



SPECIAL USE PERMIT TOWN OF GYPSUM

(Revised 12/29/2015)

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

Date: 8/26/2016

Name of Applicant: Elam Construction

Physical Address of Site for Special Use Permit: Section: 32 Township: 4 Range: 86 LOT 2, PCLIN LOT 5 Section: 31 Township: 4 Range: 86 LOT 10

Mailing Address: 556 Struthers Avenue, Grand Junction, CO 81501

Email Address: jon.mueller@elamconstruction.com

Phone: (970) 242 - 5370 Fax: (970) 245 -7716

Existing Zoning of the Property: Resource

Special Use Permit Fee: \$250 Deposit: \$500

Total Paid \$ _____ Ck# _____ Date _____

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responsibility of the applicant as required by the Gypsum Municipal Code even if approval is denied or application is withdrawn.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. Permits fees cover town planning staff review time and all Planning Commission and Town Council hearings.

5. Deposits 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.

Please initial that the item has been submitted:

_____ **Two sets of mailing labels for all adjacent property owners' names and addresses which are subject to this Special Use Permit. Adjacent is three-hundred feet (300') in all directions.**

_____ **Existing zoning (include any pre-existing or non-conforming uses)**

_____ **Please provide an attached summary letter regarding the nature of this request**

_____ **Provide site plan, if applicable, showing utilities, location of structures, roads, parking, activities, etc...**

POSTING NOTICE

18.16.060 - Notice requirements

Certain zoning 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
Planned Unit Development (PUD)				
PUD Preliminary Plan (18.08.150)	Town Council	15 days	15 days	15 days
Amendments to PUD (18.08.180)	Town Council	15 days	15 days	15 days
Maintenance of Common Property (18.08.030)	Town Council	N/A	15 days	N/A
Conditional Use Permit	None	N/A	N/A	N/A
Suspension/Revocation (18.12.050)	Planning and Zoning Commission	No	10 days	No
Revocation (18.16.040(c))	Town Council	Optional	7 days	Optional
Special Use Permit (18.12.040)	Planning and Zoning Commission	10 days	10 days	10 days
Suspension/Revocation (18.12.050)	Planning and Zoning Commission	No	10 days	No
Revocation (18.16.040(c))	Town Council	Optional	7 days	Optional
Variance (18.13.030)	Planning and Zoning Commission	10 days	10 days	10 days
Appeal	Board of Adjustment	10 days	10 days	10 days
Revocation (18.16.040(c))	Town Council	Optional	7 days	Optional
Location and Extent (18.14)	None	N/A	N/A	N/A
Zoning Code and Map Amendments (18.15.040)				
Text, Not Site Specific	Planning and Zoning	15 days	None	None

	Commission			
Site Specific Amendment	Planning and Zoning Commission	15 days	15 days	15 days
Text, Not Site Specific	Town Council	15 days	None	None
Site Specific Amendment	Town Council	10 days	10 days	10 days
Notice of Violation/Corrective Action Order, Nonemergency (18.16.040(c))	None	None	30 days	30 days (alternative)
Revocation of Building Permit (18.16.040(c))	Town Council	Optional	10 days	Optional
Stop Work Order (18.16.040(c))	None	None	Immediate	Immediate
Appeals (18.16.050)	Board of Adjustment	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 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 15 or not less than ten 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.

(b) **Certificate of posting.**

Certificate of Posting

I hereby certify under oath that a sign (or signs (_____)) was posted on the property known by street and number as _____ on _____, 20_____, at least ten days prior to the public hearing on the Application for _____ for this property as shown in the photograph(s) submitted in support of this Certificate as notice of this public hearing before the Planning and Zoning Commission/Board of Adjustment/Town Council on _____, 20_____ at _____ .m.

Dated this _____ day of _____, 20_____.

Applicant

State of Colorado)
) ss.
County of Eagle)

Subscribed and sworn to before me this _____ day of _____,
20_____ by _____ as Applicant.

My commission expires _____.

Notary Public

Failure to present the certificate 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.** 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. Title of 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. A sample format for the sign is as follows:

** A sign may also be purchased from the town for a fee of \$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.

I understand that applying for this Special Use Permit does not guarantee that the permit will be approved. The application fee is not refundable.

I acknowledge that I am the owner of the subject property or I have written permission (attached) of the owner to make an application for a Special Use Permit.


Signature

9/1/2016
Date

Jonathan Mueller
Print Name

Approved Date _____ Denied Date _____

Zoning Administrator's Signature _____

Conditions of Approval

August 29, 2016

Lana Gallegos, Senior Planner
Town of Gypsum
50 Lundgren Boulevard
PO BOX 130
Gypsum, CO 81637

RE: Coyote Pit - Special Use Permit Application, Letter of Authorization

Dear Lana,

We have successfully negotiated a Lease Agreement with Elam Construction to operate the Coyote Pit. This letter serves as authorization for Elam to prepare, submit, and act as our representative for this Annexation and Special Use Application process.

Please don't hesitate to contact us at 970-342-5370 if you have any questions.


Karl Berger
Coyote River Ranch, LLC