



**ZONING**  
**APPLICATION**  
Newly Annexed Properties  
(Revised 3/1/2017)

Lana Gallegos, AICP, 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: 800-253-6253

MAILING ADDRESS: 6530 Constitution Drive

CITY: Fort Wayne STATE: IN ZIP: 46804

EMAIL ADDRESS: bill.smith@globalassetrecovery.biz

PROPOSED ZONING: Planned Unit Development

**ZONE APPLICATION FEE: \$250 DEPOSIT: \$250** (Combined with PUD Sketch Plan fee)

PAID: \$ 4,500 CHECK #: 1407 CC: \_\_\_\_\_ DATE: 8/01/2017

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responsibility of the applicant as required by the Gypsum Municipal Code even if approval is denied or application is withdrawn.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

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

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

**Please initial that the items have been submitted.**

- RBL   Permit fee \$250 (All costs incurred by the Town in reviewing the application must be reimbursed by the applicant prior to final action by the Town. Professional services subject to reimbursement include, Town Engineer, Town Attorney, etc....)
- RBL   **(1)** copy of a letter giving reasons the zoning should be granted, impacts to area being rezoned (traffic, parking, roads, water, sewer, emergency services, school, etc....)
- RBL   **(1)** copy of current title certificate and deeds showing owners of land for which change is requested. **Include mineral right owner(s) on the plat.**
- RBL   A copy of list of names, addresses and zoning of owners of all properties within 300 feet of the proposed zoned property. Please provide **2** sheets of mailing labels.
- RBL   **(3)** 11' x 17" maps to scale showing the land in question, location, legal description of boundaries, location and existing use of all buildings, utility easements, drainage easements or natural drainage features, hazardous areas,

setbacks, street names, etc.

\_\_\_\_\_ Any other items that may be necessary as per the Planning Department.

  RBL   **All information has been submitted electronically on a disk (PDF).**

## 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
Zoning Code and Map Amendments (18.15.040)				
<b>Municipal Code:</b> For further detail visit <a href="http://www.townofgypsum.com">www.townofgypsum.com</a> - Community Development – Municipal Code.				

### 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. \*\* A sign may also 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 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. *See Section C of the Gypsum Municipal Code 18.16.070.*

I have read the application form for Zone approval 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.

**I UNDERSTAND THAT APPLYING FOR THIS ZONING DOES NOT GIVE ANY GUARANTEE THAT THE ZONING WILL BE APPROVED.**

Sincerely,

  
Ronald B. Liston

\_\_\_\_\_ 8/02/2017

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

Ronald B Liston **Print**  
**Name**

**ZONE CHECKLIST (to be completed by Town of Gypsum):**

Name of Subdivision \_\_\_\_\_

**Zone application due 60 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) \_\_\_\_\_





**AFFIDAVIT CONCERNING POSTED NOTICE**

(Revised 3/1/2017)

**Applications for:** \_\_\_\_\_

The undersigned, being of lawful age, being first duly sworn upon oath hereby certifies and verifies:

1. That since \_\_\_\_\_, 20\_\_\_\_, the property that is the subject of the applications for \_\_\_\_\_ (*collectively the "Applications"*) filed by \_\_\_\_\_ (*the "Applicant"*) has been continuously posted with notice of the \_\_\_\_\_, 20\_\_\_\_ public hearing before the Gypsum Planning Commission, in accordance with the guidelines set forth in Chapters 17.70 and 18.15 of the Gypsum Municipal Code.
2. The posting has been continuously maintained on the property in its original posting location since \_\_\_\_\_, 20\_\_\_\_ on the \_\_\_\_\_ (*Location*) of the property, as depicted on Exhibit A attached hereto.
3. Since \_\_\_\_\_, 20\_\_\_\_, the posting has been continuously inspected by me or under my direction to ensure that the posting has continuously remained in place.
4. Attached hereto are photograph(s) of the posting taken on \_\_\_\_\_, 20\_\_\_\_, reflecting the condition that the posting has been maintained in since its positing.

\_\_\_\_\_  
Date: \_\_\_\_\_, 20\_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF EAGLE )

The forgoing Affidavit Concerning Posted Notice was subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

Notary Public

\_\_\_\_\_