applicant as required by the Gypsum Municipal Code even if approval is denied or application is withdrawn.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 plan must be addressed at Preliminary Plan. In addition, the following must be completed:

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

_____ Presentation to Planning Commission & Town Council must be presented in Power Point format.

_____ (1) 24" x 36" Mylar copy of Preliminary Plat due at application (plat shall include roads, setbacks, easements, utilities and drainage)

_____ (1) 11" x 17" Copies of Preliminary Plat due at application (plat shall include roads, setbacks, easements, utilities and drainage)

_____ (1) 24" x 36" Copy showing the following:

- Vicinity Map –ownership, etc., easy to locate subdivision
- Municipal Boundary
- Platted Areas
- Adjoining ownerships
- Nearest section line
- Graphic Scale
- Date of preparation and person responsible
- North Arrow
- Roads
- Lighting and landscape plans

- Easements and utilities, width of each ROW
- Parking, if applicable
- Accurate survey per boundary (section corner markers)
- Total acreage of land, number and size of lots and tracts.
- 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.
- Information on topography (contour lines at 2 ft. less than 6% slope, 5 ft. slope 7-10%m 10 ft. 20% or more), hazardous areas, wetlands, etc. (runoff, drainage, wildfire, steep slopes, water bodies and vegetation).
- Principal dimensions to the foot and square foot acreage of all lots, parcels, tracts, total area of subdivision, area for streets and other uses.
- Type of use for each lot, parcel or tract.
- Lots numbered consecutively or lettered.
- Proposed phasing by area and sequence.
- Potential building envelopes and locations of grades and driveways.
- Delineation of proposed public and private open space dedication.

_____ List of the names and addresses of adjacent property owners within 300ft of the proposed subdivision printed on two **(2)** sheets of mailing labels. Include the mineral rights owner(s).

_____ 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 have electrical power, telephone, cable T.V. and natural gas services brought to and throughout the subdivision to serve all lots, parcels and tracts requiring said service.

_____ Tax certificate showing current taxes and assessments.

_____ Applicable utility statements showing they can serve the area.

_____ 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.

_____ Restrictions and or covenants

_____ Form listing all changes from sketch plan

_____ Proof to compliance with Town of Gypsum road standards

_____ Proof that water, sewer and drainage is adequately supplied

_____ Landscaping plan

_____ Water Dedication Application (If determined by town staff.)

_____ Wildfire control plan – if applicable

_____ Erosion control plan – if applicable

_____ Geological hazard plan – if applicable

_____ **All items have been submitted electronically (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 Preliminary 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 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. If accepted, Preliminary Plan is good for **one** year from Town Council approval.

Signature (Must be signed by property owner or include written authorization that other representative may submit this application)

4/6/18
Date

George Roberts
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				
Industrial Lot				
Other Lot (Specify)				
School Land				
Recreation Area				