



# PUD PRELIMINARY PLAN APPLICATION

(Revised 3/1/2017)

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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.

THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF CHEMISTRY  
5812 S. UNIVERSITY AVE.  
CHICAGO, ILL. 60637

ASST. PROF. DR. J. H. GOLD

PHYSICS

5812 S. UNIVERSITY AVE.

CHICAGO, ILL.

60637

PHYSICS DEPARTMENT

5812 S. UNIVERSITY AVE.

CHICAGO, ILL. 60637

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responsibility of the applicant as required by the Gypsum Municipal Code even if approval is denied or application is withdrawn.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

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations.

2. The second part of the document outlines the various methods and tools used to collect and analyze data. It highlights the need for consistent and reliable data collection processes to support effective decision-making.

3. The third part of the document focuses on the role of technology in data management and analysis. It discusses how modern software solutions can streamline data collection, storage, and reporting, thereby improving efficiency and accuracy.

4. The fourth part of the document addresses the challenges associated with data management, such as data quality, security, and integration. It provides strategies to overcome these challenges and ensure that the data remains reliable and accessible.

5. The fifth part of the document discusses the importance of data governance and compliance. It outlines the necessary policies and procedures to ensure that data is handled in a secure and lawful manner, meeting all relevant regulatory requirements.

6. The sixth part of the document explores the future of data management and analysis. It discusses emerging trends and technologies that are expected to shape the data landscape in the coming years.

7. The seventh part of the document provides a summary of the key findings and recommendations. It emphasizes the need for a holistic approach to data management, one that integrates all aspects of the data lifecycle from collection to analysis and reporting.

8. The eighth part of the document discusses the role of data in driving organizational success. It highlights how data-driven insights can inform strategic decision-making and lead to improved performance and growth.

9. The ninth part of the document provides a conclusion and final thoughts on the importance of data management. It reiterates the key points discussed throughout the document and offers a call to action for the organization to embrace data as a core asset.

10. The tenth part of the document includes a list of references and sources used in the research. It provides a comprehensive list of books, articles, and other resources that are relevant to the topics discussed in the document.

11. The eleventh part of the document provides a list of appendices and additional information. This includes detailed data tables, charts, and other supporting materials that are referenced in the main text.

12. The twelfth part of the document includes a list of contact information and a disclaimer. It provides details on how to reach the author or organization and includes a statement regarding the accuracy and liability of the information provided.

13. The thirteenth part of the document provides a list of acknowledgments and a final note. It expresses gratitude to those who have supported the research and provides a final message to the reader.

- 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% 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 Records 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.)

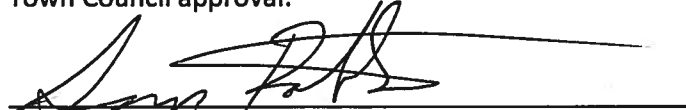


- \_\_\_\_\_ Wildfire control plan – if applicable
- \_\_\_\_\_ Erosion control plan – if applicable
- \_\_\_\_\_ Geological hazard plan – if applicable
- \_\_\_\_\_ All items have been submitted electronically (PDF).

**\*\*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				

