Summary Letter for Application For Approval of :
FINAL AMENDED PLAT

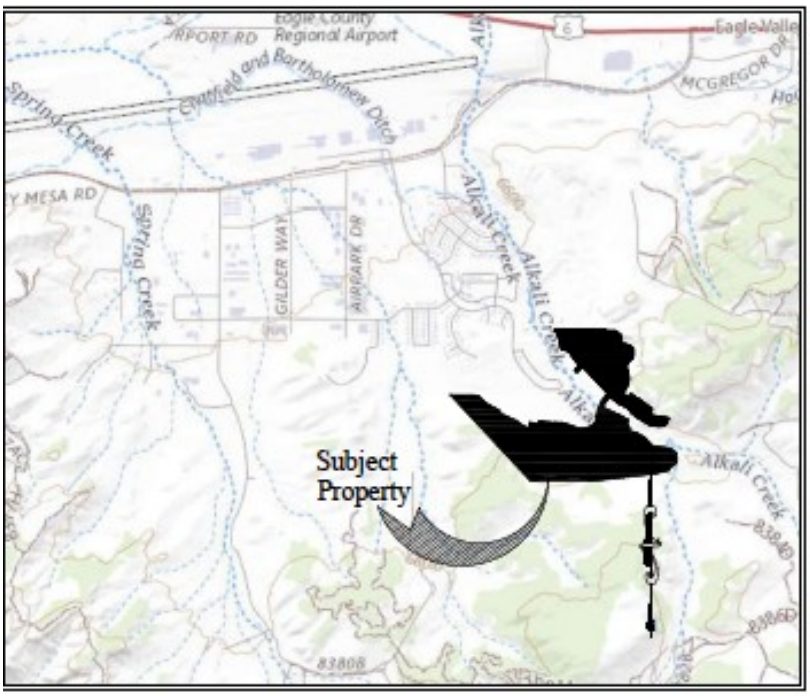
A RE-SUBDIVISION OF TRACT B, BUCKHORN VALLEY P.U.D. - PHASE NINE, RECORDED OCTOBER 29, 2025 AS RECEPTION NO. 202514728, BEING IN THE TOWN OF GYPSUM, COUNTY OF EAGLE COUNTY, STATE OF COLORADO

Purpose of this Application:
This exemtion plat is filed to divide the large undivided remaining vacant land parcel in Buckhorn Valley PUD into two parcels, thereby creating Parcels B1 and B2, Exemption Plat IV (this filing).

Parcel B1 will remain an undivided parcel of 67± acres for future development, while parcel B2, 27± acres will be the subject of an immediate replatting submittal intended to provide for the development of smaller lots for a manufactured home community of 115 to 135 homes. The developers of B2 have named their project Buckhorn Crossing. Indeed, the project will include two crossings of Alkali Creek, and provide for th e development of all the land east of Alkali Creek, adjoining the 60 acre Buckhorn Valley Open Space.

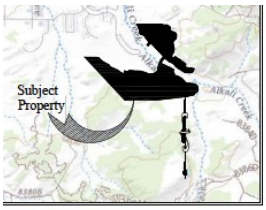
No development or building will be permitted as a result of this plat; it is strictly for separating Parcel B2 to facilitate its sale and future development.

Location of the Project:



Summary Letter for Application For Approval of : FINAL AMENDED PLAT, A RE-SUBDIVISION OF TRACT B, BUCKHORN VALLEY P.U.D. - PHASE NINE

Excerpt from the proposed Exemption Plat:



VICINITY MAP
SCALE 1" = 2,000'

ARE APPROVED THIS ____ DAY OF
) COMMISSION OF TOWN OF GYPSUM,
TEND TO THE DESIGN OF UTILITIES,
SERVICE FACILITY.

DEVELOPMENT
DEVELOPMENT

ARE CONDITIONALLY APPROVED,
OVEMENTS, THIS ____ DAY
OUNCIL OF TOWN OF GYPSUM,
TEND TO THE DESIGN OF UTILITIES,
SERVICE FACILITY AND DOES NOT
ITIES, OR SERVICES BY THE TOWN

ONS OF APPROVAL HAVE BEEN
DAY OF A.D., 20
FOR RECORDING BY THE COUNTY

LINE TABLE		
Line No.	Bearing	Distance
L26	N21°01'21"E	98.55'
L27	N48°32'01"E	71.95'
L28	N86°28'54"E	91.45'
L29	S84°09'36"E	132.93'
L30	S34°07'42"E	76.20'
L31	S50°28'15"E	77.44'
L32	S63°16'19"E	75.46'
L33	S67°20'24"E	69.15'
L34	S50°28'15"E	199.35'
L35	N34°48'38"E	225.14'
L36	N47°14'27"W	60.34'

LINE TABLE		
Line No.	Bearing	Distance
L50	S88°21'27"E	61.31'
L51	S48°16'35"E	51.62'

LINE TABLE		
Line No.	Bearing	Distance
L75	N59°45'17"W	168.63'
L76	N50°14'43"E	51.70'

GRAPHIC SCALE