

**TOWN COUNCIL
TOWN OF GYPSUM, STATE OF COLORADO**

RESOLUTION NO. 06 SERIES 2024

**A RESOLUTION APPROVING THE TOWER CENTER PLANNED UNIT
DEVELOPMENT COMBINED PUD SKETCH PLAN
AND PUD PRELIMINARY PLAN**

WHEREAS, the Town of Gypsum, Colorado ("Town"), is a home rule municipality of the State of Colorado, duly organized and existing under Article XX of the Colorado Constitution and the Gypsum Home Rule Charter effective October 21, 1982; and

WHEREAS, the Town of Gypsum has the power and authority to adopt regulations regarding the subdivision of land and to enjoin any such subdivision which does not comply with such regulations, pursuant to Sections 31-23-214 and 31-23-216, C.R.S.; and

WHEREAS, the Town Council of the Town of Gypsum has adopted Title 18 of the Gypsum Municipal Code (G.M.C.) governing applications for planned unit developments (PUDs); and

WHEREAS, Eagle County Land Company, LLC is the owner (the "Owner") of Parcels B, H and I of the Lehman Subdivision Plat recorded with the Eagle County Clerk and Recorder on June 30, 2006, at Reception No. 200617646, Gypsum, Colorado (the "Property"); and

WHEREAS, the Town approved the Tower Center Sketch Plan via Resolution No. 30 (Series 2021) but such approvals expired in July of 2022; and

WHEREAS, the Owner has submitted a Combined PUD Sketch and PUD Preliminary PUD application (the "Application") for review; and

WHEREAS, pursuant to Sections 18.08.080 and 18.08.130 of the G.M.C., the Application has been reviewed and considered by the Planning and Zoning Commission ("Planning Commission") at a public meeting on March 6, 2024

- a. That as otherwise modified by representations of the applicant in this application, all material representations of the applicant in this application, correspondence and public meetings shall be adhered to and considered conditions of approval, unless otherwise amended by other conditions.
- b. If the actual out-of-pocket costs of the Town in reviewing the application are greater than the amount of the deposit paid by the applicant, applicant shall pay the additional out-of-pocket costs incurred by the Town no later than within 30 days of receipt of an invoice.

WHEREAS, pursuant to Sections 18.08.150 and 18.08.180 of the G.M.C., the Town Council, following notice required by law, held a public hearing at a regular meeting on

November 12, 2024, to consider the Application, received and considered public comments, and reviewed the proposal; and

WHEREAS, the Town Council hereby finds that notice requirements for the November 12, 2024, public hearing before the Town Council were met, as follows:

- a. Public Notice was posted on the Town of Gypsum website prior to February 15, 2024;
- b. On February 15, 2024, notice of the original March 26, 2024, hearing before the Town Council was mailed to property owners within three hundred feet of the Property;
- c. On February 20, 2024, Public Notice was physically posted at the Property prior to the March 6, 2024, public hearing.

WHEREAS, the Town Council has considered the Application, has considered the comments and recommendations of Town staff, considered the recommendations of the Planning Commission, considered the comments of the general public, and considered the impacts on adjoining areas and the Town as a whole; and

WHEREAS, the Town Council hereby finds that upon meeting certain conditions outlined below, the requirements and criteria of Chapter 18.08, G.M.C., will have been satisfied; and

WHEREAS, the Town Council wishes to approve the Application for the combined PUD sketch plan and PUD preliminary plan subject to conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, as follows:

1. Incorporation of Recitals and Findings. The above Recitals and Findings of the Town Council are hereby incorporated into this Resolution.
2. Combined Sketch/Preliminary PUD Plan Approved. The combined PUD Sketch/Preliminary Plan, attached hereto as Exhibit A and incorporated herein, is hereby approved, subject to the conditions listed in Section 3 herein.
3. Conditions. This Resolution and the Application approval set forth on paragraph 2 of this Resolution are conditioned on the following:
 - a) The additional conditions of development restricting the sale of single-family lots and requiring triggers for construction of commercial development shall be incorporated into the ADA and further memorialized through a deed restriction to be recorded on the single-family lots at the time of final plat.
 - b) That as otherwise modified by representations of the applicant in this application, all material representations of the applicant in this application, correspondence and public meetings shall be adhered to and considered conditions of approval, unless otherwise amended by other conditions.

- c) If the actual out-of-pocket costs of the Town in reviewing the application are greater than the amount of the deposit paid by applicant, applicant shall pay the additional out-of-pocket costs incurred by the Town no later than within 30 days of receipt of an invoice.

4. Severability. If any portion of this Resolution is found to be void or ineffective, it shall be deemed severed from this Resolution and the remaining provisions shall remain valid and in full force and effect.

5. Effective Date. This Resolution shall become effective and be in force immediately upon approval by the Town Council.

6. Notice of Vested Property Right.

Approved and resolved this day of , 2024 at a regular meeting of the Town Council of the Town of Gypsum, Colorado by a vote of in favor and against.

EXHIBIT A

TOWER CENTER COMBINED SKETCH/PRELIMINARY PUD PLAN

**EXHIBIT A
LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN TRACTS 42, 58, 61, AND 62, SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO, BEING A PART OF PARCELS H, I, AND A PORTION OF PARCEL B, AMENDED LEHMANN PARCELS, ACCORDING TO THE AMENDED EXEMPTION PLAT THEREOF, RECORDED IN THE OFFICES OF THE EAGLE COUNTY CLERK AND RECORDER AT RECEPTION NO. 200617646, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY MOST CORNER OF SAID PARCEL B, AMENDED LEHMANN PARCELS;

THENCE ON THE BOUNDARY LINES OF SAID PARCELS B, H, AND I, THE FOLLOWING FOURTEEN (14) COURSES:

1. NORTH 88°03'44" EAST, A DISTANCE OF 3516.57 FEET, TO A POINT ON A CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5675.00 FEET, A CENTRAL ANGLE OF 4°25'00", AN ARC LENGTH OF 437.46 FEET, THE CHORD OF WHICH BEARS SOUTH 89°43'46" EAST, A DISTANCE OF 437.35 FEET;
3. SOUTH 87°31'16" EAST, A DISTANCE OF 287.50 FEET, TO A POINT ON A CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5785.00 FEET, A CENTRAL ANGLE OF 0°25'00", AN ARC LENGTH OF 42.07 FEET, THE CHORD OF WHICH BEARS SOUTH 87°43'46" EAST, A DISTANCE OF 42.07 FEET;
5. NORTH 02°03'44" EAST, A DISTANCE OF 5.00 FEET, TO A POINT ON A NON-TANGENT CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5780.00 FEET, A CENTRAL ANGLE OF 0°13'18", AN ARC LENGTH OF 22.35 FEET, THE CHORD OF WHICH BEARS SOUTH 88°02'55" EAST, A DISTANCE OF 22.35 FEET;
7. SOUTH 69°54'01" WEST, A DISTANCE OF 450.83 FEET;
8. SOUTH 48°26'00" WEST, A DISTANCE OF 190.57 FEET;
9. SOUTH 40°32'30" WEST, A DISTANCE OF 132.31 FEET;
10. SOUTH 04°25'45" WEST, A DISTANCE OF 57.16 FEET;
11. NORTH 89°03'08" WEST, A DISTANCE OF 285.75 FEET;
12. SOUTH 72°30'50" WEST, A DISTANCE OF 569.20 FEET;
13. NORTH 88°04'37" WEST, A DISTANCE OF 61.45 FEET;
14. SOUTH 01°55'35" WEST, A DISTANCE OF 322.16 FEET;

THENCE DEPARTING THE EASTERLY BOUNDARY OF PARCEL B, SOUTH 81°56'19" WEST, A DISTANCE OF 1941.51 FEET TO THE WESTERLY BOUNDARY OF PARCEL B;

THENCE CONTINUING ON THE WESTERLY BOUNDARY LINES OF PARCEL B THE FOLLOWING SIX (6) COURSES:

1. NORTH 08°11'07" WEST, A DISTANCE OF 738.69 FEET, TO A POINT ON A CURVE;

2. ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 46°53'38", AN ARC LENGTH OF 81.85 FEET, THE CHORD OF WHICH BEARS NORTH 31°37'57" WEST, A DISTANCE OF 79.58 FEET;
3. NORTH 55°04'47" WEST, A DISTANCE OF 189.99 FEET, TO A POINT ON A CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 36°51'38", AN ARC LENGTH OF 64.33 FEET, THE CHORD OF WHICH BEARS NORTH 73°30'31" WEST, A DISTANCE OF 63.23 FEET;
5. SOUTH 88°03'44" WEST, A DISTANCE OF 649.38 FEET;
6. NORTH 45°13'14" EAST, A DISTANCE OF 265.11 FEET, TO THE **POINT OF BEGINNING**,

CONTAINING A CALCULATED AREA OF 2,747,734 SQUARE FEET OR 63.079 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTHERLY LINE OF AMENDED LEHMANN PARCELS, ACCORDING TO THE AMENDED EXEMPTION PLAT THEREOF, BEING MONUMENTED AT THE NORTHWESTERLY MOST CORNER BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 37935" AND AT THE NORTHEAST END, SAME BEING A POINT OF CURVE, BY A FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 38079". SAID LINE IS ASSUMED TO BEAR NORTH 88°03'44" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BASIL MICAH HANSON, P.L.S.
COLORADO REG. NO. 38020
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.



EXHIBIT

Being Parcels H, I, and a part of Parcel B, Lehmann Parcels
Located in Tracts 42, 58, 61, and 62, Section 4, Township 5 South, Range 85 West of the 6th Principal Meridian
Town of Gypsum, County of Eagle, State of Colorado

POINT OF BEGINNING
FOUND NO. 5 REBAR WITH
YELLOW PLASTIC CAP
STAMPED "LS 37935"

RAILROAD

U.S. HIGHWAY 6 (VARYING WIDTH PUBLIC R.O.W.)

N45°13'14"E
265.11'

N88°03'44"E 3516.57'
(BASIS OF BEARINGS)

N55°04'47"W
189.99'

S88°03'44"W 649.38'

PARCEL B,
AMENDED LEHMANN PARCELS

(PROPOSED TOWER
CENTER SUBDIVISION)

BOUNDARY
2,747,734 S.F.
63.079 AC.

THIRD AMENDMENT TO THE FINAL PLAT
STRATTON FLATS PLANNED UNIT DEVELOPMENT
FILING NO. 1
REC. NO. 202012022

N08°11'07"W
738.69'

S81°56'19"W 1941.51'

PROPOSED TRACT K
(NOT A PART)

EAGLE COUNTY
REGIONAL AIRPORT

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C4	100.00'	46°53'38"	81.85'	N31°37'57"W	79.58'
C5	100.00'	36°51'38"	64.33'	N73°30'31"W	63.23'



0' 300'
SCALE: 1"=300'

NOTE

This map is to depict the accompanying
description and is for informational purposes only.
It does not represent a monumented land survey.



BOUNDARY EXHIBIT

REVISIONS			Orig. Issue Date: 01/24/2024	Sheet
			Drawn By: MJP	3
			Checked By: BMH	of
			Project No. EC22235	4



R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

EXHIBIT

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Located in Tracts 42, 58, 61, and 62, Section 4, Township 5 South, Range 85 West of the 6th Principal Meridian
Town of Gypsum, County of Eagle, State of Colorado

FOUND NO. 5 REBAR WITH
2" ALUMINUM CAP
STAMPED "LS 38079"

RAILROAD

U.S. HIGHWAY 6 (VARYING WIDTH PUBLIC R.O.W.)

N88°03'44"E 3516.57'
(BASIS OF BEARINGS)

AMENDED LEHMANN PARCELS
(PROPOSED TOWER
CENTER SUBDIVISION)

BOUNDARY

2,747,734 S.F.
63.079 AC.

PARCELS H & I

S04°25'45"W
57.16'

450.83'
S69°54'01"W

S48°26'00"W
190.57'

S40°32'30"W
132.31'

N89°03'08"W
285.75'

569.20'
S72°30'50"W

N88°04'37"W
61.45'

PARCEL B

322.16'
S01°55'35"W

S81°56'19"W 1941.51'

PROPOSED TRACT K
(NOT A PART)

EAGLE COUNTY
REGIONAL AIRPORT

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	5675.00'	4°25'00"	437.46'	S89°43'46"E	437.35'
C2	5785.00'	0°25'00"	42.07'	S87°43'46"E	42.07'
C3	5780.00'	0°13'18"	22.35'	S88°02'55"E	22.35'



0' 300'
SCALE: 1"=300'

NOTE

This map is to depict the accompanying
description and is for informational purposes only.
It does not represent a monumented land survey.



BOUNDARY EXHIBIT

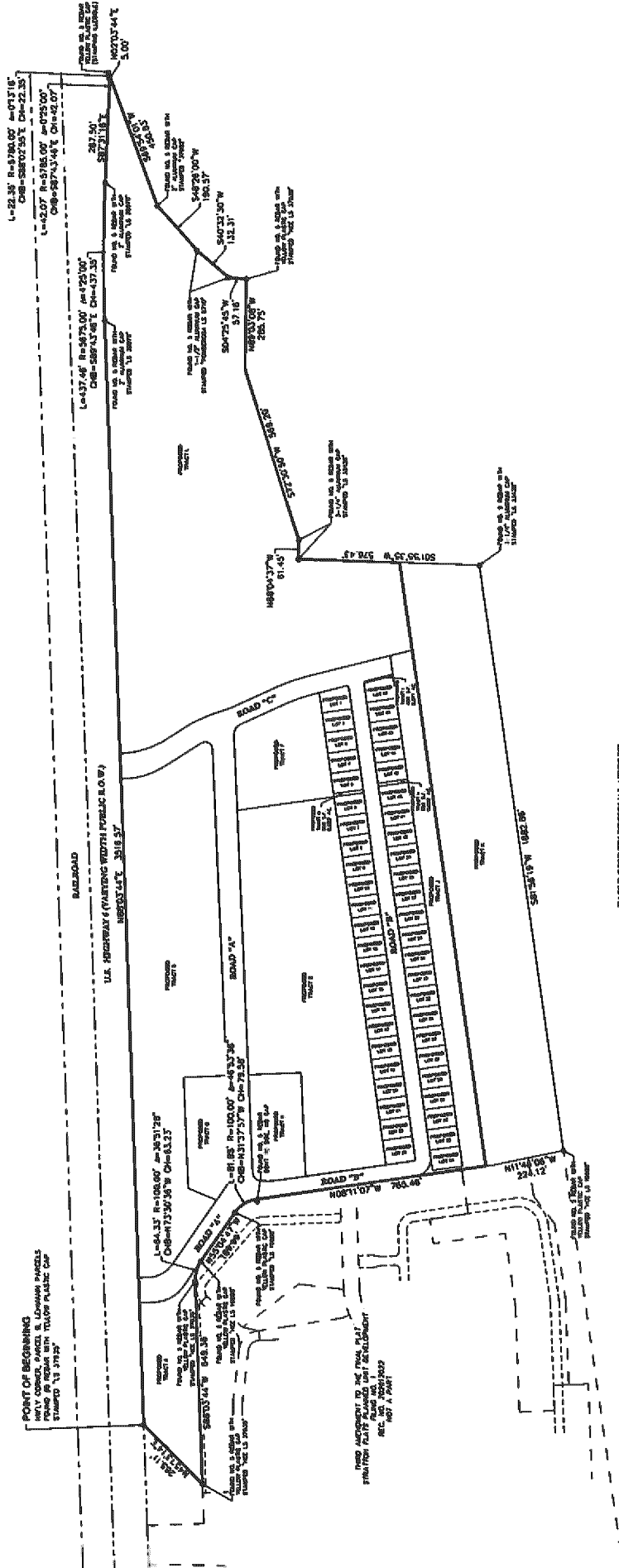
REVISIONS			Orig. Issue Date: 01/24/2024	Sheet
			Drawn By: MJP	4
			Checked By: BMH	of
			Project No. EC22235	4



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303-753-6730
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Jun 25, 2024 - 8:41am Plotted by: mpellegriini P:\EC22235 Gypsum Town Center (11150 Hwy 6)\Surveying\CAD Drawings\RR Drawings\Legal Exhibits\EC22235 Boundary less Tract K Exhibit.dwg

**Preliminary Plan of
TOWER CENTER**
Being a replat of portions of Parcels B, H and I, Amended Exemption Plat of Lehmann Parcels
Situated in Tracts 42, 58, 61, and 62, Sections 3 and 4, Township 5 South, Range 85 West of the 6th Principal Meridian
Town of Gypsum, County of Eagle, State of Colorado



LEGEND

- TRACT BOUNDARY AS NOTED
- BOUNDARY LINE / PARCEL LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

PRELIMINARY PLAN OF TOWER CENTER
Being a replat of portions of Parcels B, H and I, Amended Exemption Plat of Lehmann Parcels
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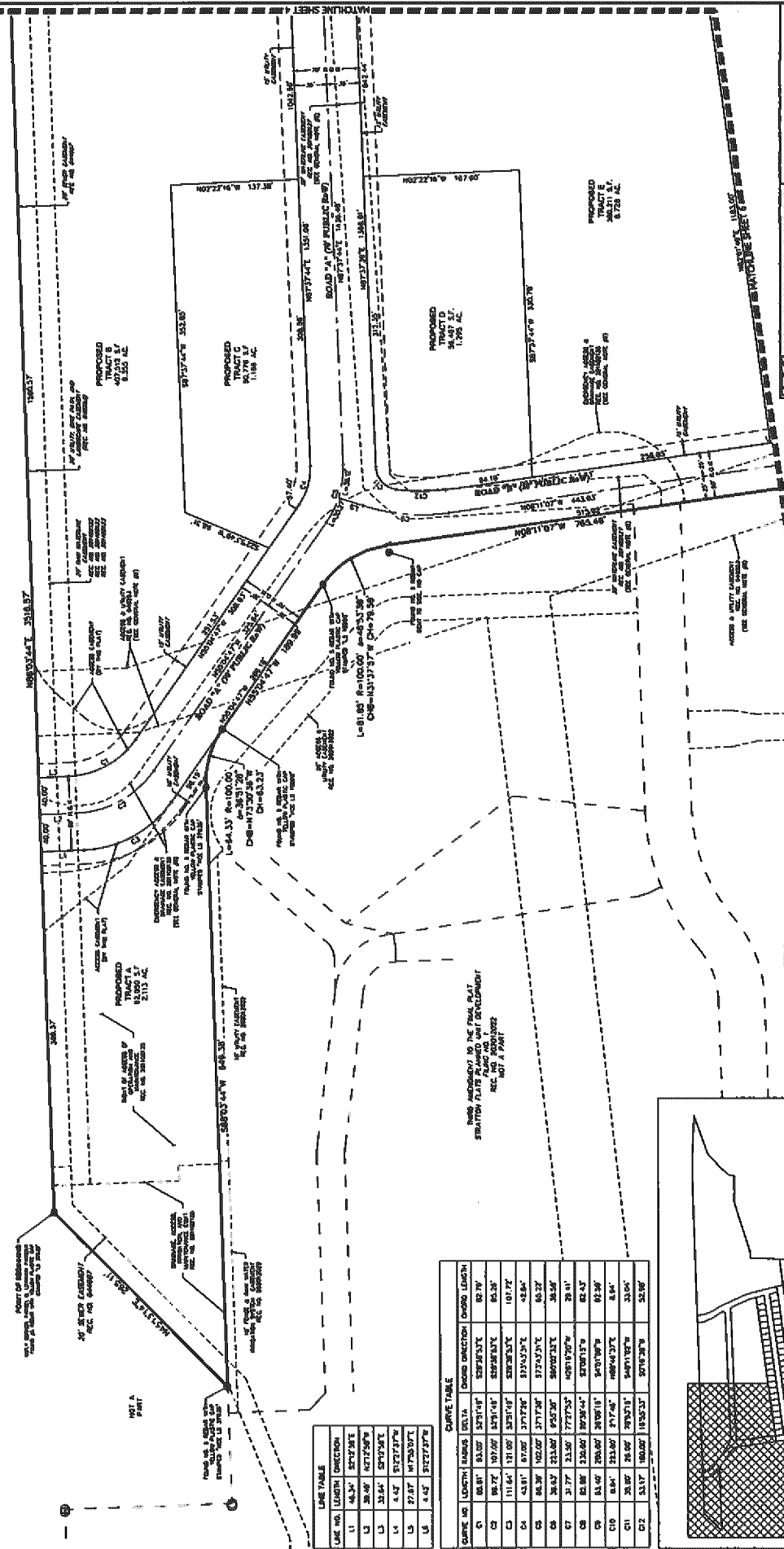
DATE: 08/08/2009
BY: [Signature]
FOR: [Signature]

SCALE: 1" = 100'

Sheet 2 of 2

Preliminary Plan of **TOWER CENTER** Being a replat of portions of Parcels B, H and I, Amended Exemption Plat of Lehmann Parcels Situated in Tracts 42, 58, 61, and 62, Sections 3 and 4, Township 5 South, Range 85 West of the 6th Principal Meridian Town of Gypsum, County of Eagle, State of Colorado

U.S. HIGHWAY 6 (PARENTING WIDTH PUBLIC R.O.W.)

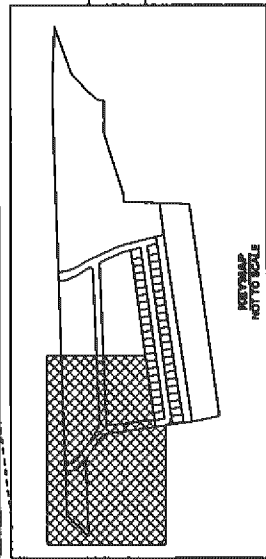


LINE TABLE

LINE NO.	LENGTH	DIRECTION
1	14.34'	S72°28'E
2	38.48'	S72°28'E
3	33.84'	S72°28'E
4	4.42'	S72°28'E
5	27.87'	S72°28'E
6	4.42'	S72°28'E

CURVE TABLE

CURVE NO.	RADIUS	DELTA	CHORD	CHORD BEARING	CHORD LENGTH
1	88.41'	83.00°	87.11'	S29°28'E	88.39'
2	88.41'	107.00°	87.11'	S59°28'E	88.39'
3	11.64'	121.00°	37.71'	S59°28'E	101.72'
4	43.81'	87.00°	37.71'	S124°23'E	43.84'
5	88.39'	102.00°	37.71'	S124°23'E	88.32'
6	38.42'	22.00°	40.72'	S60°02'E	38.40'
7	21.77'	22.00°	27.72'	S60°02'E	28.11'
8	82.88'	125.00°	87.11'	S29°28'E	82.43'
9	82.88'	107.00°	87.11'	S59°28'E	82.43'
10	8.84'	22.00°	9.77'	S60°02'E	8.84'
11	28.87'	22.00°	30.71'	S60°02'E	28.84'
12	53.17'	86.00°	19.53'	S74°28'E	53.06'



LEGEND
 ROAD HIGHWAY, AS NOTED
 BOUNDARY LINE / PARCEL LINE
 ADJACENT PROPERTY LINE
 EASEMENT LINE
 RIGHT OF WAY LINE

PREPARED BY
 RAE ENGINEERS-SURVEYORS, INC.
 1433 N. 17TH AVENUE, SUITE 310
 DENVER, COLORADO 80202
 PREPARED FOR
 TOWER CENTER
 1433 N. 17TH AVENUE, SUITE 310
 DENVER, COLORADO 80202

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 SHEET 3 OF 7

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U.S. HIGHWAY 6 (CONTINUING EXISTING PUBLIC R.O.W.)

CURVE NO.	LENGTH	PI	PC	PT	CHORD BEARING	CHORD LENGTH
C13	170.72	230.07	309.93	379.93	S 84° 35' 30" E	111.35
C14	130.18	297.85	309.93	379.93	S 84° 35' 30" E	111.35
C15	172.56	308.99	341.58	379.93	S 84° 35' 30" E	111.35
C16	44.68	341.58	379.93	379.93	S 84° 35' 30" E	111.35
C17	80.87	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C18	128.31	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C19	71.87	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C20	128.31	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C21	43.85	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C22	36.15	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C23	82.99	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C24	88.89	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C25	103.98	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C26	14.24	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C27	20.07	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C28	18.44	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C29	28.72	379.93	379.93	379.93	S 84° 35' 30" E	111.35

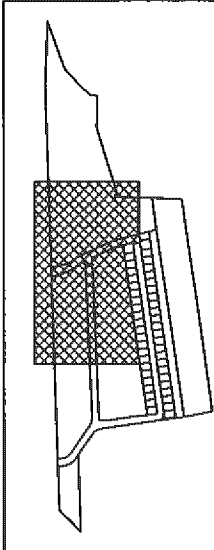
CURVE NO.	LENGTH	PI	PC	PT	CHORD BEARING	CHORD LENGTH
C30	170.72	230.07	309.93	379.93	S 84° 35' 30" E	111.35
C31	130.18	297.85	309.93	379.93	S 84° 35' 30" E	111.35
C32	172.56	308.99	341.58	379.93	S 84° 35' 30" E	111.35
C33	44.68	341.58	379.93	379.93	S 84° 35' 30" E	111.35
C34	80.87	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C35	128.31	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C36	71.87	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C37	128.31	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C38	43.85	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C39	36.15	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C40	82.99	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C41	88.89	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C42	103.98	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C43	14.24	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C44	20.07	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C45	18.44	379.93	379.93	379.93	S 84° 35' 30" E	111.35
C46	28.72	379.93	379.93	379.93	S 84° 35' 30" E	111.35

PROPOSED
TRACT 1
3.10 AC

PROPOSED
TRACT 2
3.10 AC

PROPOSED
TRACT 3
3.10 AC

PROPOSED
TRACT 4
3.10 AC



SYMBOL	DESCRIPTION
—	BOUNDARY LINE / PARCEL LINE
- - -	ADJACENT PROPERTY LINE
---	EXISTING LINE
---	RIGHT-OF-WAY LINE

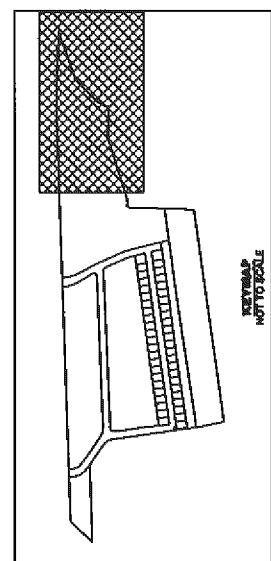
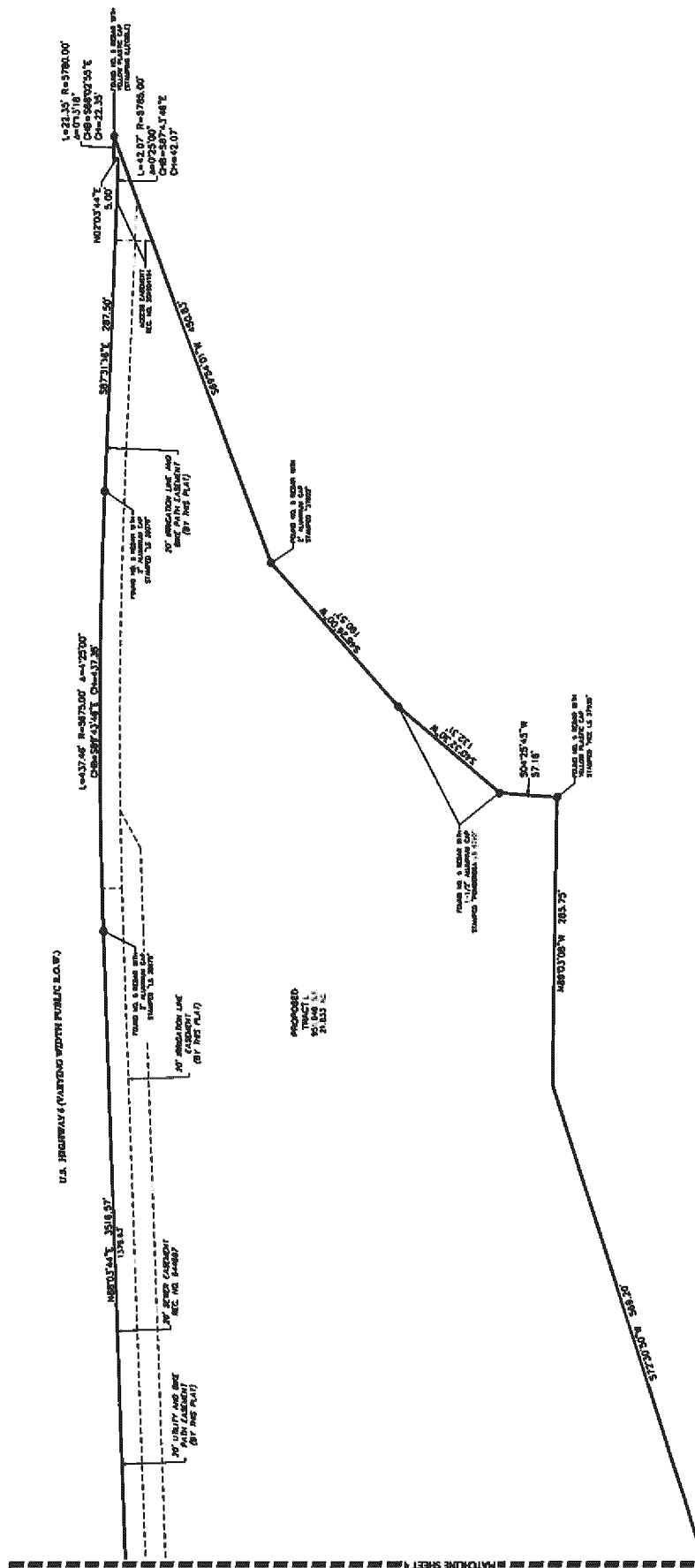
KEYMAP
NOT TO SCALE

HAS ENGINEERS-SURVEYORS, INC.
1433 N. 17TH AVENUE, SUITE 310
DENVER, CO 80202
Tel: 303.733.1111
Fax: 303.733.1112
www.hasengineers.com

Preliminary Plan of TOWER CENTER
Being a replat of portions of Parcels B, H and I, Amended Exemption Plat of Lehmann Parcels
Situated in Tracts 42, 58, 61, and 62, Sections 3 and 4, Township 5 South, Range 85 West of the 6th Principal Meridian
Town of Gypsum, County of Eagle, State of Colorado

Sheet 4 of 7

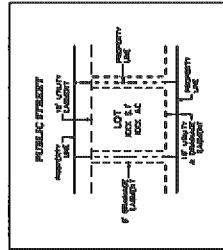
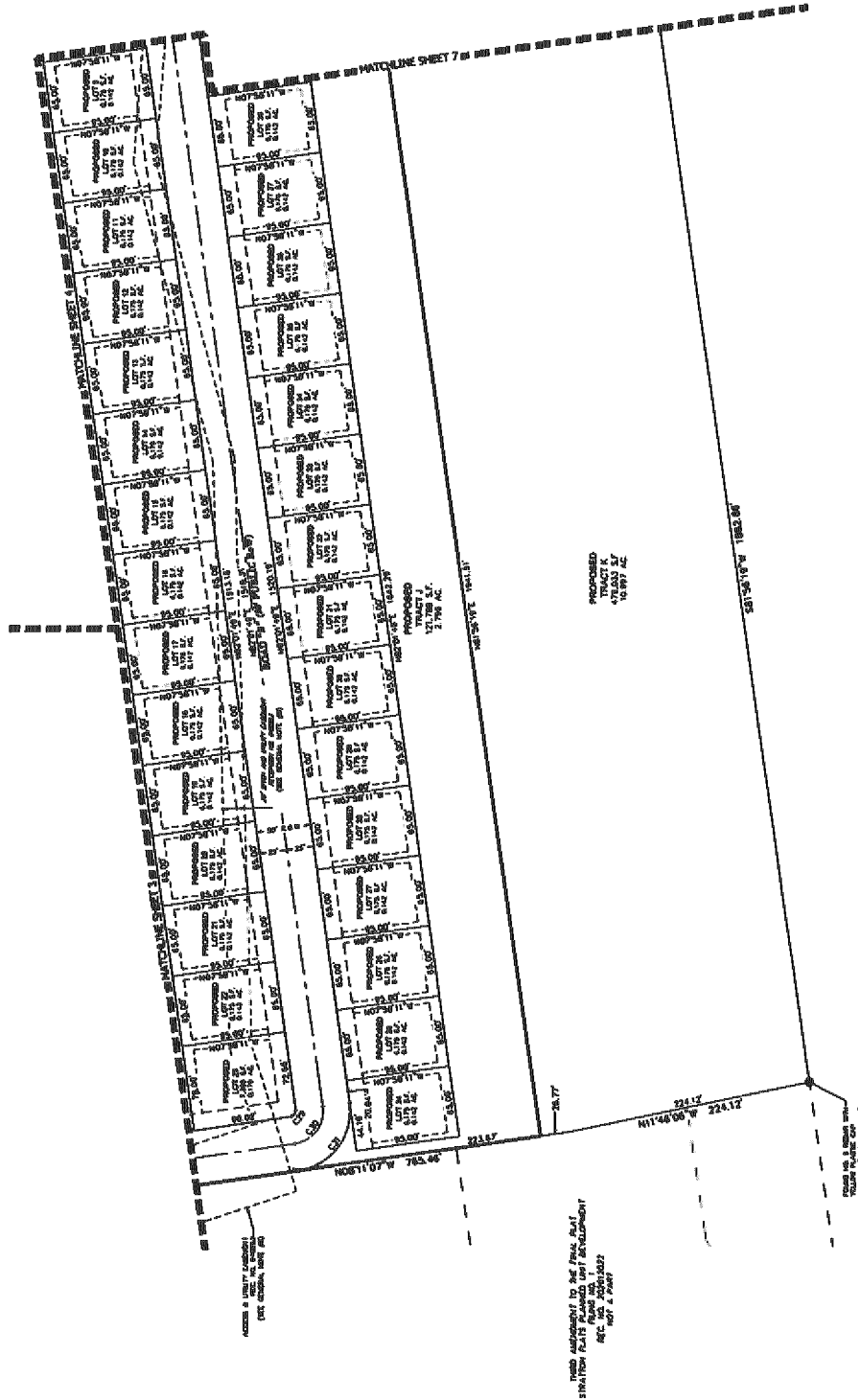
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FOUND MONUMENT, AS NOTED
 BOUNDARY LINE / PARCEL LINE
 ADJACENT PROPERTY LINE
 EASEMENT LINE
 RIGHT-OF-WAY LINE

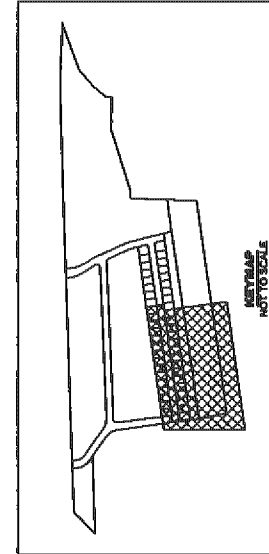
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LOT EASEMENT DETAILS

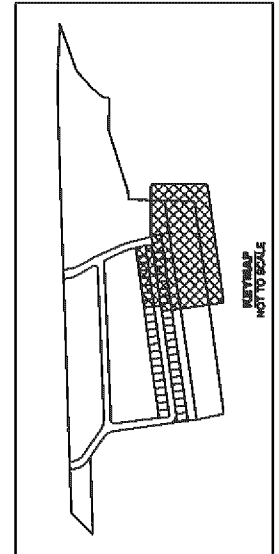
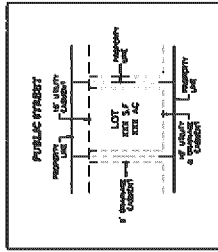
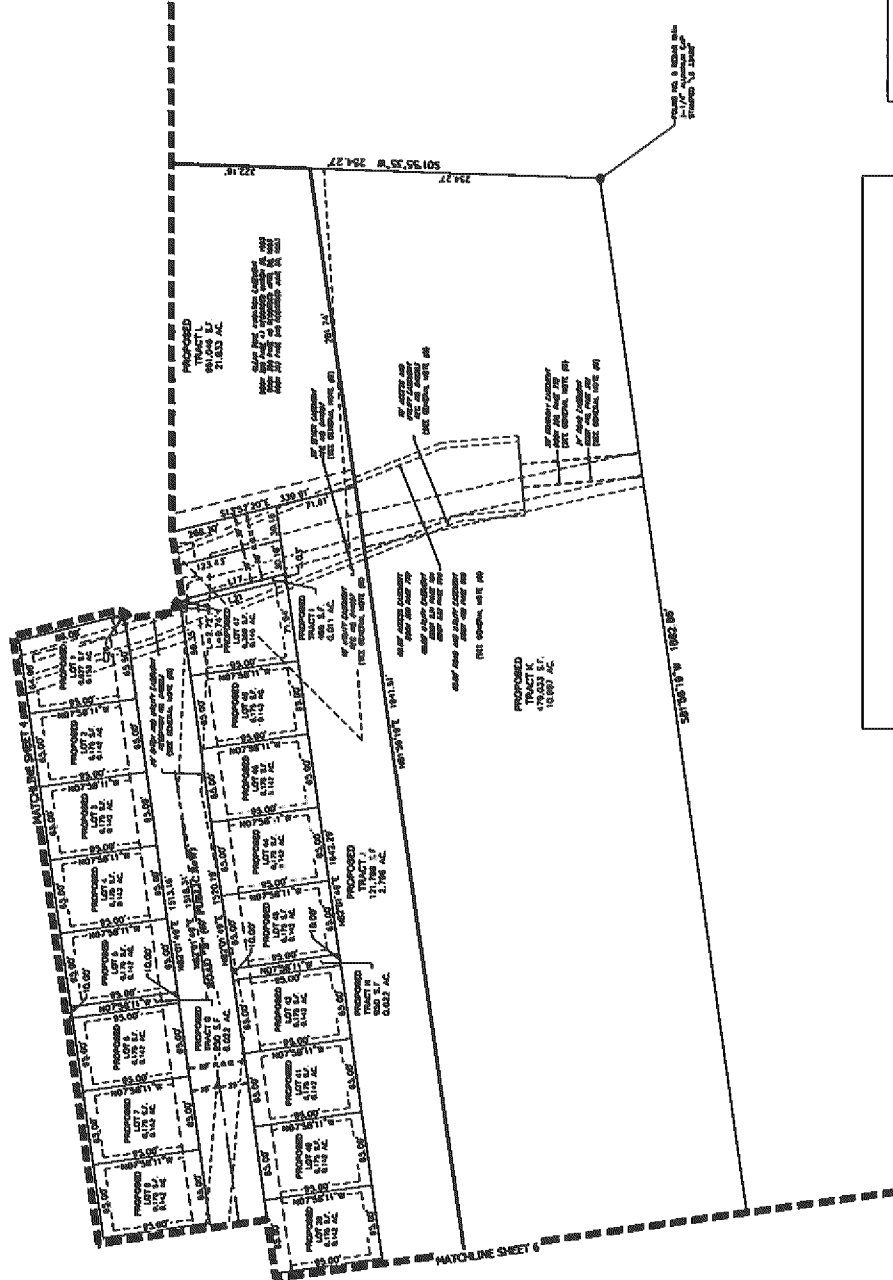
CURVE NO.	LENGTH	BEARING	CHORD BEARING	CHORD LENGTH
C19	7.84'	S 89° 17' 00" E	S 89° 17' 00" E	7.84'
C20	54.82'	S 89° 17' 00" E	S 89° 17' 00" E	54.82'
C21	101.64'	S 89° 17' 00" E	S 89° 17' 00" E	101.64'



LEGEND
● FOUND UNDEGROUND, AS NOTED
— BOUNDARY LINE / PARCEL LINE
- - - EASEMENT LINE
--- PROPERTY LINE

USA ENGINEERING SURVEYORS, INC.
 1435 N. 17TH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 www.usaengineers.com
 PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 05/20/2022
 SCALE: AS SHOWN
 SHEET: 1 OF 1
 PROJECT: TOWER CENTER
 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO
 PRELIMINARY PLAN OF TOWER CENTER
 Being a replat of portions of Parcels B, H and I, Amended Extension Plat of Lehmann Parcels, Situated in Tracts 42, 58, 61, and 62, Sections 3 and 4, Township 5 South, Range 85 West of the 6th Principal Meridian, Town of Gypsum, County of Eagle, State of Colorado
 SHEET 1 OF 1
 DATE: 05/20/2022

Preliminary Plan of
TOWER CENTER
 Being a replat of portions of Parcels B, H and I, Amended Extension Plat of Lehmann Parcels
 Situated in Tracts 42, 58, 61, and 62, Sections 3 and 4, Township 5 South, Range 85 West of the 6th Principal Meridian
 Town of Gypsum, County of Eagle, State of Colorado



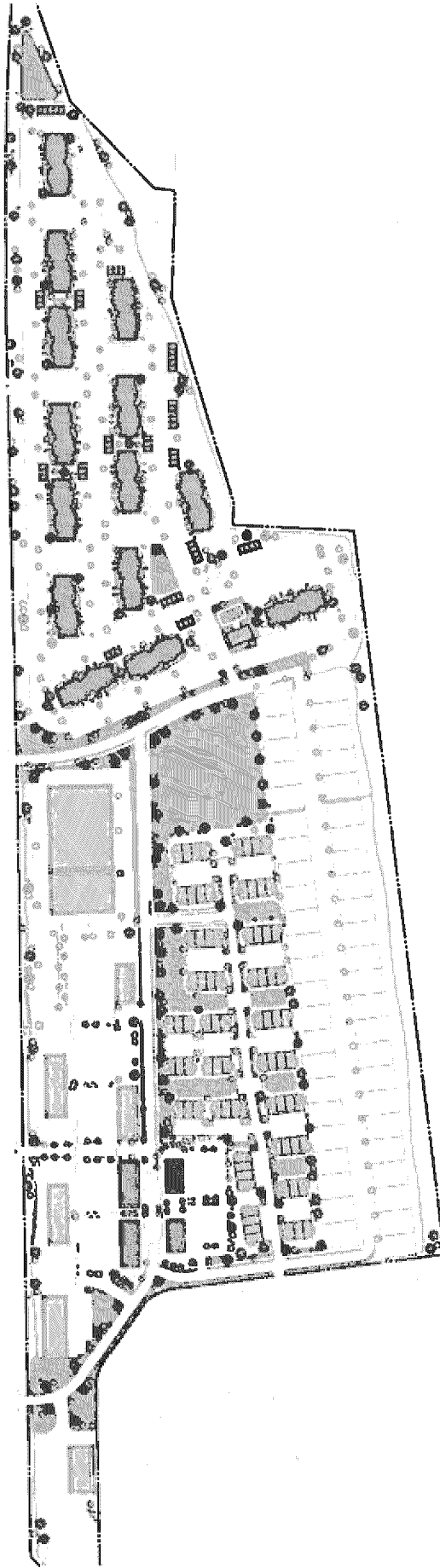
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C10	14.24	6.56	65°30'10"	12.83		12.83
C16	12.46	6.56	84°02'30"	10.53	45°37'45"	11.38

SALE ENGINEERING & SURVEYORS, INC.
 1003 N. 17TH AVENUE, SUITE 110
 DENVER, COLORADO 80202
 PHONE: (303) 733-1100
 FAX: (303) 733-1101
 WWW: www.sale-engineers.com

Preliminary Plan of TOWER CENTER
 Being a replat of portions of Parcels B, H and I, Amended Extension Plat of Lehmann Parcels
 Situated in Tracts 42, 58, 61, and 62, Sections 3 and 4, Township 5 South, Range 85 West of the 6th Principal Meridian
 Town of Gypsum, County of Eagle, State of Colorado

Sheet 7 of 7

- LEGEND
- FOUND MONUMENT, AS SET
 - BOUNDARY LINE / PARCEL LINE
 - ADJACENT PROPERTY LINE
 - EXISTING LINE
 - PROPOSED LINE



Tower Center

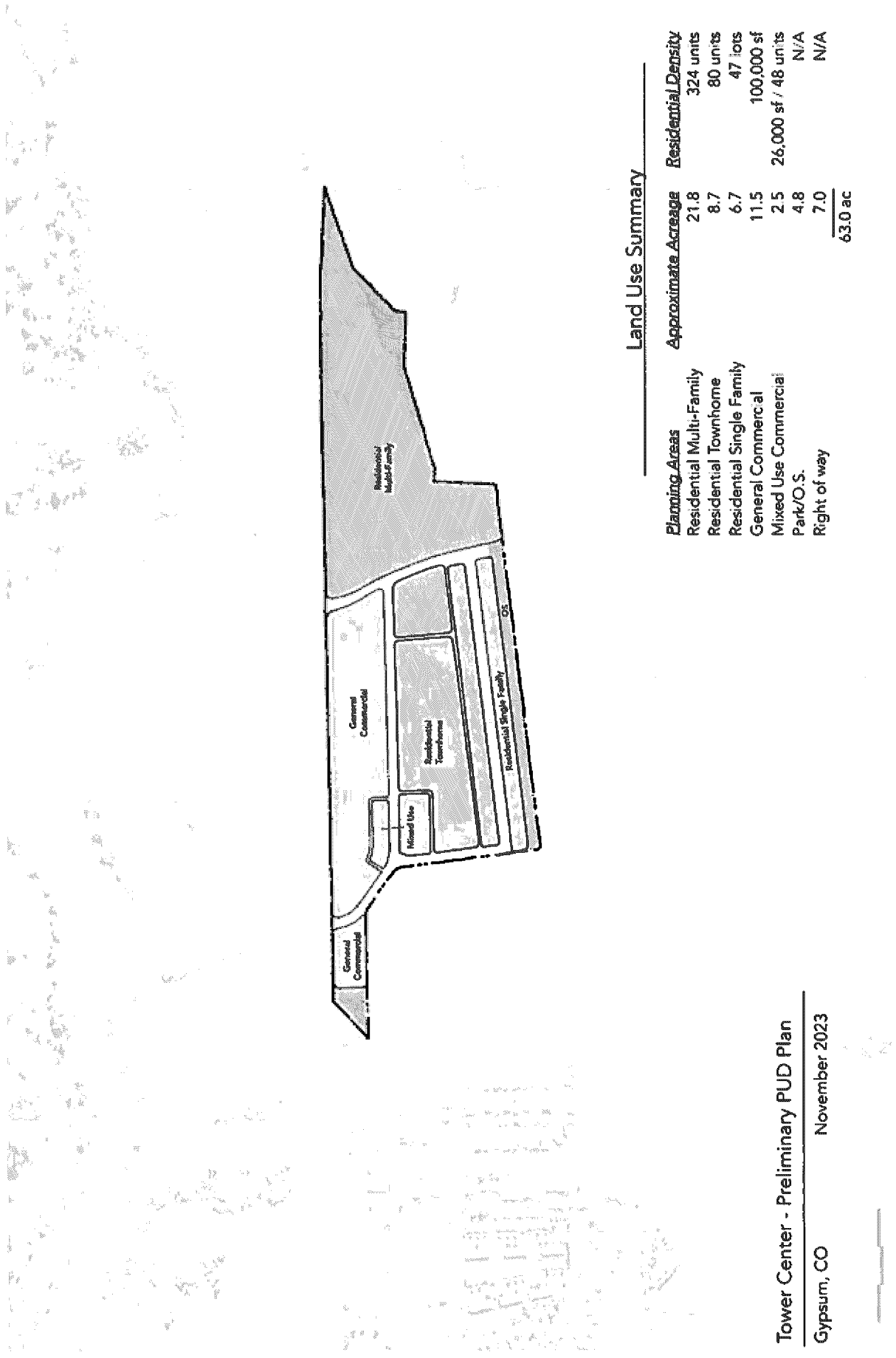
Illustrative Site Plan

August 2023

This conceptual plan represents one idea for how the potential development of the project is for illustrative purposes only. The final form of roads, buildings, open space etc. will be refined during subsequent stages of the design process.



The illustrative plan reflects land uses and levels of development defined by the proposed PUD Guide. The sketch above depicts just one idea for the potential design of Tower Center.



Tower Center - Preliminary PUD Plan
Gypsum, CO November 2023

Land Use Summary

Planning Areas	Approximate Acreage	Residential Density
Residential Multi-Family	21.8	324 units
Residential Townhome	8.7	80 units
Residential Single Family	6.7	47 lots
General Commercial	11.5	100,000 sf
Mixed Use Commercial	2.5	26,000 sf / 48 units
Park/O.S.	4.8	N/A
Right of way	7.0	N/A
	63.0 ac	

Exhibit

Tower Center Phasing Plan

The diagram below depicts project phasing envisioned for Tower Center. Project phasing is best understood in context of site development, the construction of roads, utilities, and related site improvements. Site development of Tower Center will be constructed in two main phases, with a series of sub-phases of vertical development then expected to be done within these two main phases.

Phase I will include:

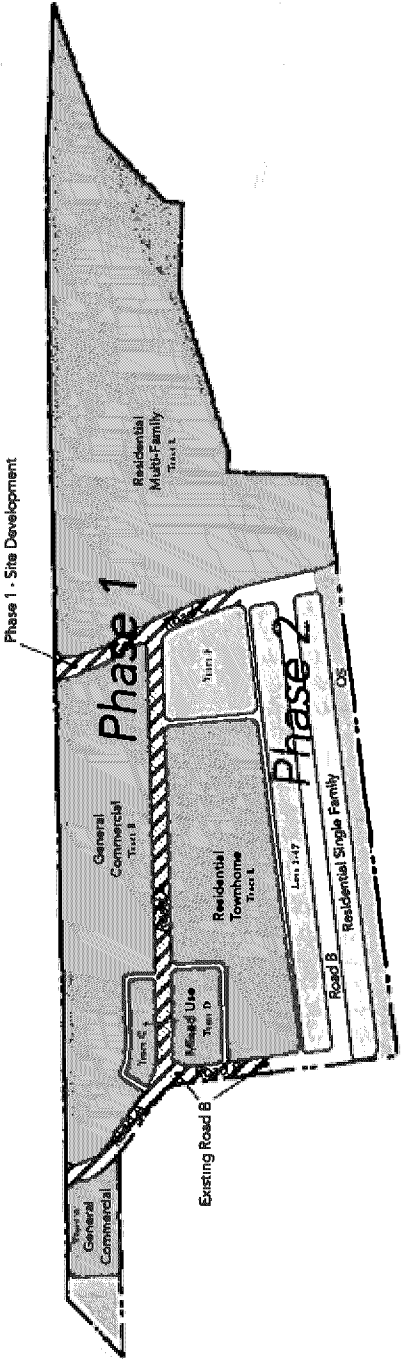
- *The East Full Movement intersection (east entry off Highway 6) and a portion of Road C (the main north/south road),*
- *The West Full Movement intersection (west entry off of Highway 6 and Road A (along the Mixed Use and General Commercial Planning Areas,*
- *Limited re-construction of Sunny Avenue (that connects to Spring Creek Village), and*
- *Water and sewer lines, shallow utilities, drainage, sidewalks, streetlights, and streetscape landscaping associated with roads listed above.*

These improvements will be included in the initial Final Plat for Tower Center. This plat will define road rights-of-way and other easements necessary for the site improvements outlined above. Upon completion, these improvements will facilitate future vertical development within Tower Center that will include General Commercial Tracts A and B, Mixed Use Tracts C and D, Townhome Tract E, Multi-family Tract L, and the neighborhood park on Tract F. The development of individual development tracts will be developed based on market conditions and demand, as determined by the Owner. Subsequent Final Plats will be submitted to the Town for review and approval prior to the development of these tracts.

Phase II will include:

Phase II will include the extension of Road C and construction of Road B that will serve single-family development. Water and sewer lines, shallow utilities, drainage, sidewalks, streetlights, and streetscape landscaping associated with these roads will also be constructed in Phase II. Upon completion of Phase II or as otherwise may be approved by the Town, these site improvements will allow for the development of 47 single-family lots. Improvements to proposed Tract J, the open space parcel south of the single-family lots will be completed as a part of Phase II. Phase II may be initiated prior to the completion of all development sites within Phase I.

Phase 1



Land Use Summary

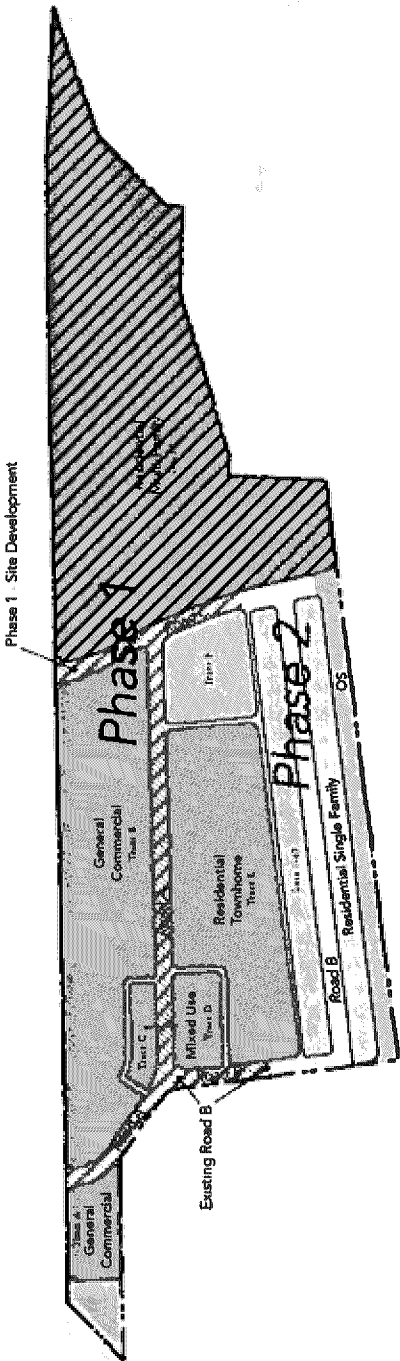
Planning Areas	Approximate Acreage	Residential Density
Residential Multi-Family	21.8	324 units
Residential Townhome	8.7	80 units
Residential Single Family	6.7	47 lots
General Commercial	11.5	100,000 sf
Mixed Use Commercial	2.5	26,000 sf / 48 units
Park/O.S.	4.8	N/A
Right of way	7.0	N/A
	63.0 ac	

Tower Center - Phasing Plan

Gypsum, CO October 2024



Phase 1A - Future Platting Multi Family



Land Use Summary

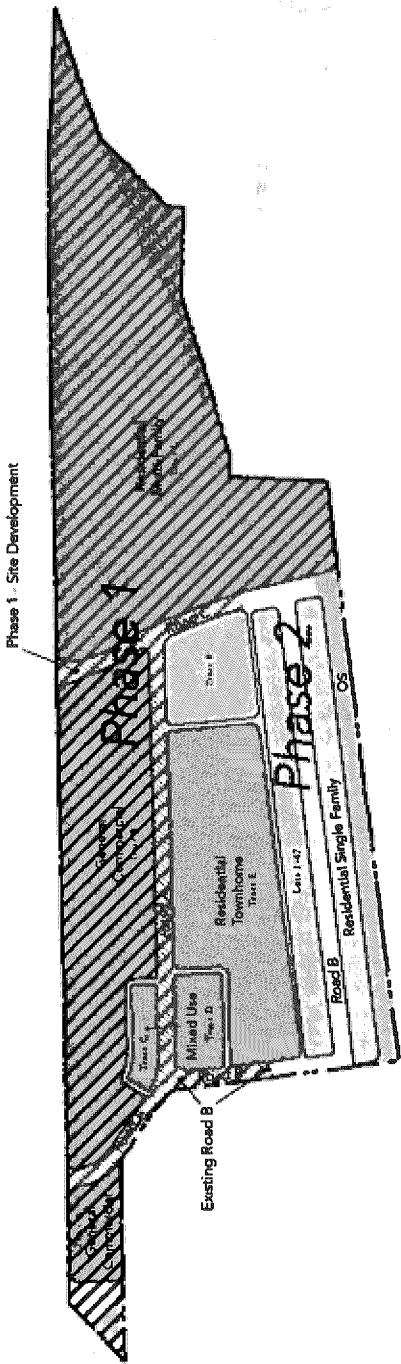
Planning Areas	Approximate Acreage	Residential Density
Residential Multi-Family	21.8	324 units
Residential Townhome	8.7	80 units
Residential Single Family	6.7	47 lots
General Commercial	11.5	100,000 sf
Mixed Use Commercial	2.5	26,000 sf / 48 units
Park/O.S.	4.8	N/A
Right of way	7.0	N/A
	63.0 ac	

Tower Center - Phasing Plan

Gypsum, CO October 2024



Phase 1B - Future Platting General Commercial



Land Use Summary

Planning Areas	Approximate Acreage	Residential Density
Residential Multi-Family	21.8	324 units
Residential Townhome	8.7	80 units
Residential Single Family	6.7	47 lots
General Commercial	11.5	100,000 sf
Mixed Use Commercial	2.5	26,000 sf / 48 units
Park/O.S.	4.8	N/A
Right of way	7.0	N/A
	63.0 ac	

Tower Center - Phasing Plan

Gypsum, CO October 2024



Mixed Use

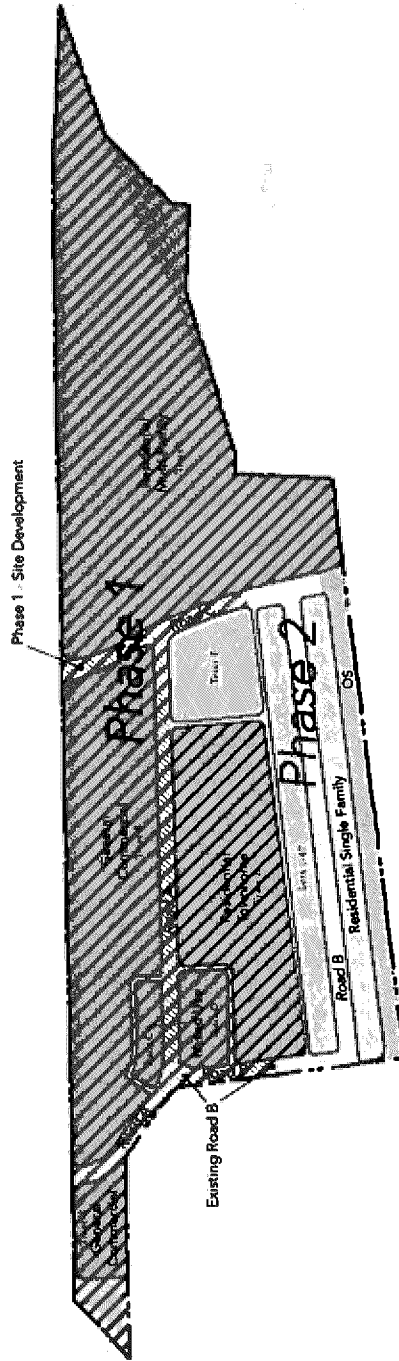


Land Use Summary

Gypsum, CO October 2024



Phase 1D - Future Platting Townhome



Land Use Summary

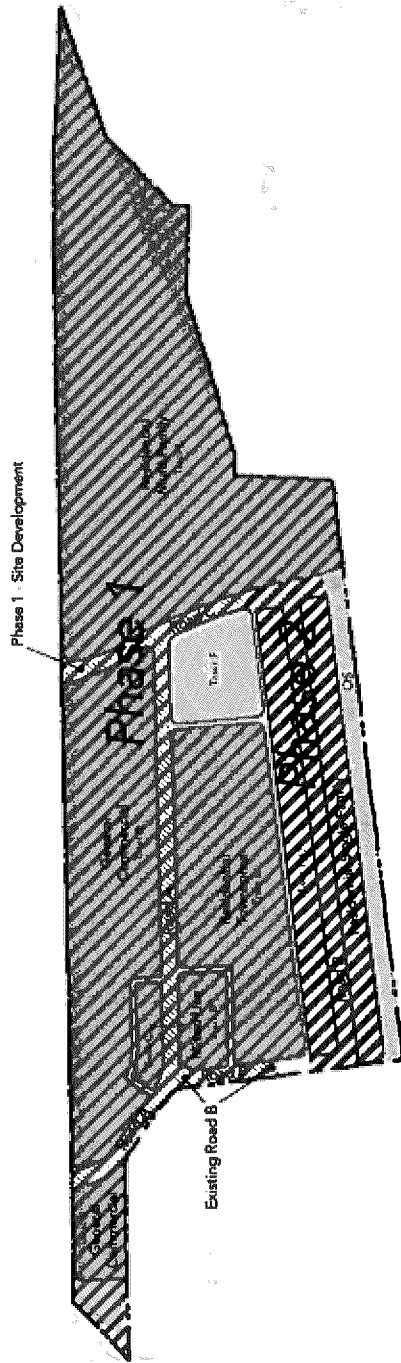
Planning Areas	Approximate Acreage	Residential Density
Residential Multi-Family	21.8	324 units
Residential Townhome	8.7	80 units
Residential Single Family	6.7	47 lots
General Commercial	11.5	100,000 sf
Mixed Use Commercial	2.5	26,000 sf / 48 units
Park/O.S.	4.8	N/A
Right of way	7.0	N/A
	<u>63.0 ac</u>	

Tower Center - Phasing Plan

Gypsum, CO October 2024



Phase 2 Single Family



Land Use Summary

Planning Areas	Approximate Acreage	Residential Density
Residential Multi-Family	21.8	324 units
Residential Townhome	8.7	80 units
Residential Single Family	6.7	47 lots
General Commercial	11.5	100,000 sf
Mixed Use Commercial	2.5	26,000 sf / 48 units
Park/O.S.	4.8	N/A
Right of way	7.0	N/A
	63.0 ac	

Tower Center - Phasing Plan

Gypsum, CO October 2024

