

TOWN OF GYPSUM, STATE OF COLORADO

**RESOLUTION NO. 23
SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GYPSUM
APPROVING A MAJOR PLAT AMENDMENT OF THE AMENDED
EXEMPTION PLAT, I K BAR RANCH/EAGLE COUNTY SCHOOLS, LOT 3A**

A. The Town of Gypsum (“Town”) is a home rule municipality duly organized and existing under Articles XX of the Colorado Constitution and the Town’s Home Rule Charter effective October 21, 1982. Title 17 (Subdivision) of the Gypsum Municipal G.M.C. (“G.M.C.”) sets forth regulations regarding the subdivision of land, including amendments to a recorded plat.

B. Eagle County School District RE-50J, a Colorado school district and political subdivision of the State of Colorado (“Owner”) of the following land:

**LOT 3A, AMENDED EXEMPTION PLAT, I K BAR RANCH/EAGLE
COUNTY SCHOOLS, LOT 3A, ACCORDING TO THE PLAT
RECORDED AUGUST 12, 2015 AT RECEPTION NO. 201515130,
COUNTY OF EAGLE, STATE OF COLORADO**

also known as Subdivision: I K BAR RANCH/EAGLE COUNTY SCHOOLS Lot: 3A (the “Property”).

C. Pursuant to Section 17.20.070 of the Gypsum Municipal Code (“Code”), “Changes to a recorded plat, changes to a recorded plat may be accomplished only by recording a properly prepared and approved amended plat of all or a portion of the subdivision.” Pursuant to Section 17.20.070(a)(2), G.M.C., major changes to a recorded plat shall be considered at a Gypsum Planning and Zoning Commission (“Planning Commission”) meeting. Pursuant to Section 17.20.070 of the Code, the Planning and Zoning Commission, following notice required by law, held a public hearing at a regular meeting on November 5th, 2025 to consider the Application, and received and considered public comments. The Planning Commission recommended for approval of the Application to the Town Council with the additional conditions:

- a. The Applicant meets the criteria of Section 17.20.070.
- b. The Applicant and staff to continue refining application materials for final recording.

D. In accordance with Section 17.20.070 of the G.M.C. the Town Council, having received the report and recommendations of the Planning Commission and staff,

following notice required by law, and following a public hearing held on November 11th, 2025, the Town Council considered the comments and evidence presented at the hearing.

E. The Town Council hereby finds that subject to those conditions outlined below, the requirements and criteria of Section 17.20.070 of the Code have been met and it is in the best interest of the Town of Gypsum, its residents, and visitors to approve the Major Plat Amendment of the Property.

NOW, THEREFORE, be it resolved by the Town Council of the Town of Gypsum, Colorado that:

Section 1. Findings. Based on the Application, the recommendations of the Planning Commission, input from Town staff and any public comment received, and public hearing before the Town Council, the Town Council hereby finds as follows:

(a) The proper notice was provided as required by the Code and a public hearing held before the Planning and Zoning Commission.

(b) The proper notice was provided as required by the Code and a public hearing held before the Town Council.

(c) The Major Plat Amendment meets the requirements of Section 17.20.070 of the Gypsum Municipal Code.

Section 2. Final Plat Approval. The LOT 3A-1 MAJOR PLAT AMENDMENT IK BAR RANCH/EAGLE COUNTY SCHOOLS LOT 3A, TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO, attached hereto as Exhibit A and incorporated herein (the "Final Plat") is approved with the conditions set forth in Section 3 of this Resolution.

Section 3. Conditions. This Resolution's approval is conditioned on the following:

- (a) The Applicant meets the criteria of Section 17.20.070.
- (b) Addressing easements for sewer and fire hydrants on the Final Plat.
- (c) Expansion of the R.O.W. for the future roundabout location on the Final Plat.
- (d) Location addresses added to the Land Use Summary Table on the Final Plat.

(e) 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.

(f) 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.

Section 4. Recording of the Final Plat. The Final Plat shall be recorded as approved within 60 days of the effective date of this Resolution.

Section 5. 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.

Section 6. Effective Date. This Resolution shall become effective and be in force immediately upon approval.

INTRODUCED, READ, AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, AT ITS REGULAR MEETING HELD AT THE TOWN OF GYPSUM ON THE 11th DAY OF NOVEMBER, 2025.

TOWN OF GYPSUM

By: 
Stephen M. Carver, Mayor

Attest:

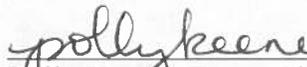

Polly Keene, Town Clerk

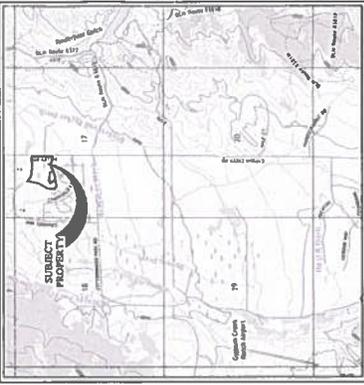


EXHIBIT A

FINAL PLAT

[Attached]

MINOR PLAT AMENDMENT I K BAR RANCH/EAGLE COUNTY SCHOOLS, LOT 3A SITUATED IN SECTION 17, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO



LANDING COMMISSION CERTIFICATE
THIS PLAT AND THE IT'S ELEMENTS BEING HEREBY APPROVED THIS _____ DAY OF _____ A.D. 2006, BY THE BOARD OF LANDING COMMISSIONERS OF THE TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO, IN THE PRESENCE OF THE FOLLOWING OFFICIALS:

BY: _____
TOWN CLERK

APPROVAL TO RECORD
I, THE CLERK OF THE COUNTY OF EAGLE, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE PROVISIONS OF THE COLORADO CONSTITUTION AND STATUTES, AND THAT THE SAME IS SUBJECT TO THE RECORDING ACTS OF THE STATE OF COLORADO.

BY: _____
CLERK OF COUNTY

PLAT NOTES
1. THIS PROPERTY IS SUBJECT TO EMINENT DOMAIN, EASEMENTS, CONTRACTS, COVENANTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR OF RECORD AND IS NOT TO BE CONSIDERED AS AVOIDING SUCH EASEMENTS, CONTRACTS, COVENANTS, RESTRICTIONS AND ENCUMBRANCES.

2. THE DATE OF THIS PLAT IS JANUARY 11, 2006.

3. THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE COLORADO CONSTITUTION AND STATUTES, AND IS SUBJECT TO THE RECORDING ACTS OF THE STATE OF COLORADO.

4. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE COLORADO CONSTITUTION AND STATUTES, AND IS SUBJECT TO THE RECORDING ACTS OF THE STATE OF COLORADO.

5. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE COLORADO CONSTITUTION AND STATUTES, AND IS SUBJECT TO THE RECORDING ACTS OF THE STATE OF COLORADO.

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10. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE COLORADO CONSTITUTION AND STATUTES, AND IS SUBJECT TO THE RECORDING ACTS OF THE STATE OF COLORADO.

TOWN COUNCIL CERTIFICATE
THIS PLAT AND THE IT'S ELEMENTS BEING HEREBY APPROVED THIS _____ DAY OF _____ A.D. 2006, BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO, IN THE PRESENCE OF THE FOLLOWING OFFICIALS:

BY: _____
TOWN CLERK

CERTIFICATE OF TAXES PAID
I, THE CLERK OF THE COUNTY OF EAGLE, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IS SUBJECT TO THE RECORDING ACTS OF THE STATE OF COLORADO, AND THAT THE SAME IS SUBJECT TO THE RECORDING ACTS OF THE STATE OF COLORADO.

BY: _____
CLERK OF COUNTY

TITLE CERTIFICATE
I, THE CLERK OF THE COUNTY OF EAGLE, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IS SUBJECT TO THE RECORDING ACTS OF THE STATE OF COLORADO, AND THAT THE SAME IS SUBJECT TO THE RECORDING ACTS OF THE STATE OF COLORADO.

BY: _____
CLERK OF COUNTY

LAND USER RULES
LAND USER RULES FOR THE SUBJECT PROPERTY ARE AS FOLLOWS:

1. THE SUBJECT PROPERTY IS TO BE USED FOR RESIDENTIAL PURPOSES.

2. THE SUBJECT PROPERTY IS TO BE USED FOR RESIDENTIAL PURPOSES.

3. THE SUBJECT PROPERTY IS TO BE USED FOR RESIDENTIAL PURPOSES.

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47. THE SUBJECT PROPERTY IS TO BE USED FOR RESIDENTIAL PURPOSES.

48. THE SUBJECT PROPERTY IS TO BE USED FOR RESIDENTIAL PURPOSES.

PARCEL	ACRES	LAND USER	ADDRESS
LOT 3A	0.137	RESIDENTIAL	VALLEY ROAD AND GRUNDEL WAY
LOT 3B	0.137	RESIDENTIAL	VALLEY ROAD AND GRUNDEL WAY
LOT 3C	0.137	RESIDENTIAL	VALLEY ROAD AND GRUNDEL WAY
TOTAL	0.411		

Include location of easements in the plat as shown in the plat.

LAND USER CERTIFICATE
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BY: _____
CLERK OF COUNTY

Project No. 2006

BAGLE COUNTY SCHOOL DISTRICT RE-60
BAGLE COUNTY

MINOR PLAT AMENDMENT
AND EX PLAT I K BAR RANCH LOT 3A
VALLEY ROAD AND GRUNDEL WAY

1 OF 2

MINOR PLAT AMENDMENT
I K BAR RANCH/EAGLE COUNTY SCHOOLS, LOT 3A
 SITUATED IN SECTION 17, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

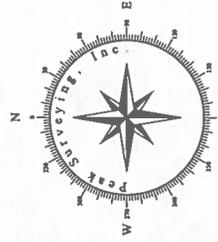
CURVE #	ARC LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.00	58.60	S 87°00'00" W	11.00
C2	308.64	137°07'48"	S 87°00'00" W	378.88
C3	38.65	70°21'57"	S 60°21'57" W	34.64
C4	10.32	30.00	S 19°42'30" W	10.37
C5	48.88	481.00	S 0°00'00" W	48.84
C6	171.90	481.00	S 0°00'00" W	171.94
C7	53.85	481.00	S 0°00'00" W	53.83
C8	177.78	481.00	S 0°00'00" W	177.83
C9	43.28	85.00	S 17°07'37" W	43.00
C10	43.21	72.00	S 10°29'37" W	43.00
C11	25.10	102.00	S 17°07'37" W	25.07

WATCH LEGEND

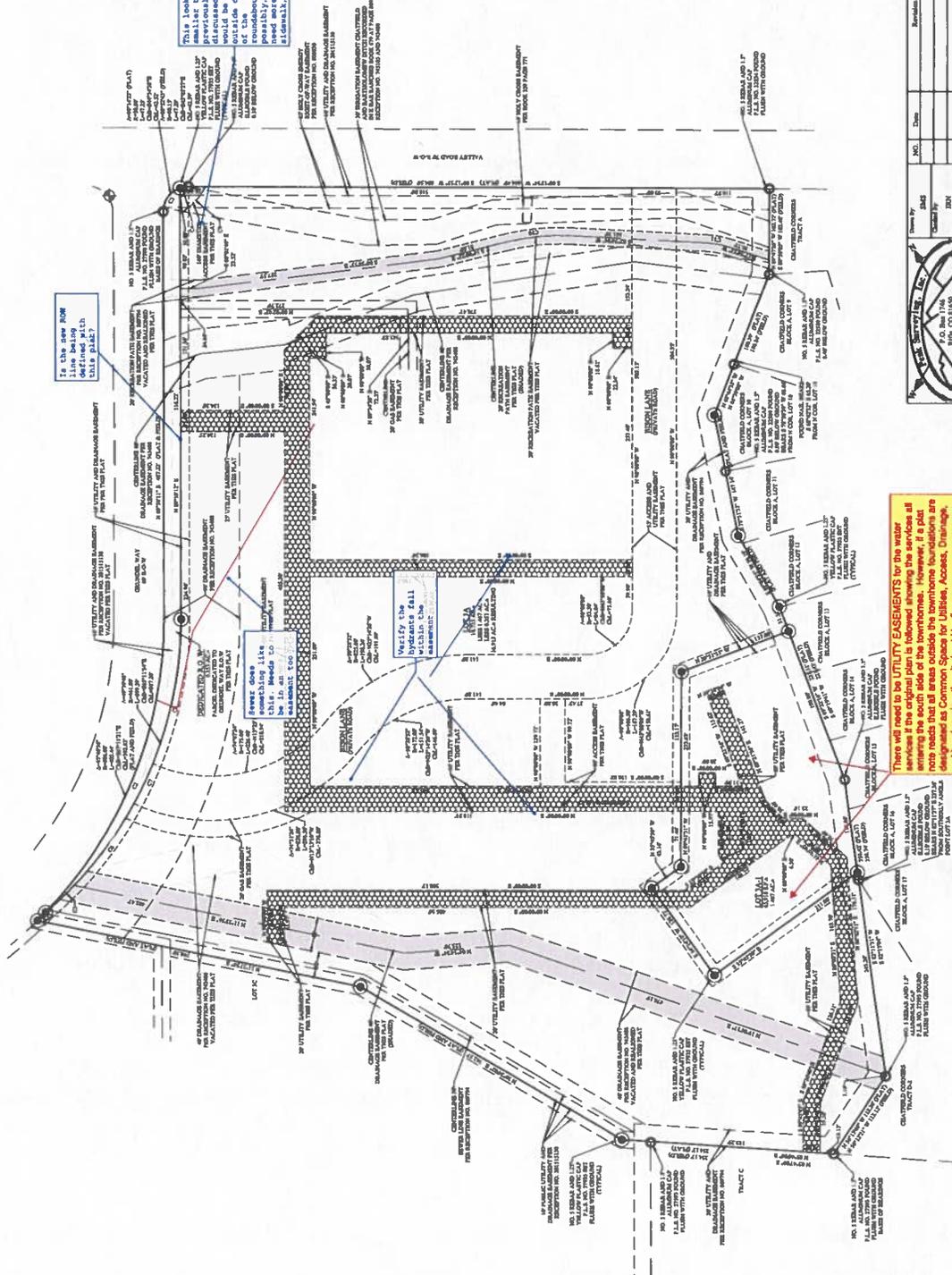
BOUNDARY
 EASEMENT
 EASEMENT PROVISIONS

SYMBOL LEGEND

PROPOSED AMENDMENT
 NOT AMENDMENT



PRELIM



There will need to be UTILITY EASEMENTS for the water services if the original plan is followed showing the services all entering the south side of the townhome. However, if a plot note needs that all areas outside the townhome foundations are to be shown as Common Easement, Access, Drainage, and Landscaping, then it should be fine.



Project NO.	25056
By	EAGLE COUNTY SCHOOL DISTRICT RE-SUB
Checked By	EAGLE COUNTY
Drawn By	MINOR PLAT AMENDMENT
Date	AMEND EX PLAT I K BAR RANCH LOT 3A
Scale	VALLEY ROAD AND GRUNDEL WAY
Sheet No.	2 OF 2