

LAND BLACK BEAR LLC

P.O. BOX 180
EAGLE, CO 81631
970-361-1800

April 6, 2018

Lana Gallegos
Town of Gypsum Planning Department
P.O. Box 130
Gypsum, CO 81637

RE: The Villas at Cotton Ranch (Phase IV), Final Plat Application

Dear Lana:

Attached is an application for Final Plat for Phase IV for the Villas at Cotton Ranch. This Application is in conformance with Section 17.20, Final Plat, of the Town of Gypsum Subdivision Regulations.

The project is the 11.88 acres known as the Villas at Cotton Ranch. The parcel is presently zoned and approved for 72 multi-family units as part of a separate subdivision agreement with the Town of Gypsum, a Final Plat of the Villas at Cotton Ranch, and subsequent documents. Phase I of the project consisted of 14 units, was approved in 2014, and has been completed. Phase II consist of 14 units and is completed. We have started Phase III, which consist of 21 homes. Phase IV is the final phase of 23 two (2) and three (3) bedroom homes along the creek. They will have walk-out basements. The plans are the same as 10,12,14 Lynx, which have been approved by the DRB and Gypsum.

Final Plat

The Final Plat is being submitted for the 23 units to be constructed as part of Phase IV.

The Final Plat is submitted per Section 17.20. All information on the Final Plat is prepared per Section 17.20 020 and Supplemental Requirements, Section 17.20.030, is attached as follows:

1. A tax certificate from the County Assessor
2. Statements from utility companies were previously submitted and have been deemed acceptable by the Town.
3. A current title report.
4. Restrictive Covenants.
5. Subdivision summary is on the application.
6. No CDOT access is required.
7. Construction plans conform to the Town of Gypsum Public Works Manual.
8. Design plans for water are within the engineering plans.
9. Design plans for sewer are within the engineering plans.
10. Design plans for drainage are within the engineering plans and supplemented by a drainage report submitted to the Town on November 1, 2015.

11. Access is by existing Black Bear and proposed, on-site Lynx Circle.
12. Electrical, telephone, fiber optic, and natural gas will be supplied to the subdivision by proposed infrastructure that will connect to existing infrastructure along Black Bear.
13. A wildfire control plan is not required.
14. An erosion control plan is included within the engineering plans.
15. A flood control plan has been prepared and submitted to the town of Gypsum
16. No geologic mitigation plan is required.
17. No environmental mitigation plan is required.
18. Land for public purposes has already been deeded to the Town and is not required as part of this project.
19. The Common Interest Community Exemption applies since the original Cotton Ranch approval included these services.
20. Detailed building plans for permits have been submitted and approved.
21. A \$300,000 irrevocable letter of credit is being held by Gypsum for the improvements.

The Villas at Cotton Ranch is 72 units out of the approved 556 units for all of Cotton Ranch or 13% of Cotton Ranch. This project is an integral part of the total Cotton Ranch development which helps pay back all of the capital improvements to Cotton Ranch and the Town of Gypsum. The Villas at Cotton Ranch was already approved with the original approval of Cotton Ranch. The Villas at Cotton Ranch creates no greater impacts on Town services since these impacts were anticipated in the original approval of Cotton Ranch. The Villas are a much-needed product in Cotton Ranch and appeals to several different demographics, including empty-nesters who do not want the upkeep of a single family home, but want to remain in the community.

Please call with questions

All the best,



JT Landreth
Land Black Bear LLC