

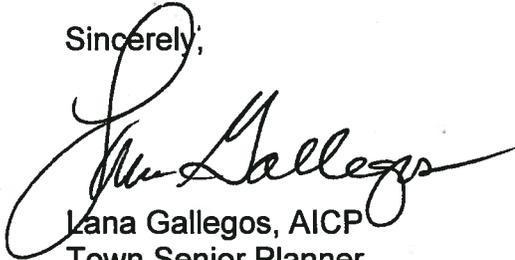
January 4, 2017

RE: Stratton Flats Subdivision – PUD Zoning

Adjacent Property Owner,

You are receiving the following Public Notification of Hearing because you have been listed as an adjacent property owner within 300ft from the applicant's property. Please feel free to attend the hearing or contact us with any comments if you are unable to attend.

Sincerely,



Lana Gallegos, AICP
Town Senior Planner
970.524.1729
lana@townofgypsum.com

More information regarding this application can be found at:

<http://townofgypsum.com/departments/community-development/planning/projects-under-review>

COMMUNITY
DEVELOPMENT

Planning
Lana Gallegos
524-1729

Cindy Schwartz
524-1750

Engineering
Jim Hancock, PE
524-1728

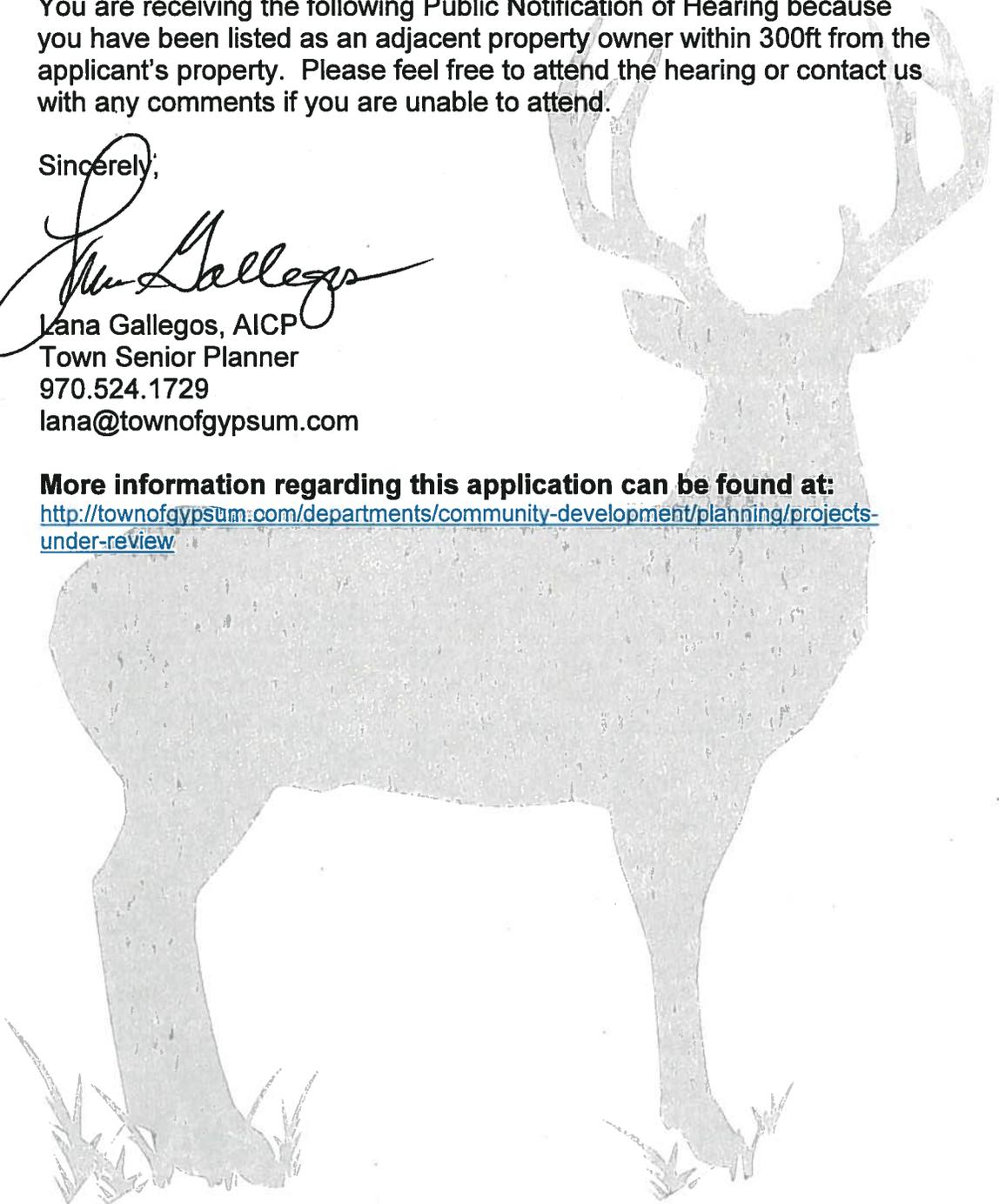
Jerry Law, PE
524-1744

Building
Shane Gremmer
524-1740

Stephanie Roybal
524-1731

Admin. Assistant
Roberta Swenson
524-1737

Special Projects
Krista DeHerrera
524-1727



NOTICE OF PUBLIC HEARINGS

The Town of Gypsum is holding public hearings on applications received regarding the Stratton Flats Subdivision. Applications are to Amend the Planned Unit Development zoning, Amend existing Final Plats, and approve Sketch plan to remove any further single-family lots, construct remaining units as multi-family rental structures, increase total density from 339 to 473, and construct additional subdivision park and clubhouse amenities.

Planning Commission will hold a Public Hearing on **Wednesday, February 1, 2017** and the Town Council will hold a Public Hearing on **Tuesday, February 14, 2017**. These meetings will be held at the Gypsum Town Hall; 50 Lundgren Boulevard and are scheduled to begin at approximately 7:00 p.m.:

STRATTON FLATS

Owner:	Stratton Flats, LLC
Representative:	Polar Star Development, Under Contract for Purchase
Location:	Far East End of Sunny Avenue, South of Highway 6, North of the Eagle County Airport, and East of Gypsum Auto Body
Zone District:	Planned Unit Development

The Public is invited to attend and comment on the applications or may submit written comments to the Senior Town Planner at 50 Lundgren Boulevard, between the hours of 8:00 a.m. and 5:00 p.m. weekdays prior to these meetings.

Application materials may be viewed on the town's website at:

<http://townofgypsum.com/departments/community-development/planning/projects-under-review>

Lana Gallegos, Senior Planner