



**PUD PRELIMINARY PLAN
TOWN OF GYPSUM
(Revised 5/15/15)**

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 Valley

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

PRELIMINARY PLAN FEE:

- \$1,000 plus \$20/unit residential less than 20 units
- \$2,000 plus \$20/unit residential more than 20 units $\$2000 + 28 * \$20 = \$2,560$
48 # 2,960.-
- \$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) \$7,000
- Commercial/Industrial \$5,000 (0-5 acres) \$10,000 (more than 5 acres) 6,700.-
- Mixed Use \$7,000 (0-5 acres) 10,000 (more than 5 acres)

TOTAL PAID: \$ \$9,560 **CK#** 901 **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responsibility of the applicant as required by the Gypsum Municipal Code even if approval is denied or application is withdrawn.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/mailling 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.

Files May be found and downloaded at https://www.dropbox.com/sh/govdnbwaqqw3wpn/AABGFo7NE38_57Ej79JZ-UWQa?dl=0

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

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

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

JM (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% 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.

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

JM 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.

JM 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.

JM Tax certificate showing current taxes and assessments.

JM Applicable utility statements showing they can serve the area.

JM 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.

JM Restrictions and or covenants

JM Form listing all changes from sketch plan

JM Proof to compliance with Town of Gypsum road standards

JM Proof that water, sewer and drainage is adequately supplied

JM Landscaping plan

JM NA Wildfire control plan – if applicable

JM Erosion control plan – if applicable

JM Geological hazard plan – if applicable NA

JM 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.

Signed 

3-29-18
Date

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

18.16.070 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 (5) 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 fifteen (15) or not less than ten (10) days prior to the scheduled public hearing as set forth in Section 18.16.060. 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.

C. Sign Specifications.

A sign not less than 3 feet x 4 feet in size erected on posts no lower than 4 feet above natural grade and legible from the nearest dedicated public right-of-way. Title of sign shall be in letters not less than 5 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:

****** This sign may also be purchased from the town for \$100.

**NOTICE OF PUBLIC HEARING
(CASE 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 **(Month)**, **(Year)**, in the Council Chambers, 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.

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

Name of Subdivision _____

PUD Preliminary Plat due 60 days before Planning Commission Meeting

Date turned in: _____

Planning Commission public hearing date: _____

Town Council public hearing date: _____

Agencies need to respond within 21 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

Additional distribution:

Town of Eagle

KN Energy

Century Tel

Holy Cross Elec.

Eagle County Comm. Dev.

Eagle County School

Natural Resource Con. Dist.

Bureau of Land Mgmt.

Division of Wildlife

County Commissioners

County Environ. Health

WECMRD

Eagle County Library

Eagle Cty. Ambulance

Cedar Hill Cemetery

Colo. Mtn. College

Eagle Fire Depart.

Co River Water Dist.

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)
