



PUD SKETCH PLAN APPLICATION

(Revised 2/17/2017)

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

DATE APPLICATION SUBMITTED: 8/02/2017

NAME OF SUBDIVISION: River Dance PUD

NAME OF OWNER: Global Asset Recovery, LLC

PHONE: 1-800-253-6253

MAILING ADDRESS: 6530 Constitution Drive

CITY: Fort Wayne STATE: IN ZIP: 46804

EMAIL ADDRESS: bill.smith@globalassetrecovery.biz

PAID: \$ 4,500 CHECK #: 1407 CC: _____ DATE: 7/31/17

ITEMS TO BE INCLUDED, BUT NOT LIMITED TO, ARE:

Application and submitted materials are to be submitted no later than 60 days prior to a scheduled Planning Commission meeting. In addition, the following must be completed:

Sketch Plan Fee:

- Residential \$500 plus \$20 per unit (less than 20 units)
- Residential \$1,000 plus \$20 per unit (more than 20 units)
- Commercial/Industrial \$500 (0-5 acres)
- Commercial/Industrial \$1,000 (more than 5 acres)
- Mixed Use \$500 (0-5 acres)
- Mixed Use \$1,000 (more than 5 acres)

Deposit Fee:

- Residential (less than 20 units) \$3,000
- Residential (more than 20 units) \$5,000
- Commercial/Industrial (0-5 acres) \$3,000

- Commercial/Industrial (more than 5 acres) \$5,000
- Mixed Use (0-5 acres) \$3,000
- Mixed Use (more than 5 acres) \$5,000

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responsibility of the applicant as required by the Gypsum Municipal Code even if approval is denied or application is withdrawn.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

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

All submittal requirements included in Section 18.08.060 and 17.12.020 of the Gypsum Municipal Code must also be included.

_____ Presentation to Planning Commission and Town Council must be made in Power Point format. Please present copy to Town Planner before or at meeting.

_____ (1) 11" x 17" copy of Sketch Plan due at application

- __RBL____ (1) 24" x 36" copy of Sketch Plan due at application shall include:
- Total acreage of land, number and sized of lots and tracts
 - Provide information on topography, hazardous areas, wetlands, etc. (runoff, drainage, wildfire, steep slopes, water bodies and vegetation).
 - Proposed compliance land for public purposes (in addition to public open space, 5% of total acres must be deeded to school district, property owners association with adequate provision for continuous administration and maintenance, special districts or Town).
 - Identify vegetation and/or wildfire hazards.
 - Plans drawn to scale and zoning and adjoining land uses.

__RBL____ Geological hazards reports (landslides, avalanches, rock falls, mudflows, slopes, etc.).

__RBL____ Soils Report.

__RBL____ Show recorded proof of ownership (right to apply if not the owner).

__RBL____ Names of mineral rights owner(s), if applicable.

__RBL____ Names and addresses of adjacent property owners within 300 ft. of all boundary lines printed on **2** sheets of mailing labels.

__RBL____ Existing and proposed zoning of subdivision.

__RBL____ Water and sewer provisions.

__RBL____ Service providers and summary of methods of provision: fire, solid waste, phone, electricity, recreation, schools, etc.

__RBL____ All weather access from existing town, county or state roads clearly defined. What are offsite impacts? How are they accounted for?

__RBL____ Tax certificate showing taxes and assessments as current.

__RBL____ List of districts and taxing entities.

__RBL____ Estimate of traffic count and impacts.

__RBL____ Show parking, if applicable.


_____ Any other items necessary for review as determined by Planning Department

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

__RBL____ **All items have been submitted electronically (PDF).**

I have read the application form for Sketch 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 Town 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, Sketch Plan is good for one year from approval.

Sincerely,

 Ronald B. Liston

8/01/2017

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

Date authorization that

 Ronald B. Liston
Print Name

TOWN OF GYPSUM, SUBDIVISION SUMMARY FORM

Date of Sketch Plan Submittal: _____

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 | 2 | | | |
| Industrial Lot | | | | |
| Other Lot (Specify) | Recreational/ Camper sites | 200 to 270 sites + 3 employee dwelling units | NA | <u>38%</u> |
| School Land | | | | |
| Recreation Area | | | | |
| Common Area | | | | |

| | | | | |
|---------------------|---------------|--|--|--|
| Street Right-Of-Way | | | | |
| Other (Specify) | 1 - utilities | | | |
| Total Subdivision | 3 lots | | | |

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 |
| Municipal Code: For further detail visit www.townofgypsum.com - Community Development – Municipal Code. | | | | |

17.70.020 – 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 ten (10) days prior to the scheduled public hearing as set forth in section 17.70.010. 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. ** A sign may be purchased from the town for a fee of \$100.

B. Certificate of Posting

See attached **AFFIDAVIT CONCERNING POSTED NOTICE** (*Notarization Required*)

Failure to present the certification of posting and submit the photograph(s) will result in a rescheduling of the public hearing and require a new posting of the property.

C. Sign Specifications

Applicants shall post notice by a sign not less than three feet by four feet in size erected on posts no lower than four feet above natural grade and legible from the nearest dedicated public right-of-way. The title of the sign shall be in letters not less than five inches high. Said sign shall be removed by the applicant within two weeks of the conclusion of the public hearing. *See Section C of the Gypsum Municipal Code 17.70.020.*

SKETCH PLAN CHECKLIST (to be completed by Town of Gypsum):

Name of Subdivision _____

Sketch Plan due 90 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 _____

Town Engineer _____

Public Works Director _____

Town Attorney- Bob Cole _____

Town Water Attorney- Patrick / Miller / Noto _____

Town Water Engineer- Tom Zancanella _____

Additional distribution:

Town of Eagle _____

Eagle Cty Comm. Dev. _____

Eagle County School _____

Bureau of Land Mgmt. _____

Division of Wildlife _____

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) _____