

Final Plat Amendment Application for 388 Gilder Way

February 27, 2018

The owner of 388 Gilder Way (388 Gilder Way LLC) would like to split their property in half to better suit the needs of the intended use of the property, single tenant communications contractor. When searching property in the Airwalk Business Park and surrounding industrial areas south of the airport, there were no lots available in the 1 to 1.5-acre size. 388 Gilder is 2.7 acres making it slightly larger than what is needed. We would like to divide the property into two parcels to better serve our needs and provide an additional lot available to the small business community.

Since the lot has a long rectangular shape, dividing it in half would create two smaller rectangular lots of 1.5 and 1.2 acres each. 388 Gilder will be the front lot, and 394 Gilder will be the back lot. These resulting lot sizes are similar to several lots on Gilder Way, Spring Creek Road, Spring Creek Circle and Airpark Drive. Dividing the lot into smaller parcels will allow independent ownership and occupancy by local businesses.

Since there will be 2 unique lots, we would like to have separate entrances to each property. The back lot (394 Gilder) will have a dedicated driveway to Gilder Way over their own 25-foot wide strip of property. The front lot, 388 Gilder, will access Gilder Way directly from their property. Dedicated property for 394 Gilder is preferred over easement or shared driveway with front lot because of simplification owner's rights, lack of shared expenses and other disputes that occur with shared driveways or access.

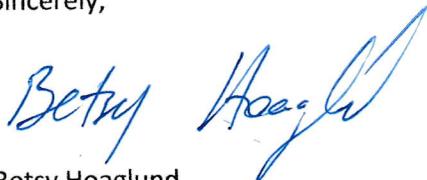
Water and Gas for back lot will be delivered under their 25-wide driveway from the current utility easement on east side of 388 Gilder. A street cut to access new water tap and provide independent driveway is requested. Power for the back lot will be delivered within the new 20-foot utility and drainage easement running along the north side of front lot from the electric transformer by Gilder. Sewer and drainage for front lot will be serviced by a new 20-foot easement running along the northern edge of both properties (388 and 394 Gilder) to the West side of back lot. Drainage naturally flows from east to west on these parcels and will be collected within the 20-foot utility and drainage easement.

Since the lots are only being split into 2 parcels, we don't believe there will be a signification increase in congestion or traffic on Gilder.

Both parcels will conform to the current zoning and restrictions of Airwalk Business Park and City of Gypsum. Both lots will satisfy their native area requirements independently of each other.

Dividing the property does not create a difficult or onerous situation on delivering utilities, traffic patterns, or storm water or sewer drainage. It simply creates 2 parcels that are better suited to smaller business' needs.

Sincerely,



Betsy Hoaglund