Town of Erie

645 Holbrook Street
Erie, CO 80516

Meeting Agenda

Planning Commission

Wednesday, August 19, 2026 | **6:30 PM** | **Council Chambers**

In Person Meeting
Watch or Comment Virtually
Sign Up for Public Comment

I. Call Meeting to Order and Pledge of Allegiance

II. Roll Call

III. Approval of the Agenda

IV. Approval of Minutes

A. Approval of Minutes for the July 15, 2026 Planning Commission Meeting

V. Public Comments

This agenda item provides the public an opportunity to discuss items other than items that are on the agenda. The Planning Commission is not prepared to decide on matters brought up at this time, but if warranted, will place them on a future agenda.

VI. General Business

A. PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Recommending Approval of the Vista Ridge PD Amendment No. 9 for the Golf Course Maintenance Facility

B. PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt a Resolution Amending the 2024 Elevate Erie Comprehensive Plan

VII. Staff Reports

This agenda items is reserved for specific items from Staff requiring Commission direction or just relaying important information.

VIII. Commissioner Reports and Discussion Items

This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda.

IX. Adjournment

Translation Services

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or other accommodation should email the Town Clerk's Office or call 303-926-2710. Please submit requests at least 48 hours prior to the meeting.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor llame a la Ciudad 303-926-2710. Por favor envíe sus solicitudes al menos 48 horas antes de la reunión.

TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Minutes

Wednesday, July 15, 2026

6:30 PM

In-Person Meeting
Link to Watch or Comment Virtually: https://bit.ly/15July26PCMtg
Council Chambers
To Sign Up for Public Comment: www.erieco.gov/PublicComment

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chair Sawusch called the July 15, 2026 Planning Commission Meeting to order at 6:30 PM.

II. ROLL CALL

Roll Call:

Commissioner Leef - present
Commissioner Braudes - present
Commissioner Booth - present
Commissioner Schatz - absent (excused)
Commissioner Hemphill - present
Vice Chair Dreckman - present
Chair Sawusch - present

A quorum was present.

III. APPROVAL OF THE AGENDA

Commissioner Hemphill moved to approve the agenda of the July 15, 2026 Planning Commission Meeting. The motion, seconded by Commissioner Booth carried with the following vote:

Commissioner Leef - yes
Commissioner Braudes - yes
Commissioner Booth - yes
Commissioner Hemphill - yes
Vice Chair Dreckman - yes
Chair Sawusch - yes

Motion passes unanimously

IV. APPROVAL OF MINUTES

2026-432 Approval of the July 1, 2026 Planning Commission Meeting Minutes

Attachments: July 1, 2026 Planning Commission Meeting Minutes

Commissioner Braudes moved to approve the meeting minutes of the July 1, 2026 Planning Commission Meeting. The motion, seconded by Vice Chair Dreckman carried with the following roll call vote:

Commissioner Leef - yes
Commissioner Braudes - yes
Commissioner Booth - yes
Commissioner Hemphill - yes
Vice Chair Dreckman - yes
Chair Sawusch - yes

Motion passes unanimously.

V. PUBLIC COMMENTS

There was no public comment.

VI. GENERAL BUSINESS

2026-421 PUBLIC HEARING: 1) A Resolution of the Planning Commission of the Town of Erie Recommending Approval of the Vista Ridge PD Amendment No. 8 with a condition and 2) A Resolution of the Planning Commission of the Town of Erie Recommending the Town Council Approve the Vista Reserve Preliminary Plat with a Condition

Attachments:
Resolution P26-12 (Planned Development Amendment)
Resolution P26-13 (Preliminary Plat)
Staff Presentation
Staff Report
Applicant Presentation
Proposed PD Amendment
Vista Reserve Preliminary Plat
Application and Narrative
Additional Applicant Materials 1
Additional Applicant Materials 2
DRT Comments
Neighborhood Meeting Summary and Notice
Public Notice
Original Vista Ridge Development Plan and Amendments
Public Comment

Chris LaRue, Principal Planner, delivered a presentation on the project explaining the two applications – 1. PD amendment (allowing SFD on an area previously designated for a maintenance facility with no increase in density), 2. Preliminary Plat (establishes lots, tracts, roads, etc.). Paul Shoukas delivered a presentation on behalf of the applicant.

Public comment was opened at 6:58pm. Four people spoke regarding concerns about construction, traffic, property value/impacts to sales, safety, existing water/drainage concerns, construction traffic, enough water/treatment capacity to serve the development, loss of the horses on the property, kids in the streets and road closures and traffic, no benefit to the neighborhood, existing heavy traffic on Vista Pkwy.

Chair Sawusch closed Public Comment at 7:08 and started Commissioner Questions which included the following:
Q - Existing drainage concerns, mitigation during construction?
A - The applicant explained how the proposed grading plan will improve the existing drainage problems, and construction mitigation approaches.

Q - Traffic volumes in the study, and collection points?
A - Chris LaRue gave an overview of the traffic study's findings and turned over to the applicant's traffic engineer. He explained that the internal intersections volumes are expected to be quite low, and the overall plan for Vista Ridge has planned for the 50 units since 2000.

Q - Will existing drainage issues be improved?
A - The applicant explained the grading changes again and how the proposed grading will significantly improve the existing drainage issues.

Q - What about foundations and comments from CGS?
A - There will be perforated drain systems installed with each foundation. Chris LaRue explained that development cannot increase discharge.

Q - Traffic report from 2025, did the closure of CLR happen in 2024? What about Redtail Ranch?
A - The applicant's engineer explained that the traffic study considered the long-term buildout off the area as projected in the comprehensive plan and TMP.

Q - Geotechnical report shows a lot of heaving potential? What is the plan for the foundations?
A - The applicant explained that they will over-excavate according to CGS' comments.

Q - Does the existing equestrian facility have any drainage improvements currently?
A - No.

Q - Would an updated traffic study be required at Final Plat?
A - It depends on timing, engineering would decide.

Q - Could the applicant bring water for the project?
A - Yes.

Q - What is the timeline for the first home site?
As soon as all approvals are secured.

Q - When is water allocated?
A - When the applicant pays the raw water fee associated with the development.

Q - Maintenance facility was this always contemplated?
A - Yes, but it has never been developed that way.

Q - What does Enhanced Streetscape on the rendered plan mean?
A - Increased buffer area and landscaping

Q - There were several referral agencies that had no comments, one of which was OSTAB, why was that?
A - Chris LaRue explained that OSTAB is a typical referral, and parks receives the comments from OSTAB and incorporates them.

Q - Will it be a part of the existing HOA?
A - Developer is in conversations with the district and it will be a part of it.

Q - Want to verify that the former oil and gas site, which is now plugged and abandoned is not in the detention pond?
A - No.

Q - Many concerns with existing ponds in Vista Ridge, how do the proposed detention ponds function?
A - Applicant's engineer explained they will release at 90% existing rates.

Q - Is there a vehicle weight limit on Vista Pkwy?
A - Do not know.

Q - What is the plan for ingress and egress of construction equipment?
A - Applicant explained they haven't yet done a construction management plan.

Chair Sawusch closed the public hearing and moved into Deliberation at 7:53. Commissioners noted the following in their deliberations:
- Construction access plans should be ready for Council.

- Historic flows aren't adequate, must consider extreme weather events in drainage requirements.

- HOA should be responsible for ongoing maintenance of drainage swale.

- Traffic study should be updated with final plat.

- Connections to parks and bicycle connections – explore a secondary connection.

- Promises made in this application should be binding.

- Construction site work will be impactful to surrounding properties.

- Condition for a DA – a maintenance agreement in place for HOA and Metro District.

- Radon testing and mitigation should be required to be done by Developer/builder.

There was a lot of discussion on possible conditions to include these concerns. Eliot Schaefer, Assistant Town Attorney, advised the Planning Commission they can't obligate a party that isn't a part of the proceeding to maintenance responsibility, and a radon mitigation condition in a forthcoming DA would be atypical as it is not a public improvement, and it would be difficult to enforce.

Following Commissioner Deliberation the Planning Commission voted on the following: 1) A Resolution of the Planning Commission of the Town of Erie Recommending Approval of the Vista Ridge PD Amendment No. 8 with a condition and 2) A Resolution of the Planning Commission of the Town of Erie Recommending the

Town Council approve the Vista Reserve Preliminary Plat with a condition.

Commissioner Booth made a motion to approve the PD Amendment and the Preliminary Plat as recommended by staff. The motion, seconded by Vice Chair Dreckman, carried with the following roll call vote:
Commissioner Leef - yes
Commissioner Braudes - yes
Commissioner Booth - yes
Commissioner Hemphill - yes
Vice Chair Dreckman - yes
Chair Sawusch - yes
Motion passes unanimously.

Chair Sawusch thanked the applicant and let those in attendance know they can come to Council and speak too.

Discussion in Preparation of Joint Study Session with Council

2026-402

Attachments: Presentation

Chair Sawusch introduced the item and gave an overview of the agenda for the joint session on 7/21 and mentioned that Commissioner Schatz provided comments via email. Anything Commissioners want staff to cover on the first three topic areas?
For FastTrack: deadlines and funding amounts

What specific items do Commissioners want to have as an ask of Council? Would like to have sitting members reviewing PC applicants and make a recommendation to Council.

Do we need authority delegated from Council to meet with other boards? – Eliot said it should be tied to roles and responsibilities, but explicit permission isn't required.

PC to have authority to recommend comp plan amendments and implementation, and UDC changes outside of staff or Council initiated efforts?

VII. STAFF REPORTS

Kelly Driscoll, Deputy Director of Planning and Development, reminded the Planning Commission of their upcoming meetings.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Commissioner Leef thanked Commissioner Schatz for his thoughtful memo.

Commissioner Hemphill noted that he will be virtual for the 7/21 joint session with council.

Chair Sawusch brought up the administration policy talked about on 7/14 and a possible forthcoming amendment to PC's rules of procedure. Chair Sawusch also noted that on Oct 21 there will be a joint session with OSTAB to discuss RO

district.

IX. ADJOURNMENT

Commissioner Booth moved to adjourn the July 1, 2026 Planning Commission Meeting. The motion, seconded by Vice Chair Dreckman, carried with all voting in favor thereof.

Chair Sawusch adjourned the July 15, 2026 Planning Commission Meeting at 8:52 PM.

Translation Services

Town of Erie

645 Holbrook Street
Erie, CO 80516

Planning Commission

Meeting Date: 8/19/2026

File #: 2026-163

Subject:
PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Recommending Approval of the Vista Ridge PD Amendment No. 9 for the Golf Course Maintenance Facility

Department: Planning - Land Use,

Presenter(s): Harry Brennan, Senior Planner

Time Estimate: 30

Fiscal Summary:
Cost as Recommended:
Balance Available:
Fund:
Line Item Number:
New Appropriation Required:

Policy Issues:
PD Amendments come before Planning Commission for consideration to make a recommendation to Town Council. The Planning Commission shall evaluate the application in terms of compliance with the approval criteria.

Staff Recommendation:
Staff find the Vista Ridge Planned Development (PD) Amendment No. 9 complies with the Planned Development Approval Criteria and recommend Planning Commission approve the resolution recommending approval to Town Council, with the following condition:

1. The applicant shall make all necessary technical corrections prior to hear at Town Council, as directed by staff.

Summary/Key Points:

- The PD Amendment proposes eliminating the current residential land use designation and establishing the golf course maintenance facility as an allowed use.
- The PD Amendment proposes additional design standards for the maintenance facility requiring screening, fencing, paving, and additional site improvements intended to improve the aesthetics of the operation and minimize impacts on neighbors.
- If Town Council approves the PD Amendment, next steps for the subject site will include a Site Plan and Minor Subdivision Plat applications.

Background of Subject Matter:

The subject site is a component of the larger Vista Ridge Planned Development (PD). The Town approved the original Vista Ridge PD zoning in 2000, and over the intervening years has approved multiple PD amendments and numerous subdivision plats for individual filings within the development. The original PD designated this 2.1-acre site for estate residential units. The residential units were never built, and the Colorado National Golf Course began using the lot and some existing structures as their maintenance facility. The maintenance use is inconsistent with the uses (residential) under the Vista Ridge PD. The Town and the Golf Course have engaged in various discussions over the past decade regarding relocating or upgrading the maintenance facility to ensure it is more compatible with the surrounding neighborhood. Over the past year, these discussions have resulted in a direction to retain the facility at its current location and pursuing a PD Amendment. The amendment revises the land-use allowances and establishes design standards intended to improve both the aesthetics and functionality of the facility.

Attachments:

1. PC Resolution
2. Staff Report
3. Staff Presentation
4. Applicant Presentation
5. Application and Narrative
6. Additional Application Materials 1
7. Additional Application Materials 2
8. DRT Comments
9. Neighborhood Meeting Summary and Notice
10. Public Comment Received
11. Public Notice

Town of Erie
Planning Commission
Resolution No. P26-11

A Resolution of the Planning Commission of the Town of Erie Recommending Approval of the Vista Ridge Planned Development Amendment No. 9 for the Golf Course Maintenance Facility

Whereas, on June 17, 2025, Heritage Golf Course, LLC (the "Applicant") filed an application (the "Application") for approval of the Vista Ridge Planned Development Amendment No. 9 (the "PD Amendment") for real property more particularly described in **Exhibit A** attached hereto; and

Whereas, on August 19, 2026, the Planning Commission held a properly noticed public hearing on the Application.

Now, Therefore be it resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. Findings. Upon consideration of the Application and supporting documentation, hearing the statements of Town staff, the Applicant, and the public, and giving due consideration to the matter, the Planning Commission finds and determines as follows:

a. The Application meets the applicable criteria set forth in Section 10-7-20 of Title 10 of the Erie Municipal Code (the "UDC"); and

b. The Application is consistent with the Comprehensive Plan.

Section 2. Decision. Based on the foregoing findings, the Planning Commission hereby recommends that the Town Council approve the Application with the following condition: the Applicant shall make all necessary technical corrections as directed by staff prior to the public hearing on the Application by the Town Council.

Adopted this 19th day of August, 2026.

_____
Andrew Sawusch, Chair

Attest:

_____
Melinda Helmer, Secretary

Exhibit A
Legal Description

Vista Ridge Master Final Plat, Parcel 2A, Town of Erie, County of Weld, State of Colorado

TOWN OF ERIE
PLANNING COMMISSION AGENDA ITEM
July 15, 2026

SUBJECT:	**PUBLIC HEARING:** **Planned Development (PD) Amendment** A Resolution of the Planning Commission of the Town of Erie Recommending Approval of the Vista Ridge PD Amendment No. 9 for the Golf Course Maintenance Facility
CODE REVIEW:	Erie Municipal Code, Title 10
PURPOSE:	Consideration of a Planned Development Amendment to allow the maintenance facility as a permitted use, and to create additional design standards to mitigate visual impacts and improve site conditions through future Site Plan and Plat applications.
DEPARTMENT:	Planning and Development
PRESENTER:	Harry Brennan, Senior Planner

STAFF RECOMMENDATION:

Staff find the Vista Ridge Planned Development (PD) Amendment No. 9 complies with the Planned Development Approval Criteria and recommend Planning Commission approve the resolution recommending approval to Town Council, with the following condition:

1. The applicant shall make all necessary technical corrections prior to hearing at Town Council, as directed by staff.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Owner: Heritage Golf Group – Colorado National Golf Course
2700 Vista Parkway
Erie, CO 80516

Applicant: Greg Bly
Dcb Construction Company
909 E. 62nd Ave
Denver, CO 80216

Existing Conditions:

Zoning: Vista Ridge PD-Planned Development

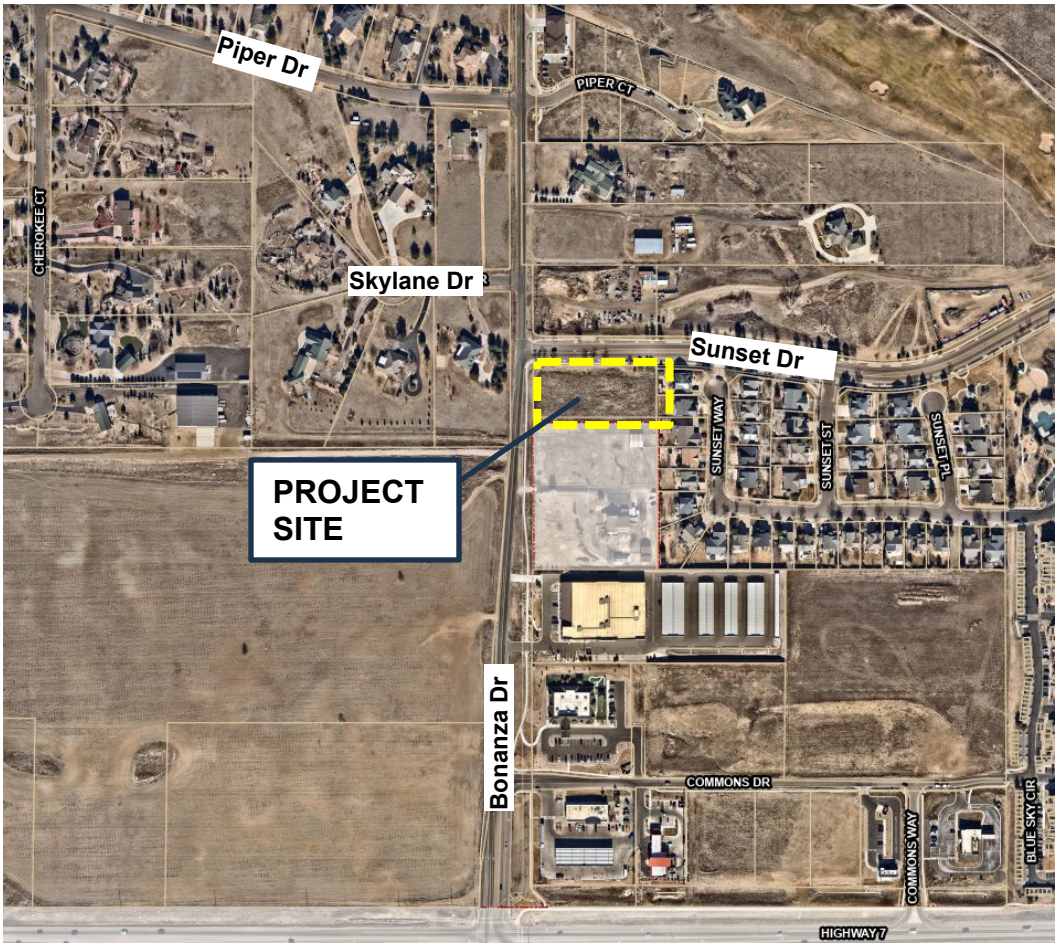
Project Size: 2.1 Acres (Amendment Area)

Existing Use: Golf Course Maintenance Facility (Non-Conforming Use)

Future Land Use: Residential Low

Location:

Below is a map that depicts the site and surrounding area.



Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	Suburban Residential (SR)	Residential
SOUTH	Vista Ridge PD	Undeveloped/Residential
EAST	Vista Ridge PD	Undeveloped/Future Residential
WEST	Rural Residential (RR)	Erie Air Park Residential

Site History and Specific Development Information:
The subject site is a component of the larger Vista Ridge Planned Development (PD). The Town approved the original Vista Ridge PD zoning in 2000, and over the intervening years has approved multiple PD amendments and numerous subdivision plats to lay out individual filings within the neighborhood. The original PD designated this 2.1-acre site for estate residential units. The residential units were never built, and the Colorado National Golf Course began using the lot and some existing structures as their maintenance facility in the early 2000s.

The Vista Ridge PD zoning specifically allows residential uses on this parcel; the Golf Course Maintenance Facility is not a permitted use under the PD at this location. To date, the Colorado National Golf Course (CNGC) has not provided any documentation to the Town that proves there was a previous approval of the use in this location. Outdoor storage is also not an allowed use under the Vista Ridge PD for this parcel. The outdoor storage also does not comply with the screening requirements in code.

The Town and the Golf Course have engaged in various discussions since 2004 regarding relocating or upgrading the maintenance facility to ensure it is more compatible with surroundings. Over the past year, these discussions have resulted in pursuing a PD Amendment. The amendment revises the land-use allowances and establishes design standards intended to improve both the aesthetics and functionality of the facility.

Compliance with Town of Erie Zoning Map:
This property is zoned as part of the existing Vista Ridge PD. The amendment would keep the property in the PD and create a new Planning Area for the maintenance facility. The new Planning Area includes a set of dimensional standards including setbacks and a specific landscape buffer area around the edges of the site.

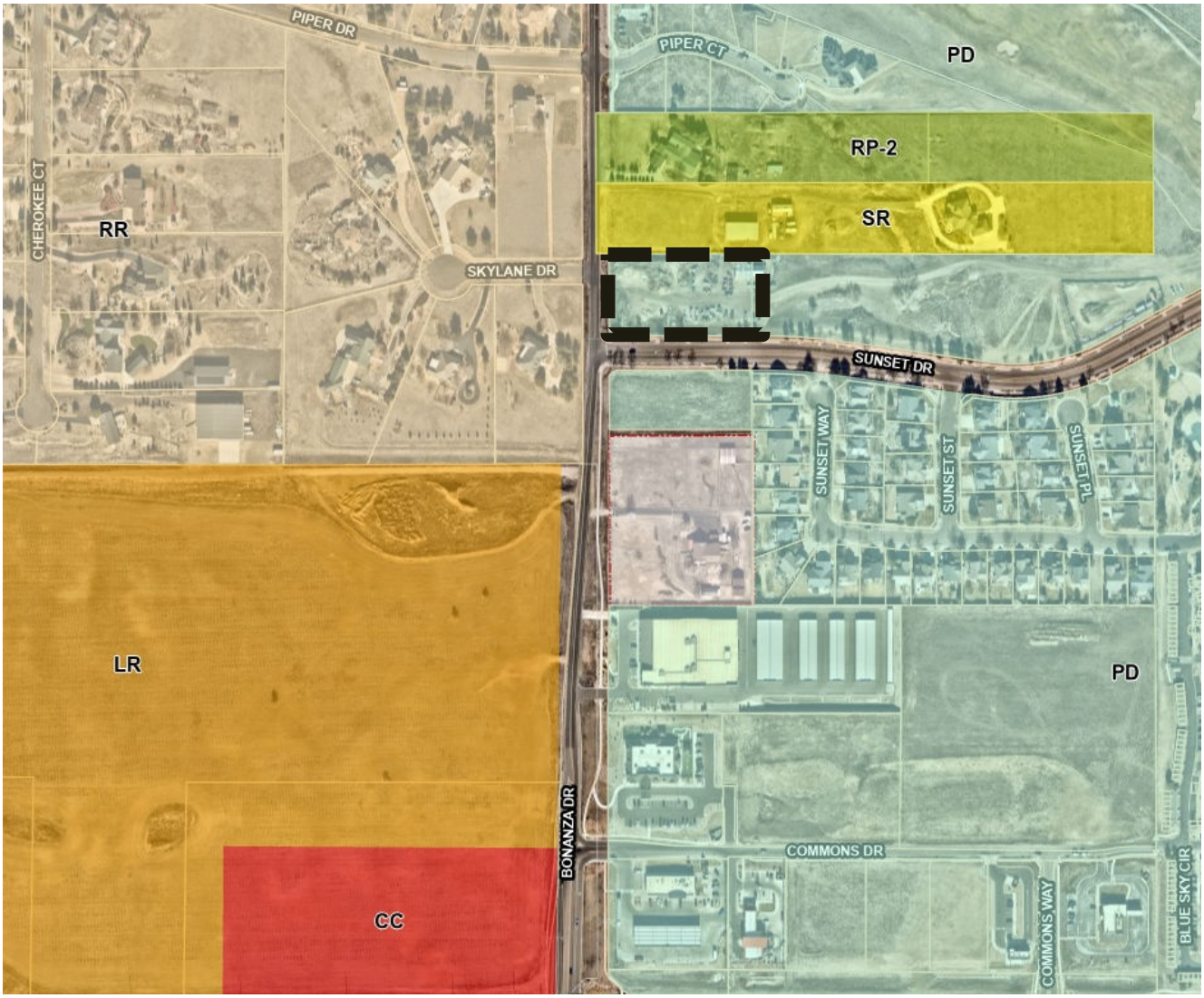


Figure 1: Zoning Map

PD Amendment Overview:
This PD Amendment would replace the existing allowed residential with an allowance for the Golf Course's maintenance operations. No other uses would be allowed on this site. The table below summarizes this change in allowed land uses:

Table 1: Existing and Proposed Uses

Allowed Uses for the Site Under the EXISTING PD	Allowed Uses for the Site Under the PROPOSED PD
Single family detached or attached dwellings	**Uses allowed by right include the following**: Golf Course Maintenance, Accessory uses shall be those related to the maintenance operations of the Golf Course, specifically, material and vehicle/equipment storage – including either or outdoor and/or indoor (enclosed) storage, minor equipment repair, shed(s), garage(s) or other similar accessory structures. ***Prohibited Uses in this Area include the following***: *Everything else*
Attached or detached private garages	
Commonly associated accessory use to the principal use (sheds, play structures, greenhouses, home occupations, pools, tennis courts, etc.)	
Private/common open space, recreation uses, country clubs, golf courses, tennis courts, swimming pools, trails, parks, playgrounds	

The PD Amendment proposes a specific buffer when abutting residential, and specifies that this buffer may not contain buildings, parking, or drive aisles, and must contain landscaping. The PD Amendment also provides standards for fencing to screen the internal activity. Material storage must not exceed the height of the screening fence, and the outdoor storage area must be paved to help limit tracking of dirt and debris offsite. New design standards will also set basic architectural standards for a new building.

Table 2: Proposed Development Standards

Development Standards in PROPOSED PD					
Front Setbacks	Side Yard		Rear Yard	Buffer Required when Abutting a Residential Zone District	Building Height
	Street Setbacks	Interior Setbacks			
25' min	25' min	25' min	25' min	25' min; 15' when abutting street or drainage detention area	30' max

Compliance with Town of Erie Comprehensive Plan:

The Comprehensive Plan's Future Land Use Map is intentionally general in nature to allow for flexibility and is intended to provide broad guidelines for land use. The Future Land Use Map designates this site Residential-Low. The Residential-Low designation reflects the Vista Ridge PD's original intent for this land to be single family residential and was not changed from the 2005 or 2015 Comprehensive Plan land use maps.

Staff find that this proposal is generally compliant with the Comprehensive Plan. The Residential-Low designation allows for more than just residential land uses, anticipating Secondary Uses including:

- Parks, Open Space, Recreation uses
- Allow limited Neighborhood Commercial uses, integrate day-to-day services and amenities;
- Allow limited Quasi-Public Uses

The Colorado National Golf Course is a key feature of the Vista Ridge neighborhood. This golf course is an amenity for not only the neighborhood, but the Town as well. Staff find the associated maintenance facility is similar to the above list of Secondary Uses, as a quasi-public use, and a facility related to recreation amenities.

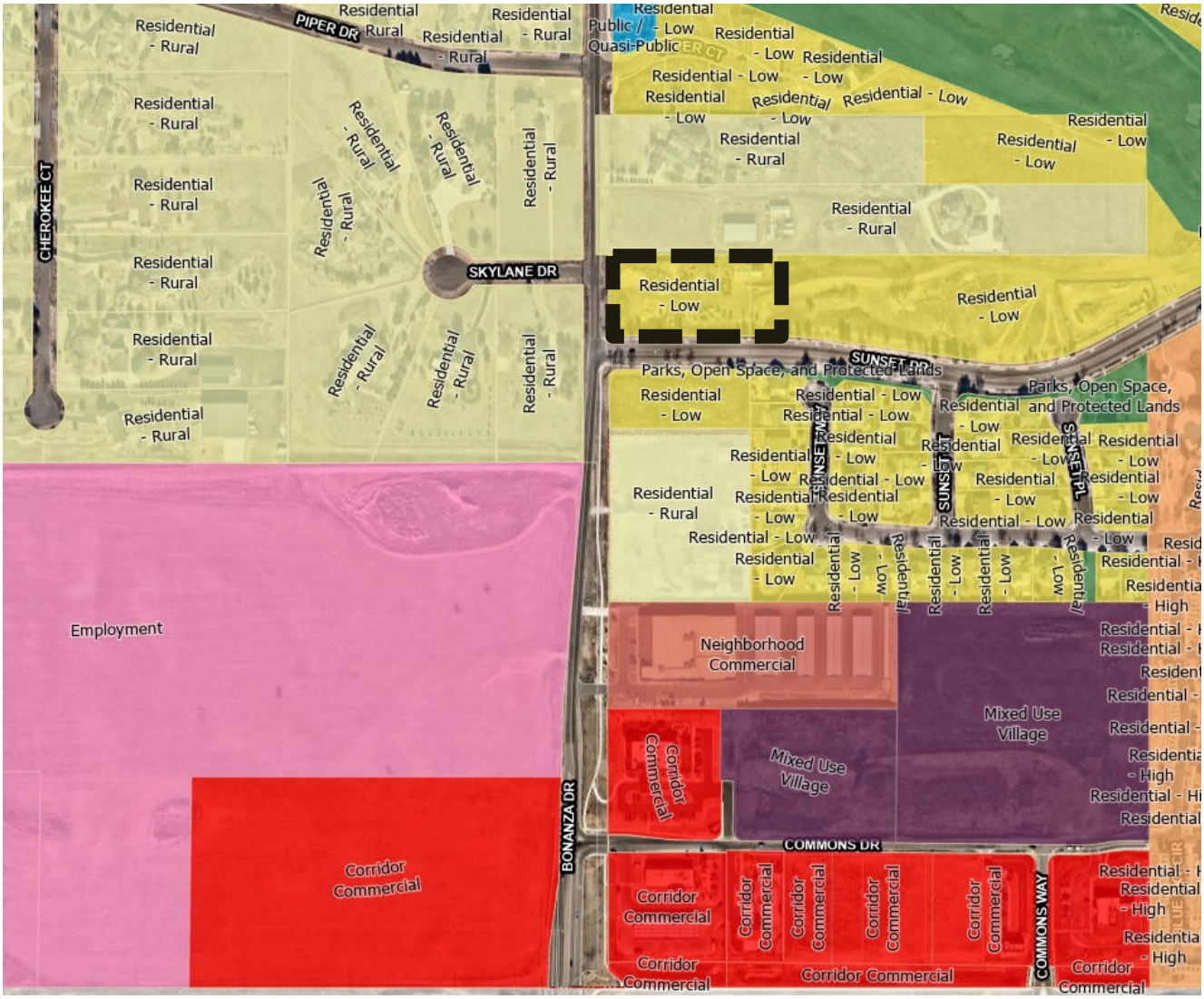


Figure 2: Future Land Use Map

Staff find this application is also consistent with the following specific policies in the Comprehensive Plan:

E.1.3 BUILD STRONG RELATIONSHIPS WITH ERIE'S EXISTING BUSINESS OWNERS AND OPERATORS.

The Golf Course is an important part of the Vista Ridge neighborhood and of the Town of Erie. The maintenance facility is necessary for the operations of the golf course, but the current facility is viewed as an eyesore by the neighbors. The Town and the Golf Course have collaborated to arrive at set of design standards requiring design improvements including landscaping, screening, paving, and building improvements.

This also benefits the Golf Course, which have stated that their existing building has not been conducive to their operations, and they also wish to improve their site.

T.2.2. INTEGRATE LAND USE PLANNING AND TRAFFIC MANAGEMENT.

Through the PD Amendment, and subsequent Site Plan process staff have been able to formalize the access point – aligning it with Skylane Drive to the west, and paving with a hard surface to reduce materials tracking onto Bonanza Drive.

Traffic, Utilities, and Infrastructure:
The application includes a Traffic Generation Analysis. The Analysis shows a very small impact on the traffic network with approximately 29 vehicle trips per day. Maintenance vehicles will primarily use a private access drive to access the golf course, without having to use public roadways. The access point to the site from Bonanza will be formalized and lined up with the existing intersection at Skylane Drive to prevent turning-movement conflicts.

Water is available from mains in Bonanza and Sunset, and sanitary sewer will be access via the adjacent parcel to the east. On-site water quality infrastructure will be added to this site, and outflow can make use of the nearby detention pond.

Future Required Applications:

The next steps for development of the subject site will include Site Plan and Minor Subdivision applications. Both applications are already in progress and staff anticipate completing them within a few months. The Site Plan is an administrative approval, and the Minor Subdivision Plat and Development Agreement (if required) will be reviewed by staff with final acceptance by the Town Council.

STAFF REVIEW AND ANALYSIS

Staff reviewed the Vista Ridge Planned Development (PD) Amendment No. 9 for conformance with the Municipal Code, Title 10, UDC Section 10-7-20 Approval Criteria. Staff find the PD Amendment is in compliance with the Approval Criteria as listed below.

a. The PD Amendment is generally consistent with the purpose of the PD zone district as set forth in UDC sections 10-2-5 and 10-70-20.

   Staff: This PD Amendment is consistent with the purpose of the PD zone district. The amendment will create specifically tailored development standards for the golf course maintenance facility.

b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection 10-6-1 C.

   Staff: The PD Amendment proposes a highly specific planning area for the golf course maintenance facility with development standards and associated language to a degree of detail that would not be possible under straight zoning.

c. The PD zone district will promote the public health, safety, and general welfare.

   Staff: This PD Amendment promotes health, safety and welfare by requiring a level of design consistent with the UDC that will require improvements to the site that will benefit the neighborhood and lessen impacts on neighbors.

d. The PD zone district is generally consistent with the town's comprehensive plan; transportation master plan; parks, recreation, open space, and trails master plan, and other pertinent town plan and policy documents.

   Staff: The Future Land Use Map in the Town's Comprehensive Plan designates

the site for Residential - Low. Staff finds the use conforms to others contemplated as Secondary Uses in the Comprehensive Plan, including Parks, Open Space, Recreation uses, limited Quasi-Public Uses.

e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.

Staff: Town staff referred this application to the relevant public agencies for review. There are no outstanding concerns related to provision of utilities, public services, or public safety. This site also benefits from access to existing infrastructure and utilities.

f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.

Staff: Staff find that there are no traffic, access, or safety issues presented at this time. Primary access to the Golf Course from the Maintenance Facility will be via a private access drive, rather than public roads. The PD Amendment also anticipates the need for screening by requiring a setback from residential development.

g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.

Staff: This site will be required to build out the public sidewalk along Bonanza, improving pedestrian infrastructure.

h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.

Staff: The PD Amendment will not result in significant adverse impacts to the natural environment or significant scenic/historic features. Proposed improvements to the site would improve stormwater runoff and water quality.

i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.

Staff: The PD Amendment will lead to improved conditions on the property and will substantially mitigate visual impacts that have bothered neighbors in the past.

j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.

Staff: The PD Amendment limits height and the building will be of a similar scale to out-buildings on adjacent properties.

k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.

Staff: Not Applicable – this PD Amendment proposes non-residential use.

l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.

Staff: Visual relief will come through fencing and landscaping to screen the internal

activities of the site.

m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.

Staff: The PD Amendment will create specifically tailored development standards and land use allowances that would not be possible under a straight zone district. These tailored development standards intend to improve the condition of the site and lessen impacts on the surrounding neighborhood.

NEIGHBORHOOD MEETING

As required by the Municipal Code, a Neighborhood Meeting was held on July 21st, 2026. The required notice for the Neighborhood Meeting was provided. The summary and notice information are attached. Additional public comments received by email are also attached to the record. Two additional community meetings were held through the project process as well to gather additional feedback and answer questions.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

Published in the Hometown Weekly:	7/1/26
Property Posted:	7/1/26
Letters to adjacent property owners within 500':	7/1/26

Vista Ridge PD Amendment No. 9 for the Golf Course Maintenance Facility

Planning Commission

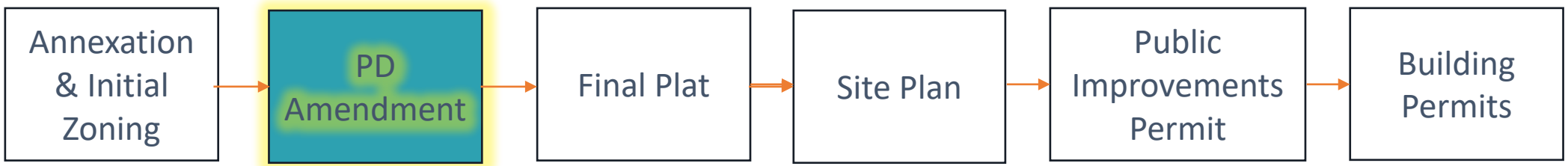
Harry Brennan, Senior Planner

August 19, 2026

Request

Review of Planned Development Amendment

- **Project Size:** 2.1 Acres
- **Existing Zoning:** Vista Ridge PD Amendment No. 9
- **Existing Use:** Used by Golf Course (non-conforming use)



Overview

- **Background**
- Proposal
- Decision

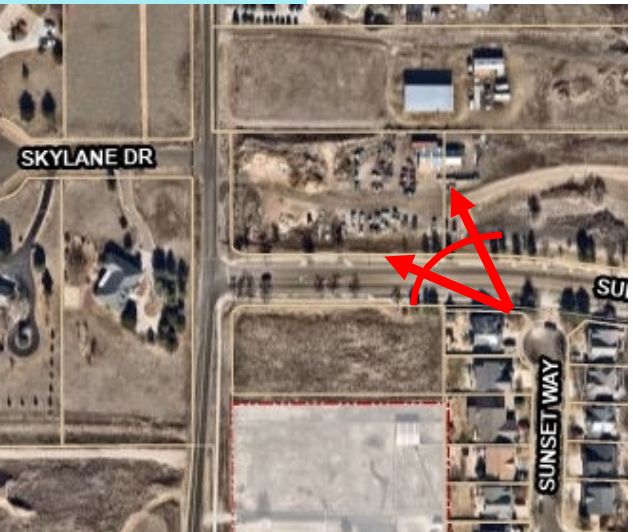
Location

Northeast corner of Bonanza Dr & Sunset Dr

Location

SKYLANE DR
SUNSET WAY

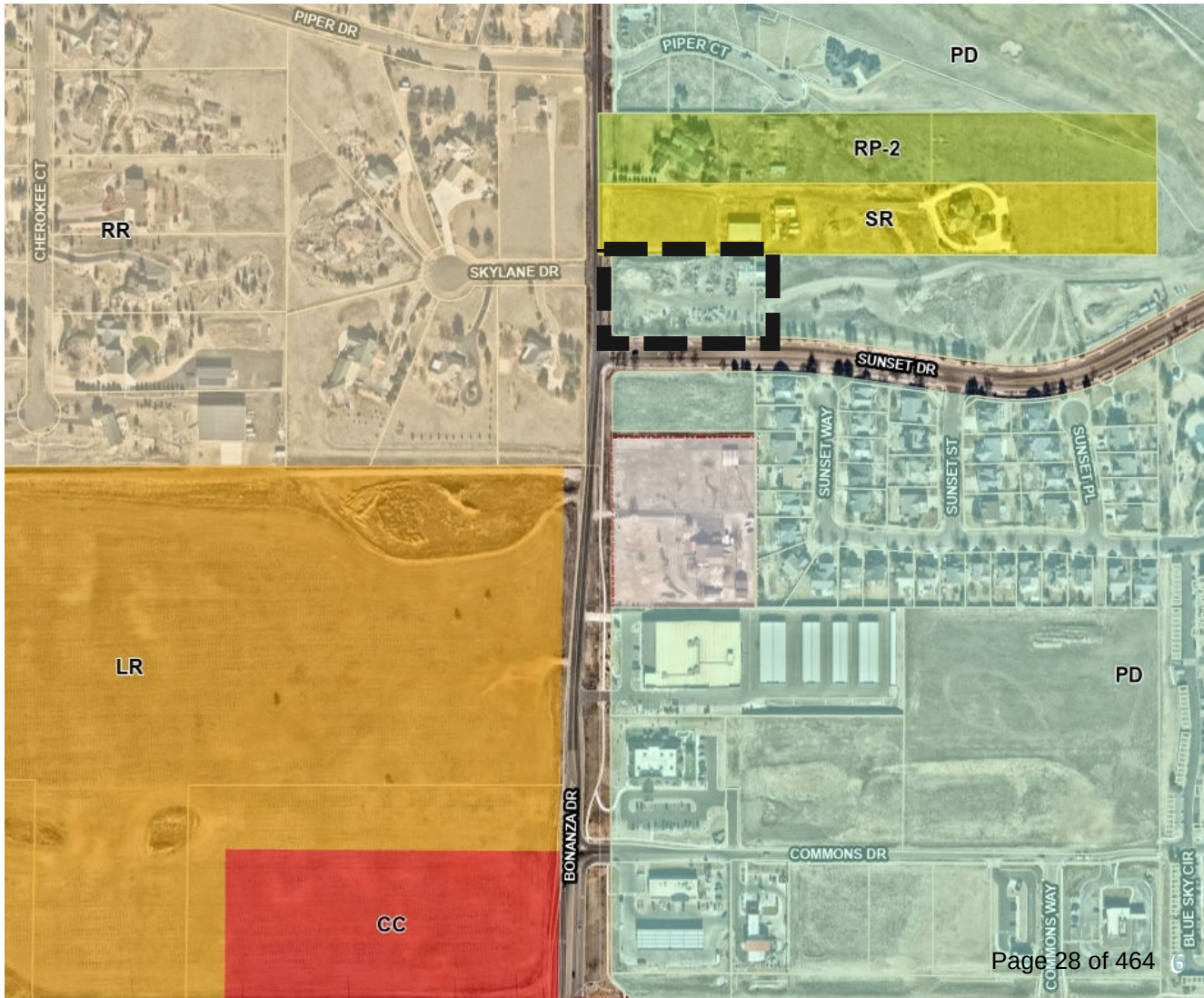
NO OUTLET
SITE
Bonanza Dr


SKYLANE DR
SUNSET WAY

SITE

Zoning

Vista Ridge PD – Estate Residential Planning Area



Comprehensive Plan

Residential Low

2 to 8 du/acre

Secondary Uses:

- Parks, Open Space, Recreation uses
- Allow limited Neighborhood Commercial uses, integrate day-to-day services and amenities;
- Allow limited Quasi-Public Uses

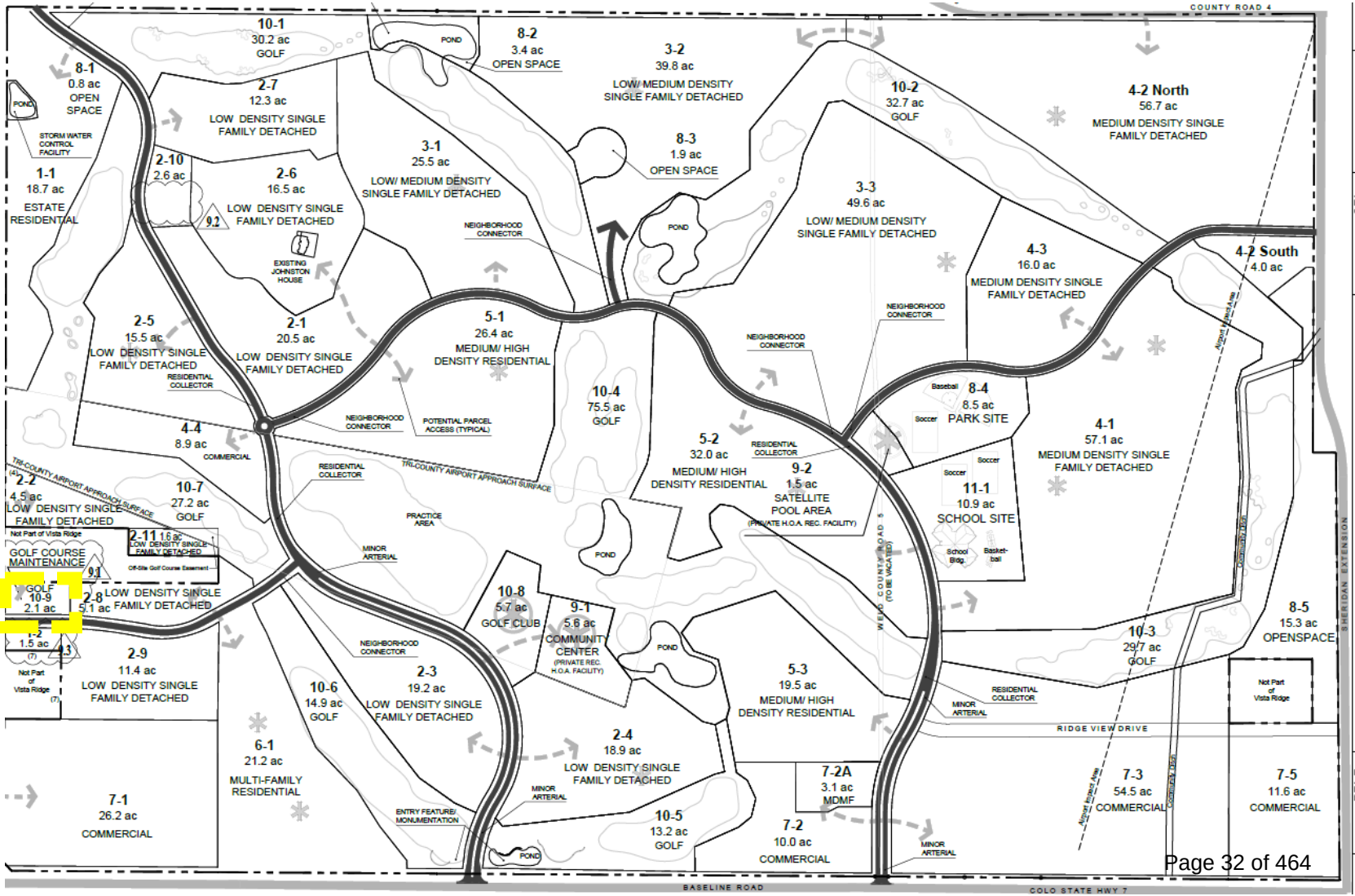
Comprehensive Plan

- **E.1.3 Build strong relationships with Erie's existing business community.** *Continue building trusting relationships with business owners.*
    - The Golf Course is an important part of the Vista Ridge neighborhood and of the Town of Erie. This maintenance is necessary for the operations of the golf course, but the existing facility is viewed as an eyesore by the neighbors. In this PD Amendment, the Town and the Golf Course have collaborated to arrive at set of design standards that would require their facility to employ design improvements including landscaping, screening, fencing, paving, and a more attractive building.

Overview

- ✓ Background
- **Proposal**
- Decision

Proposed PD Amendment



Proposed PD Amendment – Uses

Allowed Uses for the Site Under the EXISTING PD	Allowed Uses for the Site Under the PROPOSED PD
Single family detached or attached dwellings	**Uses allowed by right include the following:** Golf Course Maintenance, Accessory uses shall be those related to the maintenance operations of the Golf Course, specifically, material and vehicle/equipment storage – including either or outdoor and/or indoor (enclosed) storage, minor equipment repair, shed(s), garage(s) or other similar accessory structures. ***Prohibited Uses in this Area include the following:*** Everything else
Attached or detached private garages	
Commonly associated accessory use to the principal use (sheds, play structures, greenhouses, home occupations, pools, tennis courts, etc.)	
Private/common open space, recreation uses, country clubs, golf courses, tennis courts, swimming pools, trails, parks, playgrounds	

Proposed PD Amendment – Standards

Development Standards in PROPOSED PD					
Front Setbacks	Side Yard		Rear Yard	Buffer Required when Abutting a Residential Zone District	Building Height
	Street Setbacks	Interior Setbacks			
25’ min	25’ min	25’ min	25’ min	25’ min; 15’ when abutting street or drainage detention area	30’ max

Proposed PD Amendment – Standards

- Required buffer to residential MUST be landscaped
- The PD Amendment also provides standards for:
  - Fencing
  - Material storage height limit
  - Paving of Outdoor storage
  - Basic architectural standards for a new building

Future Applications

Future required applications include:

- Site Plan, Minor Subdivision Plat. These applications are in progress now and expected to be completed shortly after the PD amendment goes to Town Council.

Overview

- ✓ Background
- ✓ Proposal
- **Decision**

Approval Criteria UDC Section 10.7.20.C.2.

a. The PD Amendment is generally consistent with the purpose of the PD zone district as set forth in UDC sections 10-2-5 and 10-70-20.

This PD Amendment is consistent with the purpose of the PD zone district. The amendment will create specifically tailored development standards for the golf course maintenance facility.

b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection 10-6-1 C.

Staff: The PD Amendment proposes a highly specific planning area for the golf course maintenance facility with development standards and associated language to a degree of detail that would not be possible under straight zoning.

Approval Criteria UDC Section 10.7.20.C.2.

c. The PD zone district will promote the public health, safety, and general welfare.

This PD Amendment promotes health, safety and welfare by requiring a level of design consistent with the UDC that will require improvements to the site that will benefit the neighborhood and lessen impacts on neighbors.

d. The PD zone district is generally consistent with the town's comprehensive plan; transportation master plan; parks, recreation, open space, and trails master plan, and other pertinent town plan and policy documents.

The Future Land Use Map in the Town's Comprehensive Plan designates the site for Residential - Low. However, staff find that this use is similar to others contemplated as Secondary Uses in the Comprehensive Plan, including Parks, Open Space, Recreation uses, limited Quasi-Public Uses

Approval Criteria UDC Section 10.7.20.C.2.

e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.

There are no outstanding concerns related to provision of utilities, public services, or public safety.

f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.

Staff find that there are no traffic, access, or safety issues presented at this time. Primary access to the Golf Course from the Maintenance Facility will be via a private access drive, rather than public ROW.

Approval Criteria UDC Section 10.7.20.C.2.

g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.

This site will be required to build out the public sidewalk along Bonanza, improving pedestrian infrastructure.

h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.

The PD Amendment will not result in significant adverse impacts to the natural environment or significant scenic/historic features.

i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.

The PD Amendment will lead to improved conditions on the property and will substantially mitigate visual impacts that have bothered neighbors in the past

Approval Criteria UDC Section 10.7.20.C.2.

j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.

The PD Amendment limits height and the building will be of a similar scale to out-buildings on adjacent properties.

k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.

Not Applicable – this PD Amendment proposes non-residential use.

l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.

Visual relief will come through fencing and landscaping to screen the internal activities of the site.

m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district. *The PD Amendment will create specifically tailored development standards and land use allowances*

Public Notice

Public Notice of Planning Commission Hearing:

Published in the Hometown Weekly:	7/29/26
Property Posted:	7/31/26
Letters to Adjacent Property Owners:	7/31/26

Neighborhood Meeting **July 21, 2026**

Questions/Concerns:

- Screening – fencing height, landscaping, outdoor storage of materials
- Location of the facility and if other alternatives were considered
- Follow through on construction plans
- Stormwater drainage

Staff Recommendation

Staff finds the Vista Ridge Planned Development (PD) Amendment No. 9 complies with the Planned Development Approval Criteria and recommends Planning Commission approve the resolution recommending approval to Town Council, with the following condition:

1. Applicant shall make all necessary technical corrections prior to hearing at Town Council, as directed by staff.

Vista Ridge PD Amendment No. 9 for the Golf Course Maintenance Facility

Planning Commission

Harry Brennan, Senior Planner

August 19, 2026

Colorado National Golf Maintenance Facility

Vista Ridge Development Plan Amendment No. 9

Planning Commission

August 19th, 2026

MEET OUR TEAM

Applicant

Design/Build General Contractor

Land Development Consultant

Landscape Architecture

Civil Engineer

Purpose of the Rezoning Request

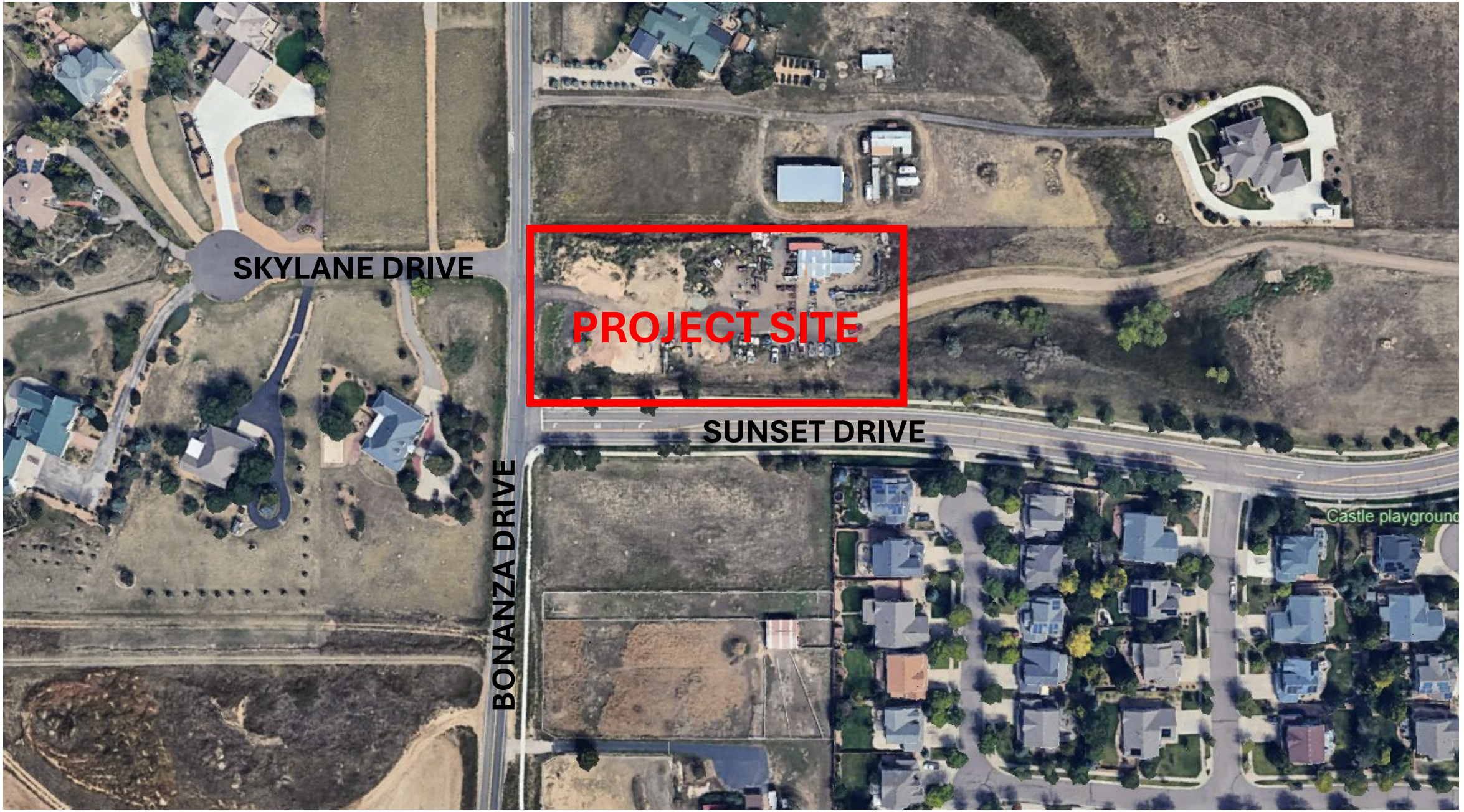
- ❖ Construction of a Modern Maintenance Facility
- ❖ Support Staff with a Climate Controlled Environment with Breakroom and Restrooms
- ❖ Improve Operational Efficiency
- ❖ Reduce Risk of Theft and Vandalism
- ❖ Addressing Longstanding Community Concerns
- ❖ Improve the Appearance of the Site
- ❖ Better Protect Equipment, Materials, and Staff
- ❖ Continue Providing a Premier Golf and Community Asset for Erie and the University of Colorado

COLORADO NATIONAL GOLF CLUB

More Than a Golf Course

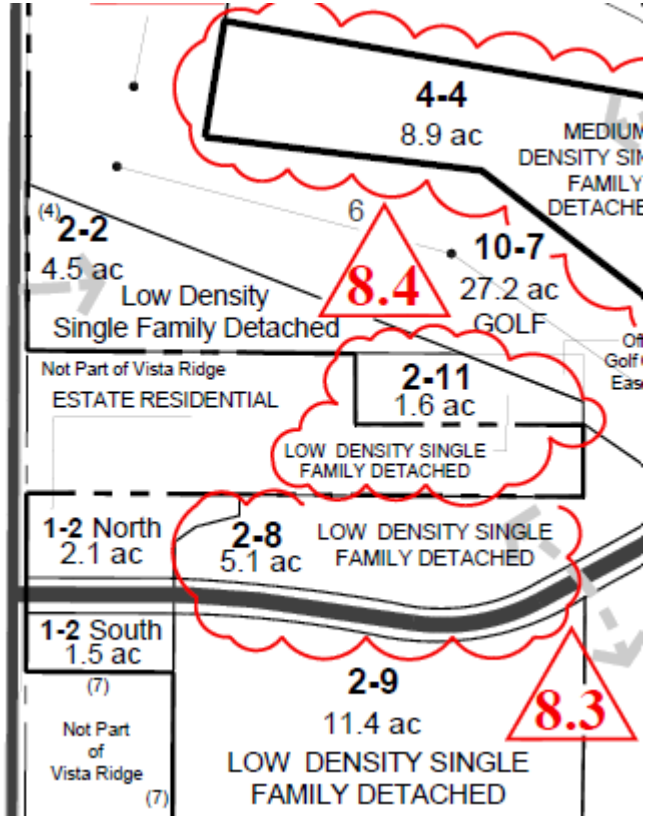
- ❖ Hosted Tens of Thousands of Charity Tournaments
- ❖ Helped Raise Millions for Charitable Causes
- ❖ Supported Schools, Foundations, Families, and Non-profits
- ❖ A Longstanding Community and Economic Asset for Erie
- ❖ Host Erie High School Boys and Girls Golf
- ❖ Host Dawson School Golf Program
- ❖ Support Junior Golf Tournaments and Development Programs
- ❖ Hosted Erie Police Department and Town Events
- ❖ Provides First Job Opportunities for Erie Youth
- ❖ Provided the Town Easements Supporting Highway 7 Access Improvements
- ❖ Consistently Supported Community Growth and Needs

COLORADO NATIONAL GOLF CLUB


SKYLANE DRIVE
PROJECT SITE
SUNSET DRIVE
BONANZA DRIVE
Castle playground

EXISTING DEVELOPMENT PLAN

- Vista Ridge Development Plan With 8th Amendment
- Estate Residential

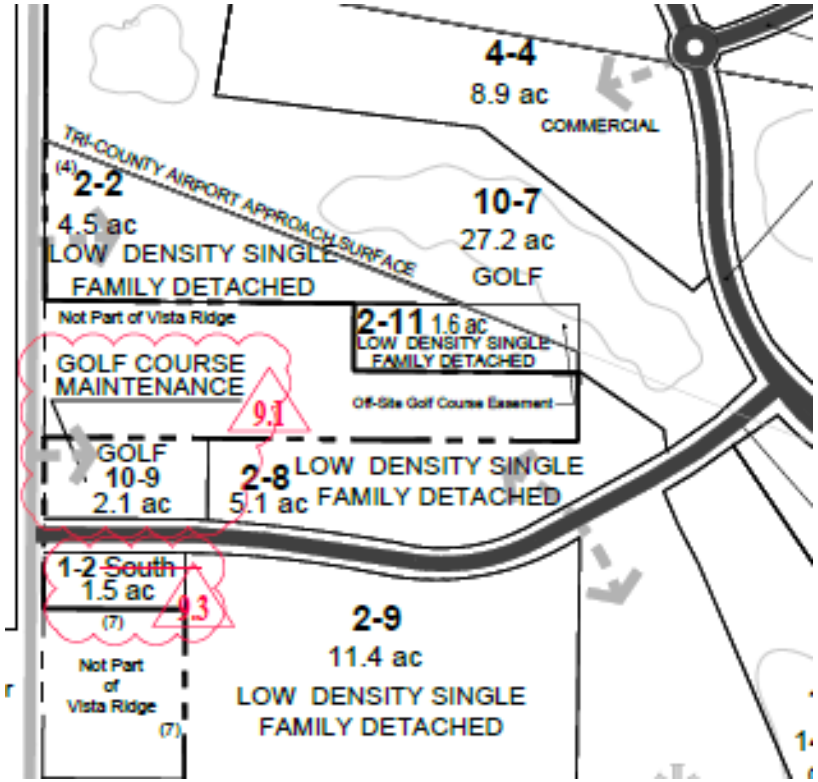


PROPOSED DEVELOPMENT PLAN AMENDMENT

- Vista Ridge Development Plan Amendment #9

DEVELOPMENT PLAN AMENDMENT #9

1 - Revise 1-2 North, Estate Residential, to new Planning Area 10-9, Golf Course Maintenance Facility Area. Remove 4 Dwelling Units from Estate Residential.
2 - Remove Maintenance Area labcl from Planning Area 2-10 on the plan.
3 - Revise Planning Area 1-2 South to Planning Area 1-2.



COLORADO NATIONAL GOLF CLUB

PROPOSED LAND USE REGULATIONS AND DEVELOPMENT STANDARDS

ARTICLE V - LAND USE REGULATIONS

P. Golf Course Maintenance Facility Planning Area

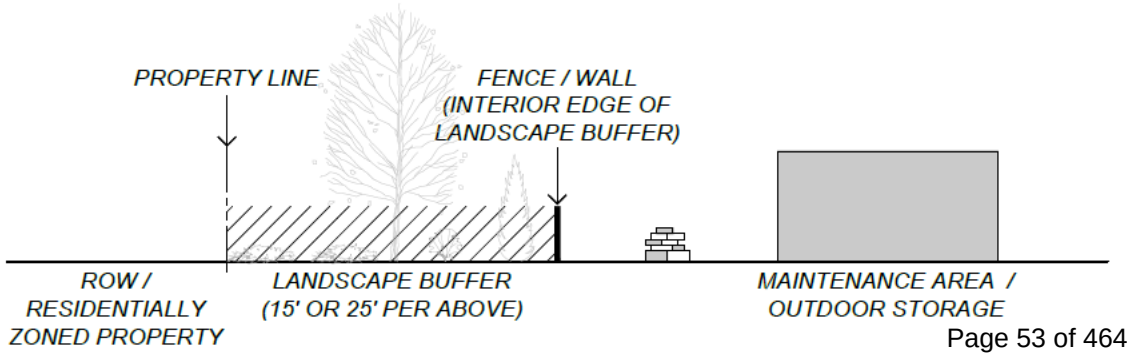
A. Uses Permitted by Right
   1. Golf Course Maintenance (Planning Area 10-9)

A. Accessory Uses
   1. Accessory uses shall be those related to the maintenance operations of the Golf Course, specifically, material and vehicle/equipment storage - including either or outdoor and/or indoor (enclosed) storage, minor equipment repair, shed(s), garage(s) or other similar accessory structures.

C. Development Standards
   1. Golf Course Maintenance (Planning Area 10-9):
      a. Building Setbacks — Principal & Accessory

Front	25'
Street Side	25'
Interior Side	25'
Rear	25'

      b. Maximum Height 30'
      c. Development and Design Standards for Light Industrial development in UDC Section **10-6-9 - Aviation, manufacturing and light industrial use categories and design standards,** shall also apply.
      d. Development and Design Standards in UDC Section **10-6-4-C - Landscape, Screening and Fencing: *Minimum Landscaping Requirements***, shall also apply.
      e. Screening and Outdoor Storage Requirements - This section replaces the standards in UDC Section 10-6-4-E.8.
   2. Surfacing of an outdoor storage area shall be asphalt or concrete.
   3. If the outdoor storage area is covered, then the covering shall be designed to be complimentary to the principal structure.
   4. No materials may be stored in areas intended for required parking, vehicular or pedestrian circulation, loading zones and fire lanes, or the Landscape Buffer areas.
   5. Outdoor storage areas shall be screened from view from all property lines and adjacent rights-of-way by a solid fence or a wall of 6 feet, with the exception of the access points. Gates do not need to be solid. The fence / wall shall be designed to match or be compatible with nearby Vista Ridge residential fencing / walls. The fence / wall must be in interior edge of the Landscape Buffer as described below.
   6. Materials may not be stored higher than the height of the fence / wall. Vehicles may exceed the height of the fence / wall. Trailers, semi-trailers, cargo containers, shipping containers, walk-in coolers or similar containers may exceed the height of the fence, however, they shall not be stacked on top of each other in outdoor storage areas.
   7. A Landscape Buffer shall be required on property lines adjacent to residentially zoned property and to property lines adjacent to street / Right-of-Way, as follows.
      i. 25' Landscape Buffer from adjacent residentially zoned property; reduced to 15' Landscape Buffer to the existing detention area.
      ii. 15' Landscape Buffer from street / Right-of-Way.
   8. The Landscape Buffer must contain vegetation and plantings, screen fencing/walls, and may contain other landscaping elements such as rocks, mulch, and other earthen ground cover. This buffer area may not contain outdoor storage of materials, vehicles, equipment, parking, drive aisles, or buildings. This buffer area may be used to satisfy other landscaping requirements in item d., above, including Right-of-Way landscaping or other minimum landscape requirements.
   9. Community Fence, located adjacent to streets, is permitted to a maximum of 8' in height; Privacy Fence, located at side and rear year, is permitted to be a maximum of 6' in height.
   10. UDC Sections10-6-9 - D. Wall Articulation, E. Entrances, F. Roofs, G. Materials, and H. Colors shall not apply to the Golf Course Maintenance Facility Planning Area. Vista Ridge Commercial District Design Standards and Guidelines shall not apply to this planning area.



Southwest Perspective View at Bonanza Dr. and Sunset Dr. Intersection
BONANZA DR.
SUNSET DR.
KEY MAP
Colorado National Golf Erie, Colorado
New Building - Maintenance Facility 06-2026

Southwest Perspective View at Bonanza Dr. and Sunset Dr. Intersection
BONANZA DR.
SUNSET DR.
KEY MAP
Bonanza Dr
Colorado National Golf Erie, Colorado
New Building - Maintenance Facility 06-2026

Perspective View along Sunset Dr.
BONANZA DR.
SUNSET DR.
KEY MAP
Colorado National Golf Erie, Colorado
New Building - Maintenance Facility 06-2026

Perspective View along Sunset Dr.
BONANZA DR.
SUNSET DR.
KEY MAP
Colorado National Golf Erie, Colorado
New Building - Maintenance Facility 06-2026

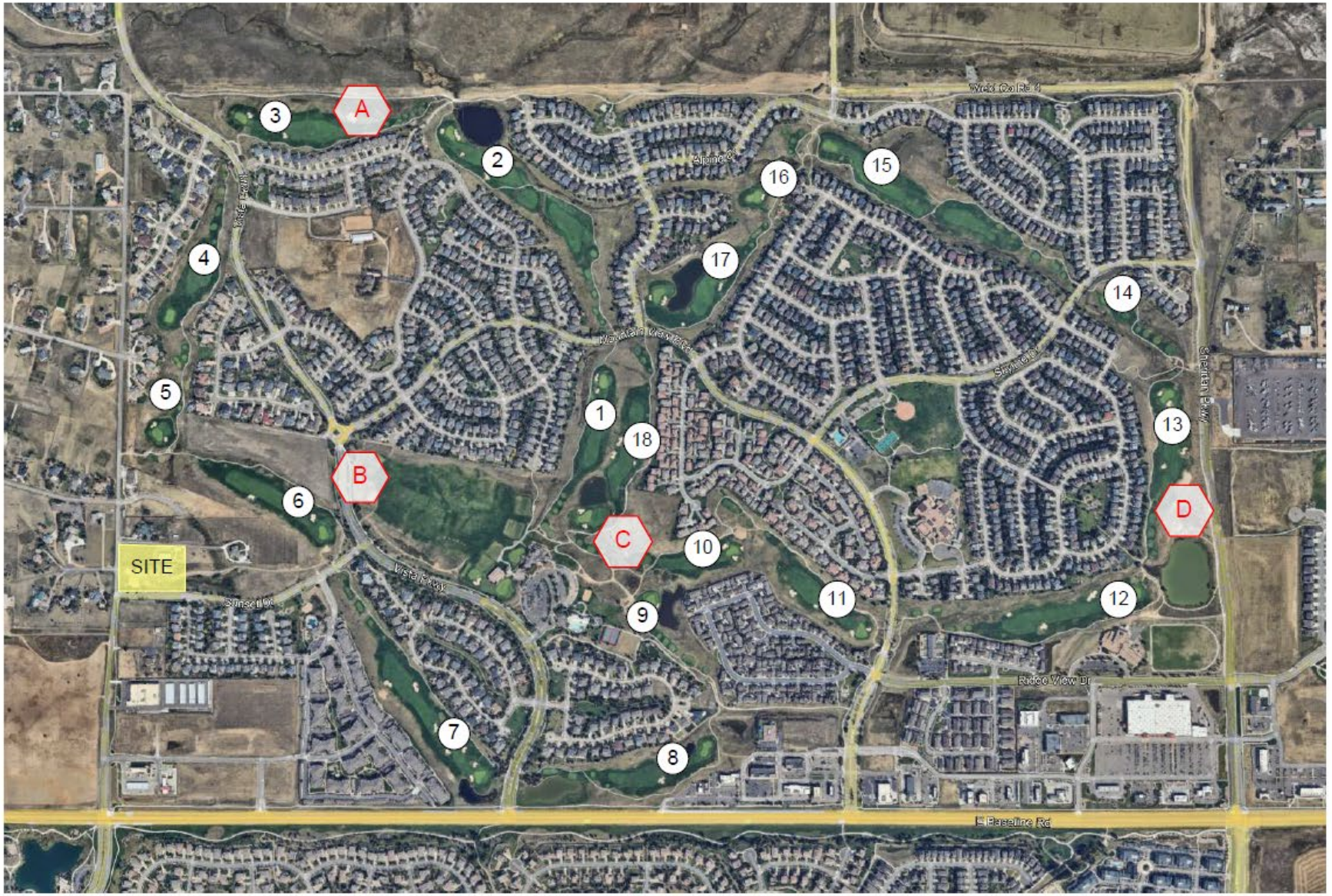
Southeast Perspective View along Sunset Dr.
BONANZA DR.
SUNSET DR.
KEY MAP
Colorado National Golf Erie, Colorado
New Building - Maintenance Facility 06-2026

Northwest Perspective View along Bonanza Dr.
BONANZA DR.
SUNSET DR.
KEY MAP
Colorado National Golf Erie, Colorado
New Building - Maintenance Facility 06-2026

Colorado National Golf Erie, Colorado
New Building - Maintenance Facility 06-2026

THANK YOU!

Alternative Site Analysis



Proposed Site
- Site provides maintenance access to the entire golf property through internal route (access easement to east) and has existing access to a public road (Bonanza Drive)
- Drainage handled regionally with adjacent new residential development

Alternate Site A
- No street or utility access
- Drainage challenges

Alternate Site B
- Traffic concerns for access drive due to nearby roadway and subdivision development
- Space and safety challenges at end of driving range
- Line of site challenges, blocking view of mountains from nearby residences

Alternate Site C
- Required 150' setback for abandoned well on-site creates space challenges
- Grade challenges

Alternate Site D
- Zoned open space in PD intended for storm water management
- Owned by Town of Erie

TOWN OF ERIE
Planning & Development – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Website: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed. Application fees must accompany application.

STAFF USE ONLY

FILE NAME:

FILE NO: DATE SUBMITTED: FEES PAID:

PROJECT/BUSINESS NAME: Colorado National Golf Club

PROJECT ADDRESS: Bonanza Drive, Erie, Colorado

PROJECT DESCRIPTION: New maintenance facility, covered storage, material bins, landscaping and sitework including landscaping and utilities.

LEGAL DESCRIPTION *(attach legal description if Metes & Bounds)*

Subdivision Name: Vista Ridge

Filing #: Lot #: Block #: Section: Township: Range:

OWNER *(attach separate sheets if multiple)*

Name/Company: HGC Colorado National LLC

Contact Person: [redacted]

Address: 2700 Vista Pkwy

City/State/Zip: Erie, CO 80516

Phone: [redacted] Fax:

E-mail: [redacted]

[ ] Check here if Owner is responsible for Application Billing

AUTHORIZED REPRESENTATIVE

Company/Firm:

Contact Person:

Address:

City/State/Zip:

Phone: Fax:

E-mail:

[ ] Check here if Authorized Representative is responsible for Application Billing

MINERAL RIGHTS OWNER *(attach separate sheets if multiple)*

Name/Company:

Address:

City/State/Zip:

MINERAL LEASE HOLDER *(attach separate sheets if multiple)*

Name/Company:

Address:

City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: Estate Residential

Proposed Zoning: Golf Maintenance

Gross Acreage: 1.8

Gross Site Density (du/ac):

Lots/Units Proposed: 1

Gross Floor Area: 2,400 SF

SERVICE PROVIDERS

Electric: Xcel Energy

Metro District:

Water *(if other than Town):*

Gas: United Power

Fire District: Mountain View Fire Rescue

Sewer *(if other than Town):*

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION/DE-ANNEXATION		**SUBDIVISION**	
☐ Major (40+ acres)	$ 2000.00	☐ Sketch Plan	$ 500.00 + 5.00 per lot
☐ Minor (20 acres to 40 acres)	$ 1000.00	☐ Preliminary Plat	$ 1000.00 + 20.00 per lot
☐ Minor (up to 20 acres)	$500.00	☐ Final Plat	$ 1000.00 + 10.00 per lot
COMPREHENSIVE PLAN AMENDMENT		☐ Minor Subdivision Plat	$1000.00
☐ Major (40+ acres)	$ 1000.00	☐ Annexation Plat	$ 200.00
☐ Minor (Less than 40 acres)	$ 200.00	☐ Minor Amendment	$200.00
ZONING/REZONING		☐ Vacation ROW or Easement	$200.00
☐ Planned Development (PD)	$ 5000.00 + 10.00 per acre	**VARIANCE**	$300.00
☒ Planned Dev (PD/PUD Amdt)	$ 1500.00 + 10.00 per acre		
☐ All Other Zoning/Rezoning	$ 500.00 + 10.00 per acre	**METRO DIST SERVICE PLAN**	Cost to Town - $10000.00 Deposit
☐		**SITE PLAN**	
SPECIAL REVIEW USE		☐ Residential	$ 200.00 + 10.00 per unit
☐ Oil & Gas	$1200.00	☐ Non-Resi. (>10,000 sq. ft.)	$ 1000.00
☐ All Other Types	$500.00	☐ Non-Resi. (<10,000 sq.ft.)	$500.00
MISCELLANEOUS		☐ Residential Amdt	$ 200.00 + 10.00 per unit
☐ Temporary Use Permit	$50.00	☐ Non Res Amdt (major)	$500.00
☐ Architectural Review w/o Subd or Site Plan	$300/model	☐ Non Res Amdt (minor)	$100.00
OTHER FEES		**WIRELESS COMMUNICATION**	
☐ 3rd Party Review of Any App (incl. Legal Review)	Cost to Town (Chargeback)	☐ Wireless Facility - Admin	$250.00
☐		☐ Wireless Facility - Planning Commission	$500.00

*All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff.*

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. **The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Title 10, Section 7.2.B.5 of the Town of Erie Municipal Code, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of the Town, necessary for project review. In addition, the undersigned is aware that the applicant is responsible for all recording and publication costs associated with this application. By this acknowledgement, the undersigned hereby certify that the above information is true and correct. An application is not deemed accepted by the Town until the Town acknowledges in writing that the application materials and fees submitted are complete.**

Owner: [redacted] Date: June 16, 2025

Owner: Date:

Applicant: [redacted] Date: June 16, 2025

STATE OF COLORADO)
) ss.
County of Denver)

The foregoing instrument was acknowledged before me this 16th day of June, 2025, by [redacted].

My commission expires: 02/14/2028.

Witness my hand and official seal.

SOPHIA DELGADO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204006528
MY COMMISSION EXPIRES 02/14/2028

[redacted]
Notary Public

Project Narrative for PUD Submittal

Project Title: Colorado National Golf Club Maintenance Facility
Applicant: Heritage Golf Group
Prepared By: [redacted] dcb Construction Company, Inc.
Date: 6.2.25

Project Overview:

This submittal outlines the proposed development of a commercial site located on Bonanza Drive, Erie Colorado. The intent of the project is to develop a fully functional and code-compliant facility that includes a new shop building, covered parking, site paving, material storage, landscaping, and supporting infrastructure.

Scope of Work:

The project will include the following key elements:

1. Survey and Civil Engineering:
   A full topographic and boundary survey has been conducted and is included in the submittal. Civil engineering plans will address grading, drainage, stormwater management, and erosion control per municipal and environmental regulations.
2. Construction Documents:
   Complete construction drawings, including architectural, structural, civil, mechanical, electrical, and plumbing plans, are provided. These drawings are prepared in accordance with local building codes and permitting requirements and are intended to guide the full build-out of the site.
3. Entitlements:
   PD Amendment, Site Development Plan, and Minor Plat Amendment
4. New Shop Building:
   Construction of a new 2,400 SF shop structure designed for equipment maintenance and will include an employee breakroom and restrooms. The building will be constructed in accordance with the applicable building codes and will meet the operational needs of the facility.
5. Covered Parking:
   Installation of covered parking structures to accommodate golf course equipment, ensuring protection from weather and compliance with parking regulations, including ADA accessibility where applicable.
6. Site Paving:
   The site will be paved to provide durable, low-maintenance access and circulation

areas for vehicles and equipment. All paving will be designed to meet drainage and load-bearing requirements per civil engineering standards.

7. **Aggregate Bins:**
   Installation of clearly delineated and permanent bins for the storage of sand, mulch, and other materials. These bins will be constructed using concrete.

8. **Landscaping:**
   A comprehensive landscaping plan will be implemented to enhance the site's appearance, provide screening where required, and comply with local ordinances. Native and drought-tolerant species will be prioritized.

9. **Site Utilities:**
   All necessary utilities will be extended and installed to support the facility, including water, sewer, power, and communications. Utility work will be coordinated with local service providers and designed to comply with all jurisdictional requirements.

Conclusion:

This development proposal is designed to meet all local zoning, building, and environmental requirements while supporting the operational goals of the facility. We respectfully request the planning department's review and approval of this submittal package and are committed to working collaboratively through all phases of the entitlement and permitting process.

Please feel free to contact [redacted] with dcb Construction Company at [redacted] with any questions or requests for additional information.

Vista Ridge Development Corporation
9750 W. Cambridge Place
Littleton, CO 80127
[redacted]

June 20, 2025

Town of Erie
645 Holbrook St.
Erie, CO 80516

RE: LETTER OF AUTHORIZATION
Lot 2A (Parcel #146732302002), Vista Ridge Final Plat
Town of Erie, Colorado

To Whom It May Concern:

Vista Ridge Development Corporation hereby authorizes **HGG Colorado National, LLC and dcd Construction Company** to process land use applications with the Town of Erie for the for the subject property.

Should you have any questions please contact me at [redacted].

Sincerely,

[redacted]

Vice President, Vista Ridge Development Corporation

STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 20th day of June, 2025, by [redacted] as Vice President of Vista Ridge Development Corporation.

[redacted]

Notary Public

BRANDON DANG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254013899
MY COMMISSION EXPIRES 04/11/2029

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: First American Title Insurance Company
National Commercial Services
Issuing Office: 1380 17th Street, Denver, CO 80202

Issuing Office's ALTA® Registry ID: [redacted]
Commitment Number: [redacted]
Issuing Office File Number: [redacted]
Property Address: Parcels 2A and 27A, Vista Ridge Master Final Plat, Town of Erie, CO
Revision Number:

Escrow Officer Name: [redacted]
Escrow Officer Number: [redacted]

Escrow Officer Email: [redacted]
Escrow Assistant Name:
Escrow Assistant Number:
Escrow Assistant Email:
Title Officer Name: [redacted]

Title Officer Number: [redacted]
Title Officer Email: [redacted]
Title Assistant Name:
Title Assistant Number:
Title Assistant Email:

SCHEDULE A

1. Commitment Date: June 30, 2025 at 5:00 P.M.

2. Policy to be issued:
   a. ALTA® Owner's Policy (7-1-21)
      Proposed Insured: Heritage Golf Group
      Proposed Amount of Insurance: $1,000.00
      The estate or interest to be insured: See Item 3 below

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Vista Ridge Development Corporation, a Colorado corporation

5. The Land is described as follows:

   See Exhibit A attached hereto and made a part hereof

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Commitment No. NCS-1267979-CO

EXHIBIT A

The Land referred to herein below is situated in the County of Weld, State of Colorado, and is described as follows:

Parcel 1:

Parcel 2A,
Vista Ridge,
County of Weld,
State of Colorado.

Parcel 2:

Parcel 27A,
Vista Ridge,
County of Weld,
State of Colorado.

For informational purposes only: APNs: 146732302002, 146732302037

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Commitment No. NCS-1267979-CO

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Payment of all taxes and assessments now due and payable as shown on a certificate of taxes due from the County Treasurer or the County Treasurer's Authorized Agent.

   NOTE: Tax certificate(s) must be ordered by or provided to the Company at least one week prior to closing.

6. Evidence that all assessments for common expenses, if any, have been paid. If the transaction includes a sale and there is an owner's association or similar community organization that levies assessments on the Land, inquiry should be made with the association to confirm if any transfer assessments will be due.

7. Final Affidavit and Agreement executed by Owners and/or Purchasers must be provided to the Company.

8. Local ordinances may impose inchoate liens on the Land for unpaid water, sewer, stormwater drainage, or other utilities charges. If this transaction includes a sale of the Land, a Utilities Agreement and/or escrow is required.

9. Receipt by the Company of an ALTA/NSPS Land Title Survey, certified to First American Title Insurance Company, and in form and content satisfactory to the Company. The Company reserves the right to make further requirements and/or exceptions upon review of this survey.

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10. Receipt by the Company of a Corporate Resolution executed by the officers of Vista Ridge Development Corporation, a Colorado corporation, authorizing the transaction herein contemplated and setting forth the names and authority of those authorized to sign for the corporation.

    NOTE: The Company reserves the right to make further requirements and/or exceptions upon review of the above item(s).

11. Receipt by the Company of the following documentation for Vista Ridge Development Corporation, a Colorado corporation,:

    Certificate of Good Standing issued by the Colorado Secretary of State.
    Certificate of Incorporation issued by the Colorado Secretary of State.

    NOTE: The Company reserves the right to make further requirements and/or exceptions upon review of the above item(s).

12. Evidence satisfactory to the Company that Heritage Golf Group is an entity capable of holding title in Colorado.

    NOTE: The Company reserves the right to make further requirements and/or exceptions upon review of the above item(s).

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Commitment No. NCS-1267979-CO

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.

3. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.

5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

   Note: Exception number 5 will be removed from the policy provided the Company conducts the closing and settlement service for the transaction identified in the commitment.

6. Any and all unpaid taxes, assessments and unredeemed tax sales.

7. Any water rights, claims or title to water, in, on or under the Land, whether or not the matters excepted are shown by the Public Records.

8. Any existing leases or tenancies.

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9. The right of a proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises, as reserved in United States Patent recorded May 2, 1887 in Book 34 at Page 312.

10. Terms, conditions, provisions, obligations and agreements as set forth in the Agreement recorded August 12, 1932 in Book 935 at Page 617.

11. Reservation of oil, gas and other minerals as reserved in Deed recorded January 23, 1954 in Book 1393 at Page 619 and as conveyed to Plankinton House Company by an instrument recorded July 18, 1960 in Book 1562 at Page 216, which conveyed to Wells Building Company by a Quit Claim Deed recorded September 24, 1964 at Reception No. 1445943, which conveyed to Will Hippen, Jr. by a Quit Claim Deed recorded February 16, 1971 at Reception No. 1562152. Will Hippen, Jr.'s Personal Representative conveyed half of his interest to Japanese Friendship Garden Society by a Deed recorded May 10, 1991 at Reception No. 2249739 and the remaining one half of his interest to Donald N. Sharp Community Hospital by a Deed recorded May 10, 1991 at Reception No. 2249740, and any and all assignments thereof or interests therein.

12. Reservation of oil, gas and other minerals as reserved in Deed recorded June 27, 1972 at Reception No. 1592499, and any and all assignments thereof or interests therein.

13. Oil and Gas Lease recorded November 30, 1972 in Book 681 at Reception No. 1602713, and any and all assignments thereof or interests therein.

    Surface Use Agreement recorded August 21, 2000 at Reception No. 2788394 and Amendment to Surface Use Agreement recorded November 15, 2004 at Reception No. 3235488.

14. Oil and Gas Lease recorded September 18, 1981 at Reception No. 1868894, and any and all assignments thereof or interests therein.

15. Oil and Gas Lease recorded October 19, 1981 at Reception No. 1872135 and assigned February 10, 1982 at Reception No. 1882609, January 31, 1981 at Reception No. 2169438, March 4, 1991 at Reception No. 2242867, May 5, 1993 at Reception No. 2331627, May 18, 1993 Reception No. 2333271, December 28, 1994 at Reception No. 2420621, September 19, 1996 at Reception No. 2511721, August 25, 1997 at Reception No. No. 2565410, November 7, 1997 at Reception No. 2578186, November 7, 1997 at Reception No. 2578187 and November 7, 1997 at Reception No. 2578189, and any and all assignments thereof or interests therein.

16. The following notices pursuant to CRS 9-1.5-103 concerning underground facilities have been filed with the Weld County Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property.

    a. October 1, 1981 at Reception No. 1870705.

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b. August 31, 1984 at Reception No. 1979784.
c. April 10, 1989 at Reception No. 2175917.
d. January 24, 1991 at Reception No. 2239296.

17. Oil and Gas Lease recorded November 16, 1981 at Reception No. 1874598 and assigned February 10, 1982 at Reception No. 1882609, January 31, 1989 at Reception No. 2169438, March 4, 1991 at Reception No. 2242867, May 5, 1993 at Reception No. 2331627, May 18, 1993 at Reception No. 2333271, December 28, 1994 at Reception No. 2420621, September 19, 1996 at Reception No. 2511721, August 25, 1997 at Reception No. 2565410, November 7, 1997 at Reception No. 2578186, November 7, 1997 at Reception No. 2578187 and November 7, 1997 at Reception No. 2578189, and any and all assignments thereof or interests therein.

18. Recorded Exemption No. 1467-32-3-RE-645 recorded August 14, 1984 at Reception No. 1977544.

19. An easement for electrical facilities and incidental purposes granted to United Power, Inc., as set forth in an instrument recorded October 26, 1995 at Reception No. 2461218.

20. Certificate of Organization for the Northwest Parkway Public Highway Authority recorded June 30, 1999 at Reception No. 2703636 and re-recorded November 19, 1999 at Reception No. 2733705.

21. Reservation of oil, gas and other minerals as reserved in General Warranty Deed recorded October 9, 2000 at Reception No. 2798918, and any and all assignments thereof or interests therein.

22. Terms, conditions, provisions, obligations and agreements as set forth in the Vista Ridge Annexation Agreement recorded September 15, 2000 at Reception No. 2793930 and re-recorded December 8, 2000 at Reception No. 2812291.

23. Vista Ridge Development Plan recorded September 15, 2000 at Reception No. 2793940, Minor Amendment 1 recorded February 27, 2002 at Reception No. 2928673, Amendment No. 4 recorded March 3, 2011 at Reception No. 3753956, Amendment No. 5 recorded November 26, 2012 at Reception No. 3890727, Amendment No. 6 recorded November 25, 2013 at Reception No. 3980214.

24. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Vista Ridge Metropolitan District, as evidenced by instrument recorded January 2, 2001 at Reception No. 2817763.

25. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of Vista Ridge Master Final Plat, recorded November 28, 2001 at Reception No. 2903870.

26. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Deed of Avigation Easement recorded November 28, 2001 at Reception No. 2903864.

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27. Terms, conditions, provisions, obligations and agreements as set forth in the Development Agreement recorded December 4, 2001 at Reception No. 2905896.

28. Covenants, conditions, restrictions, provisions, easements and assessments as set forth in Master Declaration of Covenants, Conditions and Restrictions for Vista Ridge recorded December 14. 2001 at Reception No. 2909244 and First Amendment recorded January 28, 2003 at Reception No. 3027600, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, and any and all amendments, assignments, or annexations thereto.

    Partial Assignment of Declarant's Rights in connection therewith recorded June 27, 2003 at Reception No. 3078173 and recorded May 17, 2004 at Reception No. 3180868 and recorded March 23, 2005 at Reception No. 3270983.

    Declaration of Annexation and Amendment to the Declaration in connection therewith recorded June 27, 2003 at Reception No. 3078174 and recorded September 1, 2004 at Reception No. 3214792 and recorded March 23, 2005 at Reception No. 3270984.

    Declaration of Address for Foreclosure Notification in connection therewith recorded July 28, 2008 at Reception No. 3568735.

29. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Northern Colorado Water Conservancy District, as evidenced by instrument recorded December 14, 2001 at Reception No. 2908969, December 14, 2001 Reception No. 2908970, December 14, 2001 at Reception No. 2908971 and December 14, 2001 at Reception No. 2908972 and recorded December 10, 2003 at Reception No. 3133999 and December 10, 2003 at Reception No 3134000 and February 13, 2004 at Reception No. 3154054 and February 13, 2004 at Reception No. 3154056.

30. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Access Easement Agreement recorded February 27, 2002 at Reception No. 2928675.

31. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Right of Way Grant recorded April 17, 2002 at Reception No. 2943714.

32. Terms, conditions, provisions, obligations and agreements as set forth in the Notice of Concurrent Use Agreement recorded June 27, 2003 at Reception No. 3078175.

33. Terms, conditions, provisions, obligations and agreements as set forth in the Declaration of Golf Play Covenants recorded July 7, 2003 at Reception No. 3080606.

34. Terms, conditions, provisions, obligations and agreements as set forth in the Notice recorded June 14, 2006 at Reception No. 3396125 and recorded September 20, 2010 at Reception No. 3719463 and

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recorded March 16, 2012 at Reception No. 3832301 and May 21, 2013 at Reception No. 3933756 and recorded March 18, 2014 at Reception No. 4002991 and recorded August 20, 2014 at Reception No. 4039682 and recorded November 14, 2014 at Reception No. 4061805 and recorded July 21, 2016 at Reception No. 4221172.

35. Terms, conditions, provisions, obligations and agreements as set forth in the Golf Club Covenants, Conditions and Restrictions Agreement recorded January 4, 2007 at Reception No. 3445413.

36. Lease by and between Vista Ridge Development Corporation, a Colorado corporation, as lessor, and In Play Membership Golf, Inc., a Colorado corporation, as lessee, as evidenced by Memorandum of Lease recorded January 4, 2007 at Reception No. 3445422 and re-recorded May 25, 2007 at Reception No. 3478471.

37. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Maintenance Facility Easement Agreement recorded January 4, 2007 at Reception No. 3445423.

38. Terms, conditions, provisions, obligations and agreements as set forth in the Notice recorded June 27, 2016 at Reception No. 4214552.

39. Terms, conditions, provisions, obligations and agreements as set forth in the Resolution No. 2016-11-02 recorded February 16, 2017 at Reception No. 4279108.

40. Mineral rights as conveyed by Quitclaim Mineral Deed recorded January 7, 2020 at Reception No. 4556103, and any and all assignments thereof or interests therein.

41. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Consent recorded December 15, 2020 at Reception No. 4660978.

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DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds $100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

C.R.S. 10-11-122 (4), Colorado Notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

A. **That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and**
B. **That such mineral estate may include the right to enter and use the property without the surface owner's permission.**

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-2, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of

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Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

A. **The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.**
B. **No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.**
C. **The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.**
D. **The Company must receive payment of the appropriate premium**.
E. **If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.**

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

[redacted]

[redacted]

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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e. Schedule B, Part I—Requirements; and
f. Schedule B, Part II—Exceptions; and
g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I—Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.
b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
e. The Company is not liable for the content of the Transaction Identification Data, if any.
f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or

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oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA/NSPS LAND TITLE SURVEY
PARCELS 2A AND 27A VISTA RIDGE MASTER FINAL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

COMMITMENT NOTES:

THIS SURVEY IS BASED UPON TITLE COMMITMENT NO. NCS-1267979-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF 06/30/25. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR EASEMENT RESEARCH BY HURST & ASSOCIATES. RATHER, ALL INFORMATION REGARDING TITLE AND EASEMENT MATTERS SHOULD BE OBTAINED FROM THE TITLE COMMITMENT. UNLESS OTHERWISE NOTED, ALL EXCEPTIONS LISTED AFFECT THE SUBJECT PROPERTY BY BEING INCLUDED IN DESCRIPTIONS CONTAINED IN DOCUMENT.

(EXCEPTIONS 1 THROUGH 8 ARE STANDARD EXCEPTIONS AND CANNOT BE SHOWN)

SCHEDULE B SECTION 2 EXCEPTIONS

EXC. NO.	DOCUMENT	DATE	RECEPTION NO.	NOTES
9	UNITED STATES PATENT	05/02/1887	B34 P312	DOES NOT AFFECT, LOCATED IN NW 1/4
10	AGREEMENT	08/12/1932	B935 P617	NOTHING TO SHOW
11	DEED AND RELATED DOCUMENTS	01/23/1954	B1393 P619	DOES NOT AFFECT, LOCATED IN NW 1/4
12	DEED	06/27/1972	1592499	NOTHING TO SHOW
13	OIL AND GAS LEASE	11/30/1972	1602713	DOES NOT AFFECT, LOCATED IN SEC. 31, 33 & OTHERS
14	OIL AND GAS LEASE	09/18/1981	1868894	NOTHING TO SHOW
15	OIL AND GAS LEASE AND RELATED DOCUMENTS	10/19/1981	1872135	NOTHING TO SHOW
16	NOTICES CONCERNING UNDERGROUND FACILIITES	–	–	NOTHING TO SHOW, BLANKET IN NATURE
17	OIL AND GAS LEASE	11/16/1981	1874598	NOTHING TO SHOW
18	RECORDED EXEMPTION NO. 1467-32-3-RE645	08/14/1984	1977544	NO EASEMENTS TO SHOW
19	RIGHT OF WAY GRANT	10/26/1995	2461218	SHOWN
20	CERTIFICATE OF ORGANIZATION	06/30/1999 11/19/1999	2703636 2733705	NOTHING TO SHOW
21	DEED	10/09/2000	2798918	NOTHING TO SHOW
22	ANNEXATION AGREEMENT	09/15/2000 12/08/2000	2793930 2812291	NOTHING TO SHOW
23	DEVELOPMENT PLAN AND AMENDMENTS	09/15/2000	2793940	NOTHING TO SHOW
24	ORDER AND DECREE	01/08/2001	2817763	NOTHING TO SHOW
25	VISTA RIDGE MASTER FINAL PLAT	11/28/2001	2903870	EASEMENTS SHOWN
26	AVIGATION EASEMENT	11/28/2001	2903864	CANNOT SHOW, BLANKET IN NATURE
27	DEVELOPMENT AGREEMENT AND AMENDMENTS	12/04/2001	2905896	NOTHING TO SHOW
28	DECLARATION & AMENDMENTS	12/14/2001	2909244	NOTHING TO SHOW
29	ORDERS FOR CONDITIONAL INCLUSION	12/14/2001 12/12/2003 12/12/2003 02/13/2004 02/13/2004	2908969-72 3133999 3134000 3154054 3154056	NOTHING TO SHOW
30	EASEMENT AGREEMENT	02/27/2002	2928675	SHOWN
31	RIGHT OF WAY GRANT	04/17/2002	2943714	DOES NOT AFFECT; LOCATED ALONG VISTA PARKWAY AND MOUNTAIN VEW BOULEVARD
32	NOTICE OF CONCURRENT USE AGREEMENT	06/27/2003	3078175	NOTHING TO SHOW
33	DECLARATION OF GOLF PLAT COVENANTS	07/07/2003	3080606	NOTHING TO SHOW
34	NOTICES	06/14/2006 09/20/2010 03/16/2012 05/21/2013 03/18/2014 08/20/2014 11/14/2014 07/21/2016	3396125 3719463 3832301 3933756 4002991 4039682 4061805 4221172	NOTHING TO SHOW
35	AGREEMENT	01/04/2007	3445413	DOES NOT AFFECT, DEALS WITH GOLF COURSE PARCELS
36	MEMORANDUM OF LEASE	01/04/2007 05/25/2007	3445422 3478471	NOTHING TO SHOW
37	EASEMENT AGREEMENT	01/04/2007	3445423	SHOWN
38	NOTICE	06/27/2016	4214552	NOTHING TO SHOW
39	RESOLUTION NO. 2016-11-02	02/16/2017	4279108	NOTHING TO SHOW
40	MINERAL DEED	01/07/2020	4556103	NOTHING TO SHOW
41	CONSENT	12/15/2020	4660978	NOTHING TO SHOW

OPTIONAL TABLE A ITEM NOTES:
(ITEMS 3, 5-7 AND 9-20 NOT SELECTED)

1. PROPERTY CORNER MONUMENTATION IS NOTED HEREON.

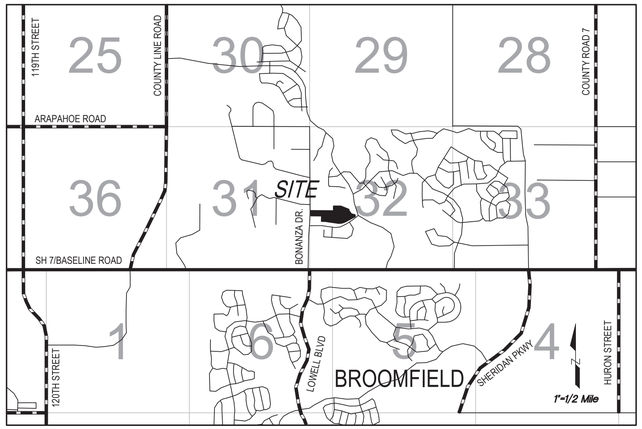
2. THERE WERE NO POSTED ADDRESSES ON PARCELS 2A OR 27A AT TIME OF SURVEY. NEITHER WELD COUNTY OR TOWN OF ERIE ONLINE MAPPING CONTAINS ADDRESS INFORMATION.

4. GROSS LAND AREA AS SURVEYED IS 7.07 ACRES, MORE OR LESS. PARCEL 2A: 1.52 ACRES (66,099 s.f.), PARCEL 27A: 5.55 ACRES (241,783 s.f.).

5. TOPOGRAPHIC INFORMATION BASED ON A COMBINATION OF A GPS SURVEY (AREA WEST OF BUILDING, COLLECTED THE WEEK OF 06/30/25) AND A PHOTOGRAMMETRIC (AERIAL) SURVEY COLLECTED 09/25/21. ELEVATIONS ARE GPS DERIVED AND ON THE NAVD88 DATUM. A PROJECT BENCHMARK IS SET ON THE MONUMENTED PROPERTY CORNER (1" PLASTIC CAP, LS 37990) ON THE SOUTH PROPERTY LINE NORTH OF THE SUNSET WAY CUL-DE-SAC. ELEVATION: 5184.17'.

8. SUBSTANTIAL FEATURES ARE SHOWN.

11. LOCATION OF UNDERGROUND UTILITIES BASED ON ABOVE GROUND EVIDENCE, MARKINGS BY SITEWISE DONE 07/03/25 AND CONSTRUCTION DOCUMENTS. THE LIMITS OF THE SITEWISE LOCATES WERE BETWEEN A LINE EXTENDED NORTH OF SUNSET STREET AND BONANZA DRIVE (AREA OF FUTURE MAINTAINANCE FACILITY). THE UNDERGROUND UTILITIES SHOWN EAST OF SAID LINE IS BASED ON CONSTRUCTION DOCUMENTS AND OLD MARKINGS/FLAGGING BY UNKNOWN PARTIES. INFORMATION FROM THESE SOURCES ARE COMBINED WITH OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. ADDITIONAL ABOVE GROUND UTILITIES MAY EXIST THAT WERE NOT OBSERVABLE DUE TO LANDSCAPING OR HIGH GRASSES. IRRIGATION RELATED ITEMS (SPRINKLER HEADS, VALVE BOXES, ETC.) ARE NOT SHOWN.



VICINITY MAP

PROPERTY DESCRIPTION (FROM COMMITMENT):

PARCEL 1:

PARCEL 2A,
VISTA RIDGE,
COUNTY OF WELD,
STATE OF COLORADO.

PARCEL 2:

PARCEL 27A,
VISTA RIDGE,
COUNTY OF WELD,
STATE OF COLORADO.

SURVEY CERTIFICATION:

CERTIFIED TO:

tbd

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8 & 11a OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED 07/05/25.

DATE OF PLAT OR MAP: tbd

_____
FOR AND ON BEHALF OF HURST AND ASSOCIATES:
BO BAIZE, COLORADO PLS NO. 37990
EMAIL ADDRESS: [redacted]

GENERAL NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. BEARINGS ARE BASED ON A SOUTHEASTERLY PROPERTY LINE OF PARCEL 27A (LABELED ON DRAWING) BEING S61°56'16"W, 307.90 FEET BETWEEN A FOUND 1" SHINER MARKED LS 37990 SET IN A CONCRETE APRON AND A 1" PLASTIC CAP MARKED PLS 37990.

3. RIGHT OF WAY FOR SUNSET DRIVE IS PUBLIC AND WAS ORIGINALLY DEDICATED BY THE VISTA RIDGE MASTER FINAL PLAT RECORDED 11/28/2001 AT RECEPTION NO. 2903870. RIGHT OF WAY FOR BONANZA DRIVE/CR 3 AT WEST END OF PARCEL B IS BY USAGE. NEITHER WELD COUNTY ONLINE MAPPING NOR RECORDED EXCEPTION NO. 173 RECORDED AT RECEPTION NO. 166024 SHOW RECORD OF ROW DEDICATION.

4. PROPERTY HAS DIRECT ACCESS TO PUBLIC RIGHTS OF WAY (BONANZA DRIVE FOR PARCEL 2A AND SUNSET DRIVE FOR PARCEL 27A.

5. ALL LINEAR DISTANCES ARE IN U.S. SURVEY FEET.

FOR REVIEW

REVISIONS

NO.	DESCRIPTION	DATE	BY
	Original for review	7/11/25	Bo

HURST & ASSOCIATES, INC.
1265 S Public Road, Suite 8
Lafayette, CO 80026

HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

ALTA/NSPS LAND TITLE SURVEY
PARCELS 2A & 27A
VISTA RIDGE MASTER FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY:
APPROVED BY:
JOB NUMBER: 2682-02
DATE: 07/11/25
SCALE: N/A
SHEET NO: 1 OF 2
DRAWING NAME: 26822 VR P2A-27A Alta

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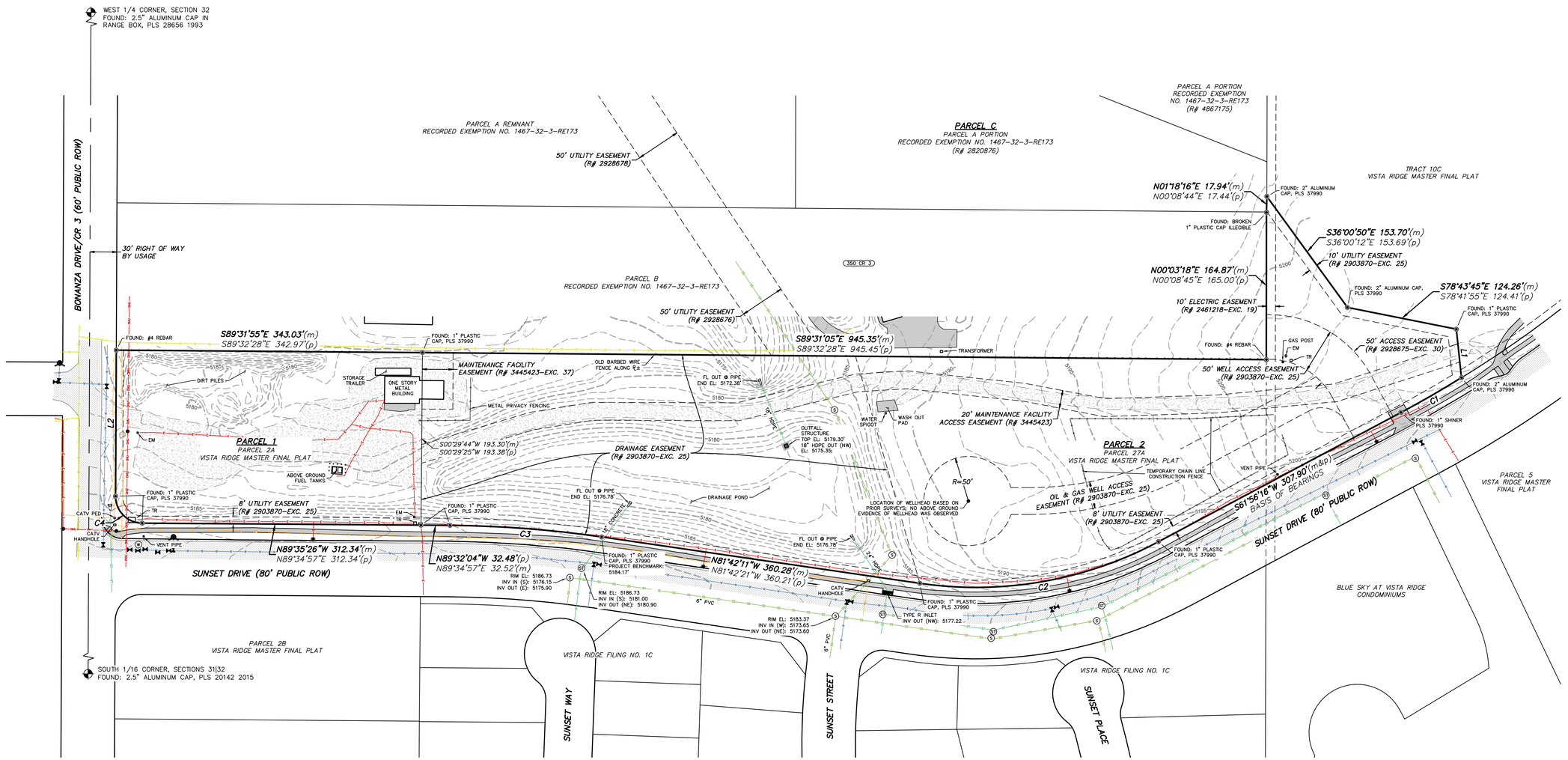
ALTA/NSPS LAND TITLE SURVEY
PARCELS 2A AND 27A VISTA RIDGE MASTER FINAL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2



LEGEND

EC	Electric Cabiner		Electric Line
EM	Electric Meter		Gas Line
TR	Transformer		CATV Line
(m)	Measured Course		Fiber Optic Line
(p)	Platted Course		Overhead Utility Line
	Flared End Section		Sanitary Sewer Line
	Light Pole		Storm Line
	Utility Pole		Water Line
	Fire Hydrant		Contour Line (1')
	Water Meter		Contour Line (5')
S	Sanitary Sewer Manhole		Asphalt
ST	Storm Sewer Manhole		Concrete
W	Water Manhole		Gravel

CURVE TABLE (MEASURED)

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	78.03'	1240.00'	3°36'20"	S60°02'47"W	78.02'
C2	276.02'	435.00'	36°21'23"	S80°06'58"W	271.42'
C3	170.45'	1240.00'	7°52'33"	N85°38'44"W	170.31'
C4	47.02'	30.00'	89°47'38"	N44°40'05"W	42.35'

CURVE TABLE (PLATTED)

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	78.16'	1260.00'	3°33'15"	N60°09'39"E	78.15'
C2	276.02'	435.00'	36°21'23"	N80°06'58"E	271.42'
C3	170.47'	1240.00'	7°52'37"	N85°38'39"W	170.34'
C4	47.04'	30.00'	89°50'10"	S44°39'53"E	42.37'

LINE TABLE (MEASURED)

LINE	BEARING	LENGTH
L1	S05°59'26"E	54.63'
L2	N00°15'51"E	163.74'

LINE TABLE (PLATTED)

LINE	BEARING	LENGTH
L1	N06°06'11"W	54.66'
L2	N00°15'12"E	163.72'

FOR REVIEW

0 30 60 120
1 inch = 60 ft.

HURST & ASSOCIATES, INC.
1265 S Public Road, Suite B
Lafayette, CO 80026

HURST
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING

SURVEYORS STAMP:

ALTA/NSPS LAND TITLE SURVEY
PARCELS 2A & 27A
VISTA RIDGE MASTER FINAL PLAT
ERIE, COLORADO

DRAWN BY: BO
DESIGNED BY:
APPROVED BY:
JOB NUMBER: 2682-02
DATE: 07/11/25
SCALE: 1"=60'
SHEET NO: 2 OF 2
DRAWING NAME: 26822 VR P2A-27A Alta

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SM ROCHA, LLC
TRAFFIC & TRANSPORTATION ENGINEERING CONSULTANTS

July 18, 2025

[redacted]
TJC Limited
8751 E Hampden Ave., Suite B10
Denver, CO 80231

RE: Colorado National Golf Maintenance Facility / Traffic Generation Analysis
Erie, Colorado

Dear Jim,

SM ROCHA, LLC is pleased to provide traffic generation information for the development entitled Colorado National Golf Maintenance Facility. This development is located on the northeast corner of the intersection of Sunset Drive with Bonanza Drive in Erie, Colorado.

The intent of this analysis is to present traffic volumes likely generated by the proposed development, provide a traffic volume comparison to the existing land use, and consider potential impacts to the adjacent roadway network.

The following is a summary of analysis results.

Site Description and Access

Land for the development is currently occupied by an existing light industrial maintenance building approximately 1,800 square feet in size, and is surrounded by a mix of residential, recreational, and aviation land uses.

The proposed development is understood to entail the new construction of an approximate 2,400 square foot light industrial building to replace the existing facility. The proposed site is understood to operate as a maintenance facility in support of the adjacent Colorado National Golf Club and will be limited to employee use only.

Existing primary access to the development is provided at the following location: one full-movement access onto Bonanza Drive (referred to as Site Access). Site Access is anticipated to be shifted slightly north upon site redevelopment in order to align with Skylane Drive located on the west side of Bonanza Drive. It is also noted that additional access exists to the east of the site at the intersection of Sunset Drive with Sunset Way. However, use of this access is anticipated to remain limited to maintenance vehicles, ATV's, and/or golf carts only, and therefore is not included in this analysis. This provides for a conservative assessment.

General site and access locations are shown on Figure 1.

A conceptual site plan, as prepared by DCB Construction Company Inc., is shown on Figure 2. This plan is provided for illustrative purposes only.

COLORADO NATIONAL GOLF MAINTENANCE FACILITY
Traffic Generation Analysis

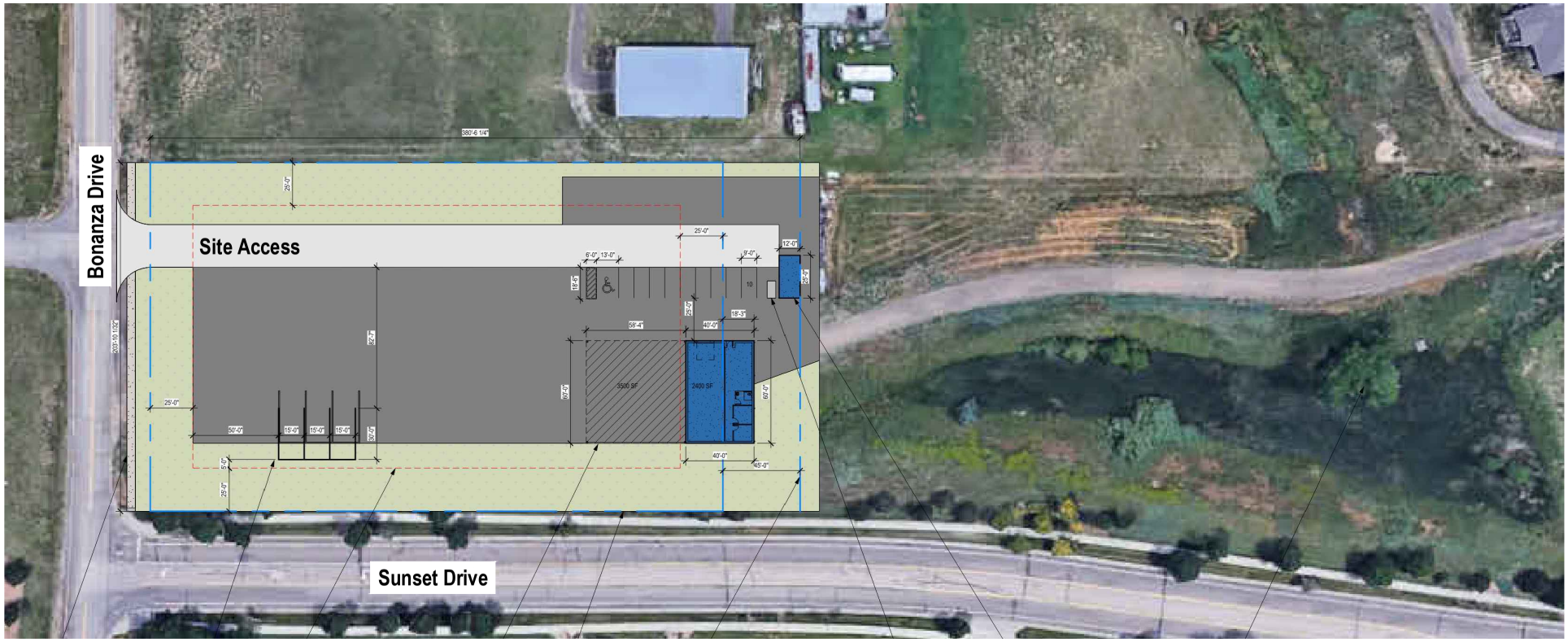
SM ROCHA, LLC
Traffic & Transportation Engineering Consultants

Figure 1
SITE LOCATION

July 2025
Page 3

North

Not to Scale



Vehicle Trip Generation

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation Manual, 11th Edition, were applied to the existing and proposed land use in order to estimate the average daily traffic (ADT) and peak hour vehicle trips. A vehicle trip is defined as a one-way vehicle movement from point of origin to point of destination.

Table 1 presents average trip generation rates for the existing and proposed development areas. Use of average trip generation rates presents a conservative analysis. ITE land use code 170 (Utility) was used for analysis because of its best fit to the existing and proposed land use.

It is noted that ITE's Trip Generation Manual does not provide data specific to a Golf Course Maintenance Facility. It is considered likely that such facilities and their associated trip generation may already be accounted for as part of existing trips generated by the overall golf course facility. However, for purposes of this analysis, and in order to estimate vehicle trips present at the existing Site Access during peak hours, the use of the Utility land use category is believed to provide for a comparable use case. ITE's description of a Utility land use includes facilities that may house office space, storage or warehousing space, and electromechanical or industrial equipment in support of local electrical, communications, water supply or control, or sewage treatment systems. By comparison, the proposed maintenance facility is generally considered to serve a similar function in providing storage for necessary equipment used in the servicing of golf facilities. Therefore, use of ITE's Utility land use code for estimating trip generation is believed to provided for a conservative analysis.

Table 1 – Trip Generation Rates

ITE			TRIP GENERATION RATES						
			24	AM PEAK HOUR			PM PEAK HOUR		
CODE	LAND USE	UNIT	HOUR	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
170	Utility (Golf Maintenance)	KSF	12.29	2.03	0.30	2.33	0.39	1.77	2.16

Key: KSF = Thousand Square Feet Gross Floor Area.
Note: All data and calculations above are subject to being rounded to nearest value.

Table 2 summarizes the projected ADT and peak hour traffic volumes likely generated by the land use area proposed and provides comparison to traffic volume estimates for the existing land use.

Table 2 – Trip Generation Summary

ITE CODE	LAND USE	SIZE	TOTAL TRIPS GENERATED						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
Site Development - Existing									
170	Utility (Golf Maintenance)	1.8 KSF	22	4	1	4	1	3	4
	Existing Total:		*22*	*4*	*1*	*4*	*1*	*3*	*4*
Site Development - Proposed									
170	Utility (Golf Maintenance)	2.4 KSF	29	5	1	6	1	4	5
	Proposed Total:		*29*	*5*	*1*	*6*	*1*	*4*	*5*
	Difference Total:		***7***	***1***	***0***	***1***	***0***	***1***	***1***

Key: KSF = Thousand Square Feet Gross Floor Area.
Note: All data and calculations above are subject to being rounded to nearest value.

As Table 2 shows, the proposed development area has the potential to generate approximately 29 daily trips with 6 of those occurring during the morning peak hour and 5 during the afternoon peak hour. Table 2 further shows how proposed development traffic volumes are comparable to those existing. Additionally, as previously noted, trip generation from the proposed maintenance facility may already be accounted for within the overall trips generated by the existing golf course as an ancillary use to primary site operations. Typical golf maintenance practices are also understood to occur during off-hours when the course is not in use, and therefore actual peak hour trip generation may be less than indicated.

Adjustments to Trip Generation Rates

A development of this type is not likely to attract trips from within area land uses nor pass-by or diverted link trips from the adjacent roadway system, therefore no trip reduction was taken in this analysis.

Trip Generation Distribution and Assignment

The overall directional distribution of site-generated traffic was determined based on the location of development site within the City, proposed and existing area land uses, allowed turning movements, and available roadway network.

Site-generated traffic is anticipated to be distributed through the existing access. Distribution along Bonanza Drive is general and assumed to be 50 percent to/from the north and 50 percent to/from the south.

Traffic assignment is how the site-generated and distributed trips are expected to be loaded on the roadway network. Applying assumed trip distribution patterns to site-generated traffic provides the peak hour trip volume assignments for existing access. Table 3 below uses the trip generation volumes from Table 2 and denotes projected traffic volumes at the existing access.

Table 3 – Site Generated Trip Assignment

DEVELOPMENT ACCESS TURNING MOVEMENTS	AM PEAK HOUR		PM PEAK HOUR	
	Inbound Volume	Outbound Volume	Inbound Volume	Outbound Volume
Site Access / Bonanza Drive				
Westbound Left	-	0	-	2
Westbound Right	-	1	-	2
Northbound Right	3	-	0	-
Southbound Left	2	-	1	-

Vehicle Trip Generation Comparison & Development Impacts

As Tables 2 and 3 show, the proposed development may result in a slight increase to peak hour volumes in comparison to the existing use due to an increase in building size. However, this increase is considered to be minor and is not likely to negatively impact operations of Bonanza Drive nor other adjacent roadways or intersections. Additionally, due to the nature of the proposed facility operations in support of the existing golf course, it is likely that actual peak hour trip generation may be less than indicated by this analysis which presents a conservative assessment.

Conclusion

This analysis assessed traffic generation for the Colorado National Golf Maintenance Facility development, provided a traffic volume comparison to the existing land use, and considered potential impacts to the adjacent roadway network.

It is our professional opinion that the proposed site-generated traffic resulting from the additional building area is expected to create no negative impact to traffic operations for the surrounding roadway network and existing site accesses, nor at the Sunset Drive intersection with Bonanza Drive.

We trust that our findings will assist in the planning and approval of the Colorado National Golf Maintenance Facility development. Please contact us should further assistance be needed.

Sincerely,

SM ROCHA, LLC
Traffic & Transportation Engineering Consultants

[redacted]

[redacted]
Traffic Engineer | Project Manager

[redacted]
Engineer of Record

GROUND
ENGINEERING

Geotechnical Evaluation
Maintenance Building
Colorado National Golf Course
Erie, Colorado

Prepared For:

HGC Colorado National, LLC

2700 Vista Parkway
Erie, Colorado 80516

Attention: [redacted]

Job Number: 24-3052 **November 27, 2024**

41 Inverness Drive East | Englewood, CO 80112 | [redacted] | www.groundeng.com
ENGLEWOOD | COMMERCE CITY | LOVELAND | GRANBY | GYPSUM | COLORADO SPRINGS

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PURPOSE AND SCOPE OF STUDY

This report presents the results of a geotechnical evaluation performed by GROUND Engineering Consultants, Inc. (GROUND) in support of design and construction of the proposed maintenance building planned for construction within the Colorado National Golf Club located at 2700 Vista Parkway in Erie, Colorado. Our study was conducted in general accordance with GROUND's Proposal Number 2408-1739 Revision 4, dated October 10, 2024, to HGC Colorado National, LLC.

A field exploration program was conducted to obtain information on the subsurface conditions. Material samples obtained during the subsurface exploration were tested in the laboratory to provide data on the classification and engineering characteristics of the on-site soils. The results of the field exploration and laboratory testing are presented herein.

This report has been prepared to summarize the data obtained and to present our findings and conclusions based on the proposed development/improvements and the subsurface conditions encountered. Design parameters and a discussion of engineering considerations related to the proposed improvements are included herein. This report should be understood and utilized in its entirety; specific sections of the text, drawings, graphs, tables, and other information contained within this report are intended to be understood in the context of the entire report. This includes the *Closure* section of the report which outlines important limitations on the information contained herein.

This report was prepared for design purposes of HGC Colorado National, LLC, based on our understanding of the project at the time of preparation of this report. The data, conclusions, opinions, and geotechnical parameters provided herein should not be construed to be sufficient for other purposes, including the use by contractors, or any other parties for any reason not specifically related to the design of the project. Furthermore, the information provided in this report was based on the exploration and testing methods described below. Deviations between what was reported herein and the actual surface and/or subsurface conditions may exist, and in some cases those deviations may be significant.

PROPOSED CONSTRUCTION

Based on a provided general site layout for the project,[1] we understand that a single-story, approximately 5,000-square foot, relatively flexible, steel-framed maintenance building is planned on the parcel at the northeast of the intersection of Bonanza Drive and Sunset Drive. No below-grade levels are planned. We anticipate that the structural loads would be relatively light, typical of this type of construction. Underground utility lines are anticipated to serve the new building. We also understand that the final location of the building is yet to be determined at the time of report preparation due to the prior undermining of portions of the parcel by former underground coal mining.

Also planned are a paved entrance, a paved parking area and a paved, "prep and storage' area.

Project grade changes were unknown at the time of report preparation, although we anticipate that grade changes will be limited, on the order of 2 feet or less. Somewhat deeper excavations may be needed to remove the foundations of the existing, maintenance building.

If our described understanding/interpretation of the proposed project is incorrect or project elements differ in any way from that expressed above, including changes to improvement locations, dimensions, orientations, loading conditions, elevations/grades, etc., and/or additional buildings/structures/site improvements are incorporated into this project, either after the original information was provided to us or after the date of this report, GROUND or another geotechnical engineer must be retained to reevaluate the conclusions and parameters presented herein.

Performance Expectations Based on our experience with other, similar projects, we assume that post-construction, structure foundation movements on the order of 1 to 2 inches are acceptable to, and anticipated by HGC Colorado National, LLC, as are the resultant distress and maintenance measures. Similarly, we anticipate that movements of somewhat greater magnitude (2 to 3 inches) are acceptable and anticipated for pavement and flatwork, although movement estimates closer to 1 inch may be preferable

[1] dcb construction company, inc., 2010, Vista Ridge Golf Course – Option 2, Bonanza Road and Sunset Drive, Proposal No. 10-3500, dated July 26, 2010.

near structures. In addition to the above, we understand that some risk of larger magnitude movements due to mining related subsidence are acceptable to HGC Colorado National, LLC. GROUND will be available to discuss the risks and remedial approaches outlined in this report, as well as other potential approaches, upon request if post-construction movements of these magnitudes are not acceptable and anticipated.

SITE CONDITIONS

At the time of our exploration, the site consisted of a storage and staging yard for the Colorado National Golf Club. There were two structures at the site – a small, storage building at the northeast corner of the site and a portable construction trailer at the southeast corner. Two above-ground fuel tanks were on the south side of the access road in the central portion of the site. The remainder of the site appeared to be used for storage of various equipment and material stockpiles.

A relatively large stockpile, about 6 to 7 feet tall, occupied much of the northwest portion of the site. The stockpile appeared to consist largely of landscaping waste (sod rolls, mulch, etc.) and sand.

A gravel-surfaced access road traversed the site from west to east, continuing into the golf club further east.

The site was bound by Sunset Drive on the south, Bonanza Drive on the west, the access road and a detention pond to the east, and an undeveloped property to the north.

Topographically, most of the site was relatively flat to gently sloping to the east. Relatively steep slopes were observed along the north side of Sunset drive, descending roughly 6 to 8 feet into the site. Steep slopes were also located along the margins of the large stockpile.

The existing storage building at the site appeared to be in relatively poor structural condition. Several inches of separation were observed from the interior slab to the exterior approach slab. Cracking including vertical and lateral movements were observed on the interior slab, particularly in the southern half of the building. Signs of significant distress to the timber framing of the building were not observed, however, the poor condition of the wood may have obscured any such movements.

SUBSURFACE EXPLORATION

Subsurface exploration for the project was conducted in October, 2024. Six (6) test holes were drilled with a conventional, track-mounted drilling rig advancing 4-inch diameter, solid stem auger to evaluate the subsurface conditions and retrieve samples for laboratory testing. The test holes were advanced to depths of about 74 to 79 feet at the approximate locations shown on Figure 1. A GROUND professional directed the subsurface exploration, logged the test holes in the field, and prepared the samples for transport to our laboratory.

Samples of the subsurface materials were retrieved with a 2-inch inner diameter California liner sampler and a 1⅜-inch inner diameter Standard Penetration Test sampler. The samplers were driven into the substrata with blows from a 140-pound hammer falling 30 inches, in the case of the Standard Penetration Test sampler, in general accordance with ASTM Method D1586. Penetration resistance values, when properly evaluated, indicate the relative density or consistency of soils. Depths at which the samples were obtained and associated penetration resistance values are shown on the test hole logs.

Summary logs of the test holes are presented in Figure 2. A legend and notes are provided in Figure 3. Detailed logs of the test holes are presented in Appendix A.

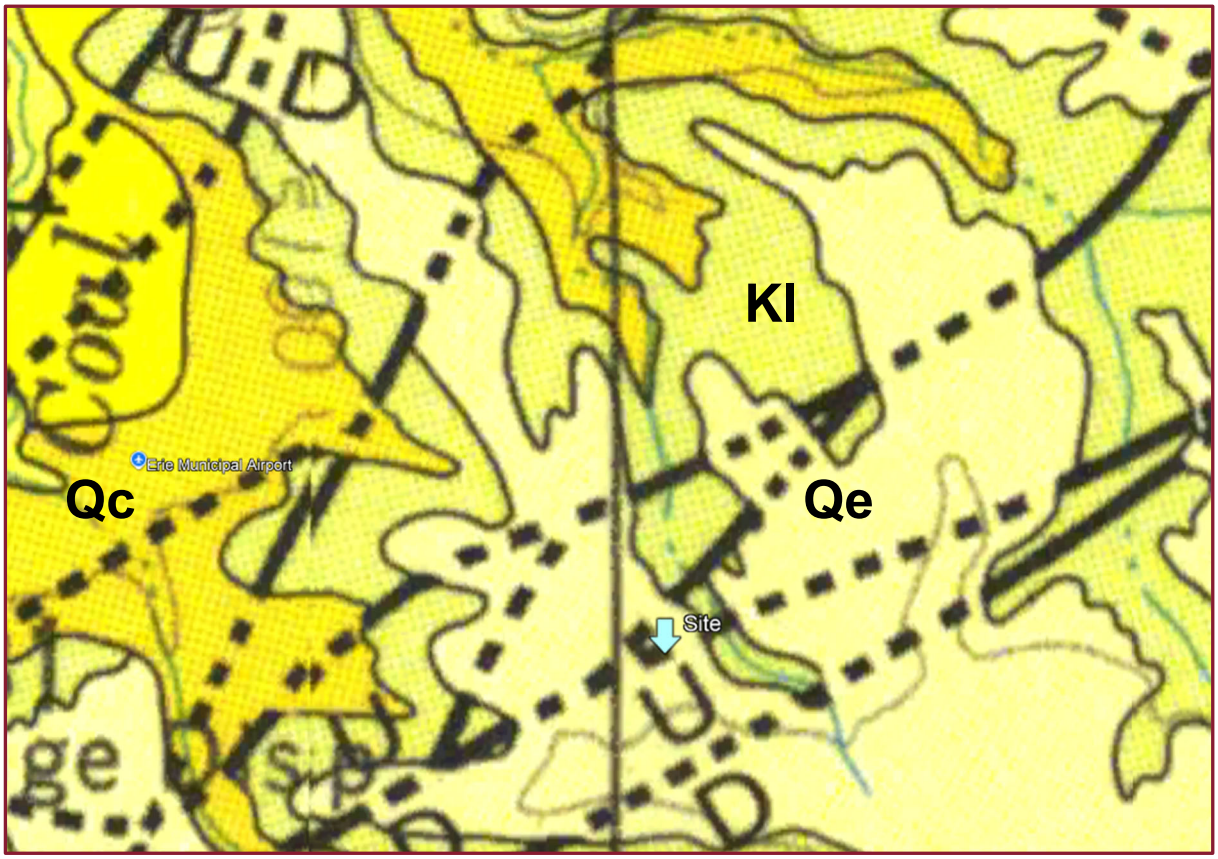
LABORATORY TESTING

Samples retrieved from the test holes were examined and visually classified in the laboratory by the project engineer. Laboratory testing of soil samples included standard property tests, such as natural moisture contents, dry unit weights, grain size analyses, and Atterberg limits. Swell-consolidation, water-soluble sulfate content, and a suite of corrosivity tests were completed on selected samples, as well. Laboratory tests were

performed in general accordance with applicable ASTM protocols. Results of the laboratory testing program are summarized in Tables 1 and 2.

SUBSURFACE CONDITIONS

Geologic Setting Published maps, e.g. Trimble and Machette (1978)[2] depict the site as underlain by the Holocene Eolian (windblown) deposits (**Qe**). These materials are mapped as underlain by the Cretaceous Laramie Formation (**Kl**). Several faults are mapped offsetting the Laramie Formation. A portion of this map is reproduced below.



[2] Trimble, D.E. and M.N. Machette, 1978, *Geologic map of the Boulder-Fort Collins-Greeley area, Colorado*, U.S. Geological Survey, Miscellaneous Investigations Series, Map I-855-G.

The Laramie Formation generally consists of claystones with interbeds of sandstone and coal of varying thicknesses. The claystones commonly are highly expansive. Economically useful thickness of coal are common in the Laramie Formation.

The Eolian deposits in the greater project area largely consisted (originally) of fine sands and silts that can be subject to volume loss ("hydro-consolidation" or "collapse") upon loading and wetting. Weathering commonly results in a significant clay fraction in the eolian soils.

Former Mine Workings A report[3] was provided to GROUND that outlined the risks of mining-related subsidence at the site (Parcel 1-2 North) and other, nearby parcels, for anticipated residential development. That report included figures that showed the subject site underlain by several mine drifts and mined out areas associated with the former Baseline Mine. Coal was mined from a northward sloping bed that, beneath the subject site, ranged from about 55 to 65 feet below the ground surface. That report included logs of test holes drilled by CTL|Thompson, Inc., in 2005, of which their Test Hole 2 was shown in the west-central portion of the subject site. The log of CTL|Thompson's Test Hole 2 indicated a void between depths of about 57 and 65 feet. That report concluded that, "We do not recommend any development of Parcel 1-2 North, due to extensive mining and recent mine collapse."

Local Conditions In general, the test holes penetrated about 3 to 12 inches of aggregate base course or fine, less well graded gravel[4] which was underlain by several feet of clays and sands. Below the native clays and sands, bedrock claystones interbedded with sandstones and coal were encountered to the depths explored. Severely weathered claystones were common in the upper 7 to 12 feet of the bedrock.

GROUND's Test Hole 3 encountered relatively loose fragments of bedrock and coal between depths of about 36 and 65 feet. We interpret this material to be collapse rubble from collapse of the overlying claystone into open mine workings likely between about 58

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[3] Western Environment and Ecology, Inc., 2023, *Preliminary Mine Subsidence Investigation, Vista Ridge Development, Parcel 1-2 South, Parcel 1-2 North and Tilman Parcel, Erie, Colorado*, Project No. 238-001-02, prepared for Vista Ridge Development Company, dated December 1.

[4] The thicknesses of aggregate surface courses are difficult to determine with precision in small diameter test holes. If existing aggregate thicknesses are of significance to the project, then additional, larger diameter test holes should be drilled.

and 65 below current surface grade. This zone correlates reasonably closely with the void logged by CTL|Thompson, Inc., in 2005 at their Test Hole 2.

Fill soils other than the road base and gravel were recognized only at Test Hole 4 beneath the road base. Fill likely was present elsewhere on the site given its prior development and use. These fill soils may contain coarse gravels and cobbles, as well as similarly sized pieces of construction debris, even though such materials were not recognized in the test holes. Delineation of the complete lateral and vertical extents of any fills at the site and their compositions was beyond our present scope of services. If more detailed information regarding fill extents and compositions at the site are of significance, they should be evaluated using test pits.

We interpreted the native clays and sands to be severely weathered eolian deposits. The bedrock claystones, sandstones and coal are interpreted to be Laramie Formation materials.

Similarly, coarse gravel and larger clasts are not well represented in the small diameter liner samples collected from the test holes. Therefore, such materials may be present even where not called out in the material descriptions herein.

Fill consisted of sandy clay with fragments of claystone. It was slightly moist, moderately plastic, medium stiff, and gray-brown in color.

Clays and Sands consisted of clays with sand and local clayey sands. They were slightly moist to moist, moderately plastic, soft/loose to medium stiff/medium dense, and light brown to brown in color. Secondary carbonates were noted commonly.

Weathered Claystone Consisted of severely weathered claystone with local interbeds of coal and fine sandstone. They were slightly moist to moist, moderately plastic, moderately hard, and gray in color. Secondary carbonates and iron oxide staining were noted locally.

Claystone Bedrock with Coal consisted of claystones with coal laminae and beds. They were moist, highly plastic, hard to very hard, and light brown to gray and black in color.

Claystone and Sandstone Bedrock consisted of interbedded claystones and sandstones. They were slightly moist to moist, low to moderately plastic, moderately hard to very hard, and gray to brown in color.

Sandstone Bedrock was fine grained, clayey, slightly moist, low to moderately plastic, hard to very hard, and light brown to light gray in color.

Collapse Rubble consisted of fragments of claystone, coal and sandstone of various sizes. It was wet, low to highly plastic, loose to medium dense and dark gray to black in color.

Groundwater At the time of drilling, groundwater was encountered at depths of about 27 to 32 feet except at Test Hole 6 where groundwater was logged at a depth of about 58 feet. The latter may not represent a stabilized water level, however. The test holes were backfilled upon drilling completion per Code of Colorado Regulations (2 CCR 402-2), and additional depth to groundwater measurements were not made.

The groundwater observations performed during our exploration must be interpreted carefully as they were short-term and do not constitute a groundwater study. In the event that HGC Colorado National, LLC, desires additional/repeated groundwater level observations, GROUND should be contacted to provide a cost estimate for this additional service.

Groundwater levels can be expected to fluctuate, however, in response to annual and longer-term cycles of precipitation, irrigation, surface drainage, nearby rivers and creeks, land use, and the development of transient, perched water conditions. Local, perched groundwater may be present after large precipitation events.

ENGINEERING SEISMICITY

Based on extrapolation of available data to depth and our experience in the project area, we consider the project area likely to meet the criteria for a Seismic Site Classification of **C** according to the ASCE 7-16 (Table 20.3-1). (Exploration and/or shear wave velocity testing to a depth of 100 feet or more was not part of our present scope of services.) If, however, a quantitative assessment of the site seismic properties is desired, then shear wave velocity testing should be performed. GROUND can provide a fee estimate for shear

wave velocity testing upon request. We consider the likelihood of achieving a Site Class B to be relatively low.

Using longitude and latitude coordinates obtained from Google Earth and the ASCE 7 Hazard Tool (https://asce7hazardtool.online), the project area is indicated to possess an S_{DS} value of **0.175** and an S_{D1} value of **0.057** for the site latitude and longitude and a Site Class of C.

GEOTECHNICAL CONSIDERATIONS FOR DESIGN

The conclusions and parameters provided in this report were based on the data presented herein, our experience in the general project area with similar structures, and our engineering judgment with regard to the applicability of the data and methods of forecasting future performance. A variety of engineering parameters were considered as indicators of potential future soil movements.

Our parameters and conclusions were based on our judgment of "likely movement potentials," (i.e., the amount of movement likely to be realized if site drainage is generally effective, estimated to a reasonable degree of engineering certainty) as well as our assumptions about the owner's willingness to accept geotechnical risk. "Maximum possible" movement estimates necessarily will be larger than those presented herein. They also have a significantly lower likelihood of being realized, in our opinion, and generally require more expensive measures to address.

We encourage HGC Colorado National, LLC, upon receipt of this report, to discuss the risks and the geotechnical information presented in this report with us. In addition to the risks and remedial approaches presented in this report, HGC Colorado National, LLC, also must understand the risk-cost trade-offs addressed by the civil and structural engineering disciplines in order to direct their design team to the portion of the Higher Cost/Lower Risk – Lower Cost/Higher Risk spectrum in which this project should be designed. If HGC Colorado National, LLC, does not understand these risks, it is critical that additional information or clarification be requested so that the owner's expectations reasonably can be met.

General Geotechnical Risk In GROUND's opinion, the primary source of geotechnical risk at the site is the potential for expansive soils heave of the shallow clays and claystones. Swell-consolidation testing of the site soils yielded swells up to about 3.8 percent.

A secondary geotechnical risk at the site – from the perspective of lower likelihood of realization, not lower magnitude of ground and foundation movements – is surface subsidence from consolidation of open, former mine workings at depths below about 55 feet, as discussed in the *Subsurface Conditions* section of this report.

Likely Post-construction Movements Based on the data developed for this study and our experience in the project area, we estimate that vertical post-construction movements on the order of 3 to 4 inches from expansive soils heave are likely, where improvements are supported directly on the existing site soils. Differential movements of similar magnitudes should be anticipated, where improvements are supported directly on the existing site soils. Lateral movements can result, as well. Where such heave is realized, damaging foundation and floor movements, with consequent maintenance or replacement costs, will result. Nearly all the improvements planned at the site could be affected.

Should they occur, surface settlements from mining-related subsidence could be on the order of 1 to 3 feet, and likely would be strongly differential. All improvements in such an area of subsidence could be damaged. In GROUND's opinion, the likelihood of such a subsidence event affecting the building directly, will be relatively low over the design life of the structure, if the considerations in this report were implemented effectively.

Building Location Selection It should be noted that as Western Environmental and Ecology, Inc., indicated for residential development, the safest approach to land use on the subject site would be not to build there. We understand, however, that HGC Colorado National, LLC, is aware of the risks associated with mining-related subsidence at the site and has decided to construct a maintenance building on the site if a relatively lower risk location can be identified.

We interpret the zone of relatively low density bedrock fragments was logged at Test Hole 3 between depths of about 36 feet and 65 feet to have resulted from collapse of the overlying claystone into open mine workings. Those open workings before collapse likely

were between about 56 and 65 below existing grade at that location. No such rubble zone was encountered at the other test holes. Instead, significant thicknesses of coal were penetrated that had not been mined.

The Western Environmental and Ecology, Inc., report indicated that mine workings underlay the majority of the site at depths shallower than 80 feet. However, except at Test Hole 3, no indications of mine workings were encountered. This suggests, but does not prove, that mine workings were less extensive on the eastern side of the site, or (less likely) were only at greater depths than we drilled. Therefore, although the risk of mining-related subsidence is present at any location on the site, the likelihood of relatively severe settlements, of the magnitudes discussed above, being realized beneath or close to a building during its design life appeared to be lower to the east or northeast of the line formed by GROUND Test Holes 2, 6 and 5 (See Figure 1.) toward and beyond Test Hole 1. For that reason, we suggest that a maintenance building on the site be located in that area. Also, in GROUND's opinion, the building frame should be relatively flexible (e.g., a steel-framed building) and egress routes be designed to function even after significant distortion of the building frame.

Building Foundation and Floor Types In GROUND's opinion, with regard to expansive soils heave, supporting the proposed structure on a drilled pier foundation system and providing it with a structural floor also supported on drilled piers, will provide the lowest estimates of likely post-construction foundation movement (about ½ inch, with similar differential movements over spans of about 40 feet) and will provide the least risk of excessive foundation movements from heave.

If used, a drilled pier foundation likely would entail minimum pier lengths of at least 33 feet. However, drilled pier foundation systems may not be practical because they likely are not needed to support the structural loads. Also, drilled piers of such lengths would not reduce the risk of building damage from mining-related subsidence. However, geotechnical parameters for drilled pier foundations, and structural floors, can be provided upon request.

As an alternative to drilled piers and driven piles, helical pier foundation systems, or other similar, proprietary systems, such as micropiles could be used. These systems likely will yield similar performance to drilled piers and we anticipate that they may be more

economical. However, they would likely need to extend to similar depths to resist expansive heave and, again, would not reduce the risk of damage from mining-related subsidence. These proprietary systems are designed and installed by a specialty contractor. GROUND can provide additional discussion of these systems upon request.

As a higher risk but commonly used alternative, the building may be supported on shallow, spread footing foundations and provided with a slab-on-grade floor, bearing on a fill section selected from the table below to reduce the estimated, post-construction movement. Selection of the remedial fill section depth should be based on the corresponding estimate of likely, post-construction movement and resultant potential damage and maintenance costs that HGC Colorado National, LLC, considers acceptable. If grades will be raised at the building location, remedial earthwork should be performed to the selected depth prior to placing fill to raise grade.

Fill Sections Depths With Estimated Likely Post-Construction Movement
From Expansive Soils Heave

Depth of Fill Section (Beneath Existing Grade)	Estimated Likely Vertical Movement
5 feet	2 inches
8 feet	1½ inches
12 feet	1 inch

Even bearing on a fill section, some structure and slab movements, distress and resultant maintenance costs should be anticipated – although less than if bearing on the in-place soils. A remedial fill section will not reduce the risk of building damage from mining-related subsidence.

More detailed geotechnical parameters for design of shallow foundations are provided in subsequent sections of this report

Flatwork close to the structures for which performance like the floor slab are desired should be underlain by the same fill section or supported similarly on deep foundations.

FOUNDATION SYSTEMS

The foundation parameters and considerations provided below were developed based on the performance expectations, geotechnical risks, and site conditions discussed in the prior sections of this report. The use of these parameters assumes that the above discussed risks and post-construction movement estimates are understood and acceptable for the project.

Shallow Foundations The geotechnical parameters below may be used for design of foundations for the proposed structures.

Geotechnical Parameters for Shallow Foundation Design

1) Footings should bear on **section of properly compacted fill soils**, selected based on the discussion in the *Geotechnical Considerations for Design* section of this report.

   A fill section, if selected, should extend at full thickness across the building footprint and laterally beyond the footing margins to a distance equal to **the depth of fill beneath footing bearing elevation**.

   A fill section beneath a structure should be laterally consistent and of uniform depth to reduce differential, post-construction foundation movements. A differential fill section will tend to increase differential movements. Considerations for fill placement and compaction are provided in the *Project Earthwork* section of this report.

   The contractor should provide survey data of the excavation beneath each structure indicating the depth and lateral extents of the remedial excavation.

2) Footings bearing on a section of properly compacted fill may be designed for an allowable soil bearing pressure of **2,500 psf** for footings **up to 8 feet in width** (least lateral dimension).

This value may be increased by ⅓ for transient loads such as wind or seismic loading. For larger footings, a lower allowable bearing pressure may be appropriate.

Immediate compression of the bearing soils as the footings are loaded to the provided allowable bearing pressure is estimated to be about ¾ inch, based on an assumption of drained foundation conditions. If foundation soils are subjected to an increase/fluctuation in moisture content, however, the effective bearing capacity will be reduced and greater post-construction movements than those estimated above may result.

This estimate of foundation movement from immediate compression of the foundation soils is a component of the total, likely, post-construction movement estimated for the buildings at this site. It is in addition to movements from post-construction volume change in the native soils underlying the site and from densification of the fill section constructed beneath the building, as discussed above.

To reduce differential settlements a cross a foundation, footing loads should be as uniform as possible. Differentially loaded footings will settle differentially.

3) Spread footings should have a minimum lateral dimension of **16 or more inches** for linear strip footings and **24 or more inches** for isolated pad footings. Actual footing dimensions should be determined by the structural engineer.

4) Foundations should bear at an elevation **3 or more feet** below the lowest adjacent exterior finish grades to have adequate soil cover for frost protection.

5) Continuous foundation walls should be reinforced as designed by a structural engineer to span an unsupported length of at least **10 feet**.

6) Geotechnical parameters for lateral resistance to foundation loads are provided in the *Lateral Loads* section of this report.

7) Connections of all types must be flexible and/or adjustable to accommodate the anticipated, post-construction movements of the structure.

Shallow Foundation Construction

8) The contractor should take adequate care when making excavations not to compromise the bearing or lateral support for nearby improvements.

9) Care should be taken when excavating the foundations to avoid disturbing the supporting materials particularly in excavating the last few inches.

10) Foundation excavation bottoms may expose loose, organic, or otherwise deleterious materials, including debris. Firm materials may become disturbed by the excavation process. All such unsuitable materials should be excavated and replaced with properly compacted fill or the foundation deepened.

11) Foundation-supporting soils may be disturbed or deform excessively under the wheel loads of heavy construction vehicles as the excavations approach footing bearing levels. Construction equipment should be as light as possible to limit development of this condition. The movement of vehicles over proposed foundation areas should be restricted.

12) All foundation subgrade should be compacted prior to placement of concrete.

13) Fill placed against the sides of the footings should be properly compacted in accordance with the *Project Earthwork* section of this report.

FLOOR SYSTEMS

Slab-on-Grade Floors The geotechnical parameters below may be used for design of a higher risk alternative, slab-on-grade floor for either or both of the proposed buildings. ACI Sections 301/302/360 provide guidance regarding concrete slab-on-grade design and construction.

Geotechnical Parameters for Design of Slab-on-Grade Floors

1) A slab-on-grade floor system should bear on a section of properly compacted fill soils, selected based on the discussion in the *Geotechnical Considerations for Design* section of this report. (If the sub-slab gravel section is omitted, then the depth of a fill section beneath a floor slab should be thickened correspondingly.)

   A fill section beneath a slab-on-grade floor should extend at full thickness across the structure footprint and laterally beyond the structure a distance a distance equal to **the depth of fill beneath footing bearing elevation**.

   Considerations for fill placement and compaction are provided in the *Project Earthwork* section of this report.

   The fill section beneath a floor slab should be laterally consistent and of uniform depth to reduce differential, post-construction foundation movements. A differential fill section will tend to increase differential movements.

   The contractor should provide survey data of the excavation beneath each structure indicating the depth and lateral extents of the remedial excavation.

2) Floor slabs should be adequately reinforced. Floor slab design, including slab thickness, concrete strength, jointing, and slab reinforcement should be developed by a structural engineer.

3) An allowable vertical modulus of subgrade reaction (**Kv**) of **70 tcf** (81 pci) may be used for design of concrete, slab-on-grade floors at the site bearing firm, in-place, native soils or a section of properly compacted fill soils.

These values are for a 1-foot x 1-foot plate; they should be adjusted for slab dimension.

4) Floor slabs should be separated from all bearing walls and columns with slip joints, which allow unrestrained vertical movement.

Slip joints should be observed periodically, particularly during the first several years after construction. Slab movement can cause previously free-slipping joints to bind. Measures should be taken to assure that slab isolation is maintained in order to reduce the likelihood of damage to walls and other interior improvements.

5) Concrete slabs-on-grade should be provided with properly designed control joints.

ACI, AASHTO, and other industry groups provide guidelines for proper design and construction concrete slabs-on-grade and associated jointing. The design and construction of such joints should account for cracking as a result of shrinkage, curling, tension, loading, and curing, as well as proposed slab use. Joint layout based on the slab design may require more frequent, additional, or deeper joints, and should reflect the configuration and proposed use of the slab.

Particular attention in slab joint layout should be paid to areas where slabs consist of interior corners or curves (e.g., at column blockouts or reentrant corners) or where slabs have high length to width ratios, significant slopes, thickness transitions, high traffic loads, or other unique features. Improper placement or construction will increase the potential for slab cracking.

6) Interior partitions resting, if any, on floor slabs should be provided with slip joints so that if the slabs move, the movement cannot be transmitted to the upper structure. This detail is also important for wallboards and doorframes. Slip joints should allow **at least ½ inch greater than** the estimated movement selected for the floor slab in the *Geotechnical Considerations for Design* section of this report and/or allow ready re-establishment of slip capacity. Accommodation for differential movement also should be made where partitions meet bearing walls.

7) Post-construction settlement may not displace slab-on-grade floors and utility lines in the soils beneath them to the same extent. Design of floor penetrations,

connections, and fixtures should allow **at least 2 inches** of differential movement more than the movement estimated for the selected fill section and/or allow ready re-establishment of slip capacity.

Floor penetrations, connections, and fixtures that accommodate greater movements should be considered, if a fill section is omitted.

8) Moisture can be introduced into a slab subgrade during construction and additional moisture will be released from the slab concrete as it cures. A properly compacted layer of free-draining gravel, **4 or more inches** in thickness, should be placed beneath the slabs. This layer will help distribute floor slab loadings, ease construction, reduce capillary moisture rise, and aid in drainage. Selection and specification of sub-slab gravel should be coordinated with soil gas mitigation systems, where such systems are used.

The free-draining gravel should contain **less than 5 percent** material passing the No. 200 Sieve, **more than 50 percent** retained on the No. 4 Sieve, and a maximum particle size of **2 inches**.

The capillary break and the drainage space provided by the gravel layer also may reduce the potential for excessive water vapor fluxes from the slab after construction as mix water is released from the concrete.

We understand, however, that professional experience and opinion differ with regard to inclusion of a free-draining gravel layer beneath slab-on-grade floors. If these issues are understood by the owner and appropriate measures are implemented to address potential concerns including slab curling and moisture fluxes, then the gravel layer may be deleted.

9) A vapor barrier beneath a building floor slab can be beneficial with regard to reducing exterior moisture moving into the building, through the slab, but can retard downward drainage of construction moisture. Uneven moisture release can result in slab curling. Elevated vapor fluxes can be detrimental to the adhesion and performance of many floor coverings and may exceed various flooring manufacturers' usage criteria.

Per the 2006 ACI *Location Guideline*, a vapor barrier is required under concrete floors when that floor is to receive moisture-sensitive floor covering and/or adhesives, or the room above that floor has humidity control.

Therefore, in light of the several, potentially conflicting effects of the use vapor-barriers, the owner and the architect and/or contractor should weigh the performance of the slab and appropriate flooring products in light of the intended building use, etc., during the floor system design process and the selection of flooring materials. Use of a plastic vapor-barrier membrane may be appropriate for some building areas and not for others.

In the event a vapor barrier is utilized, it should consist of a minimum 15 mil thickness, extruded polyolefin plastic (no recycled content or woven materials), maintain a permeance less than 0.01 perms per ASTM E-96 or ASTM F-1249, and comply with ASTM E-1745 (Class "A"). Vapor barriers should be installed in accordance with ASTM E-1643.

Polyethylene ("poly") sheeting (even if 15 mils in thickness which polyethylene sheeting commonly is not) does not meet the ASTM E-1745 criteria and should not be used as vapor barrier material. It can be easily torn and/or punctured, does not possess necessary tensile strength, gets brittle, tends to decompose over time, and has a relatively high permeance.

Construction Considerations for Slab-on-Grade Floors

10) Loose, soft, or otherwise unsuitable materials exposed on the prepared surface on which the floor slab will be cast should be excavated and replaced with properly compacted fill.

11) The fill section beneath a slab should be of uniform thickness.

12) Concrete floor slabs should be constructed and cured in accordance with applicable industry standards and slab design specifications.

13) All plumbing lines should be carefully tested before operation. Where plumbing lines enter through the floor, a positive bond break should be provided.

14) The contractor should take adequate care to keep excavated surfaces free of standing water.

LATERAL LOADS

Values for equivalent fluid pressures and the coefficient for frictional resistance to sliding are tabulated below. These values were based on moist unit weight (γ') of 125 pcf and an angle of internal friction (ϕ) of 23 degrees for site soils, including those soils reworked as properly compacted fill. These values are unfactored. Appropriate factors of safety should be included in design calculations.

EQUIVALENT FLUID WEIGHTS (DRAINED CONDITION)

Backfill Material	Condition			Friction Coefficient
	Active	At-Rest	Passive	
Existing Site Soils	**55 pcf**	**77 pcf**	**245 pcf** (to a maximum of 2,450 psf)	**0.28**

The upper 1 foot of embedment should be neglected for passive resistance, however. Where passive soil pressure is used to resist lateral loads, it should be understood that significant lateral strains will be required to mobilize the full value indicated above, likely 1 inch or more. A reduced passive pressure can be used for reduced anticipated strains, however.

WATER-SOLUBLE SULFATES

The concentration of water-soluble sulfates measured in a selected sample of site soils was approximately 0.25 percent by weight. (See Table 2.) Such a concentration of soluble sulfates represents a **severe** environment for sulfate attack on concrete exposed to these materials. Degrees of attack are based on the scale of “negligible,” “moderate,” “severe,” and “very severe” as described in the “Design and Control of Concrete Mixtures,” published by the Portland Cement Association (PCA). The Colorado Department of Transportation (CDOT) utilizes a corresponding scale with four classes of severity of sulfate exposure (Class 0 to Class 3) as described in the table below.

REQUIREMENTS TO PROTECT AGAINST DAMAGE TO
CONCRETE BY SULFATE ATTACK FROM EXTERNAL SOURCES OF SULFATE

Severity of Sulfate Exposure	**Water-Soluble Sulfate ($SO_4^=$) In Dry Soil** *(%)*	**Sulfate (SO_4) In Water** *(ppm)*	**Water Cementitious Ratio** *(maximum)*	**Cementitious Material Requirements**
Class 0	0.00 to 0.10	0 to 150	0.45	Class 0
Class 1	0.11 to 0.20	151 to 1500	0.45	Class 1
Class 2	0.21 to 2.00	1501 to 10,000	0.45	Class 2
Class 3	2.01 or greater	10,001 or greater	0.40	Class 3

Class 2 (Severe)

1) ASTM C150 Type V with a minimum of a 20 percent substitution of Class F fly ash or slag cement by weight.

2) ASTM C150 Type II or III with a minimum of a 20 percent substitution of Class F fly ash, High-Reactivity Pozzolan, or slag cement by weight. The Type II or III cement shall have no more than 0.040 percent expansion at 14 days when test according to ASTM C452.

3) A blend of Portland cement meeting ASTM C150 Type II or III with a minimum of 20 percent Class F fly ash, High-Reactivity Pozzolan, or slag cement by weight, where the blend has less than 0.05 percent expansion at 6 months or 0.10 percent expansion at 12 months when tested according to ASTM C1012.

4) ASTM C595 Type IP(HS), IL(HS), or IT(HS). Class F fly ash, slag cement, or High-Reactivity Pozzolan may be substituted for Type IL cement.

5) ASTM C595 Type IL(MS) or IT(MS) plus Class F fly ash, slag cement, or High-Reactivity Pozzolan where the blend has less than 0.05 percent expansion at 6 months or 0.10 percent expansion at 12 months when tested according to ASTM C1012.

Class C fly ash shall not be substituted for cement.

When fly ash or High-Reactivity Pozzolan is used to enhance sulfate resistance, it shall be used in a proportion greater than or equal to the proportion tested in accordance to ASTM C1012, shall be the same source, and shall have a calcium oxide content no more than 2.0 percent greater than the fly ash or High-Reactivity Pozzolan tested according to ASTM C1012. ASTM C1012 test results are acceptable for up to two years from the completion date of the test.

In addition, all concrete used shall have a minimum compressive strength of 4,500 psi.

SOIL CORROSIVITY

Data were obtained to support an initial assessment of the potential for corrosion of ferrous metals in contact with earth materials at the site, based on the conditions at the time of GROUND's evaluation. The test results are summarized in Table 2.

Reduction-Oxidation testing indicated a red-ox potential of approximately -134 millivolts. Such a low potential typically creates a more corrosive environment.

Sulfide Reactivity testing indicated a "positive" result in the local soils. The presence of sulfides in the soils suggests a more corrosive environment.

Soil Resistivity In order to assess the "worst case" for mitigation planning, samples of materials retrieved from the test holes were tested for resistivity in the laboratory, after being saturated with water, rather than in the field. Resistivity also varies inversely with temperature. Therefore, the laboratory measurements were made at a controlled temperature. Measurement of electrical resistivity indicated a value of approximately 6,915 ohm-centimeters in a sample of site soils.

pH Where pH is less than 4.0, soil serves as an electrolyte; the pH range of about 6.5 to 7.5 indicates soil conditions that are optimum for sulfate reduction. In the pH range above 8.5, soils are generally high in dissolved salts, yielding a low soil resistivity.[5] Our testing indicated a pH value of about 8.1.

[5] American Water Works Association ANSI/AWWA C105/A21.5-05 Standard.

Corrosivity Assessment The American Water Works Association (AWWA) has developed a point system scale used to predict corrosivity. The scale is intended for protection of ductile iron pipe but is valuable for project steel selection. When the scale equals 10 points or higher, protective measures for ductile iron pipe are indicated. The AWWA scale is presented below.

Table A.1 Soil-Test Evaluation

Soil Characteristic / Value	Points
Redox Potential	
< 0 (negative values)	5
0 to +50 mV	4
+50 to +100 mV	3½
> +100 mV	0
Sulfide Reactivity	
Positive	3½
Trace	2
Negative	0
Soil Resistivity	
<1,500 ohm-cm	10
1,500 to 1,800 ohm-cm	8
1,800 to 2,100 ohm-cm	5
2,100 to 2,500 ohm-cm	2
2,500 to 3,000 ohm-cm	1
>3,000 ohm-cm	0
pH	
0 to 2.0	5
2.0 to 4.0	3
4.0 to 6.5	0
6.5 to 7.5	0 *
7.5 to 8.5	0
>8.5	3
Moisture	
Poor drainage, continuously wet	2
Fair drainage, generally moist	1
Good drainage, generally dry	0

* If sulfides are present and low or negative redox-potential results (< 50 mV) are obtained, add three (3) points for this range.

The soil characteristics refer to the conditions at and above pipe installation depth. We anticipate that drainage at the site after construction will be effective. Nevertheless, based on the values obtained for the soil parameters, the site soils appear to comprise a moderately corrosive environment for ferrous metals (8½ points).

If additional information or evaluation is needed regarding soil corrosivity, then the American Water Works Association or a corrosion engineer should be contacted. It should be noted, however, that changes to the site conditions during construction, such as the import of other soils, or the intended or unintended introduction of off-site water, might alter corrosion potentials significantly.

PROJECT EARTHWORK

The earthwork criteria below are based on our interpretation of the geotechnical conditions encountered in the test holes. Where these criteria differ from applicable municipal specifications, e.g., for trench backfill compaction along a public utility line, the latter should be considered to take precedence.

General Considerations Project grading should be performed as early as possible in the construction sequence to allow settlement of fills and surcharged ground to be realized to the greatest extent possible prior to subsequent construction.

Prior to earthwork construction, existing construction debris, vegetation, and other deleterious materials should be removed and disposed of off-site. Relic underground utilities should be abandoned in accordance with applicable regulations, removed as necessary, and properly capped.

Topsoil and other organic materials encountered during grading should not be incorporated into ordinary fills. Instead, topsoil should be stockpiled during initial grading operations for placement in areas to be landscaped or for other approved uses. These materials should be removed and replaced where fill will be placed above them or where they will be beneath a proposed improvement.

Use of Existing Fill Soils Fill materials were recognized only locally but may be present more widely on the site. If encountered, we anticipate that the majority of the existing fill soils will be suitable geotechnically for reuse as properly compacted fill. However,

because not all the fill soils were sampled and tested, it is possible that some of the fill soils may not be suitable for reuse as compacted fill, due to the presence of deleterious materials such as trash, organic material, coarse cobbles and boulders, or construction debris. Therefore, excavated fill materials should be evaluated and tested, as appropriate, with regard to reuse.

Use of Existing Native Soils Based on the samples retrieved from the test holes, we anticipate that the existing native site soils that are free of organic materials, coarse cobbles, boulders, or other deleterious materials will be suitable, in general, for reuse as compacted fill.

Fragments of rock and cobbles, (as well as inert construction debris, e.g., concrete or asphalt) up to **3 inches** in maximum dimension may be included in project fills, in general. Such materials should be evaluated on a case-by-case basis, where identified during earthwork. Screening should be anticipated to allow some excavated materials to be used as properly compacted fill.

Imported Fill Materials Materials imported to the site as (common) fill should be free of organic material, and other deleterious materials. Imported material should exhibit **60 percent or less** passing the No. 200 Sieve and a plasticity index of **10 or less**. Materials proposed for import should be approved for use prior to transport to the site.

Fill Platform Preparation Prior to filling, the top **12 inches** of in-place materials on which fill soils will be placed (except for utility trench bottoms where bedding will be placed) should be scarified, moisture conditioned and properly compacted in accordance with the criteria below to provide a uniform base for fill placement.

If surfaces to receive fill expose loose, wet, soft, or otherwise deleterious material, additional material should be excavated, or other measures taken to establish a firm platform for filling. A surface to receive fill must be effectively stable prior to placement of fill, including trench bottoms prior to placement of bedding.

General Considerations for Fill Placement Fill soils should be thoroughly mixed to achieve a uniform moisture content, placed in uniform lifts not exceeding **8 inches** in loose thickness, and properly compacted.

Excavated bedrock materials, including as fragments in existing fill, will require a well-coordinated effort to moisture treat, process, place, and compact properly. In-place bedrock fragments were moderately hard to very hard, and should be broken down in to a soil-like mass. Greater than typical watering, and compaction equipment that aids in breaking down such material (e.g., a Caterpillar 825 compactor-roller), likely will be needed. Crushing or other methods should be anticipated to sufficiently reduce bedrock fragments where encountered. Applied water will be taken up into the structures of the claystone. The contractor should anticipate that handling and processing the excavated bedrock more than once may be necessary to achieve the requirements herein.

Excavated bedrock, such as those present in the existing fill, to be used as trench backfill, will require additional moisture conditioning and processing in an open area outside of trenches prior to placement as backfill.

No fill materials should be placed, worked, rolled while they are frozen, thawing, or during poor/inclement weather conditions.

Where soils on which foundation elements will be placed are exposed to freezing temperatures or repeated freeze–thaw cycling during construction–commonly due to water ponding in foundation excavations–bearing capacity typically is reduced and/or settlements increased due to the loss of density in the supporting soils. After periods of freezing conditions, the contractor should rework areas affected by the formation of ice to reestablish adequate bearing support.

Care should be taken with regard to achieving and maintaining proper moisture contents during placement and compaction. Materials that are not properly moisture conditioned may exhibit significant pumping, rutting, and deflection at moisture contents near optimum and above. The contractor should be prepared to handle soils of this type, including the use of chemical stabilization, if necessary.

Compaction areas should be kept separate, and no lift should be covered by another until relative compaction and moisture content within the specified ranges are obtained.

Compaction Criteria Soils that classify as **GP, GW, GM, GC, SP, SW, SM, or SC** in accordance with the USCS classification system (granular materials) should be compacted to **95 or more percent** of the maximum dry density at moisture contents **within 2 percent** of the optimum moisture content as determined by ASTM D1557, the modified Proctor.

Soils that classify as **ML, MH, CL, or CH** should be compacted to **at least 95 percent** of the maximum dry density at moisture contents between **1 percent below and 3 percent above** the optimum moisture content as determined by ASTM D698, the standard Proctor.

Use of Squeegee Relatively uniformly graded fine gravel or coarse sand, i.e., "squeegee," or similar materials commonly are proposed for backfilling foundation excavations, utility trenches (excluding approved pipe bedding), and other areas where employing compaction equipment is difficult. In general, this procedure should not be followed for the following reasons.

Although commonly considered "self-compacting," uniformly graded granular materials require densification after placement, typically by vibration. The equipment to densify these materials is not available on many job-sites.

Even when properly densified, uniformly graded granular materials are permeable and allow water to reach and collect in the lower portions of the excavations backfilled with those materials. This leads to wetting of the underlying soils and resultant potential loss of bearing support as well as increased local heave or settlement.

Wherever possible, excavations should be backfilled with approved, on-site soils placed as properly compacted fill. Where achieving adequate compaction is difficult, then Controlled Low Strength Material" (CLSM), i.e., a lean, sand-cement slurry ("flowable fill") or a similar material should be used for backfilling.

Where "squeegee" or similar materials are proposed for use by the contractor, the design team should be notified by means of a Request for Information (RFI), so that the proposed use can be considered on a case-by-case basis. Where "squeegee" meets the project requirements for pipe bedding material, however, it is acceptable for that use.

Settlements Settlements will occur in newly filled ground, typically on the order of 1 to 2 percent of the fill depth. This is separate from settlement of the existing soils left in place. For a 3-foot fill, for example, that corresponds to a total settlement of about ½ inch. If fill placement is performed properly and is tightly controlled, in GROUND's experience the majority (on the order of 60 to 80 percent) of that settlement typically will take place during earthwork construction, provided the contractor achieves the compaction levels indicated herein. The remaining potential settlements likely will take several months or longer to be realized, and may be exacerbated if these fills are subjected to changes in moisture content.

Cut and Filled Slopes Permanent, unretained, graded slopes supported by local soils up to **10 feet** in height should be constructed no steeper than **3:1** (horizontal : vertical). Minor raveling or surficial sloughing should be anticipated on slopes cut at this angle until vegetation is well reestablished. Surface drainage should be designed to direct water away from slope faces into designed drainage pathways or structures.

Steeper slope angles and heights may be possible but will require detailed slope stability analysis based on final proposed grading plans. A geotechnical engineer should be retained to evaluate this on a case-by-case basis.

EXCAVATION CONSIDERATIONS

Excavation Difficulty The test holes for the subsurface exploration were advanced to the depths indicated on the test hole logs by means of conventional, truck-mounted, geotechnical drilling equipment. Therefore, in general, we anticipate no unusual excavation difficulties in these materials for the proposed construction with conventional, heavy duty, excavating equipment. However, locally in the (weathered) bedrock, very hard, resistant beds and lenses were encountered. These included a sample for which a penetration resistance value of 50 blows to advance the sampler 7 inches was recorded at Test Hole 3 at 7 feet, and 50 blows for 6 inches Test Hole 5 at 9 feet. Significantly more resistant bedrock was encountered at greater depths, including 50 blows for 1 inch at several locations and 50 blows for 0 at one location. The contractor should be prepared to excavate and process such materials, and export them, as necessary.

Also, given the nature of undocumented fill soils, materials that are awkward or difficult to excavate, handle, and/or process could be encountered in project excavations where fill soils are encountered at the stie. These materials could include gravels, cobbles, boulders, and similarly sized pieces of construction debris. Other materials could be encountered as well, even though they were not identified in the test holes. The contractor and project team should be prepared to handle such materials, as well.

If additional information about the local presence of fill soils or the excavatability of the native (or fill) soils were needed, then the site should be evaluated by excavation of test pits or other similar appropriate subsurface exploration method.

Temporary Excavations and Personnel Safety Excavations in which personnel will be working must comply with all applicable OSHA Standards and Regulations, particularly CFR 29 Part 1926, OSHA Standards-Excavations, adopted March 5, 1990. The contractor's "responsible person" should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. GROUND has provided the information in this report solely as a service to HGC Colorado National, LLC, and is not assuming responsibility for construction site safety or the contractor's activities.

Should site constraints prohibit the use of sloped excavation walls, temporary shoring should be used. GROUND is available to provide shoring design upon request. Stockpiling of materials should not be permitted closer to the tops of temporary slopes than **5 feet** or **a distance equal to the depth of the excavation**, whichever is greater.

The contractor should take care when making excavations not to compromise the bearing or lateral support for any adjacent, existing improvements.

Groundwater Groundwater was encountered as shallowly as 27 feet during subsurface exploration. Therefore, only relatively deep excavations, greater than about 20 feet, appear likely to encounter groundwater. However, local, perched groundwater, typically of limited total volume, may be encountered at shallower depths. Perched groundwater is more likely to be encountered after periods of significant precipitation or snow melt.

The groundwater observations performed during our exploration must be interpreted carefully as they are short-term and do not comprise a groundwater study. In the event

the client desires additional/repeated groundwater level observations, GROUND should be contacted; additional exploration and fees will be necessary in this regard.

Groundwater levels can be expected to fluctuate, however, in response to annual and longer-term cycles of precipitation, irrigation, surface drainage, land use, and the development of transient, perched water conditions.

Should dewatering be necessary, pumps adequate to discharge water and/or well points to draw down the water level may be appropriate methods to dewater the excavation. Other methods may also be necessary/appropriate. The dewatering approach should ultimately be determined by the contractor based on their means and methods experience.

Should seepage or flowing groundwater be encountered in project excavations, the slopes should be flattened as necessary to maintain stability or a geotechnical engineer should be retained to evaluate the conditions. The risk of slope instability will be significantly increased in areas of seepage along excavation slopes.

Surface Water The contractor should take proactive measures to control surface waters during construction and maintain good surface drainage conditions to direct waters away from excavations and into appropriate drainage structures. A properly designed drainage swale should be provided at the tops of the excavation slopes. In no case should water be allowed to pond near project excavations.

Temporary slopes should also be protected against erosion. Erosion along the slopes will result in sloughing and could lead to a slope failure.

UTILITY LATERAL INSTALLATION

The measures and criteria below are based on GROUND's evaluation of the local, geotechnical conditions. Where the parameters herein differ from applicable municipal requirements, the latter should be considered to govern.

Pipe Support The bearing capacity of the site soils appeared adequate, in general, for support of typical utility lines. The pipes and their contents are less dense than the soils which will be displaced for installation. Therefore, in general GROUND anticipates no significant pipe settlements in these materials where properly bedded from loading alone.

Trench bottoms may expose existing fill soils, or soft, loose, or otherwise deleterious materials. Firm materials may be disturbed by the excavation process. All such unsuitable materials should be excavated and replaced with properly compacted fill.

Areas allowed to pond water will require excavation and replacement with properly compacted fill. The contractor should take particular care to ensure adequate support near pipe joints which are less tolerant of extensional strains.

Where thrust blocks are needed, the parameters provided in the *Lateral Loads* section of this report may be used for design.

Trench Backfilling Some settlement of compacted soil trench backfill materials should be anticipated, even where all the backfill is placed and compacted correctly. Typical settlements are on the order of 1 to 2 percent of fill thickness. However, the need to compact to the lowest portion of the backfill must be balanced against the need to protect the pipe from damage from the compaction process. Some thickness of backfill may need to be placed at compaction levels lower than specified (or smaller compaction equipment used together with thinner lifts) to avoid damaging the pipe. Protecting the pipe in this manner can result in somewhat greater surface settlements. Therefore, although other alternatives may be available, the following options are presented for consideration:

Controlled Low Strength Material Because of these limitations, the entire depth of the trench (both bedding and common backfill zones) should be backfilled with "controlled low strength material" (CLSM), i.e., a lean, sand-cement slurry, "flowable fill," or similar material along all trench alignment reaches with low tolerances for surface settlements.

CLSM used as pipe bedding and trench backfill should exhibit a 28-day unconfined compressive strength between **50 to 150 psi** so that re-excavation is not unusually difficult.

Placement of the CLSM in several lifts or other measures likely will be necessary to avoid "floating" the pipe. Measures also should be taken to maintain pipe alignment during CLSM placement.

Compacted Soil Backfilling In areas that are tolerant of surface settlements, conventional soil backfilling may be used. Where compacted soil backfilling is employed, using the site

soils or similar materials as backfill, the risk of backfill settlements entailed in the selection of this higher risk alternative must be anticipated and accepted by the HGC Colorado National, LLC.

We anticipate that the on-site soils excavated from trenches will be suitable, in general, for use as common trench backfill within the above-described limitations. Backfill soils should be free of vegetation, organic debris and other deleterious materials. Fragments of rock, cobbles, and inert construction debris (e.g., concrete or asphalt) coarser than 3 inches in maximum dimension should not be incorporated into trench backfills.

Soils placed for compaction as trench backfill should be conditioned to a relatively uniform moisture content, placed and compacted in accordance with the parameters in the *Project Earthwork* section of this report.

Pipe Bedding Pipe bedding materials, placement and compaction should meet the specifications of the pipe manufacturer and applicable municipal standards. Bedding should be brought up uniformly on both sides of the pipe to reduce differential loadings.

As discussed above, the use of CLSM or similar material in lieu of granular bedding and compacted soil backfill should be considered where the tolerance for surface settlement is low. (Placement of CLSM as bedding to at least 12 inches above the pipe can protect the pipe and assist construction of a well-compacted conventional backfill, although possibly at an increased cost relative to the use of conventional bedding.)

If a granular bedding material is specified, with regard to potential migration of fines into the pipe bedding, design and installation should follow ASTM D2321, Appendix X1.8. If the granular bedding does not meet filter criteria for the enclosing soils, and we don't anticipate that it will, then non-woven filter fabric (e.g., Mirafi® 140N, or the equivalent) should be placed around the bedding to reduce migration of fines into the bedding which can result in severe, local surface settlements. Where this protection is not provided, settlements can develop/continue several months or years after completion of the project. In addition, clay or concrete cut-off walls should be installed to interrupt the granular bedding section to reduce the rates and volumes of water transmitted along the sewer alignment which can contribute to migration of fines.

If granular bedding is specified, the contractor should not anticipate that the shallow on-site soils may be suitable for that use with significant processing. Materials proposed for use as pipe bedding should be tested for suitability prior to use.

Other Considerations Because of the potential for heave of site soils to result in significant, extensional strains to utility pipes, pipes should be provided with restrained joints to reduce the potential for failure at joints. Connections to the building or other structures should be flexible and easily replaced or adjusted. Non-pressurized lines should be evaluated periodically for deformations such as pipe "bellies" that would impair their efficiency, and appropriate repairs made. Maintenance plans should anticipate greater than typical utility line maintenance and replacement because of the undocumented fill soils that will remain beneath utility lines.

SURFACE DRAINAGE

The site soils are relatively stable with regard to moisture content – volume relationships at their existing moisture contents. Other than the anticipated, post-placement settlement of fills, post-construction soil movements will result primarily from the introduction of water into the soils underlying the proposed structure, hardscaping, and pavements. Based on the site surface and subsurface conditions encountered in this study, we do not anticipate a rise in the local water table sufficient to approach foundation or floor elevations. Therefore, local saturation of project foundation soils likely will result from infiltrating surface waters (precipitation, irrigation, etc.), and water flowing along constructed pathways such as bedding in utility pipe trenches.

The following drainage measures should be followed both for during construction and as part of project design. The facility should be observed periodically to evaluate the surface drainage and identify areas where drainage is ineffective. Routine maintenance of site drainage should be undertaken throughout the design life of the proposed facility. Maintenance should be anticipated to include removal and replacement of sidewalk stones, curb and gutter, sections of pavement, etc., to restore effective drainage. If these measures are not implemented and maintained effectively, the movement estimates provided in this report could be exceeded.

1) Wetting or drying of the underslab areas should be avoided during and after construction. Permitting increases/variations in moisture to the adjacent or supporting soils may result in increased total and/or differential movements.

2) Measures for positive surface drainage away from the building should be provided and maintained to reduce water infiltration into foundation soils. Underdrains should not be relied upon in surface drainage design to collect and discharge surface waters.

   A minimum slope of **12 inches in the first 10 feet** in the areas not covered with pavement or concrete slabs should be established. For areas covered with asphalt pavement or concrete slabs, slopes **should comply with ADA requirements where required**. Increasing slopes to **3 percent in the first 10 feet** in the areas covered with pavement or concrete slabs will reduce, but not eliminate, the potential for moisture infiltration and subsequent volume change of the underlying soils.

   In no case should water be allowed to pond near or adjacent to foundation elements, hardscaping, etc.

3) Drainage also should be established and maintained to direct water away from sidewalks and other hardscaping as well as utility trench alignments which are not tolerant of increased post-construction movements.

   The ground surface near foundation elements should be able to convey water away readily. Cobbles or other materials that tend to act as baffles and restrict surface flow should not be used to cover the ground surface near the foundations.

   Where the ground surface does not convey water away readily, additional post-construction movements and distress should be anticipated.

4) In GROUND's experience, it is common during construction that in areas of partially completed paving or hardscaping, bare soil behind curbs and gutters, and utility trenches, water is allowed to pond after rain or snow-melt events. Wetting of the subgrade can result in loss of subgrade support and increased settlements. By the time final grading has been completed, significant volumes of water can

already have entered the subgrade, leading to subsequent distress and failures. The contractor should maintain effective site drainage throughout construction so that water is directed into appropriate drainage structures.

5) In no case should water be permitted to pond adjacent to or on sidewalks, hardscaping, or other improvements as well as utility trench alignments, which are likely to be adversely affected by moisture-volume changes in the underlying soils or flow of infiltrating water.

6) Roof downspouts and drains, if used, should discharge well beyond the perimeter of the structure foundation, or be provided with positive conveyance off-site for collected waters. Downspouts should not be routed to discharge into an underdrain system.

   If roof downspouts and drains are not used, then surface drainage design should anticipate concentrated volumes of water adjacent to the building.

7) Irrigation water, both that applied to landscaped areas and over-spray, commonly is a significant cause of distress to improvements. Where (near-) saturated soil conditions are sustained, distress to nearby improvements should be anticipated.

   To reduce to potential for such distress, vegetation requiring watering should be located **10 or more feet** from the building perimeter, flatwork, or other improvements. Irrigation sprinkler heads should be deployed so that applied water is not introduced near or into foundation/subgrade soils. Landscape irrigation should be limited to the minimum quantities necessary to sustain healthy plant growth.

   Use of drip irrigation systems can be beneficial for reducing over-spray beyond planters. Drip irrigation also can be beneficial for reducing the amounts of water introduced to building foundation soils, but only if the total volumes of applied water are controlled with regard to limiting that introduction. Controlling rates of moisture increase beneath the foundations, floors and other improvements should take higher priority than minimizing landscape plant losses.

Where plantings are desired within 10 feet of the building, plants should be placed in water-tight planters, constructed either in-ground or above-grade, to reduce moisture infiltration in the surrounding subgrade soils. Planters should be provided with positive drainage and landscape underdrains.

As an alternative involving only a limited increase in risk, the use of water-tight planters may be replaced by local, shallow underdrains beneath the planter beds.

8) Plastic membranes should not be used to cover the ground surface near the building without careful consideration of other components of project drainage. Plastic membranes can be beneficial to directing surface waters away from the building and toward drainage structures. However, they effectively preclude evaporation and transpiration of shallow soil moisture. Therefore, soil moisture tends to increase beneath a continuous membrane.

Where plastic membranes are used, additional shallow, subsurface drains should be installed. Perforated “weed barrier” membranes that allow ready evaporation from the underlying soils may be used.

SUBSURFACE DRAINAGE

As a component of project civil design, properly functioning, subsurface drain systems (“underdrains”) can be beneficial for collecting and discharging saturated subsurface waters. Although the subsurface drainage system anticipated for this project may consist of perimeter underdrains along the building perimeter and underdrains constructed beneath floor system, they are addressed as underdrains herein.

Underdrains will not collect water infiltrating under unsaturated (vadose) conditions, or moving via capillarity, however. In addition, if not properly constructed and maintained, underdrains can transfer water into foundation soils, rather than remove it. This will tend to induce heave or settlement of the subsurface soils, and may result in distress. Underdrains can, however, provide an added level of protection against relatively severe post-construction movements by draining saturated conditions near individual structures should they arise, and limiting the volume of wetted soil.

It is GROUND's opinion that it will be beneficial to include a perimeter underdrain system to help limit wetting of the foundation bearing soils. A typical cross-sectional detail of a perimeter underdrain that may be implemented for this project is provided in Figure 5. However, we understand that the owner and project team may consider that the reduction of risk provided by a properly constructed and maintained underdrain system does not justify the costs associated with including an underdrain. In such a case, an underdrain system can be excluded. If an underdrain system is excluded, then there will be an increased risk of the likely post-construction movements estimated in this report being exceeded. GROUND considers this increase in risk to be low, but it is not zero. Where an underdrain system is excluded, additional care should be taken to establish and maintain effective surface drainage, identify, and repair wet utility leaks in a timely manner, seal open cracks joints, and restore effective surface drainage as necessary to limit the volume of water infiltrating the site.

Where a below-grade level is added, an underdrain system should be included. If a below-grade level will underlie only a portion of the building footprint, then the underdrain system could be local to that area. Damp-proofing should be applied to the exteriors of below-grade elements. The provision of Tencate MiraFi® G-Series backing (or comparable wall drain provisions) on the exteriors of (some) below-grade elements may be appropriate, depending on the intended use.

GROUND will be available to discuss the above options and as well as other underdrain alternatives upon request.

Geotechnical Parameters for Underdrain Design Where underdrains are included as a part of facility drainage design at depths less than 10 feet, underdrain design should incorporate the parameters below. The actual underdrain layout, outlets, and locations should be developed by a civil engineer.

An underdrain system should be tested by the contractor after installation and after placement and compaction of the overlying backfill to verify that the system functions properly.

1) An underdrain system for a building should consist of perforated, rigid, PVC collection pipe at least **4 inches** in diameter, non-perforated, rigid, PVC discharge pipe at least **4 inches** in diameter, free-draining gravel, and filter fabric.

2) The free-draining gravel should be naturally occurring (not recycled) material with **5 percent or less** passing the No. 200 Sieve and **50 percent or more** retained on the No. 4 Sieve, and have a maximum particle size of **2 inches**.

3) Each collection pipe should be surrounded on the sides and top (only) with **6 or more inches** of free-draining gravel.

   The gravel surrounding the collection pipe(s) should be wrapped with filter fabric (Mirafi 140N® or the equivalent) to reduce the migration of fines into the drain system.

4) The underdrain system should be designed to discharge at least **10 gallons per minute** of collected water.

5) The high point(s) for the collection pipe flow lines should be below the grade beam or shallow foundation bearing elevation as shown on the detail. Multiple high points can be beneficial to reducing the depths to which the system would be installed.

   The collection and discharge pipe for the underdrain system should be laid on a slope as determined by the underdrain designer.

   Underdrain “clean-outs” should be provided at intervals of no more than **150 feet** to facilitate maintenance of the underdrains. Clean-outs also should be provided as near as practical to collection and discharge pipe elbows of **60 degrees or more**.

6) If a below grade level were included, the underdrain system should include both a perimeter drain and lateral drains. Lateral drains should be spaced such that no point of the basement floor is more than **50 feet** horizontally from a perimeter or lateral drain collection pipe.

7) The underdrain discharge pipes should be connected to one or more sumps from which water can be removed by pumping, or to outlet(s) for gravity discharge. We suggest that collected waters be discharged directly into the storm sewer system, if possible.

8) Regular maintenance of the underdrain systems should be performed to ensure that the system continues work properly.

PAVEMENT SECTIONS

A pavement section is a layered system designed to distribute concentrated traffic loads to the subgrade. Performance of the pavement structure is directly related to the physical properties of the subgrade soils and traffic loadings.

Standard practice in pavement design describes a typical flexible pavement section as a "20-year" design pavement. However, a pavement should not be anticipated to remain in satisfactory condition without routine maintenance and rehabilitation procedures performed throughout the life of the pavement.

Pavement sections for the private pavements at the subject facility were developed in general accordance with the guidelines and procedures of the American Association of State Highway and Transportation Officials (AASHTO) and local pavement construction practice.

We understand that the concrete aprons for aircraft will be subject to FAA regulations and will be developed by the project team.

Subgrade Materials Our data indicate that the shallow soils at the site classify primarily as A-6 and A-7-6 soils with group index values up to 12 in accordance with the AASHTO classification system. Such soils generally provide relatively poor subgrade support.

Based on our experience at similar sites, a resilient modulus value of 3,500 psi was estimated for the materials. It is important to note that significant decreases in soil support have been observed as the moisture content increases above the optimum. Pavements that are not properly drained may experience a loss of the soil support and subsequent reduction in pavement life.

Anticipated Traffic Project-specific traffic loads had not been provided to GROUND at the time of preparation of this report. Therefore, assumed traffic loadings were used to develop the pavement section alternatives based on our experience with similar facilities.

An ESAL value of 21,900 (corresponding to an EDLA value of 3 for a 20-year design life) was assumed for parking stalls for light vehicles (automobiles and similar) and the "paved storage and prep" area. An ESAL value of 73,000 (corresponding to an EDLA value of EDLA of 10 for a 20-year design life) was assumed for the facility entrance and driveways. An ESAL value of 365,000 (corresponding to an EDLA value of 50 for a 20-year design life) was assumed for the truck loading and unloading areas, trash collection routes, fire truck routes, and other pavement areas subject to heavy vehicle traffic. If design traffic loadings differ significantly from these assumed values, GROUND should be notified to reevaluate the pavement sections below.

Pavement Sections The soil resilient modulus and the ESAL values were used to determine the required structural number for the project pavements which then was then used to develop the pavement sections based on the DARWin™ computer program that solves the 1993 AASHTO pavement equations. A reliability level of 85 percent and a terminal serviceability of 2.0 were utilized for design of the pavement sections. A structural coefficient of 0.44 was used for hot bituminous asphalt and 0.12 was used for aggregate base course. The minimum pavement sections for a 20-year design are tabulated below.

Minimum Pavement Sections

Location	***Full Depth Asphalt*** *(inches Asphalt)*	***Composite Section*** *(inches Asphalt / inches Aggregate Base)*	***Rigid Section*** *(inches Concrete / inches Aggregate Base)*
Parking Stalls, Storage/Prep	**5½**	**4 / 6**	**6½**
Drive Lanes	**6½**	**4½ / 9**	**6½**
Heavy Truck Routes & Fire Lanes	**-**	**-**	**7½**

For best performance, concrete pavements should be underlain by **6 inches** of properly compacted CDOT Class 6 Aggregate Base Course. A mathematically equivalent flexible pavement section for heavy truck routes and fire lanes areas would be 5½ inches of

asphalt over 11 inches of aggregate base course. However, in our experience, asphalt pavements will not perform as well as rigid pavement in areas of high turning stresses or prolonged static loading, and additional maintenance costs should be anticipated if either of these sections were selected. Pushing, tearing and rutting of the asphalt should be anticipated.

Pavement Materials Asphalt pavement should consist of a bituminous plant mix composed of a mixture of aggregate and bituminous material. Asphalt mixture(s) should meet the requirements of a job-mix formula established by a qualified engineer as well as applicable municipal design requirements. Based on geotechnical considerations, the following binder types and gradations appear to be appropriate for use, although others could be used.

Aggregate gradation **S** (nominal ¾-inch) and binder type **PG58-28** should be used for the lower lift(s), and gradation **SX** (nominal ½-inch) and binder type **PG64-22** for the top lift.

For the lower (S) lift(s), lift thicknesses generally should be between **2¼ and 3½ inches**. The top (SX) lift generally should be between **2 and 3 inches** in thickness.

Aggregate base material should meet the criteria of CDOT Class 6 Aggregate Base Course. Base course should be placed in and compacted in accordance with the standards in the *Project Earthwork* section of this report.

Pavement concrete should consist of a plant mix composed of a mixture of aggregate, portland cement and appropriate admixtures meeting the requirements of a job-mix formula established by a qualified engineer as well as applicable municipal design requirements design requirements. Concrete should have a minimum modulus of rupture of third point loading of **650 psi**. Normally, concrete with a 28-day compressive strength of **4,500 psi** should develop this modulus of rupture value. The concrete should be air-entrained with approximately 6 percent air and should have a minimum cement content of **6 sacks per cubic yard**. Maximum allowable slump should be **4 inches**.

These concrete mix design criteria should be coordinated with other project requirements including any criteria for sulfate resistance presented in the *Water-Soluble Sulfates* section of this report. To reduce surficial spalling resulting from freeze-thaw cycling, we suggest

that pavement concrete meet the requirements of CDOT Class P concrete. In addition, the use of de-icing salts on concrete pavements during the first winter after construction will increase the likelihood of the development of scaling. Placement of flatwork concrete during cold weather so that it is exposed to freeze-thaw cycling before it is fully cured also increases its vulnerability to scaling. Concrete placing during cold weather conditions should be blanketed or tented to allow full curing. Depending on the weather conditions, this may result in 3 to 4 weeks of curing, and possibly more.

Concrete pavements should contain sawed or formed joints. CDOT and various industry groups provide guidelines for proper design and concrete construction and associated jointing. In areas of repeated turning stresses, such as truck loading and unloading areas, the concrete pavement joints should be fully tied and doweled. Example layouts for joints, as well as ties and dowels, which may be applicable, can be found in CDOT's M standards, found at the CDOT website: http://www.dot.state.co.us/DesignSupport/. PCA, ACI, and ACPA publications also provide useful guidance in these regards. Joint spacings less than the 15-foot maximum indicated in in CDOT's M standards, e.g., 10 feet or 12 feet, may be beneficial to reduce concrete cracking.

Subgrade Preparation Although subgrade preparation to a depth of 12 inches is common in the general project area, the local soils are sufficiently expansive that we do not consider 12 inches to be a sufficient depth of subgrade preparation. Remedial earthwork to any depth will not prevent pavement distress on these soils, but will tend to reduce it and improve perceived rideability. At this site, it likely that greater than typical maintenance measures, including the removal and replacement of pavements will be required.

Remedial Earthwork Based on CDOT guidelines and risk of heave at the site, the pavements should be constructed on a section of properly moisture-conditioned and compacted to a depth of **at least 36 inches** or a depth that removes and replaces all of the undocumented fill soils, whichever greater. This section assumes that a) traffic speeds in the parking areas and driveways will be relatively slow, and b) the facility owner will be tolerant of significant total and differential pavement post-construction movements (on the order of several inches) and the associated maintenance costs that that are necessary to re-establish effective drainage, replace distressed pavement, etc.

We understand, however, that it may not be practical to construct such a fill section due the presence of utility lines and the proximity of existing improvements. Therefore, if HGC Colorado National, LLC, opts to reduce the fill section beneath the pavements, additional post-construction movements, accelerated pavement distress, and additional maintenance should be anticipated. We suggest remedial earthwork should be performed to no less than 24 inches in such a case. Similarly, where existing utility lines or other site constraints limit the depth to which remedial earthwork can be accomplished, additional maintenance should be anticipated.

In general, increasing the depth of fill beneath the pavements will decrease the risk of post-construction movements. If performance like project floors is desired, then project pavements should be constructed in a similar manner as project floors.

Criteria for placement and compaction of fill are provided in the *Project Earthwork* section of this report.

Subgrade preparation of the selected depth should extend the full width of the pavement from back-of-curb to back-of-curb. The subgrade for any sidewalks and other project hardscaping also should be prepared in the same manner.

Geotechnical criteria for fill placement and compaction are provided in the *Project Earthwork* section of this report. Where existing pavement and flatwork are removed, the contractor should anticipate that the shallowest soils may be wet. The contractor should be prepared to either dry the subgrade materials or moisten them, as needed, prior to compaction.

Proof Rolling Immediately prior to paving, the subgrade should be proof rolled with a heavily loaded, pneumatic tired vehicle. Areas that show excessive deflection during proof rolling should be excavated and replaced and/or stabilized. Areas allowed to pond prior to paving will require significant re-working prior to proof-rolling. Establishment of a firm paving platform (as indicated by proof rolling) is an additional requirement beyond proper fill placement and compaction. It is possible for soils to be compacted within the limits indicated in the *Project Earthwork* section of this report and fail proof rolling, particularly in the upper range of moisture content.

Additional Observations The collection and diversion of surface drainage away from paved areas is extremely important to the satisfactory performance of the pavements. The subsurface and surface drainage systems should be carefully designed to ensure removal of the water from paved areas and subgrade soils. Allowing surface waters to pond on pavements will cause premature pavement deterioration. Where topography, site constraints, or other factors limit or preclude adequate surface drainage, pavements should be provided with edge drains to reduce loss of subgrade support. The long-term performance of the pavement also can be improved greatly by proper backfilling and compaction behind curbs, gutters, and sidewalks so that ponding is not permitted and water infiltration is reduced.

Landscape irrigation in planters adjacent to pavements and in “island” planters within paved areas should be carefully controlled or differential heave and/or rutting of the nearby pavements will result. Drip irrigation systems are suggested for such planters to reduce over-spray and water infiltration beyond the planters. Enclosing the soil in the planters with plastic liners and providing them with positive drainage also will reduce differential moisture increases in the surrounding subgrade soils.

In our experience, infiltration from planters adjacent to pavements is a principal source of moisture increase beneath those pavements. This wetting of the subgrade soils from infiltrating irrigation commonly leads to loss of subgrade support for the pavement with resultant accelerating distress, loss of pavement life, and increased maintenance costs. This is particularly the case in the later stages of project construction after landscaping has been emplaced but heavy construction traffic has not ended. Heavy vehicle traffic over wetted subgrade commonly results in rutting and pushing of flexible pavements, and cracking of rigid pavements. In relatively flat areas where design drainage gradients necessarily are small, subgrade settlement can obstruct proper drainage and yield increased infiltration, exaggerated distress, etc. (These considerations apply to project flatwork, as well.)

Also, GROUND’s experience indicates that longitudinal cracking is common in asphalt-pavements generally parallel to the interface between the asphalt and concrete structures such as curbs, gutters, or drain pans. Distress of this type is likely to occur even where the subgrade has been prepared properly and the asphalt has been compacted properly.

The anticipated traffic loading does not include excess loading conditions imposed by heavy construction vehicles. Consequently, heavily loaded concrete, lumber, and building material trucks can have a detrimental effect on the pavement.

Most pavements will not remain in satisfactory condition and achieve their "design lives" without regular maintenance and rehabilitation procedures performed throughout the life of the pavement. Maintenance and rehabilitation measures preserve, rather than improve, the structural capacity of the pavement structure. Therefore, an effective program of regular maintenance should be developed and implemented to seal cracks, repair distressed areas, and perform thin overlays throughout the lives of the pavements. The greatest benefit of pavement overlaying will be achieved by overlaying sound pavements that exhibit little or no distress.

Crack sealing should be performed at least annually and a fog seal/chip seal program should be performed on the pavements every 3 to 4 years. After approximately 8 to 10 years after construction, patching, additional crack sealing, and asphalt overlay may be required. Prior to overlays, it is important that all cracks be sealed with a flexible, rubberized crack sealant in order to reduce the potential for propagation of the crack through the overlay. If actual traffic loadings exceed the values used for development of the pavement sections, however, pavement maintenance measures will be needed on an accelerated schedule.

Temporary Fire Access Routes Commonly, construction sites are required by local fire departments to provide temporary access for emergency response. It has been GROUND's experience these access drives are to provide support for trucks weighing up to 90,000 pounds and are typically desired to be gravel/aggregate-surfaced.

Based on our experience, a temporary section consisting of **at least 12 inches** of material meeting the requirements of CDOT Class 5 or Class 6 Aggregate Base Course or **at least 8 inches** of CDOT Class 5 or Class 6 Aggregate Base Course over **a layer of stabilization geotextile/geofabric**, such as Mirafi® RS380*i* or the equivalent, could be utilized provided the owner understands that this section is for temporary access during construction only and is not a replacement or an equal alternate to the pavement section(s) that was indicated previously. The aggregate base course placed for this purpose should be compacted to at least 95 percent of the maximum modified Proctor dry

density. It should be noted that the aggregate base course sections indicated above are not intended to support fire truck outriggers without cribbing or similar measures.

The aggregate comprising such a wearing course will be displaced and rutted under the loads imposed by heavy vehicles. Therefore, regular maintenance including re-grading and application of additional aggregate should be implemented to ensure proper drainage, repair distressed/damaged areas, and reestablish grades. Additionally, the ability of a temporary aggregate-surfaced route to accommodate loads as indicated above is directly related to the quality of the subgrade materials on which the aggregate is placed, not only on the aggregate section. If water infiltrates these areas, additional rutting and other distress, including a reduction in capacity, will result, requiring additional maintenance.

EXTERIOR FLATWORK

We anticipate concrete flatwork will be constructed near the maintenance building and possibly elsewhere on the site. Like other site improvements, flatwork will experience post-construction movements as soil moisture contents increase after construction and distress likely will result. The following measures will help to reduce damages to these improvements, but will not prevent all movements.

1) Remedial earthwork to prepare flatwork subgrades is subject to the same factors discussed in the *Pavement Sections* section of this report, and should be undertaken to the same depth.

   Regardless of the depth of subgrade preparation, due to the potential for expansive soils heave (and mining-related subsidence) at this site, greater than typical maintenance, including the removal and replacement of portions of flatwork, should be anticipated for project exterior flatwork. Greater depths of subgrade preparation will tend to reduce the extent and frequency of extra maintenance, however.

   Criteria for placement and compaction of fill are provided in the *Project Earthwork* section of this report.

2) Prior to placement of flatwork, a proof roll should be performed to identify areas that exhibit instability and deflection. The deleterious soils in these areas should

be removed and replaced with properly compacted fill. The contractor should take care to achieve and maintain compaction behind curbs to reduce differential sidewalk settlements. Passing a proof roll is an additional requirement to placing and compacting the subgrade fill soils within the specified ranges of moisture content and relative compaction in the *Project Earthwork* section of this report. Subgrade stabilization may be cost-effective in this regard.

3) Flatwork should be provided with control joints extending to an effective depth and spaced no more than **10 feet** apart, both ways. Narrow flatwork, such as sidewalks, likely will require more closely spaced joints.

4) In no case should exterior flatwork extend to under any portion of a structure where there is less than **2 inches** of vertical clearance between the flatwork and any element of the building. Exterior flatwork in contact with brick, rock facades, or any other element of the building can cause damage to the structure if the flatwork experiences movements.

Concrete Scaling Climatic conditions in the project area including relatively low humidity, large temperature changes and repeated freeze-thaw cycles, make it likely that project sidewalks and other exterior concrete will experience surficial scaling or spalling. The likelihood of concrete scaling can be increased by poor workmanship during construction, such as “over-finishing” the surfaces. In addition, the use of de-icing salts on exterior concrete flatwork, particularly during the first winter after construction, will increase the likelihood of scaling. Even use of de-icing salts on nearby roadways, from where vehicle traffic can transfer them to newly placed concrete, can be sufficient to induce scaling. Typical quality control/quality assurance tests that are performed during construction for concrete strength, air content, etc., do not provide information with regard to the properties and conditions that give rise to scaling.

We understand that some municipalities require removal and replacement of concrete that exhibits scaling, even if the material was within specification and placed correctly. The contractor should be aware of the local requirements and be prepared to take measures to reduce the potential for scaling and/or replace concrete that scales.

In GROUND's experience, the measures below can be beneficial for reducing the likelihood of concrete scaling. Which measures, if any, used should be based on cost and the owner's tolerance for risk and maintenance. It must be understood, however, that because of the other factors involved, including weather conditions and workmanship, surface damage to concrete can develop, even where all of these measures were followed. Also, the mix design criteria should be coordinated with other project requirements including criteria for sulfate resistance presented in the *Water-Soluble Sulfates* section of this report.

1) Maintaining a maximum water/cement ratio of 0.45 by weight for exterior concrete mixes.

2) Include Type F fly ash in exterior concrete mixes as 20 percent of the cementitious material.

3) Specify a minimum, 28-day, compressive strength of 4,500 psi for all exterior concrete.

4) Including "fibermesh" in the concrete mix also may be beneficial for reducing surficial scaling.

5) Cure the concrete effectively at uniform temperature and humidity. This commonly will require fogging, blanketing and/or tenting, depending on the weather conditions. As long as 3 to 4 weeks of curing may be required, and possibly more.

6) Avoid placement of concrete during cold weather so that it is not exposed to freeze-thaw cycling before it is fully cured.

7) Avoid the use of de-icing salts on given reaches of flatwork through the first winter after construction.

We understand that sometimes it is not practical to implement some of these measures for reducing scaling due to safety considerations, project scheduling, etc. In such cases, where these measures are not implemented, additional costs for flatwork maintenance or reconstruction should be incorporated into project budgets.

Frost and Ice Considerations Nearly all soils other than relatively coarse, clean, granular materials are susceptible to loss of density if allowed to become saturated and exposed to freezing temperatures and repeated freeze–thaw cycling. The formation of ice in the underlying soils can result in heaving of pavements, flatwork, and other hardscaping ("ice jacking") in sustained cold weather up to 2 inches or more. This heaving can develop relatively rapidly. A portion of this movement typically is recovered when the soils thaw, but due to loss of soil density, some degree of displacement will remain. This can result even where the subgrade soils were prepared properly.

Where hardscape movements are a design concern, such as at doorways, replacement of the subgrade soils with 3 or more feet of clean, coarse sand or gravel should be considered or supporting the element on foundations similar to the building and spanning over a void. Detailed guidance in this regard can be provided upon request. It should be noted that where such open graded granular soils are placed, water can infiltrate and accumulate in the subsurface relatively easily, which can lead to increased settlement or heave from factors unrelated to ice formation. Therefore, where a section of open graded granular soils is placed, a local underdrain system should be provided to discharge collected water. GROUND will be available to discuss these concerns upon request.

CLOSURE

Geotechnical Review The author of this report or a GROUND principal should be retained to review project plans and specifications to evaluate whether they comply with the intent of the measures discussed in this report. The review should be requested in writing.

The geotechnical conclusions and parameters presented in this report are contingent upon observation and testing of project earthworks by representatives of GROUND. If another geotechnical consultant is selected to provide materials testing, then that consultant must assume all responsibility for the geotechnical aspects of the project by concurring in writing with the parameters in this report, or by providing alternative parameters.

Materials Testing HGC Colorado National, LLC, should consider retaining a geotechnical engineer to perform materials testing during construction. The performance of such testing or lack thereof, however, in no way alleviates the burden of the contractor or subcontractor from constructing in a manner that conforms to applicable project documents and industry standards. The contractor or pertinent subcontractor is ultimately responsible for managing the quality of his work; furthermore, testing by the geotechnical engineer does not preclude the contractor from obtaining or providing whatever services that he deems necessary to complete the project in accordance with applicable documents.

Limitations This report has been prepared for HGC Colorado National, LLC, as it pertains to design and construction of the proposed park improvements as described herein. It may not contain sufficient information for other parties or other purposes.

In addition, GROUND has assumed that project construction will commence by summer 2025. Any changes in project plans or schedule should be brought to the attention of a geotechnical engineer, in order that the geotechnical conclusions in this report may be re-evaluated and, as necessary, modified. **If our described understanding / interpretation of the proposed project is incorrect or project elements differ in any way from that expressed herein, including changes to improvement locations, dimensions, orientations, loading conditions, elevations/grades, etc., and/or additional buildings/structures/site improvements are incorporated into this project, either after the original information was provided to us or after the date of this report, GROUND or another geotechnical engineer must be retained to reevaluate the conclusions and parameters presented herein.**

The geotechnical conclusions in this report relied upon subsurface exploration at a limited number of exploration points, as shown in Figure 1, as well as the means and methods described herein. Subsurface conditions were interpolated between and extrapolated beyond these locations. It is not possible to guarantee the subsurface conditions are as indicated in this report. Actual conditions exposed during construction may differ from those encountered during site exploration. Design modifications may be necessary by the project team; this may result in an increase in project costs and schedule delays.

If during construction, surface, soil, bedrock, or groundwater conditions appear to be at variance with those described herein, a geotechnical engineer should be retained at once, so that reevaluation of the conclusions for this site may be made in a timely manner. In addition, a contractor who obtains information from this report for development of his scope of work or cost estimates may find the geotechnical information in this report to be inadequate for his purposes or find the geotechnical conditions described herein to be at variance with his experience in the greater project area. The contractor is responsible for obtaining the additional geotechnical information that is necessary to develop his workscope and cost estimates with sufficient precision. This includes current depths to groundwater, etc.

ALL DEVELOPMENT CONTAINS INHERENT RISKS. It is important that ALL aspects of this report, as well as the estimated performance (and limitations with any such estimations) of proposed improvements are understood by HGC Colorado National, LLC. Utilizing these criteria and measures herein for planning, design, and/or construction constitutes understanding and acceptance of the conclusions with regard to risk and other information provided herein, associated improvement performance, as well as the limitations inherent within such estimates.

Ensuring correct interpretation of the contents of this report by others is not the responsibility of GROUND. If any information referred to herein is not well understood, then HGC Colorado National, LLC, or other members of the design team, should contact the author or a GROUND principal immediately. We will be available to meet to discuss the risks and remedial approaches presented in this report, as well as other potential approaches, upon request.

GROUND makes no warranties, either expressed or implied, as to the professional data, opinions or conclusions contained herein. This document, together with the concepts and conclusions presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of, or improper reliance on this document without written authorization and adaption by GROUND Engineering Consultants, Inc., shall be without liability to GROUND Engineering Consultants, Inc.

GROUND appreciates the opportunity to complete this portion of the project and welcomes the opportunity to provide HGC Colorado National, LLC, with a proposal for construction observation and materials testing.

Sincerely,

GROUND Engineering Consultants, Inc.

[redacted]

[redacted] Reviewed by [redacted].

GOOGLE EARTH AERIAL IMAGE (09/04/2023)

1
Indicates test hole numbers and approximate locations.

NOT TO SCALE

GROUND ENGINEERING

JOB NO.: 24-3024

FIGURE: 1

LOCATION OF TEST HOLES

GROUND ENGINEERING

LOGS OF THE TEST HOLES

PROJECT: Maintenance Building—Colorado National Golf Club

JOB NO: 24-3052

CLIENT: HGC Colorado National, LLC

SITE LOCATION: Erie, CO

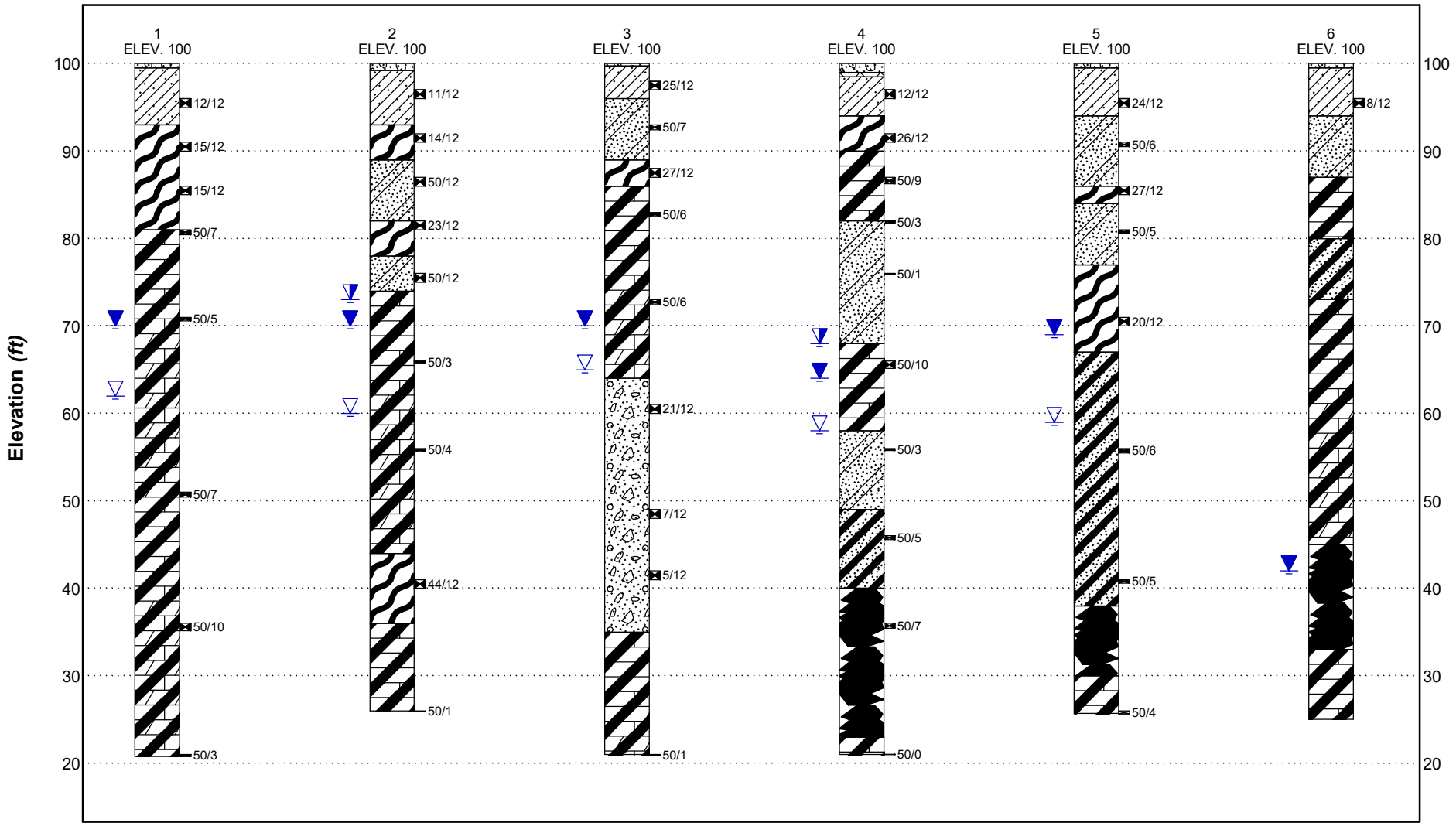


FIGURE: 2

LEGEND AND NOTES

PROJECT: Maintenance Building—Colorado National Golf Club **JOB NO:** 24-3052

CLIENT: HGC Colorado National, LLC **SITE LOCATION:** Erie, CO

MATERIAL SYMBOLS

ROAD BASE

FILL

COLLAPSE RUBBLE

CLAYS with SANDS

WEATHERED CLAYSTONE

CLAYSTONE BEDROCK with COAL

CLAYSTONE and SANDSTONE BEDROCK

SANDSTONE BEDROCK

COAL

NOTE: See Detailed Logs for Material descriptions.

SAMPLER SYMBOLS

Modified California Liner Sampler
23 / 12 Drive sample blow count indicates 23 blows of a 140 pound hammer falling 30 inches were required to drive the sampler 12 inches.

Standard Penetration Test Sampler
20-25-30 Drive sample blow count, indicates 20, 25, and 30 blows of a 140 pound hammer falling 30 inches were required to drive the sampler 18 inches in three 6 inch increments.

NOTES

1. Test holes were drilled on 10/17/2024 and 10/18/2024 with 4" solid stem auger.

2. Locations of the test holes were determined in the field using a hand held GPS device by GROUND.

3. Elevations of the test holes were not measured and the logs of the test holes are drawn to depth. Nominal elevation of "100 feet" indicates existing ground level at the test hole at the time of drilling.

4. The test hole locations and elevations should be considered accurate only to the degree implied by the method used.

5. The lines between materials shown on the test hole logs represent the approximate boundaries between material types and the transitions may be gradual.

6. Groundwater level readings shown on the logs were made at the time and under the conditions indicated. Fluctuations in the water level may occur with time.

7. The material descriptions on these logs are for general classification purposes only. See full text of this report for descriptions of the site materials & related information.

8. All test holes were immediately backfilled upon completion of drilling, unless otherwise specified in this report.

ABBREVIATIONS

▽ Water Level at Time of Drilling, or as Shown

▼ Water Level at End of Drilling, or as Shown

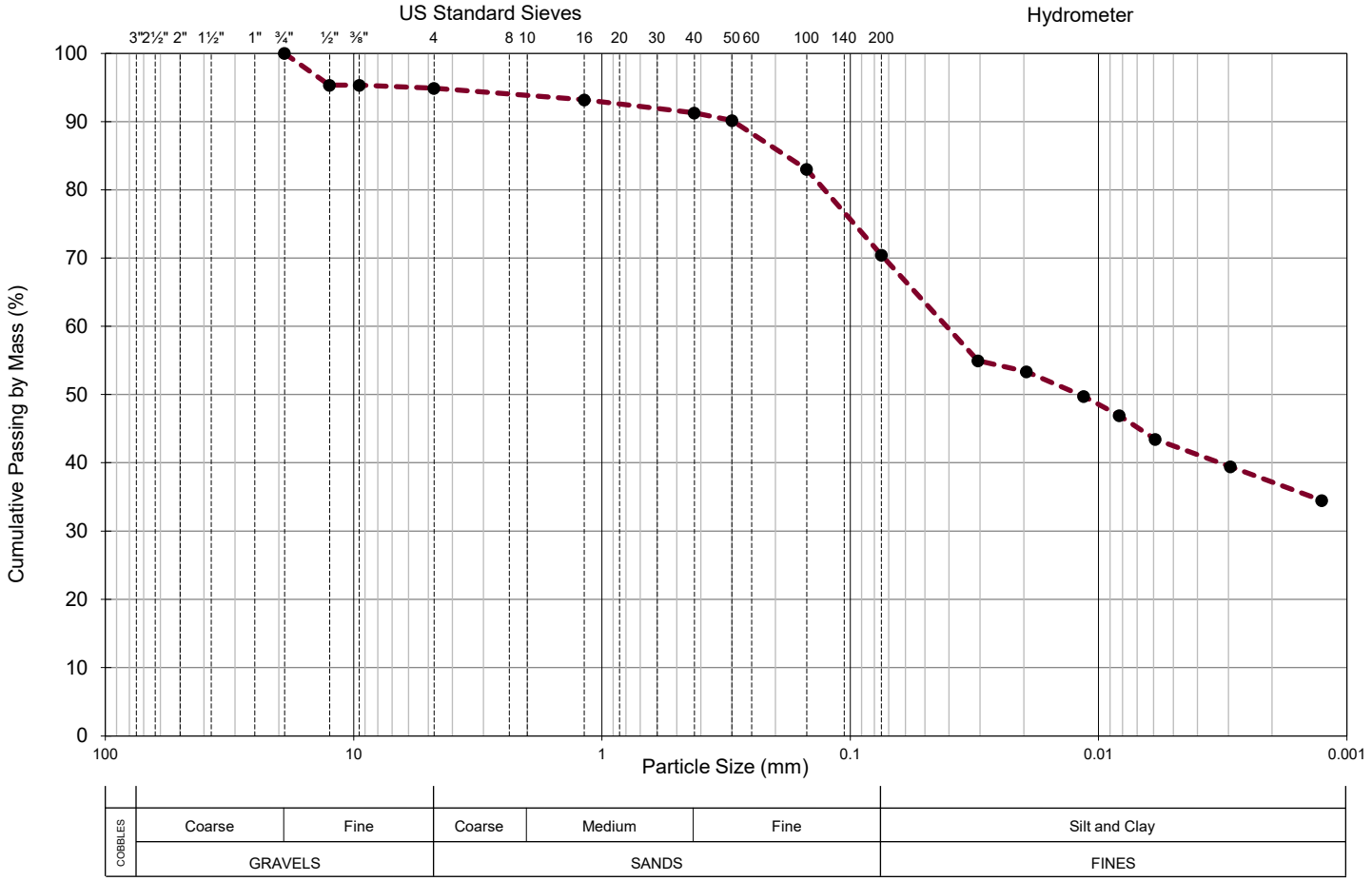
▼ Water Level After 24 Hours, or as Shown

NV	No Value
NP	Non-Plastic

FIGURE: 3

Maintenance Building, Colorado National Golf Club

Gradation and Hydrometer (ASTM D422-63[2007])



Coarse Gradation			Fine Gradation			Hydrometer		Grading	
US Standard Sieve	Particle Size (mm)	Passing by Mass (%)	US Standard Sieve	Particle Size (mm)	Passing by Mass (%)	Particle Size (mm)	Passing by Mass (%)	Coefficient	Value
6 in	150	-	No. 4	4.75	95	0.031	55	D_{90}	0.296
5 in	125	-	No. 8	2.36	-	0.020	53	D_{85}	0.182
4 in	100	-	No. 10	2.00	-	0.012	50	D_{80}	0.127
3 in	75	-	No. 16	1.18	93	0.008	47	D_{60}	0.041
2.5 in	63	-	No. 20	0.85	-	0.006	43	D_{50}	0.012
2 in	50	-	No. 30	0.60	-	0.003	39	D_{40}	0.003
1.5 in	37.5	-	No. 40	0.425	91	0.001	35	D_{30}	-
1 in	25.0	-	No. 50	0.300	90	-	-	D_{15}	-
3/4 in	19.0	100	No. 60	0.250	-	-	-	D_{10}	-
1/2 in	12.5	95	No. 100	0.150	83	-	-	D_{05}	-
3/8 in	9.5	95	No. 140	0.106	-	-	-	C_u	-
No. 4	4.75	95	No. 200	0.075	70.5	-	-	C_c	-

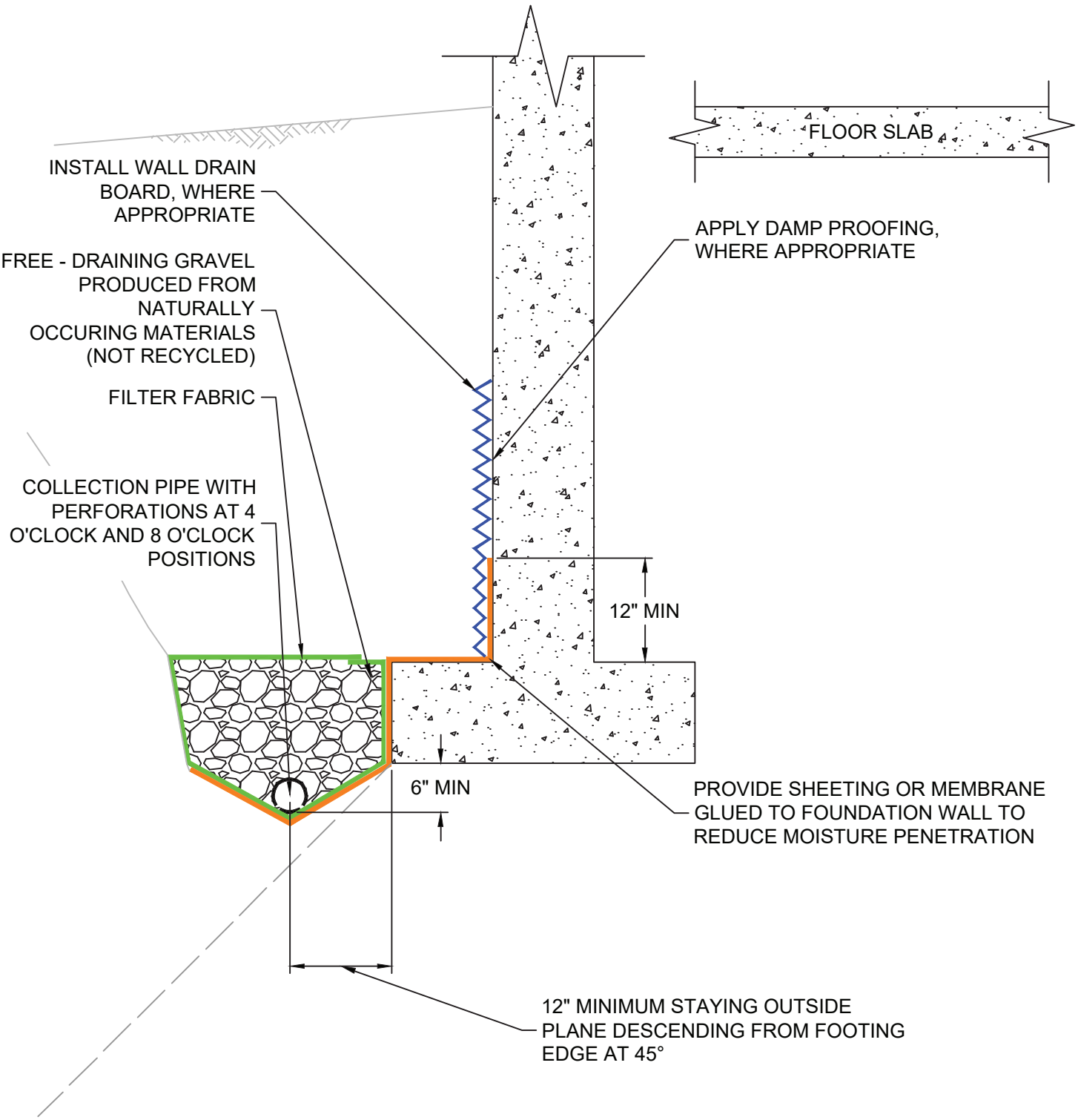
Location: 5 at 4 feet
Description: CLAY with Sand

Classification: (CL)s / A-6 (12)
Liquid Limit: 38
Plasticity Index: 19
Activity: 0.5

Gravel (%): 5
Sand (%): 25
Silt/Clay (%): 70.5
< .002 mm (%): 37

Results apply only to the specific items and locations referenced and at the time of testing. For the hydrometer portion of the test, a composite temperature correction and meniscus correction were applied to each reading. This report should not be reproduced, except in full, without the written permission of GROUND Engineering Consultants, Inc.

FIGURE: 4



NOTES:

1. This is NOT a design - level drawing. it should be used solely for general information purposes only. Actual Underdrain design should be completed by others.
2. The underdrain system must be tested by the contractor after installation and backfilling to verify that it functions properly.
3. Inclusion of this figure in construction documents is done so at the document preparer's risk.
4. Reproduction of this document should be in color.

NOT TO SCLE
SEE TEXT FOR ADDITIONAL INFORMATION

GROUND ENGINEERING

JOB NO.: 24-3052

FIGURE: 5

TYPICAL UNDERDRAIN DETAIL

Appendix A

Detailed Logs of the Test Holes

GROUND ENGINEERING

TEST HOLE 1

PROJECT: Maintenance Building—Colorado National Golf Club **JOB NO:** 24-3052

CLIENT: HGC Colorado National, LLC **SITE LOCATION:** Erie, CO

Elevation (ft)	Depth (ft)	Material Descriptions and Drilling Notes	Sample Type	Blow Count	Natural Moisture Content (%)	Natural Dry Density (pcf)	Gradation: Gravel %	Gradation: Sand %	Gradation: Fines %	Atterberg Limits: Liquid Limit	Atterberg Limits: Plasticity Index	USCS
100	0	**ROAD BASE:** Approximately 6 inches of aggregate base course.										
		CLAYS and SANDS: Clays with sand and local clayey sands. They were slightly moist to moist, moderately plastic, soft/loose to medium stiff/medium dense, and light brown to brown in color. Secondary carbonates were noted commonly.		12/12								
90	10			15/12								
		WEATHERED CLAYSTONE: Severely weathered claystone with local interbeds of coal and fine sandstone. They were slightly moist to moist, moderately plastic, moderately hard, and gray in color. Secondary carbonates and iron oxide staining were noted locally.		15/12								
80	20			50/7								
		CLAYSTONE BEDROCK with COAL: Claystones with coal laminae and beds. They were moist, highly plastic, hard to very hard, and light brown to gray and black in color.										
70	30			50/5								
		Groundwater encountered at 30 feet approximately 0.5 hours after drilling.										
60	40	Groundwater encountered at 38 feet at the time of drilling.										
50	50			50/7								
40	60			50/10								
30	70			50/3								

Bottom of test hole at approx. 79.25 feet.

GROUND ENGINEERING

TEST HOLE 2

PROJECT: Maintenance Building—Colorado National Golf Club **JOB NO:** 24-3052

CLIENT: HGC Colorado National, LLC **SITE LOCATION:** Erie, CO

Elevation (ft)	Depth (ft)	Material Descriptions and Drilling Notes	Sample Type	Blow Count	Natural Moisture Content (%)	Natural Dry Density (pcf)	Gradation: Gravel %	Gradation: Sand %	Gradation: Fines %	Atterberg Limits: Liquid Limit	Atterberg Limits: Plasticity Index	USCS
100	0	**ROAD BASE:** Approximately 9 inches of aggregate base course.										
				11/12								
		CLAYS and SANDS: Clays with sand and local clayey sands. They were slightly moist to moist, moderately plastic, soft/loose to medium stiff/medium dense, and light brown to brown in color. Secondary carbonates were noted commonly.										
90	10			14/12								
		WEATHERED CLAYSTONE: Severely weathered claystone with local interbeds of coal and fine sandstone. They were slightly moist to moist, moderately plastic, moderately hard, and gray in color. Secondary carbonates and iron oxide staining were noted locally.		50/12								
80	20			23/12								
		SANDSTONE BEDROCK: Was fine grained, clayey, slightly moist, low to moderately plastic, hard to very hard, and light brown to light gray in color.										
				50/12								
		WEATHERED CLAYSTONE: Severely weathered claystone with local interbeds of coal and fine sandstone. They were slightly moist to moist, moderately plastic, moderately hard, and gray in color. Secondary carbonates and iron oxide staining were noted locally.										
70 ▼	30			50/3								
		SANDSTONE BEDROCK: Was fine grained, clayey, slightly moist, low to moderately plastic, hard to very hard, and light brown to light gray in color.										
60 ▽	40	**CLAYSTONE BEDROCK with COAL:** Claystones with coal laminae and beds. They were moist, highly plastic, hard to very hard, and light brown to gray and black in color.		50/4								
		Groundwater encountered at 27 feet approximately 3 hours after drilling. Groundwater encountered at 30 feet approximately 0.5 hours after drilling. Groundwater encountered at 40 feet at the time of drilling.										
50	50											
		WEATHERED CLAYSTONE: Severely weathered claystone with local interbeds of coal and fine sandstone. They were slightly moist to moist, moderately plastic, moderately hard, and gray in color. Secondary carbonates and iron oxide staining were noted locally.										
40	60			44/12								
		Stiffness increases from 60 to 70 feet.										
		CLAYSTONE BEDROCK with COAL: Claystones with coal laminae and beds. They were moist, highly plastic, hard to very hard, and light brown to gray and black in color.										
30	70											
		Bottom of test hole at approx. 74 feet.		50/1								

GROUND ENGINEERING

TEST HOLE 3

PROJECT: Maintenance Building—Colorado National Golf Club **JOB NO:** 24-3052

CLIENT: HGC Colorado National, LLC **SITE LOCATION:** Erie, CO

Elevation (ft)	Depth (ft)	Material Descriptions and Drilling Notes	Sample Type	Blow Count
100	0	**ROAD BASE:** Approximately 3 inches of aggregate base course.		25/12
		CLAYS and SANDS: Clays with sand and local clayey sands. They were slightly moist to moist, moderately plastic, soft/loose to medium stiff/medium dense, and light brown to brown in color. Secondary carbonates were noted commonly.		50/7
90	10	**SANDSTONE BEDROCK:** Was fine grained, clayey, slightly moist, low to moderately plastic, hard to very hard, and light brown to light gray in color.		27/12
		WEATHERED CLAYSTONE: Severely weathered claystone with local interbeds of coal and fine sandstone. They were slightly moist to moist, moderately plastic, moderately hard, and gray in color. Secondary carbonates and iron oxide staining were noted locally.		50/6
80	20	**CLAYSTONE BEDROCK with COAL:** Claystones with coal laminae and beds. They were moist, highly plastic, hard to very hard, and light brown to gray and black in color.		50/6
70	30	Groundwater encountered at 30 feet approximately 0.5 hours after drilling.		
		Groundwater encountered at 35 feet at the time of drilling.		
60	40	**COLLAPCE RUBBLE:** Fragments of claystone, coal and sandstone of various sizes. It was wet, low to highly plastic, loose to medium dense and dark gray to black in color.		21/12
		Stiffness increases from 36 to 54 feet.		
50	50			7/12
40	60			5/12
		CLAYSTONE BEDROCK with COAL: Claystones with coal laminae and beds. They were moist, highly plastic, hard to very hard, and light brown to gray and black in color.		
30	70	Bottom of test hole at approx. 79.08 feet.		50/1

Natural Moisture Content (%)	Natural Dry Density (pcf)	Gradation			Atterberg Limits		USCS
		Gravel %	Sand %	Fines %	Liquid Limit	Plasticity Index	

PROJECT: Maintenance Building—Colorado National Golf Club **JOB NO:** 24-3052

CLIENT: HGC Colorado National, LLC **SITE LOCATION:** Erie, CO

Elevation (ft)	Depth (ft)	Material Descriptions and Drilling Notes	Sample Type	Blow Count	Natural Moisture Content (%)	Natural Dry Density (pcf)	Gradation: Gravel %	Gradation: Sand %	Gradation: Fines %	Atterberg Limits: Liquid Limit	Atterberg Limits: Plasticity Index	USCS
100	0	**ROAD BASE:** Approximately 12 inches of aggregate base course.										
				12/12								
		FILL: Sandy clay with fragments of claystone. It was slightly moist, moderately plastic, medium stiff, and gray-brown in color.										
90	10			26/12								
		CLAYS and SANDS: Clays with sand and local clayey sands. They were slightly moist to moist, moderately plastic, soft/loose to medium stiff/medium dense, and light brown to brown in color. Secondary carbonates were noted commonly.										
				50/9								
		WEATHERED CLAYSTONE: Severely weathered claystone with local interbeds of coal and fine sandstone. They were slightly moist to moist, moderately plastic, moderately hard, and gray in color. Secondary carbonates and iron oxide staining were noted locally.										
80	20			50/3								
				50/1								
		CLAYSTONE with COAL LAYERS:										
70	30	**SANDSTONE BEDROCK:** Was fine grained, clayey, slightly moist, low to moderately plastic, hard to very hard, and light brown to light gray in color.										
		Stiffness increases from 18 to 32 feet and from 42 to 51 feet.		50/10								
		CLAYSTONE BEDROCK with COAL: Claystones with coal laminae and beds. They were moist, highly plastic, hard to very hard, and light brown to gray and black in color.										
60	40	Groundwater encountered at 32 feet approximately 4 hours after drilling. Groundwater encountered at 36 feet approximately 0.5 hours after drilling.		50/3								
		SANDSTONE BEDROCK: Was fine grained, clayey, slightly moist, low to moderately plastic, hard to very hard, and light brown to light gray in color.										
50	50	Groundwater encountered at 42 feet at the time of drilling.		50/5								
		CLAYSTONE and SANDSTONE BEDROCK: Interbedded claystones and sandstones. They were slightly moist to moist, low to moderately plastic, moderately hard to very hard, and gray to brown in color.										
40	60	**COAL:**		50/7								
30	70	**CLAYSTONE BEDROCK with COAL:** Claystones with coal laminae and beds. They were moist, highly plastic, hard to very hard, and light brown to gray and black in color.		50/0								

Bottom of test hole at approx. 79 feet.

GROUND ENGINEERING

TEST HOLE 5

PROJECT: Maintenance Building—Colorado National Golf Club **JOB NO:** 24-3052

CLIENT: HGC Colorado National, LLC **SITE LOCATION:** Erie, CO

Elevation (ft)	Depth (ft)	Material Descriptions and Drilling Notes	Sample Type	Blow Count	Natural Moisture Content (%)	Natural Dry Density (pcf)	Gradation: Gravel %	Gradation: Sand %	Gradation: Fines %	Atterberg Limits: Liquid Limit	Atterberg Limits: Plasticity Index	USCS
100	0	**ROAD BASE:** Approximately 6 inches of aggregate base course.										
		CLAYS and SANDS: Clays with sand and local clayey sands. They were slightly moist to moist, moderately plastic, soft/loose to medium stiff/medium dense, and light brown to brown in color. Secondary carbonates were noted commonly.		24/12								
90	10			50/6								
		SANDSTONE BEDROCK: Was fine grained, clayey, slightly moist, low to moderately plastic, hard to very hard, and light brown to light gray in color.		27/12								
		WEATHERED CLAYSTONE: Severely weathered claystone with local interbeds of coal and fine sandstone. They were slightly moist to moist, moderately plastic, moderately hard, and gray in color. Secondary carbonates and iron oxide staining were noted locally.										
80	20			50/5								
		SANDSTONE BEDROCK: Was fine grained, clayey, slightly moist, low to moderately plastic, hard to very hard, and light brown to light gray in color.										
70	30			20/12								
		WEATHERED CLAYSTONE: Severely weathered claystone with local interbeds of coal and fine sandstone. They were slightly moist to moist, moderately plastic, moderately hard, and gray in color. Secondary carbonates and iron oxide staining were noted locally.										
60	40	*Interbedded bedrock with coal from 28 to 35 feet.*										
		Groundwater encountered at 31 feet approximately 0.5 hours after drilling.										
		CLAYSTONE and SANDSTONE BEDROCK: Interbedded claystones and sandstones. They were slightly moist to moist, low to moderately plastic, moderately hard to very hard, and gray to brown in color.		50/6								
50	50	Groundwater encountered at 41 feet at the time of drilling.										
40	60			50/5								
		COAL:										
30	70											
		CLAYSTONE BEDROCK with COAL: Claystones with coal laminae and beds. They were moist, highly plastic, hard to very hard, and light brown to gray and black in color.		50/4								

Bottom of test hole at approx. 74.33 feet.

GROUND ENGINEERING

TEST HOLE 6

PROJECT: Maintenance Building—Colorado National Golf Club **JOB NO:** 24-3052

CLIENT: HGC Colorado National, LLC **SITE LOCATION:** Erie, CO

Elevation (ft)	Depth (ft)	Graphic Log	Material Descriptions and Drilling Notes	Sample Type	Blow Count	Natural Moisture Content (%)	Natural Dry Density (pcf)	Gradation: Gravel %	Gradation: Sand %	Gradation: Fines %	Atterberg Limits: Liquid Limit	Atterberg Limits: Plasticity Index	USCS
100	0		**ROAD BASE:** Approximately 6 inches of aggregate base course.										
			CLAYS and SANDS: Clays with sand and local clayey sands. They were slightly moist to moist, moderately plastic, soft/loose to medium stiff/medium dense, and light brown to brown in color. Secondary carbonates were noted commonly.		8/12								
90	10		**SANDSTONE BEDROCK:** Was fine grained, clayey, slightly moist, low to moderately plastic, hard to very hard, and light brown to light gray in color.										
80	20		**CLAYSTONE BEDROCK with COAL:** Claystones with coal laminae and beds. They were moist, highly plastic, hard to very hard, and light brown to gray and black in color.										
70	30		**CLAYSTONE and SANDSTONE BEDROCK:** Interbedded claystones and sandstones. They were slightly moist to moist, low to moderately plastic, moderately hard to very hard, and gray to brown in color.										
60	40		**CLAYSTONE BEDROCK with COAL:** Claystones with coal laminae and beds. They were moist, highly plastic, hard to very hard, and light brown to gray and black in color. *Stiffness increases after 30 feet to termination depth.*										
50	50												
40	60		**COAL:** Groundwater encountered at 58 feet approximately 0.75 hours after drilling.										
30	70		**CLAYSTONE BEDROCK with COAL:** Claystones with coal laminae and beds. They were moist, highly plastic, hard to very hard, and light brown to gray and black in color.										

Bottom of test hole at approx. 75 feet.

PHASE I DRAINAGE REPORT
COLORADO NATIONAL GOLF MAINTENANCE FACILITY
VISTA RIDGE DEVELOPMENT PLAN AMENDMENT NO. 10
ERIE, COLORADO

Prepared For:
HGC Colorado National LLC
13878 Park Center Road, Suite 203N
Herndon, VA 20171

Prepared By:
Hurst and Associates, Inc.
1265 S. Public Rd., Suite B
Lafayette, CO 80026

Job Number 2682-2
July 24, 2025

ENGINEER'S CERTIFICATION

I hereby certify that this Phase I Drainage Report for the Vista Ridge Development Plan Amendment No. 10 was prepared by me (or under my direct supervision) in accordance with the provisions of the *Town of Erie Standards and Specifications* for the owners thereof. I understand that the Town of Erie does not and will not assume liability for drainage facilities designed by others, including the designs presented in this report.

[redacted]
Registered Professional Engineer
State of Colorado No. 41133

I. GENERAL LOCATION AND DESCRIPTION

Vista Ridge is an existing 935-acre acre mixed use residential, commercial and golf course community located within Sections 32 and 33, Township 1 South, Range 68 West and within Erie, Colorado. Vista Ridge Development Plan Amendment No. 10 (VRDPA10) includes renaming Planning Area 1-2 North to Planning Area 10-9 and changing the land use from estate residential to golf course maintenance. A new maintenance facility for the Colorado National Golf Club is planned for proposed Planning Area 10-9 at the northeast corner of Sunset Drive and Bonanza Drive. The site is currently used as a temporary maintenance facility.

Vista Ridge Development Plan Amendment No. 8 (VRDPA8) is changing the land use of Planning Area 7-4 from commercial to low density single family detached and renaming it Planning Area 2-12. VRDPA8 reduces the unit count of Planning Area 2-8 from 16 units to 3 units. VRDPA8 also adds low density single family detached Planning Area 2-11. Planning Area 2-11 is 1.6 acres and will have 3 units. The land use changes of Vista Ridge Development Plan Amendment No. 8 (VRDPA8) are analyzed in this drainage report. The storm runoff from VRDPA8 and VRDPA10 drain into the same storm sewer system. It is anticipated that both Detention Ponds B2 and B3 will be modified at the same time to accommodate the development of VRDPA8 and VRDPA10.

This Phase I Drainage Report analyzes the effects of the VRDPA8 and VRDPA10 improvements on the nearby storm sewer system and what existing pond modifications will be required.

II. DRAINAGE BASINS

The areas of Vista Ridge being modified by VRDPA8 and VRDPA10 are located within the Coal Creek Drainage Basin and do not lie within the 100-year floodplain per FEMA FIRM Map 08013C0443K map effective August 15, 2019. 100% of the soils of these areas are hydrologic type C/D soils per USGS soil survey map. Refer **to Appendix C** for soil survey maps.

Runoff from the areas of Vista Ridge being modified by VRDPA8 and VRDPA10 drain to existing Detention Pond B2 or existing Detention Pond B3. These detention ponds were designed as part of Vista Ridge Master Drainage Report as prepared by Hurst and Associates in 2001. Detention Pond B2 is located on the north side of Sunset Drive

approximately 500 feet east of Bonanza Drive. Detention Pond B2 receives released flows from existing Detention Pond B1 located at the southwest corner of Sunset Drive and Sunset Way. Detention Pond B3 is located on the property of the Colorado National Golf Club golf course near hole 5. Detention Pond B3 receives released flows from existing Detention Pond B2. Storm runoff from the proposed golf maintenance facility will drain easterly thru a swale or pipe to the existing drainage channel outfalling from Detention Pond B2. Detention Pond B3 releases storm runoff northerly into the existing drainage facilities of Vista Ridge.

Table 1: Existing Detention Pond Design Characteristics

Pond	2-Year Storm			10-Year Storm			100-Year Storm			
	Peak Flows (cfs)		Volume (ac-ft)	Peak Flows (cfs)		Volume (ac-ft)	Peak Flows (cfs)		W.S.E.	Volume (ac-ft)
	Qin	Qout		Qin	Qout		Qin	Qout		
B1	29.0	4.9	0.67	65.0	5.8	2.53	118.9	41.9	5195.44	4.08
B2	24.5	3.4	1.36	49.1	8.9	2.23	94.2	37.4	5179.22	4.32
B3	14.0	13.6	0.05	57.2	31.3	0.81	136.4	120.4	5133.69	2.48

Source: Vista Ridge Master Drainage Report by Hurst & Associates, Inc. 2001.

Per the Vista Ridge Master Drainage Report as prepared by Hurst and Associates in 2001, the area draining to each pond is as follows: Basin B1 and GCB1 drain to Detention Pond B1, Basin B2 drains to Detention Pond B2 and Basins B3 and GCB2 drain to Detention Pond B3. VRDPA10 is located within Basin B3. Detention Pond B3 releases flow to the north through pipe and spillway to Existing Detention Pond B7 (not included in this analysis).

These basins were re-analyzed as part of this report to determine the updated characteristics of the basins draining to Detention Ponds B1, B2 and B3. This includes the land use changes that have occurred since the detention ponds were constructed and the proposed land use changes of VRDPA8 and VRDPA10. Basins B1 and GCB1 were combined into a single basin titled “B1 & GCB1”. Basins B3 and GCB2 were combined into a single basin titled “B3 & GCB2”.

Table 2: Master Drainage Report Basin Characteristics

Basin	Detention Pond	Basin Area (acres)	% Imperv-iousness	Q_2 (cfs)	Q_{10} (cfs)	Q_{100} (cfs)
B1	Pond B1	22.48	70.0	29.0	58.0	105.0
GCB1	Pond B1	13.59	2.0	1.0	8.0	22.0
B2	Pond B2	22.43	50.0	20.0	48.0	94.0
B3	Pond B3	8.22	80.0	12.0	22.0	39.0
GCB2	Pond B3	45.39	2.0	4.0	37.0	100.0
B1 & GCB1	Pond B1	36.07	44.4	-	-	-
B3 & GCB2	Pond B3	53.61	14.0	-	-	-

Source: Vista Ridge Master Drainage Report by Hurst & Associates, Inc. 2001.

Table 3: Proposed Drainage Basin Characteristics

Basin	**Detention Pond**	**Basin Area (acres)**	**% Imperv-iousness**	**Q_2** (cfs)	**Q_{10}** (cfs)	**Q_{100}** (cfs)
Existing B1 + GCB1	Pond B1	41.14	43.0	14.39	34.10	94.65
Proposed B2	Pond B2	20.58	45.3	14.70	34.12	92.55
Proposed B3+GCB2	Pond B3	44.86	25.3	11.30	34.40	119.73

Since the Vista Ridge Master Drainage Report was prepared in 2001, the area of land draining to Pond B1 (Basin B1+GCB1) increased from 36.1 to 41.1 acres. The percent imperviousness of Basin B1+GCB1 decreased from 44.4% to 41.1%. Basin B1 + GCB1 includes the Blue Sky Apartment complex and the golf course area southeast of the pond. The area of land directly draining to Pond B2 (Basin B2) has decreased with the development of Vista Ridge Filing 6 from 22.4 acres to 20.6 acres. The percent imperviousness of Basin B2 also decreased from 50.0% to 45.3%. Pond B2 was originally designed to serve a portion of Filing 6. However, the detention ponds of Filing 6 release runoff away from Detention Pond B2. With the re-analyzation of Basin B3+GCB2, the area of land directly draining to existing Pond B3 has been reduced from 53.6 acres to 44.9 acres. However, the percent imperviousness of Basin B3+GCB2 increased from 14.0% to 25.3%.

VRDPA8 proposes two alleys with lots that connect to the northern side of Sunset Drive. These alleys and lots drain to either Pond B2 or Pond B3. VRDPA8 also proposes two cul-de-sacs and 14 single-family residential lots from the west side of the existing roundabout at the intersection of Vista Parkway and Mountain View Drive. These lots and cul-de-sacs are included in the proposed basin B3+GCB2 and drain to Pond B3.

VRDPA10 proposes a permanent maintenance facility with gravel drive, covered parking, fuel station, and equipment storage. This lot is included within the Basin B3+GCB2 so it will drain past Pond B2 and into the drainage channel leading to Pond B3.

III. DRAINAGE DESIGN CRITERIA

The Rational Method as presented in *The Urban Drainage and Flood Control Criteria Manual* and *Town of Erie Design Standards* was used to determine storm runoff from the analyzed basins. The original pond sizes and release rates were determined by Pondpack 7.5 by Haestad Methods. Ponds B1, B2 and B3 were re-analyzed using CUHP and EPA SWMM 5.2 Modeling for the proposed condition of VRDPA8 and VRDPA10.

IV. DRAINAGE FACILITY DESIGN

The drainage design concept is to direct the developed flows from the areas of Vista Ridge being modified by VRDPA8 to either existing Detention Pond B2 or Detention Pond B3. The area of VRDPA10 drains to the drainage channel at the outfall of pond B2 and into Pond B3.

Existing Ponds B1, B2 and B3 have been reanalyzed using CUHP and EPA SWMM 5.2 Modeling to determine pond improvements needed for the development of VRDPA8 and VRDPA10. Under the proposed conditions of VRDPA8, existing Ponds B1 and B2 function as intended in the Vista Ridge Master Drainage Report of 2001. The 100-year release rates are less than the original 100-year design rates.

When Pond B3 was constructed, the homes along the cul-de-sac of Cessna Court were not yet built. The lowest 2024 as-built elevation along the rear lot lines is 5136.50 (Lot 16 of VRF1D). The 2024 as-built invert of Pond B3's spillway is 5136.40. The 2003 as-built 100-year flow depth over Pond B3's spillway is 0.65 feet. This flow depth results in water backing up into Lot 16 at a maximum depth of 0.55 feet. (Please note that the 2003

as-builts and the 2024 survey information are using different datums. The 2003 elevations are approximately 2.7 feet lower than the 2024 elevations.)

To protect the adjacent residential lots during the 100-year storm event, this Phase I Drainage Report proposes lowering the spillway of Pond B3 to 5135.75. This results in the 100-year water surface elevation being lowered to 5136.26 feet. The proposed 100-year water surface elevation is 0.24 feet lower than lowest elevation of the rear lot line of Lot 16. The lower spillway results in a total 100-year release rate of 94.4 cfs. This is lower than the original total 100-year release of 120.4 cfs. Refer to **Appendix B** for the SWMM analysis of the lowered spillway.

V. ERIE OUTFALL SYSTEMS PLAN (EAST OF COAL CREEK)

The *Town of Erie Outfall Systems Plan (East of Coal Creek)* as prepared by Merrick and dated January 2020 analyzes the existing and future drainage facilities of Erie. The areas of Vista Ridge being modified by VRDPA8 and VRDPA10 are located within basin 234. No OSP improvements are recommended for these areas. See **Appendix C** for maps and excerpts from the referenced report.

VI. SUMMARY

The future drainage facilities for the areas of Vista Ridge being modified by VRDPA8 and VRDPA10 will be designed to capture the developed runoff and convey those flows to either existing Detention Pond B2 or existing Detention Pond B3. Detention Ponds B3 will be modified as necessary to ensure that the downstream drainage facilities and adjacent residences are not adversely affected by the future development proposed with the VRDPA8 and VRDPA10 modifications.

VII. REFERENCES

1. Town of Erie, Colorado. 2019. *Standards and Specifications for Design and Construction of Public Improvements.*
2. Mile High Flood District. *Urban Storm Drainage Criteria Manual Volumes 1 and 2.* Updated January 2016.
3. Mile High Flood District. *Urban Storm Drainage Criteria Manual Volume 3, Best Management Practices. Updated November 2010.*
4. Hurst & Associates, Inc. *Vista Ridge Golf Course Development Master Drainage Report.* Revised July 30, 2001.
5. Merrick. January 2020. *Town of Erie Outfall Systems Plan (East of Coal Creek).*

VIII. APPENDICES

Rational Method Runoff Analysis…….**Appendix A**

CUHP/SWMM Analysis……...…….**Appendix B**

Maps……..……...…….……....**Appendix C**

1. Vicinity Map
2. FIRM Map
3. Soil Map
4. VRDPA10 Overall Drainage Plan
6. Existing As-built Detention Pond Plans (2 sheets)

APPENDIX A

RATIONAL METHOD

RUNOFF ANALYSIS

Existing Detention Ponds B1, B2 & B3 Analysis

Vista Ridge Development Plan Amend. No. 10
Erie, CO
Job #: 2682-2

Existing Detention Pond B1 Contributing Basins :: B1 & GCB1
Existing Detention Pond B2 Contributing Basins :: B2
Existing Detention Pond B3 Contributing Basins :: B3 & GCB2
Source :: Vista Ridge Golf Course Development Master Drainage Report dated July 30, 2001

Existing Detention Ponds	Original VR Master Drainage Report			Proposed Conditions		
	Contributing Area (acres)	% Imperv-iousness	Impervious Area (acres)	Contri-buting Area (acres)	% Imperv-iousness	Impervious Area (acres)
Pond B1	36.07	44.4	**16.01**	41.14	43.0	**17.68**
Pond B2	22.43	50.0	**11.22**	20.58	45.3	**9.32**
Pond B3	53.61	14.0	**7.48**	44.86	25.3	**11.37**

Notes:

1. The total area draining to Pond B3 has been reduced. Portion of Basin GCB2 now drains to Pond B2. The existing road-side ditch of Bonanza Drive conveys runoff north of Pond B3. Runoff from Cessna Court and the adjacent homes are conveyed north of Pond B3.
2. Area draining to Pond B2 has been reduced. Portions of VR Filing 6 now drain south to the existing detention ponds of VRF6.

Basin Runoff Rate Calculations
Soil Type: 100% Type C/D soil
Original Basin Characteristics

Basin	Detention Pond	Basin Area (acres)	% Imperv-iousness	Q2 (cfs)	Q10 (cfs)	Q100 (cfs)
B1	Pond B1	22.48	70.0	29.0	58.0	105.0
GCB1	Pond B1	13.59	2.0	1.0	8.0	22.0
B2	**Pond B2**	**22.43**	**50.0**	**20.0**	**48.0**	**94.0**
B3	Pond B3	8.22	80.0	12.0	22.0	39.0
GCB2	Pond B3	45.39	2.0	4.0	37.0	100.0
B1 + GCB1	**Pond B1**	**36.07**	**44.4**	-	-	-
B3 + GCB2	**Pond B3**	**53.61**	**14.0**	-	-	-

Source :: Vista Ridge Golf Course Development Master Drainage Report dated July 30, 2001

Proposed Basin Area and Imperviousness Calculations:

Basin	Basin Area (acres)	% Imperviousness Calculations							
		Roof (90%) (acres)	Apartments (70%) (acres)	Lawns (2%) (acres)	Streets & Walks (100%) (acres)	Residential (45%) (acres)	Gravel (40%) (acres)	Prop. Maint. Facility (60%) (acres)	% Imperv-iousness
Existing B1 + GCB1	41.14	0	21.31	13.59	0	0	6.24	0	**43.0**
Proposed B2	20.58	0	0	5.17	4.16	11.16	0.08	0	**45.3**
Proposed B3+GCB2	44.86	0.47	0.00	25.11	2.81	14.46	0.39	1.61	**25.3**

Note: Basin B1 was reanalyzed using as-built conditions with current standards

Runoff Coefficients

Basin	Area (ac.)	% Imp.	NRCS Soil Groups			2-Year			5-Year			10-Year			100-Year			Runoff Coefficients			
			% A	% B	% C/D	C_A	C_B	$C_{C/D}$	C_A	C_B	$C_{C/D}$	C_A	C_B	$C_{C/D}$	C_A	C_B	$C_{C/D}$	C_2	C_5	C_{10}	C_{100}
Existing B1 + GCB1	41.14	**43.0**	0	0	100	0.28	0.31	0.32	0.29	0.34	0.39	0.31	0.41	0.45	0.45	0.63	0.66	**0.32**	**0.39**	**0.45**	**0.66**
Proposed B2	20.58	**45.3**	0	0	100	0.30	0.33	0.34	0.31	0.36	0.41	0.33	0.42	0.47	0.46	0.64	0.67	**0.34**	**0.41**	**0.47**	**0.67**
Proposed B3+GCB2	44.86	**25.3**	0	0	100	0.14	0.17	0.18	0.15	0.19	0.24	0.16	0.26	0.32	0.31	0.55	0.59	**0.18**	**0.24**	**0.32**	**0.59**

Times of Concentration

Basin	% Imperv-iousness	Area (ac)	C_5	Overland Flow			Channelized Flow					T_c Eqn. 6-2 (min.)	Length (ft)	Slope (ft)	T_c Eqn. 6-5 (min.)	Design T_c (min.)
				Length (ft)	Slope (ft/ft)	T_i Eqn. 6-3 (mins)	Length (ft)	Slope (ft/ft)	K	Note	T_t Eqn. 6-4 (mins)					
Existing B1 + GCB1	0.43	41.14	0.39	Time of Concentration taken from Basin GCB1 in Original Master Drainage Report												**39.6**
Proposed B2	0.45	20.58	0.41	35	0.020	5.9	1025	0.023	20	Conc.	5.6	11.5	1025	0.023	25.6	**11.5**
Proposed B3+GCB2	0.25	44.86	0.24	230	0.045	14.3	1875	0.035	15	Grass	11.1	25.4	1875	0.035	35.0	**25.4**

Intensity = $28.5 * P_1 / ((10 + T_C)^{0.786})$

NOAA Atlas 14 One-Hour Rainfall Depths

2-Year = 0.82

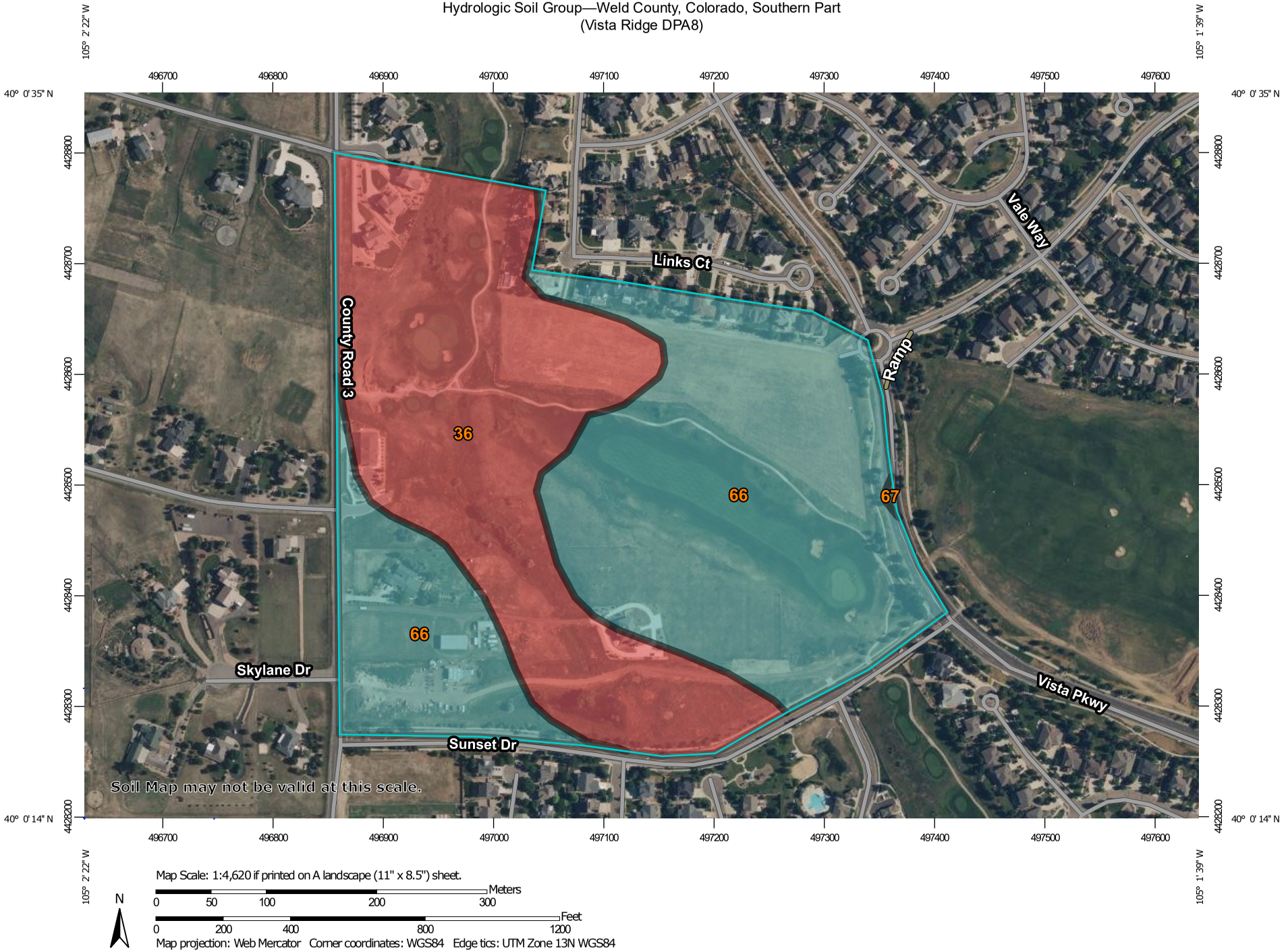
10-Year = 1.39 P_1 = 1-hour point rainfall depth

100-Year = 2.63 T_c = Time of Concentration

Runoff Rates

Basin	Area (acres)	C_2	C_{10}	C_{100}	T_c (mins)	I_2 (in/hr)	I_{10} (in/hr)	I_{100} (in/hr)	Q_2 (cfs)	Q_{10} (cfs)	Q_{100} (cfs)
Existing B1 + GCB1	41.14	0.32	0.45	0.66	39.6	*1.09*	*1.84*	*3.48*	**14.39**	**34.10**	**94.65**
Proposed B2	20.58	0.34	0.47	0.67	11.5	*2.09*	*3.55*	*6.72*	**14.70**	**34.12**	**92.55**
Proposed B3+GCB2	44.86	0.18	0.32	0.59	25.4	*1.42*	*2.40*	*4.54*	**11.30**	**34.40**	**119.73**

Hydrologic Soil Group—Weld County, Colorado, Southern Part
(Vista Ridge DPA8)



Map Scale: 1:4,620 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
36	Midway-Shingle complex, 5 to 20 percent slopes	D	23.5	43.2%
66	Ulm clay loam, 0 to 3 percent slopes	C	30.9	56.7%
67	Ulm clay loam, 3 to 5 percent slopes	C	0.0	0.1%
Totals for Area of Interest			**54.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

NOAA Atlas 14, Volume 8, Version 2
Location name: Erie, Colorado, USA*
Latitude: 40.0063°, Longitude: -105.0334°
Elevation: 5178 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.220** (0.171-0.284)	**0.270** (0.210-0.348)	**0.366** (0.283-0.473)	**0.458** (0.353-0.595)	**0.604** (0.459-0.839)	**0.732** (0.539-1.02)	**0.874** (0.621-1.25)	**1.03** (0.702-1.52)	**1.26** (0.825-1.90)	**1.45** (0.917-2.19)
10-min	**0.323** (0.251-0.416)	**0.396** (0.307-0.510)	**0.536** (0.415-0.692)	**0.671** (0.516-0.871)	**0.885** (0.672-1.23)	**1.07** (0.789-1.50)	**1.28** (0.909-1.83)	**1.51** (1.03-2.22)	**1.84** (1.21-2.78)	**2.12** (1.34-3.21)
15-min	**0.394** (0.306-0.507)	**0.483** (0.375-0.622)	**0.653** (0.506-0.844)	**0.818** (0.629-1.06)	**1.08** (0.819-1.50)	**1.31** (0.963-1.83)	**1.56** (1.11-2.23)	**1.84** (1.25-2.71)	**2.25** (1.47-3.40)	**2.59** (1.64-3.92)
30-min	**0.543** (0.422-0.699)	**0.666** (0.517-0.858)	**0.900** (0.696-1.16)	**1.12** (0.866-1.46)	**1.48** (1.12-2.05)	**1.79** (1.32-2.50)	**2.14** (1.52-3.06)	**2.52** (1.72-3.70)	**3.07** (2.01-4.64)	**3.53** (2.23-5.34)
60-min	**0.662** (0.515-0.853)	**0.818** (0.636-1.06)	**1.11** (0.861-1.44)	**1.39** (1.07-1.81)	**1.83** (1.39-2.54)	**2.21** (1.63-3.09)	**2.63** (1.87-3.76)	**3.10** (2.11-4.54)	**3.77** (2.46-5.68)	**4.32** (2.73-6.54)
2-hr	**0.781** (0.614-0.994)	**0.971** (0.762-1.24)	**1.32** (1.04-1.69)	**1.66** (1.29-2.13)	**2.18** (1.67-2.98)	**2.64** (1.96-3.62)	**3.13** (2.24-4.41)	**3.67** (2.53-5.32)	**4.46** (2.95-6.64)	**5.11** (3.27-7.63)
3-hr	**0.844** (0.668-1.07)	**1.05** (0.831-1.33)	**1.44** (1.13-1.82)	**1.80** (1.41-2.29)	**2.36** (1.81-3.19)	**2.84** (2.12-3.87)	**3.36** (2.42-4.70)	**3.94** (2.72-5.65)	**4.76** (3.17-7.03)	**5.44** (3.50-8.07)
6-hr	**1.01** (0.805-1.26)	**1.24** (0.992-1.55)	**1.67** (1.33-2.09)	**2.07** (1.64-2.61)	**2.69** (2.09-3.58)	**3.21** (2.42-4.32)	**3.78** (2.76-5.21)	**4.41** (3.08-6.24)	**5.30** (3.56-7.70)	**6.03** (3.92-8.82)
12-hr	**1.26** (1.02-1.55)	**1.52** (1.23-1.88)	**2.00** (1.61-2.47)	**2.44** (1.95-3.03)	**3.11** (2.44-4.08)	**3.68** (2.80-4.87)	**4.29** (3.16-5.82)	**4.96** (3.50-6.91)	**5.92** (4.02-8.47)	**6.70** (4.40-9.65)
24-hr	**1.52** (1.24-1.85)	**1.85** (1.51-2.25)	**2.42** (1.97-2.95)	**2.92** (2.37-3.58)	**3.67** (2.89-4.71)	**4.28** (3.29-5.56)	**4.93** (3.66-6.56)	**5.62** (4.00-7.69)	**6.59** (4.51-9.27)	**7.36** (4.90-10.5)
2-day	**1.74** (1.44-2.09)	**2.16** (1.79-2.60)	**2.86** (2.36-3.45)	**3.46** (2.83-4.18)	**4.29** (3.40-5.38)	**4.94** (3.82-6.29)	**5.61** (4.19-7.32)	**6.29** (4.52-8.44)	**7.22** (4.98-9.96)	**7.93** (5.34-11.1)
3-day	**1.90** (1.58-2.26)	**2.33** (1.94-2.78)	**3.04** (2.52-3.64)	**3.64** (3.00-4.38)	**4.49** (3.58-5.59)	**5.16** (4.02-6.51)	**5.83** (4.39-7.55)	**6.53** (4.72-8.69)	**7.47** (5.19-10.2)	**8.19** (5.55-11.4)
4-day	**2.03** (1.70-2.40)	**2.45** (2.05-2.91)	**3.16** (2.63-3.75)	**3.75** (3.11-4.48)	**4.60** (3.68-5.69)	**5.26** (4.12-6.61)	**5.94** (4.50-7.65)	**6.65** (4.83-8.80)	**7.61** (5.31-10.4)	**8.35** (5.68-11.5)
7-day	**2.34** (1.98-2.74)	**2.75** (2.32-3.23)	**3.45** (2.90-4.06)	**4.04** (3.38-4.78)	**4.88** (3.95-5.98)	**5.55** (4.39-6.89)	**6.23** (4.76-7.93)	**6.94** (5.09-9.08)	**7.90** (5.57-10.6)	**8.65** (5.94-11.8)
10-day	**2.61** (2.22-3.04)	**3.03** (2.57-3.53)	**3.74** (3.16-4.37)	**4.34** (3.65-5.10)	**5.19** (4.23-6.30)	**5.86** (4.66-7.22)	**6.54** (5.03-8.26)	**7.25** (5.35-9.41)	**8.21** (5.82-11.0)	**8.95** (6.18-12.1)
20-day	**3.37** (2.90-3.87)	**3.86** (3.31-4.44)	**4.66** (3.99-5.38)	**5.33** (4.54-6.17)	**6.25** (5.14-7.45)	**6.96** (5.59-8.42)	**7.67** (5.96-9.52)	**8.39** (6.25-10.7)	**9.35** (6.70-12.3)	**10.1** (7.04-13.4)
30-day	**3.97** (3.44-4.53)	**4.54** (3.93-5.19)	**5.47** (4.71-6.26)	**6.22** (5.33-7.15)	**7.24** (5.99-8.54)	**8.02** (6.48-9.60)	**8.78** (6.86-10.8)	**9.54** (7.15-12.0)	**10.5** (7.58-13.7)	**11.3** (7.92-14.9)
45-day	**4.70** (4.10-5.32)	**5.40** (4.70-6.11)	**6.51** (5.65-7.39)	**7.40** (6.39-8.43)	**8.58** (7.13-10.0)	**9.46** (7.69-11.2)	**10.3** (8.10-12.5)	**11.1** (8.40-13.9)	**12.2** (8.84-15.7)	**13.0** (9.18-17.0)
60-day	**5.30** (4.65-5.96)	**6.12** (5.36-6.88)	**7.40** (6.46-8.36)	**8.43** (7.31-9.55)	**9.77** (8.15-11.3)	**10.8** (8.79-12.7)	**11.7** (9.24-14.1)	**12.6** (9.55-15.6)	**13.7** (10.0-17.5)	**14.6** (10.4-19.0)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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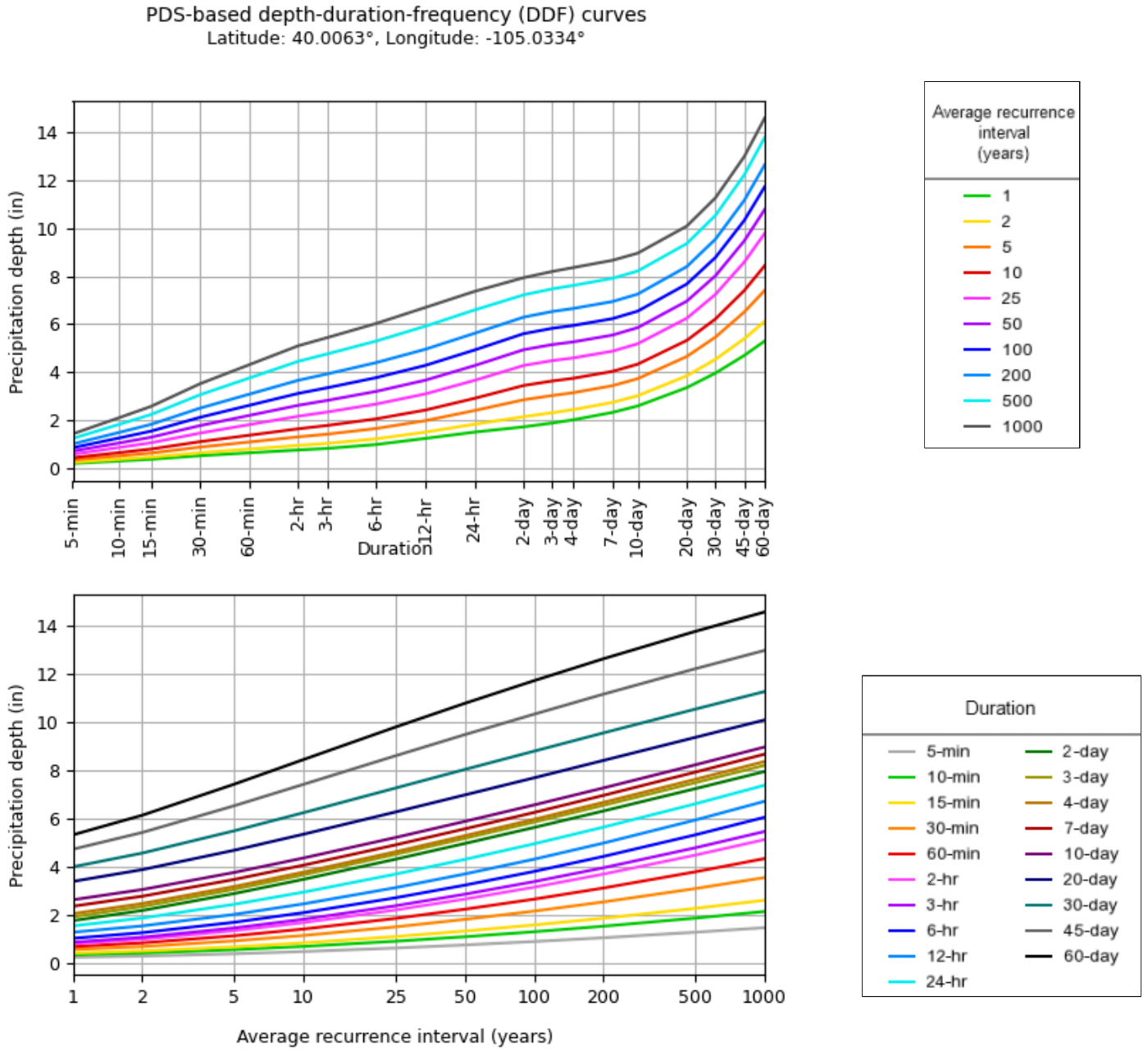
PF graphical



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Created (GMT): Mon Jun 3 18:23:59 2024

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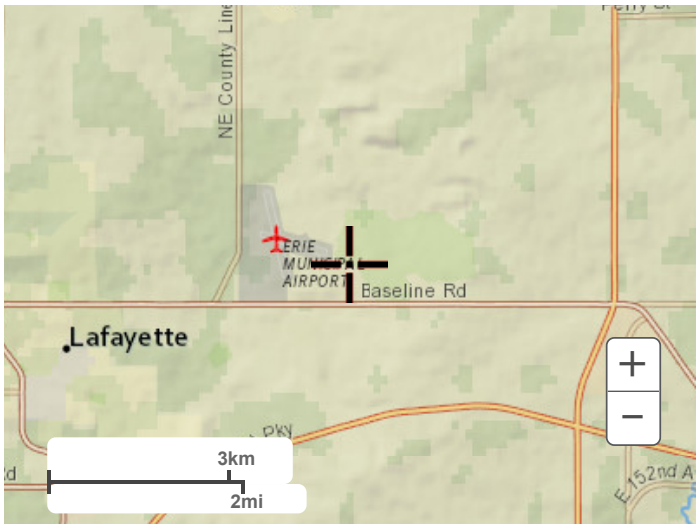
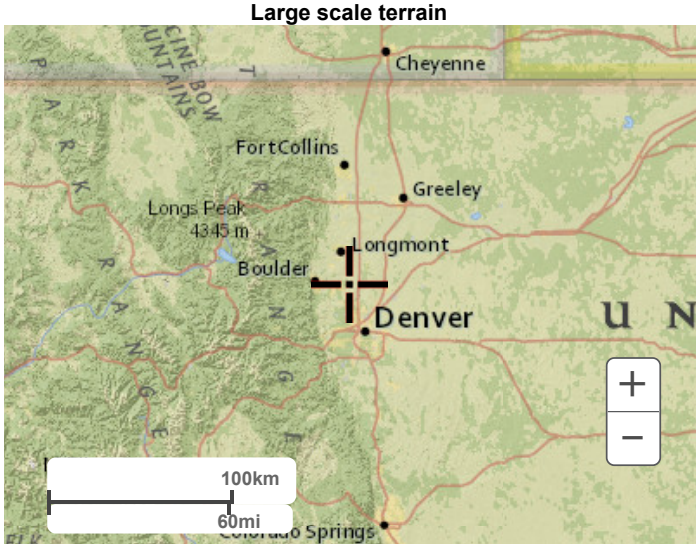
Maps & aerials

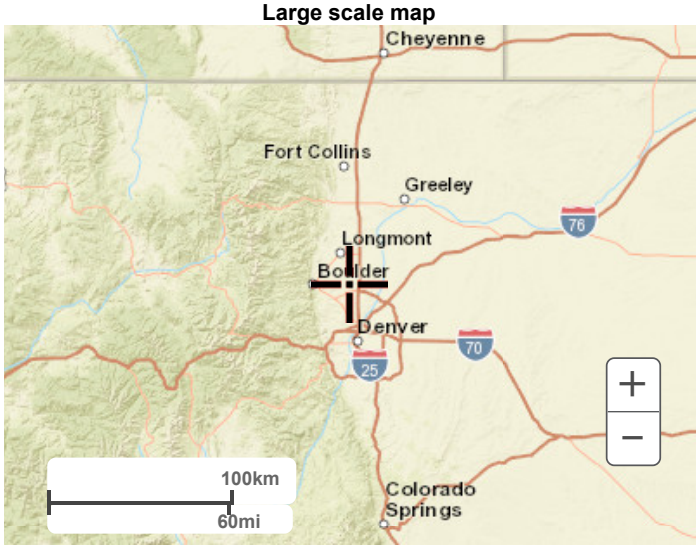
Small scale terrain



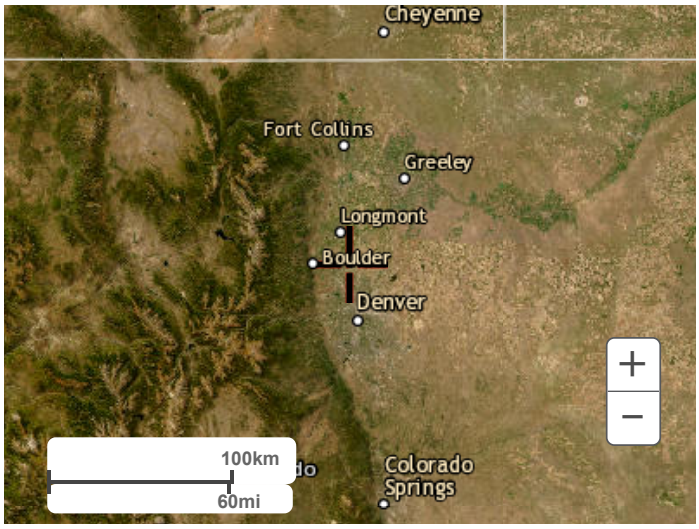
Large scale terrain



Large scale map



Large scale aerial



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National Weather Service
National Water Center
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Questions?: HDSC.Questions@noaa.gov

Disclaimer

APPENDIX B
CUHP/SWMM ANALYSIS

Existing & Proposed Pond Stage-Storage from SWMM Analysis

Vista Ridge Development Plan Amend. No. 10

Job #: 2682-2

Note: The datum has changed between the original Master Drainage report for Vista Ridge and the proposed Vista Ridge Development Plan Amendment No. 8. All old elevations are raised 2.68' to match the new datum.

Existing Pond B1 Characteristics

Notes: 1. 2-Year and 10-Year Volumes are from Old Vista Ridge Master Drainage Report.
2. 100-Year volume was recalculated using SWMM with as-built conditions.

Pond Volumes:
2-Year (Old) = 0.67 ac-ft
10-Year (Old) = 2.53 ac-ft
100-Year (New) = 4.429 ac-ft

Existing Pond B1 Stage-Storage Calculations

W.S.E. (Old Datum)	W.S.E. (New Datum)	Depth (ft)	W.S.E. Area (s.f.)	Incre-mental Volume (c.f.)	Volume (c.f.)	Volume (ac-ft)	Note
5184.00	**5186.68**	0.00	50	-	-	-	**Pond Bottom/Outlet Structure Invert**
5185.00	**5187.68**	1.00	4,242	2,146	2,146	0.049	
5186.00	**5188.68**	2.00	7,291	5,767	7,913	0.182	
5187.00	**5189.68**	3.00	9,007	8,149	16,062	0.369	
5188.00	**5190.68**	4.00	10,816	9,912	25,973	0.596	
5188.29	**5190.97**	**4.29**	**11,366**	**3,209**	**29,182**	**0.670**	**2-Year W.S.E. (Old)**
5189.00	**5191.68**	5.00	12,718	11,767	37,740	0.866	
5190.00	**5192.68**	6.00	14,717	13,718	51,458	1.181	
5191.00	**5193.68**	7.00	16,832	15,775	67,232	1.543	
5192.00	**5194.68**	8.00	19,038	17,935	85,167	1.955	
5193.00	**5195.68**	9.00	26,430	22,734	107,901	2.477	
5193.08	**5195.76**	**9.08**	**26,768**	**2,212**	**110,113**	**2.528**	**10-Year W.S.E. (Old)**
5194.00	**5196.68**	10.00	30,499	28,465	136,366	3.131	
5195.00	**5197.68**	11.00	34,074	32,287	168,652	3.872	
5195.10	**5197.78**	11.10	34,381	3,423	172,075	3.950	**Pond Spillway Invert**
5195.69	**5198.37**	**11.69**	**36,193**	**20,855**	**192,929**	**4.429**	**100-Year W.S.E. from SWMM (New)**
5196.00	**5198.68**	12.00	37,141	11,330	204,260	4.689	Top of Pond

Existing Pond B2 Characteristics

Notes: 1. 2-Year and 10-Year Volumes are from Old Vista Ridge Master Drainage Report.
2. 100-Year volume was recalculated using SWMM with as-built conditions.

Pond Volumes:
2-Year (Old) = 1.36 ac-ft
10-Year (Old) = 2.23 ac-ft
100-Year (New) = 4.405 ac-ft

Existing Pond B2 Stage-Storage Calculations

W.S.E. (Old Datum)	W.S.E. (New Datum)	Depth (ft)	W.S.E. Area (s.f.)	Incre-mental Volume (c.f.)	Volume (c.f.)	Volume (ac-ft)	Note
5173.00	**5175.68**	0.00	0	-	-	-	**Pond Bottom/Outlet Structure Invert**
5173.32	**5176.00**	0.32	2,466	395	395	0.009	
5174.32	**5177.00**	1.32	20,867	11,667	12,061	0.277	
5175.32	**5178.00**	2.32	29,368	25,118	37,179	0.854	
5176.03	**5178.71**	**3.03**	**33,739**	**22,403**	**59,581**	**1.368**	**2-Year W.S.E. (Old)**
5176.32	**5179.00**	3.32	35,524	32,446	69,625	1.598	
5177.07	**5179.75**	**4.07**	**39,408**	**28,099**	**97,724**	**2.243**	**10-Year W.S.E. (Old)**
5177.32	**5180.00**	4.32	40,702	38,113	107,738	2.473	
5178.32	**5181.00**	5.32	46,188	43,445	151,183	3.471	
5178.82	**5181.50**	5.82	49,112	23,825	175,007	4.018	As-Built Spillway Invert
5179.16	**5181.84**	**6.16**	**51,081**	**16,875**	**191,883**	**4.405**	**100-Year W.S.E. (New)**
5179.32	**5182.00**	6.32	52,035	49,112	200,294	4.598	
5180.32	**5183.00**	7.32	56,732	54,384	254,678	5.847	

Existing Pond B3 Characteristics

Notes: 1. 2-Year and 10-Year Volumes are from Old Vista Ridge Master Drainage Report.
2. 100-Year volume was recalculated using SWMM with proposed conditions.
3. This report analyzes lowering the spillway for Pond B3 to better protect adjacent lots and structures while releasing less than the allowable 100-year flows.

Pond Volumes:
2-Year (Old) = 0.05 ac-ft
10-Year (Old) = 0.81 ac-ft
100-Year (New) = 2.125 ac-ft

Existing Pond B3 Stage-Storage Calculations

W.S.E. (Old Datum)	W.S.E. (New Datum)	Depth (ft)	W.S.E. Area (s.f.)	Incre-mental Volume (c.f.)	Volume (c.f.)	Volume (ac-ft)	Note
5125.32	**5128.00**	0.00	0	-	-	-	**Pond Bottom/Outlet Structure Invert**
5126.32	**5129.00**	1.00	25	13	13	0.000	
5127.32	**5130.00**	2.00	213	119	132	0.003	
5128.32	**5131.00**	3.00	868	541	672	0.015	
5128.89	**5131.57**	**3.57**	**4,436**	**1,508**	**2,180**	**0.050**	**2-Year W.S.E. (Old)**
5129.32	**5132.00**	4.00	7,142	4,005	4,677	0.107	
5130.32	**5133.00**	5.00	13,469	10,306	14,983	0.344	
5131.32	**5134.00**	6.00	19,687	16,578	31,561	0.725	
5131.50	**5134.18**	**6.18**	**20,720**	**3,721**	**35,281**	**0.810**	**10-Year W.S.E. (Old)**
5132.32	**5135.00**	7.00	25,295	22,491	54,052	1.241	
5133.07	**5135.75**	**7.75**	**31,376**	**21,252**	**75,303**	**1.729**	**Spillway Invert (PROPOSED)**
5133.32	**5136.00**	8.00	33,403	29,349	83,401	1.915	
5133.58	**5136.26**	**8.26**	**36,069**	**9,145**	**92,546**	**2.125**	**100-Year W.S.E. (PROPOSED)**
5134.32	**5137.00**	9.00	43,529	38,466	121,867	2.798	

Pond Release Rates for SWMM

Vista Ridge Parcel 27A & 30
Job #: 2142-3

Existing Pond B1 Release Rate Calculations

Orifice Equation: $Q = 0.60 * A * (2gh)^{1/2}$ Weir Equation: $Q = 3.0 * P * h^{3/2}$

Pond W.S.E. (Old Datum)	Pond W.S.E. (New Datum)	Note	Pond Depth (ft)	Opening Area Below W.S.E. (ft^2)	Opening Centroid Elevation (ft)	Head (ft)	Pipe Orifice Capacity (cfs)	Spillway Release Rate (cfs)	Total Pond Release (cfs)
		Released Flows Through 4"W x 14.5"H orifice in restrictor plate							
5184.00	**5186.68**	Pond Bottom	0	-	-	-	-	-	0
5184.50	**5187.18**		0.50	0.167	5184.25	2.93	1.37	-	1.37
5185.00	**5187.68**		1.00	0.333	5184.50	3.18	2.86	-	2.86
5185.50	**5188.18**		1.50	0.403	5184.60	3.58	3.67	-	3.67
5186.00	**5188.68**		2.00	0.403	5184.60	4.08	3.92	-	3.92
5186.50	**5189.18**		2.50	0.403	5184.60	4.58	4.15	-	4.15
5187.00	**5189.68**		3.00	0.403	5184.60	5.08	4.37	-	4.37
5188.00	**5190.68**		4.00	0.403	5184.60	6.08	4.78	-	4.78
5189.00	**5191.68**		5.00	0.403	5184.60	7.08	5.16	-	5.16
5190.00	**5192.68**		6.00	0.403	5184.60	8.08	5.51	-	5.51
5191.00	**5193.68**		7.00	0.403	5184.60	9.08	5.85	-	5.85
5192.00	**5194.68**		8.00	0.403	5184.60	10.08	6.16	-	6.16
5193.00	**5195.68**		9.00	0.403	5184.60	11.08	6.46	-	6.46
5194.00	**5196.68**		10.00	0.403	5184.60	12.08	6.74	-	6.74
5195.00	**5197.68**		11.00	0.403	5184.60	13.08	7.02	-	7.02
5195.10	**5197.78**	Spillway Inv.	11.10	0.403	5184.60	13.18	7.04	-	7.04
5195.69	**5198.37**	100-Year W.S.E.	11.69	0.403	5184.60	13.77	7.20	57.17	64.37
5196.00	**5198.68**		12.00	0.403	5184.60	14.08	7.28	110.24	117.52

Existing Pond B1 Spillway Analysis

Horizontal Broad-Crested Weir Equation: $Q = 3.0 * L * H^{3/2}$ *Equation 12-8*

Sloping Broad-Crested Weir Equation: $Q = (2/5) * 3.0 * Z * H^{2.5}$ *Equation 12-9*

Spillway Invert =	5197.78	
Top of Berm =	5196.00	
Spillway Side Slope	4:1	
As-Built Length of Spillway =	40.16	ft
Analyzed Overflow W.S.E. =	5198.37	
Water Depth at Spillway =	0.59	ft
Sloping Weir Capacity (Both Sides) =	2.57	cfs
Horizontal Broad-Crested Weir Capacity =	54.60	cfs
Total Spillway Release at Analyzed W.S.E. =	**57.17**	**cfs**

Capacity Calculations of Outfall Pipe

Manning's Equation: $Q = A \times 1.486/n * (A/P)^{2/3} \times S^{1/2}$

Pipe Size (RCP) =	18	inch
Pipe Slope =	0.0100	ft/ft
Pipe Area =	1.77	s.f.
Wetted Perimeter =	4.71	ft/ft
Full Pipe Capacity =	**10.50**	**cfs**

Existing Pond B2 Release Rate Calculations

Vista Ridge Parcel 27A & 30

Orifice Equation: $Q = 0.60 * A * (2gh)^{1/2}$ *Weir Equation: $Q = 3.33 * P * h^{3/2}$*

Job #: 2142-3

Pond W.S.E. (Old Datum)	Pond W.S.E. (New Datum)	Note	Pond Depth (ft)	Opening Area Below W.S.E. (ft^2)	Opening Centroid Elevation (ft)	Head (ft)	Orifice Capacity (cfs)	Opening Area Below W.S.E. (ft^2)	Opening Centroid Elevation (ft)	Head (ft)	Orifice Capacity (cfs)	Top of Box Weir Capacity (cfs)	18" Outfall Pipe Capacity (cfs)	Spillway Release Rate (cfs)	Total Pond Release (cfs)
				WQCV Orifice				2-Year Orifice				Weir			
5173.00	**5175.68**	Pond Bottom/WQCV Inv.	0	-	-	-	-	-	-	-	-	-	14.52	-	**0.00**
5173.32	**5176.00**		0.32	0.0341	5175.78	0.22	0.08	-	-	-	-	-	14.52	-	**0.08**
5173.82	**5176.50**		0.82	0.0341	5175.78	0.72	0.14	-	-	-	-	-	14.52	-	**0.14**
5174.00	**5176.68**	2-Year Orifice Invert	1.00	0.0341	5175.78	0.90	0.16	-	-	-	-	-	14.52	-	**0.16**
5174.32	**5177.00**		1.32	0.0341	5175.78	1.22	0.18	0.1929	5176.87	0.13	0.34	-	14.52	-	**0.52**
5174.82	**5177.50**		1.82	0.0341	5175.78	1.72	0.22	0.5436	5177.10	0.40	1.67	-	14.52	-	**1.88**
5175.32	**5178.00**		2.32	0.0341	5175.78	2.22	0.24	0.5454	5177.10	0.90	2.50	-	14.52	-	**2.74**
5175.82	**5178.50**		2.82	0.0341	5175.78	2.72	0.27	0.5454	5177.10	1.40	3.11	-	14.52	-	**3.38**
5176.32	**5179.00**		3.32	0.0341	5175.78	3.22	0.29	0.5454	5177.10	1.90	3.62	-	14.52	-	**3.92**
5176.65	**5179.33**	Top of Box	3.65	0.0341	5175.78	3.55	0.31	0.5454	5177.10	2.23	3.92	-	14.52	-	**4.23**
5176.82	**5179.50**		3.82	0.0341	5175.78	3.72	0.32	0.5454	5177.10	2.40	4.07	3.73	14.52	-	**8.12**
5177.32	**5180.00**		4.32	0.0341	5175.78	4.22	0.34	0.5454	5177.10	2.90	4.47	29.22	14.52	-	**14.52**
5178.32	**5181.00**		5.32	0.0341	5175.78	5.22	0.37	0.5454	5177.10	3.90	5.19	97.88	14.52	-	**14.52**
5178.82	**5181.50**	Spillway Inv.	5.82	0.0341	5175.78	5.72	0.39	0.5454	5177.10	4.40	5.51	150.70	14.52	-	**14.52**
5179.16	**5181.84**	100-Year W.S.E.	6.16	0.0341	5175.78	6.06	0.40	0.5454	5177.10	4.74	5.72	190.72	14.52	30.38	**44.90**
5179.32	**5182.00**		6.32	0.0341	5175.78	6.22	0.41	0.5454	5177.10	4.90	5.82	210.61	14.52	54.73	**69.25**
5179.52	**5182.20**		6.52	0.0341	5175.78	6.42	0.42	0.5454	5177.10	5.10	5.93	236.38	14.52	91.78	**106.30**
5180.32	**5183.00**		7.32	0.0341	5175.78	7.22	0.44	0.5454	5177.10	5.90	6.38	348.87	14.52	302.02	**316.54**

Existing Outfall Box Perimeter = **16 ft**

Existing Pond B2 Spillway Analysis

Horizontal Broad-Crested Weir Equation: $Q = 3.0 * L * H^{3/2}$ *Equation 12-8*

Sloping Broad-Crested Weir Equation: $Q = (2/5) * 3.0 * Z * H^{2.5}$ *Equation 12-9*

Spillway Invert =	5181.50	
Top of Berm =	5183.00	
Spillway Side Slope	4:1	
As-Built Length of Spillway =	50.00	ft
Analyzed Overflow W.S.E. =	**5181.84**	
Water Depth at Spillway =	0.34	ft
Sloping Weir Capacity (Both Sides) =	0.65	cfs
Horizontal Broad-Crested Weir Capacity =	29.74	cfs
Total Spillway Release at Analyzed W.S.E. =	**30.38**	**cfs**

Capacity Calculations of Outfall Pipe

Manning's Equation: $Q = A \times 1.486/n * (A/P)^{2/3} \times S^{1/2}$

Pipe Size (HDPEP) =	18	inch
Pipe Slope =	0.0191	ft/ft
Pipe Area =	1.77	s.f.
Wetted Perimeter =	4.71	ft/ft
Full Pipe Capacity =	**14.52**	**cfs**

Proposed Pond B3 Release Rate Calculations

Vista Ridge Development Plan Amend. No. 10

Orifice Equation: $Q = 0.60 * A * (2gh)^{1/2}$ *Weir Equation: $Q = 3.33 * P * h^{3/2}$*

Job #: 2682-2

Pond W.S.E.	Pond W.S.E.	Note	Pond Depth (ft)	Opening Area Below W.S.E. (ft^2)	Opening Centroid Elevation (ft)	Head (ft)	Orifice Capacity (cfs)	24" Outfall Pipe Capacity (cfs)	Spillway Release Rate (cfs)	Total Pond Release (cfs)
				24" HDPEP Release				Mannings		
5125.32	**5128.00**	Pond Bottom/24" HDPEP Inv.	0	-	-	-	-	25.09	-	**0.00**
5125.82	**5128.50**		0.50	0.6142	5128.30	0.20	1.34	25.09	-	**1.34**
5126.32	**5129.00**		1.00	1.5708	5128.58	0.42	4.93	25.09	-	**4.93**
5126.82	**5129.50**		1.50	2.5274	5128.83	0.67	9.97	25.09	-	**9.97**
5127.32	**5130.00**		2.00	3.1416	5129.00	1.00	15.13	25.09	-	**15.13**
5127.82	**5130.50**		2.50	3.1416	5129.00	1.50	18.53	25.09	-	**18.53**
5128.32	**5131.00**		3.00	3.1416	5129.00	2.00	21.39	25.09	-	**21.39**
5129.32	**5132.00**		4.00	3.1416	5129.00	3.00	26.20	25.09	-	**25.09**
5130.32	**5133.00**		5.00	3.1416	5129.00	4.00	30.25	25.09	-	**25.09**
5131.32	**5134.00**		6.00	3.1416	5129.00	5.00	33.82	25.09	-	**25.09**
5132.32	**5135.00**		7.00	3.1416	5129.00	6.00	37.05	25.09	-	**25.09**
5133.07	**5135.75**	Spillway Inv. (PROPOSED)	7.75	3.1416	5129.00	6.75	39.30	25.09	-	**25.09**
5133.32	**5136.00**		8.00	3.1416	5129.00	7.00	40.02	25.09	21.07	**46.16**
5133.58	**5136.26**	100-Year W.S.E. (PROPOSED)	8.26	3.1416	5129.00	7.26	40.76	25.09	62.30	**87.39**
5133.82	**5136.50**		8.50	3.1416	5129.00	7.50	41.43	25.09	112.61	**137.70**
5134.32	**5137.00**		9.00	3.1416	5129.00	8.00	42.78	25.09	249.00	**274.09**

Existing Pond B3 Spillway Analysis

Horizontal Broad-Crested Weir Equation: $Q = 3.0 * L * H^{3/2}$ *Equation 12-8*

Sloping Broad-Crested Weir Equation: $Q = (2/5) * 3.0 * Z * H^{2.5}$ *Equation 12-9*

Spillway Invert =	5135.75	
Top of Berm =	5137.00	
Spillway Side Slope	4:1	
As-Built Length of Spillway =	55.39	ft
Analyzed Emergency Overflow W.S.E. =	**5136.26**	
Water Depth at Spillway =	0.51	ft
Sloping Weir Capacity (Both Sides) =	1.78	cfs
Horizontal Broad-Crested Weir Capacity =	60.52	cfs
Total Spillway Release at Analyzed W.S.E. =	**62.30**	**cfs**

Capacity Calculations of Outfall Pipe

Manning's Equation: $Q = A \times 1.486/n * (A/P)^{2/3} \times S^{1/2}$

Pipe Size (HDPEP) =	24	inch
Pipe Slope =	0.0123	ft/ft
Pipe Area =	3.14	s.f.
Wetted Perimeter =	6.28	ft/ft
Full Pipe Capacity =	**25.09**	**cfs**

CUHP SUBCATCHMENTS

Columns with this color heading are for required user-input
Columns with this color heading are for optional override values
Columns with this color heading are for program-calculated values

								Maximum Depression Storage (Watershed inches)		Horton's Infiltration Parameters			DCIA
Subcatchment Name	EPA SWMM Target Node	Raingage	Area (acre)	Length to Centroid (ft)	Length (ft)	Slope (ft/ft)	Percent Imperviousness	Pervious	Impervious	Initial Rate (in/hr)	Decay Coefficient (1/seconds)	Final Rate (in/hr)	Level 0, 1, or 2
B1 & GCB1	200	Vista Ridge Raingage	41.14	940	2021	0.0272	43	0.035	0.01	4.5	0.0018	0.6	0
B2	205	Vista Ridge Raingage	20.58	332	1001	0.0259	45.3	0.035	0.01	4.5	0.0018	0.6	0
B3 & GCB2	210	Vista Ridge Raingage	44.86	905	1881	0.0399	25.3	0.035	0.01	4.5	0.0018	0.6	0

Printouts for Storm Hydrographs

flow in cfs

time in minutes	B1 & GCB1	B2	B3 & GCB2
5	0.51	0.49	0.16
10	2.97	2.70	0.91
15	6.86	5.69	2.72
20	18.57	15.25	11.26
25	46.49	36.89	34.81
30	98.81	75.75	80.45
35	118.67	77.84	100.91
40	114.35	66.27	102.44
45	104.83	54.47	97.34
50	94.32	43.94	90.22
55	82.98	35.03	82.14
60	72.82	28.36	75.33
65	64.67	23.19	69.14
70	54.54	15.69	59.25
75	45.69	11.48	50.06
80	37.17	7.94	42.38
85	29.60	5.76	36.31
90	22.94	4.46	31.16
95	17.13	3.59	26.64
100	12.71	3.07	22.47
105	10.18	2.82	18.56
110	8.54	2.74	14.88
115	7.40	2.71	11.54
120	6.58	2.71	8.66
125	5.00	1.74	6.22
130	3.61	1.10	4.54
135	2.64	0.68	3.33
140	1.99	0.40	2.43
145	1.49	0.22	1.75
150	1.11	0.10	1.25
155	0.81	0.03	0.88
160	0.61	0.00	0.64
165	0.43	0.00	0.49
170	0.28	0.00	0.39
175	0.17	0.00	0.31
180	0.08	0.00	0.24
185	0.03	0.00	0.17
190	0.00	0.00	0.12
195	0.00	0.00	0.08
200	0.00	0.00	0.04
205	0.00	0.00	0.02
210	0.00	0.00	0.00
215	0.00	0.00	0.00

Printouts for Unit Hydrographs

flow in cfs

time in minutes	B1 & GCB1	B2	B3 & GCB2
5	93.87	84.75	78.46
10	92.05	56.06	79.42
15	70.04	37.37	67.99
20	55.25	24.35	55.79
25	44.20	15.23	46.63
30	35.70	10.89	38.97
35	27.21	6.55	33.62
40	19.37	2.21	28.27
45	16.54	0.00	22.92
50	13.71		17.57
55	10.88		15.02
60	8.05		13.24
65	5.22		11.46
70	2.39		9.67
75	0.00		7.89
80			6.11
85			4.32
90			2.54
95			0.75
100			0.00

VISTA RIDGE
DEVELOPMENT PLAN
AMENDMENT NO. 10
SWMM DRAINAGE EXHIBIT

LEGEND

- 110 — 638 L.F. 18" CONCRETE PIPE @ 1.10%
- 120 — 1400 L.F. OPEN DRAINAGE CHANNEL @ 2.71%
- 1030 — EXISTING DETENTION POND B3
- 1020 — EXISTING DETENTION POND B2
- 1010 — EXISTING DETENTION POND B1
- 300 — DESIGN POINT (TYPICAL)
- 200 — DRAINAGE BASIN (TYPICAL)
- 100 — CONVEYANCE ELEMENT (TYPICAL)

NOTE: THE PROPOSED DEVELOPMENT OF PARCEL 27A AND 30 INCLUDES LOWERING THE SPILLWAY OF EXISTING POND B3 TO KEEP 100-YR WSE BELOW ADJACENT LOTS AND RELEASE LESS THAN Q100 OF ORIGINAL POND DESIGN.

BONANZA DRIVE (WCR 3)
FIRE HOUSE
VISTA RIDGE PARCEL 2A
PROP. VISTA RIDGE MAINT. FACILITY 1 BUILDING (VRDPA10)
350 COUNTY ROAD 3
370 COUNTY ROAD 3
VISTA RIDGE FILING 1A
PIPER COURT
SUNSET DRIVE
VISTA RIDGE GOLF COURSE
POND INFLOW
EX. POND B3 CHARACTERISTICS (REANALYZED W/ SWMM)
POND BOT.=5128.00
100-YR WSE=5136.26
V100 = 2.125 AC-FT
Q100 (PIPE)= 25.09 CFS
Q100 (SPILLWAY)= 69.31 CFS
PIPED RELEASE
OUTFALL
END
1030
EX. POND B3
370
350
SPILLWAY RELEASE
360
120
210
B3 & GCB2
EX. POND B2 CHARACTERISTICS (REANALYZED W/ SWMM)
POND BOT.=5175.68
100-YR WSE=5181.84
V100 = 4.405 AC-FT
Q100 (PIPE)= 14.52 CFS
Q100 (SPILLWAY)= 36.84 CFS
B2
205
EX. POND B2
1020
PIPED RELEASE
350
340
SPILLWAY RELEASE
POND INFLOW
330
VISTA RIDGE FILING 6
SUNSET STREET
SUNSET WAY
VISTA RIDGE FILING 1C
VISTA RIDGE PLANNING AREA 2-11 3 SINGLE FAMILY RESIDENTIAL LOTS
VISTA RIDGE PARCEL 27A PLANNING AREA 2-8 3 SINGLE FAMILY RESIDENTIAL LOTS
CO. NATIONAL GOLF CLUB
BASIN LINE PER FILING 6 DRAINAGE PLAN
110
SUNSET PLACE
PIPED RELEASE
310
320
SPILLWAY RELEASE
VISTA RIDGE PARCEL 30 PLANNING AREA 2-12 25 SINGLE FAMILY RESIDENTIAL LOTS
BLUE SKY AT VISTA RIDGE
POND INFLOW
1010
EX. POND B1
EX. POND B1 CHARACTERISTICS (REANALYZED W/ SWMM)
POND BOT.=5186.68
100-YR WSE=5198.37
V100 = 4.429 AC-FT
Q100 (PIPE)= 6.46 CFS
Q100 (SPILLWAY)= 68.14 CFS
200
B1 & GCB1
300
CO. NATIONAL GOLF CLUB
VISTA PARKWAY
MOUNTAIN VIEW DRIVE
VISTA PARKWAY
LINKS COURT
VISTA RIDGE FILING 1E
VISTA RIDGE FILING 1I
9
8
12
13
14
15
16
17
18
NORTH

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING
1265 South Public Rd, Suite B
Lafayette, CO 80026
303.449.9105
www.hurst.design

SCALE	1"=200'
DESIGN/APPR.	TA
DRAWN BY	JR
DATE	7/24/2025
SHEET	1 OF 1

G:\21423\Parcels 27A & 30\Overall Drainage & Utility\21423-Parcel27A&30-SWMM.dwg

EPA STORM WATER MANAGEMENT MODEL - VERSION 5.2 (Build 5.2.4)

****
Analysis Options
****
Flow Units ..... CFS
Process Models:
  Rainfall/Runoff ..... NO
  RDII ..... NO
  Snowmelt ..... NO
  Groundwater ..... NO
  Flow Routing ..... YES
  Ponding Allowed ..... NO
  Water Quality ..... NO
Flow Routing Method ..... KINWAVE
Starting Date 05/14/2024 00:00:00
Ending Date 05/14/2024 06:00:00
Antecedent Dry Days 0.0
Report Time Step 00:15:00
Routing Time Step ..... 20.00 sec

Flow Routing Continuity	Volume acre-feet	Volume 10^6 gal
Dry Weather Inflow	0.000	0.000
Wet Weather Inflow	0.000	0.000
Groundwater Inflow	0.000	0.000
RDII Inflow	0.000	0.000
External Inflow	18.751	6.110
External Outflow	14.476	4.717
Flooding Loss	0.000	0.000
Evaporation Loss	0.000	0.000
Exfiltration Loss	0.000	0.000
Initial Stored Volume	0.000	0.000
Final Stored Volume	4.214	1.373
Continuity Error (%)	0.323	

****
Highest Flow Instability Indexes
****
Link 11 (16)
Link 12 (16)
Link 2 (2)
Link 1 (2)
Link 10 (1)

```
************************
Routing Time Step Summary
************************
Minimum Time Step           :    20.00 sec
Average Time Step           :    20.00 sec
Maximum Time Step           :    20.00 sec
% of Time in Steady State   :     0.00
Average Iterations per Step :     1.14
% of Steps Not Converging   :     0.00


******************
Node Depth Summary
******************

-------------------------------------------------------------------------------
                              Average  Maximum  Maximum  Time of Max    Reported
                                Depth    Depth      HGL   Occurrence   Max Depth
Node                 Type        Feet     Feet     Feet  days hr:min        Feet
-------------------------------------------------------------------------------
350                  JUNCTION    0.22     0.49  5171.49     0  01:22        0.46
370                  JUNCTION    1.14     1.38  5124.66     0  00:28        1.38
300                  JUNCTION    0.33     1.70  5189.70     0  00:35        1.58
310                  JUNCTION    0.64     0.71  5185.71     0  01:05        0.71
330                  JUNCTION    0.64     0.71  5178.71     0  01:06        0.71
200                  JUNCTION    0.33     1.70  5192.70     0  00:35        1.58
205                  JUNCTION    0.05     0.34  5180.34     0  00:35        0.33
360                  JUNCTION    0.27     0.61  5133.61     0  00:40        0.60
210                  JUNCTION    0.12     0.61  5135.61     0  00:40        0.60
320                  JUNCTION    0.04     0.36  5185.36     0  01:05        0.33
340                  JUNCTION    0.01     0.15  5174.15     0  01:22        0.14
380                  JUNCTION    0.13     0.73  5126.73     0  00:56        0.73
OUTFALL              OUTFALL     1.14     1.38  5121.38     0  00:35        1.38
1010                 STORAGE     9.39    11.69  5198.37     0  01:05       11.63
1020                 STORAGE     4.44     6.16  5181.84     0  01:22        6.11
1030                 STORAGE     4.88     8.26  5136.26     0  00:56        8.25


******************
Node Inflow Summary
******************


-------------------------------------------------------------------------------
--------------
                                 Maximum  Maximum                    Lateral
Total        Flow
                                 Lateral    Total  Time of Max      Inflow
```

Node	Type	Inflow CFS	Inflow CFS	Occurrence days	Occurrence hr:min	Volume 10^6 gal	Volume 10^6 gal	Inflow Balance Error Percent
350	JUNCTION	0.00	51.36	0	01:22	0	2.31	0.000
370	JUNCTION	0.00	25.09	0	00:28	0	3.11	0.000
300	JUNCTION	0.00	118.65	0	00:35	0	2.46	0.000
310	JUNCTION	0.00	6.46	0	01:05	0	0.902	0.000
330	JUNCTION	0.00	88.91	0	01:04	0	2.95	0.000
200	JUNCTION	118.67	118.67	0	00:35	2.46	2.46	0.000
205	JUNCTION	77.84	77.84	0	00:35	1.2	1.2	0.000
360	JUNCTION	0.00	104.53	0	00:40	0	4.74	0.000
210	JUNCTION	102.44	102.44	0	00:40	2.45	2.45	0.000
320	JUNCTION	0.00	58.91	0	01:05	0	0.854	0.000
340	JUNCTION	0.00	36.84	0	01:22	0	0.462	0.000
380	JUNCTION	0.00	69.31	0	00:56	0	1.61	0.000
OUTFALL	OUTFALL	0.00	94.39	0	00:57	0	4.72	0.000
1010	STORAGE	0.00	118.63	0	00:35	0	2.46	0.159
1020	STORAGE	0.00	88.91	0	01:04	0	2.95	0.092
1030	STORAGE	0.00	104.53	0	00:40	0	4.74	0.395

****
Node Flooding Summary
****

No nodes were flooded.

****

Storage Volume Summary
****

Storage Unit	Average Volume 1000 ft	Avg Pcnt Full	Evap Pcnt Loss	Exfil Pcnt Loss	Maximum Volume 1000 ft	Max Pcnt Full	Time of Max Occurrence days hr:min	Maximum Outflow CFS
1010	131.190	64.2	0.0	0.0	192.941	94.5	0 01:05	65.37
1020	118.967	46.7	0.0	0.0	191.868	75.3	0 01:22	51.36
1030	35.954	21.1	0.0	0.0	92.553	54.3	0 00:56	94.40

****
Outfall Loading Summary
****

Outfall Node	Flow Freq Pcnt	Avg Flow CFS	Max Flow CFS	Total Volume 10^6 gal
OUTFALL	98.15	29.75	94.39	4.717
System	98.15	29.75	94.39	4.717

****
Link Flow Summary
****

Link	Type	Maximum |Flow| CFS	Time of Max Occurrence days hr:min	Maximum |Veloc| ft/sec	Max/ Full Flow	Max/ Full Depth
2	CONDUIT	118.63	0 00:35	26.42	0.00	0.05
1	CONDUIT	118.65	0 00:35	28.79	0.61	0.57
4	CONDUIT	6.46	0 01:06	7.89	0.45	0.47
6	CONDUIT	88.91	0 01:04	28.86	0.00	0.04

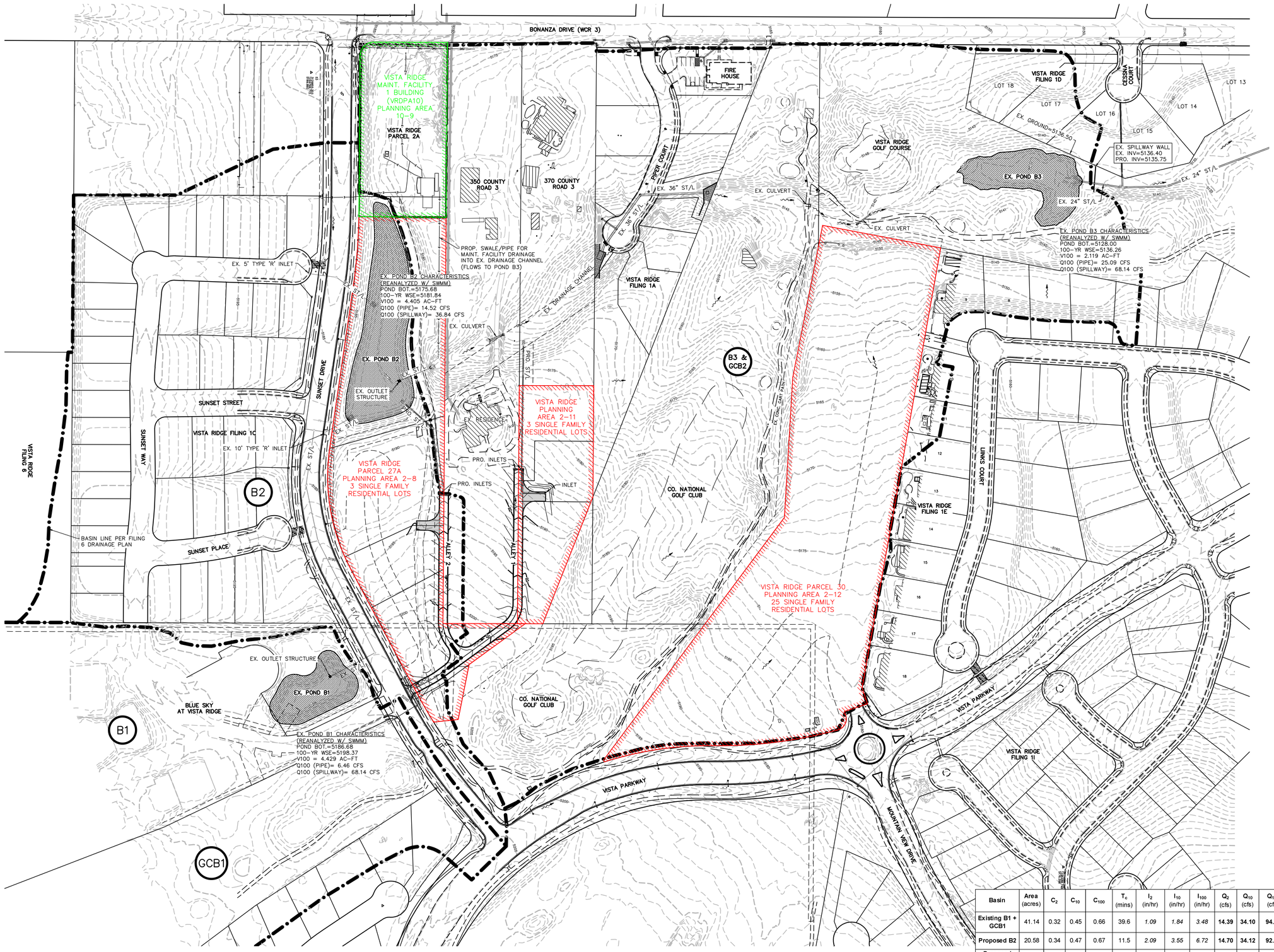
5	CONDUIT	77.83	0	00:35	20.18	0.01	0.08
8	CONDUIT	50.94	0	01:26	4.80	0.01	0.10
10	CONDUIT	104.53	0	00:40	40.60	0.00	0.03
12	CONDUIT	25.09	0	00:35	20.41	0.82	0.69
9	CONDUIT	102.41	0	00:40	13.38	0.02	0.12
14	CONDUIT	58.85	0	01:06	7.57	0.01	0.07
16	CONDUIT	36.84	0	01:22	22.83	0.00	0.03
18	CONDUIT	69.30	0	00:57	11.88	0.00	0.08
3	DUMMY	6.46	0	01:05			
7	DUMMY	14.52	0	00:51			
11	DUMMY	25.09	0	00:28			
13	DUMMY	58.91	0	01:05			
15	DUMMY	36.84	0	01:22			
17	DUMMY	69.31	0	00:56			

****
Conduit Surcharge Summary
****

No conduits were surcharged.

Analysis begun on: Thu Jul 24 07:16:43 2025
Analysis ended on: Thu Jul 24 07:16:43 2025
Total elapsed time: < 1 sec

APPENDIX C
MAPS



Basin	Area (acres)	C_2	C_{10}	C_{100}	T_c (mins)	I_2 (in/hr)	I_{10} (in/hr)	I_{100} (in/hr)	Q_2 (cfs)	Q_{10} (cfs)	Q_{100} (cfs)
Existing B1 + GCB1	41.14	0.32	0.45	0.66	39.6	*1.09*	*1.84*	*3.48*	**14.39**	**34.10**	**94.65**
Proposed B2	20.58	0.34	0.47	0.67	11.5	*2.09*	*3.55*	*6.72*	**14.70**	**34.12**	**92.55**
Proposed B3+GCB2	44.86	0.18	0.32	0.59	25.4	*1.42*	*2.40*	*4.54*	**11.30**	**34.40**	**119.73**

0 100' 200'
SCALE: 1" = 100'

LEGEND

- Existing Contours
- Proposed Contours
- Basin Boundary
- Flow Arrow
- B2 Basin Designation

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

ASK ELECTRIC, TELEPHONE, CATV AND PIPELINE LOCATION PARTIES TO MARK

REVISIONS

NO.	DATE
1	

NOT FOR CONSTRUCTION

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026

VISTA RIDGE GOLF COURSE
ERIE, COLORADO
DEVELOPMENT PLAN AMENDMENT 10
DRAINAGE PLAN

PREPARED FOR:
VISTA RIDGE DEVELOPMENT CORPORATION

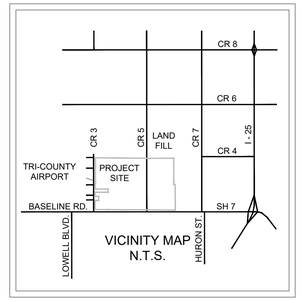
JOB NUMBER: 2142-3
DRAWN BY: JR
DESIGNED BY: TA
DATE: 7/24/2025
SCALE: 1" = 100'
SHEET NO: 1

LAST SAVED 7/24/2025 1:40 PM
G:\2142\Parcels 27A & 30\Overall Drainage & Utility\2142-Parcel27A30-Overall-MD.dwg

VISTA RIDGE

Development Plan Amendment No. 8

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
935.5 ACRES
PDA-001696-2024



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

THREE PARCELS OF LAND LOCATED IN SECTIONS 32 AND 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
ALL OF VISTA RIDGE MASTER FINAL PLAT AS RECORDED 11.28.2001 AT RECEPTION NO. 2903870;

PARCEL 2:
ALL OF VISTA RIDGE FILING NO. 6 AS RECORDED _____ AT RECEPTION NO. _____.

PARCEL 3:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE N00°06'16"E, 75.00 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (BASIS OF BEARINGS) TO THE POINT OF BEGINNING.

THENCE N89°38'37"W, 498.22 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 7;

THENCE N00°06'16"E, 865.79 FEET ALONG THE EASTERLY LINE OF VISTA RIDGE MASTER PLAT PARCEL 34;

THENCE CONTINUING N00°06'16"E, 80.00 FEET TO THE NORTHERLY LINE OF RIDGE VIEW DRIVE;

THENCE S00°34'46"E, 944.60 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RIDGE VIEW DRIVE EXTENDED, TO THE EASTERLY LINE OF WELD COUNTY;

THENCE S00°34'46"E, 944.60 FEET ALONG SAID COUNTY LINE TO A POINT 75.00 FEET NORTH OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 33;

THENCE N89°38'54"W, 169.70 FEET ALONG A LINE PARALLEL WITH AND 75.00 FEET NORTH OF THE SOUTHERLY LINE OF THTE SOUTHEAST QUARTER TO THE POINT OF BEGINNING, CONTAINING 14.37 ACRES, MORE OR LESS.

DEVELOPMENT PLAN AMENDMENT #1
1 - Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 3, adjusted Parcels 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-7, 2-8, 2-9, 10-1, 10-7, and 10-9.

DEVELOPMENT PLAN AMENDMENT #2
1 - Clarification that the Vista Ridge Development Plan No. 2793940 recorded on 9/15/2000 with Minor Amendment No. 1 recorded at Reception No. 2928673 on 2/27/2002 shall be used exclusively from now on.
2 - Redefined "Encroachments".
3 - Redefined "Alternative Development Standards".

DEVELOPMENT PLAN AMENDMENT #3
1 - Revised Article VI, Section B.4, Permitted Signs in Residential Planning Areas, and B.5, Permitted Signs in Convenience Commercial and Commercial Planning Areas.
2 - Added Article VI, Section B.6, Permitted Signs in Planning Areas abutting State Highway 7.

DEVELOPMENT PLAN AMENDMENT #4
1 - Added Commercial Planning Area, PA 7-5, (14.4 acres) to the Development Plan.
2 - Reduced Open Space Planning Area, PA 8-5, by 3.3 acres (previous Sheridan Parkway ROW).
3 - Illustrated Ridge View Drive in PA 7-3 and North of PA 7-5.

DEVELOPMENT PLAN AMENDMENT #5
1 - Planning Area 5-3, Land Use Regulations Article V, Section F (Medium / High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 5-3 and shall NOT apply to any other planning areas within the PD.

DEVELOPMENT PLAN AMENDMENT #6
1 - Added Medium-High Density Residential, High Density Residential and Multi-family Residential as a Permitted Use to Planning Area 7-3.
2 - Residential Uses within Planning Area 7-3 shall be limited to two areas.
3 - Added 200 dwelling units permitted in Planning Area 7-3.
4 - Planning Area 7-3, Land Use Regulations Article V, Section F (Medium / High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.
5 - Single Family Detached Residential Uses in Planning Area 7-3, Land Use Regulations Article V, Section F 4.b shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.

DEVELOPMENT PLAN AMENDMENT #7
1 - Added Medium Density Multi-family Residential and Age Restricted Housing as Permitted Uses to Planning Area 7-2.
2 - Planning Area 7-2, Land Use Regulations Article V, shall be amended regarding building height, density, parking requirements and setbacks. The noted amendments shall only apply to Planning Area 7-2 and shall NOT apply to other planning areas.

DEVELOPMENT PLAN AMENDMENT #8
1 - Updated existing Planning Area 2-8, reduced unit count from 16 units to 3 units.
2 - Added new Planning Area 2-11, Low Density Single Family Attached allowing for 3 units.
3 - Modified existing Planning Area 7-4, changed from Commercial to Low Density Single Family Attached, new Planning Area 2-12 allowing for 25 units.
4 - Updated total acreage of Vista Ridge Property to 935.5 acres.
5 - Removed EIK's runway approach surface per abandonment of Runway 9/27.

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 201___ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

_____ WELD COUNTY CLERK AND RECORDER

TOWN COUNCIL APPROVAL CERTIFICATE

THIS ZONING MAP IS TO BE KNOWN AS THE "_____" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. "_____" PASSED AND ADOPTED AT A MEETING OF THE TOWN COUNCIL OF ERIE, COLORADO, HELD ON _____

_____
MAYOR
ATTEST_____
TOWN CLERK

SURVEYOR'S CERTIFICATE

I, _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS ____DAY OF _____ ,20_____.

_____
SURVEYOR'S NAME

COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR #

CIVIL ENGINEERING
PLANNING
SURVEYING
HURST
2500 Broadway
Suite B
Boulder, CO 80304
[redacted]
www.hurst-ossoc.com

APPLICANT/
PROPERTY
OWNER:
Montex (Vista Ridge), LLC
c/o Marathon Land Company
2750 Vista Parkway
Suite 100
Erie, CO 80516
[redacted]

VISTA RIDGE
DEVELOPMENT PLAN AMENDMENT #8
Erie, Colorado

DRAWN BY: RD
APPROVED BY: RRD
DATE:
REVISIONS: 1 OCT 2024

SHEET TITLE
COVER SHEET

SHEET NUMBER
SHEET 1 OF 3

VISTA RIDGE

Development Plan Amendment No. 8

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
935.5 ACRES
PDA-001696-2024

GENERAL PROVISIONS:

ARTICLES I THROUGH IV AND VI AND VII IN THE VISTA RIDGE PLANNED DEVELOPMENT - DEVELOPMENT PLAN (RECEPTION NO. 2793940) AND AS SUBSEQUENTLY AMENDED SHALL REMAIN IN EFFECT. THE PROVISIONS OF THIS PLANNED DEVELOPMENT - DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE AREA. WHERE THIS PLANNED DEVELOPMENT - DEVELOPMENT PLAN DOES NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE AND OTHER APPLICABLE TOWN STANDARDS SHALL APPLY.

ARTICLE V, FROM THE VISTA RIDGE PLANNED DEVELOPMENT - DEVELOPMENT PLAN (RECEPTION NO 2793940) SHALL BE AMENDED AS FOLLOWS. THIS AMENDMENT APPLIES ONLY TO THE PORTIONS OF PLANNING AREAS 2 AND 4 AS SPECIFIED ON THE FOLLOWING SHEET AND AS DESCRIBED IN THE LEGAL DESCRIPTIONS PROVIDED ON THE COVER SHEET.

ARTICLE V - LAND USE REGULATIONS

C. LOW DENSITY SINGLE FAMILY DETACHED PLANNING AREA - DETACHED SINGLE FAMILY DWELLING UNITS
(MAXIMUM DENSITY OF 3.0 DWELLING UNITS PER ACRE)

1. INTENT - TO PROVIDE FOR RESIDENTIAL DEVELOPMENT FOR SINGLE FAMILY DETACHED DWELLING UNITS AND ASSOCIATED USES.

2. USED PERMITTED BY RIGHT - SEE ARTICLE V, SECTION A-2.
LOW DENSITY SINGLE FAMILY DETACHED PLANNING AREAS 2-6 WILL ALLOW UP TO TEN (10) HORSES TO BE KEPT AND EXISTING IRRIGATION WELLS OPERATED UNTIL SUCH TIME AS THE FIRST HOMESITE IS DEVELOPED, EXCLUDING THE EXISTING RESIDENCE.

3. USES PERMITTED BY SPECIAL REVIEW - SEE ARTICLE V, SECTION A-3.

4. CONVENTIONAL DEVELOPMENT STANDARDS

a. DENSITY. THE MAXIMUM GROSS DENSITY FOR ANY PARTICULAR LOW DENSITY SINGLE FAMILY DETACHED AREAS SHALL NOT EXCEED 3.0 DWELLING UNITS PER ACRE.

b. BUILDING SETBACKS:

THE MINIMUM PRINCIPAL BUILDING OR ACCESSORY BUILDING SETBACK FROM ANY PUBLIC STREET RIGHT-OF-WAY, PRIVATE STREET EASEMENT LINE OR FROM ANY OTHER PROPERTY LINE SHALL BE:

	SETBACK REQUIREMENT	ACCESSORY BUILDING
BUILDING FRONT	20 FEET	35 FEET
BUILDING SIDES	5 FEET	10 FEET
BUILDING REAR	25 FEET	10 FEET

c. LOT AREA. THE AVERAGE LOT AREAS (NET) WITHIN EACH PARCEL SHALL BE A MINIMUM OF SEVEN THOUSAND FIVE HUNDRED (7,500) SQUARE FEET.

d. BUILDING HEIGHT. NO BUILDINGS OR STRUCTURES WITHIN THE LOW DENSITY SINGLE FAMILY DETACHED PLANNING AREAS SHALL EXCEED THIRTY-FIVE (35) FEET IN HEIGHT. (MAXIMUM HEIGHT OF SPIRES ON PLACES OF WORSHIP = 60 FEET).

e. ENCROACHMENTS. ENCROACHMENTS OF NOT MORE THAN TWO (2) FEET SHALL BE ALLOWED IN ALL SIDE AND REAR YARD SETBACKS FOR ITEMS SUCH AS ROOF OVERHANGS, BAY WINDOWS, DECK AND FIREPLACES WHEN A MINIMUM 5 FOOT SIDEYARD SETBACK IS ESTABLISHED. OTHER THAN DECKS AND FIREPLACES, NO OTHER ENCROACHMENT WILL BE ALLOWED THAT REQUIRES A FOUNDATION FOR SUPPORT.

f. UNCOVERED PATIO, DECKS AND OTHER ANCILLARY STRUCTURES SHALL BE LOCATED NO CLOSER THAN:
- 10 FEET FROM REAR PROPERTY LINES.
- 15 FEET FROM REAR PROPERTY LINE AT GOLF COURSE.

g. COVERED PATIOS, DECKS AND ANCILLARY STRUCTURES SHALL BE LOCATED WITHIN THE SETBACK LINES.

h. ADDITIONAL PROVISIONS

i) MINIMUM FRONTAGE SHALL BE 35 FEET. MINIMUM LOT WIDTH AT THE FRONT OF THE HOME SHALL MEET THE TYPICAL LOT WIDTH STANDARD PER THE PLAT.

ii) FLAG LOTS ARE ALLOWED. NO ELEVATION OF THE HOME CAN BE MORE THAN 150 FEET FROM THE STREET R.O.W. WITHOUT ADDITIONAL FIRE LANE OR FIRE SPRINKLER PROVISIONS.

iii) PRIVATE STREETS, SHARED DRIVES AND ALLEYS ARE ALLOWED.

E. MEDIUM DENSITY SINGLE FAMILY DETACHED PLANNING AREA - DETACHED OR ATTACHED SINGLE FAMILY DWELLING UNITS (MAXIMUM DENSITY OF 5.0 DWELLING UNITS PER ACRE).

1. INTENT - TO PROVIDE FOR RESIDENTIAL DEVELOPMENT FOR SINGLE FAMILY DWELLING UNITS AND ASSOCIATED USES.

2. USED PERMITTED BY RIGHT - SEE ARTICLE V, SECTION A-2.

3. USES PERMITTED BY SPECIAL REVIEW - SEE ARTICLE V, SECTION A-3.

4. CONVENTIONAL DEVELOPMENT STANDARDS

a. DENSITY. THE MAXIMUM GROSS DENSITY FOR ANY PARTICULAR MEDIUM DENSITY SINGLE FAMILY DETACHED OR ATTACHED PLANNING AREAS SHALL NOT EXCEED 5.0 DWELLING UNITS PER ACRE.

b. BUILDING SETBACKS:

THE MINIMUM PRINCIPAL BUILDING OR ACCESSORY BUILDIGN SETBACK FROM ANY PUBLIC STREET RIGHT-OF-WAY, PRIVATE STREET EASMENT LINE OR FROM ANY OTHER PROPERTY LINE SHALL BE:

	SETBACK REQUIREMENT	ACCESSORY BUILDING
BUILDING FRONT	20 FEET	30 FEET
BUILDING SIDES	5 FEET	10 FEET
BUILDING REAR	20 FEET	10 FEET

c. LOT AREA. THE AVERAGE LOT AREA (NET) WITHIN EACH PARCEL SHALL BE A MINIMUM OF FIVE THOUSAND (5,000) SQUARE FEET. THE MINIMUM LOT WITH SHALL BE 45 FEET.

d. BUILDING HEIGHT. NO BUILDINGS OR STRUCTURES WITHIN THE MEDIUM DENSITY SINGLE FAMILY DETACHED PLANNING AREAS SHALL EXCEED THIRTY-FIVE (35) FEET IN HEIGHT. (MAXIMUM HEIGHT OF SPIRES ON PLACES OF WORSHIP = 60FT).

e. ENCROACHMENTS. ENCROACHMENTS OF NOT MORE THAN TWO (2) FEET SHALL BE ALLOWED IN ALL SIDE AND REAR YARD SETBACKS FOR ITEMS SUCH AS ROOF OVERHANGS, BAY WINDOWS, DECK AND FIREPLACES WHEN A MINIMUM 5 FOOT SIDEYARD SETBACK IS ESTABLISHED. OTHER THAN DECKS AND FIREPLACES, NO OTHER ENCROACHMENT WILL BE ALLOWED THAT REQUIRES A FOUNDATION FOR SUPPORT.

f. UNCOVERED PATIO, DECKS AND OTHER ANCILLARY STRUCTURES SHALL BE LOCATED NO CLOSER THAN:
- 10 FEET FROM REAR PROPERTY LINES.
- 15 FEET FROM REAR PROPERTY LINE AT GOLF COURSE.

g. COVERED PATIOS, DECKS AND ANCILLARY STRUCTURES SHALL BE LOCATED WITHIN THE SETBACK LINES.

h. ADDITIONAL PROVISIONS

i) MINIMUM FRONTAGE SHALL BE 35 FEET. MINIMUM LOT WIDTH AT THE FRONT OF THE HOME SHALL MEET THE TYPICAL LOT WIDTH STANDARD PER THE PLAT.

ii) FLAG LOTS ARE ALLOWED. NO ELEVATION OF THE HOME CAN BE MORE THAN 150 FEET FROM THE STREET R.O.W. WITHOUT ADDITIONAL FIRE LANE OR FIRE SPRINKLER PROVISIONS OR AS OTHERWISE REQUIRED BY THE FIRE DEPARTMENT.

iii) PRIVATE STREETS, SHARED DRIVES AND ALLEYS ARE ALLOWED. SUBJECT TO REVIEW AND APPROVAL BY TOWN STAFF,

CIVIL ENGINEERING
PLANNING
SURVEYING

HURST
2500 Broadway
Suite B
Boulder, CO 80304
[redacted]
www.hurst-assoc.com

APPLICANT/
PROPERTY
OWNER:
Montex (Vista Ridge), LLC
c/o Marathon Land Company
2750 Vista Parkway
Suite 100
Erie, CO 80516
[redacted]

VISTA RIDGE
DEVELOPMENT PLAN AMENDMENT #8
Erie, Colorado

DRAWN BY: RD
APPROVED BY: RRD
DATE:
REVISIONS: 1 OCT 2024

SHEET TITLE
DEVELOPMENT GUIDE

SHEET NUMBER
SHEET 2 OF 3

VISTA RIDGE

Development Plan Amendment No. 8

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

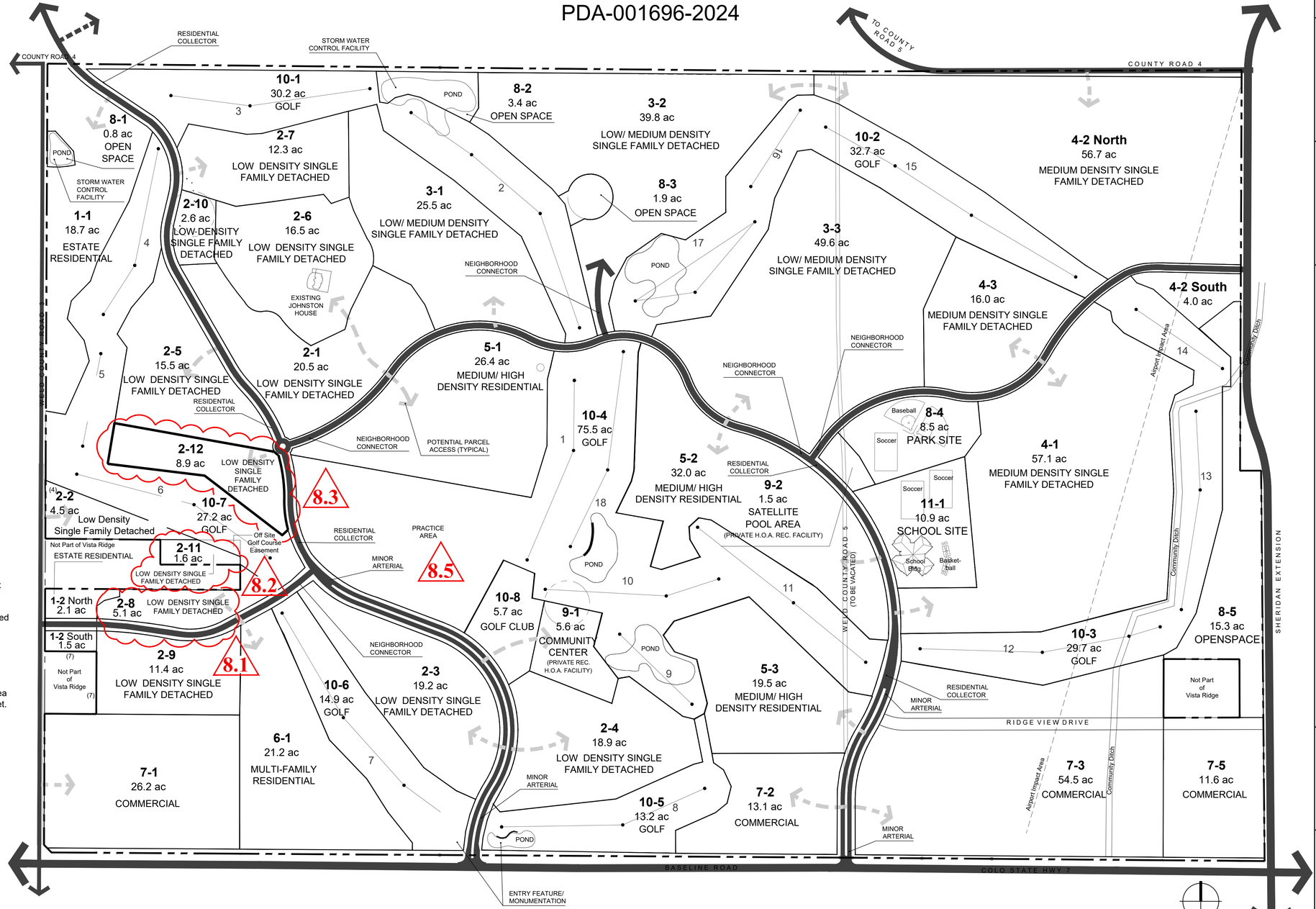
935.5 ACRES

PDA-001696-2024

LAND USE	Net Acre	Du/Ac	Units (1)
Estate Residential			
1-1	18.7	2	33(8)
1-2 North	2.1	2	4
1-2 South	1.5	2	3
Total	22.3		40
Low Single Family Detached			
2-1	20.5	3	72(8)
2-2 (see note **4** below re: units)	4.5	3	14
2-3	19.2	3	46(8)
2-4	18.9	3	46(8)
2-5	15.5	3	34(8)
2-6	16.5	3	50
2-7	12.3	3	43(8)
2-8	5.1	3	3
2-9	11.4	3	41(8)
2-10	2.6	3	0
2-11	1.6	3	3
2-12	8.9	3	25
Total	137.0		377
Low / Medium Single Family Detached			
3-1	25.5	4	100(8)
3-2	39.8	4	143(8)
3-3	49.6	4	199(8)
Total	114.9		442
Medium Single Family Detached			
4-1	57.1	5	236(8)
4-2 North	56.7	5	213(8)
4-2 South	4.0	5	10
4-3	16.0	5	52(8)
Total	133.8		511
Medium / High Residential	26.4	8	90(8)
5-1	32.0	8	162(8)
5-2	19.5	8	124(8)
5-3	77.9		376
Total			
Multi-Family Residential	21.2	16	408
6-1			
Commercial	26.2		
7-1	13.1		
7-2	54.5		200(9)
7-3	14.4		
7-5	108.2		200
Development Totals	**615.3**		**(3) (6)**
Open Space	0.8		
8-1	3.4		
8-2	1.9		
8-3	8.5		
8-4	15.5		
8-5	Total 30.1		
	5.6		
9-1 **Community Center (H.O.A.)**	1.5		
9-2 **Satellite Pool (H.O.A.)** Total	7.1		
Golf	30.2		
10-1	32.7		
10-2	29.7		
10-3	75.5		
10-4	13.2		
10-5	14.9		
10-6	27.2		
10-7	5.7		
10-8 (Golf Club)	Total 229.1		
	10.9		
11-1 **School Site**	43.0		
R.O.W. / Infrastructure Acreage	**326.1**		
Property Total	**935.5**		

8.1 8.2 8.3 8.4

(1) Units based on Net Area of Planning Ares.
(2) Golf Layout is preliminary, location may require minor realignment at the time of final development plans.
(3) Maximum number of units is 2,494.
(4) This parcel includes one additional residential unit plus 14 proposed units.
(5) Layout of school and park sites are illustrative and subject to change.
(6) The neighborhood connector roadway within planning area 1-2 shall be located a minimum of 150 feet north of the subject area southerly boundary.
(7) The minimum building setback of the southerly property line of area 1-2 and the westerly property line of area 2-9 shall be fifty (50) feet.
(8) Units approved on recorded final plat for each Planning Area.
(9) 200 units total for Planning Area 7-3.



REVISION BLOCK

8.1 8.2 8.3 8.4 8.5

2 - Updated existing Planning Area 2-8, reduced unit count from 16 units to 3 units.

3 - Added new Planning Area 2-11, Low Density Single Family Attached allowing for 3 units.

4 - Modified existing Planning Area 7-4, changed from Commercial to Low Density Single Family Attached, new Planning Area 2-12 allowing for 25 units.

5 - Updated total acreage of Vista Ridge Property to 935.5 acres.

6 - Removed EIK's runway approach surface per abandonment of Runway 9/27.

CIVIL ENGINEERING
PLANNING
SURVEYING

HURST
2500 Broadway
Suite B
Boulder, CO 80304
[redacted]
www.hurst-assoc.com

APPLICANT/
PROPERTY
OWNER:
Montex (Vista Ridge), LLC
c/o Marathon Land Company
2750 Vista Parkway
Suite 100
Erie, CO 80516
[redacted]

VISTA RIDGE
DEVELOPMENT PLAN AMENDMENT #8
Erie, Colorado

DRAWN BY: RRD
APPROVED BY: RRD
DATE:
REVISIONS: 8 OCT 2024

SHEET TITLE
DEVELOPMENT PLAN

SHEET NUMBER
SHEET 3 OF 3

VISTA RIDGE

Development Plan Amendment No. 10

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
2.1 ACRES
PDA-000xxx-2025

LEGAL DESCRIPTION

VISTA RIDGE MASTER FINAL PLAT, 2ND AMENDEMENT. TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

DEVELOPMENT PLAN AMENDMENT #1

1 - Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 3, adjusted Parcels 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-7, 2-8, 2-9, 10-1, 10-7, and 10-9.

DEVELOPMENT PLAN AMENDMENT #2

1 - Clarification that the Vista Ridge Development Plan No. 2793940 recorded on 9/15/2000 with Minor Amendment No. 1 recorded at Reception No. 2928673 on 2/27/2002 shall be used exclusively from now on.
2 - Redefined "Encroachments".
3 - Redefined "Alternative Development Standards".

DEVELOPMENT PLAN AMENDMENT #3

1 - Revised Article VI, Section B.4, Permitted Signs in Residential Planning Areas, and B.5, Permitted Signs in Convenience Commercial and Commercial Planning Areas.
2 - Added Article VI, Section B.6, Permitted Signs in Planning Areas abutting State Highway 7.

DEVELOPMENT PLAN AMENDMENT #4

1 - Added Commercial Planning Area, PA 7-5, (14.4 acres) to the Development Plan.
2 - Reduced Open Space Planning Area, PA 8-5, by 3.3 acres (previous Sheridan Pkwy ROW).
3 - Illustrated Ridge View Drive in PA 7-3 and North of PA 7-5.

DEVELOPMENT PLAN AMENDMENT #5

1 - Planning Area 5-3, Land Use Regulations Article V, Section F (Medium / High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 5-3 and shall NOT apply to any other planning areas within the PD.

DEVELOPMENT PLAN AMENDMENT #6

1 - Added Medium-High Density Residential, High Density Residential and Multi-family Residential as a Permitted Use to Planning Area 7-3.
2 - Residential Uses within Planning Area 7-3 shall be limited to two areas.
3 - Added 200 dwelling units permitted in Planning Area 7-3.
4 - Planning Area 7-3, Land Use Regulations Article V, Section F (Medium / High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.
5 - Single Family Detached Residential Uses in Planning Area 7-3, Land Use Regulations Article V, Section F 4.b shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.

DEVELOPMENT PLAN AMENDMENT #7

1 - Added Medium Density Multi-family Residential and Age Restricted Housing as Permitted Uses to Planning Area 7-2A.
2 - Planning Area 7-2A, Land Use Regulations Article V, shall be amended regarding building height, density, parking requirements and setbacks. The noted amendments shall only apply to Planning Area 7-2A and shall NOT apply to other planning areas within the PD.

DEVELOPMENT PLAN AMENDMENT #8

1 - Replaced Permitted Uses in Planning Area 7-4 with Medium-High Density Residential.
2 - Revised the total permitted Dwelling Units in Planning Area 2-8 from 16 to 3.
3 - Added new Planning Area 2-11 to the Vista Ridge PD with Dwelling Unit allowance of up to 3 dwelling units.

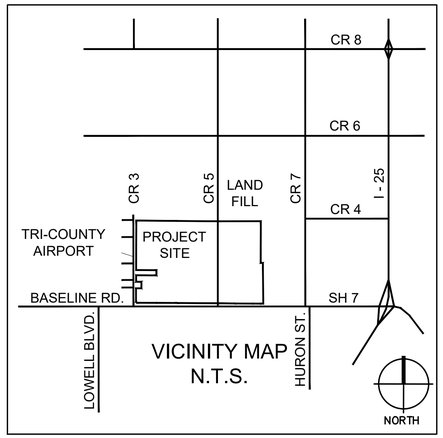
DEVELOPMENT PLAN AMENDMENT #9

1 - Added High Density Multi-family Resdiential as Permitted Use to Planning Area 7-1.
2 - Planning Area 7-1, Land Use Regulation Article V, shall be amended regarding building height and density. The noted amendments shall only apply to Planning Area 7-1 and shall not apply to other Planning Areas within the PD.

DEVELOPMENT PLAN AMENDMENT #10

1 - Revise 1-2 North, Estate Residential, to new Planning Area 10-9, Golf (Golf Course Maintenance). Remove 4 Dwelling Units from Estate Residential.
2 - Remove Maintenance Area label from Planning Area 2-10 on the plan.
3 - Revise Planning Area 1-2 South to Planning Area 1-2.

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PD AMENDMENT TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTION FOR THE PUD OVERLAY ZONING DISTRICT.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

_____
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #

PLANNING COMMISSION CERTIFICATE

THIS PD AMENDMENT WAS REVIEWED BY THE PLANNING COMMISSION ON THE _____ DAY OF _____, 20___ .

_____
CHAIRPERSON DATE

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20___ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

_____WELD COUNTY
CLERK AND RECORDER

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PD AMENDMENT IS TO BE KNOWN AS THE "VISTA RIDGE PD AMENDMENT #10" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____ _____ , 20____.

_____
MAYOR
ATTEST

_____
TOWN CLERK

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

THIS PD AMENDMENT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____ , 20____.

_____
PLANNING AND DEVELOPMENT DIRECTOR

CIVIL ENGINEERING
PLANNING
SURVEYING
HURST
1265 S. Public Road
Suite B
Lafayette, CO 80026
www.hurst-assoc.com

APPLICANT/ PROPERTY OWNER: HCC Colorado National LLC, 13873 Park Center Road, Suite 203N, Herndon, VA 20171

[redacted]
seriocp@gmail.com

VISTA RIDGE
DEVELOMENT PLAN AMENDMENT #10
Erie, Colorado

DRAWN BY: BD
APPROVED BY: BB
DATE: 06-06-2025
REVISIONS:

SHEET TITLE
COVER SHEET

SHEET NUMBER
SHEET 1 OF 3

VISTA RIDGE

Development Plan Amendment No. 10

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
2.1 ACRES
PDA-000xxx-2025

ARTICLE V - LAND USE REGULATIONS

L. Golf Planning Area

A. Uses Permitted by Right
1. Private or public golf course
2. Driving Range
3. Clubhouse
4. Golf Course Maintenance (Planning Area 10-9)

B. Accessory Uses
1. Accessory uses shall be those uses and structures naturally and normally incidental to the uses by right listed above.

C. Development Standards
1. Development regulations and standards will be specifically established for club use and recreational facilities through the Site Improvement Plan review process.
2. Golf Course Maintenance (Planning Area 10-9) only:

a. Building Setbacks	Principal	Accessory
Front	20'	30'
Street Side	20'	20'
Interior Side	10'	5'
Rear	20'	5'
b. Maximum Height	30'	30'

c. Development and Design Standards for Light Industrial development in UDC Section **10-6-9 - Aviation, manufacturing and light industrial use categories and design standards,** shall also apply.

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SURVEYING
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1265 S. Public Road
Suite B
Lafayette, CO 80026
[redacted]
www.hurst-assoc.com

APPLICANT/ PROPERTY OWNER: HCC Colorado National LLC
13873 Park Center Road, Suite 203N
Herndon, VA 20171
[redacted]

VISTA RIDGE
DEVELOMENT PLAN AMENDMENT #10
Erie, Colorado

DRAWN BY: RD
APPROVED BY: BB
DATE: 06-06-2025
REVISIONS:

SHEET TITLE
DEVELOPMENT GUIDE

SHEET NUMBER
SHEET 2 OF 3

VISTA RIDGE

Development Plan Amendment No. 10

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
2.1 ACRES
PDA-000xxx-2025

LAND USE	Net Acre	Du/Ac	Units (1)
Estate Residential			
1-1	18.7	2	33(8)
1-2 North	2.1	2	4
1-2 South	1.5	2	3
10.1 Total	~~22.3~~ 20.2		~~40~~ 36
Low Single Family Detached			
2-1	20.5	3	72(8)
2-2 (see note **4** below re: units)	4.5	3	14
2-3	19.2	3	46(8)
2-4	18.9	3	46(8)
2-5	15.5	3	34(8)
2-6	16.5	3	50
2-7	12.3	3	43(8)
2-8	5.1	3	3
2-9	11.4	3	41(8)
2-10	2.6	3	0
2-11	1.6	3	3
Total	128.1		352
Low / Medium Single Family Detached			
3-1	25.5	4	100(8)
3-2	39.8	4	143(8)
3-3	49.6	4	199(8)
Total	114.9		442
Medium Single Family Detached			
4-1	57.1	5	236(8)
4-2 North	56.7	5	213(8)
4-2 South	4.0	5	10
4-3	16.0	5	52(8)
4-4	8.9	5	34
Total	142.7		545
Medium / High Residential			
5-1	26.4	8	90(8)
5-2	32.0	8	162 (8)
5-3	19.5	8	124 (8)
Total	77.9		376
Multi-Family Residential			
6-1	21.2	16	408
Medium Density Multi-Family			
7-2A	3.1		64 (10)
Commercial			
7-1	26.2		267
7-2	10.0		0
7-3	54.5		200 (9)
7-4	8.9		0
7-5	14.4		0
Total	114.0		467
10.1 **Development Total**	~~624.2~~ 622.1		(3) (6)
Open Space			
8-1	0.8		
8-2	3.4		
8-3	1.9		
8-4	8.5		
8-5	15.5		
Total	30.1		
9-1 **Community Center (H.O.A.)**	5.6		
9-2 **Satellite Pool (H.O.A.)**	1.5		
Total	7.1		
Golf			
10-1	30.2		
10-2	32.7		
10-3	29.7		
10-4	75.5		
10-5	13.2		
10-6	14.9		
10-7	27.2		
10-8 (Golf Club)	5.7		
10-9 (Golf Course Maintenance)	2.1		
Total	~~229.1~~ 231.2		
10.1			
11-1 **School Site**	10.9		
R.O.W. / Infrastructure	43.0		
Other Acreage	326.1		
Property Total	935.5		

(1) Units based on Net Area of Planning Areas.
(2) Golf Layout is preliminary, location may require minor realignment at the time of final development plans.
(3) Maximum number of units is 2,494
(4) This parcel includes one additional residential unit plus 14 proposed units.
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10.1 **(6)** The neighborhood connector roadway within planning 10-9 area ~~1-2~~ shall be located a minimum of 150 feet north of the subject area southerly boundary.
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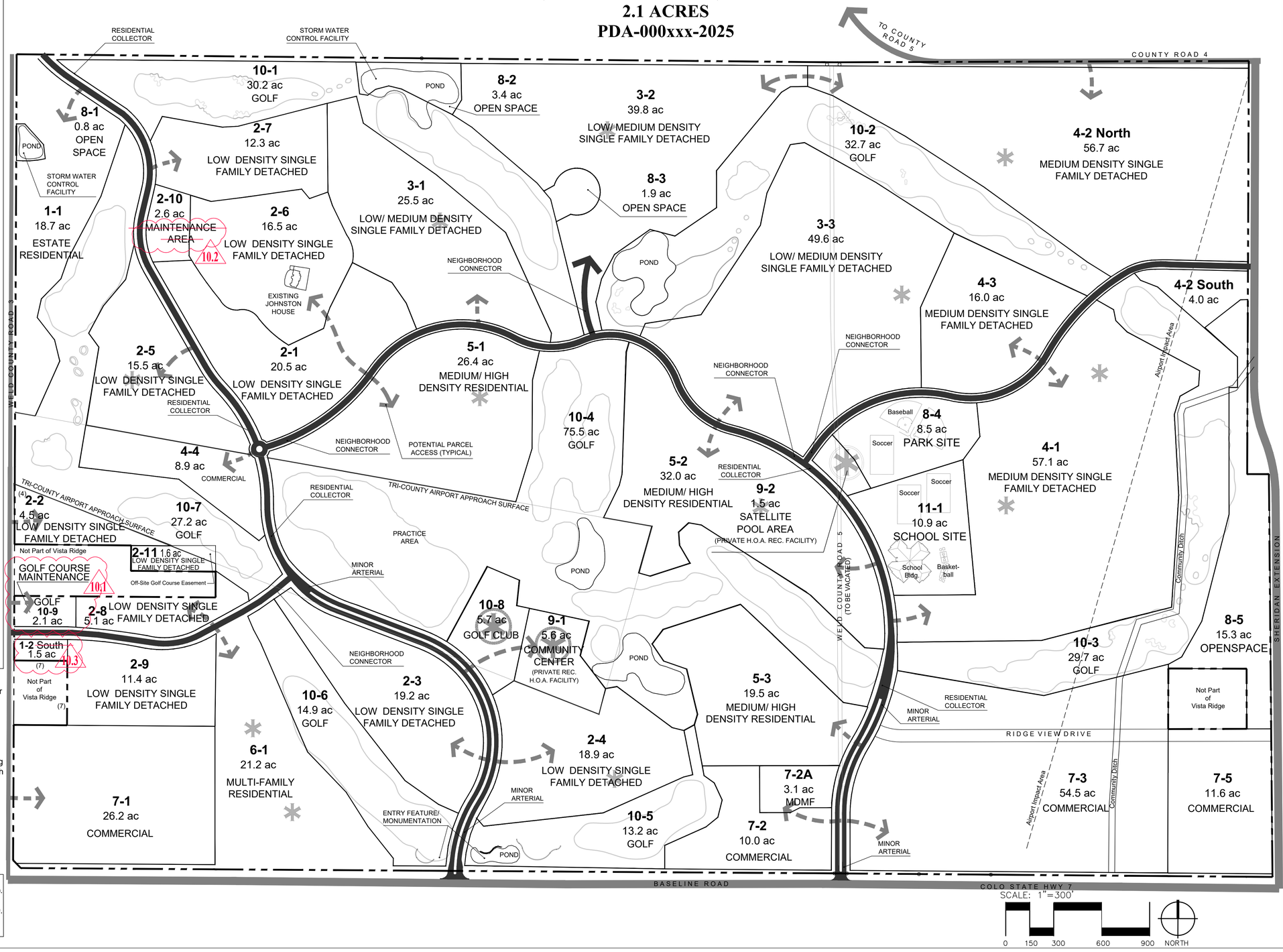
(8) Units approved on recorded final plat for each Planning Area.
(9) 200 units total for Planning Area 7-3.

REVISION BLOCK

10.1 1 - Revise 1-2 North, Estate Residential, to new Planning Area 10-9, Golf (Golf Course Maintenance). Remove 4 Dwelling Units from Estate Residential.
10.2 2 - Remove Maintenance Area from Planning Area 2-10.
10.3 3 - Revise 1-2 South to Planning Area 1-2.



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APPLICANT/ PROPERTY OWNER: HGC Colorado National LLC, 13873 Park Center Road, Suite 203N, Herndon, VA 20171

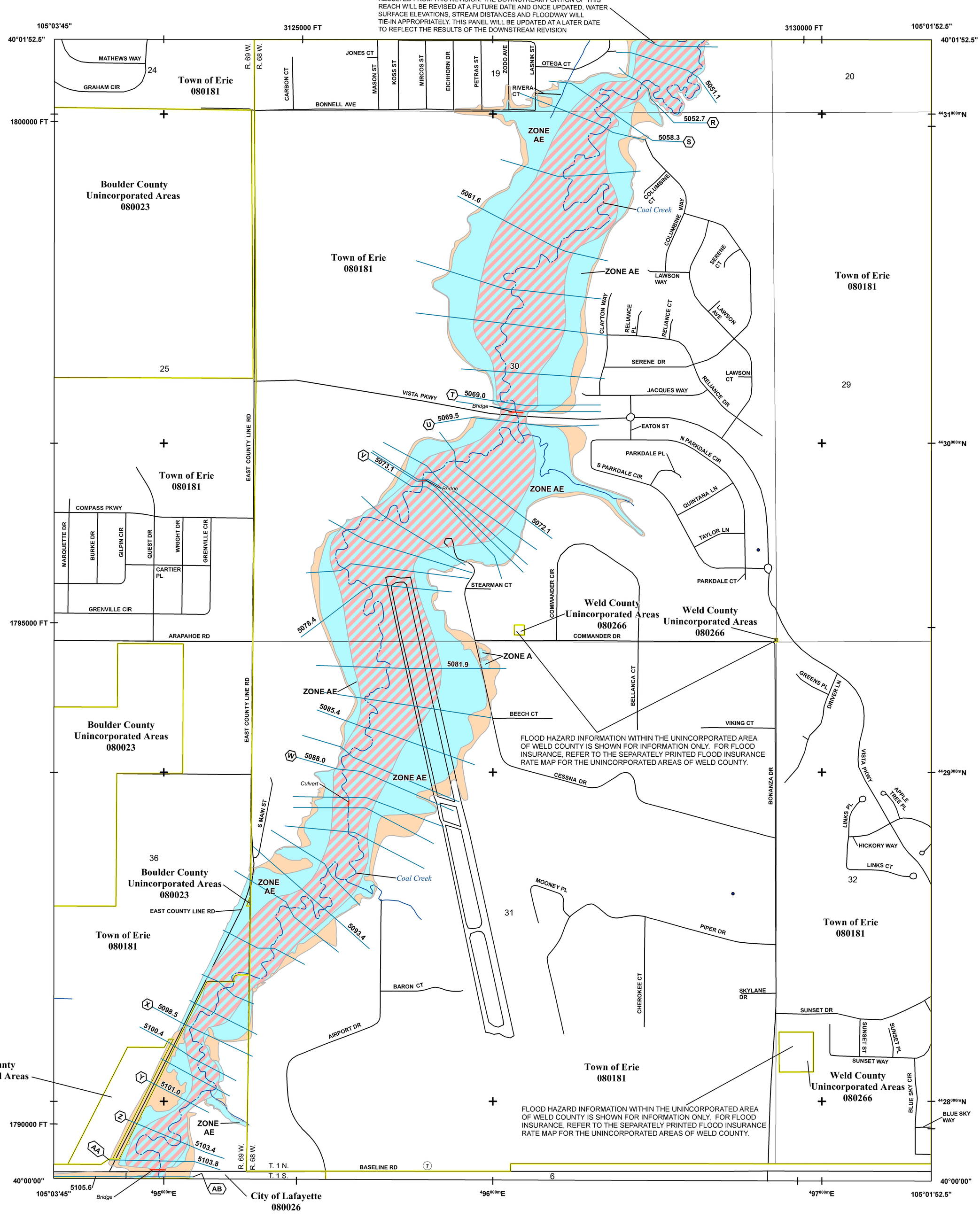
#10
VISTA RIDGE
DEVELOMENT PLAN AMENDMENT #10
Erie, Colorado

DRAWN BY: RD
APPROVED BY: BB
DATE: 06-06-2025
REVISIONS:

SHEET TITLE
DEVELOPMENT PLAN

SHEET NUMBER
SHEET 3 OF 3

THE REVISED WATER SURFACE ELEVATIONS, STREAM DISTANCES AND FLOODWAY WIDTH AT THIS LOCATION MAY NOT EXACTLY TIE-IN WITH THE EFFECTIVE DATA BECAUSE OF THE NEW DETAILED ANALYSES RESULTED FROM THIS REVISION. THE DOWNSTREAM PORTION OF THIS REACH WILL BE REVISED AT A FUTURE DATE AND ONCE UPDATED, WATER SURFACE ELEVATIONS, STREAM DISTANCES AND FLOODWAY WILL TIE-IN APPROPRIATELY. THIS PANEL WILL BE UPDATED AT A LATER DATE TO REFLECT THE RESULTS OF THE DOWNSTREAM REVISION



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A,V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- E 18.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 — Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on the FIRM was provided by the FEMA Map Service Center, the Bureau of Land Management and Boulder County.

SCALE

N

Map Projection:
Universal Transverse Mercator Zone 13 North, Meters;
North American Datum 1983; Vertical Datum: NAVD 88

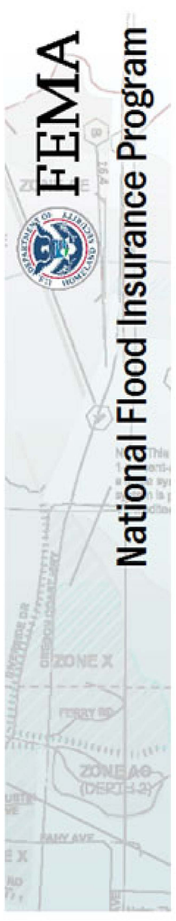
1 inch = 500 feet 1:6,000

0 250 500 750 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR

*PANEL NOT PRINTED



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

BOULDER COUNTY, COLORADO
and Incorporated Areas

PANEL 443 OF 615

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
BOULDER COUNTY	080023	0443	K
ERIE, CITY OF	080181	0443	K
LAFAYETTE, CITY OF	080026	0443	K
WELD COUNTY	080266	0443	K

Notice: This map was reissued on 8/26/2019 to make a correction. This version replaces any previous versions. See the Notice-to-User Letter that accompanied this correction for details.

VERSION NUMBER
2.3.3.0

MAP NUMBER
08013C0443K

MAP REVISED
AUGUST 15, 2019

EXCERPTS FROM VISTA RIDGE GOLF COURSE DEVELOPMENT

MASTER DRAINAGE REPORT

DATED JULY 30, 2001

Basin	Subcatchment Number	Area (acre)	Peak Flow Q Peak (cfs) 2 Year	10 Year	100 Year
A1	101	43.56	79.0	134.0	223.0
A2	102	13.23	23.0	39.0	66.0
A3	103	14.11	25.0	42.0	70.0
A4	104	12.39	8.0	22.0	47.0
A5	105	18.65	12.0	33.0	69.0
A6	106	18.15	16.0	38.0	76.0
A7	107	7.2	5.0	18.0	33.0
A8	108	32.16	22.0	60.0	124.0
A9	109	18.63	2.0	16.0	44.0
A10	110	21.86	19.0	47.0	92.0
A11	111	28.99	20.0	54.0	111.0
A12	112	10	1.0	7.0	19.0
A13	113	11.35	14.0	29.0	52.0
A14	114	18.08	12.0	32.0	67.0
A15	115	32.2	29.0	70.0	138.0
A16	116	3.43	2.0	6.0	13.0
A17	117	53.16	38.0	103.0	213.0
A18	118	12.31	8.0	21.0	44.0
A19	119	35.33	24.0	67.0	137.0
A20	120	37.51	26.0	71.0	147.0
A21	121	40.27	28.0	77.0	158.0
A22	122	10.55	7.0	18.0	37.0
GCA1	501	21.79	2.0	16.0	44.0
GCA2	502	25.39	2.0	20.0	54.0
GCA3	503	35.92	3.0	26.0	70.0
GCA4	504	3.74	0.0	4.0	10.0

Basin	Subcatchment Number	Area (acre)	Peak Flow Q Peak (cfs) 2 Year	10 Year	100 Year
GCA5	505	15.25	1.0	11.0	30.0
GCA6	506	15.16	1.0	12.0	34.0
GCA7	507	20.14	2.0	15.0	42.0
GCA8	508	11.86	1.0	9.0	26.0
GCA9	509	11.84	1.0	9.0	26.0
GCA10	510	25.07	2.0	19.0	51.0
GCA11	511	12.1	2.0	8.0	23.0
B1	201	22.48	29.0	58.0	105.0
B2	202	22.43	23.0	48.0	94.0
B3	203	8.22	12.0	25.0	39.0
B4	204	46.79	26.0	70.0	147.0
B5	205	9.57	6.0	16.0	34.0
B6	206	3.01	2.0	6.0	12.0
B7	207	17.14	11.0	30.0	63.0
GCB1	601	13.59	1.0	8.0	22.0
GCB2	602	45.39	4.0	37.0	100.0
GCB3	603	14.45	1.0	12.0	33.0
GCB4	604	3.1	0.0	4.0	10.0
C1	301	30.82	3.0	19.0	51.0
C2	302	3.74	2.0	6.0	13.0
D1	401	23.72	2.0	15.0	43.0
O-A1	901	130.9	10.0	104.0	281.0
O-A2	902	42.88	3.0	27.0	74.0
O-A3	903	53.46	4.0	39.0	106.0
O-A4	904	32.1	3.0	27.0	74.0

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

VISTA RIDGE MASTER DRAINAGE PLAN

SCALE	HOR. 1"=200' VERT. N/A
DESIGN/APPR.	JJ
DRAWN BY	ROC
DATE	9/21/01
FILE	G:\21423\423-GRADING

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 100
Boulder, Colorado 80301

SHEET 1 OF 1

NOT INCLUDED IN VISTA RIDGE

PARCEL 2A

PARCEL 2B

PARCEL 2-8

PARCEL 2-9

TRACT E

TRACT F

TRACT G

TRACT A

TRACT B

NOTE:
GRADING FOR POND BERMING ON NORTH EDGE TO ELEVATION 5180.5 TO BE COMPLETED WITH FILING 1C

100 YEAR WSEL
ELEV. = 5179.45

POND B2
STORMWATER QUALITY POND
WETLAND BOTTOM POND
100 YEAR WSEL=~~5179.22~~
5179.45

10'L X 5'W X 2'D TYPE M RIPRAP WITH CLASS II BEDDING

LIMITS OF PYRAMAT INSTALLATION FOR EROSION PROTECTION (SEE SHEET 33 FOR INSTALLATION AND ANCHORING SPECIFICATIONS)

EXISTING SB-72 F.E.S. STA 0+00 INV.=5171

EXISTING 24" HDPE RCP

EXISTING CONCRETE SPILLWAY CREST WALL ELEV.=~~5179.00~~ 5179.15 (SEE DETAIL THIS SHEET)

100 YR. SPILLWAY ELEV.=~~5178.99~~ 5179.15

EXISTING SB-73 STA 0+78.43 POND B2 OUTFALL STRUCTURE (SEE DETAIL THIS SHEET)

EXISTING SB-69 F.E.S. STA 0+00 INV. = 5174.00

EXISTING 10'L X 5'W X 2'D TYPE M RIPRAP WITH CLASS II BEDDING

EXISTING SB-74 F.E.S. STA 0+00 INV. = 5173.17

EXISTING 24" HDPE RCP

EXISTING SB-75 STA 0+81.88 10' TYPE 'R' INLET

EXISTING SB-77 STA 1+25.88 10' TYPE 'R' INLET

EXISTING SB-70 STMH STA 0+96.40

EXISTING SMH-U2

EXISTING SB-70A STMH

EXISTING SMH-C21

EXISTING SMH-C22

EXISTING SB-76 STMH STA 1+03.88

EXISTING SB-78 STMH STA 1+23.63

EXISTING SMH-J3

EXISTING 150' WELL SETBACK

INTRASITE STORM LINE B-5

INTRASITE STORM LINE B-6

INTRASITE STORM LINE B-7

INTRASITE STORM LINE B-8

SUNSET DRIVE

EXISTING 12" W/L

EXISTING 8" S/L

EXISTING 8" W/L

EXISTING 18" RCP

EXISTING 8" RCP

EXISTING 24" RCP

EXISTING 8" UTILITY EASEMENT

EXISTING 5' UTILITY EASEMENT (TYP.)

EXISTING 5' GAS EASEMENT (TYP.)

EXISTING 6' UTILITY EASEMENT (TYP.)

EXISTING 16' UTILITY EASEMENT (TYP.)

EXISTING 10' DRAINAGE & UTILITY EASEMENT (TYP.)

EXISTING 5' DRAINAGE & UTILITY EASEMENT

EXISTING 25' DRAINAGE & UTILITY EASEMENT

44' FL-FL

80' ROW

Refer to Sheet 19 for Plan and Profile of Intrasite Stormline B-5

Refer to Sheet 19 for Plan and Profile of Intrasite Stormline B-6

Refer to Sheet 19 for Plan and Profile of Intrasite Stormline B-7

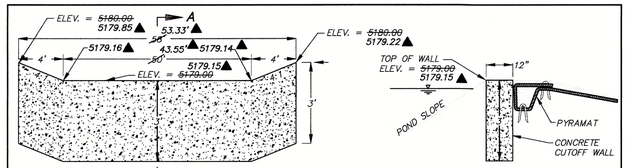
Refer to Sheet 18 for Plan and Profile of Intrasite Stormline B-8

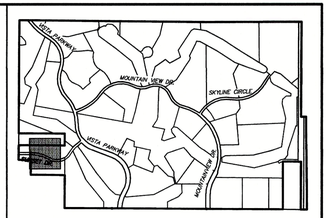
As-Built Volumes Pond B2

	ELEV.	CONTOUR AREA (AC)	INCREMENTAL VOLUME (AC-FT)	AS-BUILT VOLUME (AC-FT)	DESIGN VOLUME (AC-FT)
POND BOTTOM	5174.00	0.51		0	0.00
	5175.00	0.63	0.57	0.57	0.58
	5176.00	0.75	0.69	1.26	1.26
	5177.00	0.88	0.81	2.07	2.07
	5178.00	1.00	0.94	3.01	3.01
	5179.00	1.14	1.07	4.08	4.07
	5180.00	1.29	1.21	5.30	5.27

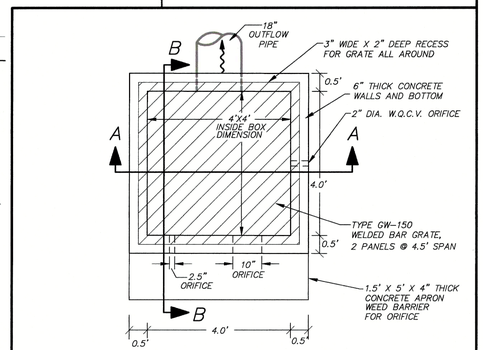
POND B2 SPILLWAY CREST WALL

NTS



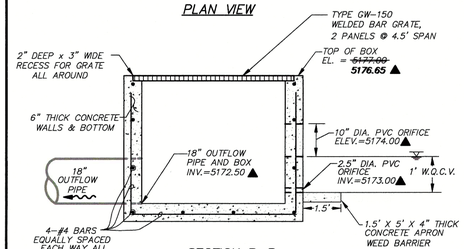


VICINITY MAP
SCALE: 1"=2000'

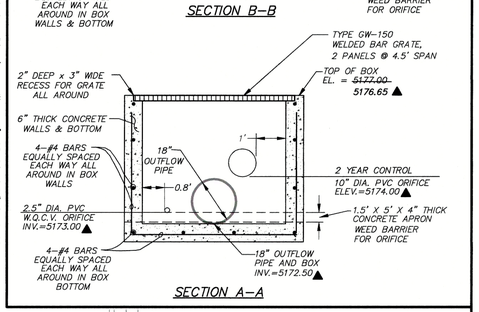


POND B2 OUTFALL STRUCTURE

PLAN VIEW



SECTION B-B



SECTION A-A

LEGEND

- Manhole
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Proposed Stormline
- Existing Stormline
- W — Water Service
- S — Sewer Service
- 10' Type 'R' Inlet
- 5' Type 'R' Inlet
- 5140 Existing Contours
- ROAD Proposed Grading

ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

▲ AS-BUILT BY
HURST & ASSOCIATES, INC.
6/21/06

72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.)
1-800-922-1987
GAS, ELECTRIC, TELEPHONE, CATV AND PANHANDLE EASTERN PIPELINE LOCATIONS

VISTA RIDGE

Pond B2 Detail Sheet As-Builts

SCALE	HOR. 1"=30' VERT. N/A
DESIGN/APPR.	TRL
DRAWN BY	DB
DATE	1/8/03
FILE	G:\21423\Stl Const\POND ASBUILTS\PondB2

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 106
Boulder, Colorado 80301

WELD COUNTY ROAD 3

EXISTING 8" S/L

EXISTING SMH-C16

EXISTING 8' UTILITY EASEMENT

EXISTING 5' UTILITY EASEMENT

EXISTING SMH-C15

EXISTING SMH-C14

EXISTING 8" W/L

CESSNA CT

EXISTING 6" W/L

FILING NO. 1D

EXISTING SB-11 5' TYPE 'R' INLET

EXISTING 20' DRAINAGE & UTILITY EASEMENT

EXISTING 24" HDPEP

EXISTING 10' UTILITY EASEMENT (TYP.)

EXISTING STA 11+32.29 R=30.00' 1-18" STL PLUG INV = 5127.10

EXISTING STMH SB-8 STA 7+50.93

EXISTING 24" HDPEP

Refer to Sheet 18 for Plan and Profile of Intrasite Stormline B-3

POND B3
DRY BOTTOM POND
100 YEAR WSEL=~~5133.69~~ 5133.65▲

100 YEAR WSEL ELEV. = 5133.65

EXISTING SB-12 F.E.S. STA 12+55.31 ELEV.=5125.0▲

55.39' SPILLWAY CONCRETE CREST WALL (ELEV.=5133.00) (SEE DETAILS SHEET)

100 YEAR WSEL

EXISTING 24" HDPEP

EX 24" HDPEP

INTRASITE STORM SEWER B-3

EXISTING 24" HDPEP

EXISTING SB-10 STMH STA 11+32.12

EXISTING SB-9 STMH STA 10+34.24

EXISTING 30' UTILITY EASEMENT

VISTA RIDGE GOLF COURSE TRACT 10A

#4 GREEN

#5 TEE

#5 TEE

#5 TEE

#5 TEE

VISTA RIDGE GOLF COURSE

PARCEL 30

EXISTING 10' UTILITY EASEMENT

8' CONCRETE GOLF CART PATH

FILING NO. 1E

EXISTING 5' UTILITY EASEMENT

TRACT B

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VICINITY MAP
SCALE: 1"=2000'

▲ AS-BUILT BY
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
7/9/03

LEGEND

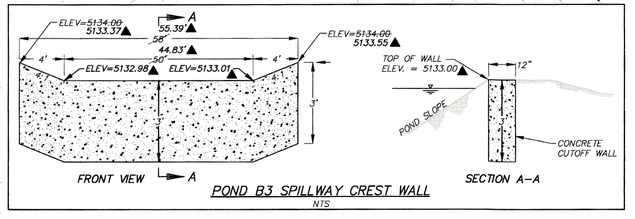
- Manhole
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Proposed Stormline
- Existing Stormline
- W — Water Service
- S — Sewer Service
- 10' Type 'R' Inlet
- 5' Type 'R' Inlet
- Existing Contours
- Proposed Grading

ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED

72 HOURS BEFORE YOU DIG
CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.)
1-800-922-1987
GAS, ELECTRIC, TELEPHONE, CATV AND PANHANDLE EASTERN PIPELINE LOCATIONS

As-Built Volumes Pond B3

	ELEV.	CONTOUR AREA (AC)	INCREMENTAL VOLUME (AC-FT)	AS-BUILT VOLUME (AC-FT)	DESIGN VOLUME (AC-FT)
POND BOTTOM	5125.00	0		0	0.00
	5126.00	0	0	0	0.01
	5127.00	0	0	0	0.06
	5128.00	0.05	0.02	0.02	0.15
	5129.00	0.20	0.12	0.14	0.32
	5130.00	0.36	0.28	0.42	0.59
	5131.00	0.46	0.41	0.83	0.98
	5132.00	0.58	0.52	1.35	1.51
	5133.00	0.84	0.71	2.06	2.11
	5134.00	1.12	0.98	3.04	2.72



POND B3 SPILLWAY CREST WALL
NTS

VISTA RIDGE
Pond B3 Detail Sheet
As-Builts

SCALE	HOR. 1"=30' VERT. N/A
DESIGN/APPR.	TRL
DRAWN BY	DB
DATE	3/13/03
FILE	G:\21423\Stl Const\POND ASBUILTS\PondB3

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4999 Pearl East Circle, Suite 100
Boulder, Colorado 80301

SHEET 30 OF 34

PRELIMINARY UTILITY REPORT
COLORADO NATIONAL GOLF MAINTENANCE FACILITY
VISTA RIDGE DEVELOPMENT PLAN AMENDMENT NO. 10
ERIE, COLORADO

Prepared For:
HGC Colorado National LLC
13878 Park Center Road, Suite 203N
Herndon, VA 20171

Prepared By:
Hurst & Associates, Inc.
1265 S. Public Road, Suite B
Lafayette, CO 80026

Job Number 2682-2
July 24, 2025

ENGINEER'S CERTIFICATION

I hereby certify that this Preliminary Utility Report for the design of Vista Ridge Development Plan Amendment No. 10 was prepared by me (or under my direct supervision) in accordance with the provisions of the *Town of Erie Standards and Specifications* for the owners thereof. I understand that the Town of Erie does not and will not assume liability for drainage facilities designed by others, including the designs presented in this report.

[redacted]

TOWN ACCEPTANCE

This report has been reviewed and found to be in general compliance with the *Town of Erie Standards and Specifications for Design and Construction* and other Town requirements. **THE ACCURACY AND VALIDITY OF THE ENGINEERING DESIGN, DETAILS, DIMENSIONS, QUANTITIES, AND CONCEPTS IN THIS REPORT REMAINS THE SOLE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON**.

Accepted by: _____ _____

Town Engineer Date

TABLE OF CONTENTS

Introduction

Wastewater

Water System

Vicinity Map

Wastewater Calculations ..... Appendix A

Water Calculations ..... Appendix B

Maps ..... Appendix C

INTRODUCTION

Vista Ridge is an existing 935-acre mixed use residential, commercial, and golf course community located within Sections 32 and 33, Township 1 South, Range 68 West and within Erie, Colorado. Vista Ridge Development Plan Amendment No. 10 (VRDPA10) is changing the land use of Planning Area 1-2 North from Residential Estate to Golf Course Maintenance and renaming it Planning Area 10-9. The planning area being revised is located at the northeast corner of the intersection of Bonanza Drive and Sunset Drive.

WASTEWATER

Wastewater service for the planned maintenance facility will be provided through the Town of Erie's wastewater system. An existing 10-inch sewer main is located approximately 500 east of the site on adjoining Parcel 27A of the Vista Ridge Master Final Plat. Sewer service will be extended across said Parcel 27A to the project site. The anticipated wastewater flows will be similar to a single-family residence. More specific wastewater flow calculations will be submitted with the site plan submittal. See **Appendix A** for the wastewater calculations.

	Existing Land Use			Proposed Land Use			Reduction	
Planning Area	# of Lots	Average Daily Demand (gal/day)	Peak Flow (gpd)	# of Lots	Average Daily Demand (gal/day)	Peak Flow (gpd)	Average Daily Demand (gal/day)	Peak Flow (gpd)
10-9	1	261	1,044	1	261	1,044	-	-

WATER SYSTEM

VRDPA10 is within pressure zone 4 of the Town of Erie's Water System Master Plan. Existing 12-inch water mains run along the southern property line in Sunset Drive and western property line in Bonanza Drive. Irrigation and domestic water taps will be installed from the existing 12-inch water lines. See **Appendix B** for the domestic water demand calculations. It is assumed for this Phase 1 utility report that water demand will be similar to a single-family residence. More specific demand calculations will be submitted with the site plan submittal.

APPENDIX A
WASTEWATER CALCULATIONS

WASTEWATER ANALYSIS

Existing Land Uses

Planning Area 10-9 (Parcel 2A)

Outfalls to Existing 8-inch Sewer Main Near Planning Area 2-8

Estate Residential Land Use									
Planning Area	**Allowable # of Lots**	Persons per Residence	Total Residents	Residential Average Unit Wastewater Flow Rate (gal/cap/day)	**Average Daily Demand** (gal/day)	Average Daily Demand (cfs)	Peaking Factor	**Peak Flow** (gpd)	Peak Flow (MGD)
10-9	**1**	2.9	2.9	90	**261**	0.0004	4.0	**1,044**	0.0010
Note : With VRDPA10, Planning Area 1-2 North is renamed Planning Area 10-9.									
Total Peak Flows From Existing Land Uses =					**261**	**gal/day**		**1,044**	**gal/day**

Proposed Land Uses

Planning Area 10-9 (Parcel 2A)

Outfalls to Existing 8-inch Sewer Main Near Planning Area 2-8

Golf Course Maintenance Facility Land Use									
Planning Area	**Allowable # of Lots**	Persons per Residence	Total Residents	Residential Average Unit Wastewater Flow Rate (gal/cap/day)	**Average Daily Demand** (gal/day)	Average Daily Demand (cfs)	Peaking Factor	**Peak Flow** (gpd)	Peak Flow (MGD)
10-9	**1**	2.9	2.9	90	**261**	0.0004	4.0	**1,044**	0.0010
Note : With VRDPA10, Planning Area 1-2 North is renamed Planning Area 10-9.									

Note : Proposed Maintenance Facility is analyzed using single family residential. Single building with bathroom is the only wastewater proposed.

Total Peak Flows From Existing Land Uses =	**261**	**gal/day**	**1,044**	**gal/day**

Wastewater Reductions Due to Land Use Changes =	**0**	**gal/day**	**0**	**gal/day**

APPENDIX B
WATER CALCULATIONS

WATER DEMAND ANALYSIS

Pressure Zone 4

Planning Area	**# of Lots**	Persons per Residence	Total Residents	Residential Average Demand (gal/cap/day)	Max. Day Demand (gpd/SFE)	Peak Hour Max Day Flow Ratio	**Average Daily Demand** (gal/day)	Average Daily Demand (gpm)	Maximum Daily Demand (gal/day)	**Maximum Daily Demand** (gpm)	Maximum Hourly Demand (gal/day)	Maximum Hourly Demand (gpm)	Required Fire Flow (gpm)	Max Day + Fire Flow (gpm)
10-9	**1**	2.9	2.9	140	1,000	2	**406**	0.3	1,000	**0.7**	2,000	1.4	1,500	1,501

Note : With VRDPA10, Planning Area 1-2 North is renamed Planning Area 10-9.

System Design Requirements

Minimum Residual Pressure	40 psi
Minimum Fire Flow Residual Pressure	20 psi

APPENDIX C
MAPS

BONANZA DRIVE (WCR 3)

VISTA RIDGE MAINT. FACILITY 1 BUILDING (VRDPA10) PLANNING AREA 10-9

VISTA RIDGE PARCEL 2A

EX. RESIDENCE

350 COUNTY ROAD 3

370 COUNTY ROAD 3

FIRE HOUSE

EX. SAN MH

EX. 8" S/L

EX. 12" W/L

PYER COURT

VISTA RIDGE GOLF COURSE

EX. POND B3

VISTA RIDGE FILING 1A

EX. F.H.

SUNSET DRIVE

EX. POND B2

SUNSET STREET

SUNSET WAY

VISTA RIDGE FILING 6

VISTA RIDGE FILING 1C

ROW

VISTA RIDGE PARCEL 27A PLANNING AREA 2-8 3 SINGLE FAMILY RESIDENTIAL LOTS

VISTA RIDGE PLANNING AREA 2-11 3 SINGLE FAMILY RESIDENTIAL LOTS

CO. NATIONAL GOLF CLUB

SMH-A1

W/L CONNECTION POINT

EX. POND B1

BLUE SKY AT VISTA RIDGE

VISTA RIDGE PARCEL 30 PLANNING AREA 2-12 25 SINGLE FAMILY RESIDENTIAL LOTS

VISTA RIDGE FILING 1E

VISTA PARKWAY

MOUNTAIN VIEW DRIVE

VISTA RIDGE FILING 1I

LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- W — Water Service
- S — Sewer Service
- FS — Fire Service
- G — Existing Gas Line
- E — Ex. Underground Electric
- OHE — Ex. Overhead Electric
- FO — Existing Fiber Optic
- T — Existing Telephone Line
- TV — Existing Cable TV Line

0 100' 200'

SCALE: 1" = 100'

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811

ASK ELECTRIC, TELEPHONE, CATV AND PIPELINE OPERATORS FOR LOCATIONS

NO.	REVISIONS	DATE
1		

NOT FOR CONSTRUCTION

HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

VISTA RIDGE GOLF COURSE ERIE, COLORADO

DEVELOPMENT PLAN AMENDMENT 10 UTILITY PLAN

PREPARED FOR:
VISTA RIDGE DEVELOPMENT CORPORATION

JOB NUMBER:	2142-3
DRAWN BY:	JR
DESIGNED BY:	TA
DATE:	7/24/2025
SCALE:	1" = 100'
SHEET NO:	1

LAST SAVED: 7/24/2025 1:33 PM

G:\2142\Parcels 27A & 30\Overall Drainage & Utility\2142-VRDPA10-Mu.dwg

VISTA RIDGE

Development Plan Amendment No. 10

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
2.1 ACRES
PDA-000xxx-2025

LEGAL DESCRIPTION

VISTA RIDGE MASTER FINAL PLAT, 2ND AMENDEMENT. TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

DEVELOPMENT PLAN AMENDMENT #1

1 - Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 3, adjusted Parcels 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-7, 2-8, 2-9, 10-1, 10-7, and 10-9.

DEVELOPMENT PLAN AMENDMENT #2

1 - Clarification that the Vista Ridge Development Plan No. 2793940 recorded on 9/15/2000 with Minor Amendment No. 1 recorded at Reception No. 2928673 on 2/27/2002 shall be used exclusively from now on.
2 - Redefined "Encroachments".
3 - Redefined "Alternative Development Standards".

DEVELOPMENT PLAN AMENDMENT #3

1 - Revised Article VI, Section B.4, Permitted Signs in Residential Planning Areas, and B.5, Permitted Signs in Convenience Commercial and Commercial Planning Areas.
2 - Added Article VI, Section B.6, Permitted Signs in Planning Areas abutting State Highway 7.

DEVELOPMENT PLAN AMENDMENT #4

1 - Added Commercial Planning Area, PA 7-5, (14.4 acres) to the Development Plan.
2 - Reduced Open Space Planning Area, PA 8-5, by 3.3 acres (previous Sheridan Pkwy ROW).
3 - Illustrated Ridge View Drive in PA 7-3 and North of PA 7-5.

DEVELOPMENT PLAN AMENDMENT #5

1 - Planning Area 5-3, Land Use Regulations Article V, Section F (Medium / High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 5-3 and shall NOT apply to any other planning areas within the PD.

DEVELOPMENT PLAN AMENDMENT #6

1 - Added Medium-High Density Residential, High Density Residential and Multi-family Residential as a Permitted Use to Planning Area 7-3.
2 - Residential Uses within Planning Area 7-3 shall be limited to two areas.
3 - Added 200 dwelling units permitted in Planning Area 7-3.
4 - Planning Area 7-3, Land Use Regulations Article V, Section F (Medium / High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.
5 - Single Family Detached Residential Uses in Planning Area 7-3, Land Use Regulations Article V, Section F 4.b shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.

DEVELOPMENT PLAN AMENDMENT #7

1 - Added Medium Density Multi-family Residential and Age Restricted Housing as Permitted Uses to Planning Area 7-2A.
2 - Planning Area 7-2A, Land Use Regulations Article V, shall be amended regarding building height, density, parking requirements and setbacks. The noted amendments shall only apply to Planning Area 7-2A and shall NOT apply to other planning areas within the PD.

DEVELOPMENT PLAN AMENDMENT #8

1 - Replaced Permitted Uses in Planning Area 7-4 with Medium-High Density Residential.
2 - Revised the total permitted Dwelling Units in Planning Area 2-8 from 16 to 3.
3 - Added new Planning Area 2-11 to the Vista Ridge PD with Dwelling Unit allowance of up to 3 dwelling units.

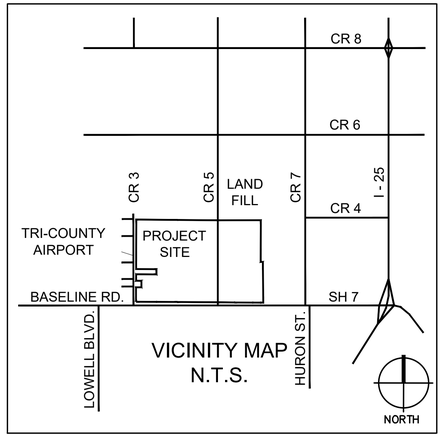
DEVELOPMENT PLAN AMENDMENT #9

1 - Added High Density Multi-family Resdiential as Permitted Use to Planning Area 7-1.
2 - Planning Area 7-1, Land Use Regulation Article V, shall be amended regarding building height and density. The noted amendments shall only apply to Planning Area 7-1 and shall not apply to other Planning Areas within the PD.

DEVELOPMENT PLAN AMENDMENT #10

1 - Revise 1-2 North, Estate Residential, to new Planning Area 10-9, Golf (Golf Course Maintenance). Remove 4 Dwelling Units from Estate Residential.
2 - Remove Maintenance Area label from Planning Area 2-10 on the plan.
3 - Revise Planning Area 1-2 South to Planning Area 1-2.

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PD AMENDMENT TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTION FOR THE PUD OVERLAY ZONING DISTRICT.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

_____
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #

PLANNING COMMISSION CERTIFICATE

THIS PD AMENDMENT WAS REVIEWED BY THE PLANNING COMMISSION ON THE _____ DAY OF _____, 20___ .

_____
CHAIRPERSON DATE

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20___ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

_____WELD COUNTY
CLERK AND RECORDER

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PD AMENDMENT IS TO BE KNOWN AS THE "VISTA RIDGE PD AMENDMENT #10" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____ _____ , 20____.

_____
MAYOR
ATTEST

_____
TOWN CLERK

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

THIS PD AMENDMENT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____ , 20____.

_____
PLANNING AND DEVELOPMENT DIRECTOR

CIVIL ENGINEERING
PLANNING
SURVEYING
HURST
1265 S. Public Road
Suite B
Lafayette, CO 80026
www.hurst-assoc.com

APPLICANT/ PROPERTY OWNER: HCC Colorado National LLC, 13873 Park Center Road, Suite 203N, Herndon, VA 20171

VISTA RIDGE
DEVELOMENT PLAN AMENDMENT #10
Erie, Colorado

DRAWN BY: BD
APPROVED BY: BB
DATE: 06-06-2025
REVISIONS:

SHEET TITLE
COVER SHEET

SHEET NUMBER
SHEET 1 OF 3

VISTA RIDGE

Development Plan Amendment No. 10

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
2.1 ACRES
PDA-000xxx-2025

ARTICLE V - LAND USE REGULATIONS

L. Golf Planning Area

A. Uses Permitted by Right
1. Private or public golf course
2. Driving Range
3. Clubhouse
4. Golf Course Maintenance (Planning Area 10-9)

B. Accessory Uses
1. Accessory uses shall be those uses and structures naturally and normally incidental to the uses by right listed above.

C. Development Standards
1. Development regulations and standards will be specifically established for club use and recreational facilities through the Site Improvement Plan review process.
2. Golf Course Maintenance (Planning Area 10-9) only:
   a.

Building Setbacks	Principal	Accessory
Front	20'	30'
Street Side	20'	20'
Interior Side	10'	5'
Rear	20'	5'

   b. Maximum Height 30' 30'
   c. Development and Design Standards for Light Industrial development in UDC Section **10-6-9 - Aviation, manufacturing and light industrial use categories and design standards,** shall also apply.

CIVIL ENGINEERING
PLANNING
SURVEYING
HURST
1265 S. Public Road
Suite B
Lafayette, CO 80026
[redacted]
www.hurst-assoc.com

APPLICANT/ PROPERTY OWNER: HCC Colorado National LLC
13873 Park Center Road, Suite 203N
Herndon, VA 20171
[redacted]

VISTA RIDGE
DEVELOMENT PLAN AMENDMENT #10
Erie, Colorado

DRAWN BY: RD
APPROVED BY: BB
DATE: 06-06-2025
REVISIONS:

SHEET TITLE
DEVELOPMENT GUIDE

SHEET NUMBER
SHEET 2 OF 3

VISTA RIDGE

Development Plan Amendment No. 10

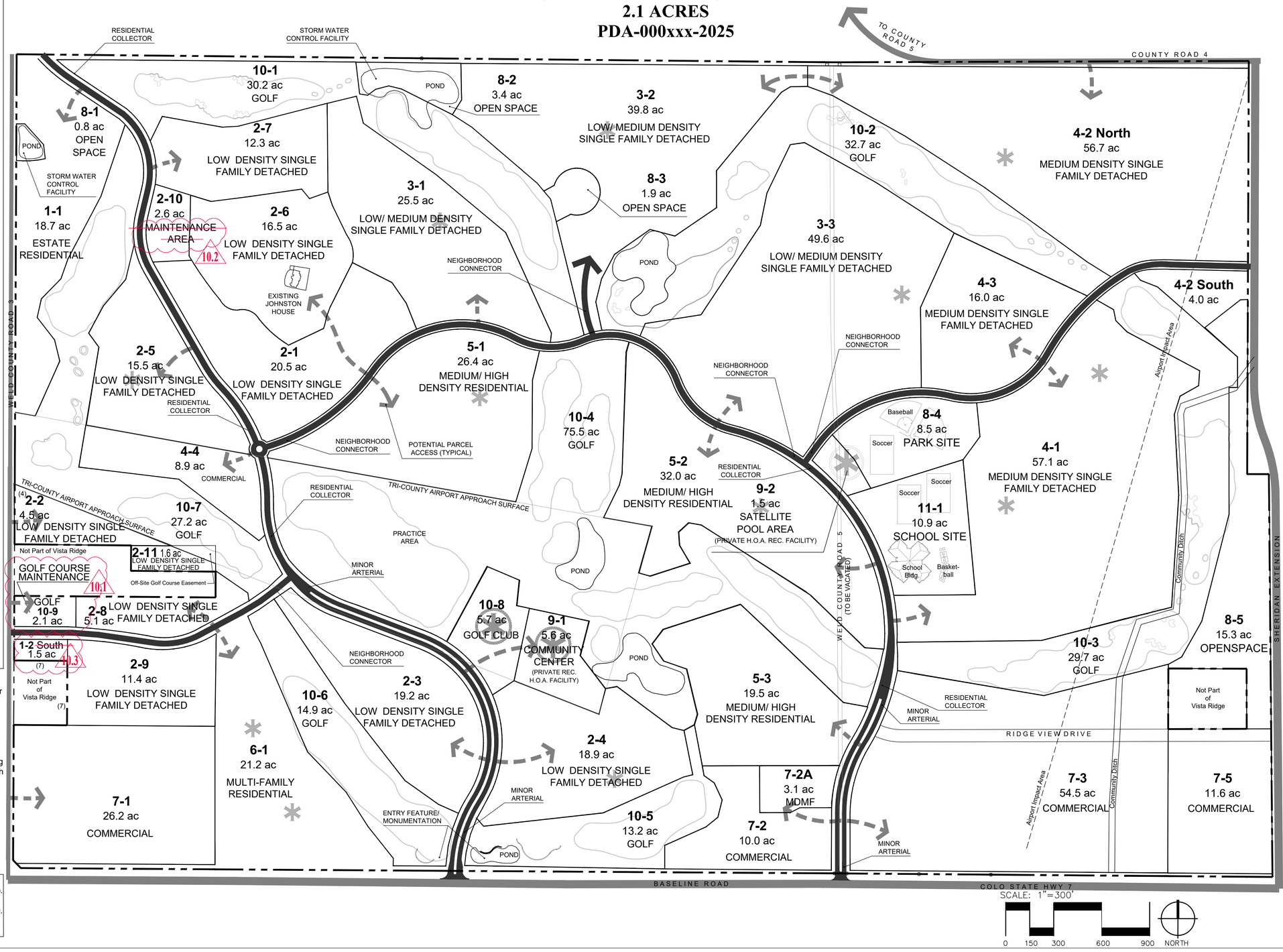
PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
2.1 ACRES
PDA-000xxx-2025

LAND USE	Net Acre	Du/Ac	Units (1)
Estate Residential			
1-1	18.7	2	33(8)
1-2 North	2.1	2	4
1-2 South	1.5	2	3
10.1 Total	~~22.3~~ 20.2		~~40~~ 36
Low Single Family Detached			
2-1	20.5	3	72(8)
2-2 (see note **4** below re: units)	4.5	3	14
2-3	19.2	3	46(8)
2-4	18.9	3	46(8)
2-5	15.5	3	34(8)
2-6	16.5	3	50
2-7	12.3	3	43(8)
2-8	5.1	3	3
2-9	11.4	3	41(8)
2-10	2.6	3	0
2-11	1.6	3	3
Total	128.1		352
Low / Medium Single Family Detached			
3-1	25.5	4	100(8)
3-2	39.8	4	143(8)
3-3	49.6	4	199(8)
Total	114.9		442
Medium Single Family Detached			
4-1	57.1	5	236(8)
4-2 North	56.7	5	213(8)
4-2 South	4.0	5	10
4-3	16.0	5	52(8)
4-4	8.9	5	34
Total	142.7		545
Medium / High Residential			
5-1	26.4	8	90(8)
5-2	32.0	8	162 (8)
5-3	19.5	8	124 (8)
Total	77.9		376
Multi-Family Residential			
6-1	21.2	16	408
Medium Density Multi-Family			
7-2A	3.1		64 (10)
Commercial			
7-1	26.2		267
7-2	10.0		0
7-3	54.5		200 (9)
7-4	8.9		0
7-5	14.4		0
Total	114.0		467
10.1 **Development Total**	~~624.2~~ 622.1		(3) (6)
Open Space			
8-1	0.8		
8-2	3.4		
8-3	1.9		
8-4	8.5		
8-5	15.5		
Total	30.1		
9-1 **Community Center (H.O.A.)**	5.6		
9-2 **Satellite Pool (H.O.A.)**	1.5		
Total	7.1		
Golf			
10-1	30.2		
10-2	32.7		
10-3	29.7		
10-4	75.5		
10-5	13.2		
10-6	14.9		
10-7	27.2		
10-8 (Golf Club)	5.7		
10-9 (Golf Course Maintenance)	2.1		
Total	~~229.1~~ 231.2		
10.1			
11-1 **School Site**	10.9		
R.O.W. / Infrastructure	43.0		
Other Acreage	326.1		
Property Total	935.5		

(1) Units based on Net Area of Planning Areas.
(2) Golf Layout is preliminary, location may require minor realignment at the time of final development plans.
(3) Maximum number of units is 2,494
(4) This parcel includes one additional residential unit plus 14 proposed units.
(5) Layout of school and park sites are illustrative and subject to change.
10.1 **(6)** The neighborhood connector roadway within planning 10-9 area ~~1-2~~ shall be located a minimum of 150 feet north of the subject area southerly boundary.
(7) The minimum building setback of the southerly property line of area 1-2 and the westerly property line of area 2-9 shall be fifty (50) feet.
(8) Units approved on recorded final plat for each Planning Area.
(9) 200 units total for Planning Area 7-3.

REVISION BLOCK

10.1 1 - Revise 1-2 North, Estate Residential, to new Planning Area 10-9, Golf (Golf Course Maintenance). Remove 4 Dwelling Units from Estate Residential.
10.2 2 - Remove Maintenance Area from Planning Area 2-10.
10.3 3 - Revise 1-2 South to Planning Area 1-2.



CIVIL ENGINEERING
PLANNING
SURVEYING

HURST
1265 S. Public Road
Suite B
Lafayette, CO 80026
[redacted]
www.hurst-assoc.com

APPLICANT/ PROPERTY OWNER: HGC Colorado National LLC, 13873 Park Center Road, Suite 203N, Herndon, VA 20171

#10
VISTA RIDGE
DEVELOMENT PLAN AMENDMENT #10
Erie, Colorado

DRAWN BY: RD
APPROVED BY: BB
DATE: 06-06-2025
REVISIONS:

SHEET TITLE
DEVELOPMENT PLAN

SHEET NUMBER
SHEET 3 OF 3

Ben Rickenbacker
7835 S Logan St
Littleton, CO 80122
rickebb2000@yahoo.com
(502) 741-4323

July 15, 2025

[redacted]
TJC Limited
8571 E Hampden Ave, suite B10
Denver, CO 80231

Re: Heritage Golf Group. Erie, CO

Dear Mr. Allen,

Per your request I have completed the inspection and assessment of the site referenced above. I have taken measurements and performed a field inspection to support the attached report.

The trees are numbered 1- 13. I have found thirteen (13) trees that fall under the Town of Erie tree preservation requirements.

All trees listed in this report were tagged with aluminum nursery tags with corresponding numbers on the north side of the tree, unless otherwise noted, at approximately four and one half (4.5) feet above grade. The trees are numbered one (1) to thirteen (13). The inventory was conducted working east to west starting from the southeast area of the property.

My opinions are based on current health rating systems, included in the 9th edition of the "Guide for Plant Appraisal" authored by the Counsel of Tree and Landscape Appraisers, and "Plant Health Care for Woody Ornamentals", authored by John Lloyd, published by the International Society of Arboriculture.

If you have any questions concerning this report please feel free to contact me at 502-741-4323 or [redacted].

Regards,

[redacted]

Certificate of Tree Inspection

Premises: Northeast corner of Bonanza Drive and Sunset Drive, Erie, CO

I, [redacted] certify, to the best of my knowledge and belief,

1) That the statements of fact contained in this Tree Inspection Report are true and correct

2) That the appraisal analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and that they are my personal, unbiased professional analysis, opinions and conclusions

3) That I have no present or prospective interest in the plant(s) or property that is the subject of this Tree Inspection Report, and that I have no personal interest or bias with respect to the parties involved

4) That my analysis, opinions, and conclusions were developed, in this plant condition report has been prepared in conformity with the 9th edition of "Guide for Plant Appraisal" authored by the Council of Tree and Landscaped Appraisers, and "Plant Healthcare for Woody Ornamentals", authored by John Lloyd.

5) That my tree inspection report is based on the information known to me at the time and date of inspection. If more information is disclosed, I may have further opinions. This survey is by no means a tree risk assessment which requires more thorough inspection and may warrant a root collar excavation and/ or aerial inspection of the tree.

6) That, as a result of my examinations, investigations, and analyses of the plant(s) and all of the date pertinent thereto, and in light of my experience, the current conditions of the inspected plant(s), as of July 13th , 2025 true and accurate.

[redacted]

This Landscape Inspection
and Inventory
is for the landscape and materials
located on the property:
Northeast of
Bonanza Drive and
Sunset Drive
Erie, CO
and cannot be used for any other
purpose,
or any other landscape plant
material without further inspection by

[redacted]

Heritage Golf Group
Sunset Drive and Bonanza Drive
Erie, CO

[redacted]
TJC Limited
8571 E Hampden Ave, suite b10
Denver, CO 80231

Assignment: To investigate, inspect, assess the condition of, and inventory the trees located on the above-named property for the purpose of complying with the requirements of the Town of Erie Tree Preservation Code.

Observation of General Conditions: The trees on the above-named property or located throughout the property, including planted landscapes and natural areas.

Tree species are deciduous and coniferous. It includes planted and seeded plants. Species include four species: Scotts Pine (*Pinus sylvestris*), Littleleaf Linden (*Tilia cordata*), Green Ash (*Fraxinus pennsylvanica*), and Northern Catalpa (*Catalpa speciosa*).

Method: I performed the inventory on July 13th, 2025. The tree locations were estimated from the Google Maps aerial photo where the area to be surveyed was called out. All trees were measured with a diameter tape or tree caliper at four- and one-half feet (4.5) above grade except those smaller than eight (8) inch caliper were measured one (1) foot above grade unless noted otherwise in the report.

All trees were tagged with an aluminum nursery tag with the identifying number. The inventory was conducted working east to west starting from the southeast area of the property. All tags were attached to the trees on the north side of the trees at approximately four- and one-half feet (4.5) above grade unless noted otherwise in the report.

Analysis: All trees recorded in this report were measured in accordance with nationally accepted standards. The condition rating of each tree is based on current health structure and growing conditions at time of inspection. This report also identifies trees that are either dead, or in such a state of decline that they have no chance of survival. This survey is by no means a tree risk assessment which requires more thorough inspection and may warrant a root collar excavation and/ or aerial inspection of the trees. The following two (2) pages in the report contain a breakdown of each tree, identification number, size, and condition factor.

Heritage Golf Group
Sunset Drive and Bonanza Drive
Erie, CO

[redacted]
TJC Limited
8571 E Hampden Ave, suite b10
Denver, CO 80231

Survey begins in the southeast corner of the property and working to the west

#1 Scotts Pine (*Pinus sylvestris*), 11" diameter measured at 36" above grade due to branching, 81% condition factor. Tree has codominant stems at 40" above grade and the old leader is dead with new leaders now dominant. Tree has a stem girdling root on west side that should be removed. If tree is retained, it would require an 11-foot radius protected root zone.

#2 Scotts Pine (*Pinus sylvestris*), 7.5" diameter, 94% condition factor. Tree has a slight corrected lean to the east. If tree is retained, it would require an 8-foot radius protected root zone.

#3 Scotts Pine (*Pinus sylvestris*), 7" diameter, 94% condition factor. If tree is retained, it would require a 7-foot radius protected root zone.

#4 Littleleaf Linden (*Tilia cordata*), 4" diameter, 0% condition factor. Tree is dead with just a few green leaves on one branch and should not be retained.

#5 Littleleaf Linden (*Tilia cordata*), 5.5" diameter, 69% condition factor. Tre has some minor deadwood and is drought stressed. If tree is retained, it would require a 6-foot radius protected root zone.

The following 6 trees are Green Ash (*Fraxinus pennsylvanica).* These trees are all susceptible to Emerald Ash Borer (EAB) and if they are intended to be retained, I would highly recommend they be treated with a preventative insecticide. If they are not treated, then they will likely get infested with this insect and have very low chance of survival. EAB is spreading throughout the font range of Colorado and preventative insecticide treatments are the only known cure for this infestation.

#6 Green Ash (*Fraxinus pennsylvanica*), 12" diameter, 84% condition factor. Tree has some deadwood < 2" in diameter. If tree is retained, it would require a 12-foot radius protected root zone.

#7 Green Ash (*Fraxinus pennsylvanica*), 9.5" diameter, 81% condition factor. Tree is located in the right of way tree lawn. Tree has codominant stems at 10' above grade and has a capped irrigation line at base of tree. If tree is retained, it would require a 10-foot radius protected root zone.

#8 Green Ash (*Fraxinus pennsylvanica*), 7.5" diameter, 78% condition factor. If tree is retained, it would require an 8-foot radius protected root zone.

#9 Green Ash (*Fraxinus pennsylvanica*), 7.5" diameter, 72% condition factor. Tree is located in the right of way tree lawn. Tree has a trunk wound on southeast side and root damage likely from mowing operations. If tree is retained, it would require an 8-foot radius protected root zone.

#10 Green Ash (*Fraxinus pennsylvanica*), 8.5" diameter, 72% condition factor. Tree has a trunk wound on south side and ash bark beetle activity on upper trunk. If tree is retained, it would require a 9-foot radius protected root zone.

#11 Green Ash (*Fraxinus pennsylvanica*), 10" diameter, 78% condition factor. Tree has some trunk wounds from previous poor pruning cuts. If tree is retained, it would require a 10-foot radius protected root zone.

#12 Northern Catalpa (*Catalpa speciosa*), 4.5" caliper, 81% condition factor. Tree has hail damage on stems and leaves. Tree has gravel piled up around bas that should be removed. If tree is retained, it would require a 5-foot radius protected root zone.

#13 Northern Catalpa (*Catalpa speciosa*), 1" caliper, 88% condition factor. Tree has hail damage on stems. If tree is retained, it would require a 1-foot radius protected root zone.

Bonanza Dr
Skylane Dr
Sunset Dr
Sunset Dr
Sunset Dr
Sunset Dr
1
2
3
4
5
6
7
8
9
10
11
12
13

[redacted]

7835 S Logan St.
Littleton, CO 80122

[redacted]

AREAS OF EXPERTISE: Horticulture and Arboriculture Practices, Urban Forestry Team Management, Landscape Management, Consulting, Municipal Arboriculture, Tree Appraisals, Tree Inventory and Analysis, Tree Preservation Management, Insect and Disease Analysis, Plant Health Care

EXPERIENCE

City and County of Denver, *Forestry Operations Manager*
Denver, CO
March 2015-Present

- Manage and Train Forestry Crews
- Tree Risk Assessments and Tree Appraisals
- Tree Preservation
- Landscape Plan Review
- Capital Improvement Project Management
- Conduct City Wide Street Tree Inventory
- Coordinate Tree Plantings and Volunteer Projects
- Teach Community Forester Classes
- Public Relations
- Forestry Budget Management

Rickenbacker Arboriculture Consulting, *Consulting Arborist*
Littleton, CO
April 2010-Present

- Tree and Landscape Inventory and Analysis
- Tree Appraisals
- Tree Preservation Management
- Plant Health Care Recommendations

South Suburban Parks & Recreation District, *Forestry Supervisor*
Centennial, CO
September 2007-March 2015

- Managed and Trained Forestry Crews
- Maintained and Managed Tree Nursery
- Irrigation Installation and Maintenance
- Managed Snow Removal Operations
- Managed Grounds Maintenance for Trail Corridors
- Coordinated Tree Replacements and Volunteer Projects
- Public Relations
- GIS Tree Inventory Management
- Forestry Budget Management

Beaver Tree and Lawn Care, *Crew Foreman*
Richmond, VA
July 2005-April 2006

- Operated and conducted tree removal and pruning
- Advised sales division on price estimates
- Evaluated and diagnosed hazardous trees

Beechwood Trees and Gardens, *Crew Foreman*
Louisville, KY
Aug 2004-July 2005

- Designed and sold landscape projects
- Managed landscape installation and maintenance crews
- Tree removal and pruning using bucket truck and climbing techniques

Carl Ray Landscape Nursery, *Crew Foreman*
Louisville, KY
June 2003- May 2004

- Operated and conducted landscape installation and maintenance
- Landscape design for residential and commercial properties
- Operated tree spade trucks and other heavy equipment
- Pesticide and fertilizer management and application
- Maintained care for an 80-acre tree farm

Smithsonian Institution, *Plant Healthcare (PHC) Intern*
Washington, DC
May 2001- August 2001

- Daily scouting for landscape pests on Smithsonian grounds
- Recommended treatment methods and controls for various plant pests
- Pesticide and fertilizer management
- Practiced Integrated Pest Management (IPM)

Western Kentucky University, *Greenhouse/ Landscape Manager*
Bowling Green, KY
August 1999- December 2002

- Daily care of greenhouse and landscape plants
- Operated and conducted landscape installation and maintenance
- Operated skid loaders, tractors, and other heavy equipment
- Pesticide and fertilizer management and application

Overbrook Farm, *Horticulturalist/Tree Planter*
Lexington, KY
May 1998- August 1998, May 1999- August 1999

- Performed landscape installation and maintenance
- Operated tree spade trucks and other heavy equipment
- Pesticide and fertilizer management and application
- Tree and shrub installation and maintenance

EDUCATION

- Western Kentucky University, Bowling Green, KY, BS in Horticulture 2002
- ProGreen Expo 2007-2025
- ISA Annual Conference 2007-2024
- Partners in Community Forestry Conference 2015
- ArborMaster: Precision Tree Felling, Chainsaw, and Tree Climbing Methods

PRESENTATIONS AND PUBLICATIONS

- Taught ISA Certified Arborist preparation course: ProGreen Expo 2017-2025
- ProGreen Al Rollinger 50 Year Tree Study Presentation 2020
- Presenter at Tree Diversity Conference 2017
- Presenter at Colorado Master Gardeners Quarterly Conference 2017
- Author in Arborist News Publication 2010

PROFESSIONAL ORGANIZATIONS

- International Society of Arboriculture (ISA) -Rocky Mountain Chapter Member
- International Society of Arboriculture (ISA)- TREE Fund Liaison 2022-present
- Colorado Tree Coalition (CTC) Member- Champion Tree Committee Member

CERTIFICATIONS AND ACHIEVEMENTS

- ISA Board Certified Master Arborist/ Urban Forest Professional #KY-0612BM
- ISA Tree Risk Assessment Qualified (TRAQ)
- ASCA Tree and Plant Appraisal Qualified (TPAQ)
- Colorado Department of Agriculture Qualified Supervisor License- Categories: 206, 207, 110
- Kentucky Certified Nurseryman
- Appalachian Trail Thru-hike 2006
- Tour des Trees Participant 2019-2025

Vista Ridge PD Amend #10 (9) 1st Review

Development Review

To: Harry Brennan, Senior Planner
From: Chad Schroeder, P.E. , Development Engineering Supervisor
Date: September 11, 2025
Re: ZON2025-00003 Vista Ridge PD Amendment #10 (9) CO National Golf Club Maintenance Bldg 1st Review

Engineering Division Comments

The development review team has reviewed the applications for the Vista Ridge PD Amendment #10 (9) CO National Golf Club Maintenance Bldg for conformance with Town Standards and Specs.

The next step for the application is revision and resubmittal for another engineering review. Please make the appropriate revisions to the application materials and provide written response to address each written comment from the Town staff and referral agencies. All resubmittals shall be submitted via eTRAKiT.

1. The maintenance facility will need to connect to Town water and sanitary sewer. The sanitary sewer connection most likely will require sanitary sewer manholes or at least cleanouts. Public and/private easements may be required.

2. Drainage from the site should be sent to the detention pond on the property directly to the east. A drainage conformance letter will be required showing compliance with the master drainage plan for Vista Ridge.

3. Fuel and wash pads along with the chemical storage facility will require their own complaint containment / runoff systems.

4. At least the first 100 feet of the access(es) from the roadways to the site shall be paved.

5. A sidewalk shall be installed along the Bonanza Drive property frontage. The Town may require connection of the sidewalk all the way to the north to the sidewalk stub south of the fire station.

6. Right-of-Way (ROW) needs to be dedicated along Bonanza Drive for the 80-foot collector road requirement. The existing Bonanza Drive ROW is about 60 feet, thus the subject property would need to dedicate about 10 feet of ROW along the west property line.

The review process is a cumulative process and dependent on various criteria. We reserve the right to provide further comment(s) and request additional information.

Please contact me at 303-926-2876 or cschroeder@erieco.gov for further clarification. Staff would be happy to discuss the comments and answer any questions.

Sincerely,

Chad Schroeder, P.E. | Development Engineering Supervisor

Development Review, Public Works

Town of Erie

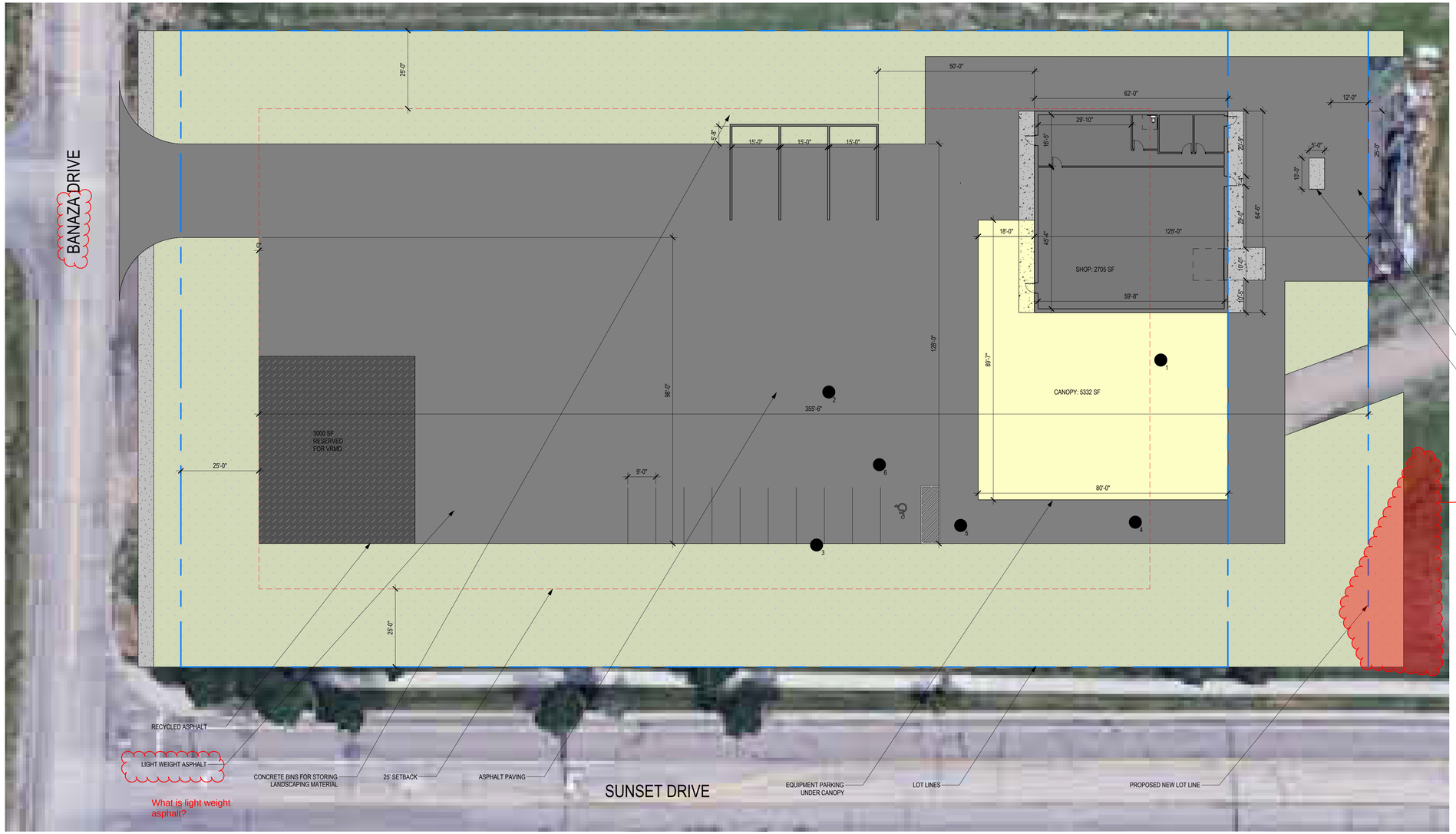
Street Address | P.O. Box 750 | Erie, CO 80516

Phone: 303-926-2876

www.erieco.gov | Facebook | Twitter | LinkedIn

Enhancing the quality of life by serving and building Erie with PRIDE.

Update Site Plan and setbacks per the PD changes



SITE DATA

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED
ZONING	LIST ZONE DISTRICT	I-1
PARCEL AREA AND LOT WIDTHS	APPROX. 68,386 SF; 1.50 ACRES	77,558 SF; 1.78 ACRES
PERMITTED USES	LIST PERMITTED USES	LIGHT INDUSTRIAL
BUILDING MAXIMUM HEIGHT	35'	18'-6"
MINIMUM BUILDING SETBACKS	FRONT: XX'; SIDES: XX'; REAR: XX'	FRONT: 25'; SIDES: 25'; REAR: 25'
MINIMUM PARKING SETBACKS	TBD	
MAXIMUM BUILDING COVERAGE	85%	7.53% APPROX.
BUILDING AREA		2,400SF APPROX.
PARKING	PER DEPARTMENT OF PLANNING SERVICES	10 SPACES
ADA PARKING		ONE ADA & ONE ADA VAN
BICYCLE PARKING		TBD
LOADING ZONE	1	1 LOADING SPACES
LANDSCAPE SURFACE RATIO	LIST REQUIREMENT	TBD

1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

NORTH

Applicant Information:

HERITAGE GOLF GROUP
2700 VISTA PKWY
ERIE, CO 80516

Project No.: 22-9__

Project Information:

COLORADO NATIONAL GOLF
2700 VISTA PKWY, ERIE, CO
March 05, 2025

Design-Build Contractor:

PROJECT
NORTH

dcb construction company, inc.
909 East 62nd Avenue • Denver, Colorado 80216 • [redacted]

Sheet Number: A100

Town of Erie Planning & Development
645 Holbrook Street
Erie, CO. 80516

September 2, 2025

Re: 1st Referral Review- SP2025-00003 PD Zoning Amendment CNGC- Maintenance Bld.

Mountain View Fire Rescue has no comments at this time for the zoning amendment.

More comments will follow based upon the final site plan/construction documents, including:

- Detail for above ground fuel tank- size, containment, emergency shut-offs
- Quantities and type of fertilizer being stored on site and where
- Site access and emergency access

Thank you.

Greg Wetzbarger, Fire Plan Reviewer/Inspector III
Mountain View Fire Rescue
3561 N. Stagecoach Road, Longmont, CO 80504
[redacted]

From: John Ehrhart <john@coloradols.com>
Sent: Thursday, August 28, 2025 3:24 PM
To: Development Referral
Cc: Harry Brennan; Doug Trettin
Subject: Re: 1st Referral Review - ZON2025-00003. PD Zoning Amendment, Colorado National Golf Club Maintenance Building (Vista Ridge SD)

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

No Comments on this one.

John P. Ehrhart, PLS
Ehrhart Land Surveying, LLC
Mapping the Future Together
303-828-3340

On Wed, Aug 6, 2025 at 1:07 PM Doug Trettin <dtrettin@erieco.gov> wrote:

> Hello,
>
> Please see the link for 1st Referral Review submittal documents on the above noted project:
>
> https://portal.laserfiche.com/Portal/Browse.aspx?id=311353&repo=r-a69d230a
>
> Referral Comments are due back by September 2, 2025. Staff DRT is scheduled for September 4, 2025.
>
> Please forward referral comments to developmentreferral@erieco.gov
>
> Please let me know if you have any questions. Thank you!

Colorado National Golf Club Maintenance Building Project – PD Zoning Amendment

Strategic Planning Division

To: Greg Bly
From: Josh Campbell, Senior Strategic Planner
Date: August 15, 2025
Re: ZON2025-00003 PD Zoning Amendment – Zoning

Strategic Planning Comments

The Strategic Planning Division, as part of the Planning & Development Department, has reviewed the application for the PD Zoning Amendment – Zoning for conformance with the 2024 Comprehensive Plan and the Town's commitment to increasing its livability, connectivity, and sustainability.

Land Use Conformance

Staff find that the application does partially conform with the Future Land Use Map designation of Residential – Low in the 2024 Comprehensive Plan. While the primary use of residential is not found within this application, the neighborhood-oriented service use does fall in alignment as a secondary use in context of the larger subdivision.

The review process is a cumulative process and dependent on various criteria. We reserve the right to provide further comment(s) and request additional information. Please contact me at (720) 955-2566 or jcampbell@erieco.gov for further clarification. Staff would be happy to schedule a virtual meeting to discuss the comments and answer any questions.

Sincerely,

Josh Campbell | Senior Strategic Planner
Planning & Development

Town of Erie
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516
Phone: 720-955-2566
www.erieco.gov | Facebook | Twitter | LinkedIn

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Memo

To: Harry Brennan, Senior Planner
From: Nick Wagner, Transportation Engineer
Date: September 4th, 2025
Subject: Vista Ridge PD Zoning Amendment – Golf Club Maintenance Building - Transportation Engineering Comments
CC: John Firouzi

Transportation Comments:

1. Continue sidewalk along Bonanza to continue to the North property line.

2. Include signage at driveway to note that off-road equipment is prohibited from driving on public roadways.

VISTA RIDGE

Development Plan Amendment No. 10 9

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
2.1 ACRES

~~PDA-000xxx-2025~~ ZON2025-00003

LEGAL DESCRIPTION

VISTA RIDGE MASTER FINAL PLAT, 2ND AMENDEMENT. TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

DEVELOPMENT PLAN AMENDMENT #1

1 - Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 3, adjusted Parcels 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-7, 2-8, 2-9, 10-1, 10-7, and 10-9.

DEVELOPMENT PLAN AMENDMENT #2

1 - Clarification that the Vista Ridge Development Plan No. 2793940 recorded on 9/15/2000 with Minor Amendment No. 1 recorded at Reception No. 2928673 on 2/27/2002 shall be used exclusively from now on.
2 - Redefined "Encroachments".
3 - Redefined "Alternative Development Standards".

DEVELOPMENT PLAN AMENDMENT #3

1 - Revised Article VI, Section B.4, Permitted Signs in Residential Planning Areas, and B.5, Permitted Signs in Convenience Commercial and Commercial Planning Areas.
2 - Added Article VI, Section B.6, Permitted Signs in Planning Areas abutting State Highway 7.

DEVELOPMENT PLAN AMENDMENT #4

1 - Added Commercial Planning Area, PA 7-5, (14.4 acres) to the Development Plan.
2 - Reduced Open Space Planning Area, PA 8-5, by 3.3 acres (previous Sheridan Pkwy ROW).
3 - Illustrated Ridge View Drive in PA 7-3 and North of PA 7-5.

DEVELOPMENT PLAN AMENDMENT #5

1 - Planning Area 5-3, Land Use Regulations Article V, Section F (Medium / High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 5-3 and shall NOT apply to any other planning areas within the PD.

DEVELOPMENT PLAN AMENDMENT #6

1 - Added Medium-High Density Residential, High Density Residential and Multi-family Residential as a Permitted Use to Planning Area 7-3.
2 - Residential Uses within Planning Area 7-3 shall be limited to two areas.
3 - Added 200 dwelling units permitted in Planning Area 7-3.
4 - Planning Area 7-3, Land Use Regulations Article V, Section F (Medium / High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.
5 - Single Family Detached Residential Uses in Planning Area 7-3, Land Use Regulations Article V, Section F 4.b shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.

DEVELOPMENT PLAN AMENDMENT #7

1 - Added Medium Density Multi-family Residential and Age Restricted Housing as Permitted Uses to Planning Area 7-2A.
2 - Planning Area 7-2A, Land Use Regulations Article V, shall be amended regarding building height, density, parking requirements and setbacks. The noted amendments shall only apply to Planning Area 7-2A and shall NOT apply to other planning areas within the PD.

DEVELOPMENT PLAN AMENDMENT #8

1 - Replaced Permitted Uses in Planning Area 7-4 with Medium-High Density Residential.
2 - Revised the total permitted Dwelling Units in Planning Area 2-8 from 16 to 3.
3 - Added new Planning Area 2-11 to the Vista Ridge PD with Dwelling Unit allowance of up to 3 dwelling units.

~~*DEVELOPMENT PLAN AMENDMENT #9*~~

1 - Added High Density Multi-family Resdiential as Permitted Use to Planning Area 7-1.
2 - Planning Area 7-1, Land Use R... amended regarding building height and density. The noted amendments shall only apply to Planning Area 7-1 and shall not apply to other Planning Areas within the PD.

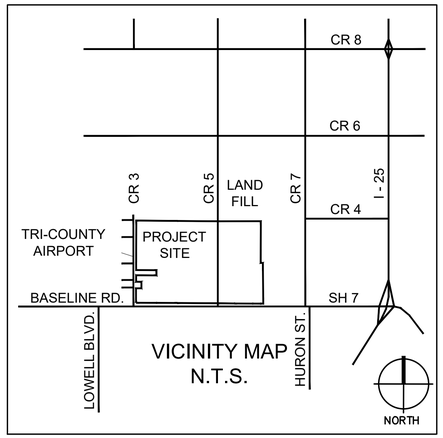
This application was withdrawn, so yours will become #9

DEVELOPMENT PLAN AMENDMENT ~~#10~~

1 - Revise 1-2 North, Estate Residential, to new Planning Area 10-9, Golf (Golf Course Maintenance). Remove 4 Dwelling Units from Estate Residential.
2 - Remove Maintenance Area label from Planning Area 2-10 on the plan.
3 - Revise Planning Area 1-2 South to Planning Area 1-2.

Replace with #9

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PD AMENDMENT TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTION FOR THE PUD OVERLAY ZONING DISTRICT.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

_____
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #

PLANNING COMMISSION CERTIFICATE

THIS PD AMENDMENT WAS REVIEWED BY THE PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.

This Signature Block can be removed

_____
CHAIRPERSON DATE

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20___ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

_____WELD COUNTY
CLERK AND RECORDER

~~BOARD OF TRUSTEES~~ APPROVAL CERTIFICATE

THIS PD AMENDMENT IS TO BE KNOWN AS THE "VISTA RIDGE PD AMENDMENT #10" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE ~~BOARD OF TRUSTEES~~ OF ERIE, COLORADO, HELD ON _____ _____, 20____.

_____
MAYOR
ATTEST

_____
TOWN CLERK

Replace with Town Council

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

THIS PD AMENDMENT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____, 20____.

This Signature Block can be removed

_____
PLANNING AND DEVELOPMENT DIRECTOR

CIVIL ENGINEERING
PLANNING
SURVEYING
HURST
1265 S. Public Road
Suite B
Lafayette, CO 80026
www.hurst-assoc.com

APPLICANT/ PROPERTY OWNER: HCC Colorado National LLC 13873 Park Center Road, Suite 203N Herndon, VA 20171

VISTA RIDGE
DEVELOMENT PLAN AMENDMENT #10
Erie, Colorado

DRAWN BY: BD
APPROVED BY: BB
DATE: 06-06-2025
REVISIONS:

SHEET TITLE
COVER SHEET

SHEET NUMBER
SHEET 1 OF 3

VISTA RIDGE

Development Plan Amendment No. 10

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
2.1 ACRES
PDA-000xxx-2025

ARTICLE V - LAND USE REGULATIONS

~~**L. Golf Planning Area**~~

P. Golf Course Maintenance Facility Area

We would rather not mess with the existing L. Golf Planning Area standards. Let's create a new area specifically for the Maintenance Facility.

A. Uses Permitted by Right
1. ~~Private or public golf course~~
2. ~~Driving Range~~
3. ~~Clubhouse~~
4. Golf Course Maintenance (Planning Area 10-9)

This description is too vague, let's list more specifically.

B. Accessory Uses
1. ~~Accessory uses shall be those uses and structures naturally and normally incidential to the uses by right listed above.~~ Accessory uses shall be those related to the maintenance operations of the Golf Course, specifically, material and vehicle/equipment storage - including either or outdoor and/or indoor (enclosed) storage, minor equipment repair, shed(s), garage(s) or other similar accessory structures.

C. Development Standards
1. ~~Development regulations and standards will be specifically established for club use and recreational facilities through the Site Improvement Plan review process.~~
2. Golf Course Maintenance (Planning Area 10-9) only:
   a. Building Setbacks

	Principal & Accessory	~~Accessory~~
Front	~~20'~~ 25'	30'
Street Side	~~20'~~ 25'	20'
Interior Side	~~10'~~ 25'	5'
Rear	~~20'~~ 25'	5'

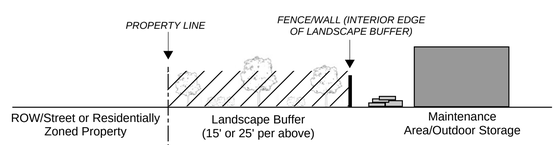
   b. Maximum Height 30' 30'
   c. Development and Design Standards for Light Industrial development in UDC Section **10-6-9 - Aviation, manufacturing and light industrial use categories and design standards,** shall also apply.

d. Minimum Landscaping Requirements in UDC Section 10-6-4-C shall apply.

e. Screening and Outdoor Storage Requirements - This section replaces the standards in UDC Section 10-6-4-E.8

1. Surfacing of an outdoor storage area shall be asphalt or concrete.
2. If the outdoor storage area is covered, then the covering shall be designed to be complimentary to the principal structure.
3. No materials may be stored in areas intended for required parking, vehicular or pedestrian circulation, loading zones and fire lanes, or the Landscape Buffer areas.
4. Outdoor storage areas shall be screened from view from all property lines and adjacent rights-of-way by a solid fence and/or wall of 6 feet. The fence/wall shall be design to match or be compatible with nearby Vista Ridge residential fencing/walls. This fence/wall must be on the interior edge of the Landscape Buffer as described below.
5. Materials may not be stored higher than the height of the fence/wall. Vehicles may exceed the height of the fence. Trailers, semi-trailers, cargo containers, shipping containers, walk-in coolers or similar containers may exceed the height of the fence, however, they shall not be stacked on top of each other in outdoor storage areas.
6. A landscape buffer shall be required on property lines adjacent to residentially zoned property and to property lines adjacent to street/ROW, as follows:
   A 25' Landscape Buffer from adjacent residentially zoned property
   A 15' Landscape Buffer from street/ROW

The Landscape Buffer may contain vegetation, plantings, rock, mulch, an earthen berm, and/or other landscaping ground cover. This buffer area may not contain outdoor storage of materials, vehicles, or equipment, and may not contain parking, drive aisles, or buildings. This buffer area may be used to satisfy other landscaping requirements in item d., above, including Right-of-Way landscaping or other minimum landscaping requirements.



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APPLICANT/ PROPERTY OWNER: HCC Colorado National LLC
13873 Park Center Road, Suite 203N
Herndon, VA 20171

VISTA RIDGE
DEVELOMENT PLAN AMENDMENT #10
Erie, Colorado

DRAWN BY: RD
APPROVED BY: BB
DATE: 06-06-2025
REVISIONS:

SHEET TITLE
DEVELOPMENT GUIDE

SHEET NUMBER
SHEET 2 OF 3

VISTA RIDGE

Development Plan Amendment No. 10

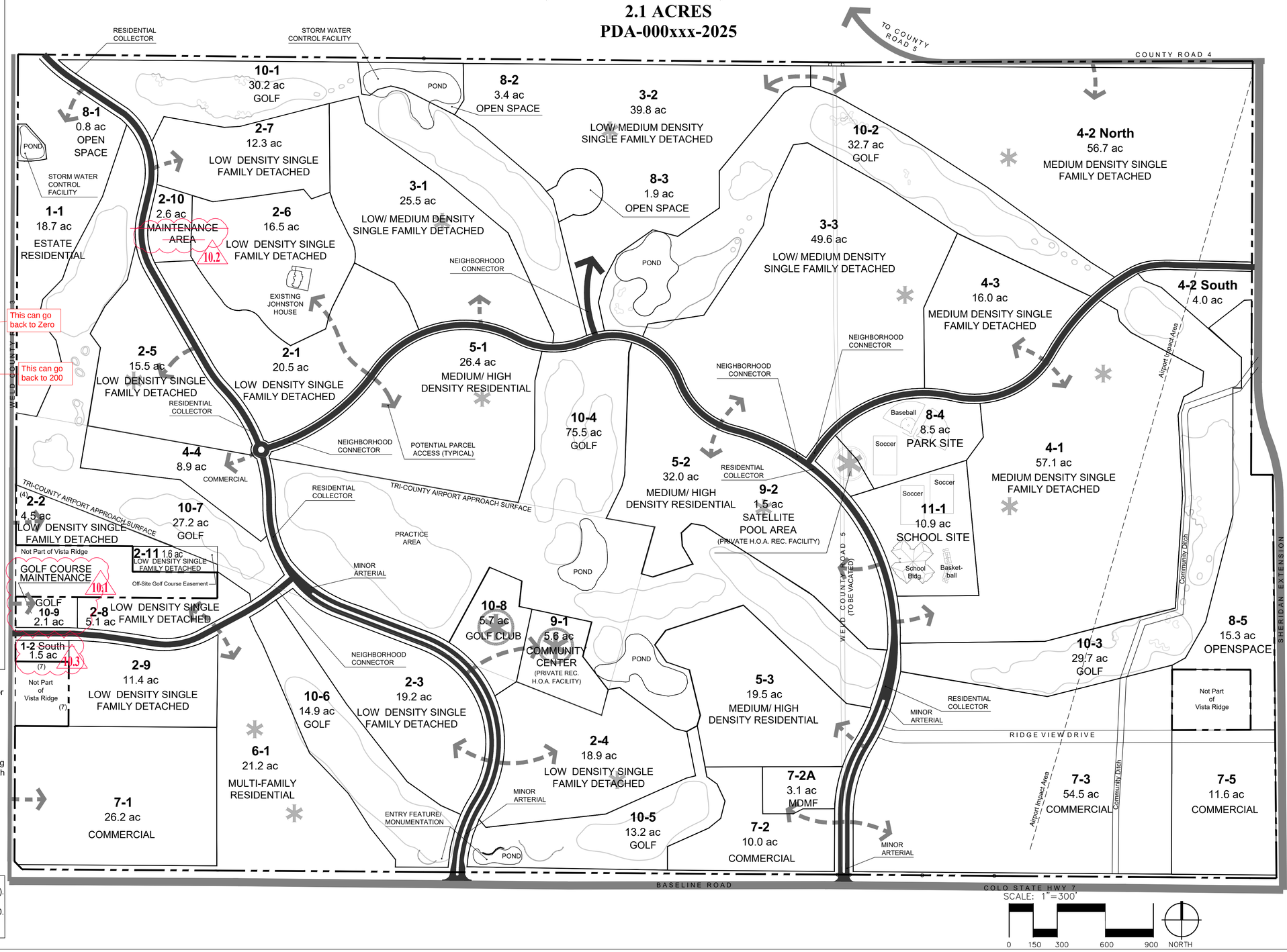
PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
2.1 ACRES
PDA-000xxx-2025

LAND USE	Net Acre	Du/Ac	Units (1)
Estate Residential			
1-1	18.7	2	33(8)
1-2 North	2.1	2	4
1-2 South	1.5	2	3
10.1 Total	~~22.3~~ 20.2		~~40~~ 36
Low Single Family Detached			
2-1	20.5	3	72(8)
2-2 (see note **4** below re: units)	4.5	3	14
2-3	19.2	3	46(8)
2-4	18.9	3	46(8)
2-5	15.5	3	34(8)
2-6	16.5	3	50
2-7	12.3	3	43(8)
2-8	5.1	3	3
2-9	11.4	3	41(8)
2-10	2.6	3	0
2-11	1.6	3	3
Total	128.1		352
Low / Medium Single Family Detached			
3-1	25.5	4	100(8)
3-2	39.8	4	143(8)
3-3	49.6	4	199(8)
Total	114.9		442
Medium Single Family Detached			
4-1	57.1	5	236(8)
4-2 North	56.7	5	213(8)
4-2 South	4.0	5	10
4-3	16.0	5	52(8)
4-4	8.9	5	34
Total	142.7		545
Medium / High Residential			
5-1	26.4	8	90(8)
5-2	32.0	8	162 (8)
5-3	19.5	8	124 (8)
Total	77.9		376
Multi-Family Residential			
6-1	21.2	16	408
Medium Density Multi-Family			
7-2A	3.1		64 (10)
Commercial			
7-1	26.2		267 ← This can go back to Zero
7-2	10.0		0
7-3	54.5		200 (9)
7-4	8.9		0
7-5	14.4		0
Total	114.0		467 ← This can go back to 200
10.1 **Development Total**	**624.2** ~~622.1~~		**(3) (6)**
Open Space			
8-1	0.8		
8-2	3.4		
8-3	1.9		
8-4	8.5		
8-5	15.5		
Total	30.1		
9-1 **Community Center (H.O.A.)**	5.6		
9-2 **Satellite Pool (H.O.A.)**	1.5		
Total	7.1		
Golf			
10-1	30.2		
10-2	32.7		
10-3	29.7		
10-4	75.5		
10-5	13.2		
10-6	14.9		
10-7	27.2		
10-8 (Golf Club)	5.7		
10-9 (Golf Course Maintenance)	2.1		
Total	~~229.1~~ 231.2		
10.1			
11-1 **School Site**	10.9		
R.O.W. / Infrastructure	43.0		
Other Acreage	**326.1**		
Property Total	**935.5**		

(1) Units based on Net Area of Planning Areas.
(2) Golf Layout is preliminary, location may require minor realignment at the time of final development plans.
(3) Maximum number of units is 2,494
(4) This parcel includes one additional residential unit plus 14 proposed units.
(5) Layout of school and park sites are illustrative and subject to change.
10.1 **(6)** The neighborhood connector roadway within planning 10-9 area ~~1-2~~ shall be located a minimum of 150 feet north of the subject area southerly boundary.
(7) The minimum building setback of the southerly property line of area 1-2 and the westerly property line of area 2-9 shall be fifty (50) feet.
(8) Units approved on recorded final plat for each Planning Area.
(9) 200 units total for Planning Area 7-3.

REVISION BLOCK

10.1 1 - Revise 1-2 North, Estate Residential, to new Planning Area 10-9, Golf (Golf Course Maintenance). Remove 4 Dwelling Units from Estate Residential.
10.2 2 - Remove Maintenance Area from Planning Area 2-10.
10.3 3 - Revise 1-2 South to Planning Area 1-2.



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APPLICANT/ PROPERTY OWNER: HGC Colorado National LLC, 13873 Park Center Road, Suite 203N, Herndon, VA 20171

#10
VISTA RIDGE
DEVELOMENT PLAN AMENDMENT #10
Erie, Colorado

DRAWN BY: RD
APPROVED BY: BB
DATE: 06-06-2025
REVISIONS:

SHEET TITLE
DEVELOPMENT PLAN

SHEET NUMBER
SHEET 3 OF 3

VISTA RIDGE

Development Plan Amendment No. 9

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
2.1 ACRES
ZON2025-00003

LEGAL DESCRIPTION

VISTA RIDGE MASTER FINAL PLAT, 2ND AMENDEMENT. TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

DEVELOPMENT PLAN AMENDMENT #1

1 - Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 3, adjusted Parcels 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-7, 2-8, 2-9, 10-1, 10-7, and 10-9.

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1 - Clarification that the Vista Ridge Development Plan No. 2793940 recorded on 9/15/2000 with Minor Amendment No. 1 recorded at Reception No. 2928673 on 2/27/2002 shall be used exclusively from now on.
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2 - Added Article VI, Section B.6, Permitted Signs in Planning Areas abutting State Highway 7.

DEVELOPMENT PLAN AMENDMENT #4

1 - Added Commercial Planning Area, PA 7-5, (14.4 acres) to the Development Plan.
2 - Reduced Open Space Planning Area, PA 8-5, by 3.3 acres (previous Sheridan Pkwy ROW).
3 - Illustrated Ridge View Drive in PA 7-3 and North of PA 7-5.

DEVELOPMENT PLAN AMENDMENT #5

1 - Planning Area 5-3, Land Use Regulations Article V, Section F (Medium / High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 5-3 and shall NOT apply to any other planning areas within the PD.

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5 - Single Family Detached Residential Uses in Planning Area 7-3, Land Use Regulations Article V, Section F 4.b shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.

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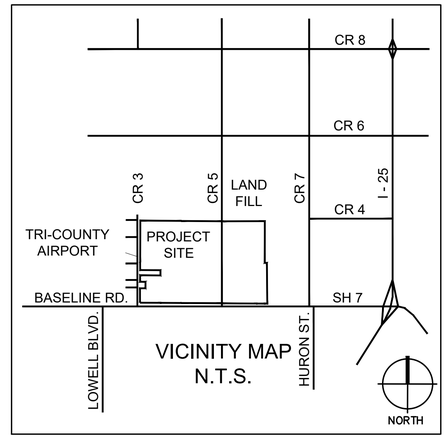
DEVELOPMENT PLAN AMENDMENT #8

1 - Replaced Permitted Uses in Planning Area 7-4 with Medium-High Density Residential.
2 - Revised the total permitted Dwelling Units in Planning Area 2-8 from 16 to 3.
3 - Added new Planning Area 2-11 to the Vista Ridge PD with Dwelling Unit allowance of up to 3 dwelling units.

DEVELOPMENT PLAN AMENDMENT #9

1 - Revise 1-2 North, Estate Residential, to new Planning Area 10-9, Golf Course Maintenance Facility Area. Remove 4 Dwelling Units from Estate Residential.
2 - Remove Maintenance Area labcl from Planning Area 2-10 on the plan.
3 - Revise Planning Area 1-2 South to Planning Area 1-2.

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PD AMENDMENT TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTION FOR THE PUD OVERLAY ZONING DISTRICT.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

_____
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #

TOWN COUNCIL APPROVAL CERTIFICATE

THIS PD AMENDMENT IS TO BE KNOWN AS THE "VISTA RIDGE PD AMENDMENT #9" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE TOWN COUNCIL OF ERIE, COLORADO, HELD ON _____ _____ , 20____.

_____
MAYOR
ATTEST

_____
TOWN CLERK

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20___ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

_____
WELD COUNTY CLERK AND RECORDER

CIVIL ENGINEERING
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1265 S. Public Road
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Lafayette, CO 80026
www.hurst-assoc.com

APPLICANT/ PROPERTY OWNER: Heritage Golf Group, 2700 Vista Parkway, Erie, CO 80516; Vista Ridge Development Corp.

VISTA RIDGE
DEVELOMENT PLAN AMENDMENT #9
Erie, Colorado

DRAWN BY: RD
APPROVED BY: BB
DATE: 09-22-2025
REVISIONS:

SHEET TITLE
COVER SHEET

SHEET NUMBER
SHEET 1 OF 3

VISTA RIDGE

Development Plan Amendment No. 9

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
2.1 ACRES
ZON2025-00003

ARTICLE V - LAND USE REGULATIONS

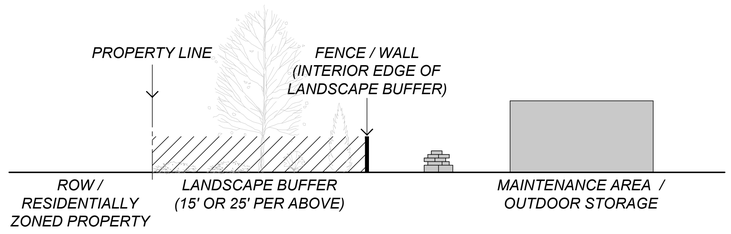
P. Golf Course Maintenance Facility Planning Area

A. Uses Permitted by Right
1. Golf Course Maintenance (Planning Area 10-9)

A. Accessory Uses
1. Accessory uses shall be those related to the maintenance operations of the Golf Course, specifically, material and vehicle/equipment storage - including either or outdoor and/or indoor (enclosed) storage, minor equipment repair, shed(s), garage(s) or other similar accessory structures.

C. Development Standards
1. Golf Course Maintenance (Planning Area 10-9):
   a. Building Setbacks — Principal & Accessory
      Front 25'
      Street Side 25'
      Interior Side 25'
      Rear 25'
   b. Maximum Height 30'
   c. Development and Design Standards for Light Industrial development in UDC Section **10-6-9 - Aviation, manufacturing and light industrial use categories and design standards,** shall also apply.
   d. Development and Design Standards in UDC Section **10-6-4-C - Landscape, Screening and Fencing: *Minimum Landscaping Requirements*,** shall also apply.
   e. Screening and Outdoor Storage Requirements - This section replaces the standards in UDC Section 10-6-4-E.8.

1. Surfacing of an outdoor storage area shall be asphalt or concrete.
2. If the outdoor storage area is covered, then the covering shall be designed to be complimentary to the principal structure.
3. No materials may be stored in areas intended for required parking, vehicular or pedestrian circulation, loading zones and fire lanes, or the Landscape Buffer areas.
4. Outdoor storage areas shall be screened from view from all property lines and adjacent rights-of-way by a solid fence or a wall of 6 feet, with the exception of the access points. Gates do not need to be solid. The fence / wall shall be designed to match or be compatible with nearby Vista Ridge residential fencing / walls. The fence / wall must be in interior edge of the Landscape Buffer as described below.
5. Materials may not be stored higher than the height of the fence / wall. Vehicles may exceed the height of the fence / wall. Trailers, semi-trailers, cargo containers, shipping containers, walk-in coolers or similar containers may exceed the height of the fence, however, they shall not be stacked on top of each other in outdoor storage areas.
6. A Landscape Buffer shall be required on property lines adjacent to residentially zoned property and to property lines adjacent to street / Right-of-Way, as follows.
   i. 25' Landscape Buffer from adjacent residentially zoned property; reduced to 15' Landscape Buffer to the existing detention area.
   ii. 15' Landscape Buffer from street / Right-of-Way.
7. ~~The Landscape Buffer~~ may contain vegetation, plantings, rock, mulch, and ~~earthen berm, and / or~~ other landscaping ground cover. ~~This buffer area~~ may not contain outdoor storage of materials, vehicles or equipment, and may not contain ~~parking, drive aisles, or buildings.~~ This buffer area~~y~~ may be used to ~~satisfy other landscaping~~ requirements in item d., above, including ~~Right-of-Way~~ landscaping or other minimum landscape requirements.



2nd round comments from planning (H.Brennan)

I know this was my wording, but let's revise slightly, and also add number 8. and 9. to the development standards.

7. The Landscape Buffer must contain vegetation and plantings, screen fencing/walls, and may contain other landscaping elements such as rocks, mulch, and other earthen ground cover. This buffer area may not contain outdoor storage of materials, vehicles, equipment, parking, drive aisles, or buildings. This buffer area may be used to satisfy other landscaping requirements in item d., above, including Right-of-Way landscaping or other minimum landscape requirements.

8. Fences are permitted to be a maximum of 6' in height, whether in front, side, or rear yard.

9. UDC Sections10-6-9 - D. Wall Articulation, E. Entrances, F. Roofs, G. Materials, and H. Colors shall not apply to the Golf Course Maintenance Facility Planning Area. Vista Ridge Commercial District Design Standards and Guidelines shall not apply to this planning area.

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[redacted]
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APPLICANT/ PROPERTY OWNER: Heritage Golf Group
2700 Vista Parkway
Erie, CO 80516

Vista Ridge Development Corp.
[redacted]

VISTA RIDGE
DEVELOMENT PLAN AMENDMENT #9
Erie, Colorado

DRAWN BY: RD
APPROVED BY: BB
DATE: 09-22-2025
REVISIONS:

SHEET TITLE
DEVELOPMENT GUIDE

SHEET NUMBER
SHEET 2 OF 3

VISTA RIDGE

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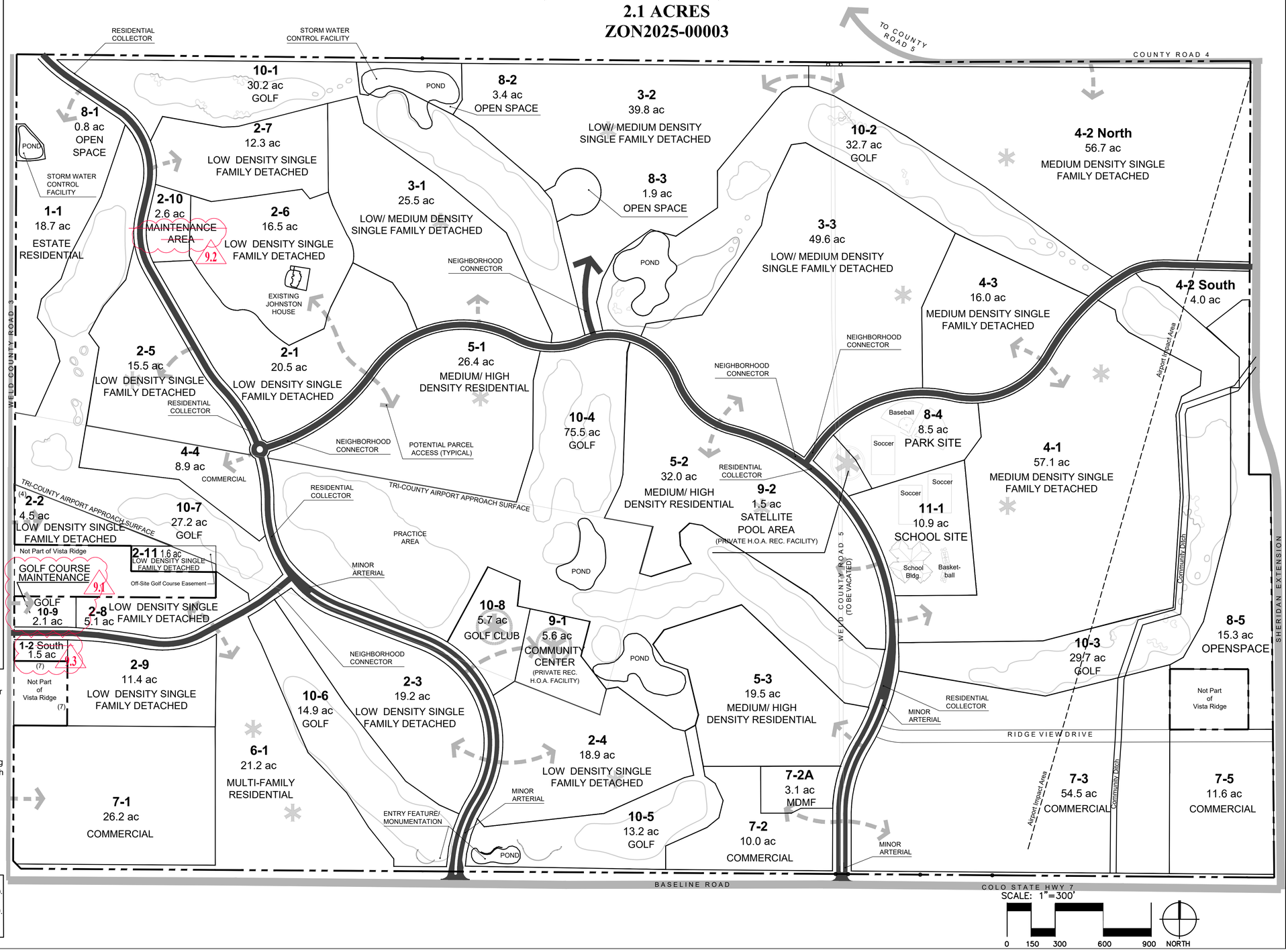
LAND USE	Net Acre	Du/Ac	Units (1)
Estate Residential			
1-1	18.7	2	33(8)
1-2 North	2.1	2	4
1-2 South	1.5	2	3
	Total 22.3 20.2		40 36
Low Single Family Detached			
2-1	20.5	3	72(8)
2-2 (see note **4** below re: units)	4.5	3	14
2-3	19.2	3	46(8)
2-4	18.9	3	46(8)
2-5	15.5	3	34(8)
2-6	16.5	3	50
2-7	12.3	3	43(8)
2-8	5.1	3	3
2-9	11.4	3	41(8)
2-10	2.6	3	0
2-11	1.6	3	3
	Total 128.1		352
Low / Medium Single Family Detached			
3-1	25.5	4	100(8)
3-2	39.8	4	143(8)
3-3	49.6	4	199(8)
	Total 114.9		442
Medium Single Family Detached			
4-1	57.1	5	236(8)
4-2 North	56.7	5	213(8)
4-2 South	4.0	5	10
4-3	16.0	5	52(8)
4-4	8.9	5	34
	Total 142.7		545
Medium / High Residential			
5-1	26.4	8	90(8)
5-2	32.0	8	162 (8)
5-3	19.5	8	124 (8)
	Total 77.9		376
Multi-Family Residential			
6-1	21.2	16	408
Medium Density Multi-Family			
7-2A	3.1		64 (10)
Commercial			
7-1	26.2		0
7-2	10.0		0
7-3	54.5		200 (9)
7-4	8.9		0
7-5	14.4		0
	Total 114.0		200
9.1 **Development Total**	624.2 622.1		(3) (6)
Open Space			
8-1	0.8		
8-2	3.4		
8-3	1.9		
8-4	8.5		
8-5	15.5		
	Total 30.1		
9-1 **Community Center (H.O.A.)**	5.6		
9-2 **Satellite Pool (H.O.A.)**	1.5		
	Total 7.1		
Golf			
10-1	30.2		
10-2	32.7		
10-3	29.7		
10-4	75.5		
10-5	13.2		
10-6	14.9		
10-7	27.2		
10-8 (Golf Club)	5.7		
10-9 (Golf Course Maintenance)	2.1		
	Total 229.1 231.2		
9.1 11-1 **School Site**	10.9		
R.O.W. / Infrastructure	43.0		
	Other Acreage 326.1		
	Property Total 935.5		

(1) Units based on Net Area of Planning Areas.
(2) Golf Layout is preliminary, location may require minor realignment at the time of final development plans.
(3) Maximum number of units is 2,494
(4) This parcel includes one additional residential unit plus 14 proposed units.
(5) Layout of school and park sites are illustrative and subject to change.
(6) The neighborhood connector roadway within planning 10-9 area 1-2 shall be located a minimum of 150 feet north of the subject area southerly boundary.
(7) The minimum building setback of the southerly property line of area 1-2 and the westerly property line of area 2-9 shall be fifty (50) feet.
(8) Units approved on recorded final plat for each Planning Area.
(9) 200 units total for Planning Area 7-3.

REVISION BLOCK

9.1 1 - Revise 1-2 North, Estate Residential, to new Planning Area 10-9, Golf (Golf Course Maintenance). Remove 4 Dwelling Units from Estate Residential.
9.2 2 - Remove Maintenance Area from Planning Area 2-10.
9.3 3 - Revise 1-2 South to Planning Area 1-2.



CIVIL ENGINEERING
PLANNING
SURVEYING
HURST
1265 S. Public Road
Suite B
Lafayette, CO 80026
[redacted]
www.hurst-assoc.com

APPLICANT/ PROPERTY OWNER: Heritage Golf Group, 2700 Vista Parkway, Erie, CO 80516; Vista Ridge Development Corp. [redacted]

VISTA RIDGE
DEVELOMENT PLAN AMENDMENT #9
Erie, Colorado

DRAWN BY: BD
APPROVED BY: BB
DATE: 09-22-2025
REVISIONS:

SHEET TITLE
DEVELOPMENT PLAN

SHEET NUMBER
SHEET 3 OF 3

NEIGHBORHOOD MEETING NOTICE

DATE: July 21, 2026

TIME: 6:30 p.m.

PLACE: **Colorado National Golf Club**

DCB Construction Company, Inc. and Colorado National Golf Course will be conducting a neighborhood meeting regarding a land use application that is located near a property you own; and, currently under review with the Town of Erie. The meeting is an opportunity for you to hear about the land use application; and, to have the opportunity to provide comments or concerns.

APPLICATION TYPE: Planned Development (PD) Amendment

PROJECT NAME: Vista Ridge PD Amendment No. 9 – Golf Course Maintenance Facility

PROJECT LOCATION: Northeast corner of Bonanza Drive and Sunset Drive

PROJECT DESCRIPTION: The proposed PD Amendment would update the Vista Ridge PD Amendment to allow the Golf Course Maintenance facility at its current location at the northeast corner of Bonanza and Sunset. The PD Amendment would also include additional design standards to promote buffering around the maintenance operations.

ADDITIONAL INFORMATION:

For additional information, to request copies of application materials, or to comment on the land use application, please contact:

Heidi Majerik[redacted]

A public copy of the land use application materials is available for viewing on the Town's website by accessing the land use records:
https://portal.laserfiche.com/Portal/DocView.aspx?id=352543&repo=r-a69d230a

A public copy of the land use application materials is also available for viewing in the Planning & Development office of Town Hall at 645 Holbrook Street, Erie, CO by appointment. Please call 303-926-2770 for inquiries or to schedule an appointment.

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

7/6/2026
1:49:21 PM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, https://maps.weld.gov/propertyportal/, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

[redacted]

Signature

07/06/2026

Date

Property Owners Within 500 Feet of Parcel# 146732302002

Account	Parcel	Owner	Mailing Address
R7462498	146731000033	ERIE TOWN OF	PO BOX 9 ERIE, CO 805160098
R1083896	146731008001	ANDRAS RUDOLPH P	295 SKYLANE DR ERIE, CO 805168137
R1083996	146731008002	RUSSO MARK F	285 SKYLANE DR ERIE, CO 805168137
R1084096	146731008003	BIARD JOHN R	275 SKYLANE DR ERIE, CO 805168137
R1084096	146731008003	BIARD PAMELA H	
R1084196	146731008004	BALKCOM RACHEL	265 SKYLANE DR ERIE, CO 805168137
R1084396	146731008006	BEDNAR BRYON J	280 SKYLANE DR ERIE, CO 805168137
R1084396	146731008006	BEDNAR NANCY C	
R1084496	146731008007	THOMAS JOHN K	C/O PROPERTIES PLUS 109 N PUBLIC RD LAFAYETTE, CO 800262357
R1084496	146731008007	THOMAS RINKU S	
R8009399	146731010003	GREGORY KEVIN R	265 PIPER DR ERIE, CO 805168140

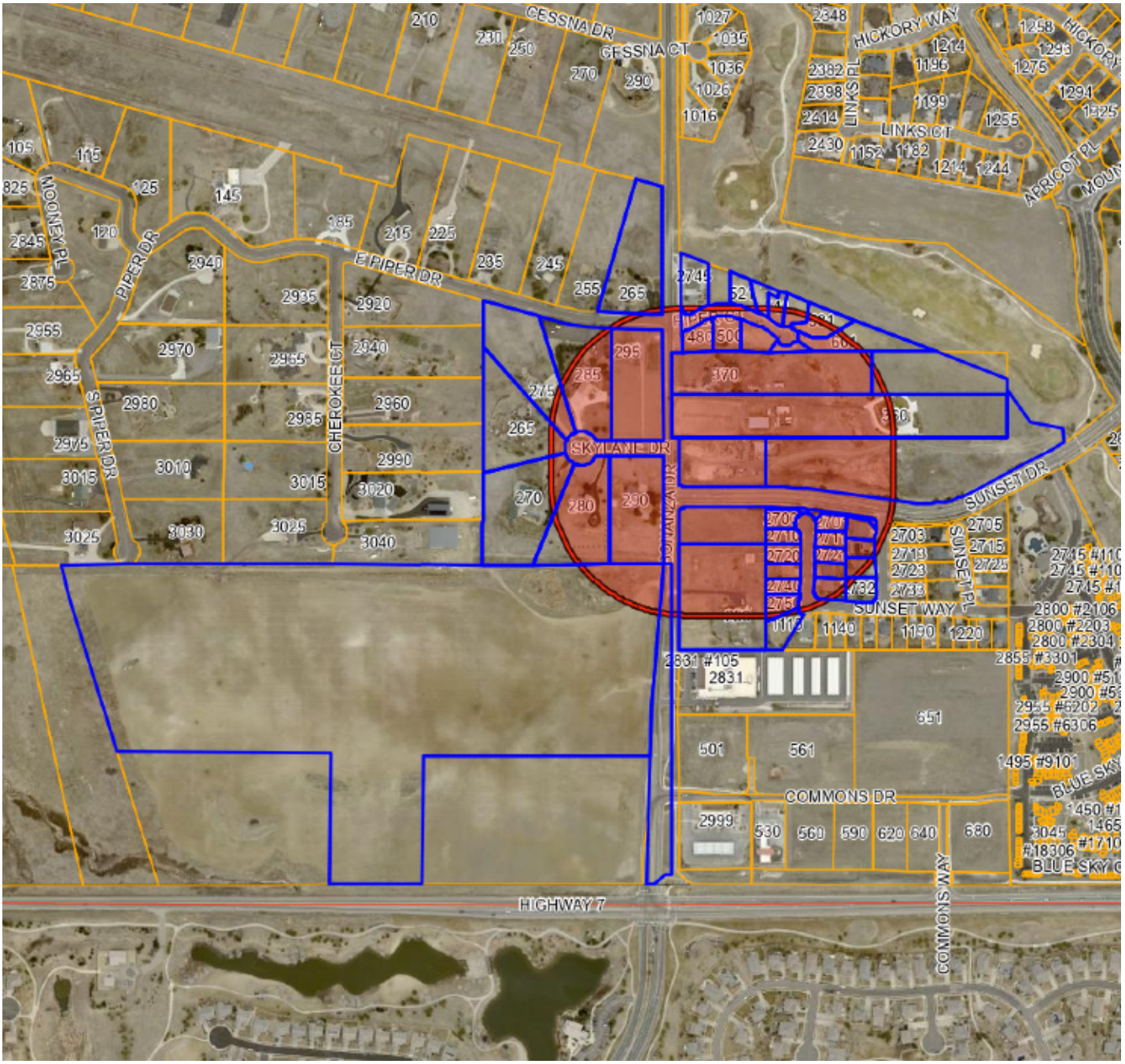
R8009399	146731010003	GREGORY RENEE M	
R8956444	146731401002	SW MANILA LLC	905 W 124TH AVE STE 200 DENVER, CO 802341716
R8948034	146731409001	YAMAMOTO HIDEAKI	270 SKYLANE DR ERIE, CO 805168137
R8948034	146731409001	YAMAMOTO DIANE S	
R5836386	146732000013	MUSSACK ROBERT B	350 COUNTY ROAD 3 ERIE, CO 805168118
R5836386	146732000013	CSEKE MYRA M	
R5836386	146732000013	KARDELL MONA M	
R5836386	146732000013	MUSSACK DOROTH M	
R5836386	146732000013	MUSSACK ROBERT R	
R0224388	146732000033	FOOTE JOEL S	250 COUNTY ROAD 3 ERIE, CO 805168139
R0224388	146732000033	KNIGHT LOIS HAGER	
R0586501	146732000040	KING KEVIN H	370 COUNTY ROAD 3 ERIE, CO 805168118
R0586501	146732000040	KING CATHY A	
R4841307	146732300043	VISTA RIDGE DEVELOPMENT CORP	C/O JAMES SPEHALSKI 9750 W CAMBRIDGE PL LITTLETON, CO 801275906
R1383502	146732302002	VISTA RIDGE DEVELOPMENT CORP	C/O JAMES SPEHALSKI 9750 W CAMBRIDGE PL LITTLETON, CO 801275906
R1383602	146732302003	VISTA RIDGE DEVELOPMENT CORP	C/O JAMES SPEHALSKI 9750 W CAMBRIDGE PL LITTLETON, CO 801275906
R1387002	146732302037	VISTA RIDGE DEVELOPMENT CORP	C/O JAMES SPEHALSKI 9750 W CAMBRIDGE PL LITTLETON, CO 801275906
R2640903	146732304001	KLUTH SAMUEL W	2700 SUNSET WAY ERIE, CO 805164606
R2640903	146732304001	KLUTH SHANNON R	
R2641003	146732304002	STICKLE SHAWN B	2710 SUNSET WAY ERIE, CO 805164606
R2641003	146732304002	STICKLE MARIA E	

R2641103	146732304003	ROACH KEITH ALLAN	2720 SUNSET WAY ERIE, CO 805164606
R2641203	146732304004	GODBOLE CHETAN	2730 SUNSET WAY ERIE, CO 805164606
R2641203	146732304004	KALE DAKSHA	
R2641303	146732304005	GRADY PATRICK R	11633 SHOSHONE WAY DENVER, CO 802342630
R2641303	146732304005	GRADY JESSICA B	
R2641403	146732304006	SPIES KENT L	2750 SUNSET WAY ERIE, CO 805164606
R2641403	146732304006	LAPLUME MICHELE A	
R2641503	146732304007	HUERTA NICHOLAS A	1110 SUNSET WAY ERIE, CO 805164610
R2642903	146732304021	ANDERSEN TESS KATHERINE	2741 SUNSET WAY ERIE, CO 805164606
R2642903	146732304021	ANDERSEN CHRISTIAN PATRICK	
R2643003	146732304022	WESTFELDT ELIZABETH BURKE CROSBY	2731 SUNSET WAY ERIE, CO 805164606
R2643003	146732304022	WESTFELDT NATHAN DYLAN	
R2643103	146732304023	BAUMANN FAMILY TRUST	2721 SUNSET WAY ERIE, CO 805164606
R2643203	146732304024	SCHMIDT JONATHAN	2711 SUNSET WAY ERIE, CO 805164606
R2643303	146732304025	GILDHOUSE SHANNON D	2701 SUNSET WAY ERIE, CO 805164606
R2643303	146732304025	GILDHOUSE MELISSA K	
R2643403	146732304026	SUAZO GEORGE H JR	2702 SUNSET ST ERIE, CO 805164607
R2643403	146732304026	SUAZO EILEEN G	
R2643503	146732304027	PALASTHY SZOMAK	2712 SUNSET ST ERIE, CO 805164607
R2643503	146732304027	CZEGLEDI SZONJA MARIA	
R2643603	146732304028	TAMAYO CARLOS A	2722 SUNSET ST ERIE, CO 805164607
R2643603	146732304028	TAMAYO INGA	
R2643703	146732304029	MENDOZA VALERIE LATONA	2732 SUNSET ST ERIE, CO 805164607

R2643703	146732304029	THOMAS WAYNE B TRUST	
R2645003	146732304042	ERIE TOWN OF	PO BOX 750 ERIE, CO 805160750
R8951979	146732365001	MOUNTAIN VIEW FIRE PROTECTION DISTRICT	3561 N STAGECOACH RD UNIT 200 LONGMONT, CO 805046300
R8977841	146732367001	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977842	146732367002	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977843	146732367003	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977844	146732367004	RAYSIK COURTNEY	1217 SINGLE TREE LN ERIE, CO 805164612
R8977844	146732367004	RAYSIK JEFF	
R8977845	146732367005	LEINBACH NICOLE	4467 W 105TH WAY WESTMINSTER, CO 800311967
R8977845	146732367005	HOFFMAN JEREMY	
R8977846	146732367006	ZERR ELDON	485 HIMALAYA AVE BROOMFIELD, CO 800206094
R8977846	146732367006	ZERR MARCIA	
R8977847	146732367007	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977848	146732367008	RUSSELL STEPHEN JOSEPH	9035 S SHAWNEE CT AURORA, CO 800167619
R8977848	146732367008	RUSSELL DAWN RENE	
R8977850	146732367010	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977851	146732367011	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977852	146732367012	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940

Parcels: 46 Owner Records: 73

Property Owners Within 500 Feet of Parcel# 146732302002



TOWN OF ERIE

AFFIDAVIT OF MAILING – NEIGHBORHOOD MEETING NOTICE

I, Katherine Hawkins, as the applicant/representative for the Vista Ridge PD Amendment No. 9 - Golf Course Maintenance Facility (*project name & application type*), hereby attest that on this 6 day of July, 20 26, a true and correct copy of the Town of Erie meeting notice for the meeting scheduled for 07/21/26 (meeting *date*), marked as Exhibit "A" attached hereto and by reference incorporate herein, was mailed to those referenced in Exhibit "B" in accordance with the requirements of the Unified Development Code of the Town of Erie.

I further attest that the addresses shown in Exhibit "B" are true and correct addresses as determined from the records of the associated County Property Portal Records Search and that said Notices were placed in the United States Mail with the appropriate postage affixed thereon.

[redacted]
Applicant/Representative's Signature

07/06/2026
Date

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

ACKNOWLEDGED BEFORE ME THIS 6th DAY OF July, 20 26 BY [redacted] AS A Notary Public.

WITNESS MY HAND AND OFFICIAL SEAL:

[redacted]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/4/30

KALEAH WINKLEPLECK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20264018579
MY COMMISSION EXPIRES MAY 4 2030

Meeting Minutes

JULY 21, 2026

COLORADO NATIONAL GOLF MAINTENANCE FACILITY
PD AMENDMENT – 3RD NEIGHBORHOOD MEETING

ATTENDEES

Community Members		
Name	**Address**	**Email**
Lois Knight & Joel Foote	250 CR 3	[redacted]
Matt & Judith Baumann	2721 Sunset Way	[redacted]
Anne Calvin & Johan Morris	2340 Cessna Dr	[redacted]
Bryon Bednar	280 Sky Lane	[redacted]
Patty Anderson	3025 Cherokee Ct	[redacted]
Tim Drner & Pam Nocerino	3040 Cherokee Ct	[redacted]
S. House	125 Commander Dr	[redacted]
Project Team		
Name	**Company**	**Role**
Heidi Majerik	Land Gauge Development	Development Consultant
Greg Bly	dcb Construction Company	General Contractor
Katherine Hawkins	dcb Construction Company	Architect
Justin Ocheltree	dcb Construction Company	Architectural Designer
Jim Allen	TJC	Civil Engineer

MEETING SUMMARY

Project Presentation:

- This is the official, properly noticed neighborhood meeting for the PUD amendment rezoning application. Notice mailers go to every property within 500 feet. Signs at the property were also posted.
- Planning Commission is now scheduled for August 19th at Town Hall.
- Introduction of project team
  - Applicant – Colorado National Golf Club
  - Design/build contractor and architect – dcb Construction

  - Development Consultant – Gauge Land Development
  - Civil Engineer – TJC
  - Landscape Architect – Hurst
  - Electrical Engineer – Proficient (part of site plan application, not PD amendment)
- Project site at northeast corner of Bonanza and Sunset
- Vista Ridge has specialized zoning – Vista Ridge Development Plan
  - Our application is Amendment #9 to that document
  - Changing Residential zoning to Golf zoning, specifically Golf Course Maintenance
- Overviewed Land Use Regulations in PD Amendment
  - Golf Course maintenance is the only use-by-right
  - Overviewed Development Standards that will regulate the site development plan
- Overviewed perspective views
- Summarized comments from previous meeting
  - Trust and accountability – As a condition of the terms of the sale, Colorado National needs to perform and build the project as a term of the sale.
  - Area of concern at the 6' fence along southeast side of the site
    - Not enough room between pond and drive for berm
    - Looking at 8' H fence in that area instead
  - Aesthetics of building on the south side
    - Team is evaluating façade materials and colors
  - Transparency of gate
    - Committed to making gate not transparent at time of site plan resubmittal
  - Lighting
    - All new lighting is fully shielded and zero foot-candles at property lines
    - This is part of site plan submittal

Community Questions and Discission:

- Bryon Bednar
  - Site does not drain to neighboring pond to the east?
    - Response: Site is lower than neighboring pond directly to the east. There is a water quality sand filter on north side of building and water will be piped downstream to a different pond.
  - At the last meeting, the Colorado National Golf in-house council mentioned a pre-existing, nonconforming use.
    - Response: This facility was in place prior to annexation into Erie, so it was a pre-existing use.
  - What is the date of annexation? When was the facility started to be used for that purpose?
    - Response: Project team will get these dates and get back to attendees.
  - In the Land Use Regulations, there is a 30' height limit but the building looks like about half of that. Why not make the height limit lower?
    - Response: Correct, to give some flexibility to the zoning. 30' H is a typical height limitation in a low density zone district that would allow for a peaked roof or other forms.
- Will the back entrance still be in used?
  - Response: Yes. Lawn mowers and other equipment will use this access point and not the main road.
- Judith Baumann
  - Thank you for addressing all the comments from the last meeting in the presentation.
- Discussed concerns about fence height along the entire south PL along sunset.

  - Response: Team is evaluating combination of fence height, berms, and landscaping
- What is the timing of construction start?
  - Beginning of next year depending on approval and permitting timing.

Action items:

- Project team will distribute the presentation to attendees of this meeting and last meeting
- Project team will follow up with answers to Bryon's questions about timing of annexation and timing of the facility construction/occupancy

Colorado National Golf Maintenance Facility

Vista Ridge Development Plan Amendment No. 9

Community Meeting

July 21st, 2026

MEET OUR TEAM

dcb construction company, inc.

Design/Build General Contractor

COLORADO NATIONAL GOLF CLUB

Applicant

tjc

Civil Engineer

PROFICIENT ENGINEERING

Electrical Engineer

GLD GAUGE LAND DEVELOPMENT

Land Development Consultant

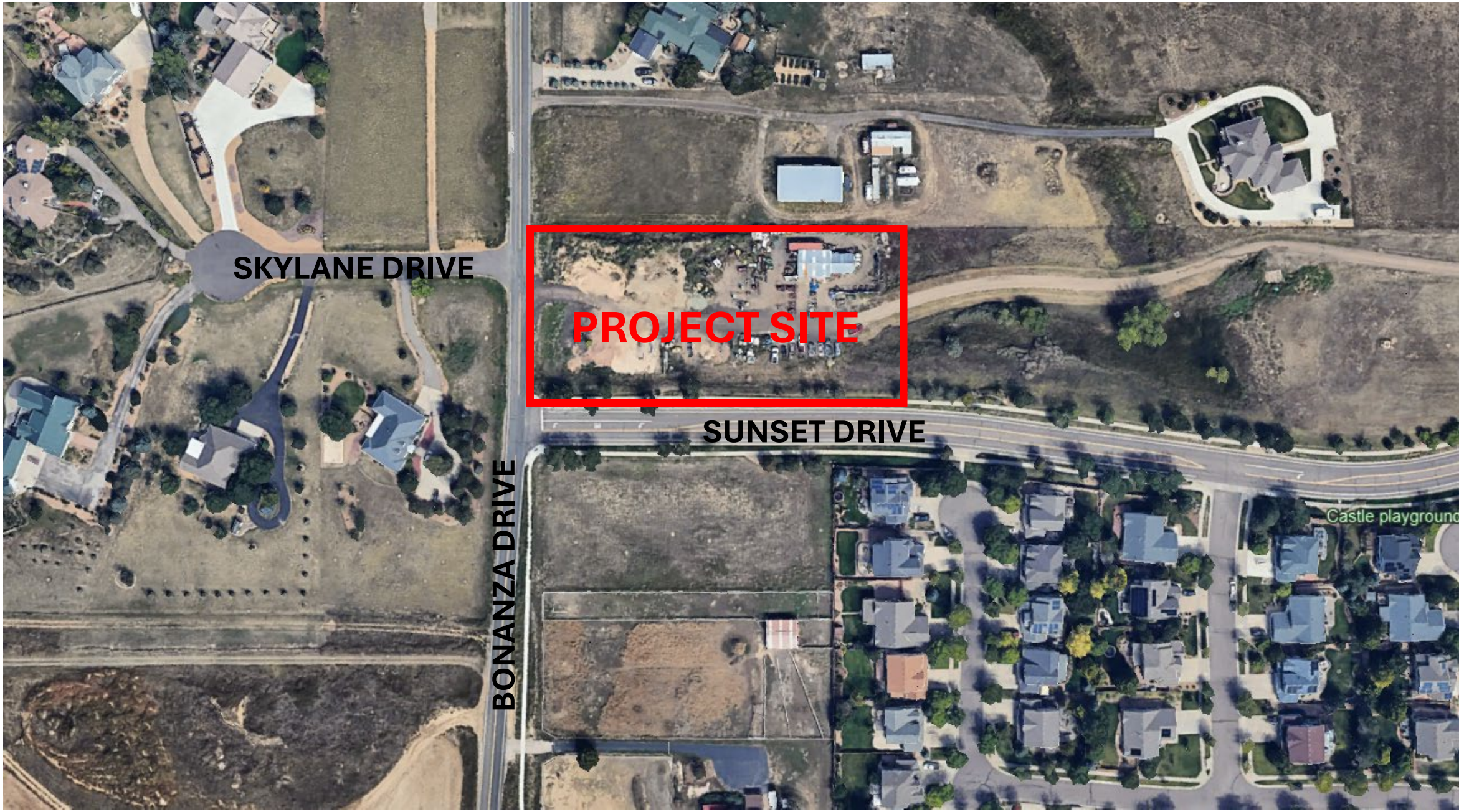
HURST CIVIL ENGINEERING LAND PLANNING SURVEYING LANDSCAPE ARCHITECTURE

Landscape Architecture

Purpose of the Request

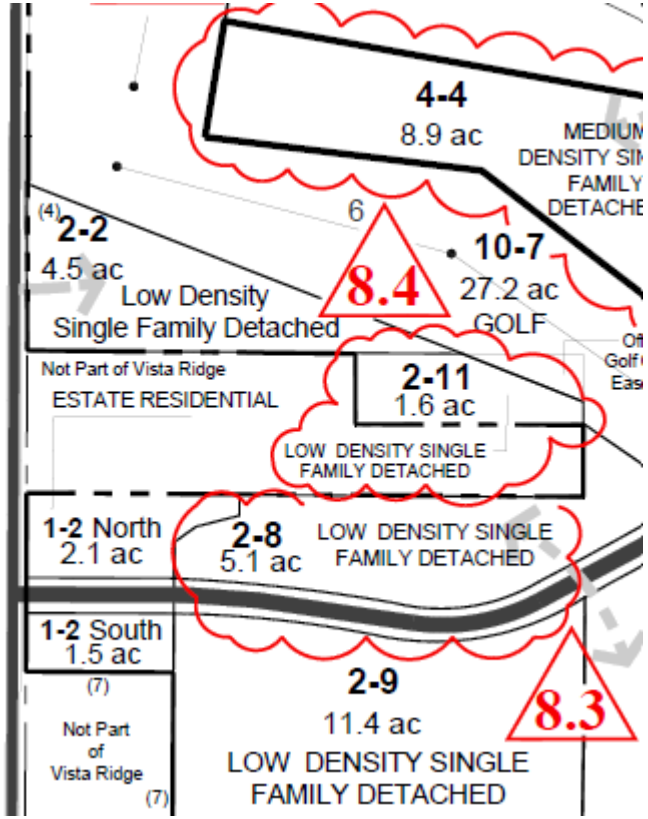
- ❖ Construction of a Modern Maintenance Facility
- ❖ Support Staff with a Climate Controlled Environment with Breakroom and Restrooms
- ❖ Improve Operational Efficiency
- ❖ Improve the Appearance of the Site
- ❖ Better Protect Equipment, Materials, and Staff
- ❖ Continue Providing a Premier Golf and Community Asset for Erie and the University of Colorado

COLORADO NATIONAL GOLF CLUB


SKYLANE DRIVE
PROJECT SITE
SUNSET DRIVE
BONANZA DRIVE
Castle playground

EXISTING DEVELOPMENT PLAN

- Vista Ridge Development Plan With 8th Amendment
- Estate Residential

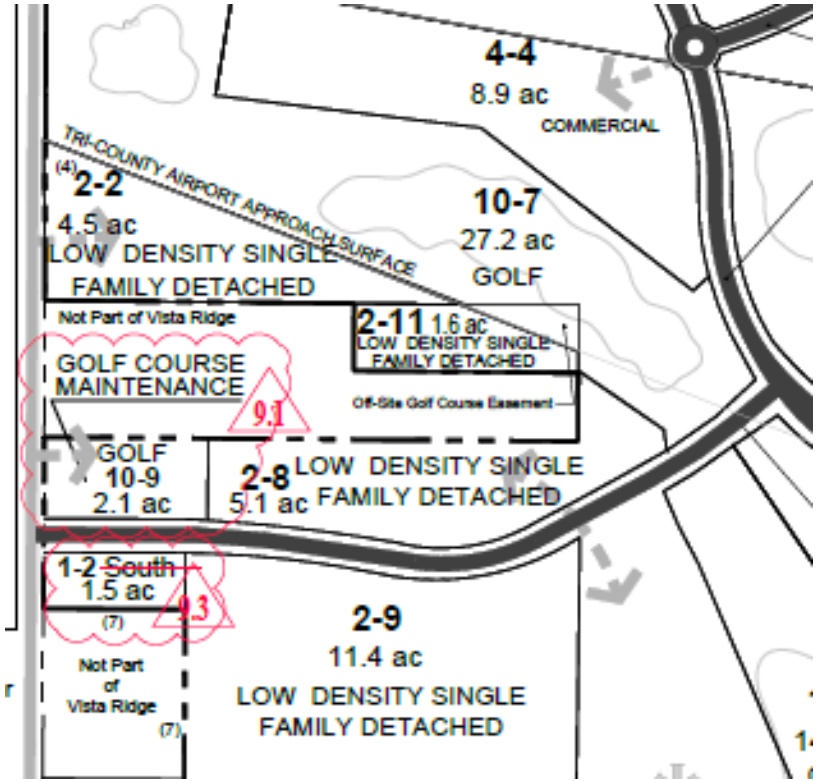


PROPOSED DEVELOPMENT PLAN AMENDMENT

- Vista Ridge Development Plan Amendment #9

DEVELOPMENT PLAN AMENDMENT #9

1 - Revise 1-2 North, Estate Residential, to new Planning Area 10-9, Golf Course Maintenance Facility Area. Remove 4 Dwelling Units from Estate Residential.
2 - Remove Maintenance Area labcl from Planning Area 2-10 on the plan.
3 - Revise Planning Area 1-2 South to Planning Area 1-2.



COLORADO NATIONAL GOLF CLUB

PROPOSED LAND USE REGULATIONS AND DEVELOPMENT STANDARDS

ARTICLE V - LAND USE REGULATIONS

P. **Golf Course Maintenance Facility Planning Area**

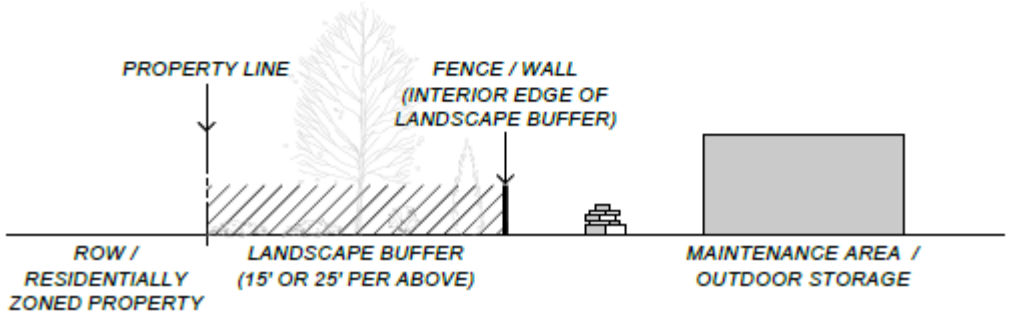
A. Uses Permitted by Right
   1. Golf Course Maintenance (Planning Area 10-9)

A. Accessory Uses
   1. Accessory uses shall be those related to the maintenance operations of the Golf Course, specifically, material and vehicle/equipment storage - including either or outdoor and/or indoor (enclosed) storage, minor equipment repair, shed(s), garage(s) or other similar accessory structures.

C. Development Standards
   1. Golf Course Maintenance (Planning Area 10-9):
      a. Building Setbacks — Principal & Accessory

Front	25'
Street Side	25'
Interior Side	25'
Rear	25'

      b. Maximum Height 30'
      c. Development and Design Standards for Light Industrial development in UDC Section 10-6-9 - **Aviation, manufacturing and light industrial use categories and design standards**, shall also apply.
      d. Development and Design Standards in UDC Section 10-6-4-C - **Landscape, Screening and Fencing: *Minimum Landscaping Requirements***, shall also apply.
      e. **Screening and Outdoor Storage Requirements** - This section replaces the standards in UDC Section 10-6-4-E.8.
   2. Surfacing of an outdoor storage area shall be asphalt or concrete.
   3. If the outdoor storage area is covered, then the covering shall be designed to be complimentary to the principal structure.
   4. No materials may be stored in areas intended for required parking, vehicular or pedestrian circulation, loading zones and fire lanes, or the Landscape Buffer areas.
   5. Outdoor storage areas shall be screened from view from all property lines and adjacent rights-of-way by a solid fence or a wall of 6 feet, with the exception of the access points. Gates do not need to be solid. The fence / wall shall be designed to match or be compatible with nearby Vista Ridge residential fencing / walls. The fence / wall must be in interior edge of the Landscape Buffer as described below.
   6. Materials may not be stored higher than the height of the fence / wall. Vehicles may exceed the height of the fence / wall. Trailers, semi-trailers, cargo containers, shipping containers, walk-in coolers or similar containers may exceed the height of the fence, however, they shall not be stacked on top of each other in outdoor storage areas.
   7. A Landscape Buffer shall be required on property lines adjacent to residentially zoned property and to property lines adjacent to street / Right-of-Way, as follows.
      i. 25' Landscape Buffer from adjacent residentially zoned property; reduced to 15' Landscape Buffer to the existing detention area.
      ii. 15' Landscape Buffer from street / Right-of-Way.
   8. The Landscape Buffer must contain vegetation and plantings, screen fencing/walls, and may contain other landscaping elements such as rocks, mulch, and other earthen ground cover. This buffer area may not contain outdoor storage of materials, vehicles, equipment, parking, drive aisles, or buildings. This buffer area may be used to satisfy other landscaping requirements in item d., above, including Right-of-Way landscaping or other minimum landscape requirements.
   9. Community Fence, located adjacent to streets, is permitted to a maximum of 8' in height; Privacy Fence, located at side and rear year, is permitted to be a maximum of 6' in height.
   10. UDC Sections10-6-9 - D. Wall Articulation, E. Entrances, F. Roofs, G. Materials, and H. Colors shall not apply to the Golf Course Maintenance Facility Planning Area. Vista Ridge Commercial District Design Standards and Guidelines shall not apply to this planning area.



Southwest Perspective View at Bonanza Dr. and Sunset Dr. Intersection
BONANZA DR.
SUNSET DR.
KEY MAP
Colorado National Golf Erie, Colorado
New Building - Maintenance Facility 06-2026

Southwest Perspective View at Bonanza Dr. and Sunset Dr. Intersection
BONANZA DR.
SUNSET DR.
KEY MAP
Bonanza Dr
Colorado National Golf Erie, Colorado
New Building - Maintenance Facility 06-2026

Perspective View along Sunset Dr.
BONANZA DR.
SUNSET DR.
KEY MAP
Colorado National Golf Erie, Colorado
New Building - Maintenance Facility 06-2026

Perspective View along Sunset Dr.
BONANZA DR.
SUNSET DR.
KEY MAP
Colorado National Golf Erie, Colorado
New Building - Maintenance Facility 06-2026

Southeast Perspective View along Sunset Dr.
BONANZA DR.
SUNSET DR.
KEY MAP
Colorado National Golf Erie, Colorado
New Building - Maintenance Facility 06-2026

Northwest Perspective View along Bonanza Dr.
BONANZA DR.
SUNSET DR.
KEY MAP
Colorado National Golf Erie, Colorado
New Building - Maintenance Facility 06-2026

Southwest Bird's Eye Perspective View
BONANZA DR.
SUNSET DR.
KEY MAP
Colorado National Golf Erie, Colorado
New Building - Maintenance Facility 06-2026

Areas of Community Concern

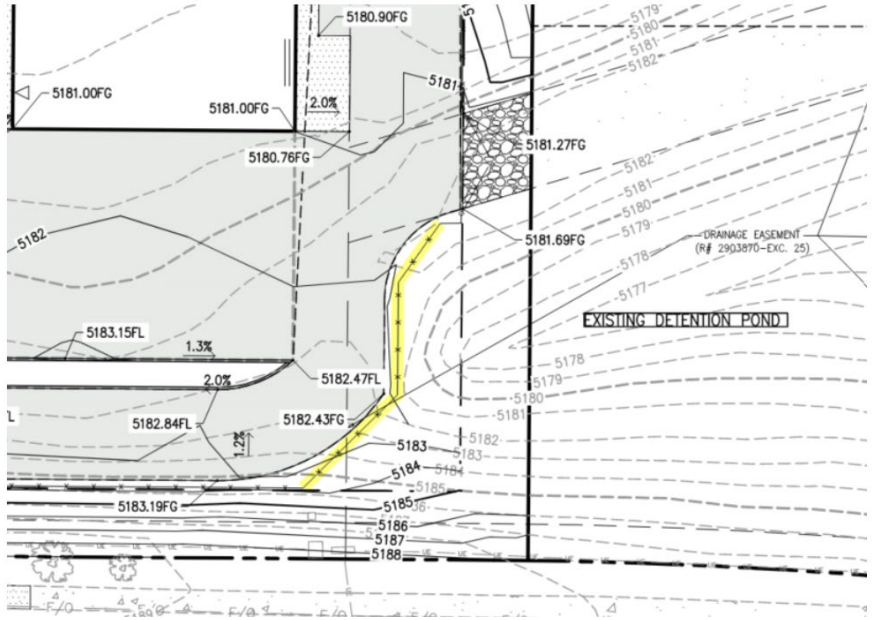
- **Trust and Accountability –** Neighbors lack trust that Colorado National Golf Will Build a New Facility
  - Colorado National Golf is contractually obligated by their seller to perform as a condition of sale

We have a separate Repurchase Agreement which provides that Seller will have the option to repurchase the Property (at the original purchase price but with no reimbursement for any amounts spent by HGC) if HGC (i) does not obtain approval of the required rezoning to the agreed-upon zoning classification as described in the Application (as defined in the Purchase Agreement), as the same may be revised by HGC as required by the Town, and the issuance of zoning confirmation letters or equivalent municipal approvals confirming the same (the "Approvals"), which would allow HGC the ability to submit and obtain building permits consistent with the agreed site plan and program consistent with the Application (the "Permits"), and (ii) has not completed the construction of the Improvements, by the date that is 15 months after the Permits are issued.

COLORADO NATIONAL GOLF CLUB

Areas of Community Concern

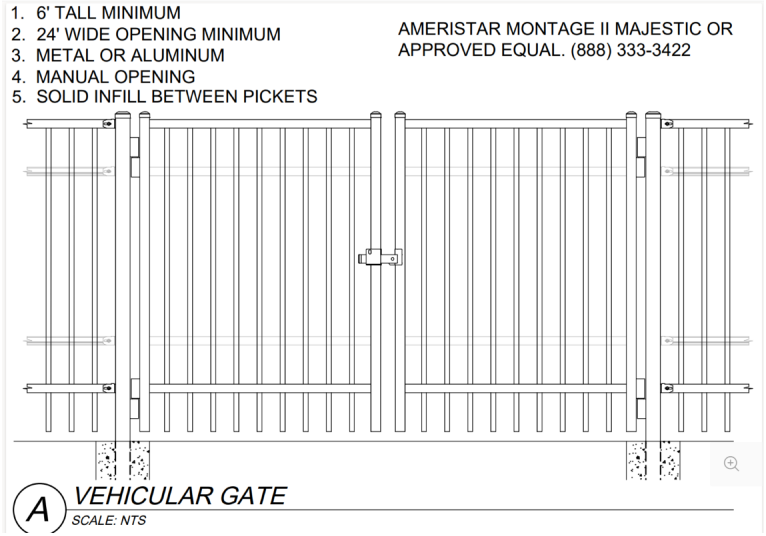
- **Screening on the South and East Sides**
  - Colorado National Golf is evaluating the following at time of SDP:
    - 8’fence
    - Additional landscaping
    - Berming



COLORADO NATIONAL GOLF CLUB

Areas of Community Concern

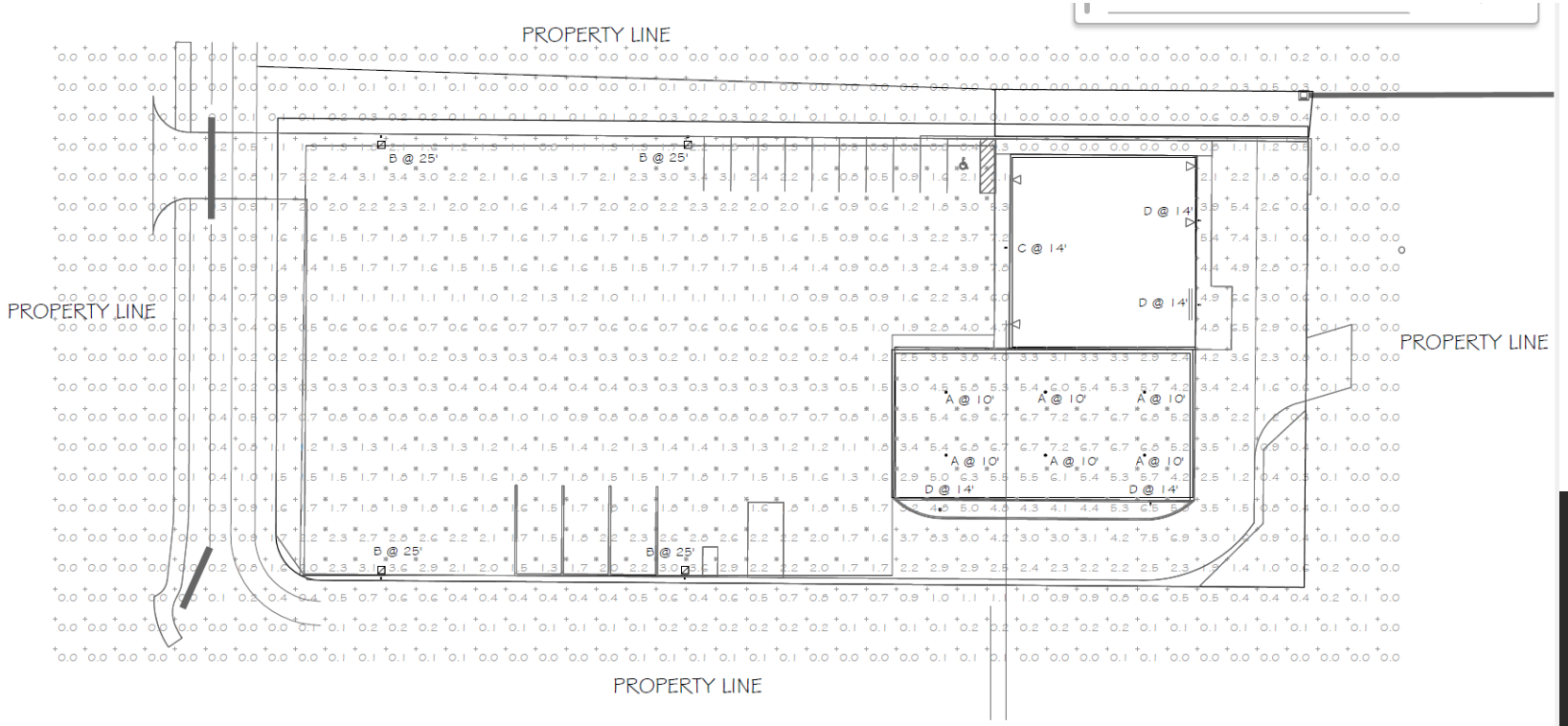
- **Aesthetics of the Building**
  - Colorado National Golf is evaluating the following at time of Site Development Plan (SDP):
    - Façade materials
    - Façade colors
- **Transparency of the Gate on Bonanza Drive**
  - Colorado National Golf has committed to making the gate not transparent at time of SDP



COLORADO NATIONAL GOLF CLUB

Areas of Community Concern

- **Lighting**
  - New lighting will be fully shielded
  - Zero foot-candles at the property lines

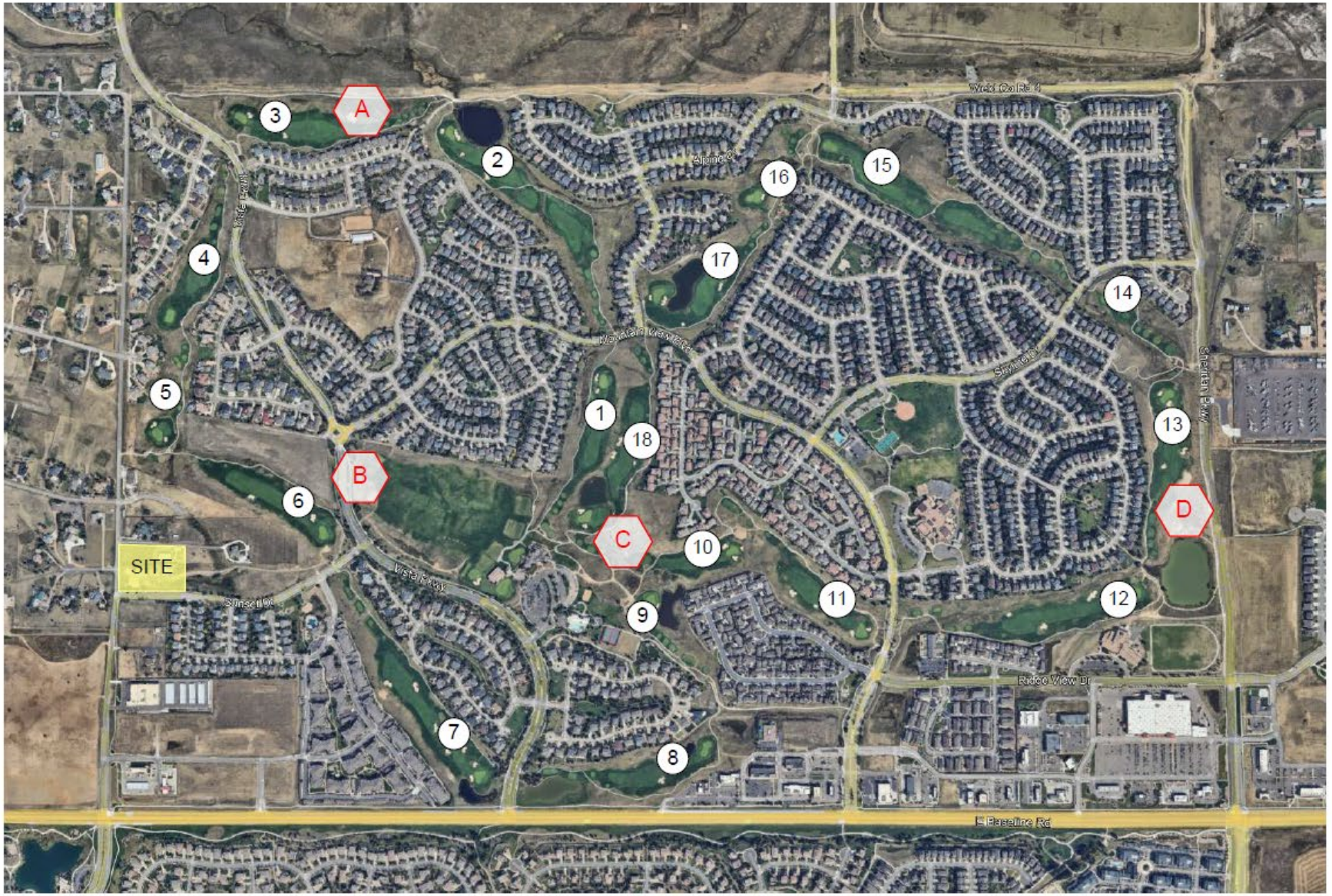


1 PZ PHOTOMETRIC PLAN
1" = 30'-0"

COLORADO NATIONAL GOLF CLUB

THANK YOU!

Alternative Site Analysis



Proposed Site
- Site provides maintenance access to the entire golf property through internal route (access easement to east) and has existing access to a public road (Bonanza Drive)
- Drainage handled regionally with adjacent new residential development

Alternate Site A
- No street or utility access
- Drainage challenges

Alternate Site B
- Traffic concerns for access drive due to nearby roadway and subdivision development
- Space and safety challenges at end of driving range
- Line of site challenges, blocking view of mountains from nearby residences

Alternate Site C
- Required 150' setback for abandoned well on-site creates space challenges
- Grade challenges

Alternate Site D
- Zoned open space in PD intended for storm water management
- Owned by Town of Erie

NEIGHBORHOOD MEETING
NOTICE

NEIGHBORHOOD MEETING
NOTICE
FOR: GOLF COURSE MAINTENANCE FACILITY-
VISTA RIDGE PD AMENDMENT
DATE: July 2nd
TIME: 6:30pm
LOCATION: COLORADO NATIONAL GOLF CLUB
CONTACT: HEIDI MASEFIK
AT:

Meeting Minutes

MAY 13, 2026

COLORADO NATIONAL GOLF MAINTENANCE FACILITY
PD AMENDMENT – 1ST NEIGHBORHOOD MEETING

ATTENDEES

Community Members		
Name	**Email**	
Richard Kent		
Garrett Graham	[redacted]	
Bryon		
Johan Morris		
Anne Calvin		
Tim D		
Project Team		
Name	**Company**	**Role**
Matt Schalk	Heritage Golf Group	CNG General Manager
Steve Sinclair	Heritage Golf Group	CNG Superintendent
Greg Bly	dcb Construction Company	General Contractor
Katherine Hawkins	dcb Construction Company	Architect
Justin Ocheltree	dcb Construction Company	Architectural Designer
Jim Allen	TJC	Civil Engineer

MEETING SUMMARY

Project Overview:

- This facility is intended to replace and improve the existing golf course maintenance facility that is currently operating on the site.
- It will include an indoor shop area for maintenance of equipment along with a screened and covered equipment storage area. The wall facing the road is solid with the intent to conceal and protect the equipment from view.
- The main entrance to the site is along Bonanza, similar to where it exists today.

- On the site, there will be an improved parking area and outdoor equipment and facilities that are required for the course maintenance such landscape material storage, equipment cleaning, and a fuel system. These will look a lot different than current and more modernized.
- Enhanced landscape to bring it up to current Erie codes with fencing and plannings along the Bonanza and Sunset right of way, along with some planting along the north property line as well.
- The South elevation is what will be visible from sunset. It will be lower than street elevation, so you won't see the full height of this elevation from street level. The materials are metal panel and masonry. It is broken up into three planes to break down the scale.
- The north elevation will not be visible from the public way.
- West elevation will be facing Bonanza Drive, set back from the street. The open side of the equipment storage canopy is on this elevation.
- East elevation is similar to the west.
- From a civil perspective, there is a water quality sand filter north of the building that will be well screened by the fencing and landscaping.
- The public sidewalk will be extended along Bonanza to continue to sidewalk connection north-south, similar to the fire station.
- Fencing is per the Vista Ridge spec that will blend in with the rest of the neighborhood.
- The facility access point will remain the same, along with traffic impact.

Community Questions and Discission:

- Johan Morris – on HOA for Erie Airpark
    - Where is the current sand pile that's there going to go?
        - Response: On the south side of the site, are concrete storage bins intended for the storage of that material.
    - Call me skeptical, but the sand pile is more like the Great Sand Dune. How is that going to fit in that space?
        - Response: This may be referring to the big pile of waste that is going to be cleaned up and taken out of there. The actual storage is just going to be top dressing and bunker sand, which will be encapsulated into those. The north portion of the site with debris and organic material is going to be completely removed for the new asphalt paving.
    - With regard to the fencing, what does that mean?
        - Response: Shared community and privacy fence details and locations.
    - So, my thing, it only goes 6 feet? Abd is that 6 feet from street level, as in Bonanza and Sunset? It would be cool to see an elevation from the street so we can understand what is actually visible and what isn't.
        - Response: That height is accurate.
    - If we had flood rain, is the site higher than the surrounding area or is it lower? And where is that water going to go?
        - Response: The paved area I slower than the street by about four or five feet. Drainage is collected within the property and directed north and east towards the existing detention. There is a detention pond just to the east. There is also a large swale that runs through the golf course to the north that collecting all the development around us and takes it all north to a pond to the north that is going to be enlarged for all of these developments.
- Richard Kent – Airpark HOA

  - With a 6-foot privacy fence and the pavement 5 feet below Bonanza, is the fence starting at the pavement or is it starting at the height of Bonanza? If it is at the pavement, that is one foot of fence.
    - Response: It is a little bit of both. It is raised up on the Bonanza side. On Sunset, everything is lower than the street, that is just the nature of the grade out there.
  - What kind of privacy do you get out of a 6-foot fence when the grade is 5 feet below the road. It's kind of useless at that point in time, in my opinion.
    - Response: Bonanza is at same grade as street. Sunset Dr is where it pushes below the existing grade. The grade drops from sunset going north which is how that drainage continues to push it north and east.
  - Do you have a drawing of what it will look like from the road with the elevations or are the drawings all just overhead or a ground level from the pavement?
    - Response: 2D plans are what is available right now.
- Johan Morris
  - The current owners have done an injustice to the neighbors for a long time. So, when I hear the words privacy fence, my expectations are privacy fence and its just not about Bonanza neighbors, it's about neighbors period. So, something has got to change on the south side. Assuming that 6 foot is 6 feet on the Bonanza side fine. But on the south side, that is just ridiculous.
    - Response: Code requires that we put the fence so far off of the property line, not allowing the fence to be closer to the street per code. That is part of the reason why it's lower than the street.
  - A 6-foot fence that starts below the street is not a privacy fence. So, you need to make it a 10-foot fence or whatever to make the site line the same around the property.
- Richard Kent
  - Why not go to a 10 foot or taller fence? I understand that it doesn't match the neighborhood, but it does need to block the view from this maintenance yard. This yard has been an eyesore for a very long time.
    - Response: Team to discuss with town to see if they will allow an 8 foot or taller fence. The storage bins are 4 feet tall.
  - Another reason to look at a taller fence all the way around, a lot of sites like this end up with shipping containers for storage. Shipping containers 8.5 – 9.5 feet tall and that is not going to be hidden by a 6-foot fence at all.
- Bryon Bednar – PE
  - Before we get into the details of the proposed construction, could we back up and talk about why it is being put here? Why is the maintenance yard being put at this location? It's currently zone for housing. It's been zoned for housing for the 20 years that the golf course has had this illegal non-conforming use at this location. I think there's at least a couple of alternatives. Why is it being put at this location?
    - Response: We believe the conversation with the town was that the use needed to be corrected and fix the PUD, make it no longer an eyesore, make it a conforming use, paved and contained so that the town can keep an eye on it and have the ability to enforce the code and bring it up to current code.
- Johan Morris
  - Has the zone change been done yet?
    - Response: That is the process we are currently in. We have made a submission to change the zoning. Part of the requirements is this neighborhood meeting. We have been through reviews with the town. There will be a public hearing.

  - This meeting should not be counting as your community meeting because of concerns about noticing.
- Bryon Bednar
  - Back to my question about why it is here. This location is in the middle of housing. It's inserting an inappropriate function at the very entrance of our housing development. It's on the wrong side of Vista Parkway. The majority of the golf course is east of that major road. You're putting this on the west side, and as a result, you're putting maintenance traffic inappropriately on city streets. So why isn't this on the other side of Vista Parkway? Can the golf course talk to that?
    - Response: The original site that was zoned for was by the horse farm on Vista Parkway. So, on the wrong side of Vista Parkway again, so that wouldn't work. This proposed site has good connection to get around the golf course. We have looked at a couple other sites but this one makes the most sense for us.
  - The other location that would be appropriate is on the north edge of the golf course property. There is comparable acreage within your property.
  - Because of this new hard surface that you plan on putting in, the additional drainage is going to have to be accommodated in the adjacent detention pond and modifications to the detention pond downstream. Maybe civil can talk about whether or not that cost has been estimated into the cost of doing this work.
    - Response: We are a small player in the impact to the B3 pond to the north. All the residential developments off of Sunset and by the fire station off of Bonanza are already in the process of analyzing the drainage way to carry all the water north to pond B3. They've incorporated our site into their study, buts its more of a regional approach that they are working on for all that residential development that's being added right to the north and east of us.
  - Those properties to the north have already experienced water encroachment in their backyards because of the inadequate detention. Near Cessna Court.
    - Response: That is right by the pond that needs to expand. Our understanding is that the town will not let this development occur until that is done. They have to increase capacity and bring it up to current standards.
  - The additional hard surface that you are proposing will make the problem even worse.
    - The modification to pond B3 takes into account this project's impervious area increase.
  - Does the cost for the project include that work?
    - Response: It is led by the residential developer and their engineer.
- Johan Morris
  - The reason we are asking these kinds of questions is the water definitely impacts Erie Air Park. It is not making our grass greener, but it's marking our houses move so we are hyper vigilant because of that.
    - Response: When we started this project, we immediately got connected to the engineer, Hurst, who was working on the regional fix to make sure that our project got incorporated in that study.
- Bryon Bednar
  - You imply that you're the owners but you're leasing that land, correct?
    - Response: We do have an existing lease, but we are purchasing that.
  - Is there an overall estimate for what this project is going to cost?
    - Response: Yes, we have budget pricing on design and construction. We are not privy to the land purchase cost or any other soft costs.
  - My estimate is that it's over $1 million and there has been virtually no money put into that yard in the past 20 years. I will be asking the town in order to rezone this

there needs to be some kinds of proof of financial capability that by rezoning it, it will not continue to be a dump.
    - Response: The golf course is under new ownership. Heritage Golf Group owns about 50 golf courses. We are currently one of the largest growing golf-ownership companies. From that perspective, we're very secure financially. The reason there hasn't been any improvements is because we weren't allowed to. We don't want to operate out of a facility like this. It's costly, detrimental to our equipment, to our operations, to our course, to everything.
  - Pointed out alternative sites at Hole #3 and CR 4 and proposed meeting at those sites.
    - Response: Discussed access concerns.
  - The proposed site is above the old coal mine.
    - Response: There have been geotechnical investigations, and the building locations is based on the underground concerns.
- Richard Kent
  - Town of Erie has a 25 foot property line setback for any fuel systems from road or property lines. Have to talked to Colorado Oil Public Safety about the fuel tank locations and the spill containment?
    - Response: It is a double wall tank with containment system.
  - Is there a reason the wash station is so far from the building?
    - Response: The team can examine alternate locations.

TOWN OF ERIE

AFFIDAVIT OF MAILING – NEIGHBORHOOD MEETING NOTICE

I, [redacted], as the applicant/representative for the _Vista Ridge PD Amendment No. 9 – Golf Course Maintenance_, hereby attest that on this _27_ day of _April_, 2026_, a true and correct copy of the Town of Erie meeting notice for the meeting scheduled for _May 13th, 2026_, marked as Exhibit "A" attached hereto and by reference incorporate herein, was mailed to those referenced in Exhibit "B" in accordance with the requirements of the Unified Development Code of the Town of Erie.

I further attest that the addresses shown in Exhibit "B" are true and correct addresses as determined from the records of the associated County Property Portal Records Search and that said Notices were placed in the United States Mail with the appropriate postage affixed thereon.

[redacted]
Applicant/Representative's Signature

04/27/2026
Date

STATE OF COLORADO)
) ss.
COUNTY OF Adams)

ACKNOWLEDGED BEFORE ME THIS 27 DAY OF April, 2026 BY [redacted] AS a notary public.

WITNESS MY HAND AND OFFICIAL SEAL:

[redacted]
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 3rd 2029

LAYNE BELLM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244047560
MY COMMISSION EXPIRES JAN 3, 2029

NEIGHBORHOOD MEETING NOTICE

DATE: May 13, 2026

TIME: 1:00 p.m.

PLACE: **Digital Meeting by Microsoft Teams Meeting**
See below link AND call-in information:

Join: https://teams.microsoft.com/meet/281526238465844?p=zDAwIjaF4ZW9bquzoi
Meeting ID: 281 526 238 465 844
Passcode: dg7hN2bh
Or dial in by phone
+1 720-739-6748
Phone conference ID: 876 090 664#

DCB Construction Company, Inc. will be conducting a neighborhood meeting regarding a land use application that is located near a property you own; and, currently under review with the Town of Erie. The meeting is an opportunity for you to hear about the land use application; and, to have the opportunity to provide comments or concerns to DCB Construction Company, Inc.

APPLICATION TYPE: Planned Development (PD) Amendment

PROJECT NAME: Vista Ridge PD Amendment No. 9 – Golf Course Maintenance Facility

PROJECT LOCATION: Northeast corner of Bonanza Drive and Sunset Drive

PROJECT DESCRIPTION: The proposed PD Amendment would update the Vista Ridge PD Amendment to allow the Golf Course Maintenance facility at it's current location at the northeast corner of Bonanza and Sunset. The PD Amendment would also include additional design standards to promote buffering around the maintenance operations.

ADDITIONAL INFORMATION:

For additional information, to request copies of application materials, or to comment on the land use application, please contact:

[redacted]
DCB Construction, Inc.
[redacted]

[redacted] copy of the land use application materials is available for viewing on the Town's website by accessing the land use records: https://portal.laserfiche.com/Portal/Browse.aspx?id=335247&repo=r-a69d230a.

A public copy of the land use application materials is also available for viewing in the Planning & Development office of Town Hall at 645 Holbrook Street, Erie, CO by appointment. Please call 303-926-2770 for inquiries or to schedule an appointment.

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

4/23/2026
1:33:34 PM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, https://maps.weld.gov/propertyportal/, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

_____

Signature

_____

Date

Property Owners Within 500 Feet of Parcel# 146732302002

Account	Parcel	Owner	Mailing Address
R7462498	146731000033	ERIE TOWN OF	PO BOX 9 ERIE, CO 805160098
R1083896	146731008001	ANDRAS RUDOLPH P	295 SKYLANE DR ERIE, CO 805168137
R1083996	146731008002	RUSSO MARK F	285 SKYLANE DR ERIE, CO 805168137
R1084096	146731008003	BIARD JOHN R	275 SKYLANE DR ERIE, CO 805168137
R1084096	146731008003	BIARD PAMELA H	
R1084196	146731008004	BALKCOM RACHEL	265 SKYLANE DR ERIE, CO 805168137
R1084396	146731008006	BEDNAR BRYON J	280 SKYLANE DR ERIE, CO 805168137
R1084396	146731008006	BEDNAR NANCY C	
R1084496	146731008007	THOMAS JOHN K	C/O PROPERTIES PLUS 109 N PUBLIC RD LAFAYETTE, CO 800262357
R1084496	146731008007	THOMAS RINKU S	
R8009399	146731010003	GREGORY KEVIN R	265 PIPER DR ERIE, CO 805168140

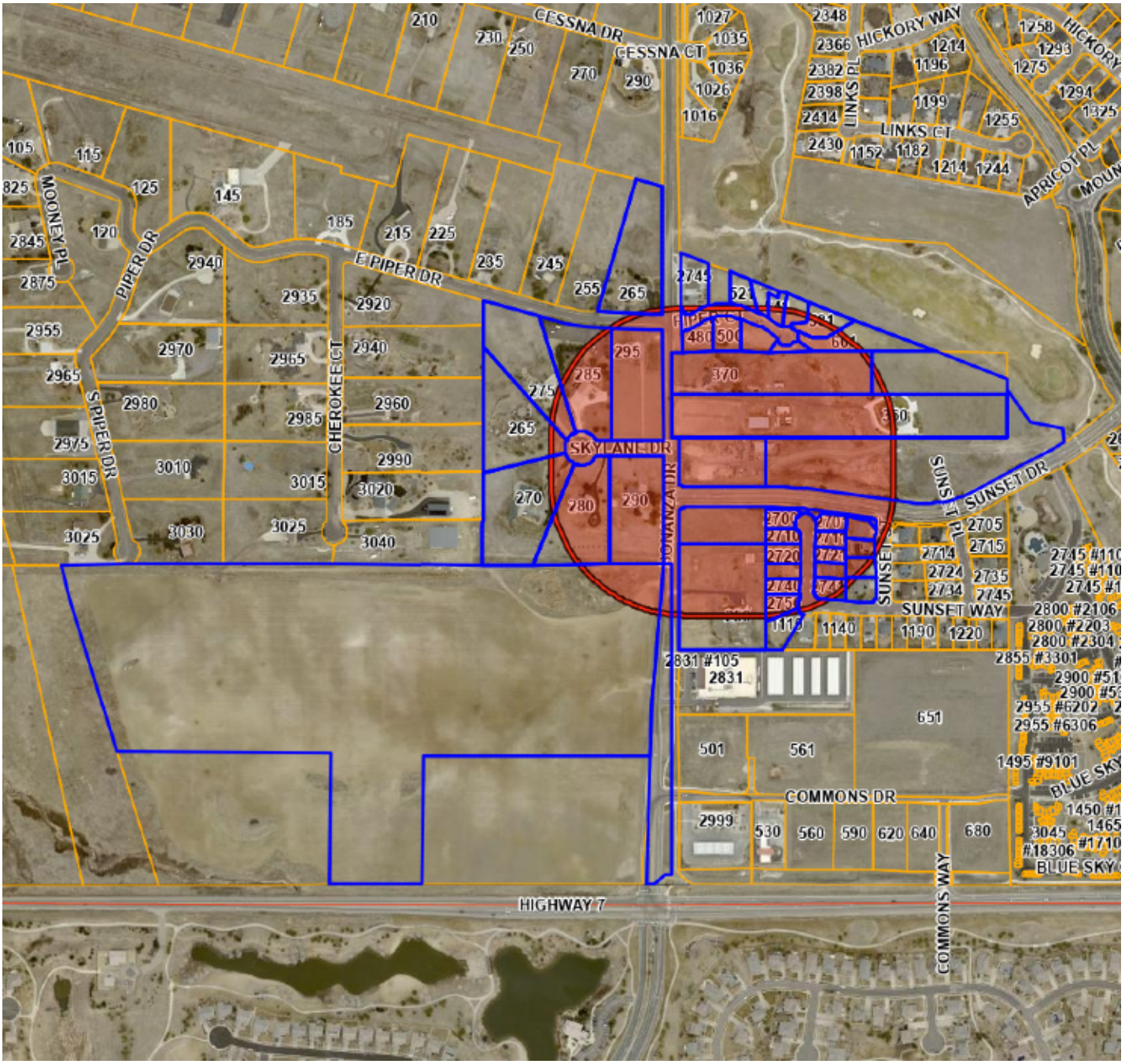
R8009399	146731010003	GREGORY RENEE M	
R8956444	146731401002	SW MANILA LLC	905 W 124TH AVE STE 200 DENVER, CO 802341716
R8948034	146731409001	YAMAMOTO HIDEAKI	270 SKYLANE DR ERIE, CO 805168137
R8948034	146731409001	YAMAMOTO DIANE S	
R5836386	146732000013	MUSSACK ROBERT B	350 COUNTY ROAD 3 ERIE, CO 805168118
R5836386	146732000013	CSEKE MYRA M	
R5836386	146732000013	KARDELL MONA M	
R5836386	146732000013	MUSSACK DOROTH M	
R5836386	146732000013	MUSSACK ROBERT R	
R0224388	146732000033	FOOTE JOEL S	250 COUNTY ROAD 3 ERIE, CO 805168139
R0224388	146732000033	KNIGHT LOIS HAGER	
R0586501	146732000040	KING KEVIN H	370 COUNTY ROAD 3 ERIE, CO 805168118
R0586501	146732000040	KING CATHY A	
R4841307	146732300043	VISTA RIDGE DEVELOPMENT CORP	C/O JAMES SPEHALSKI 9750 W CAMBRIDGE PL LITTLETON, CO 801275906
R1383502	146732302002	VISTA RIDGE DEVELOPMENT CORP	C/O JAMES SPEHALSKI 9750 W CAMBRIDGE PL LITTLETON, CO 801275906
R1383602	146732302003	VISTA RIDGE DEVELOPMENT CORP	C/O JAMES SPEHALSKI 9750 W CAMBRIDGE PL LITTLETON, CO 801275906
R1387002	146732302037	VISTA RIDGE DEVELOPMENT CORP	C/O JAMES SPEHALSKI 9750 W CAMBRIDGE PL LITTLETON, CO 801275906
R2640903	146732304001	KLUTH SAMUEL W	2700 SUNSET WAY ERIE, CO 805164606
R2640903	146732304001	KLUTH SHANNON R	
R2641003	146732304002	STICKLE SHAWN B	2710 SUNSET WAY ERIE, CO 805164606
R2641003	146732304002	STICKLE MARIA E	

R2641103	146732304003	ROACH KEITH ALLAN	2720 SUNSET WAY ERIE, CO 805164606
R2641203	146732304004	GODBOLE CHETAN	2730 SUNSET WAY ERIE, CO 805164606
R2641203	146732304004	KALE DAKSHA	
R2641303	146732304005	GRADY PATRICK R	11633 SHOSHONE WAY DENVER, CO 802342630
R2641303	146732304005	GRADY JESSICA B	
R2641403	146732304006	SPIES KENT L	2750 SUNSET WAY ERIE, CO 805164606
R2641403	146732304006	LAPLUME MICHELE A	
R2641503	146732304007	HUERTA NICHOLAS A	1110 SUNSET WAY ERIE, CO 805164610
R2642903	146732304021	ANDERSEN TESS KATHERINE	2741 SUNSET WAY ERIE, CO 805164606
R2642903	146732304021	ANDERSEN CHRISTIAN PATRICK	
R2643003	146732304022	WESTFELDT ELIZABETH BURKE CROSBY	2731 SUNSET WAY ERIE, CO 805164606
R2643003	146732304022	WESTFELDT NATHAN DYLAN	
R2643103	146732304023	BAUMANN FAMILY TRUST	2721 SUNSET WAY ERIE, CO 805164606
R2643203	146732304024	SCHMIDT JONATHAN	2711 SUNSET WAY ERIE, CO 805164606
R2643303	146732304025	GILDHOUSE SHANNON D	2701 SUNSET WAY ERIE, CO 805164606
R2643303	146732304025	GILDHOUSE MELISSA K	
R2643403	146732304026	SUAZO GEORGE H JR	2702 SUNSET ST ERIE, CO 805164607
R2643403	146732304026	SUAZO EILEEN G	
R2643503	146732304027	PALASTHY SZOMAK	2712 SUNSET ST ERIE, CO 805164607
R2643503	146732304027	CZEGLEDI SZONJA MARIA	
R2643603	146732304028	TAMAYO CARLOS A	2722 SUNSET ST ERIE, CO 805164607
R2643603	146732304028	TAMAYO INGA	
R2643703	146732304029	MENDOZA VALERIE LATONA	2732 SUNSET ST ERIE, CO 805164607

R2643703	146732304029	THOMAS WAYNE B TRUST	
R2645003	146732304042	ERIE TOWN OF	PO BOX 750 ERIE, CO 805160750
R8951979	146732365001	MOUNTAIN VIEW FIRE PROTECTION DISTRICT	3561 N STAGECOACH RD UNIT 200 LONGMONT, CO 805046300
R8977841	146732367001	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977842	146732367002	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977843	146732367003	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977844	146732367004	RAYSIK COURTNEY	1217 SINGLE TREE LN ERIE, CO 805164612
R8977844	146732367004	RAYSIK JEFF	
R8977845	146732367005	LEINBACH NICOLE	4467 W 105TH WAY WESTMINSTER, CO 800311967
R8977845	146732367005	HOFFMAN JEREMY	
R8977846	146732367006	ZERR ELDON	485 HIMALAYA AVE BROOMFIELD, CO 800206094
R8977846	146732367006	ZERR MARCIA	
R8977847	146732367007	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977848	146732367008	RUSSELL STEPHEN JOSEPH	9035 S SHAWNEE CT AURORA, CO 800167619
R8977848	146732367008	RUSSELL DAWN RENE	
R8977850	146732367010	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977851	146732367011	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977852	146732367012	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940

Parcels: 46 Owner Records: 73

Property Owners Within 500 Feet of Parcel# 146732302002



NEIGHBORHOOD MEETING
NOTICE
FOR: VISTA RIDGE PD AMEND. NO. 9 GOLF COURSE MAINTENANCE
DATE: 5/13/26
TIME: 1:00 pm
LOCATION: VIRTUAL - EMAIL FOR LINK
CONTACT: GREG BLY
AT: gbly@ci.ss.com

NEIGHBORHOOD MEETING
NOTICE
FOR: VISTA RIDGE PD AMEND. NO 9 GOLF COURSE MAINTENANCE
DATE: 5/13/26
TIME: 1:00pm
LOCATION: VIRTUAL - EMAIL FOR LINK
CONTACT: GREG BLY
AT: gbly@ci.ss.com

From: Jonathan Schmidt <jschmidt561@gmail.com>
Sent: Monday, August 10, 2026 9:20 AM
To: Planning Commission Board <planning@erieco.gov>; Council Mail <council@erieco.gov>
Subject: Colorado National Golf Maintenance Facility

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

I am a resident in Vista Ridge at 2711 Sunset Way, Erie, CO 80516.

I have been looking at the dilapidated building that CNGC has been using for a maintenance facility for many years. To say this building is an eye sore on our community is an understatement. Rust stains all over the side of the building, no running water until recently, and numerous uncovered maintenance vehicles which make pulling into my street feel like I am pulling onto a construction site everyday.

Please approve the zoning and allow for this new building to be built! I don't know anyone who drives by this building and feels proud to live in Erie.

Thank you!

Jonathan Schmidt
720-843-7592

Planning Commissioners,

I am unable to attend the Planning Commission hearing regarding the rezoning of land currently occupied by the Colorado National Golf Course Maintenance Yard. Please accept the following as my input.

From my perspective, the rezoning proponent has two primary reasons why the land should be rezoned for the golf course maintenance yard: inertia and finding a use for land that should not be built upon.

Inertia is the first motivation. For over 20 years, the Town has tolerated this illegal zoning violation. For two decades, Vista Ridge Development Corporation has leased this land to the golf course for a use that is not consistent with the Vista Ridge development plan or Town zoning. The golf course has used the corner of Sunset and Bonanza as an unmaintained maintenance yard that looks like a dump. Rezoning will merely sanction this "dump" that sits at the gateway of our community. The 20-year history of expending no money or effort on this dump is clear evidence that the golf course will continue as they have been allowed.

The second reason for this rezoning request is to find a use for this land. The developer's own engineers state in submittal document 24-3052 Report 11-27-2024 that the "safest approach to land use on the subject site would be not to build there". Therefore, it is obvious why Vista Ridge Development wants to unload this property rather than develop it into high end homes as originally proposed and currently zoned.

There are three main reasons why the golf course maintenance yard should not be allowed to stay at the intersection of Bonanza and Sunset.

1. The existing/proposed location for the golf course maintenance yard is aesthetically and functionally in the wrong location. This eyesore is at the gateway of our Erie Air Park community. The proposed rezoning is land that is south and west of one of the busiest roads in Erie, Vista Parkway. Yet 80% of the golf course is north and east of Vista Parkway. This rezoning violates UDC 10-7-5 B.3.a. which states "The rezoning will promote the public health, safety, and general welfare." Contrary to this requirement, rezoning this land will perpetuate slow moving maintenance vehicles unnecessarily traveling and traversing Vista Parkway and other public roads. The golf course should not be rewarded with a zoning change to cure a violation they willfully created and maintained.

2. For over 20 years the Vista Ridge PD has shown the maintenance yard at the corner of Single Tree Lane and Vista Parkway. This location is on the correct side of Vista Parkway and 400 feet from a tunnel that connects the entire golf course without having to traverse Vista Parkway. Unfortunately, the golf course sold that land. However, the golf course owns 3 acres of vacant land north of hole number 3 (see below). This area of the golf course has a temporary road

from the intersection of Weld County Road 4 and Hamilton Road that could be developed for large delivery vehicles and maintenance worker traffic. This location would not require any rezoning since it is already part of the golf course. Additionally, this location has access to both sides of Vista Parkway via the tunnel between holes 3 and 4 and is more centrally located to all the maintained areas. Getting maintenance vehicles off of the public roads would make the whole community safer. Also, it would be a major reduction in liability exposure for the golf course.

3. Including the cost to acquire the land, my estimate for the work described in the PD Amendment Submittal is between 1.5 and 2.5 million dollars (a third of the entire annual revenue of the golf course). Since there is no mechanism available to conditionally approve the rezoning, the Planning Commission needs to determine the credibility of the proposed plan. How likely is it that the golf course will spend any resources? If you look at the proposed work in the submittal, you will see a tremendous amount of work will be required at their current location. Because of the addition of 2 acres of impervious pavement, drainage will have to be corrected as noted in their engineering report. Runoff from the yard is already contributing to flooding the yards at Cessna Court. Moving the yard to Hole #3 removes any runoff that contributes to the detention pond east of Cessna Court. The expansive soils and abandoned coal mines make stabilizing the current location very expensive. The proponent's engineering report describes major over-excavation. This excavation will make it very difficult if not impossible to use the yard while the excavation takes place. Another problem that would be avoided by relocating to Hole #3.

In summary, rezoning the corner of Sunset and Bonanza as proposed is a mistake. The golf course should not be rewarded with a zoning change to cure a violation they willfully created and maintained. It is functionally and aesthetically in the wrong location. The 20-year track record of neglect at the yard is an excellent indicator that it is very unlikely that $1.5 - $2.5M will actually be invested. The golf course has ignored community standards for years, and now they are asking the city to officially legalize that behavior. What's past is prologue. The golf course's historical neglect is an excellent prediction of their future behavior. I strongly urge the Planning Commission to reject this request.

Sincerely,

Bryon J. Bednar, P.E.
280 Skylane Drive

Proposed Hole #3 Maintenance Yard Location:

From: [redacted]
Sent: Wednesday, June 24, 2026 1:15 PM
To: Harry Brennan
Cc: Rich Kent
Subject: Complaint: Golf maint. NO meeting

Follow Up Flag: Follow up
Flag Status: Flagged

> **External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Harry,

I am following up on a message I left yesterday to Planning Division/Golf Maintenance Facility.

I, Johan Morris, am an Erie Air Park HOA board member. I have in coordination with, Rich Kent, president of the same HOA discussed the following and therefore ccd him on this email.

My concern and complaint is that the Golf Course Maintenance Facility rezoning effort is playing loose with Town rules for notification.

First issue: the applicant says they only need to have 1 neighborhood meeting. As you know, this is a rezoning to correct an abusive and incorrect land use for the past 20+ years from residential to something appropriate. I assume 2 meetings are required.

Does this require rezoning require 1 or 2 neighborhood meetings?

If there is a second town meeting requirement, then tonight's meeting does not count because there was 3 DAYS, less than the required 15 day notice. See below

Second issue: the first meeting was held via zoom but there was no meeting link provided. In order to get that link there was a request to contact the applicant by email. Many followed those instructions. Then presumably those people would get the actual zoom link to join the presentation.

That link was not provided until 10 minutes before the meeting. But that isn't the issue.

The problem was I know for a fact that not everyone who sent a zoom link request actually received the zoom meeting link. That's the equivalent of calling a neighborhood meeting at a building that doesn't exist. **Those neighbors were not heard**. Therefore there is no meeting for those who actively said they wanted to attend! That is WRONG & UNFAIR.

I explicitly told the applicant about this issue on that very zoom call. I stated these facts again, via email, to Heidi Majerik who is speaking as a stand-in for the actual applicant.

She has inappropriately dismissed my statement as you have seen via email the other day; also attached.

The Erie Air Park HOA desperately wants this eyesore fixed, but not at the expense of not following the Town's notification rules. Sadly Heidi does not want to forgo tonight's meeting because it would be inconvenient. What does that have to do with following the rules?

Speaking for the HOA, we look forward to reading your official reply on these two issues.

Thanks,
Johan
Johan Morris
EAP HOA

Ref: Town of Erie Notification rules

The Planning Division outlines specific responsibilities and actions for this notification process under Municipal Code Title 10 Unified Development Code (UDC) Section 7.2 F: [2]

📬 2. Mailed Notice

- **Action:** Direct notices must be mailed to surrounding property owners.
- **Timeline:** Sent out **at least 15 days prior** to the public hearings.
- **Applicant Role:** The applicant must provide the Planning & Development department with a certified property owner mailing list. This list must be current, meaning it was prepared **within 30 days** of the scheduled public hearing date. The applicant must submit a Public Hearing Affidavit of Mailing once completed.

⚖️

Hello Johan,

Thank you for your email. I completely agree, the Town has code that sets rules for rezonings for a reason, and our intention is always to abide by them. I checked with the Town and have confirmation that the meeting that was held did meet the Town's requirements. I have included the Town's written confirmation, and I have also included, on this email, the Town's Planner that is managing this rezoning application, Harry

Brennan, so that you can communicate directly with him. **I'd prefer not to cancel tomorrow's meeting in the event others were planning on attending.** I am heading up to the maintenance facility in a few minutes to meet with Bryon on-site because he is unable to attend tomorrow. I invite you and everyone else on this email to join us if you can. In the meantime, I am attaching the graphics that show what the improvement plan is for the facility. Bryon had asked that I provide these prior to tomorrow's meeting if possible. I'm also happy to do a future meeting with you all at a date and time that works for you if we could do so via ZOOM. I am heading back to Erie, Pennsylvania, on Friday to assist my elderly parents for a couple of weeks.

Thank you.
Heidi

Heidi Majerik
President
Gauge Land Development
303.888.3866
[redacted]

On Jun 22, 2026, at 3:09 PM, Heidi Majerik [redacted] wrote:

Hi Bryon,

Thank you for reaching out. My understanding is that the previous meeting met the requirements the Town has for noticing of a Neighborhood meeting. Each application has to complete one Neighborhood meeting. This is an informal follow-up to present graphics of what the proposed site will look like should the rezoning be approved as well as discuss other possible locations that were investigated by Colorado National Golf.

Because you and Tim aren't able to make it on the 24th, I'm planning on meeting you both on site tomorrow at 4pm and welcome Johan and Rich to join us as well if they are interested.

Best,
Heidi

Heidi Majerik
President

Gauge Land Development
303.888.3866
[redacted]

[redacted] Bryon Bednar <bryon.bednar@gmail.com>
Sent: Sunday, June 21, 2026 7:41 PM
To: Heidi Majerik [redacted]; timdrnec [redacted]; Johan Morris [redacted]; Rich Kent [redacted]
Subject: Re: Colorado Nation Golf Facility

Heidi, I just got my written notice for the 24 Jun Neighborhood meeting on Saturday. Isn't the requirement, delivery 15-days before the meeting?
-Bryon

From: Johan Morris <[redacted]>
Sent: Monday, June 22, 2026 5:02 PM
To: Heidi Majerik [redacted]
Cc: Bryon Bednar [redacted]; timdrnec [redacted]; Rich Kent [redacted]>; Dan Clegg [redacted]
Subject: Re: Colorado Nation Golf Facility

Hi Heidi-

Our Erie Air Park HOA President, Rich Kent and I, discussed the lack of notice issue for your meeting this week. We appreciate that you want to get this Golf Facility Rezoning meeting held ASAP, but there are town rules for a reason.

The first meeting, held via zoom, was NOT done according to the rules. We didn't get the zoom link notification until about 30 minutes before that meeting. I know of other residents who were not contacted at all despite asking for notification. I mentioned this fact. Also, the meeting was held during working hours which minimizes attendance. Also I specifically said with my outside words that "this meeting does not count". I did not receive any rebuttal on my statement.

Now for this week's meeting… again getting a few days notice doesn't work for us because of the lack of 15 days notice.

Tomorrow I will formally submit this email to the Town.

Please coordinate with everyone you know of, to let them know that, unfortunately, the this week's meeting must be rescheduled.

Thank you-
Johan

Johan Morris
EAP HOA

> On Jun 22, 2026, at 3:09 PM, Heidi Majerik [redacted] wrote:

From: Bryon Bednar [redacted]
[redacted] June 21, 2026 7:41 PM
To: Heidi Majerik [redacted]; timdrnec
[redacted]; Johan Morris [redacted]; Rich Kent
[redacted]
Subject: Re: Colorado Nation Golf Facility

Heidi, I just got my written notice for the 24 Jun Neighborhood meeting on Saturday. Isn't the requirement, delivery 15-days before the meeting?
-Bryon

On Thu, Jun 18, 2026 at 15:45 Heidi Majerik
[redacted] wrote:

> Good catch, I just invited him!
>
> ---
>
> **From:** Bryon Bednar [redacted]
> **Sent:** Thursday, June 18, 2026 3:38 PM
> **To:** Heidi Majerik [redacted]
> **Cc:** Heidi Majerik [redacted]
> **Subject:** Re: Colorado Nation Golf Facility
>
> Got it.
> Are you inviting Tim Drnec too?
> On Thu, Jun 18, 2026 at 15:32 Heidi Majerik
> [redacted] wrote:
>
> > ---
> >
> > ## Microsoft Teams meeting
> >
> > ## Join:
> > https://teams.microsoft.com/meet/254380572834750?p=aGpbZH1ZjH1MXQGke0
> >
> > Meeting ID: 254 380 572 834 750
> >
> > Passcode: s5vf6km2
> >
> > ---
> >
> > Need help? | System reference
> >
> > For organizers: Meeting options

From: Bryon Bednar [redacted]
Sent: Tuesday, June 23, 2026 5:35 PM
To: Heidi Majerik
Cc: Johan Morris; timdrnec; Rich Kent; Dan Clegg; Chris Reiss; Matt Schalk; Greg Bly; Harry Brennan; Katherine Hawkins; Justin Ocheltree
Subject: Re: Colorado Nation Golf Facility

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Heidi, thank you for this info and thank you for the time you gave this afternoon at the maintenance yard. I appreciate the renderings and site plan that you shared. I don't believe the four alternative sites were adequately explored. The top reason shown for keeping the existing site is "Existing access point to Bonanza Dr." What the golf course sees as a positive is one of the major reasons why the current site is in the wrong location. With 80% of the golf course on the other side of Vista Parkway, this Bonanza Drive access point puts slow moving maintenance vehicles on our community roads. As we discussed, the proposed site only makes sense if the golf course never intends to complete the project. If they truly intended to spend $2M for a maintenance yard, they would find a better place for it. They have gotten away with this eyesore when it was an illegal activity, inconsistent with zoning. Once it is sanctioned via rezoning, any motivation for improvement will evaporate. What's past is prologue.
-Bryon

On Tue, Jun 23, 2026 at 2:56 PM Heidi Majerik [redacted] wrote:

From: Julie Pate
To: Council Mail; Planning Commission Board
Subject: Colorado Nation Maintenance facility
Date: Tuesday, June 30, 2026 10:38:14 AM

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Erie Town Council and the Planning Commission,
I wanted to write to you in support of Colorado National's improvements to its maintenance facility. I have been a resident of Erie for 26 years and a member of the club for that same length of time. Colorado National is the entire reason that we moved to Erie, Colorado, and built our house here. The golf course is an important draw to this community and a benefit to the residents.

Allowing the upgrade to the maintenance facility will continue to allow the club to be a premier golf destination in Colorado. It goes without saying that it benefits the community as a whole, as those people spend money at local businesses when they're in Erie to play golf.

Should you have any additional questions or would you like any additional information from me, I'm more than happy to provide that. Feel free to reach out to me. Thank you for your consideration.

Julie Pate, Esq.
President
Employment Compliance Solutions LLC
Main: 303.920.4060
Mobile: 303.588.9551
www.employmentcompliancesolutionsllc.com
She / Her/ Hers
My pronouns are she/her/hers. Sharing your pronouns and checking with others about theirs helps create a welcoming environment for everyone, regardless of gender identity or expression.

From: bryan feack
To: Planning Commission Board
Subject: Colorado National Golf Club Maintenance Facility
Date: Tuesday, June 30, 2026 12:22:28 PM

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Erie Planning Division,

I am writing to voice my support of a new maintenance facility at Colorado National Golf Club and the sale of the property where the current maintenance facility is.

Since Heritage Golf Group purchased the course in 2022, they have made significant investments to improve the appearance and playing conditions at CO National.

Pathways were widened near the greens, pathways were repaired where damaged, bunkers were rebuilt, new turf on damaged tee boxes, significant seeding, and I'm sure lots of other projects I didn't hear about.

The current maintenance facility is smaller than I've seen at other courses. Some of the equipment has to be left outside making it wear and break down sooner from the Colorado sun, cold temperatures, and snow.

I think a new maintenance facility will not only help CO National operate more efficiently and protect their equipment but look nicer for the community.

Colorado National Golf Club is the heart of Vista Ridge and a big part of my family's life alongside many of our neighbors in this community. This significant investment is another example of Colorado National Golf Club's commitment to responsible long term stewardship of the golf course and the Town of Erie.

Thanks,
Bryan Feack
720-630-9192
[redacted]

From:	John Hale
To:	Council Mail; Planning Commission Board
Cc:	Jen Hale
Subject:	Support for Colorado National Golf Club Maintenance Facility
Date:	Tuesday, June 30, 2026 12:28:38 PM

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Erie Town Council and Planning Commission,

I am writing as a member of Colorado National Golf Club to express my strong support for the proposed new maintenance facility on the club's existing site.

Colorado National has been a valued part of the Erie community for over two decades. However, the current maintenance facility was not designed to meet the demands of a championship golf course. This purpose-built facility will protect equipment, improve operational efficiency and employee safety, and ensure the maintenance team can continue to deliver high-quality course conditions. Furthermore, it represents a significant long-term investment in a property that enhances local recreation and our overall quality of life in Erie.

Colorado National Golf Club is an integral part of my family's life. It contributed significantly to three state championship titles for my daughters and their teammates during their time on the Erie High School golf team. Furthermore, we utilize the facility almost daily and deeply value its role in our community.

I respectfully ask the Council and Commission to approve this project. Thank you for your time and consideration.

Sincerely,

John and Jen Hale
2850 Eagle Circle

From: Thomas Milner
To: Planning Commission Board
Subject: Colorado National Golf Course Maintenance Facility
Date: Tuesday, June 30, 2026 1:03:33 PM

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Erie planning commission,

Colorado National golf course is an important asset for the town of Erie and the surrounding community. CNGC is a championship course and needs a maintenance facility to keep the course in championship shape. The current maintenance facility is frankly an eye sore.
In order to compete with courses in the area and continue to be a revenue source for the town of Erie the facility is a vital piece for the course, and is long over due.
Erie is a great small community the facility will go a long way in keeping that image intact.

Sincerely,

Tom Milner
[redacted]
A CNGC member since 2013

Get Outlook for iOS

From: Matt Dee
To: Council Mail; Planning Commission Board
Cc: Kathleen Hot Mamma Dee
Subject: Support for Colorado National Golf Club Maintenance Facility
Date: Tuesday, June 30, 2026 1:16:08 PM

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Erie Town Council and Planning Commission,

I am writing to express my strong support for Colorado National Golf Club's proposal to construct a new maintenance facility on its existing maintenance site.

My family has been a family member of Colorado National Golf Club for many years, and we have lived in the Vista Ridge community since 2008. Throughout that time, Colorado National has been much more than just a golf course—it has been an important part of our family's life and a valuable amenity for our neighborhood. We continue to enjoy the golf course and club facilities on a regular basis, and we greatly appreciate the positive impact the club has on our community.

Over the years, I have been consistently impressed by the outstanding condition of the golf course and the professionalism of the maintenance staff. Knowing they have achieved this while working from a maintenance facility that was never designed to support a championship-caliber golf course makes their accomplishments even more impressive.

The proposed maintenance facility is not an expansion of the golf course but a much-needed investment in the infrastructure that allows the property to be maintained safely and efficiently. It will improve employee safety, protect valuable equipment, increase operational efficiency, and help ensure Colorado National continues to provide the exceptional experience that residents, members, and visitors have come to expect.

Colorado National is an important asset to Erie. It enhances property values, attracts visitors who support local businesses, provides outstanding recreational opportunities, and contributes to the quality of life that has made our community such a wonderful place to live. Supporting responsible reinvestment in this established property helps preserve one of Erie's premier amenities for future generations.
I respectfully encourage you to approve this project. I believe it represents a thoughtful, responsible investment that will benefit Colorado National Golf Club, its employees, its members, and the Erie community as a whole.
Thank you for your time, your service, and your thoughtful consideration.

Sincerely,

Matt and Kathleen Dee and family
Vista Ridge Resident since 2008
Erie, Colorado
720-552-1123

From: Scott Rohrer
To: Council Mail; Planning Commission Board
Subject: Support for Colorado National Golf Club Maintenance Facility Proposal
Date: Wednesday, July 1, 2026 6:35:55 AM

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Erie Town Council and Planning Commission,

I am writing to express my strong support for Colorado National Golf Club's proposal to construct a new maintenance facility.
Colorado National has been an outstanding part of the Erie community for more than 20 years. It provides a first-class recreational amenity, supports local jobs, attracts visitors to our town, and enhances the quality of life for residents. Investing in a modern maintenance facility is a smart, long-term improvement that will help the club operate more efficiently, protect its equipment, improve employee safety, and ensure the golf course remains in exceptional condition for years to come.

I respectfully encourage you to approve this project. It is an investment in an important community asset that will benefit both current and future generations of Erie residents.

Thank you for your time and consideration.

Sincerely,
Scott Rohrer
Erie, Colorado

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
TOWN OF ERIE

Notice is hereby given that on Wednesday, August 19, 2026, at 6:30 PM, or as soon as possible thereafter at the Erie Town Hall Council Chambers, 645 Holbrook Street, Erie, CO 80516, a PUBLIC HEARING will be held upon the application made by HGC Colorado National LLC, 2700 Vista Parkway, Erie, CO 80516 for the purpose of considering the Vista Ridge PD Amendment No. 9 Land Use Application to allow for a New Golf Course Maintenance Facility pursuant to the Codes of the Town of Erie and applicable State Statutes.

The affected property is located: at the northeast corner of Bonanza Dr. and Sunset Dr.

The legal description of the property is: Vista Ridge Master Final Plat, Parcel 2A, Town of Erie, County of Weld, State of Colorado

The application is on file with the Town of Erie.

Interested and affected parties are encouraged to attend. The Planning Commission will be taking comments prior to making a determination or taking any action on this matter.

Debbie Stamp_____
Town Clerk

FOR QUESTIONS OR COMMENTS, CONTACT
TOWN OF ERIE
PLANNING & DEVELOPMENT DEPARTMENT
P.O. BOX 750
ERIE, COLORADO 80516
PHONE: (303) 926-2770
FAX: (303) 926-2706

Please publish in the Colorado Hometown Weekly on Wednesday, July 29, 2026.
Please send the affidavit of publication and billing to:

Town Clerk
Town of Erie
PO Box 750
Erie, CO 80516

TOWN OF ERIE PUBLIC HEARING NOTICE

7/31/26

The Town of Erie Planning & Development Department has scheduled the following item for consideration:

Applicant/Developer: HGC Colorado National LLC

Project Description: Vista Ridge PD Amendment No. 9 to create a new planning area for the Golf Course maintenance facility and establish new development standards for the use.

Legal Description: Vista Ridge Master Final Plat, Parcel 2A, Town of Erie, County of Weld, State of Colorado

Location: At the northeast corner of Bonanza Dr. and Sunset Dr.

Planner: Harry Brennan

Board or Commission: PLANNING COMMISSION

Hearing For: Vista Ridge PD Amendment No. 9 for the Golf Course Maintenance Facility
Date of Hearing: 8/19/26
Time: 6:30 PM
Place: Planning Commission meetings will be held in person in the Town Hall Council Chambers, 645 Holbrook Street (first floor, northwest entrance) **UNLESS** otherwise noted in the **Town Calendar on the Town's website**. You can access the Town Calendar by going to the Town's website, www.erieco.gov and scrolling to the bottom of the page to "Events & Meetings". Select the "Planning

Commission Meeting" in the box or click "View All" for more information, dates, and access to the meeting agenda. Please note: Public Comment can be given both in person and via Zoom (please see the Town Calendar at www.erieco.gov for Zoom information).

This letter is your notice of the above referenced hearing(s). We are sending you this notice as required by Erie Municipal Code Title X, Chapter 7.2.F.4.a. or as a referral agency of the Town. Copies of the application and support material for this project are on file and available for public inspection. Applicant materials are typically posted to the Town of Erie Agenda Center, online at https://erie.legistar.com, the Friday before the public hearing date. Public comment is welcome during public hearings; or, you may send email comments to hbrennan@erieco.gov; or, written comments to Town of Erie - Planning, P.O. Box 750, Erie, CO 80516-0750. **If you have any questions, please call Planning at 303-926-2770.**

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

7/29/2026
10:07:40 AM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, https://maps.weld.gov/propertyportal/, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

Justin Ocheltree

Signature

07/30/2026

Date

Property Owners Within 500 Feet of Parcel# 146732302002

Account	Parcel	Owner	Mailing Address
R7462498	146731000033	ERIE TOWN OF	PO BOX 9 ERIE, CO 805160098
R1083896	146731008001	ANDRAS RUDOLPH P	295 SKYLANE DR ERIE, CO 805168137
R1083996	146731008002	RUSSO MARK F	285 SKYLANE DR ERIE, CO 805168137
R1084096	146731008003	BIARD JOHN R	275 SKYLANE DR ERIE, CO 805168137
R1084096	146731008003	BIARD PAMELA H	
R1084196	146731008004	BALKCOM RACHEL	265 SKYLANE DR ERIE, CO 805168137
R1084396	146731008006	BEDNAR BRYON J	280 SKYLANE DR ERIE, CO 805168137
R1084396	146731008006	BEDNAR NANCY C	
R1084496	146731008007	THOMAS JOHN K	C/O PROPERTIES PLUS 109 N PUBLIC RD LAFAYETTE, CO 800262357
R1084496	146731008007	THOMAS RINKU S	
R8009399	146731010003	GREGORY KEVIN R	265 PIPER DR ERIE, CO 805168140

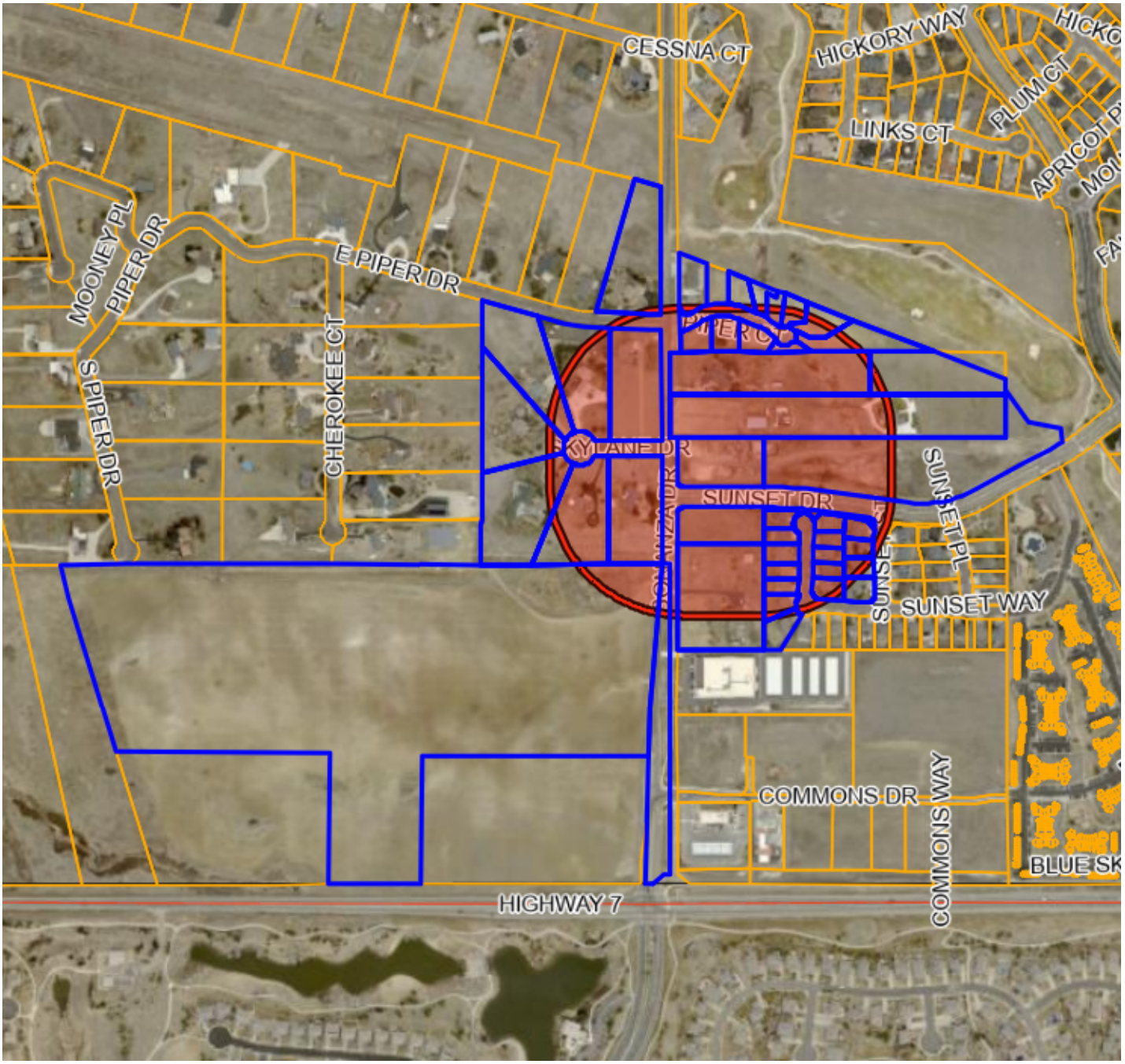
R8009399	146731010003	GREGORY RENEE M	
R8956444	146731401002	SW MANILA LLC	905 W 124TH AVE STE 200 DENVER, CO 802341716
R8948034	146731409001	YAMAMOTO HIDEAKI	270 SKYLANE DR ERIE, CO 805168137
R8948034	146731409001	YAMAMOTO DIANE S	
R5836386	146732000013	MUSSACK ROBERT B	350 COUNTY ROAD 3 ERIE, CO 805168118
R5836386	146732000013	CSEKE MYRA M	
R5836386	146732000013	KARDELL MONA M	
R5836386	146732000013	MUSSACK DOROTH M	
R5836386	146732000013	MUSSACK ROBERT R	
R0224388	146732000033	FOOTE JOEL S	250 COUNTY ROAD 3 ERIE, CO 805168139
R0224388	146732000033	KNIGHT LOIS HAGER	
R0586501	146732000040	KING KEVIN H	370 COUNTY ROAD 3 ERIE, CO 805168118
R0586501	146732000040	KING CATHY A	
R4841307	146732300043	VISTA RIDGE DEVELOPMENT CORP	C/O JAMES SPEHALSKI 9750 W CAMBRIDGE PL LITTLETON, CO 801275906
R1383502	146732302002	VISTA RIDGE DEVELOPMENT CORP	C/O JAMES SPEHALSKI 9750 W CAMBRIDGE PL LITTLETON, CO 801275906
R1383602	146732302003	VISTA RIDGE DEVELOPMENT CORP	C/O JAMES SPEHALSKI 9750 W CAMBRIDGE PL LITTLETON, CO 801275906
R1387002	146732302037	VISTA RIDGE DEVELOPMENT CORP	C/O JAMES SPEHALSKI 9750 W CAMBRIDGE PL LITTLETON, CO 801275906
R2640903	146732304001	KLUTH SAMUEL W	2700 SUNSET WAY ERIE, CO 805164606
R2640903	146732304001	KLUTH SHANNON R	
R2641003	146732304002	STICKLE SHAWN B	2710 SUNSET WAY ERIE, CO 805164606
R2641003	146732304002	STICKLE MARIA E	

R2641103	146732304003	ROACH KEITH ALLAN	2720 SUNSET WAY ERIE, CO 805164606
R2641203	146732304004	GODBOLE CHETAN	2730 SUNSET WAY ERIE, CO 805164606
R2641203	146732304004	KALE DAKSHA	
R2641303	146732304005	GRADY PATRICK R	11633 SHOSHONE WAY DENVER, CO 802342630
R2641303	146732304005	GRADY JESSICA B	
R2641403	146732304006	SPIES KENT L	2750 SUNSET WAY ERIE, CO 805164606
R2641403	146732304006	LAPLUME MICHELE A	
R2641503	146732304007	HUERTA NICHOLAS A	1110 SUNSET WAY ERIE, CO 805164610
R2642903	146732304021	ANDERSEN TESS KATHERINE	2741 SUNSET WAY ERIE, CO 805164606
R2642903	146732304021	ANDERSEN CHRISTIAN PATRICK	
R2643003	146732304022	WESTFELDT ELIZABETH BURKE CROSBY	2731 SUNSET WAY ERIE, CO 805164606
R2643003	146732304022	WESTFELDT NATHAN DYLAN	
R2643103	146732304023	BAUMANN FAMILY TRUST	2721 SUNSET WAY ERIE, CO 805164606
R2643203	146732304024	SCHMIDT JONATHAN	2711 SUNSET WAY ERIE, CO 805164606
R2643303	146732304025	GILDHOUSE SHANNON D	2701 SUNSET WAY ERIE, CO 805164606
R2643303	146732304025	GILDHOUSE MELISSA K	
R2643403	146732304026	SUAZO GEORGE H JR	2702 SUNSET ST ERIE, CO 805164607
R2643403	146732304026	SUAZO EILEEN G	
R2643503	146732304027	PALASTHY SZOMAK	2712 SUNSET ST ERIE, CO 805164607
R2643503	146732304027	CZEGLEDI SZONJA MARIA	
R2643603	146732304028	TAMAYO CARLOS A	2722 SUNSET ST ERIE, CO 805164607
R2643603	146732304028	TAMAYO INGA	
R2643703	146732304029	MENDOZA VALERIE LATONA	2732 SUNSET ST ERIE, CO 805164607

R2643703	146732304029	THOMAS WAYNE B TRUST	
R2645003	146732304042	ERIE TOWN OF	PO BOX 750 ERIE, CO 805160750
R8951979	146732365001	MOUNTAIN VIEW FIRE PROTECTION DISTRICT	3561 N STAGECOACH RD UNIT 200 LONGMONT, CO 805046300
R8977841	146732367001	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977842	146732367002	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977843	146732367003	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977844	146732367004	RAYSIK COURTNEY	1217 SINGLE TREE LN ERIE, CO 805164612
R8977844	146732367004	RAYSIK JEFF	
R8977845	146732367005	LEINBACH NICOLE	4467 W 105TH WAY WESTMINSTER, CO 800311967
R8977845	146732367005	HOFFMAN JEREMY	
R8977846	146732367006	ZERR ELDON	485 HIMALAYA AVE BROOMFIELD, CO 800206094
R8977846	146732367006	ZERR MARCIA	
R8977847	146732367007	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977848	146732367008	RUSSELL STEPHEN JOSEPH	363 E VETERANS WAY QUEEN CREEK, AZ 851406470
R8977848	146732367008	RUSSELL DAWN RENE	
R8977850	146732367010	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977851	146732367011	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940
R8977852	146732367012	PREMIER INVESTMENT PROPERTIES OF DENVER LLC	12835 E ARAPAHOE RD # TOWER 1 STE 120 CENTENNIAL, CO 801123940

Parcels: 46 Owner Records: 73

Property Owners Within 500 Feet of Parcel# 146732302002



TOWN OF ERIE

AFFIDAVIT OF MAILING – Public Hearing

I, Justin Ocheltree, as the applicant/representative for the Vista Ridge PD Amendment No. 9 for the Golf Course Maintenance Facility, hereby attest that on this 30th day of July, 20 26, a true and correct copy of the Town of Erie meeting notice for the meeting scheduled for August 18th, 2026 *date*), marked as Exhibit "A" attached hereto and by reference incorporate herein, was mailed to those referenced in Exhibit "B" in accordance with the requirements of the Unified Development Code of the Town of Erie.

I further attest that the addresses shown in Exhibit "B" are true and correct addresses as determined from the records of the associated County Property Portal Records Search and that said Notices were placed in the United States Mail with the appropriate postage affixed thereon.

Justin Ocheltree
Applicant/Representative's Signature

07/30/2026
Date

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 2026 BY Kaleah Winklepleck AS Notary Public.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/4/30

KALEAH WINKLEPLECK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20264018579
MY COMMISSION EXPIRES MAY 4 2030

PUBLIC HEARING NOTICE
AFFECTING THIS PROPERTY
INFORMATION: 303-926-2770

PUBLIC HEARING NOTICE
AFFECTING THIS PROPERTY
INFORMATION: 303-926-2770

I, GREG BLY, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10, – "UNIFIED DEVELOPMENT CODE AND DESIGN GUIDELINES," AT LEAST 15 DAYS BEFORE THE SCHEDULED HEARING TO BE HELD ON THE AUGUST 19, 2026 A.D. THE PHOTO, ABOVE, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.

(SIGNATURE OF PERSON LISTED ABOVE)

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

ACKNOWLEDGED BEFORE ME THIS 29th DAY OF July, 2026 BY Kaleah Winklepleck AS Notary Public.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/4/30

KALEAH WINKLEPLECK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20264018579
MY COMMISSION EXPIRES MAY 4 2030

645 Holbrook Street
Erie, CO 80516

Town of Erie

Planning Commission

Meeting Date: 8/19/2026

File #: 2026-67

Subject:
PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt a Resolution Amending the 2024 Elevate Erie Comprehensive Plan

Department: Planning - Land Use,

Presenter(s): Kelly Driscoll, Deputy Director of Planning & Development
Darryll Wolnik, Planning Manager
Josh Campbell, Senior Strategic Planner

Time Estimate: 45

Fiscal Summary:
Cost as Recommended:
Balance Available:
Fund:
Line Item Number:
New Appropriation Required:

Policy Issues:
Amendment to the Elevate Erie Comprehensive Plan

Staff Recommendation:
Adopt the Resolution.

Summary/Key Points:
The following Elevate Erie Comprehensive Plan Amendments were requested by Town Council at their Jan. 6, 2026, meeting:

- Create a new land use category of Residential - Medium Low, with a maximum of 12 dwelling units per acre.
- Examination of undeveloped or not-entitled properties currently designated as

Residential - Medium for possible designation as the new Residential - Medium Low category, specifically parcels at 111th and Arapahoe, and 1025 CR 1.5.
- Create a policy meant to address context-sensitive design where more intense uses are adjacent to rural properties.

Background of Subject Matter:

Elevate Erie Comprehensive Plan Amendments

The proposed land use changes requested by the Town Council include the creation of a new residential land use category. The new category, Residential–Medium Low, is proposed at 8–12 dwelling units per acre. The existing Residential–Medium category, as currently adopted, allows 8–18 dwelling units per acre; under the proposed amendment, the Residential–Medium category would have a revised density range of 12–18 dwelling units per acre.

Council requested that the new Residential–Medium Low designation be applied to the properties at the southwest corner of 111th Street and Arapahoe Road and asked staff to evaluate other properties as needed. At their May 12, 2026, meeting, Council directed that the former Page property at 1025 Weld County Road 1.5 be designated as Parks, Open Space, and Protected Lands on the Future Land Use Map. Staff also identified another property near High and Anderson in south Old Town for review and adjustment to Residential - Medium Low.

Staff conducted the Community Education component of the amendment process from May 13 to June 1, engaging with more than 250 community members across five events. Meetings with affected property owners were also conducted. Both the Technical Advisory Committee (TAC) and the Planning Advisory Committee (PAC) reviewed and provided feedback on the proposed amendments.

As outlined in UDC 10-7-21 Planning Commission is charged with reviewing Comprehensive Plan Amendments and providing a recommendation to Town Council.

Attachments:

1. Resolution
2. Staff Report
3. Presentation
4. 2026 Comprehensive Plan

Town of Erie
Planning Commission
Resolution No. 26-__

A Resolution of the Planning Commission of the Town of Erie Recommending Approval of the Amended Comprehensive Plan for the Town of Erie

Whereas, on October 8, 2024, the Town Council for the Town of Erie adopted Town of Erie Comprehensive Plan, known as Elevate Erie ("Elevate Erie");

Whereas, at meetings on January 6, 2026 and May 12, 2026, Town Council gave direction that an amendment to Elevate Erie should be initiated to revise the land use classifications, amend the future land use land use map, and update the policies in the Community Building Blocks Chapter of Elevate Erie;

Whereas, Town staff held multiple community engagement sessions on potential amendments to Elevate Erie discussed by Town Council;

Whereas, the Planning Commission has held a properly noticed public hearing on the proposed amendment to Elevate Erie; and

Whereas, the Planning Commission wishes to recommend that Town Council adopt the proposed amendment to Elevate Erie.

Now, Therefore be it resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. Findings. The Planning Commission of the Town of Erie hereby finds, in accordance with § 10-7-21 of the Unified Development Code, that the following criteria are satisfied:

a. The existing comprehensive plan is in need of amendment to align with existing and proposed conditions;

b. The amendment is consistent with and implements the goals and policies of the plan;

c. The amendment promotes the long-term economic, social, and environmental health, equity, and sustainability of the town;

d. Adequate public facilities and services are available to serve the uses in the amendment;

e. The amendment reflects a pattern of development that supports the comprehensive plan priorities; and

f. The amendment promotes the public health, safety, and general welfare.

Section 2. Decision. Based on the foregoing findings, the Planning Commission hereby recommends that the Town Council approve the amended Elevate Erie in the form attached hereto.

Adopted this 19th day of August, 2026.

_____
Andrew Sawusch, Chair

Attest:

_____
Melinda Helmer, Secretary

TOWN OF ERIE
PLANNING COMMISSION
August 18, 2026

SUBJECT: A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt a Resolution Amending the 2024 Elevate Erie Comprehensive Plan.

PURPOSE: Amendments to the 2024 Elevate Erie Comprehensive Plan

CODE REVIEW: Erie Municipal Code, Title 10

DEPARTMENT: Planning and Development

PRESENTER: Kelly Driscoll, Deputy Director of Planning and Development
Darryll Wolnik, Planning Manager
Josh Campbell, Senior Strategic Planner

STAFF RECOMMENDATION:

Staff recommend approval of the resolution recommending amendments to the 2024 Elevate Erie Comprehensive Plan.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Comprehensive Plan is an overarching guide for development, services, and lived experience in the Town. The document establishes a vision, guiding principles, and policies, with action items that set forth implementation of the Town's vision. As a guiding document, the policies are meant to provide direction to decision makers and staff alike as they review development, prioritize investments, and deliver infrastructure improvements. This direction also serves as the basis for more specific planning documents like the Water Supply Plan, Affordable Housing Strategy, or the Parks, Recreation, Open Space and Trails Plan— among others.

During January 6, 2026, Town Council Special meeting, Council requested staff to evaluate amendments to the Elevate Erie Comprehensive Plan related to Land Use and policies in the Community Building Blocks Chapter. The proposed amendments include the creation of a new land use category, associated amendments to the Future Land Use Map, and the creation of additional policies.

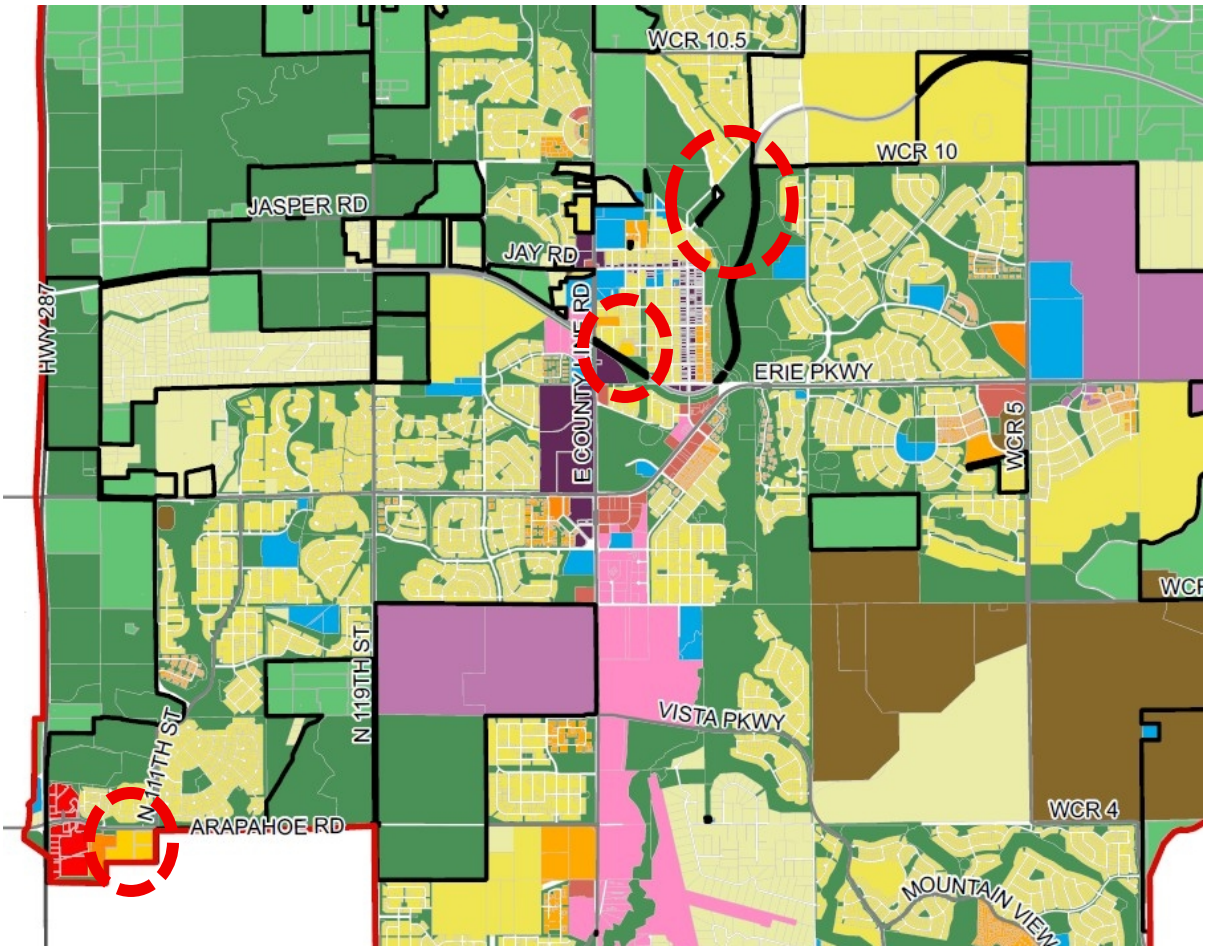
LAND USE CHANGES

Town Council requested that staff evaluate splitting the current Residential – Medium use land use category of 8-18 dwelling units per acre into two categories.

The first would be a new category, Residential – Medium Low, at 8-12 dwelling units per acre and the second would be a modified Residential – Medium at 12-18 dwelling units per acre. These changes include slight modifications to the descriptions of primary uses with the distinction between the two being Residential Medium could accommodate garden apartments, while Residential – Medium Low would not.

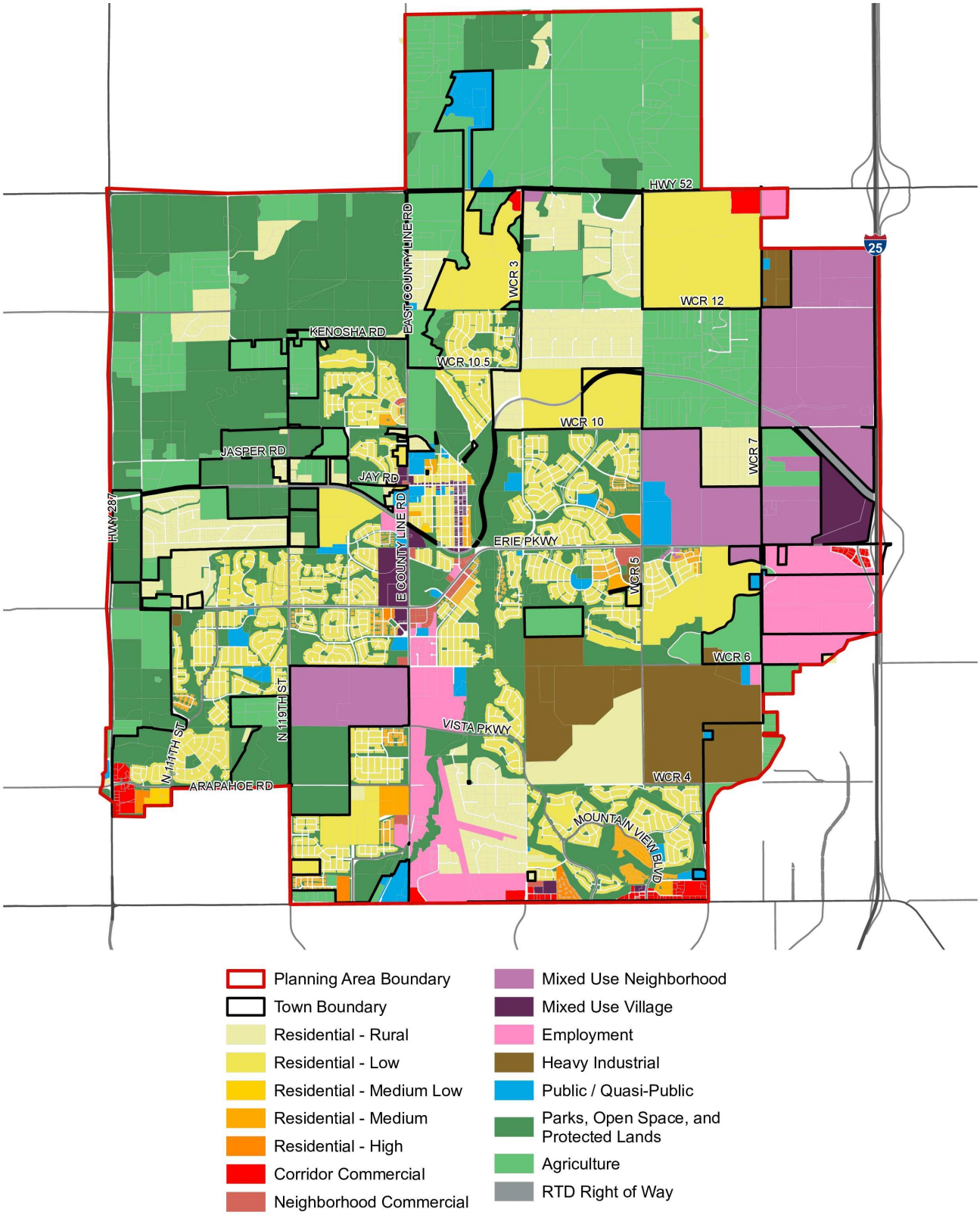
Town Council asked that specific properties be evaluated for change to Medium Low, including the southwest corner at 111th Street and Arapahoe Road, the former Page property northeast of Historic Old Town, and roughly 4.5 undeveloped acres in southeast Historic Old Town. Additional direction from Town Council during the May 12, 2026, meeting included changing the former Page property from Residential-Medium to Parks, Open Space and Protected Lands. Figure 1 provides and visual representation of the various areas that were evaluated.

Figure 1: Locations of Properties Evaluated



The changes in context of the entire planning area and the associated land uses can be found in Figure 2: Amended Future Land Use Map.

Figure 2: Amended Future Land Use Map



POLICY CHANGE

Town Council asked for an additional Context Sensitive Design policy where more intense uses are adjacent to rural properties. The following policy has been added to Chapter 3: Community Building Blocks.

> **C.4.3** Ensure that new development adjacent to rural properties protects rural character and minimizes land use impacts.

- Maintain the rural edge by incorporating open space, conservation areas or landscaped buffers along shared boundaries.
- Locate buildings outside of viewsheds, avoiding ridgelines or high-visibility locations where feasible.
- Utilize context sensitive design approaches where abutting existing rural properties, such as:
    - Graduate density to abrupt shifts
    - Adjust building massing, heights, and/or orientation to provide a gradual transition
    - Open fencing to maintain rural views, avoid tall privacy walls
    - Human-scaled entryways (arcades, porches, etc.)
    - Avoid blank walls facing rural properties

Implementing this policy will provide important guidance for upcoming revisions to the Unified Development Code (UDC).

COMMUNITY EDUCATION & AWARENESS

Amendments to the Elevate Erie Comprehensive Plan require transparency and awareness for the community and property owners. Staff created and attended multiple educational opportunities during the following dates and times in the efforts of hearing from the broader community:

- Organized Neighborhoods of Erie (ONE) Open House
    - 5/13, 6:00 – 8:00pm
- Erie Town Fair
    - 5/16 10:00am – 4:00pm
- Erie Community Center Pop-ups
    - 5/19 11:00am – 2:00pm
    - 5/29 7:00am – 10:00am
    - 6/1 4:00pm – 7:00pm

Over 250 residents interacted with staff over the course of the five (5) events.

In addition to these events, staff met with the property owners of the sites identified for change from Residential-Medium to Residential-Medium-Low, including the owners of properties at 111th Street and Arapahoe Road as well as Main Street and Anderson Street. A property owner at 111th/Arapahoe had concerns with the proposed change, citing that the reduction in density feels disproportionately

impactful to their property and may not align with current market signals, which have not indicated a shift toward lower-density development. The property owner of Main/Anderson site in south Old Town had no concerns with the proposed change as it still aligned with their vision for the property.

COMMUNITY FEEDBACK

The majority consensus from the community members was neutral. A small number of community members expressed concerns with the proposed land use amendments, noting that they did not feel the changes aligned with the community's interest in expanding diverse and affordable housing options within Erie. A small number expressed their support as the proposed changes lowered the likelihood for apartments but still allowed options such as attached townhomes.

Both the Technical Advisory Committee (TAC) and the Planning Advisory Committee (PAC) had opportunity to review the proposed amendments. No substantive feedback or comments were provided.

NEXT STEPS

Town Council will consider the amendments at their September 8, 2026, meeting.

Staff will come back to Planning Commission and Town Council yearly to provide implementation and status updates as they pertain to the Elevate Erie Comprehensive Plan.

The Unified Development Code update project will kick-off this fall with consultant selection.

APPROVAL CRITERIA

Section UDC 10-7-21(C) 9. Of the Erie Municipal code states the following approval criteria:

The Planning Commission may recommend approval and the Town Council may approve the comprehensive plan or amendment if the following criteria are met, as applicable:

a) The existing comprehensive plan is in need of amendment to align with existing and proposed conditions;
b) b. The amendment is consistent with and implements the goals and policies of the plan;
c) The amendment is consistent with and implements the goals and policies of the plan;

d) Adequate public facilities and services are available to serve the uses in the amendments;
e) The amendment reflects a pattern of development that supports the comprehensive plan priorities; and
f) The comprehensive plan or amendment promotes the public health, safety, and general welfare.

PUBLIC NOTICE

Notice was published in the Colorado Hometown Weekly on July 29, 2026.

Elevate Erie Comprehensive Plan Amendments

Josh Campbell, Senior Strategic Planner

August 18, 2026

Agenda

1. Timeline
2. Proposed Amendments
3. Public Education
4. Approval Criteria
5. Staff Recommendation
6. Questions and Discussions

Amendment Timeline

As Adopted Residential Medium

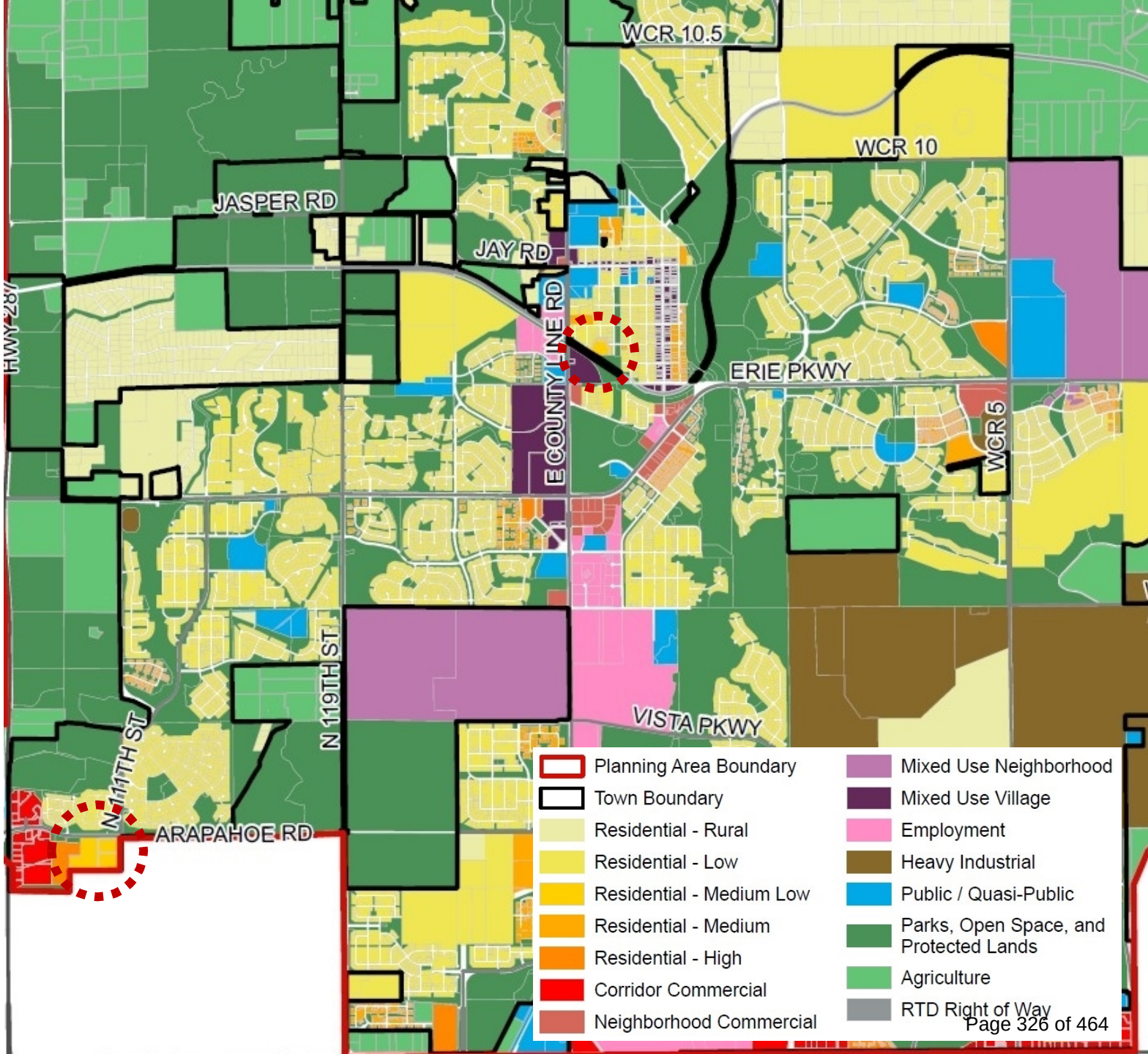
Description: Attached and detached housing types including garden court apartments
Dwelling Units per Acre: 8 to 18
Secondary Use: Public/Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands

Amended Residential Medium

Description: Attached and detached housing types including garden court apartments
Dwelling Units per Acre: 12 to 18
Secondary Use: Public/Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands

NEW Residential Medium Low

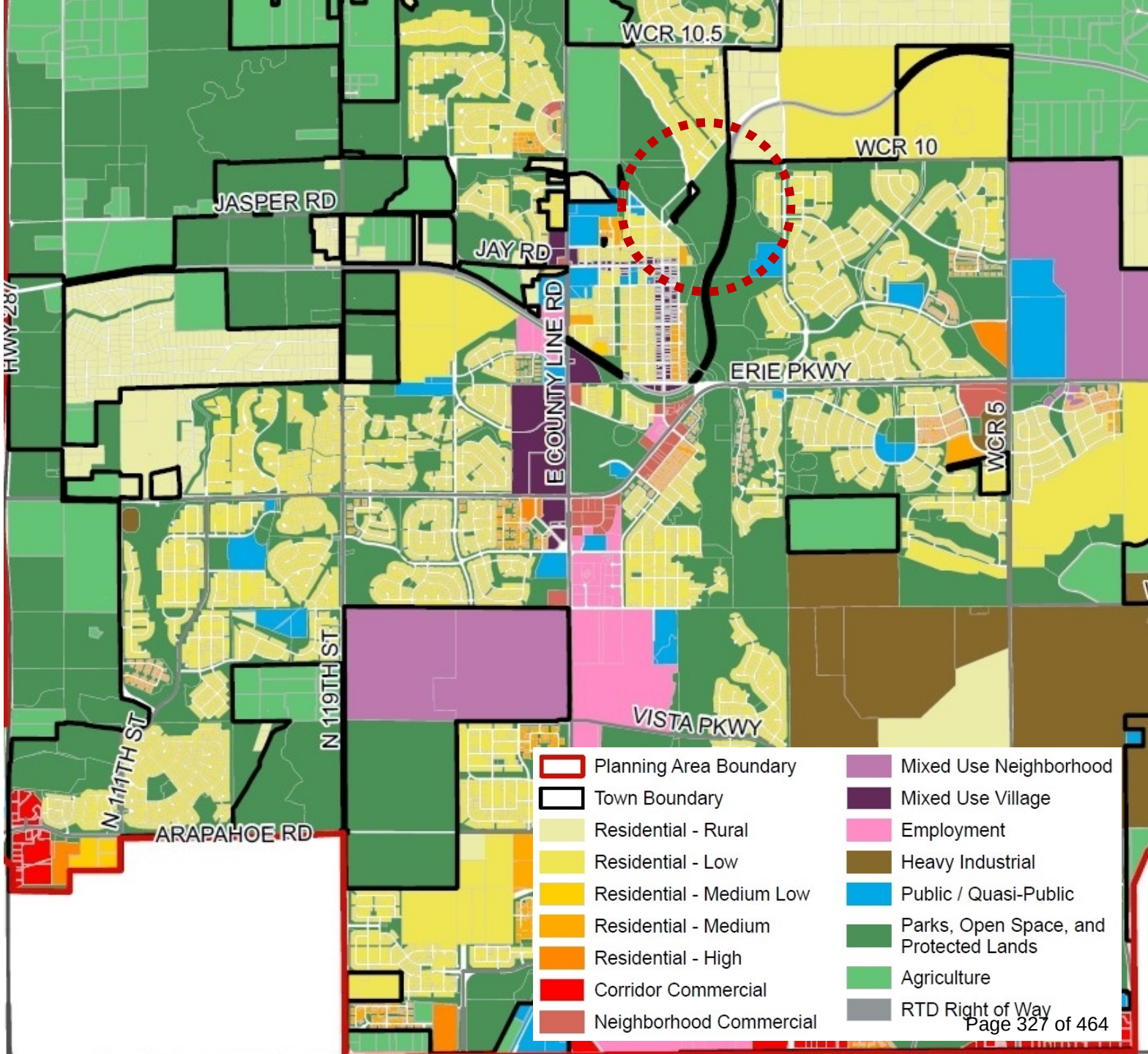
Description: Attached and detached housing types (SFD, duplexes, townhomes)
Dwelling Units per Acre: 8 to 12
Secondary Use: Public/Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands



Parks, Open Space, Protected Lands

Description: Parks, Open Space, and Protected Lands

Secondary Use: Limited agriculture uses where not negatively impactful to surrounding uses/habitat.



Community Building Blocks Chapter

Additional Policy:

C.4.3 Ensure that new development adjacent to rural properties protects rural character and minimizes land use impacts.

- Maintain the rural edge by incorporating open space, conservation areas or landscaped buffers along shared boundaries.
- Locate buildings outside of viewsheds, avoiding ridgelines or high-visibility locations where feasible.
- Utilize context sensitive design approaches where abutting existing rural properties.

Educational Awareness

- Five (5) Educational Opportunities
- One on One Property Owner Conversations
- Erie Advisory Boards Review
- Erie Town Departments Review
- Over 250 Residents Engaged

Approval Criteria (UDC 10-7-21 C.9.)

a. The existing comprehensive plan is in need of amendment to align with existing and proposed conditions;
b. The amendment is consistent with and implements the goals and policies of the plan;
c. The amendment promotes the long-term economic, social, and environmental health, equity, and sustainability of the town;
d. Adequate public facilities and services are available to serve the uses in the amendment;
e. The amendment reflects a pattern of development that supports the comprehensive plan priorities; and
f. The comprehensive plan or amendment promotes the public health, safety, and general welfare.

Recommendation

Staff recommend passing the resolution recommending Town Council adopt the amended Comprehensive Plan

Questions and Discussion

ELEVATE ERIE

Planning Our Future Together

Town of Erie

Comprehensive Plan

TOWN OF ERIE
1874

Last Update: 2026

Acknowledgements

SPECIAL THANKS TO THE FOLLOWING LEADERS AND STAFF:

MAYOR

Justin Brooks

TOWN COUNCIL

Sara Loflin, Mayor Pro Tem

Emily Baer

Brandon Bell

Dan Hoback

Ari Harrison

Andrew Sawusch

PLANNING COMMISSION

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Martin Laws, Vice Chair

Kiley Baham

Sherri Booth

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Ben Hemphill

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Kelly Driscoll

John Firouzi

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Jack Hill

Chris LaRue

Eric Leveridge

Emma Marino

Sarah Nurmela

Lisa Ritchie

Victoria Runkle

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Introduction

Purpose of the Comprehensive Plan

The Town of Erie Comprehensive Plan is an officially adopted policy document that outlines the community's vision and goals for the future. The Comprehensive Plan provides guidance for Town leadership, residents, and staff in making choices regarding Erie's future, quality of life, and experience. The written goals and policies of the Comprehensive Plan, along with the Future Land Use map, provide guidance for decisions affecting growth and annexation, the use and development of land, preservation of open space, and the expansion of public facilities and services. The policy recommendations, maps and graphics contained in this Plan are interrelated and should be used in context of each other.

Amendment Procedures

For the plan to function over time, it must be able to be periodically reviewed and updated, in order to respond to significant trends or changes in the economic, physical, social, or political conditions of the area. Amendment procedures and criteria are described in the Unified Development Code (§10-7-21). Planning staff will routinely update the Future Land Use Map and plan document as is necessary to capture relevant changes. These updates will follow the procedures outlined in the Unified Development Code, including Public Hearings before Planning Commission and Town Council.

Community & Stakeholder Engagement

The Plan is more than a policy document for the Town; rather, it is a guide for the whole community, and therefore public engagement in developing the Plan is key. From the start of the planning process, staff created opportunities for the public to engage and have conversations about Erie's future. The update to the 2015 Comprehensive Plan began in late 2022, with four windows of work and engagement:

- **Phase 1:** Setting the Stage (December 2022 – April 2023)
- **Phase 2:** Defining the Direction (May 2023 – December 2023)
- **Phase 3:** Scenario Planning (January – June 2024)
- **Phase 4:** Policy Framework & Realizing the Plan (July – October 2024)

During each phase, staff held pop-up events at local community hubs like the Erie Community Center and interacted with interested people at scheduled events throughout the Town including the Farmer's Market, Arbor Day, Town Fair, Strider Derby, and more. Each phase also included an online survey, distributed through newsletters, flyers, and social media. A detailed engagement summary is in the Appendix.

Stakeholders involved in the update process include the Town Council, Planning Commission, the Plan Advisory Committee (PAC), and the Technical Advisory Committee (TAC). The TAC and PAC met regularly throughout the planning process to provide feedback on interim work products, identify and develop a deep understanding of issues and opportunities, coordinate with other Town initiatives, and provide input on policies. The PAC is made up of representatives from each of the Town's advisory boards and task forces as well as the Town Council and Planning Commission. The TAC consists of staff from the Town's departments and divisions. Additional stakeholders involved in the planning process included Boulder Valley and St. Vrain school districts, Mountain View Fire Protection District, power companies, large property holders, and local businesses.

Project Timeline

PROJECT LAUNCH
FALL 2022

Project Branding
Project Management Plan
Community Outreach Strategy
Establish PAC and TAC

ANALYSIS
SPRING/SUMMER 2023

Existing Conditions Report
Audit of Existing Plans and Policies
Issues and Opportunities

VISIONING
FALL 2023/SPRING 2024

Vision and Core Values
Scenario Planning
Policy Framework
Land Use Map

REALIZING THE PLAN
SUMMER 2024

Draft Plan
Plan Adoption Hearings
Implementation

Brief History & Context

The 2015 Plan maintained much of the content from the previous large update completed in 2005. Erie has grown exponentially since 2005, when there were just 12,500 residents, and from 2015 with just 22,500 residents. More information on how Erie has grown and developed is in the Appendix: *Existing Conditions Report*.

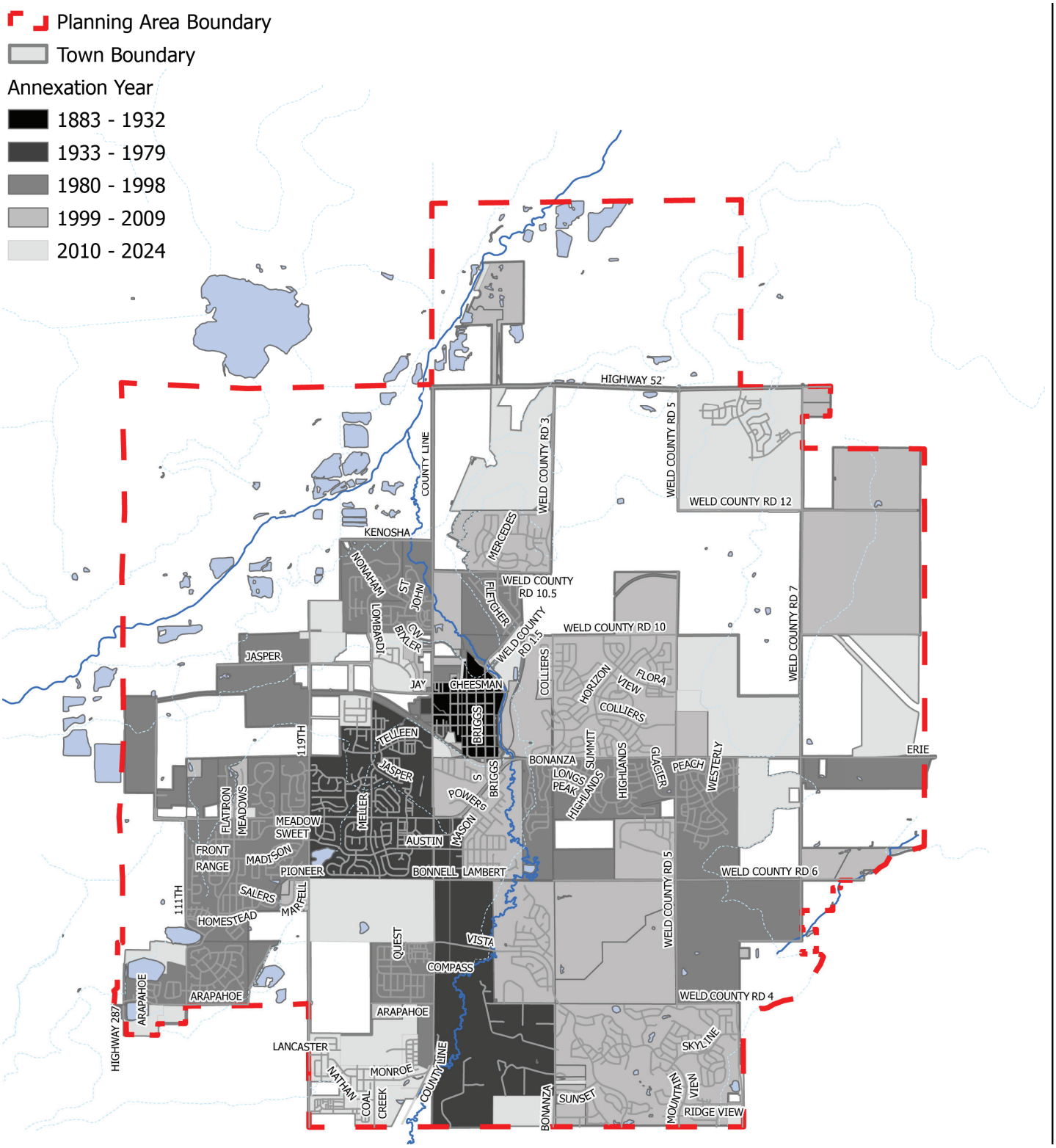


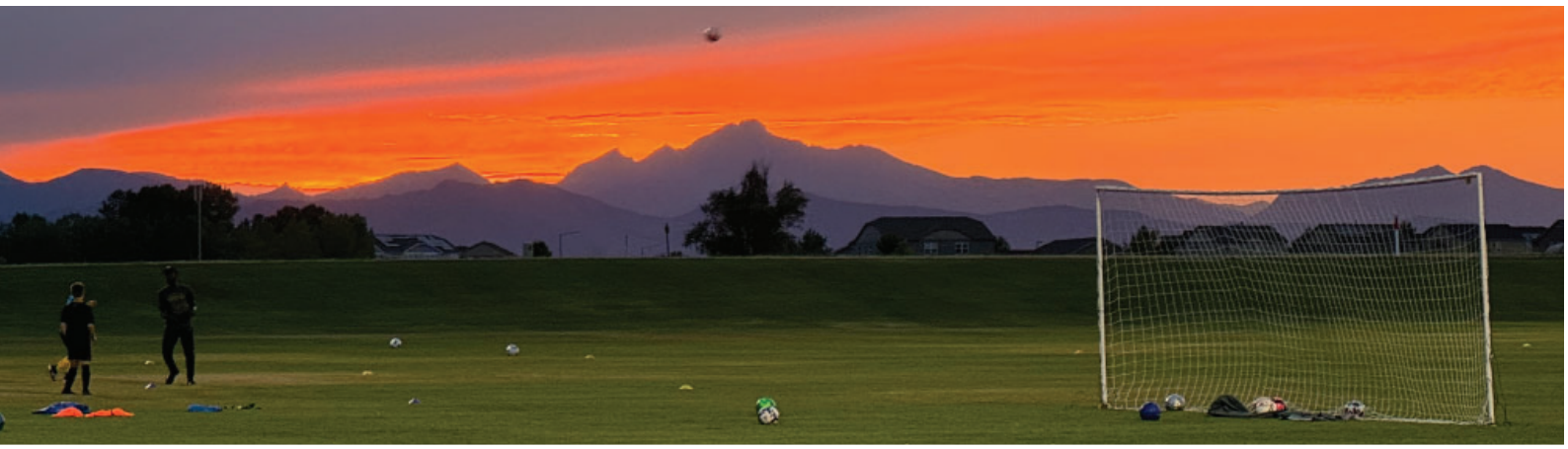
Figure 1. Town of Erie Historical Growth Map

Planning Boundary & Influence Area

The Future Land Use Plan Map guides land uses within the Planning Area Boundary. The Planning Area Boundary identifies land use decisions and asks other jurisdictions to recognize Erie's rights. The map on the next page illustrates the relationship between Erie's incorporated boundary and its Planning Area Boundary. Urban-scale development in existing unincorporated county sites is expected to require annexation into the Town.

Erie's Planning Area Boundary is responsive to growth patterns and annexation trends in neighboring jurisdictions. Additionally, the boundary recognizes infrastructure capacity and constraints that may challenge feasibility of annexation and development into the Town. For example, areas west of 287 will be difficult to connect to Town sanitary sewer and water infrastructure. The Planning Boundary includes Erie's North Water Reclamation Facility and reflects the Town's wastewater utility service area boundary.

Erie's influence extends beyond the Planning Area Boundary. As annexation and development proposals occur in adjacent jurisdictions, Erie will work with each community to have the opportunity to review and respond. The Town uses Intergovernmental Agreements (IGAs) to further solidify the Planning Area, specific influence areas, annexation boundaries, transportation and trail connections. For example, the 2019 IGA between Lafayette and Erie established 'areas of influence' for each jurisdiction, defining annexation areas for unincorporated properties at the shared boundaries.



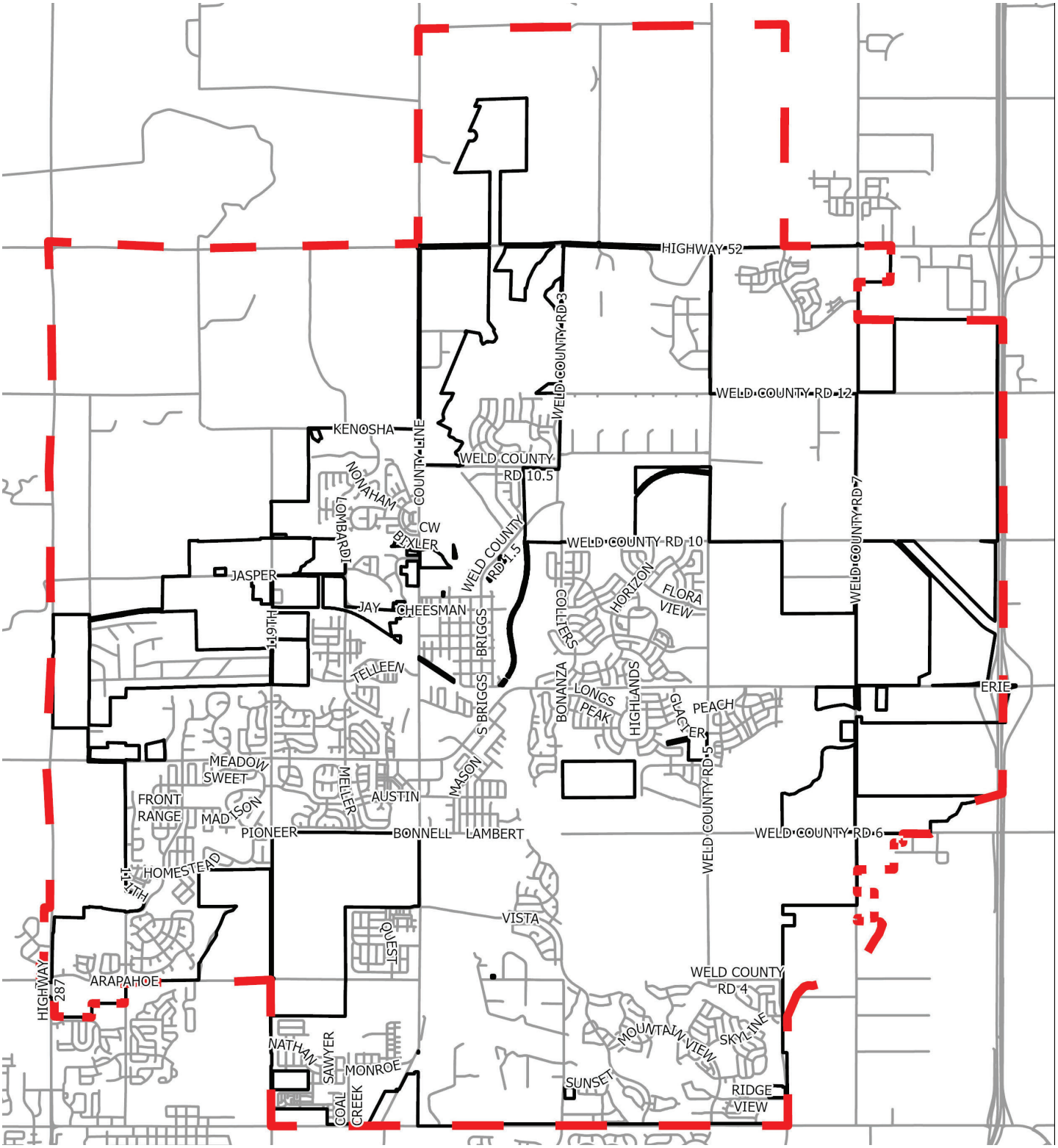


Figure 2. Town of Erie Planning Area

Use the interactive map to see the Planning Area Boundary more closely: Interactive Map

Vision & Values

The Vision, Key Principle, and Core Values define the overall direction of the plan and are a result of extensive research and analysis (Existing Conditions Report in Appendix A) and public outreach (Engagement Summary Appendix B).

Vision

The Town's Vision informs and shapes Erie's policies and actions moving forward.

Erie is a sustainable, livable, and connected community that creates positive, memorable, and lasting impressions for its residents and visitors. The Town is committed to collaboratively managing our diverse natural, cultural, fiscal, social, and capital resources.

Key Principle

Equity is a foundational theme that informs and directs policies and actions throughout the plan.

Embracing and celebrating our differences, the Town recognizes the power of open dialogue in addressing challenging topics and making informed decisions that create an equitable community. Erie is committed to the creation of space, accessibility, and opportunity that leads to equal human experiences.

Core Values

Core Values are the root beliefs that guide Erie when making decisions, solving problems, and navigating challenges and opportunities. Sustainability, livability, and connectivity are woven into the Plan's policies.

Sustainability: Erie is resilient and adaptable.

Through visionary leadership and innovation, Erie can balance economic growth, social equity, and environmental stewardship. A balanced approach creates opportunities for all, safeguards the needs of vulnerable community members and groups, and proactively mitigates our environmental footprint, ensuring a resilient future for generations to come.

Livability: Erie is tailored to the community's needs.

Erie strives to provide a positive lived experience through the built environment, diverse array of housing and transportation choices, exceptional community services, and leisure and recreational experiences that are accessible to all.

Connectivity: Erie is connected physically and socially.

The health and identity of our community is tied to the social infrastructure that is created by all members of the community. The connections between people and places help facilitate social support networks and meaningful relationships that collectively contribute to the wellbeing and vitality of the community.

How to Use the Plan

Erie's Comprehensive Plan contains goals and policies that provide guidance pertaining to essential aspects of life in Erie — from growth and housing to services like water and streets. The Comprehensive Plan sets the overall vision for the Town of Erie, supported by additional Strategic Plans for specific topic areas. Capital investments, programs and services should align with the Plan goals and policies.

Chapter 1: Introduction

- Comprehensive Planning purpose and process; Vision & Values.

Chapter 2: Future Land Use Plan

- Future Land Use Map and land use classifications, providing guidance for development patterns within the Town's Planning Area.

Chapter 3: Community Building Blocks

- Goals and policies for Erie's community building blocks for neighborhoods, destinations, public realm, rural character, and growth management, complementing the Future Land Use Plan.

Chapter 4: Public Facilities, Services & Infrastructure

- Goals and policies for utilities, water conservation, flood control, wastewater and stormwater management, and public facilities.

Chapter 5: Natural Resources, Conservation & Resilience

- Goals and policies for climate change and sustainability, air quality, resiliency against climate change disruptions, and protection of nature.

Chapter 6: Livability & Community Design

- Goals and policies for parks, recreation, open space, and trails; schools and libraries; public health and safety; neighborhoods; culture, arts, and entertainment; and historic preservation.

Chapter 7: Housing

- Goals and policies for thriving neighborhoods, affordable housing.

Chapter 8: Economic Vitality

- Goals and policies for fiscal sustainability, local workforce development, business retention and growth, entrepreneurship, and community programming.

Chapter 9: Transportation & Mobility

- Goals and policies for multimodal transportation, connectivity, safety, and sustainability.

Chapter 10: Implementation

- Policies for the Town's implementation of the Comprehensive Plan and its government performance .

Appendix

- Supporting documents, such as the Existing Conditions Report and Engagement Summary.

How to Use the Plan

Chapters 3 - 9 are structured to include introductory content, numbered goals, supporting policies and additional policy details. Many of the chapters will contain supporting policies found in other chapters.

Goal →

Goal Description →

X1 Connect neighborhoods with parks, open space & trails.

Residents will have access to different active and passive recreational opportunities.

Policy →

X.3.3. DEVELOP AREA PLANS THAT WILL WORK IN CONJUNCTION WITH THE COMPREHENSIVE PLAN AND HISTORIC PRESERVATION MASTER PLAN.

Policy Details →

Create an area plan for Historic Old Town to document existing resources, identify opportunities, and develop policies to address threats to historic assets and character. Comprehensive Plan.

Core Values →

Comp Plan Goals – Success & Progress:
A completed Town project that helps advance Comprehensive Plan goals

Comp Plan Goals – Planning in Progress:
A Town project underway in 2024 that will support Comprehensive Plan goals

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Future Land Use Plan

INTRODUCTION

The Future Land Use Plan creates a vision for development throughout the Town and Planning Area. The Future Land Use Map and classifications were formulated through public input, technical analysis and reports, and stakeholder feedback.

- **Future Land Use Map:** Every parcel within the Town and the Planning Area is designated with a use classification that indicates what the primary use is currently or what it could be in the future. The Future Land Use Map should be used in connection with the policies found within the chapters of the Comprehensive Plan.
- **Land Use Classifications:** Each land use identified on the Future Land Use Map corresponds with guidance on the range of size of density, primary and secondary uses, location of use, and defining characteristics. These classifications provide guidance for property owners, elected and appointed community leaders, and Town staff and administrators in making decisions regarding the location and design of development within the Planning Area.
- **Basis of Future Land Use Map:** The methodology for updating the Future Land Use Map included community engagement, fiscal and market analysis, and technical advisory reviews. Anticipated growth includes the potential build-out in terms of residential units, population, commercial square footage, and jobs.

Future Land Use Map

The Future Land Use Map is a visionary document the helps show what future uses can be found within the Planning Area. Every parcel within the Town and Planning Area is designated with a use classification that indicates what the primary use is currently or what it could be in the future.

Since much of Erie's growth occurred in the last 20 years, the Future Land Use Map generally retains existing uses with some adjustments. For example, if a new neighborhood is built with single-family detached housing, the Future Land Use Map designates it as Residential – Low and if it is built with a three-story multifamily development, the Future Land Use Map designates it as Residential – High. The Future Land Use Map also assigns designations to sites that are not developed or are currently underutilized[1], identified as "opportunity sites." Opportunity sites are a crucial aspect of the Future Land Use Plan, as the Town uses them to align potential future development with community priorities.

When reviewing the Future Land Use Map, it is important to keep a few things in mind:

- A use designation on an undeveloped parcel does not mean that the parcel will be developed. The use assigned to the property only indicates the vision for the site if the land were to be developed.
- A use designation, such as Mixed Use, does not mean that the whole parcel will be developed. The site may contain supporting uses such as dedicated parks and open spaces, trails, and other potential amenities such as community centers and schools. The location of these uses will not be known until a development proposal is approved. The planning process will ensure these elements are identified in the ultimate plan for the site.
- Every parcel within the Town's Planning Area is assigned a particular land use. This includes properties outside of the current Town boundary. This does not mean that the properties will be annexed into the Town.

1 *Underutilized parcels are those that have land values that exceed the value of the existing improvements or structure.*

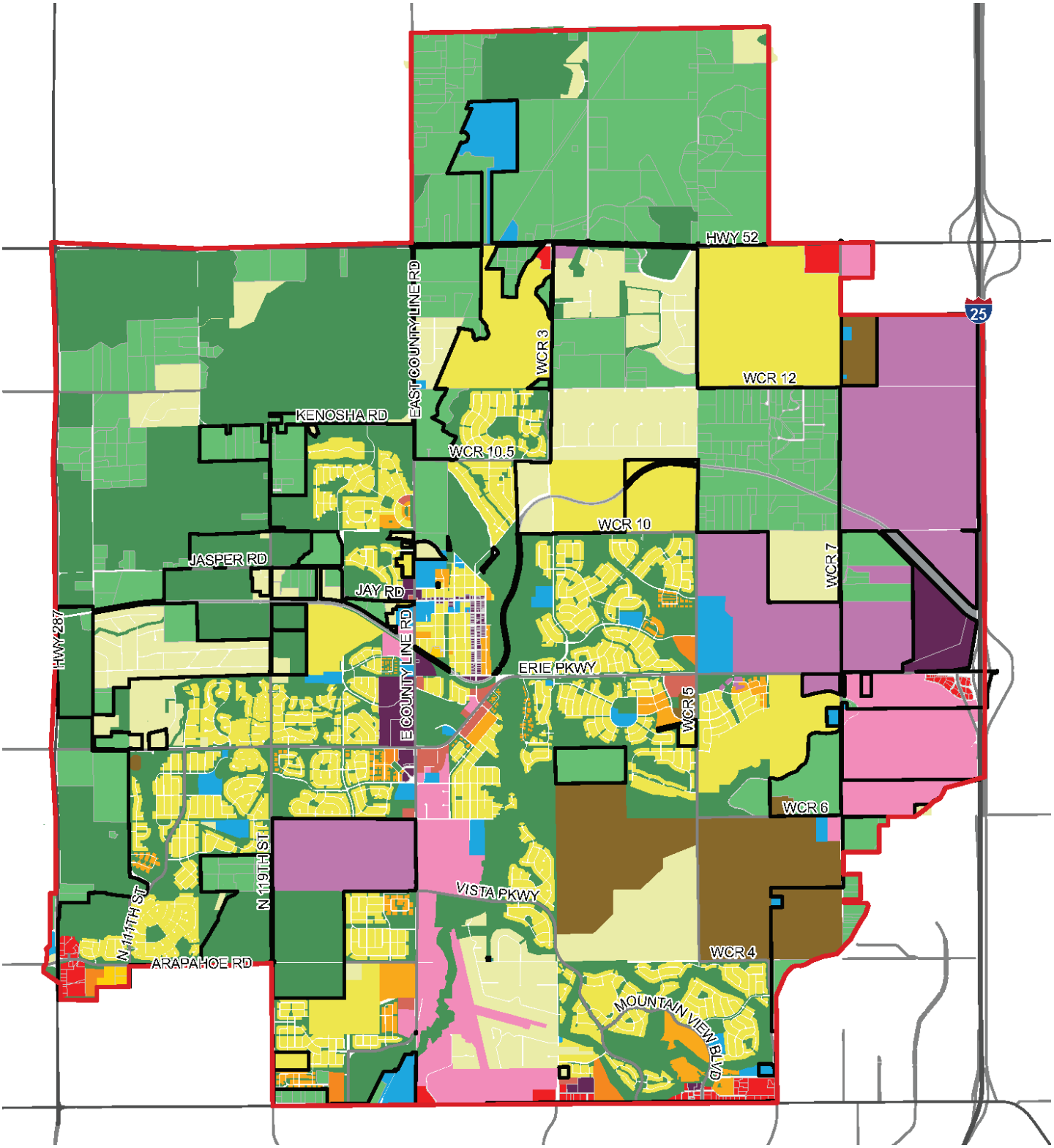


Figure 3. Future Land Use Map

- Planning Area Boundary
- Town Boundary
- Residential - Rural
- Residential - Low
- Residential - Medium Low
- Residential - Medium
- Residential - High
- Corridor Commercial
- Neighborhood Commercial
- Mixed Use Neighborhood
- Mixed Use Village
- Employment
- Heavy Industrial
- Public / Quasi-Public
- Parks, Open Space, and Protected Lands
- Agriculture
- RTD Right of Way

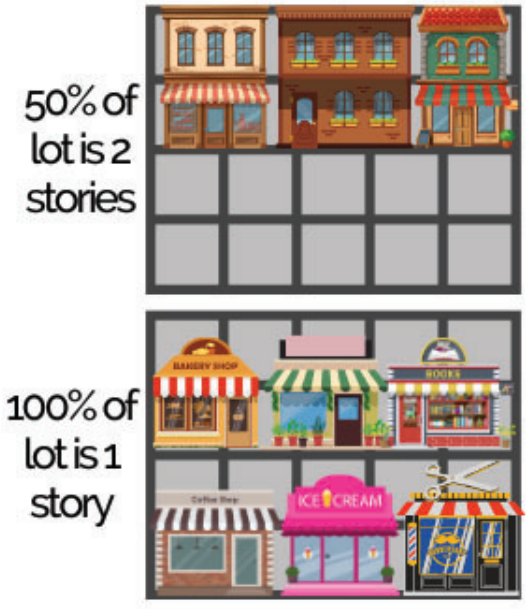
You can review the Draft Future Land Use Map at the following link to zoom in more closely on specific neighborhoods and parcels: Interactive Map

Land Use Classifications

The Land Use Classifications provide for more specific information on allowed uses and densities for each land use. See the Land Use Classifications Summary Table for a brief description of each use, or the following individual pages for each use with more detailed information.

- **Primary Use:** Primary uses are the main use of a property.
- **Location:** Provides guidance on where these uses tend to or should be located.
- **Secondary Uses:** Secondary uses are complementary to the character of the primary use and are determined on a case-by-case basis. A secondary use must be a limited use on the site.
- **Intensity:** Establishes density and intensity expectations for each land use classification.
  - **Density (Dwelling Units per Acre):** For residential uses, density is shown as the number of units per gross acre.
  - **Floor Area Ratio:** For commercial uses, including within Mixed Use Village and Mixed Use Neighborhood, intensities are shown as a minimum floor area ratio (FAR). FAR is the ratio of the gross building square footage to the land square footage of the gross site.

Land Use Terms



GROSS SITE AREA

The gross site area encompasses the entire site, including road-ways and natural features, and is used in calculations of density and flood area ratio.

DENSITY

Dwelling Units/Acre

Example: 4 Dwelling Units (DU) per 1 acre parcel is a density of 4.0 DU/AC.

FLOOR AREA RATIO (FAR)

Total Building Area/Total Site Area

Example: 50% of lot with two stories and 100% of lot with one story are both FAR of 1.0.

Land Use Classifications

DESIGNATION	SUMMARY OF PRIMARY USE AND LOCATION	INTENSITY	SECONDARY LAND USES
RESIDENTIAL - RURAL	Residential – Rural designation provides a rural setting for larger lot housing. Typically seen as a transition between residential neighborhoods and natural features and/or existing rural or agricultural development.	Dwelling Units per Acre: 0 to 2 Minimum FAR: N/A	Agriculture
RESIDENTIAL - LOW	Residential - Low areas are primarily suburban-style developments with a range of single-family detached and attached homes, townhomes, and patio homes. Typically seen as a transition between lower density and higher density neighborhoods or commercial uses.	Dwelling Units per Acre: 2 to 8 Minimum FAR: 0.30	Public/ Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands
RESIDENTIAL - MEDIUM-LOW	Residential - Medium-Low accommodates a mix of housing types, from small lot detached homes and duplexes to townhomes. Typically seen as a transition between lower density and higher density neighborhoods.	Dwelling Units per Acre: 8 to 12 Minimum FAR: 0.30	Public/ Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands
RESIDENTIAL - MEDIUM	Residential - Medium accommodates a mix of housing types, from small lot single family developments and duplexes to townhouses and garden apartments. Typically seen as a transition between lower density and higher density neighborhoods or commercial uses.	Dwelling Units per Acre: 12 to 18 Minimum FAR: 0.30	Public/ Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands
RESIDENTIAL - HIGH	Residential – High accommodates a mix of housing types including townhomes, condominiums, apartments, and stacked flats. Typically located along transit lines and arterial roads and near activity centers and Employment uses.	Dwelling Units per Acre: 18 to 30 Minimum FAR: .30	Public/ Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands
MIXED USE NEIGHBORHOOD	Mixed Use Neighborhood combines shopping, residences, entertainment, and services within a walkable block system. The housing within this designation can range from single-family detached to duplexes, townhomes, rowhomes, and condominiums. Typically located along or near major transportation corridors.	Dwelling Units per Acre: 6 to 12 Minimum FAR: 0.45	Parks, Open Space, and Protected Lands; Public/ Quasi-Public

Land Use Classifications

DESIGNATION	SUMMARY OF PRIMARY USE AND LOCATION	INTENSITY	SECONDARY LAND USES
MIXED USE VILLAGE	Mixed Use Village accommodates a primarily vertical mix of residential, commercial, retail, and office uses in a compact, pedestrian-oriented environment. Typically located along or near major transportation corridors and transit opportunities.	Dwelling Units per Acre: 12 to 30 Minimum FAR: 0.45	Parks, Open Space, and Protected Lands; Public/ Quasi-Public
NEIGHBORHOOD COMMERCIAL	Neighborhood Commercial consists of small-scale retail, office and services in locations that serve as neighborhood hubs, where residents can meet their daily needs. Vehicle-oriented uses are discouraged.	Dwelling Units per Acre: N/A Minimum FAR: 0.30	Parks, Open Space, and Protected Lands
CORRIDOR COMMERCIAL	Corridor Commercial accommodates auto-oriented commercial businesses that draw people from the region, along highways and arterial roads. Big-box stores, and other national or regional commercial and retail uses tend to locate in these areas.	Dwelling Units per Acre: N/A Minimum FAR: 0.25	Parks, Open Space, and Protected Lands
EMPLOYMENT	Employment provides flexibility to support a variety of employment opportunities, such as business parks, research and development facilities, business incubators, light industrial/ manufacturing, and higher education and technical schools.	Dwelling Units per Acre: N/A Minimum FAR: 0.25	Parks, Open Space, and Protected Lands; Complementary commercial uses like breweries or distilleries and with tasting rooms, retail, restaurant, entertainment. Limited storage facilities, warehouse, and distribution
HEAVY INDUSTRIAL	Heavy Industrial is meant for existing industrial uses that are difficult to integrate with less intense uses due to their negative impacts of traffic, noise, pollutants, or odors. Existing Oil and Gas sites are assigned the Heavy Industrial use when they are the majority use of the site.	Dwelling Units per Acre: N/A Minimum FAR: 0.15	

Table 1. Land Use Classifications Summary

Land Use Classifications

DESIGNATION	SUMMARY OF PRIMARY USE AND LOCATION	INTENSITY	SECONDARY LAND USES
PUBLIC / QUASI-PUBLIC	Public/Quasi-Public includes uses related to general community services, such as public safety facilities, schools, places of worship, community centers, municipal facilities, and/or public utilities.	Dwelling Units per Acre: N/A Minimum FAR: N/A	Parks, Neighborhood Commercial
PARKS, OPEN SPACE, AND PROTECTED LANDS	Parks, Open Space, and Protected Lands include public and private recreation activities and wildlife habitat. This designation also includes properties protected by conservation easements or similar legal means.	Dwelling Units per Acre: N/A Minimum FAR: N/A	Agriculture
AGRICULTURE	This designation is primarily for agricultural purposes and can include farms and other agricultural operations, mixed with large lot residential.	Dwelling Units per Acre: < 0.5 Minimum FAR: N/A	Residential - Rural

Table 1. Land Use Classifications Summary

Residential - Rural

Dwelling Units per Acre: 0-2
Minimum FAR: N/A

Residential-Rural includes larger lot (half-acre and up) residential developments with typical densities up to two Dwelling Units per Acre. This development type tends to be located near Agricultural or open spaces, on the outskirts of town.

PRIMARY USE

- Residential-Rural designation provides a rural setting for large-lot, very low-density housing. Lot sizes and layouts will be dependent upon topographical constraints.

LOCATION

- Residential-Rural developments can be located as a transition between denser residential neighborhoods and natural features and/or existing rural or agricultural development.
- Residential-Rural developments tend to be located at the edges of Town boundaries.
- These developments are either located off county roads , or within smaller rural subdivisions served by private roads.

SECONDARY USES

- Allow Agriculture uses in Residential-Rural areas, such as keeping of large animals, growing crops, and homesteading while ensuring compatibility with Residential and adjacent uses.
- Allow clustering of residential development in the Residential-Rural designation to accommodate greater flexibility in housing options on rural and agricultural sites while not exceeding the maximum gross density for the site.

Residential - Low

Dwelling Units per Acre: 2-8
Minimum FAR: 0.30

Residential-Low includes a variety of housing styles and types with typical densities of 2 to 8 dwellings per acre. Many different lot sizes, architectural styles, and housing types are found within this land use category. In addition to residential uses, parks and open spaces provide important amenities and gathering spaces for residents and visitors.

PRIMARY USE

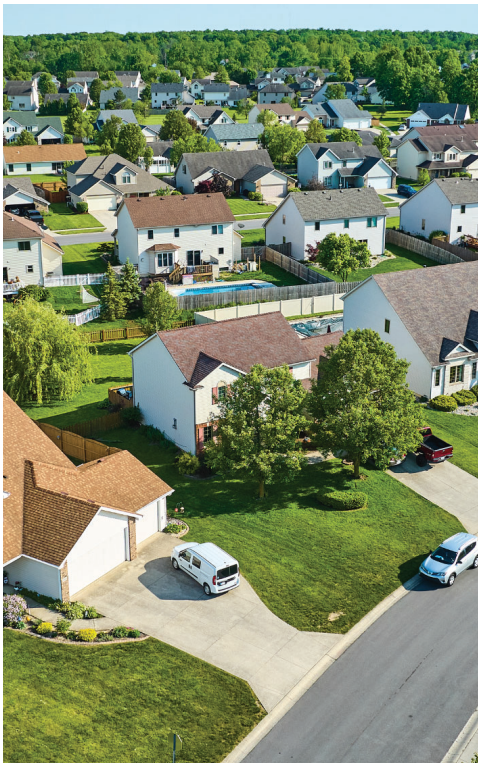
- Residential-Low areas are primarily suburban-style developments with a range of single-family detached and attached homes, townhomes, and patio homes.

LOCATION

- Residential-Low is appropriate in locations outside of activity centers and where development characteristics are suburban.
- Main access points for Residential-Low developments should occur off collector or minor arterial roads.
- Residential-Low can be a transition between rural and medium or higher density neighborhoods or commercial uses.
- Single family detached housing can be clustered in Residential-Low to provide open space and preserve natural features, while maintaining the overall gross density of the designation.

SECONDARY USES

- Incorporate Parks, Open Space, and Protected Lands within the residential neighborhood in alignment with code requirements.
- Allow limited Neighborhood Commercial uses in Residential-Low to integrate day-to-day services and amenities into existing neighborhoods.
- Allow limited Public/Quasi-Public uses.



Residential - Medium-Low

Dwelling Units per Acre: 8-12
Minimum FAR: 0.30

Residential-Medium contains attached and detached housing types of 8 to 12 dwelling units per acre. Parks and open spaces provide integral gathering spaces within the Residential – Medium category.

PRIMARY USE

- Residential-Medium accommodates a mix of housing types, from small-lot detached units and duplexes to townhouses.

LOCATION

- Residential-Medium can be a transition between lower-density and higher-density residential types.
- Access to Residential-Medium-Low developments can occur off many street types, depending on the scale of the project, capacity, and design of the road.
- Housing in Residential-Medium can be clustered to provide open space and preserve natural features, while maintaining the overall gross density of the designation.

SECONDARY USES

- Incorporate Parks, Open Space, and Protected Lands within the residential neighborhood in alignment with code requirements.
- Allow limited Neighborhood Commercial uses in Residential-Medium to integrate services and amenities into existing neighborhoods.
- Allow limited Public/Quasi-Public uses.

Residential - Medium

Dwelling Units per Acre: 12-18
Minimum FAR: 0.30

Residential-Medium contains attached and detached housing types of 12 to 18 dwelling units per acre. Access to transit and/or proximity to the Employment designation can lead to an increase in densities. Parks and open spaces provide integral gathering spaces within the Residential – Medium category.

PRIMARY USE

- Residential-Medium accommodates a mix of housing types, from duplexes to townhouses and garden apartments.

LOCATION

- Residential-Medium can be a transition between lower-density and higher-density residential types and non-residential uses.
- Access to Residential-Medium developments can occur off many street types, depending on the scale of the project, capacity, and design of the road.
- Housing in Residential-Medium can be clustered to provide open space and preserve natural features, while maintaining the overall gross density of the designation.

SECONDARY USES

- Incorporate Parks, Open Space, and Protected Lands within the residential neighborhood in alignment with code requirements.
- Allow limited Neighborhood Commercial uses in Residential-Medium to integrate services and amenities into existing neighborhoods.
- Allow limited Public/Quasi-Public uses.

Residential - High

Dwelling Units per Acre: 18-30
Minimum FAR: 0.30

Residential-High accommodates 18 to 30 dwellings per acre in the form of townhomes, condominiums, apartments, and stacked flats. These areas are located along transit lines and arterial roads and near activity centers and employment areas.

PRIMARY USE

- Residential-High designation accommodates attached homes, two-to four-plexes, condominiums, and apartment buildings.

LOCATION

- Residential-High is appropriate near intersections of arterials and collector streets, along existing or planned transit, and near existing or planned amenities and infrastructure.
- Residential-High can provide a transition between commercial or employment areas and lower density neighborhoods.

SECONDARY USES

- Incorporate Parks, Open Space, and Protected Lands within the residential neighborhood in alignment with code requirements.
- Allow limited Neighborhood Commercial uses in Residential-High to integrate services and amenities into existing neighborhoods.
- Allow limited Public/Quasi-Public uses.

Mixed Use Neighborhood

Dwelling Units per Acre: 6-12
Minimum FAR: 0.45

Mixed Use Neighborhood includes shopping, residences, entertainment, and services within a walkable block system. Housing can range from single-family detached to duplexes, townhomes, rowhomes, and condominiums with gross densities of 6 to 12 units per acre.

PRIMARY USE

- Mixed Use Neighborhood accommodates a mix of residential, commercial, retail, and office uses in a compact, pedestrian-oriented environment.

LOCATION

- Mixed Use Neighborhood should be located along or near major transportation corridors to maximize access to transit, employment, amenities, and services.
- Mixed Use Neighborhood is appropriate along collector streets to promote vibrant, successful commercial uses. Mixed Use Neighborhood may be appropriate along local street types as long as the built environment is appropriately scaled.
- Mixed Use Neighborhood areas may also be used to provide a transition between commercial or employment centers and residential neighborhoods.
- Both vertical (stacked) and horizontal (side-by-side) mixed use development is encouraged provided it is well-connected to surrounding neighborhoods.

SECONDARY USES

- Incorporate Parks, Open Space, and Protected Lands within Mixed Use Neighborhood.
- Allow limited Public/Quasi-Public uses.

Mixed Use Village

Dwelling Units per Acre: 12-30
Minimum FAR: 0.45

Mixed Use Village includes shopping, residences, entertainment, and services. Densities in this designation go from 12 units to 30 units per acre and can include apartments and stacked flat housing types.

PRIMARY USE

- Mixed Use Village accommodates a primarily vertical mix of residential, commercial, retail, and office uses in a compact, pedestrian-oriented environment.

LOCATION

- Mixed Use Village should be located along or near major transportation corridors to maximize access to transit, employment, amenities, and services.
- Mixed Use Village is appropriate along arterials or collector streets to promote vibrant, successful neighborhood centers.
- Mixed Use Village areas may also provide a transition between commercial or employment centers and residential neighborhoods.
- Both vertical (stacked) and horizontal (side-by-side) mixed use development is encouraged provided it is well-connected to surrounding neighborhoods.

SECONDARY USES

- Incorporate Parks, Open Space, and Protected Lands within Mixed Use Village areas.
- Allow limited Public/Quasi-Public uses.

Neighborhood Commercial

Dwelling Units per Acre: N/A
Minimum FAR: 0.3

Neighborhood Commercial includes small-scale retail, office and services in locations that serve as neighborhood hubs, where residents can meet their daily needs.

PRIMARY USE

- Neighborhood Commercial accommodates a mix of retail, restaurants/cafes, small-scale professional office, childcare centers and other daily convenience shopping and services in a pedestrian-oriented environment.
- Limit development and redevelopment to non-vehicular oriented land uses. Vehicular-oriented land uses include drive-throughs, gas stations, oil change facilities, and similar service uses.

LOCATION

- Neighborhood Commercial can be located at the intersection of two arterial streets, a collector and arterial street, or collector and local street.

SECONDARY USES

- Incorporate Parks, Open Space, and Protected Lands

Corridor Commercial

Dwelling Units per Acre: N/A
Minimum FAR: 0.25

Corridor Commercial includes commercial businesses that draw people from the region, along highways and arterial roads. Big-box stores, and other national or regional commercial and retail uses tend to locate in these areas.

PRIMARY USE

- Corridor Commercial accommodates a mix of retail, commercial, office, entertainment, and auto-oriented commercial uses that serve the region and are inappropriate in neighborhoods or pedestrian-oriented areas.
- Development adjacent to the airport should be of compatible airport-related use.

LOCATION

- Corridor Commercial is appropriate only along arterial and highway corridors, near the edges of Town boundaries.

SECONDARY USES

- Incorporate Parks, Open Space, and Protected Lands

Employment

Dwelling Units per Acre: N/A
Minimum FAR: 0.25

Employment includes uses that generate employment such as industrial/flex space, light manufacturing, medical/technical facilities, aeronautical, and incubator spaces.

PRIMARY USE

- Employment provides flexibility to support a variety of employment opportunities, such as business parks, research and development facilities, business incubators, light industrial/manufacturing, and higher education and technical schools.

LOCATION

- Employment is appropriate in areas in proximity to existing or planned transit services, and/or along major transportation corridors.

SECONDARY USES

- Allow complementary commercial uses like breweries or distilleries with tasting rooms, retail, restaurant, entertainment.
- Limit storage facilities, warehouse, and distribution.
- Ensure that development adjacent to the airport is of compatible airport-related use.
- Allow limited Residential in Employment designations to foster a mix of uses and walkable environments, if compatible and not negatively impactful to the primary Employment uses.
- Incorporate Parks, Open Space, and Protected Lands within Employment areas in alignment with code requirements. Ensure that development supports multimodal connections to adjacent trails, parks, and open space.
- Allow limited Public/Quasi-Public uses.

Heavy Industrial

Dwelling Units per Acre: N/A
Minimum FAR: 0.15

Heavy Industrial includes encompasses industrial uses that are difficult to integrate with less intense uses due to their negative impacts of traffic, noise, pollutants, and/or odors. When Heavy Industrial uses cease and mitigation is complete with environmental analysis and clearances, a new land use designation may be applied to the area as part of regular updates to the Future Land Use Map.

PRIMARY USE

- Heavy Industrial is intended to accommodate existing heavy manufacturing, oil and gas, and landfill operations.

LOCATION

- Heavy Industrial uses should not be expanded, and new designations should not be mapped.
- Heavy Industrial uses should be located away from population centers due to their potential environmental impacts.
- Heavy Industrial uses should have buffering and screening in place to limit visual and operational impacts to the surrounding uses. Operational traffic generated should not pass through residential areas.

Public/Quasi-Public

Dwelling Units per Acre: N/A
Minimum FAR: N/A

Public/Quasi-Public includes uses related to general community services, such as public safety facilities, schools, places of worship, community centers, municipal facilities and/or public utilities.

PRIMARY USE

- Public/Quasi-Public includes uses related to general community services, such as public safety facilities, schools, places of worship, community centers, municipal facilities and/or public utilities.

LOCATION

- Public/Quasi-Public uses should be located in close proximity to neighborhoods.

SECONDARY USES

- Allow Parks, Open Space, and Protected Lands to be incorporated within Public/Quasi-Public areas. Ensure that development supports multimodal connections to adjacent trails, parks, and open space.
- Allow limited commercial uses to integrate services and amenities.

Parks, Open Space, & Protected Lands

Dwelling Units per Acre: N/A
Minimum FAR: N/A

Parks, Open Space, and Protected Lands includes public and private recreation activities and wildlife habitat as well as properties protected by conservation easements or similar instruments.

PRIMARY USE

- Parks, Open Space, and Protected Lands includes wildlife Wildlife habitat, recreational facilities, agricultural operations, trails, playgrounds, and community gathering spaces.

LOCATION

- Parks, Open Space, and Protected Lands are located throughout Erie's Planning Area aligned with existing trails, parks, open space, natural features, and view corridors.

SECONDARY USES

- Allow limited Agriculture uses where not negatively impactful to surrounding uses and/or habitat.

Agriculture

Dwelling Units per Acre: 0-0.5
Minimum FAR: N/A

Agriculture includes existing large-scale sites used primarily for agricultural purposes as well as areas within the floodplain. Agricultural areas are expected to remain unchanged for long periods of time.

PRIMARY USE

- This designation is primarily for agricultural purposes and can include farms and other agricultural operations, mixed with large lot residential.

LOCATION

- Agriculture uses tend to be located at the edges of Town boundaries, particularly to the north, off county roads.

SECONDARY USES

- Cluster limited residential development where the maximum gross density is not exceeded, and agricultural uses are not negatively impacted to accommodate greater flexibility in housing options on rural and agricultural sites.

Basis of Future Land Use Map

The Future Land Use Map prioritizes the Comprehensive Plan's core values of sustainability, livability, and connectivity, and reflects analysis and guidance from multiple sources:

- **Community Engagement:** Three windows of community engagement informed the creation of the Future Land Use Map. See the Appendix for a community engagement summary.
  - **Windows 1 & 2:** These engagements provided insight on the community's vision and values. The results of the two engagements indicated the community's desire for increased access to daily needs and jobs within Town, while still prioritizing Erie's small-town character, open space, and identity.
  - **Window 3:** Using the results from windows 1 & 2, the planning team drafted three different buildout scenarios reflecting potential futures for Erie. The updated Future Land Use Map reflects aspects from each scenario based on community voting and feedback.
- **Fiscal Analysis:** The Land Use Fiscal Analysis studied Erie's current fiscal revenues and costs and projected how different land use patterns will impact Erie's fiscal sustainability in the future as it grows. The analysis emphasized the need for a greater diversity of housing types in Erie, such as adding some higher density housing and smaller unit sizes, and for more commercial opportunities, like local neighborhood services.
- **Market Analysis:** The Economic Market Analysis evaluated Erie's office, industrial, retail, and hospitality uses in relation to the broader region to understand drivers for future employment and demand for commercial and employment space in the next 20 to 30 years.
- **Internal & Advisory Committee Review:** The Technical Advisory Committee (TAC) and Plan Advisory Committee (PAC) participated extensively in the Comprehensive Plan process, including the development and review of the Future Land Use Map. The TAC includes representatives from Town staff and provided technical review of the FLUM from different perspective such as Housing, Transportation, and Public Works. The PAC represented diverse community interests in its review of the Future Land Use Map with representatives from the Town's boards and commissions including Town Council, Planning Commission, Sustainability Advisory Board, and the Open Space & Trails Advisory Board.

Buildout

Evaluation of the Future Land Use Map includes a projections of new potential build-out in terms of residential units, population, jobs, and commercial and employment square footage. The buildout reflects existing, planned, entitled, and potential future development. A majority of the buildout is already existing, entitled, or planned. The planning team measured potential future development within Erie based on the vacant and underutilized parcels ("opportunity sites") in the Planning Area. This potential buildout is planned for and accommodated in the policies in other chapters, like Public Services, Infrastructure & Facilities; Transportation & Mobility; and Livability & Social Health.

	EXISTING (2023)	ENTITLED	PLANNED	OPPORTUNITY SITES 2050-2055 ESTIMATE	TOWN OF ERIE BUILDOUT 2050-2055 ESTIMATE
Description	*Already built*	*Approved development*	*In development review process; not approved*	*Potential development in vacant[1] and underutilized [2] parcels in the Planning Area*	
Housing Units	12,000 units	5,000 units	10,000 units	0 - 3,000 units	27,000 - 30,000 units
Population	36,000 residents	13,000 residents	24,000 residents	0 - 7,000 residents	73,000 - 80,000 residents
Commercial & Industrial Square Footage	1,700,000 sq. ft.	400,000 sq. ft.	3,400,000 sq. ft.	0 - 6,100,000 sq. ft.	5,500,000 - 11,600,000 sq. ft.
Employment	5,000 jobs	1,000 jobs	7,000 jobs	0 - 12,000 jobs	13,000 - 25,000 jobs
Jobs to Housing Ratio	0.42	0.2	0.8	4	0.48 - 0.83

1 Vacant parcels consist of land without a primary use or structure. Underutilized parcels have land values that exceed the value of existing improvements or structures.
2 Underutilized parcels are those that have land values that exceed the value of the existing improvements or structure.

Table 2. Estimated Build Out Projections

Note: Housing units, population, and jobs rounded to the nearest thousand. Commercial square footage rounded to the nearest hundred thousand. Existing housing units and population are sourced from Planning & Development estimates in 2023. Existing Commercial & Industrial Square Footage and Employment are sourced from the Economic Market Analysis data collected in 2023.

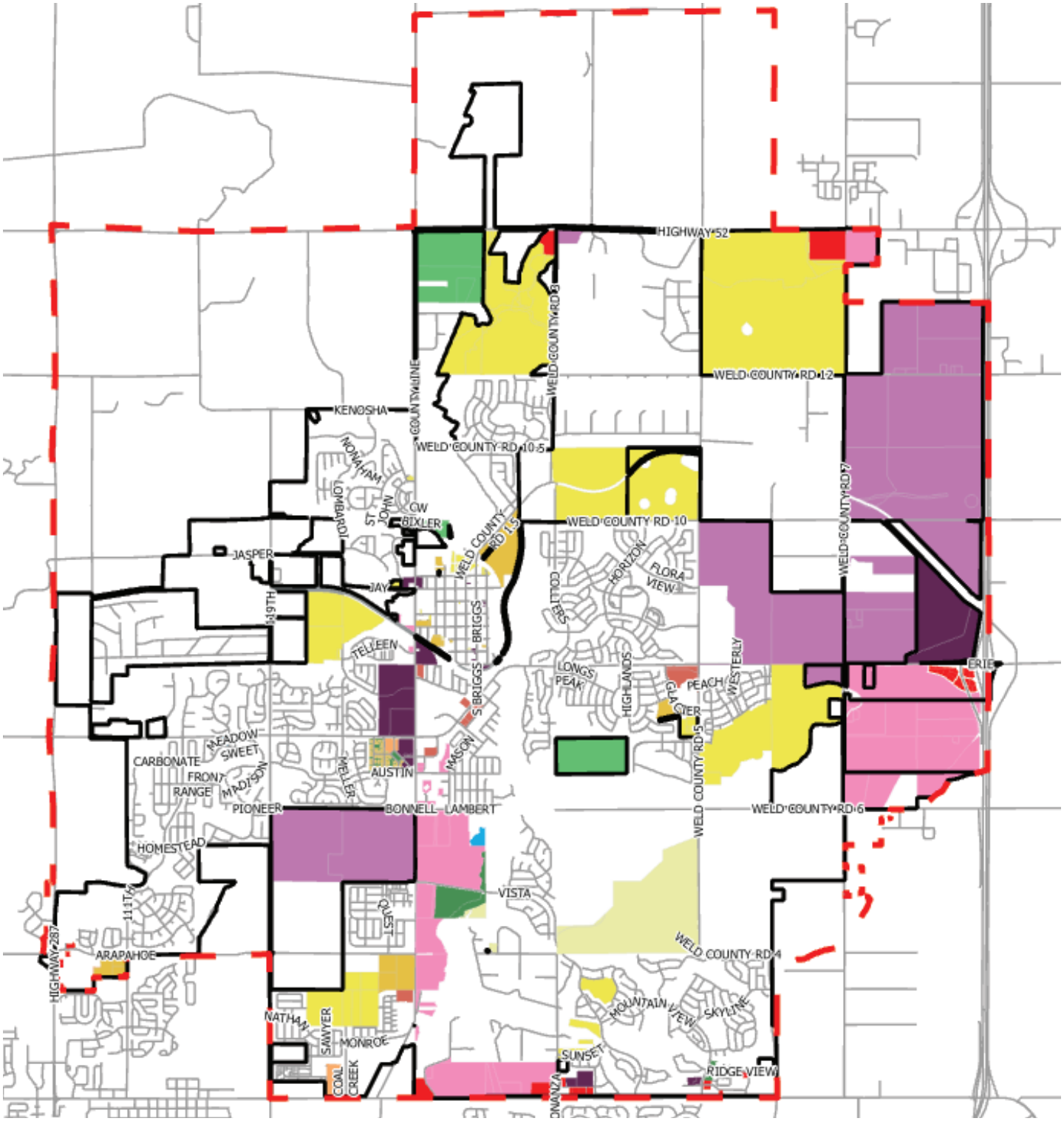


Figure. 4 Future Land Use Map - Opportunity Sites

- Proposed Planning Area Boundary
- Town Boundary
- Residential - Rural
- Residential - Low
- Residential - Medium
- Residential - High
- Corridor Commercial
- Neighborhood Commercial
- Mixed Use Neighborhood
- Mixed Use Village
- Employment
- Heavy Industrial
- Public / Quasi-Public
- Parks, Open Space, and Protected Lands
- Agriculture
- RTD Right of Way

Future Opportunity Sites

The Future Opportunity Sites map includes areas within Erie's Planning Area boundary that have been approved for future development, are in the development review process, or are otherwise vacant or underutilized that could be developed in the future. These areas include a larger focus on Mixed Use Neighborhood and Employment uses compared to the existing development in Erie. Input from community engagement demonstrated the desire for concentrations of commercial activity and walkable neighborhoods with a variety of housing types and amenities for people to more easily access daily needs and jobs. Guidance from fiscal and market analysis further emphasized the need for these types of uses to support Erie's fiscal sustainability in the future.

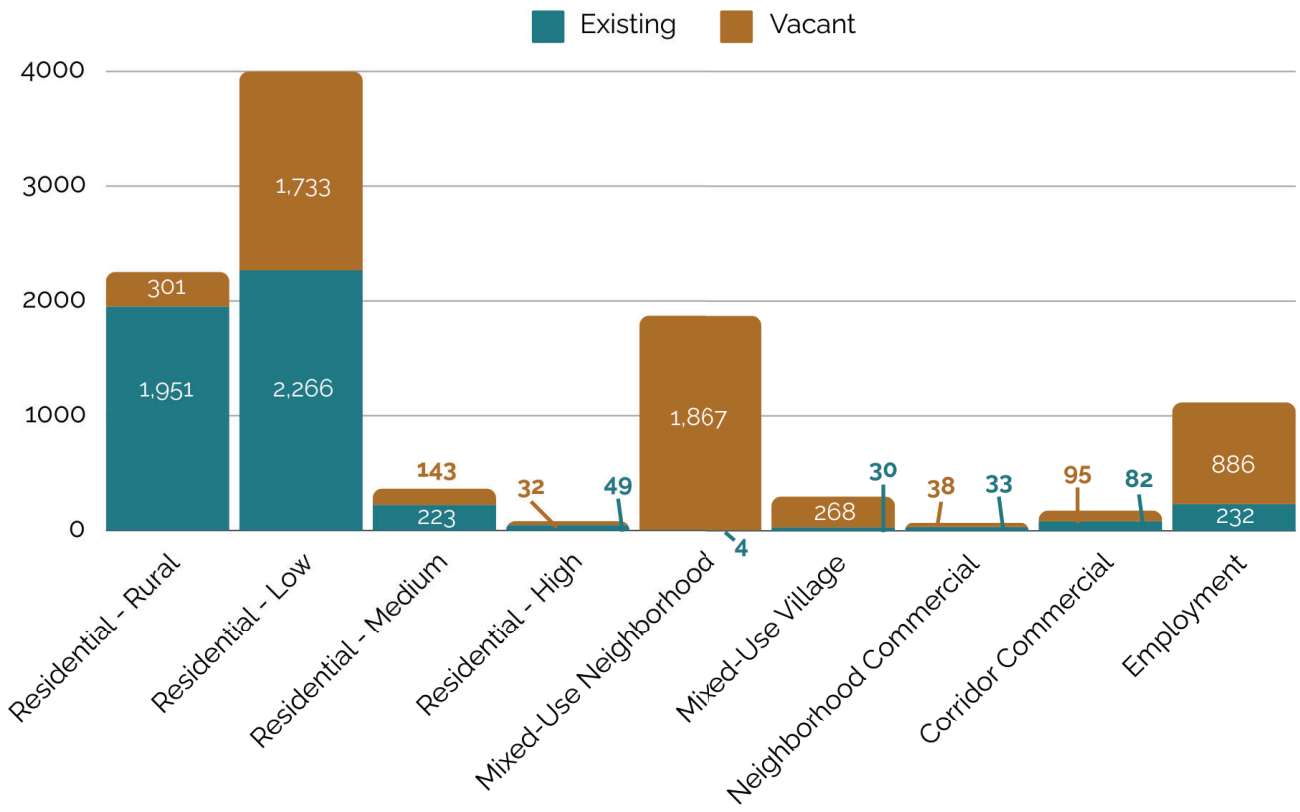


Figure 5. Existing vs. Opportunity Site Land Area

The Future Land Use Plan is supported through the policies found in all of the Chapters of the Comprehensive Plan.

Community Building Blocks

INTRODUCTION

Erie is experienced through its neighborhoods, open spaces, and destinations. These places—the mix of uses and opportunities to connect within them—are what cultivates Erie's identity and sense of belonging for residents, workers, and visitors. As Erie grows, community building blocks help to preserve the small town experience of living in Erie while providing essential amenities and services. Policies throughout the Comprehensive Plan around neighborhoods, transportation, parks and open space, economic development, and much more complement the community building blocks to support and enhance the experience of living in Erie.

- **Neighborhoods.** Neighborhoods are the backbone of an Erie resident's experiences, sense of belonging, and connection to their environment, neighbors, and daily life. They provide accessibility and connectivity to parks, commercial centers, schools, and other services that support the social and economic health of the town.
- **Destinations.** The Town supports vital commercial activity centers where residents and visitors can create community. Expanding opportunities for employment and commercial development reduces the need for residents to travel to neighboring communities to work, shop, and meet other daily needs. The Town continues to support and expand three major local destinations in Erie: Historic Old Town, Erie Town Center, and Erie Gateway, as well as regional commercial centers like Nine Mile Corner and Vista Ridge/ CO-7 and smaller walkable commercial areas in neighbohroods.
- **Public Realm.** By creating memorable and distinct experiences along streets and in public spaces, Erie will be a gathering place for people of all ages to enjoy. Ensuring the use of high-quality materials and building design, preserving key vistas and views within public space, and incorporating public art will lead to a visually engaging and distinctively built community.
- **Rural Character.** Erie's rural character—one of the many benefits of its agricultural heritage and its setting in the northern Front Range—is highly valued by the community. Natural and environmentally sensitive areas should be protected, contributing to the health of ecosystems and quality of life of residents and visitors.
- **Growth Management.** As Erie grows, sustainable development patterns are critical to preserve the high-quality experience of living in Erie and ensure fiscal responsibility into the future. The Town uses criteria to consider annexation, development phasing and form thoughtfully and in concert with available resources and services.

Corridors & Areas of Special Consideration

The Corridors and Areas of Special Consideration Map identifies five corridors and three areas of Special Consideration.

- Erie Parkway
- Arapahoe Road
- Highway 7
- County Line Road
- Highway 52
- Historic Old Town
- Erie Town Center
- I-25 Erie Gateway

Development proposals within these areas should meet the following design guidelines:

- Corridors should have enhanced landscape and steetscape design.
  - In areas that are walkable, urban, or with limited space, landscape setbacks maybe substituted with street trees and amenity zones. Amenity zones are paved areas for pedestrians that may include outdoor dining, benches, bike racks and similar uses.
- Fencing should be open (split rail, picket, etc.) and under 4 feet in height. Low brick or masonry walls can be used to screen or define areas, depending on the context.
- Screen parking areas from view with landscaping, berms, and/or architectural elements.
- Limit view obstructions from signs.

Specific guidelines, unique to each of the identified Corridors and Areas of Special Consideration can be found on the following pages.

> "I would love to see more centers of vibrancy in Erie. We have a rural-esque charm but if planned appropriately I believe we can add some bike lanes and some mixed-use areas that will work with the existing charms to improve our quality of life and decouple us from our cars."

- Scenarios Survey Respondent

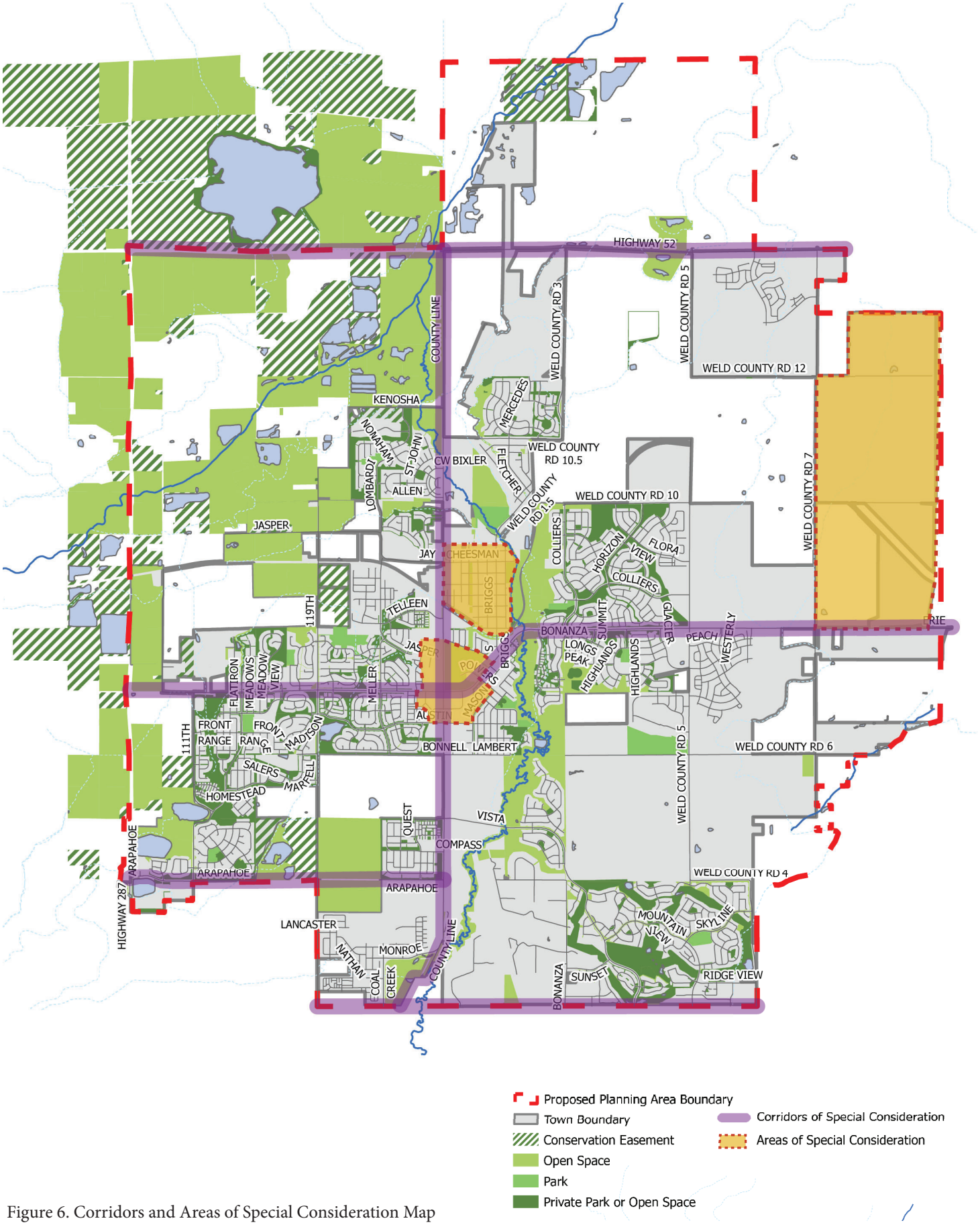


Figure 6. Corridors and Areas of Special Consideration Map

Corridors & Areas of Special Consideration (Continued)

ERIE PARKWAY

Erie Parkway functions as the primary gateway into and through the Town of Erie. The corridor affords sweeping views of the mountains and town.

HIGHWAY 7 (BASELINE)

The Highway 7 Corridor serves as a secondary gateway to Erie, providing access to County Line Road from the south. Much of the corridor lies within the cities of Broomfield and Lafayette.

COUNTY LINE ROAD

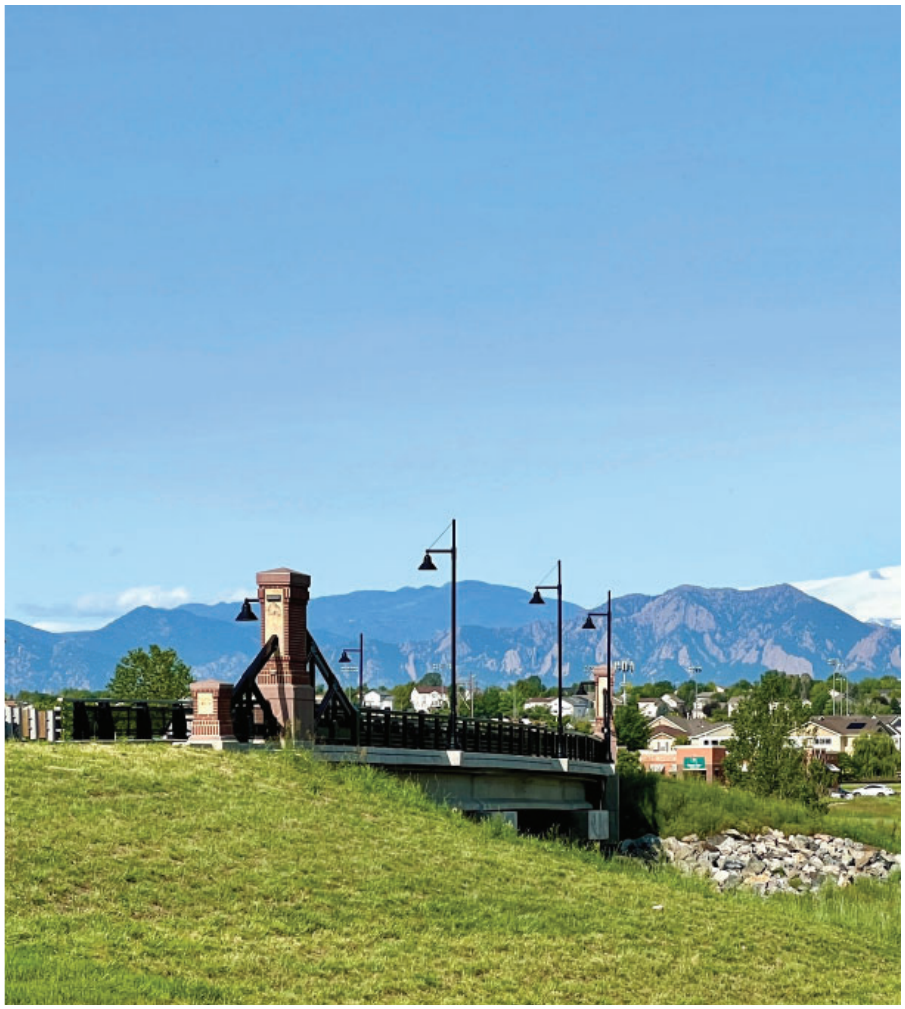
The County Line Road corridor serves as the primary north- south gateway through the town. The corridor ranges in character from rural to developed.

HIGHWAY 52

The Highway 52 Corridor serves as a secondary gateway to Erie, providing access from I-25 to County Line Road from the north. The corridor today remains largely agricultural in character, although some residential development exists along with commercial closer to I-25.

ARAPAHOE ROAD

The Arapahoe Road corridor serves as a secondary gateway from the west. Portions of this corridor fall within Boulder County and the City of Lafayette's jurisdictions.



HISTORIC OLD TOWN

Erie was first platted in 1871 and incorporated in 1874. Historic Old Town is the heart of Erie. This area encompasses the historic downtown district along Briggs Street and contains a variety of commercial uses such as shops and restaurants. Downtown is surrounded by the historic Old Town neighborhood. Historic Old Town is home to many historic sites and buildings, particularly within the commercial Downtown core centered on Briggs Street. The surrounding Old Town residential neighborhood has rich architectural fabric. There are limited connections to the north, west, and south of Historic Old Town. While some multimodal pathways connect, Old Town is buffered by Coal Creek to the east, an abandoned railroad on the south, Sullivan Ditch to the North, and County Line Road on the west. Refer to policy C.2.1 for more details.

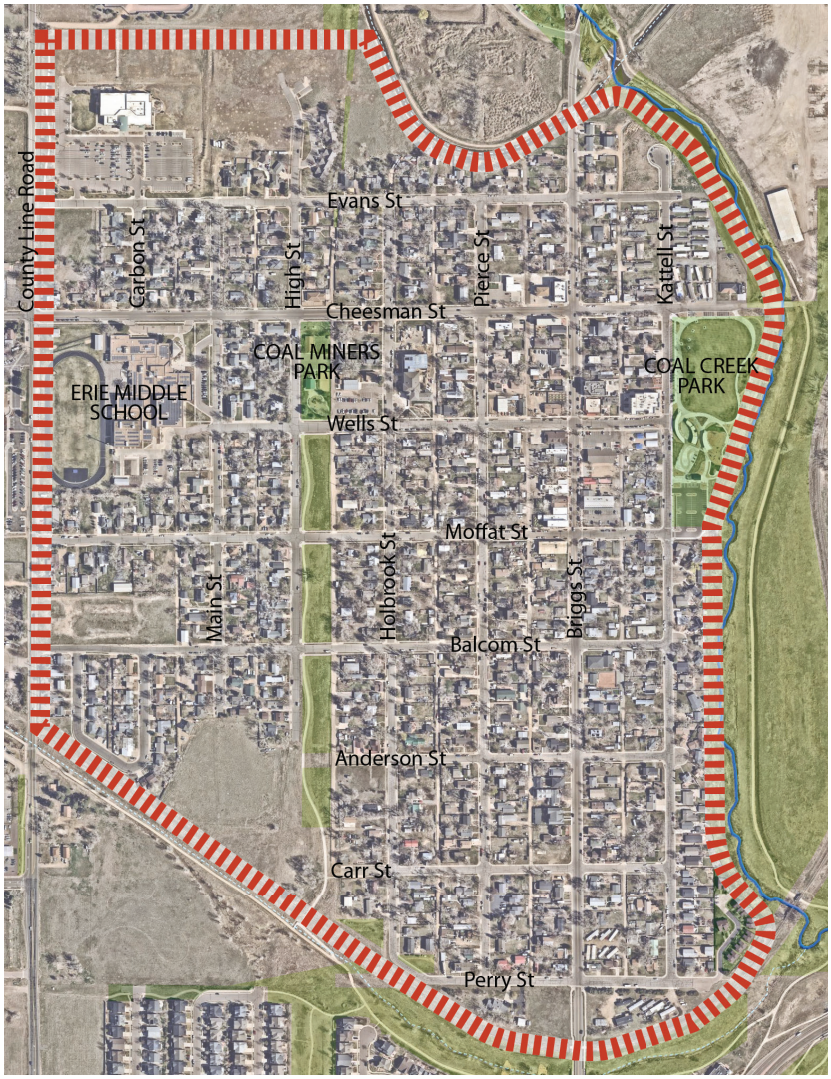


Figure 7. Historic Old Town

COMMUNITY BUILDING BLOCKS

ERIE TOWN CENTER

Found at the intersection of County Line Road and Erie Parkway, Erie Town Center is a major node and is expected to be the primary commercial area in the center of the Town. In 2019, the Town and community stakeholders identified five key sites totaling 145 acres of developable land within a 390-acre footprint at the convergence of Erie Parkway and County Line Road. Currently the northeast corner is occupied by a community park and community center and the southeast corner is occupied by commercial and service uses. The southwest and northwest corners are currently undeveloped but are planned as mixed-use developments with a mix of housing types. Refer to policy C.2.2 for more details.

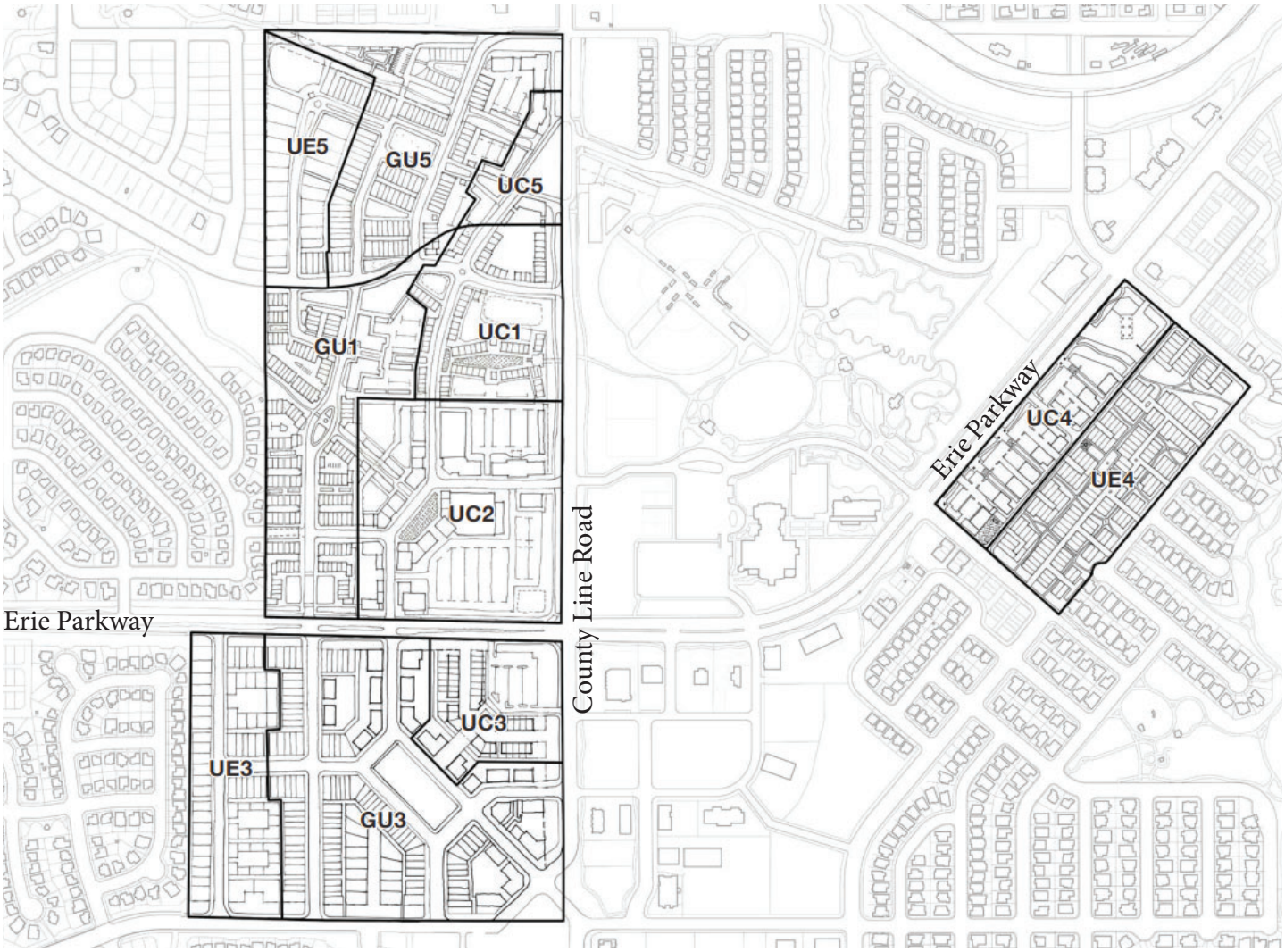


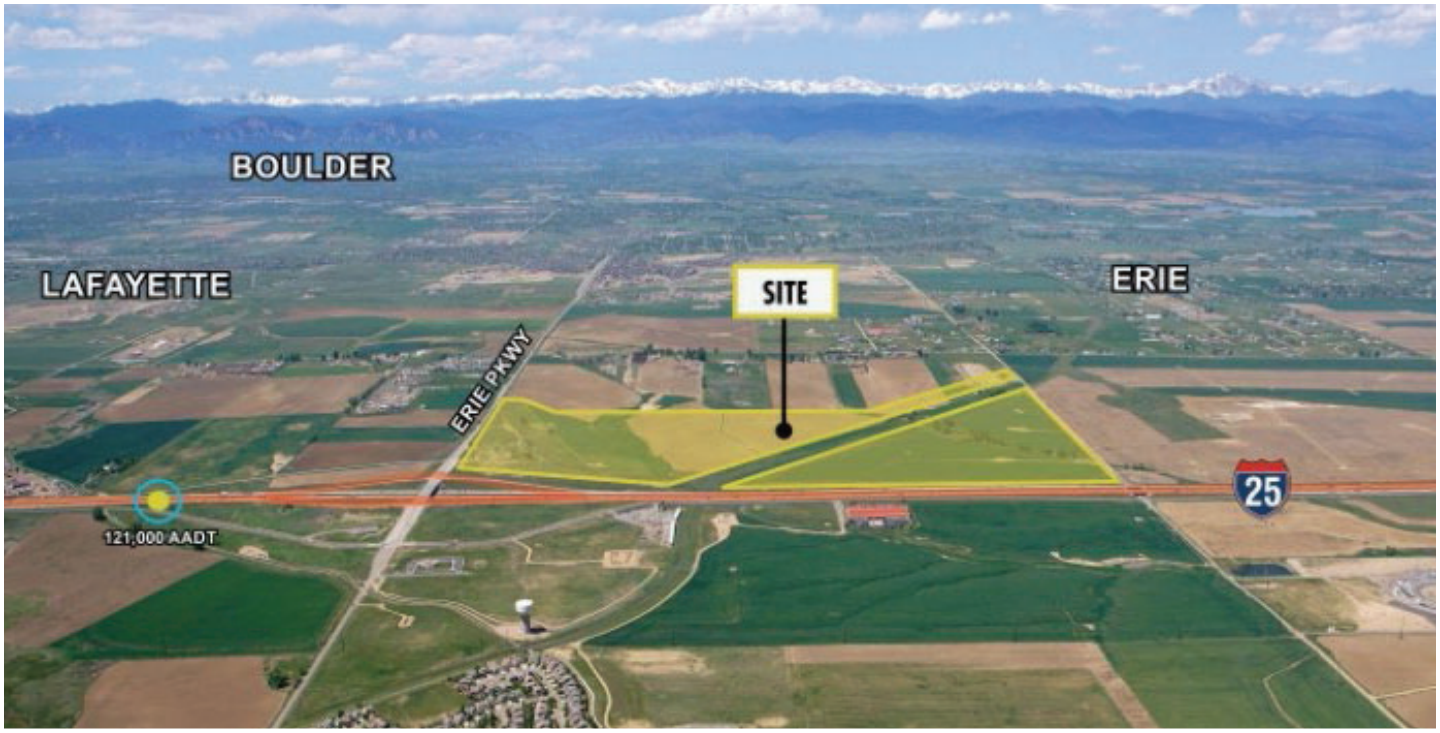
Figure 8. Town Center Planned Development

Source: Erie Town Center PD Zoning Map

I-25 ERIE GATEWAY

The I-25 Erie Gateway encompasses the 1,280 acres of land located and the northwest corner of I-25 and Erie Parkway. The area will be a regionally-scaled retail and employment center at Erie's eastern gateway with integrated open space and parks, and diverse housing types. The vision for the development future of the Plan area is one that maximizes the site's revenue generating potential while employing sound land use and high quality design principles.

Refer to policy C.2.3 for more details.



Chapter Goals

C1 Design connected neighborhoods.
Encourage diverse housing types, open space, amenities, connected street grids and distinct identities.

C2 Cultivate unique destinations.
Foster destinations that serve as commercial activity centers and community gathering spaces.

C3 Create a high-quality, visually engaging environment.
Design gateways, corridors, public spaces, and parks that emphasize Erie's identity and high quality of life.

C4 Preserve areas of rural & agricultural character.
Protect natural and environmentally sensitive areas.

C5 Promote a sustainable development pattern.
Ensure a fair share approach to the cost of growth and consider annexation, development phasing and form thoughtfully and in concert with available resources and services.

ALL GOALS AND POLICIES ARE TIED TO ALL THREE CORE VALUES

C1 Design connected neighborhoods.

C.1.1 MIX OF HOUSING TYPES: ENCOURAGE A VARIETY OF HOUSING TYPES IN NEIGHBORHOODS TO PROVIDE A MORE DIVERSE SELECTION OF LIFESTYLES AND HOUSING PRICING FOR ERIE RESIDENTS.

- Address the needs and desires of the community by providing a mix of housing types such as single-family detached, single-family attached, townhomes, and mixed-use developments containing apartments and condominiums.
- Design future developments in relation with adjacent uses, densities, orientation and amenities to ensure that neighborhood cohesion while still maintaining a distinctive sense of place.

C.1.2 CONNECTIVITY: FACILITATE STRAIGHTFORWARD NAVIGATION IN ERIE WITHIN OR BETWEEN NEIGHBORHOODS, KEY DESTINATIONS, SERVICES, AND AMENITIES.

- Support moving people, goods, and services through the community through direct connections, from local neighborhood street networks to a larger, easily navigable network of roadways, sidewalk and trail connections, and bikeways.
- Design neighborhood street networks for all modes of transportation with short block lengths on a grid, minimal dead ends or cul-de-sacs, effective signage and wayfinding, and connections to neighboring developments including commercial and employment uses, parks and amenities.

C.1.3 PARKS & OPEN SPACE: ENSURE NEIGHBORHOODS INCLUDE OR ARE EASILY ACCESSIBLE TO A RANGE OF PARKS AND OPEN SPACE AMENITIES TO APPEAL TO RESIDENTS OF ALL AGES AND ABILITIES.

- Maintain an adequate availability and dispersal of park and open space designations to serve the need of the immediate area.
- Ensure that existing parks and open spaces near new developments are prioritized for expansions and connections.
- For denser developments including mixed use or commercial uses, refer to the Mixed-Use Development Parks and Open Space Vision Guide to ensure adequate parks and open space typologies are provided.

C.1.4 ACTIVITY CENTERS: ENSURE EACH NEIGHBORHOOD INCLUDES AN ACTIVITY CENTER FOR ITS RESIDENTS.

- Design activity centers to include a mix of commercial development, parks, open space, and other community facilities, where appropriate, to serve the needs of neighborhood residents. Larger, commercially-oriented activity centers may serve more than one neighborhood.
- Evaluate integrating small-scale retail uses into existing single use neighborhoods to help reinforce availability of services and amenities.

C.1.5 PRESERVATION OF NATURAL FEATURES: PLAN NEIGHBORHOODS TO MAXIMIZE THE PRESERVATION AND ENHANCEMENT OF NATURAL FEATURES.

Preserve and incorporate natural features, such as drainages, significant trees and views, and topography into required open spaces, required setbacks, and park sites.

C.1.6 DISTINCT IDENTITY: INCORPORATE UNIQUE CHARACTERISTICS INTO NEIGHBORHOODS THAT SERVE AS IDENTIFIERS FOR RESIDENTS, SUCH AS DISTINCT STREETSCAPE ELEMENTS, ARCHITECTURAL STYLES, AND NEIGHBORHOOD CENTER FEATURES.

Incorporate features that visually and physically link neighborhoods to the Town while maintaining a distinct individuality. Unique characteristics can include branding and wayfinding, trail connections, public art, architectural style, or other features that serve to create a distinct and identifiable place.

C2 Cultivate unique destinations.

C.2.1 PRESERVE HISTORIC OLD TOWN AS A PRIMARY DESTINATION THAT CELEBRATES ERIE'S HISTORY AND FOSTERS A THRIVING SMALL BUSINESS ENVIRONMENT.

- Encourage a mixed-use pattern of development along Briggs, Wells, and Cheesman Streets with active retail uses at the ground floor.
- Preserve existing historic commercial structures and promote adaptive reuse for new retail and restaurant uses.
- Promote arts, programming and events along Briggs Street and in Coal Creek Park to serve as an entertainment hub, celebrate Erie's history and identity, and attract visitors to small businesses.
- Increase connections within and to/from Historic Old Town through multiple transportation methods (walking, biking, e-micromobility, auto, and transit).
- Explore creative parking solutions to manage existing supply and consider additional opportunities as needed to support business demands. Limit unnecessary surface parking to preserve the historic downtown feel.

C.2.2 ESTABLISH ERIE TOWN CENTER AS A WALKABLE, MIXED-USE NEIGHBORHOOD THAT SERVES AS A COMMERCIAL AND ENTERTAINMENT HUB.

- Integrate residential, retail, office, hotel, entertainment, civic, and park and open space uses within the Town Center site.
- Include a diversity of housing types, with affordable housing options.
- Serve unmet retail demand within Town Center, including food, beverage, and grocery uses.
- Provide affordable commercial spaces for small and local businesses.
- Create a vibrant civic and entertainment space for the community.
- Encourage creative parking solutions to reduce overall parking while meeting retail and business demand.
- Implement clear connections to other important amenities and destinations, including Historic Old Town, schools, and parks and open space.

C.2.3 FACILITATE THE DEVELOPMENT OF I-25 ERIE GATEWAY TO PROVIDE A WALKABLE, TRANSIT-READY, MIXED-USE NEIGHBORHOOD ENVIRONMENT AND GROW ERIE AS A HUB FOR INNOVATION AND ECONOMIC GROWTH.

- Include a diversity of housing types, with affordable housing options.
- Prioritize transit-oriented development, including convenient access for residents and workers to bus and rail transit.
- Establish a new employment center along I-25 to increase Erie's daytime workforce, allow residents to work closer to home, and support local retail. Attract commercial spaces tailored to science and technology entrepreneurship based on market analysis findings.
- Promote a safe and walkable environment.
- Connect the neighborhood internally and externally with trails and bike paths and establish unique parks and open spaces.
- Activate public spaces and retail destinations.

> "I see a future with Erie having local hot spots that pull other residents outside Erie to come to. Unique and full of quality. Leave the box stores to a minimum."

- Vision & Values Survey Respondent

C3 Create a high-quality, visually engaging environment.

C.3.1 FOSTER VIBRANT PUBLIC SPACES AND MAIN STREETS THROUGH ACTIVATION AND BUILDING DESIGN.

- Locate retail and active uses along main streets and the periphery of public spaces.
- Encourage sidewalk or parklet seating to bring business activity out into the public realm.
- Ensure design of buildings fronting onto active streets and spaces is visually engaging with entrances, ample windows, durable materials, and varied massing and articulation.

C.3.2 CREATE A BUILT ENVIRONMENT THAT IS ACCESSIBLE, USABLE, AND OF HIGH QUALITY DESIGN.

- *Accessible:* Develop design standards that incorporate universal design principles (step-free entrances, rest areas along pedestrian routes, smaller curb radii, etc.).
- *Usable:* Provide safe, protected pedestrian connections through development and parking areas to maximize connectivity within and between developments and amenities.
- *High Quality Design:* Emphasize pedestrian scaled design and ensure all building elevations are designed to achieve high quality design with durable materials, articulation and variation in massing.

C.3.3 ENSURE EXISTING AND NEW STREETS ARE DESIGNED TO ACCOMMODATE MULTIPLE MODES SAFELY AND IN RELATION TO DEVELOPMENT CONTEXT.

Refer to the Transportation Mobility Plan and Engineering Standards and Specifications to ensure that street segments are accessible for all current or future forms of transportation.

C.3.4 REINFORCE ERIE PARKWAY THROUGH STREETSCAPE AND BUILDING DESIGN.

- Maintain key view corridors and vistas of the mountains to the west, especially between Weld County Road 5 and 7, through strategic plantings and building setback, height, and orientation.
- Development should be oriented to front the Parkway; backs of buildings should not line the Parkway.
- Ensure building design that fronts to Erie Parkway utilizes high quality and durable materials. Maintain active frontages that address the street through entries, ample windows, and outdoor seating areas.
- Provide for enhanced multimodal connectivity, with emphasis on safe pedestrian crossings and bicycle facilities between and along residential neighborhoods and commercial areas.

C.3.5. REINFORCE COUNTY LINE ROAD THROUGH STREETSCAPE AND BUILDING DESIGN.

- Provide transitions between more intense uses and less intense uses. Transitions can include:
  - Stepping down of building scale (footprint, height, total bulk)
  - Breaking up large building masses
  - Increased setbacks
  - Design features that complement lower intensity uses
  - Increased landscaping
- Ensure building design that fronts to County Line Road utilizes high quality and durable materials. Maintain active frontages that address the street through entries, ample windows, and outdoor seating areas.
- Provide for enhanced multimodal connectivity, with emphasis on safe pedestrian crossings and bicycle facilities between and along residential neighborhood, recreation uses, and commercial areas.

C3 Continued

C.3.6 REINFORCE HIGHWAY 52 THROUGH STREETSCAPE AND BUILDING DESIGN.

- Activate key intersections at Weld County Road 3 and 7 with commercial or mixed-use development.
- Work collaboratively with the Town of Frederick and Colorado Department of Transportation (CDOT) to address transportation, connectivity, streetscape design, and infrastructure needs within the corridor.

C.3.7 REINFORCE ARAPAHOE ROAD THROUGH STREETSCAPE AND BUILDING DESIGN.

- Provide transitions between more intense uses and less intense uses. Transitions can include:
  - Stepping down of building scale (footprint, height, total bulk)
  - Breaking up large building masses
  - Increased setbacks
  - Design features that complement lower intensity uses
  - Increased landscaping
- Collaboratively work with the City of Lafayette to address transportation, connectivity, streetscape design and infrastructure needs within the corridor.

C.3.8 REINFORCE HIGHWAY 7 (BASELINE) THROUGH STREETSCAPE AND BUILDING DESIGN.

- Orient and locate non-residential development towards the highway.
- Enhance connectivity between residential neighborhoods to the north and between commercial uses to provide access to commercial amenities, trails, and transit connections.
- Ensure infill development adjacent to residential areas utilizes transitions in height and massing to better integrate with existing development.
- Work collaboratively work with the cities of Broomfield and Lafayette to address transportation, connectivity, and streetscape design within the corridor.

> "It's the small and local businesses that form the homey feel for this town. We also and enjoy the open space and the view of the front range. These are the reasons we decided to settle in Erie."

- Vision & Values Survey Respondent

C4 Preserve areas of rural & agricultural character.

C.4.1 PROTECT NATURAL AND ENVIRONMENTALLY SENSITIVE AREAS, CONTRIBUTING TO THE HEALTH OF ECOSYSTEMS AND QUALITY OF LIFE OF RESIDENTS.

- Ensure that new developments retain natural features and environments as part of their open space, parks, and trail systems.
- Plan for connections of the natural environment that accommodate wildlife.
- Integrate natural features like wetlands, creeks, and historic agricultural or mining properties into new development as unique features and markers.

C.4.2 ENSURE ERIE RETAINS A MIX OF BUILT AND RURAL ENVIRONMENTS THAT REFLECT THE TOWN'S HISTORY AND GEOGRAPHY.

Work with neighboring communities and counties to identify areas to preserve as rural and agricultural in character and use. Approaches may include intergovernmental agreements conservation easements, acquisitions, or incentives to maintain rural and agriculture uses.

C.4.3 ENSURE THAT NEW DEVELOPMENT ADJACENT TO RURAL PROPERTIES PROTECTS RURAL CHARACTER AND MINIMIZES LAND USE IMPACTS.

- Maintain the rural edge by incorporating open space, conservation areas or landscaped buffers along shared boundaries.
- Locate buildings outside of viewsheds, avoiding ridgelines or high-visibility locations where feasible.
- Utilize context sensitive design approaches where abutting existing rural properties, such as:
  - Graduate density to avoid abrupt shifts
  - Adjust building massing, heights, and/or orientation to provide a gradual transition
  - Open fencing to maintain rural views, avoid tall privacy walls
  - Human-scaled entryways (arcades, porches, etc.)
  - Avoid blank walls facing rural properties

C5 Promote a sustainable development pattern.

C.5.1 ENSURE NEW DEVELOPMENT MEETS COMPREHENSIVE PLAN VISION, PRIORITIES, AND RESOURCE MANAGEMENT.

Ensure new development reflects the goals and policies established throughout the Comprehensive Plan, including:

- **Comprehensive Plan Vision:** Aligns with the Comprehensive Plan values of Sustainability, Livability, and Connectivity.
- **Land Use Designation:** Is consistent with the land use classification found in the Future Land Use Map.
- **Fiscal Sustainability:** Generates tax and other revenues greater than the fiscal impacts of providing Town services for the life of the development.
- **Water Resources and Utility Capacity:** Is considered in the context of remaining current water rights, actual water supply, and wastewater treatment capacity.
- **Employment Base Expansion:** Creates quality new jobs, especially on major transportation/ transit corridors.
- **Unique Open Space or Recreational Amenities:** Connects existing trails and provides new open space or recreational amenities for residents.
- **Variety of Housing Opportunities:** Creates housing opportunities that align with Erie's Housing Needs Assessment, including housing for the elderly or other special populations, smaller unit sizes, affordable homeownership units, and/or workforce rental units (or provides financial or land contributions towards affordable housing in lieu of providing on site).

C.5.2 CONSIDER COSTS AND BENEFITS OF ANNEXATIONS ON A CASE-BY-CASE BASIS.

Ensure annexations have a demonstrated significant benefit to the Town. Tangible and intangible benefits to consider include:

- Sales tax generation,
- Employment base expansion,
- Surplus water rights acquisition,
- Unique open space or recreational amenities for the Town,
- Housing opportunities for the elderly or other special populations, and
- Utility or service upgrades or benefit to other areas of the Town.

The annexed property can be integrated into the Town's existing or planned utility, transportation, public safety, and general services system in a financially responsible manner. Necessary infrastructure improvements should not be planned, constructed, or funded in such a manner as to impose an unreasonable level of public or private debt relative to realistic build-out as based upon sound demographic and growth projections annually estimated by the Town.

C.5.3 REQUIRE NEW DEVELOPMENT TO PAY FOR INFRASTRUCTURE AND SERVICES FOR ALL UTILITIES NECESSARY TO SERVE THE PROJECT.

The Town should not extend services and infrastructure unless new development or redevelopment pays for the full cost. The developer should pay for all water, sewer, drainage, roads, and parks/recreation infrastructure to serve new development.

C.5.4 REQUIRE NEW DEVELOPMENT TO PROVIDE ADEQUATE PUBLIC FACILITIES AT THE TIME OF DEVELOPMENT.

Adequate public facilities (or corresponding land dedication and/or fee-in-lieu) should be in place or planned for within a reasonable time of the start of new development.

Additional supporting policies can be found in every chapter.

Public Facilities, Services, & Infrastructure

INTRODUCTION

The availability and quality of water, wastewater and stormwater management, and other utilities and services affect the safety and quality of life for residents and the economic stability of the Town. As Erie continues to grow rapidly, the Town is responding quickly to keep pace with the necessary infrastructure and utilities. Ultimately, the capacity to provide these essential services determines the growth potential and fiscal wellbeing of the Town. The Town must continue to maximize sustainability and long term environmental and fiscal resilience in the provision, operation, and maintenance of utilities over time.

The Town's greatest infrastructure and service cost priorities are water supply and conservation, wastewater treatment, and street maintenance. The Town conducts continuous financial planning for maintenance of these services in order to keep down larger replacement costs in the long term. The Town promotes a development pattern that maximizes sustainability and fiscal responsibility and provide cost-effective infrastructure and public facilities.

The Town's state-of-the-art microfiltration Water Treatment Facility treats nearly 17 million gallons of water per day.

Sustainability is a driver in all public facilities, service, and infrastructure decisions and this chapter is closely tied with the Natural Resources, Conservation & Resilience Chapter. The Town of Erie is committed to reducing reliance on natural gas and focusing on more green energy sources. Erie strives to be a model for residents and businesses with energy efficient design of its public facilities and a shift to an electric vehicle fleet and applicable equipment. To this end, the Town is already operating Class-A Biosolids systems, hydro-turbines at its water treatment facilities, and solar systems at Town facilities.

This chapter includes policies for the following:

- **Electricity, Natural Gas & Telecommunications:** The Town will pursue innovative technologies and work closely with utility providers to ensure reliable, quality service. The Town has made a commitment to being carbon neutral by 2050 and will continue to pursue solar and other renewable energy sources.
- **Water Supply and Conservation:** Erie's water management strategies center on maintaining a long-term reliable, reusable, diversified, and sustainable water supply as the Town grows. The Town will enhance and protect its water supply and quality.
- **Stormwater Management, Drainage, Flood Control, & Wastewater Management:** Utilizing green infrastructure in new development and capital improvements is a stormwater management priority for the Town to balance out more dense land uses and mediate floodplain impacts.
- **Public Facilities & Street Maintenance:** The Town continues to prioritize street maintenance, street safety, and high-quality public facilities for all residents. Public facilities are well-maintained, employ back-up power sources, and use renewable energy practices.

Chapter Goals

P1 Provide efficient & reliable utility service.
Maintain efficient, reliable and affordable service as Erie grows.

P2 Encourage water conservation.
Conserve water resources through education and efficient practices.

P3 Pursue sustainable stormwater management & flood control.
Employ sustainable infrastructure best practices and ensure the Town's resources are utilized to their highest and best use.

P4 Maintain inclusive & effective public facilities.
Provide equitable access to Erie's high standard of public facilities and utilities.

P1 Provide efficient & reliable utility service.

P.1.1 CONTINUALLY PLAN FOR UTILITY INFRASTRUCTURE NEEDS, INCLUDING SHORT AND LONG-TERM FINANCIAL AND SUSTAINABILITY PLANNING.

Review and update utility plans at least once every 5 years to ensure utility infrastructure is planned in concert with growth. Incorporate use of the Sustainability Strategic Plan in Public Works decisions.

P.1.2. REDUCE RELIANCE ON NATURAL GAS IN ERIE, INCLUDING MOVING TOWARDS SOLAR AND OTHER RENEWABLE ENERGY SOURCES.

Use Erie public facilities as a model for residents and employees in Erie to move from natural gas and towards electrification (e.g. Town Hall construction, Town's transition of fleet to EV). Refer to the Town's Sustainability Strategic Plan for strategies to use renewable resources and engage in programs such as Community Solar Gardens and green energy programs.

P.1.3 EXPLORE TRASH, RECYCLING, AND COMPOST SERVICE PROVISION OPTIONS TO MEET RESIDENT NEEDS.

The Town currently has a Recycling Center that is free of charge for residents to use. Continue to evaluate the viability of a "communitywide hauler" for trash, recycling, and compost service for all residents. Continue education and enforcement of the Town's Pay-As-You-Throw waste ordinance.

P.1.4 PARTICIPATE IN REGIONAL UTILITY PLANNING EFFORTS AND EXPLORE THE JOINT USE OF REGIONAL INFRASTRUCTURE TO PROVIDE COST SAVINGS TO ERIE.

Continue to work closely with utility providers and regional partners to ensure reliable service and opportunities for partnership.

P.1.5 EXPLORE INNOVATIVE TECHNOLOGIES FOR TELECOMMUNICATIONS AND UTILITY INFRASTRUCTURE AND SERVICE DELIVERY.

Continue to evaluate the advantages of Smart Cities and similar technologies to add efficiency to the Town's infrastructure systems. Explore opportunities like transportation smart signaling for local and state facilities.

P2 Encourage water conservation.

P.2.1 CONTINUE TO CONSERVE WATER RESOURCES THROUGH MORE EFFICIENT PRACTICES IN CODES AND STANDARDS.

Continue to plan for water resources and potential climate impacts. Refer to the Drought and Water Supply Shortage Plan. Update the Unified Development Code (UDC) to promote water conservation for vegetation and landscape requirements. Regularly update water wise landscape and irrigation design standards and specifications as applicable.

SUSTAINABILITY

P.2.2 CONTINUE COMMUNITY EDUCATION EFFORTS AROUND HOUSEHOLD WATER CONSERVATION.

The Town currently offers an array of rebate programs to encourage water conservation and the replacement of traditional turf grass in yards. Continue to implement innovative ways of increasing public awareness of water conservation techniques including encouraging and rewarding water conservation efforts.

SUSTAINABILITY CONNECTIVITY

P.2.3 EXPLORE A LANDSCAPING ORDINANCE FOR LOW-WATER-USE PLANT MATERIALS AND OUTDOOR WATERING SCHEDULES.

Develop a water conservation landscaping ordinance, which may include guidance on selecting low-water-use plant materials, enforcement of water use regulations like an outdoor water use schedule, and requirements or incentives to replace non-functional turf in residential and commercial developments. Eliminate all non-functional turf from Town properties and work with homeowner associations (HOAs) to do the same.

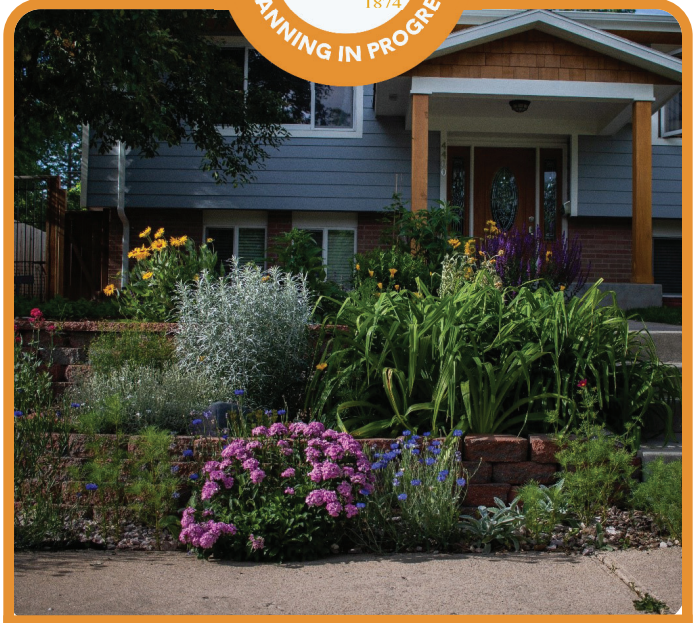
SUSTAINABILITY

P.2.4 CONTINUE TO PURSUE LOCAL WATER SOURCES DEVELOPED IN LINE WITH THE COLORADO WATER PLAN.

Continue to review the Town's water sources and pressures on water supplies due to climate change.

SUSTAINABILITY

COMP PLAN GOALS
TOWN OF ERIE 1874
PLANNING IN PROGRESS



Water Efficiency Rebates & Programs

The Environmental Services Division has several tools, tips, programs, and rebates to encourage residents to conserve water. Offerings range from water efficiency rebates, tips for watering lawns, Garden In A Box (a xeric plant program), outdoor sprinkler consultations, and the yearly Turf Replacement Rebate Program.

P3 Pursue sustainable stormwater management & flood control.

P.3.1 PROMOTE GREEN INFRASTRUCTURE TO REDUCE IMPERMEABLE AREAS AND DIVERSIFY WATER QUALITY TREATMENT STRATEGIES BEYOND EXTENDED DETENTION BASINS AND UNDERGROUND DETENTION SYSTEMS.

Explore opportunities for rain gardens, permeable pavers, bioswales, runoff reduction measures, and other treatment options for water quality. Update the Unified Development Code (UDC) with green infrastructure requirements for new construction to balance the impacts of more dense land uses, such as permeable pavements for parking lots and green roofs. Refer to and update as necessary the Town's two strategic Outfall Systems Plans for east and west of Coal Creek. Additional stormwater quality management measures may include:

- Storm sewer replacements.
- Opportunities for joint use facilities that promote water quality treatment.
- Reduced use of non-native turfgrass and vegetation that requires high water use.
- Best practices for nonpoint source pollution in agricultural areas and from lawns in residential areas.

P.3.2 PURSUE A WATERSHED APPROACH TO WATER QUALITY AND AQUATIC ECOSYSTEM PROTECTION.

Work with communities within the Town's watershed to implement coordinated water, stormwater, and wastewater management plans. A coordinated watershed approach serves to address water quality with efficient and cost-effective methods.

P.3.3 ENHANCE DESIGN STANDARDS TO ALLOW FOR PUBLIC ART AND INNOVATIVE DESIGN SOLUTIONS REGARDING STORMWATER MANAGEMENT.

Explore ways to enhance stormwater facilities as public amenities, such as incorporating murals and other public art. Continue to coordinate with Parks & Recreation Department to use Coal Creek and other stormwater management improvements as a resource and amenity.

P.3.4 PRIORITIZE CREEK RESTORATION, WATER QUALITY PROJECTS AND OTHER FLOOD ALLEVIATION AND PREPAREDNESS MEASURES WHERE FLOODPLAINS IMPACT RESIDENTS AND ENVIRONMENT THE MOST.

Maintain continuous review and updates of flood control capacity, design, and preparedness in relation to flood risk. Continue creek restoration projects along Coal Creek over the long term to promote greenway connectivity, fish and wildlife habitat, and water quality.

P.3.5 USE STREET DESIGN TO PREVENT CONCENTRATED FLOW AND REDUCE FLOODING RISKS.

Use slotted curbs to prevent concentrated flow and grass buffers to reduce flooding risks, in alignment with the Transportation Mobility Plan and Engineering Standards & Specifications.

Coal Creek Restoration

In 2023, the Town spearheaded the Coal Creek Expansion Project in partnership with Mile High Flood District to enhance the community's safety and aesthetic appeal of the creek corridor. The objective of this project extends beyond immediate infrastructural improvements; it is a strategic initiative to ensure that no negative floodplain impacts affect adjacent residences. By redefining the floodplain's boundaries, the project will effectively diminish potential flooding concerns, bringing a newfound peace of mind to our community members.

The Town carefully designed an extensive landscaping plan to restore and enrich the local ecosystem once the creek realignment is complete to result in a beautiful and ecologically robust environment. Moreover, the project proudly includes the introduction of pedestrian bridges that will enhance trail connectivity. These bridges are not merely functional but a stride towards uniting the community, providing effortless access to the Coal Creek trail and enriching our network of paths in the area.

P.3.6 UPDATE THE TOWN'S MUNICIPAL STORMWATER MEASURES TO ADHERE TO BEST PRACTICES AND CRITERIA IN STORMWATER MAINTENANCE.

Follow standards and guidelines from the Mile High Flood District and other best practices like the Denver Green Continuum.

LIVABILITY SUSTAINABILITY

P.3.7 CONTINUE TO PURSUE SUSTAINABLE WASTEWATER MANAGEMENT PRACTICES.

Follow best practices for use of high-quality Class A Biosolids on turf, shrubs, and native areas (and not in gardens for edible plants). Continue to use treated effluent in the Town's re-use water system, which allows better utilization of Erie's water rights and lower cost for outdoor irrigation for use in common spaces of developments and Town parks. Encourage gray water systems, where allowed and beneficial.

LIVABILITY SUSTAINABILITY

P4 Maintain inclusive & effective public facilities.

P.4.1 PRIORITIZE STREET MAINTENANCE TO AVOID MORE EXPONENTIAL REPLACEMENT COSTS.

Follow and align budget planning with the Transportation Mobility Plan and the Town's 5-year plan for pavement improvements, re-striping, and concrete programs to ensure the Town avoids an exponential rise in costs to replace roads. Maintain a minimum pavement condition index (PCI) score of 70. Periodically review the Town's Engineering Standards & Specifications to adhere to best practices and strive for continuous improvement.

P.4.2 CONTINUE TO MAINTAIN AND CREATE PUBLIC FACILITIES AT A HIGH STANDARD TO ENSURE ERIE MEETS THE NEEDS OF CURRENT AND FUTURE RESIDENTS.

Follow the Facilities Strategic Plan for all new and existing public facilities to allow Erie to inclusively and effectively serve the community, including: sustainable and energy efficient design, ADA compatibility, best practices in safety, efficiency, and adaptability for growth, and responsible financial stewardship.

P.4.3 COORDINATE WITH SCHOOL DISTRICTS ON LOCATIONS FOR FUTURE SCHOOLS, TRAFFIC IMPACTS AND SAFETY, TELECOMMUNICATION INFRASTRUCTURE, AND SUSTAINABILITY EDUCATION.

Work closely with the Boulder Valley and St. Vrain Valley school districts to ensure that general locations of future school sites are refined as more detailed neighborhood level planning occurs for the future growth areas identified in the Comprehensive Plan. Consider the capacity of existing schools, traffic and circulation impacts, telecommunication infrastructure, and student safety as part of future development proposal reviews and approvals.

Continue to collaborate, share data and information, and refer development proposals to the school districts. In concert with the Sustainability Advisory Board and Sustainability Division, coordinate with the School Districts on promoting sustainability education in schools.

P.4.4 UPDATE AND IMPLEMENT THE AIRPORT MASTER PLAN AS NEEDED.

Ensure the airport's influence area is updated as runways and operations change. Work with the FAA to transition to unleaded gas at the airport as soon as possible, dependent on FAA processes.

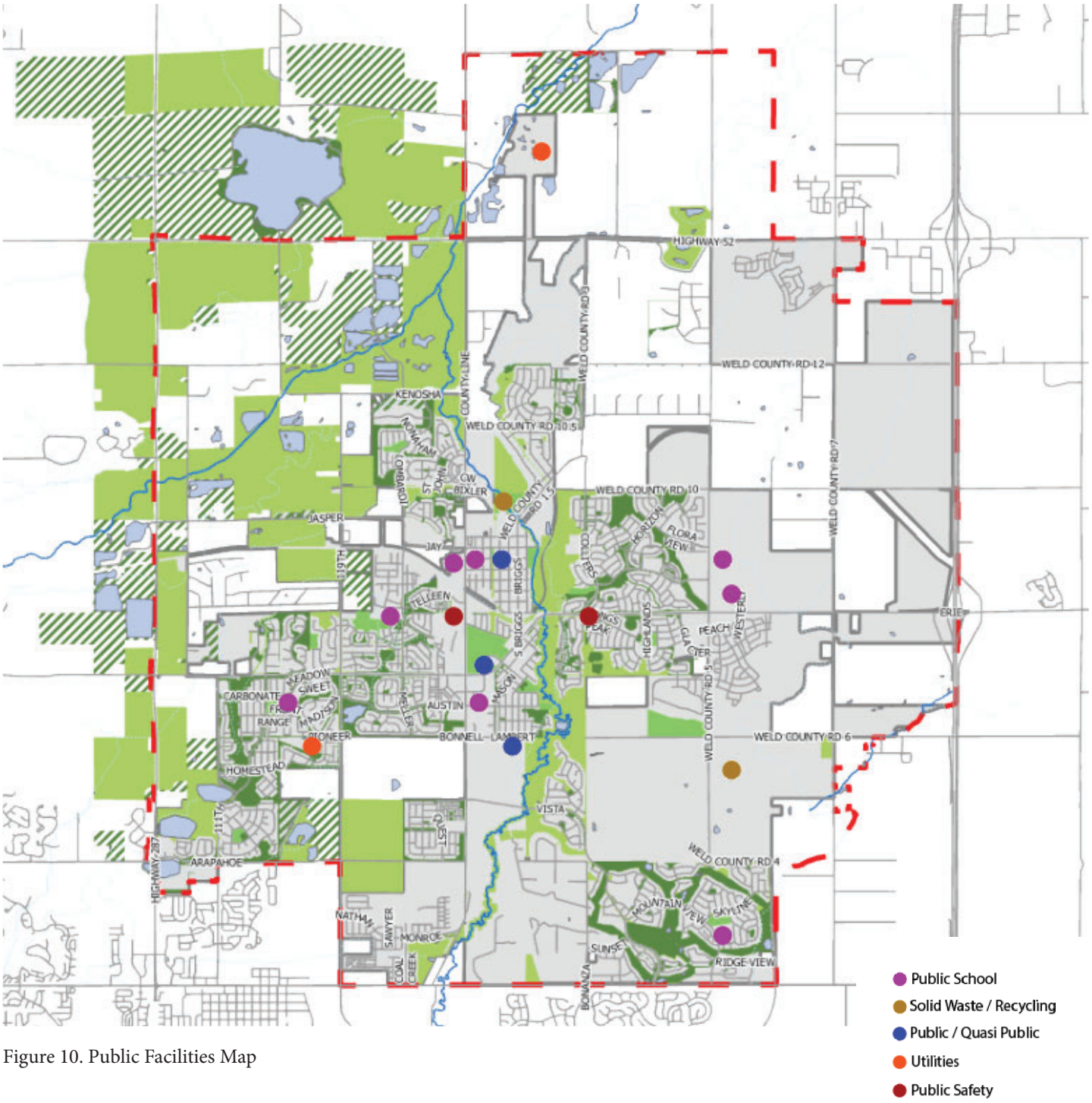


Figure 10. Public Facilities Map

Additional supporting policies can be found in the Transportation & Mobility and Natural Resources, Conservation, & Resilience Chapters.

Natural Resources, Conservation, & Resilience

INTRODUCTION

The Town prioritizes an environmentally secure, equitable and resilient future. Erie's growth must be balanced with preservation, protection, and restoration of valuable environmental and natural resources. This will be accomplished through watershed-scale land use planning, strategic open space acquisitions and greenway development, greenhouse gas emission reduction, and nature based solutions for flood and climate hazard mitigation planning. While sustainable and resilient practices can be found in every chapter of the Comprehensive Plan, the following topics will be prioritized within this chapter.

- **Climate Change & Sustainability:** The Town of Erie will continue its efforts to plan and mitigate the likely impact of regional climate change by ensuring a secure, sustainable, and resilient environmental future for Erie residents. Routine, broad-based policies and planning efforts that direct and guide the Town, developers, and residents will be established in partnership with state and regional planning efforts.
- **Air Quality:** As the Town of Erie and the surrounding communities continue to experience poor air quality, Erie will continue to push forward in establishing measures to reduce contributions and offset and reverse impacts. Through direct action from the Town and development community, Erie will be a place known for improving the quality of life and health indicators through many areas including air quality.
- **Climate Disruptions & Resiliency:** As climate change alters weather patterns and creates a greater frequency and distribution of natural hazards, ensuring resiliency including preparedness and adaptability is an important priority for the Town. By planning for the future and being able to adapt to the changing environment, Erie can ensure that the community feels prepared, educated, and equipped to respond to future potential events.

The Town adopted an EV Procurement Policy in May 2024 that requires electric vehicles to be the first option for the Town's vehicle procurement.

- **Nature Based Solutions:** Erie residents value connection to the natural environment and the Town of Erie is committed to increasing the use of nature based solutions within new development and infrastructure projects. Developing and maintaining green infrastructure that meets the needs of the community is crucial to ensure that the community has a sustainable and resilient future for years to come.

Chapter Goals

N1 Plan for a sustainable future.
Guide Erie to continual sustainable decisions.

N2 Reduce air pollution.
Remain committed to net zero emissions from the Town and future developments.

N3 Prepare for & increase community resiliency to climate change.
Quickly and effectively respond to and recover from climate change related events.

N4 Protect, prioritize & enhance nature.
Utilize nature based solutions to support the physical and social health of the community.

N1 Plan for a sustainable future.

N.1.1 ESTABLISH A CLIMATE ACTION PLAN FOR THE TOWN.

Working with Town staff and supporting organizations, create a Climate Action Plan based on the Green House Gas inventories that are collected and updated every two years.

N.1.2 REVIEW AND UPDATE THE SUSTAINABILITY PLAN FOR THE TOWN.

Update the Sustainability Plan every five years to ensure goals and policies reflect the community's desires and address current environmental issues. Work with the development community to educate and increase sustainable development measures and building design..

N.1.3 ADVOCATE FOR AND ALIGN WITH CLIMATE STATE AND NATIONAL POLICIES.

Support and continue to foster relationships with membership organizations that can advocate on behalf of the Town for climate related State policy.

N.1.4 PROMOTE BROWNFIELD REMEDIATION OF VACANT OR UNDERUTILIZED INDUSTRIAL PROPERTIES.

Work with developers to remediate current and/or previous vacant and underutilized industrial and commercial properties to ensure that they are environmentally safe and prepared for less invasive and damaging uses.

N.1.5 INTEGRATE GREEN BUILDING PRACTICES INTO THE DESIGN OF NEW BUILDINGS AND THE RETROFITTING OF EXISTING BUILDINGS.

Prioritize timely building code amendments that strengthen and advance green building practices and requirements. Support the adoption of creative new technologies such as green roofs and low carbon building techniques and materials.

N.1.6 MAINTAIN A NATURAL RESOURCES INVENTORY.

Routinely assess and inventory natural resources that are found within the Town and Planning area

N.7. ENSURE AN ENVIRONMENTALLY JUST AND EQUITABLE PLANNING PROCESS.

Integrate equity and environmental justice considerations into plans and implement methods to reduce inequalities as part of the planning process.

Erie's Town Hall will be all electric once expansion is complete in 2025.

N2 Reduce air pollution.

N.2.1 MITIGATE SOURCES OF POLLUTION CREATED FROM VEHICLES AND AUTO FOCUSED DEVELOPMENT.

Align with the priorities in Erie's Transportation and Mobility Plan (TMP), especially those that emphasize multimodal transportation and reduce vehicle miles traveled with privately owned vehicles.

LIVABILITY SUSTAINABILITY

N.2.2 RETIRE FOSSIL-FUEL BASED TRANSPORTATION FROM THE TOWN'S FLEET.

Encourage the use of non-fossil-fuel based transportation by continuing to install electric vehicle (EV) charging stations throughout the community. Continue to transition current and future Town fleet vehicles to EV following the EV Procurement Policy.

LIVABILITY SUSTAINABILITY

COMP PLAN GOALS SUCCESS & PROGRESS

Town of Erie Greenhouse Gas Inventory

In 2021, the Town of Erie completed its first Town wide greenhouse gas (GHG) inventory at the municipal and community level. A GHG inventory tracks emissions across multiple sources, including building energy, oil and gas wells, waste, and transportation. The inventory and trends over time help the Town identify opportunities for reducing emissions and track progress on reduction initiatives.

According to Erie's 2021 and 2023 GHG inventory, landfilled waste is the single largest source of emissions, largely from the Front Range Landfill. Building electricity is a close second, largely due to residential electricity, residential natural gas, and commercial electricity. The Denver Regional Council of Governments (DRCOG) and the State of Colorado were recently both awarded the Environmental Protection Agency's Climate Pollution Reduction Grant to directly combat these emissions through building electrification, workforce development, and other efforts.

The Town is committed to updating its GHG inventory every two years. These inventories will inform concrete next steps for the Town through a Climate Action Plan and updated Sustainability Plan as well as tangible data to track programming impacts over time.

N3 Prepare for & increase community resiliency to climate change.

N.3.1 MINIMIZE IMPERVIOUS SURFACE AREAS THROUGHOUT THE COMMUNITY.

Promote and incentivize the use of pervious paving, bioswales, rain gardens, and infiltration basins to mitigate stormwater runoff and flooding through changes to guidelines, codes, standards, and specifications.

N.3.2 WORK TO REDUCE RISK OF FLOOD IMPACTS.

Consider raising the baseline flood elevation standards to 5 feet.

N.3.3 EXPLORE THE CREATION OF RESILIENCE HUBS IN ERIE.

Resilience Hubs are community-serving facilities augmented to support residents during extreme events. They are most often sites served by microgrids unaffected by blackout events that serve as hubs to coordinate communication, distribute resources, reduce carbon pollution, and enhance the quality of life for residents.

N.3.4 CONSIDER THE ADOPTION OF A COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) SPECIFICALLY FOR THE TOWN.

Continue to partner with Boulder and Weld County CWPPs and explore the potential benefits of establishing an Erie-specific CWPP. CWPPs outline specific resilience interventions that can be taken by local governments and households/neighborhoods and guide future land use decision-making regarding evolving fire risks.

Utilize strategies from Colorado's Planning for Hazards Guide to strengthen disaster preparedness.

N.3.5 EXPLORE THE CREATION OF AN EXTREME HEAT PLANNING AND RESPONSE PLAN.

Work with Town departments and supporting organizations to address the impacts of extreme heat conditions.

N4 Protect, prioritize & enhance nature.

N.4.1 PROTECT AND EXPAND ERIE'S TREE CANOPY ON BOTH PUBLIC AND PRIVATE PROPERTY.

Work with private property owners to encourage and continue to incentivize the planting of water-wise trees on private property and the replacement of dead or dying trees.

Require that all future developments and Town capital projects preserve and protect the existing tree canopy through Best Management Practices (BMPs) or provide fee-in-lieu to supplement the Tree Impact Fund.

N.4.2 INTEGRATE NATURE BASED SOLUTIONS INTO PLANNING DOCUMENTS AND DEVELOPMENT STANDARDS.

Include nature based solutions in proposed capital projects, Erie's Hazard Mitigation Plan long-term goals and actions, and Erie's stormwater management program.

N.4.3 PRESERVE AND ESTABLISH WETLAND AREAS AND OTHER NATURAL LOW-LYING AREAS TO REDUCE FLOODING IMPACTS AND ENHANCE BIOLOGICAL DIVERSITY AND OTHER ECOSYSTEM SERVICES.

Limit development in areas that are current or former wetland or natural floodplain areas to preserve their function as storage for stormwater. Establish no-development buffer zones and other protections around waterways, wetlands, riparian areas, and floodplains.

Prioritize acquisition of wetland areas for preservation and creative water slowing techniques to reduce flooding impacts, such as rain gardens.

Consider development of constructed wetlands to help enhance water quality within the Coal Creek watershed.

Nature Based Solutions leverage nature and the powers of healthy ecosystems to protect people, optimize infrastructure and safeguard a stable and biodiverse future.

Additional supporting policies can be found in the Public Facilities, Services & Infrastructure, Transportation & Mobility, and Livability & Social Health Chapters.

Livability & Social Health

INTRODUCTION

A highly livable and socially connected community is the result of creating spaces that connect to one's physical or psychological wellbeing; providing consistent and reliable community amenities; providing opportunities for the community to express themselves; and preserving the history and culture of the area. To ensure that the Town of Erie is maintaining or enhancing the quality of life and experience of its residents, the following topics are included within this chapter.

- **Parks, Recreation, Open Space, & Trails**: The Town of Erie is a community dedicated to providing parks, open spaces, recreational opportunities, and trails that contribute to a high quality of life for all residents, employees, and visitors to Erie. As the Town grows, continued equitable access to these opportunities throughout the community is a priority.
- **Schools & Libraries**: Through partnerships with the area school districts and libraries, Erie is committed to creating an environment for educational growth, lifelong learning, and social connection for its residents. The Town of Erie will continue to assist the school districts in ongoing planning efforts to ensure the number, size, and location of school lands and facilities adequately meet the needs of the growing population.

Erie residents enjoy approximately 1,500 total acres of parks and open space. Over 99% of residents have access to at least one park within one mile of their home.

- **Public Health & Safety**: The health and safety of Erie's residents will continue to be a priority as the community grows. Through continued community interaction and alignment of the built environment with the public's needs and wants, Erie can assure that its residents are healthy and safe within their home and within the community. This outcome will be achieved through continual partnership and assistance from the local safety and enforcement teams and Town staff.
- **Neighborhoods**: Like the broader Front Range region and State, Erie is projected to see a shift in its demographic makeup and average household size through the year 2050. In aligning with this projected shift, the Town is committed to promoting neighborhoods that can serve the needs of all current and future residents. Through the focus of creating adaptable and mixed-use neighborhoods, Erie can ensure that everyone feels they have a place to call home.
- **Culture, Arts, & Entertainment**: The availability of arts and entertainment can play a significant role in enhancing the identity of Erie and ensuring that everyone feels welcome and celebrated. By partnering with public and private entities, Erie will preserve and create atmospheres that enhance the community experience and sense of belonging through public art and entertainment.
- **Historic Preservation**: Understanding, preserving and celebrating Erie's history will continue to be an important element of the Town's identity and experience. Historic preservation will assure that generations to come will be able to recognize and know the influential people and buildings that helped create Erie and set the stage for the Erie of today and tomorrow.

Chapter Goals

L1 Connect neighborhoods with parks, open space & trails.
Provide access to different active and passive recreational opportunities.

L2 Support partners in Erie's education, health & safety.
The community will be well educated, healthy and safe within the Town.

L3 Foster supported and adaptable neighborhoods.
Neighborhoods will meet the wants and needs of their residents.

L4 Celebrate Erie's identity.
Visitors and residents of Erie will feel welcome and celebrated.

L5 Preserve Erie's history.
Recognize, preserve, enhance, and celebrate the history of the town.

L1 Connect neighborhoods with parks, open space & trails.

L.1.1 UPDATE AND IMPLEMENT THE PARKS, RECREATION, OPEN SPACE, AND TRAILS (PROST) PLAN FOR THE TOWN OF ERIE.

Update the PROST Plan every 5 to 10 years or when the goals and strategies are no longer relevant for the Town of Erie and its residents.

L.1.2 CONNECT THE COMMUNITY THROUGH A NETWORK OF PUBLIC AND PRIVATE PARKS, OPEN SPACE, GREENWAYS, AND TRAILS.

When considering the development of future parks and trails facilities, prioritize residential areas that are currently not served within a 5-minute walk. Connections and access should also be considered for areas with Commercial and Employment uses.

Codify the Mixed-Use Parks and Open Space Vision Guide to provide for greater flexibility and design solutions for mixed-use developments, while meeting parks, trails, and open space goals.

L.1.3 ENCOURAGE THE CREATION AND USAGE OF TRAILS TO DECREASE AUTOMOBILE TRIPS AND CREATE RECREATIONAL OPPORTUNITIES.

Ensure the trail system is designed to serve both recreational users as well as commuters. Align with the priorities of the Transportation and Mobility Plan. Work with developers to connect the trail system to future development sites and the existing trail network.

L.1.4 UPDATE AND IMPLEMENT THE ERIE TRAILS AND OPEN SPACE WAYFINDING MASTER PLAN AS NEEDED.

Ensure that existing and future trails, greenways, parks, and open spaces are identifiable through the usage of signage, wayfinding, and markers. Key destinations, such as Downtown, Erie Community Center, the library, schools, and other locations should be prioritized.

L.1.5 PROTECT, MAINTAIN, AND MANAGE OPEN SPACE THAT HAS SIGNIFICANT VALUE.

Work with developers to ensure that open space is adequate and positively impactful to the community. In cases where open space acreage requirements cannot be met, use fee-in-lieu to acquire land of higher significant value.

Prioritize the protection, maintenance, restoration, and management of current and future opens spaces utilizing site-specific land management strategies. Work with the Open Space Trails Advisory Board to help identify future open space potential.

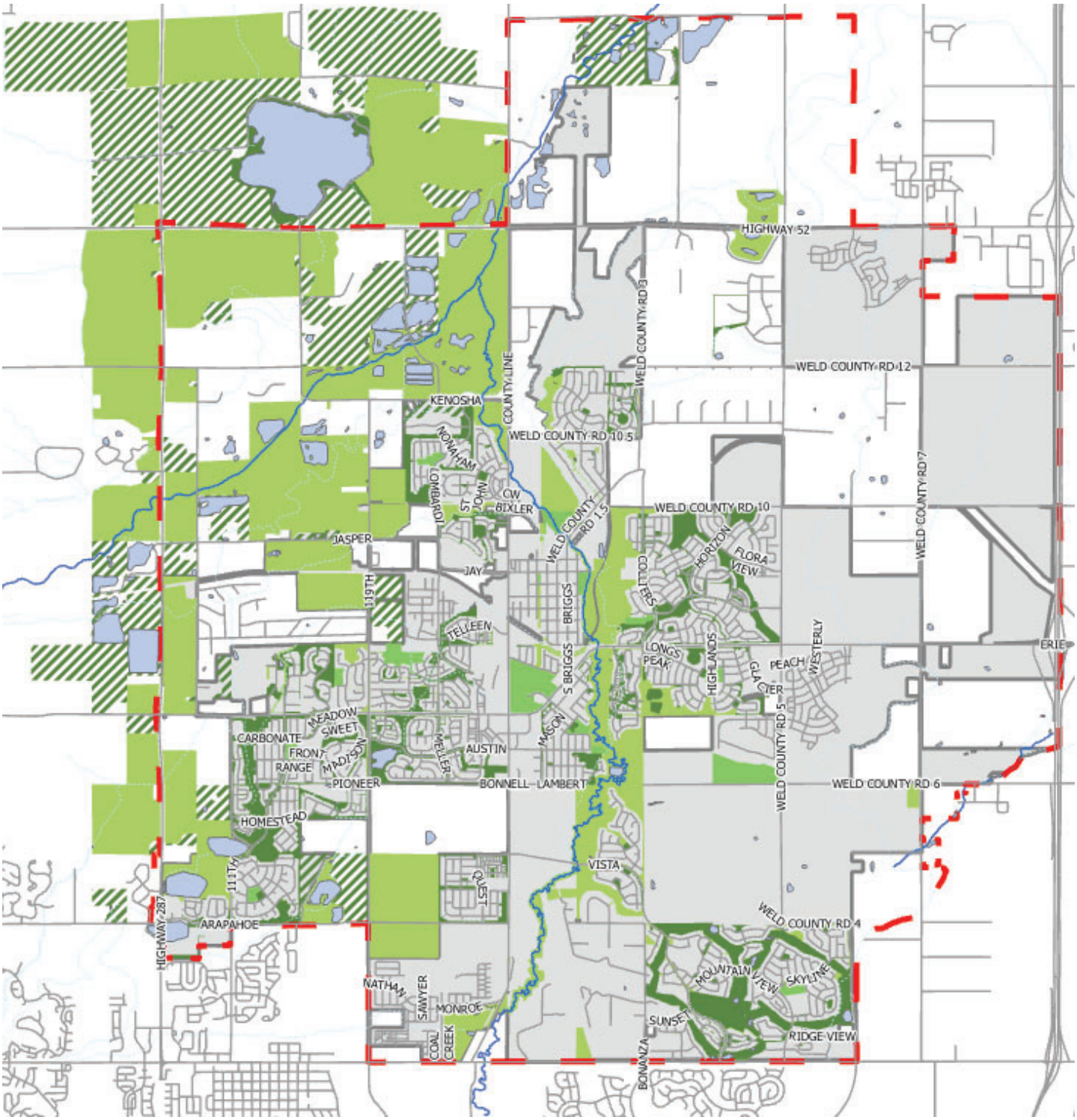


Figure 11. Parks and Open Space Map

L2 Support partners in Erie's education, health & safety.

L.2.1 CONTINUE PROACTIVE PLANNING AND COORDINATION WITH THE BOULDER VALLEY AND ST. VRAIN VALLEY SCHOOL DISTRICTS.

Provide opportunities for the area school districts to continually review and voice their feedback towards future development sites as they impact school capacities.

Ensure that all future school facilities are designed in coordination with Town staff to maximize safety and access opportunities.

L.2.2 PARTNER WITH HIGH PLAINS LIBRARY SYSTEM AND SCHOOL DISTRICTS TO ADDRESS THE NEEDS OF YOUTH.

Identify programming and partnership opportunities to lift the voice of Erie's youth through public engagement and community events.

L.2.3 CONTINUE TO PARTNER WITH MOUNTAIN VIEW FIRE RESCUE DISTRICT (MVFRD) FOR DEVELOPMENT REVIEW AND EMERGENCY PLANNING.

Continue to coordinate with MVFRD on development review feedback for future developments and understand hazards and concerns as Erie continues to grow. Provide support and technical advice for new-urbanist and mixed-use design.

L.2.4 ALIGN WITH AND UPDATE THE ERIE POLICE STRATEGIC FIVE-YEAR PLAN AS NEEDED.

Work with the Erie Police Department to ensure that the current strategic plan implementation is meeting the goals of the department. As the community continues to grow and specific milestones and goals are met, begin the engagement and research into future needs and opportunities that could exist with an update to the strategic plan.

L.2.5 ENCOURAGE THE USE OF GRASSROOT AND COMMUNITY SAFETY TECHNIQUES WITHIN CURRENT AND FUTURE DEVELOPMENTS.

When evaluating current and future development, ensure that community safety practices and design are included. Consider pedestrian scale design and amenities that contribute to one's physical and psychological interaction with an area and fellow individuals. These tactics should not only be taken into consideration for current and future development but also within the parks, trails, and open spaces throughout the community.

Explore the potential of updating the Unified Development Code to include additional language that aligns with the principals of Crime Prevention Through Environmental Design (CPTED).

Crime Prevention Through Environmental Design: Strategies aiming to reduce and deter criminal acts, and build a sense of community amongst residents so that actual and perceived acts of crime are minimized.

L3 Foster supported and adaptable neighborhoods.

L.3.1 PROMOTE THE ADAPTABILITY OF NEIGHBORHOODS TO MEET THE NEEDS OF THE CHANGING COMMUNITY.

As the community continues to grow and demographics begin to shift, ensure that neighborhoods can adapt to the change in needs and desires. This could include introducing housing unit styles such as adding accessory dwelling units (ADUs) or live/work developments, housing cooperatives, community farming and gardening, keeping of farm animals, and use of emerging green infrastructure. Routine engagement with the community is crucial to ensure that the Town is well-versed and aware of evolving demographic trends and needs.

L.3.2 EXPLORE THE EXPANSION AND ESTABLISHMENT OF COMMUNITY-BASED BEAUTIFICATION AND SAFETY PROGRAMS.

Examine the need to revise, expand, or create programming or grant opportunities, such as the Erie Neighborhood Improvement Program, that can assist with the needs of the community in both residential and commercial areas.

L.3.3 DEVELOP AREA PLANS THAT WILL WORK IN CONJUNCTION WITH THE COMPREHENSIVE PLAN AND HISTORIC PRESERVATION MASTER PLAN.

Create an area plan for Historic Old Town to document existing resources, identify opportunities, and develop strategies to address threats to historic assets and character.

L.3.4 FOSTER A STABLE AND ATTRACTIVE DOWNTOWN THROUGH INFILL AND GOOD DESIGN.

Work with developers to ensure that future commercial development and redevelopment within Historic Old Town is consistent with and complementary to the historic development patterns and scale.

Consider the historic character of the neighborhood in housing development and redevelopment within Historic Old Town, while allowing increased density. ADUs may be an opportunity to increase housing available in Historic Old Town while preserving existing structures.

> "I support that Erie is mostly a family town, but there are quite a few people who plan to stay as empty nesters and retirees. Please consider all phases of life when planning."

- Vision & Values Survey Respondent

L4 Celebrate Erie's identity.

L.4.1 ESTABLISH A PUBLIC ART PROGRAM TO ENSURE FUNDING IS SET ASIDE TO INCORPORATE PUBLIC ART IN PROJECTS.

Evaluate the creation of an impact fee applicable to all development and/or a percent of total project value.

L.4.2 ENCOURAGE AND ALLOW THE USE OF UNDERUTILIZED SPACES AS EXHIBITION SPACE FOR LOCAL ARTISTS.

Work with property owners to explore the possibilities of using underutilized spaces to showcase different forms of arts like murals, sculptures, performances, and placemaking. Pieces and exhibitions should contribute to the identity and/or history of the area. Incorporate public art into infrastructure improvements like underpasses, medians, and bridges.

L.4.3 CONTINUE AND EXPAND PLACEMAKING PROGRAMMING FOR EVENTS, AMENITIES, AND ACTIVITIES.

Promote placemaking and arts and culture efforts that contribute to creating a greater emphasis on Erie's identity.

L.4.4 EVALUATE THE NEED FOR THE CREATION OF AN ARTS AND ENTERTAINMENT FACILITY.

Conduct an Arts and Entertainment facility analysis to determine space needs, market demands, community needs and partnership opportunities for cultural and unique recreational and entertainment uses.

L.4.5 ALIGN WITH AND IMPLEMENT THE PUBLIC ART AND PLACEMAKING PLAN.

Utilize the Public Art and Placemaking plan in current and future developments to help establish unifying experiences for the community. Ensure that Erie will be a unique place to live and visit, with its own sense of place.

L5 Preserve Erie's history.

L.5.1 UPDATE AND IMPLEMENT THE HISTORIC PRESERVATION MASTER PLAN.

Review the current goals and policies of the Historic Preservation Master Plan to determine implementation status and applicability to the current time. Ensure that updates to the plan align with community engagement, the Historic Preservation Advisory Board, and the Comprehensive Plan.

Additional supporting policies can be found in the Housing, Economic Vitality, and Transportation & Mobility Chapters

LIVABILITY SUSTAINABILITY CONNECTIVITY

COMP PLAN GOALS TOWN OF ERIE 1874 SUCCESS & PROGRESS

Coal Creek Park

In 2023, the Town of Erie celebrated the re-opening of Coal Creek Park after a complete renovation. Coal Creek Park is the oldest park in the Town's system, nestled in the heart of Historic Old Town. Starting in 2017, the community began creating their vision for the park renovation with goals of creating a dynamic outdoor gathering space that would provide amenities not currently accessible to residents.

The park now boasts 163 new trees, over 1,700 water-wise shrubs, grasses, and perennials, a multi-use event lawn, an event promenade, a community building, an inclusive playground with multiple levels, varying play surfaces, a loop trail with interactive music elements, a recirculating splash pad that transforms into an ice rink in the winter, and spaces for farmers markets and concerts in the park.

Housing

INTRODUCTION

Erie's significant population and housing growth over the last two decades has outpaced many of the surrounding municipalities along the Front Range, with families choosing Erie for its small-town feel, open space amenities, commuting distance to major employment centers, and much more. Looking to the future, Erie will continue to offer a close-knit community feel with an expanded variety of housing options available to current and new residents. Future mixed-use neighborhoods will provide spaces for people to live, work, shop, and dine with safe and easy connectivity.

The Town's Affordable Housing program prioritizes the development and preservation of affordable housing in Erie in coordination with regional initiatives and guided by the Town's identified housing needs. The 2023 Housing Needs Assessment identified market conditions and affordability challenges in Erie, emphasizing the prevalence of large single-family detached housing - the most expensive type of housing to build. In Erie and across the Denver Metro region, housing cost increases have significantly outpaced wage increases, aggravating the mismatch in the market between what is available and what is affordable and leading to more households paying a higher percentage of their income in housing costs. The Assessment found gaps in housing for the following populations:

According to the Housing Needs Assessment, in 2022, the median home price in Erie required a household income of well over $200,000 to afford.

- **Workforce**: Essential workers who strengthen the community fabric of Erie struggle to live in the town, including teachers, librarians, health care workers, first responders, and municipal employees. As residents seek more services and amenities, these establishments will need employees who may want the option to live in Erie as well.
- **Young Adults & Families**: Erie is missing smaller, more attainable starter homes for younger adults and families looking for their first homeownership opportunity.
- **Aging Adults**: Erie needs a wider variety of housing types to support older adults aging in their community, including homes that accommodate downsizing, provide greater ADA accessibility, are affordable to people or households with fixed incomes, and allow access to services with less reliance on cars.

The Assessment outlined strategies for the Town to act through land use policy and regulation, financial subsidies, and land purchases and disposition. While these actions require time and resource investments from the Town, a diverse housing stock is crucial to supporting goals in many other chapters of the Comprehensive

Plan, including:

- **Economic Vitality**: Elevate Erie highlighted resident interest in more employment, businesses, and local retail options. A variety of housing types is key to attracting these uses by making it easier for employees to live and work in the same community.
- **Livability & Social Health**: With the shift to more remote and hybrid work available to more workers, the opportunity to access services within or close to your neighborhood is now much more important to many residents.
- **Natural Resources, Conservation & Resilience**: Reduced housing unit sizes helps reduce greenhouse gas emissions in Erie, as smaller units require lower energy use from utilities like heating and cooling.
- **Transportation and & Mobility**: By creating pockets of more dense neighborhoods, Erie will increase connectivity via bike, walk, and transit connections.
- **Community Building Blocks**: Growth requires investment in utilities and infrastructure in the long term. Focusing on building first where infrastructure already exists and building more dense housing types can lower those costs and improve the Town's fiscal sustainability. At the same time, an increase in commercial activity can generate more property and sales tax to offset these costs

Chapter Goals

H1 Increase the diversity of housing types.
Meet the community's needs with multiple housing types available to households at different income levels.

H2 Reach 12% affordable housing stock.
Strive to have 12% of the Town's housing stock as affordable by 2035.

H3 Foster thriving, accessible neighborhoods.
Facilitate programs and resources for seniors to age in Erie and make housing accessible for individuals with disabilities.

H4 Reduce housing costs.
Reduce long term housing costs through sustainability initiatives for new construction and existing homes.

H1 Increase the diversity of housing types.

H.1.1 LOCATE HIGHER-DENSITY HOUSING AND MIXED-USE DEVELOPMENT IN AREAS THAT ARE CURRENTLY SERVED OR WILL BE SERVED BY BUS TRANSIT AND NEIGHBORHOODS CENTERS.

Establish higher density housing and mixed-use neighborhoods in areas that are connected to major transportation and transit corridors, located near amenities and services, and walkable to key employment destinations. Encourage a range of residential densities and housing options for all income levels in these locations.

LIVABILITY SUSTAINABILITY CONNECTIVITY

H.1.2 INCREASE HOUSING OPTIONS THROUGH DEVELOPMENT CODE CHANGES

Allow the use of innovative housing types such as clustering, co-housing, Single Room Occupancy buildings (SROs), mixed-use developments, and accessory dwelling units (ADUs) to increase housing options. Encourage condominiums and co-ops as a way for younger families to access their first homeownership opportunity and for seniors to downsize.

Monitor/advocate for important state legislation to improve conditions for new diverse housing options, including privately-owned condominiums and attached ownership products.

LIVABILITY

COMP PLAN GOALS SUCCESS & PROGRESS

TOWN OF ERIE 1874

Cheesman Street

PUBLIC PRIVATE PARTNERSHIP

In 2023, the Town of Erie purchased land (755-765 Cheesman Street) as a first step in Erie's efforts to create affordable housing options. The Cheesman Affordable Homeownership Development will have 35 for-sale deed-restricted affordable homes.

Construction for the Cheesman development began in Summer 2024 with move-in planned for mid-2025. Five different unit types will help meet different needs, including a range of 2- and 3-bedroom homes, single or two-story, and detached or attached homes. Each home will have access to open space through private side yards, a garden court and amenity space.

H2 Reach 12% affordable housing stock.

H.2.1 IMPLEMENT AN INCLUSIONARY HOUSING PROGRAM.

Implement a policy requiring a percentage of affordable units for every residential development. The inclusionary housing program should also have a fee-in-lieu option for developers. Revenue from fees-in-lieu should be placed in the Town's affordable housing fund and used for future affordable housing development and programs.

H.2.2. FACILITATE THE CREATION OF AFFORDABLE HOUSING THROUGH LAND ACQUISITION AND PUBLIC/PRIVATE PARTNERSHIPS.

Use the fee-in-lieu from the inclusionary housing program to fund land acquisition and gap financing, in addition to General Funds or external funding sources like State or federal grants, depending on the project. Partner with private and non-profit organizations to increase impact.

H.2.3 PURSUE NEW AND INNOVATIVE APPROACHES TO REDUCE THE COST OF AFFORDABLE HOUSING DEVELOPMENT.

Consider approaches like:

- Economic incentives such as rebates or credits for development-related fees and taxes, either Town-wide or in specific areas to incentivize infill affordable development.
- Changes to expedite the development review process and reduce upfront development costs.

H.2.4 ACTIVELY COLLABORATE WITH THE BOULDER COUNTY REGIONAL HOUSING PARTNERSHIP TO ADVANCE EFFORTS TO ACHIEVE THE REGION'S GOAL OF 12% AFFORDABLE HOUSING BY 2035.

- Coordinate with jurisdictions on the expedited review process for affordable developments to encourage regional alignment.
- Collaborate on spending recommendations to support affordable housing).
- Continue to explore housing partnership opportunities with Weld County.

H.2.5 PURSUE GRANTS AND OTHER RESOURCES TO SUPPORT AND SUBSIDIZE THE PRESERVATION OF AFFORDABLE HOUSING.

Preserve existing affordable housing (income-restricted and naturally occurring) that serves renters and homeowners across a broad income spectrum. Resources may include a home repair program for lower income households.

H3 Foster thriving, accessible neighborhoods.

H.3.1 CREATE HOUSING ACROSS A BROAD INCOME SPECTRUM IN EXISTING DEVELOPED AREAS OF TOWN.

The Town of Erie encourages infill development through allowance for an increase in density, no minimum lot sizes, reductions in setbacks and more flexibility in other development requirements. Explore other policy changes to encourage affordable infill development, including more flexibility in codes while still meeting important safety and design standards.

H.3.2 EXPLORE OPPORTUNITIES TO INCREASE FEASIBILITY OF BUILDING ACCESSORY DWELLING UNITS (ADU).

- Establish and identify partnership and grant opportunities for innovative financing programs to encourage production of ADUs
- Evaluate reduced permit fees for affordable ADUs.
- Minimize requirement of new water tap and dedication fees for ADUs.
- Consider developing pre-approved standard plans for ADUs and duplexes, with "Stock Plan" code compliance review by the Building Division.

H.3.3 EXPLORE RESOURCES TO MAKE HOUSING ACCESSIBLE FOR INDIVIDUALS WITH DISABILITIES.

Support development of housing in compliance with the Fair Housing Act. Explore opportunities to partner with local service providers to ensure adequate levels of housing services and resources for individuals with disabilities.

H.3.4 FACILITATE PROGRAMS AND RESOURCES FOR SENIORS TO AGE IN ERIE.

Explore programs and resources for seniors to age in the Erie community, which may include incentivizing housing units that are affordable, accessible, safe, and manageable and connecting this housing to amenities and support services.

> "As a senior of this community, I want the ability to stay here and that means we need access to smaller and more dense housing."

- Active Adult Lunch Attendee

HOUSING

H4 Reduce housing costs.

H.4.1. REDUCE LONG-TERM HOUSING COSTS THROUGH SUSTAINABILITY MEASURES

Sustainability measures may include energy-efficient appliance installations, weatherization services, and solar incentives for qualifying low and moderate-income households. Maximize use of existing local, regional, and state resources, including:

- Energy Outreach Colorado
- State Weatherization Program
- Boulder County EnergySmart Initiative
- Town of Erie Energy Efficiency Incentive Program

H.4.2. PURSUE GRANTS AND OTHER RESOURCES TO INCREASE ACCESS TO AFFORDABLE RENTALS AND HOMEOWNERSHIP.

Leverage existing and future resources at the local and State level. New programs may include down payment assistance, closing cost assistance, and homeownership training and education to help expand affordability in areas highlighted by the Housing Needs Assessment.

Additional supporting policies can be found in the Natural Resources, Conservation & Resilience Chapter.

Economic Vitality

INTRODUCTION

The Town's economic development base continues to thrive and grow alongside exponential residential growth with increasing employment opportunities and commercial services within Erie. Looking to the future, the Town's updated land uses align with economic development priorities, identifying key employment growth areas and prioritizing infill and mixed-use development that will help to attract new employers and amenities. Economic development efforts will continue to focus on strategies in the following areas:

Erie welcomed 32 new businesses in 2023, and has averaged 30 new businesses per year from 2020-2024.

- **Fiscal Sustainability & Economic Resilience**: Expanding opportunities for employment and commercial development is vital to enhance tax revenues generated in the Town and to limit traveling to neighboring communities to work, shop, and meet other daily needs. The local economy must be diverse in industry and size in order to withstand shifts in the broader economy.

  Economic development efforts, including incentives, focus on attracting a diverse mix of targeted industries, like energy and natural resources, biosciences, aerospace, electronics, quantum technology, food and agriculture, health and wellness, and recreation. The Town will grow more employment centers to add high-wage jobs, increase private investment in the community, and create a larger daytime population to support the growing retail and service industry.

- **Local Workforce Development**: Building and supporting a local workforce is a key priority for residents and the Town. The Town must be an active partner with the school districts, technical and community colleges, higher education institutions, and local businesses to prepare the future workforce for an evolving employment landscape. Participation in regional sector partnerships will be key to bridging the gap between workforce and employers.

  Over the next decade, the new updated Future Land Use Map will increase opportunities for more employment centers, which may increase the number of residents who can work in Erie and reduce commutes. A diverse housing stock, affordable housing options, and increased connectivity must be paired with new commercial investments to support workers.

- **Business Retention, Growth, & Attraction**: Ensuring the sustainability and growth of locally owned, unique, and creative businesses is essential for Erie's economic future. The Town will provide targeted support for retention and expansion, building strong relationships with the business community, and cultivating favorable conditions for such enterprises to succeed. The Town aims to enhance the community's profile within the region, attract visitors, and stimulate economic growth all while preserving Erie's small-town feel and unique identity. As Erie's population continues to grow, the Town will be proactive to attract diverse retail and entertainment opportunities. Unique business environments accessible through multiple transportation modes (walking, biking, transit, vehicles) will encourage residents and visitors to spend retail dollars locally before looking elsewhere for goods and services.

- **Entrepreneurship**: The Town aims to cultivate a robust entrepreneurial ecosystem that supports an array of new business ventures at every stage of the startup journey. Existing initiatives offer invaluable resources to new businesses, and the Town seeks to provide additional lower-cost commercial space. The Town's vision includes establishing an incubator with the private sector to cultivate diverse food-based businesses and provide a site for ongoing, comprehensive startup support, including classes, one-on-one coaching, and access to invaluable business resources. Future commercial hubs are envisioned to include spaces tailored to

science and technology entrepreneurship, solidifying Erie's position as a hub for innovation and growth.

- **Programming & Activation**: The Town is committed to preserving Erie's cherished small-town feel by filling Erie with vibrant, engaging spaces that improve residents' quality of life and draw visitors to the community. Placemaking initiatives include public art, strategic wayfinding signage, and the cultivation of lively business districts in Historic Old Town and beyond. The Town supports creating areas that are vibrant and walkable, encourage community interaction, promote local businesses, and stimulate tourism.

Figure 12. In-Flow and Out-Flow of Jobs

Chapter Goals

E1 Foster a diverse economy & tax base.
Support an economy that is responsive to market challenges and emerging trends.

E2 Increase Erie's local workforce.
Provide access to job opportunities, training, and diverse housing options.

E3 Support & attract small businesses.
Champion a diverse range of businesses to better meet resident's consumer needs and add to overall quality-of-life.

E4 Support entrepreneurship.
Increase gateways to entrepreneurship, reducing barriers to entry for new Erie businesses.

E5 Create vibrant spaces & events.
Expand opportunities for business districts that attract community members to support local businesses.

E1 Foster a diverse economy & tax base.

E.1.1. CONTINUE TO PROMOTE, ADAPT, AND CREATE ECONOMIC DEVELOPMENT INCENTIVES IN RESPONSE TO MARKET CHALLENGES AND OPPORTUNITIES.

- Promote existing incentives like Town of Erie Urban Renewal Authority (TOEURA), Tax Increment Financing (TIF), Downtown Revitalization Incentive Grant Program, and Enhanced Sales Tax Incentive Program (ESTIP).
- Use data, best practices, and innovation to update and create additional new incentives as needed based on changes to the market, business environment, and community needs.

E.1.2. ENCOURAGE INFILL DEVELOPMENT AND ADAPTIVE REUSE OF EXISTING STRUCTURES AND PROPERTIES.

Use and promote incentives to encourage infill development (both in Historic Old Town and other existing neighborhoods). Focus on infill and adaptive reuse in areas already served by infrastructure to achieve many other goals in the Comprehensive Plan, including increasing housing diversity, promoting connectivity between homes and jobs, and reducing greenhouse gas emissions.

E.1.3. PROACTIVELY FACILITATE DEVELOPMENT THROUGH ACQUISITION, VISIONING, AND PUBLIC-PRIVATE PARTNERSHIPS.

Facilitate development that provides new and unique experiences to the community and further strengthens commercial and retail districts.

E.1.4. DEVELOP COST BENEFIT ANALYSIS FOR FUTURE DEVELOPMENTS.

Emphasize the retention and recruitment of unique independent retailers or development projects that have a positive impact on sales-tax generation. Explore cost benefit analyses for future developments, including tax revenue received compared to incentive investments and operating costs.

E.1.5. PRIORITIZE EMPLOYMENT OPPORTUNITIES IN TARGETED, EMERGING INDUSTRIES.

Focus economic development efforts on target industries highlighted by regional and state industry studies: energy and natural resources, biosciences, aerospace, electronics, quantum technology, food and agriculture, health and wellness, and outdoor recreation. The Future Land Use Plan encourages employment uses to locate along major transportation corridors and near the airport.

E2 Increase Erie's local workforce.

E.2.1 PROMOTE MIXED-USE NEIGHBORHOODS AND DIVERSE HOUSING OPPORTUNITIES NEAR EMPLOYMENT.

Create, promote, and adapt incentives and flexibility for commercial and employment uses within mixed-use developments that have diverse housing opportunities. Identify opportunities for increased affordable housing options near key employment areas.

LIVABILITY SUSTAINABILITY CONNECTIVITY

E.2.2 EXPLORE OPPORTUNITIES TO INCREASE ACCESS TO CHILDCARE FOR RESIDENTS AND EMPLOYEES.

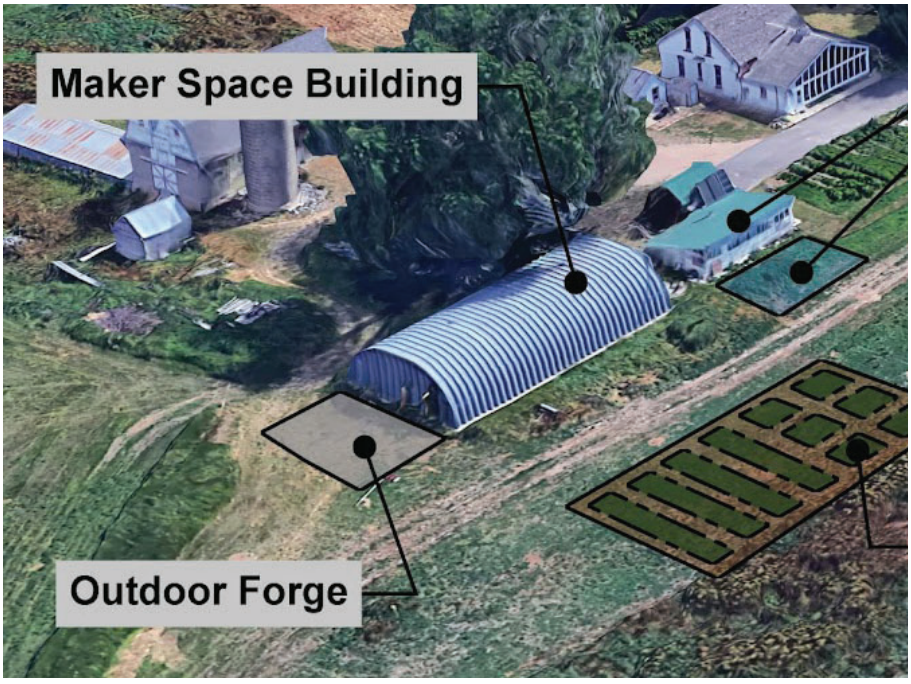
Conduct analysis of childcare availability and needs, best practices, and options for increasing attainable childcare options.

LIVABILITY SUSTAINABILITY CONNECTIVITY

E.2.3 PARTNER WITH LOCAL INSTITUTIONS TO ADVANCE WORKFORCE DEVELOPMENT.

Continue, build, and expand partnerships with Erie High School's Academy of Engineering and Aerospace, Erie Municipal Airport, local community colleges (Aims and Front Range), CU Boulder, and Innovation Center of St. Vrain Valley School District (SVVSD). Explore work-based learning opportunities with Boulder Valley School District and St. Vrain Valley School District.

LIVABILITY SUSTAINABILITY CONNECTIVITY



E3 Support & attract small businesses.

E.3.1 BUILD STRONG RELATIONSHIPS WITH ERIE'S EXISTING BUSINESS OWNERS AND OPERATORS.

Continue building trusting relationships with business owners both in person and across various media to understand the needs of the business community, share necessary resources, and provide timely support. Approaches should include:

- Engaging in regular business walks and conduct annual business satisfaction survey;
- Providing access to supportive resources through the monthly economic development newsletter, the Economic Development website, social media, and other channels as necessary; and
- Investing in the success of partner organizations such as the Erie Chamber of Commerce and Erie Economic Development Council.

E.3.2 CONTINUE SUPPORTING RETENTION AND EXPANSION OF THE HISTORIC OLD TOWN SMALL BUSINESS ENVIRONMENT.

- Encourage continued redevelopment and investment in Historic Old Town Erie, while preserving its small-town feel.
- Promote placemaking like public art, wayfinding, and temporary activation and events to support vacant lots becoming drivers for the community.
- Strengthen Historic Old Town as a restaurant destination, including working with businesses to develop and program special events utilizing Briggs St. and Coal Creek Park.
- Connect businesses to relevant local, State and County funding opportunities.

E.3.3 CULTIVATE A MIX OF LOCAL, UNIQUE, AND CREATIVE BUSINESSES.

- Focus proactive attraction, retention, and expansion efforts on locally- owned, unique, and creative businesses in Erie's various business districts, using incentives and supportive resources. A sustainable and diverse industry mix can help generate tourism and contribute to the distinctive character of the community.
- Strengthen relationships and create programs with lenders who can provide a range of financing options for businesses. Promote Erie's business community through tools such as the Town website, social media, and the Erie Business Map.

E.3.4 ENSURE PERMITTING AND LICENSING PROCESSES ARE CLEAR AND EFFICIENT FOR BUSINESSES.

Continue engaging with local businesses to understand challenges in the permitting and licensing processes and identify areas for process improvements. Consider new tools and simplified development approval processes, reducing the barriers to entry for business.

E4 Support entrepreneurship.

E.4.1 FACILITATE SPACES FOR ENTREPRENEURIAL GROWTH THAT TAPS INTO ERIE'S LOCAL ASSETS

- Continue building and expanding opportunities to shared spaces or turnkey commercial space for all stages of entrepreneurship, starting from the Erie Coworking Space and the Erie Makerspace and working with local companies and universities.
- Identify action steps and resources needed for a food-related small business incubator and a science and technology incubator.

LIVABILITY CONNECTIVITY

E.4.2 CREATE A HOLISTIC, NO-WRONG-DOOR ENTREPRENEURIAL ECOSYSTEM THAT SUPPORTS BUSINESS FOUNDERS THROUGHOUT THEIR ENTREPRENEURIAL LIFECYCLE.

Establish an entrepreneurship network with a coordinated approach across providers that supports entrepreneurs at all stages. This model allows entrepreneurs to find support including with initial inception and connection to Small Business Development Center resources. Maximize existing regional and State resources, like the Northern Colorado Innovation Hub .

LIVABILITY CONNECTIVITY

E5 Create vibrant spaces & events.

E.5.1 CONTINUE AND EXPAND PROGRAMMING FOR EVENTS, AMENITIES, AND ACTIVITIES THAT PROMOTE SMALL BUSINESSES.

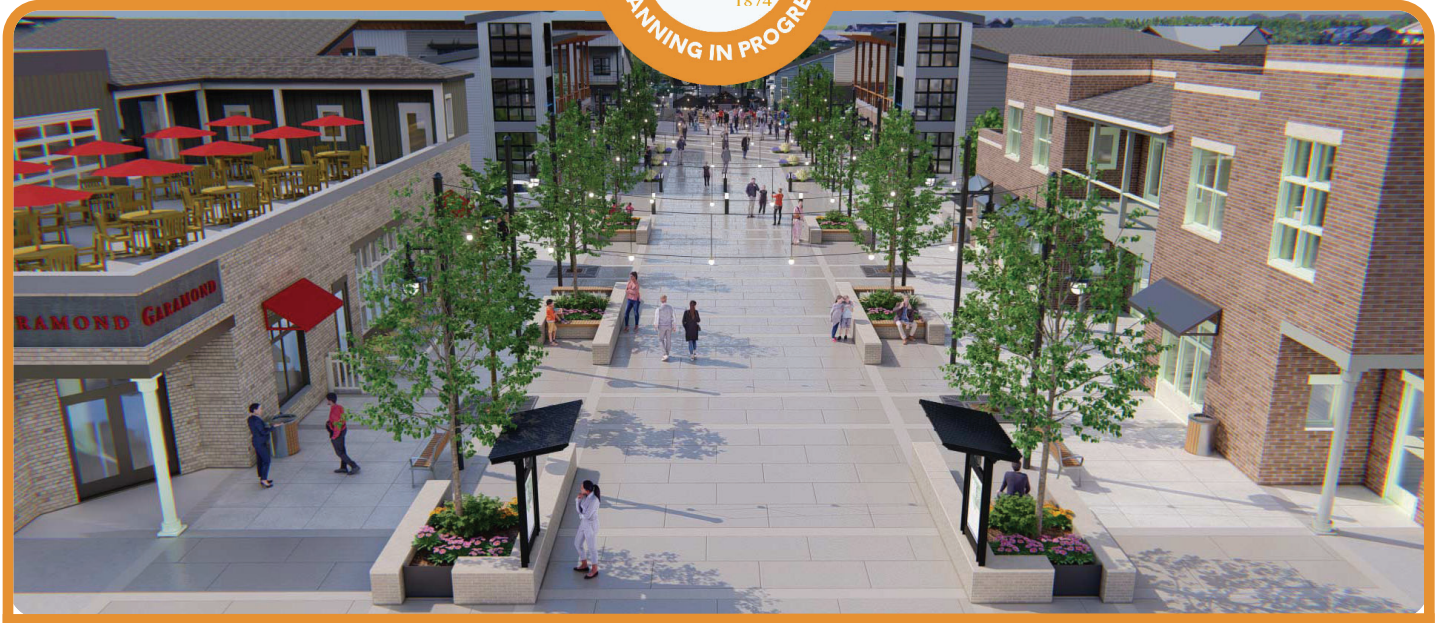
Expand opportunities for events and entertainment in business districts that attract residents and nonresidents to shop at local businesses. Support the existing events in Historic Old Town and pursue additional commercial and entertainment destination areas at Erie Town Center and Erie Gateway.

Organize outdoor food truck related events, startup competitions, and commercial kitchens as a near-term strategy to develop Erie as a restaurant market. Identify incentives that could specifically attract restaurants and other neighborhood retail.

E.5.2 EXPAND USE OF THE ERIE MUNICIPAL AIRPORT TO BE MORE OF A COMMUNITY RESOURCE AND AMENITY.

Advance opportunities for the Erie Municipal Airport to be a community resource, retail and employment center, and economic driver for the Town, as recommended in the 2023 Erie Community Survey. Implement findings in the Erie Airport Economic Development Study Update and Erie Airport Crosswind Runway Evaluation to consider new development and employment opportunities at Erie Airport, maximizing use of this Town asset and making the airport a true benefit to the entire Town.

Explore connections with Boulder Valley School District, St. Vrain Valley School District, Front Range Community College, and Aims Community College for experiential learning as well as connections with Mountain View Fire Protection District for shared resources and facilities for emergency services.



Erie Town Center

In 2019, the Town and community stakeholders identified five key sites at the convergence of Erie Parkway and County Line Road as a candidate for a community driven plan. Town of Erie staff, public officials, residents, and stakeholders came together to capture this once-in-a-lifetime opportunity to create something unique and outstanding in the community. Community visioning exercises and market analysis for the 390-acre footprint lay the foundation for a shared vision of a new Town Center.

Today, this community vision is now becoming reality. Erie Commons, the first site to be developed, includes seven commercial pads meeting local retail needs and 151 residential units offering smaller unit sizes. The remaining Town Center sites will offer complementary residential, employment, retail, cultural and recreation uses with a focus on walkability and community connections.

Additional supporting policies can be found in the Housing and Transportation & Mobility Chapters.

Transportation & Mobility

INTRODUCTION

Transportation infrastructure, programs, and services are critical to advancing connectivity, livability, and sustainability within Erie. Erie's roads play a significant role in the experience of many residents, employees, and visitors traveling between their neighborhoods, schools, jobs, services, and recreation. As Erie grows, its transportation networks and options are growing in tandem. Roadway design reflects the various modes of transportation available in Erie, providing access to the natural environment and Erie's amenities.

This chapter provides goals and policies to shape Erie's transportation network within the framework of land use and community design. Land use and travel demand are closely linked and have a reciprocal relationship, as development patterns impact travel behaviors in terms of number of trips taken and type of transportation mode used. Likewise, community design features impact the functionality of streets and the prioritization of modes.

Erie has more than 158 miles of streets. And manages all striping, signage, repairs, plowing, and clean-up of those roadways.

A more detailed analysis of existing and future transportation networks, including the roadway system plan and roadway function classifications, can be found in the Transportation Mobility Plan (TMP). The following transportation themes emerged from engagement efforts from December 2022 to June 2024:

- **Multimodal Option**s: Hand in hand with changes to the Future Land Use Map, Erie is focusing on transit improvements to effectively serve existing neighborhoods and more dense, mixed-use development in the future. Expanding multimodal options to increase walking, rolling, biking, or taking transit can have a large impact on reducing the Town's carbon emissions and meeting its sustainability goals.

- **Connectivity**: In order to be most effective, Erie's multimodal transportation network will be well-connected and direct. Erie designs its neighborhoods, streets, intersections, trails, and transit to reduce out-of-direction travel and provide mobility options for vulnerable populations. The Town prioritizes safe and convenient pedestrian and bike access to school sites.
- **Safety and Comfort**: The Town prioritizes continuous maintenance and safety improvements on the roadway network as traffic volumes increase. A Vision Zero Plan and continued thoughtful street, trail, and facility designs will help minimize crashes. Erie envisions a safe, comfortable transportation network that reinforces its small town experience.
- **Sustainable and Innovative**: The Town is invested in the future of transportation, including innovative solutions to help plan for the future.

Erie continues to work closely with the Colorado Department of Transportation (CDOT), Weld County, Boulder County, Denver Regional Council of Governments (DRCOG), Regional Transportation District (RTD), and other regional partnerships to pursue best practices, connections, and resource opportunities.

Chapter Goals

T1 Promote multimodal transportation options.
Provide a comprehensive set of transportation options that are convenient, reliable, connected, intuitive, and accessible for all.

T2 Ensure seamless & accessible transportation connections.
Improve connectivity between neighborhoods, schools, jobs, services, and recreation.

T3 Provide safe & comfortable travel around Town.
Design and maintain Erie's transportation system with safety and comfort as a leading factor.

T4 Embrace sustainable & innovative transportation.
Reduce carbon emissions and vehicle miles traveled while promoting health and sustainability.

T1 Promote multimodal transportation options.

T.1.1. EXPLORE WAYS TO MAXIMIZE THE CONNECTION BETWEEN LAND USES AND TRANSPORTATION TO PROMOTE TRANSIT-ORIENTED DEVELOPMENT.

Locate higher density residential, mixed use neighborhood and village, and commercial uses around transit bus stops and align future transit towards these uses.

T.1.2. MINIMIZE THE PROVISION OF NEW PARKING THROUGH PARKING MANAGEMENT AT POPULAR DESTINATIONS LIKE HISTORIC OLD TOWN.

Develop a parking strategy for the Town that encourages creative parking solutions while meeting retail and business demand.

T.1.3. INCORPORATE TRANSPORTATION DEMAND MANAGEMENT AND OTHER PROGRAMS WITHIN NEW DEVELOPMENT TO IMPROVE MULTIMODAL TRANSPORTATION EFFICIENCY AND OPTIONS AND REDUCE VEHICLE TRIPS.

Develop Transportation Demand Management (TDM) measures to apply to new development to encourage multimodal access (bike, pedestrian, transit, and auto). New development near transit stops should incorporate strategic crossings and more bike and pedestrian connections that make it easier and safer to access the transit stop. Development on a transit corridor should consider transit stops and contribute towards stop amenities. Connect development to nearby amenities and neighborhoods via walking and biking paths.

T.1.4.ESTABLISH AND UPDATE TRANSPORTATION IMPROVEMENT AND DESIGN PRIORITIES.

- Consider tradeoffs in decisions about transportation investments, balancing vehicle travel with the needs and experience of people walking, biking, and taking transit.
- Prioritize equity in the geographic distribution of transportation investments, including both capital improvements and maintenance.

T.1.5. SUPPORT MULTIMODAL TRANSPORTATION OPTIONS TO ADDRESS THE FIRST/LAST MILE GAPS TO TRANSIT STOPS.

Work with current and future partners to expand transit services including microtransit, car shares, and mobility hubs. Prioritize trails and sidewalks that connect transit stops with areas of demand, such as commercial and residential areas. Prioritize construction of multimodal facilities that improve connectivity and eliminate gaps in the network.

T.1.6. CONTINUE COLLABORATION WITH RTD AND OTHER REGIONAL PARTNERS IN IMPROVING AND EXPANDING TRANSIT SERVICES.

Continue to participate in discussions with the RTD, CDOT, DRCOG, and surrounding jurisdictions to ensure the Town's plans and standards are compatible and to ensure that future locations for transit facilities can be identified and set aside in conjunction with future development.

COMP PLAN GOALS
TOWN OF ERIE 1874
PLANNING IN PROGRESS

JUMP Bus Route Extension

The Town of Erie is working with RTD to make two route adjustments to Erie's bus JUMP route. The first adjustment is rerouting the north-south portion in Erie to travel on 111th Street/Flatiron Meadows Blvd. The second adjustment is extending the route from the Community Center towards Erie High School along Erie Parkway. In total there will be 9 new bus stops and a terminal.

Before the route adjustments can be made, the bus stops must be in place. Bus stop updates will include improving existing stops to ADA compliance. Design of the bus stops will begin in Fall 2024 with anticipation of construction in 2025 or early 2026. The JUMP route adjustment and extension will bring transit closer to more residents and is only the first of many adjustments Erie and RTD are making to expand transit service to Erie.

T2 Ensure seamless & accessible transportation connections.

T.2.1. DESIGN ROADWAY AND TRAIL ALIGNMENTS TO IMPROVE CONNECTIVITY BETWEEN NEIGHBORHOODS AND OTHER DEVELOPMENTS.

Increase connections between uses to improve safety, choice, and efficiency. Prioritize connectivity to important amenities and services, including school sites. Revise development regulations to require connectivity for all modes of travel. Create a connected network of low volume roadways and crossings for people walking and biking.

T.2.2. INTEGRATE LAND USE PLANNING AND TRAFFIC MANAGEMENT.

Ensure intersections and access points are safely and efficiently distributed in neighborhoods and on arterial roads to increase route options and reduce out of direction travel. Establish access management requirements that limit driveways on arterials and collectors. Reduce traffic reliance on arterial streets by providing internal circulation and connections between developments using collector street systems in and around large neighborhood and commercial areas.

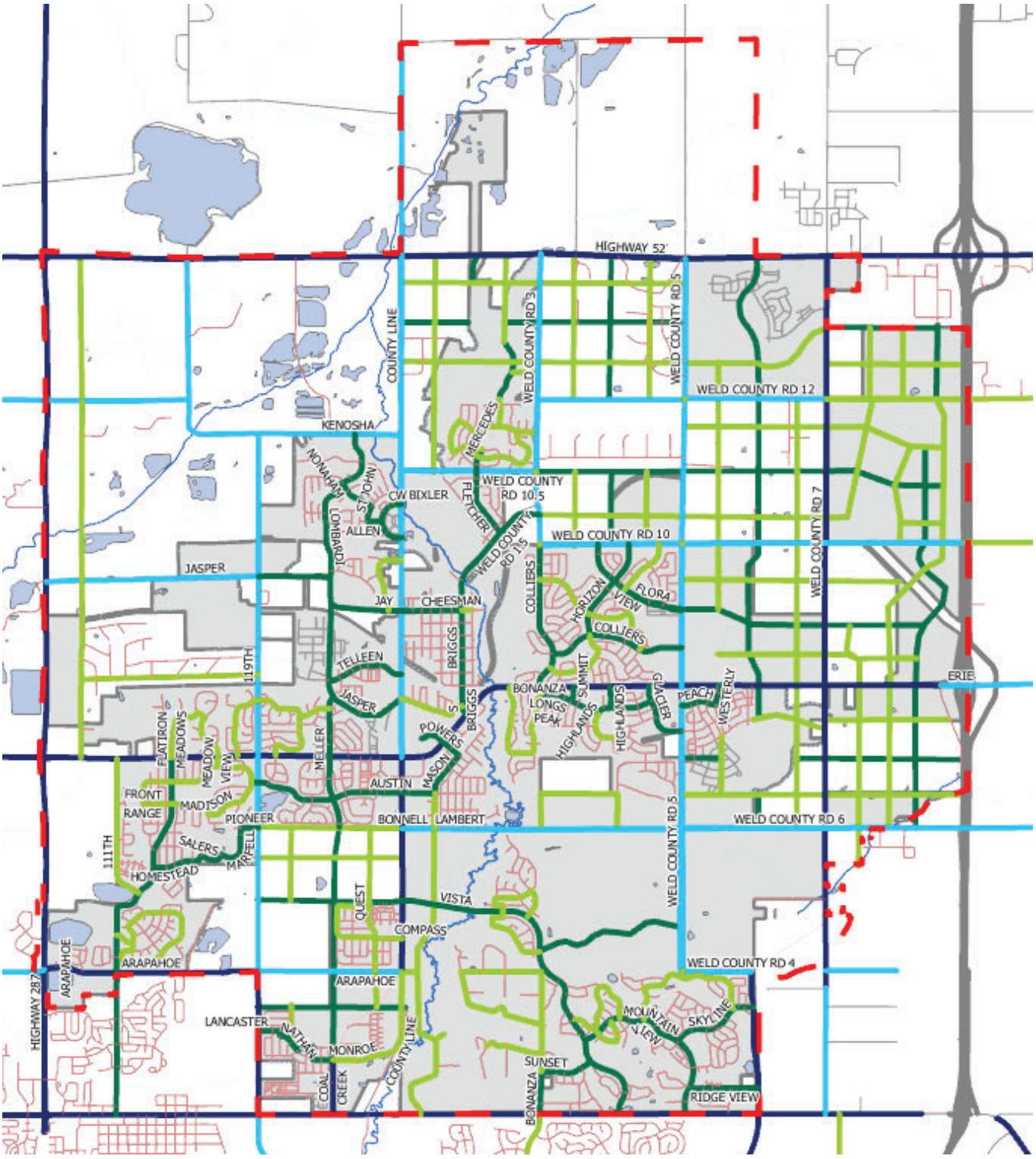


Figure 13. Future Street Classifications Map

T3 Provide safe & comfortable travel around Town.

T.3.1. ADOPT A VISION ZERO POLICY AND DEVELOP A VISION ZERO ACTION PLAN.

Follow TMP guidance to advance Vision Zero, the Neighborhood Speed Management Program, and Pedestrian Crossing Treatment Policy for existing and new streets. Set the Town up for success in applying for federal funding for implementation projects. Apply the Federal Highway Administration's Safe Systems Approach to prevent crashes and minimize the harm caused by crashes.

- Apply for Safe Streets 4 All (SS4A) Action Plan funding.
- Develop a Vision Zero Action Plan that is SS4A eligible.
- Apply for SS4A Implementation Grant funding.

T.3.2. ENSURE THAT ROADWAY DESIGN MEETS SAFETY GUIDELINES AND THE NEEDS OF USERS.

Work with partners such as Mountain View Fire Rescue during the capital improvement planning and design process. Adopt and comply with local and national standards, guidelines, and policies that prioritize safety and include emergency planning.

T.3.3. UPDATE STREET STANDARDS AS NEEDED BASED ON DATA AND BEST PRACTICES.

Consider the following for the Town's Street Standards:

- Include best practices and data driven analysis based on land use, crash history, designated multimodal network, trip generation, non-motorized activity, and sustainability opportunities.
- Incorporate green infrastructure and permeable surfaces into transportation infrastructure standards and design.
- Deploy universal and sustainable travel design using national guidance and best practice such as National Association of City Transportation Officials (NACTO).
- Evaluate reducing roadway design and speeds to maximize safety and comfort on Erie's road network.

T4 Embrace sustainable & innovative transportation.

T.4.1. REDUCE VEHICLE MILES TRAVELED THROUGH LAND USE, DESIGN, POLICIES, AND PROGRAMS.

Reduce vehicle trips through mixed-use and walkable developments that encourage and safely accommodate alternative modes of travel.

Design commercial destinations to maximize connectivity to adjacent and surrounding development and minimize pedestrian and bicyclist conflicts with vehicles.

T.4.2. SUPPORT ADVANCED TRANSPORTATION TECHNOLOGY THAT EFFICIENTLY USES RESOURCES.

Explore technology to lower vehicle emissions.

Additional supporting policies can be found in the Natural Resources, Conservation, and Resilience Chapter.

Implementation Plan

INTRODUCTION

The utility of a plan is realized in its use and relevance in the daily activities and functions of the Town. Town staff will use the Comprehensive Plan to guide decision-making, priorities, programs and capital improvements. Additionally, implementing the Comprehensive Plan requires tracking progress on actionable strategies, engaging with the community in an inclusive and transparent manner, and supporting a fiscally sustainable and well-supported Town organization. The following are critical themes to implementing the Comprehensive Plan:

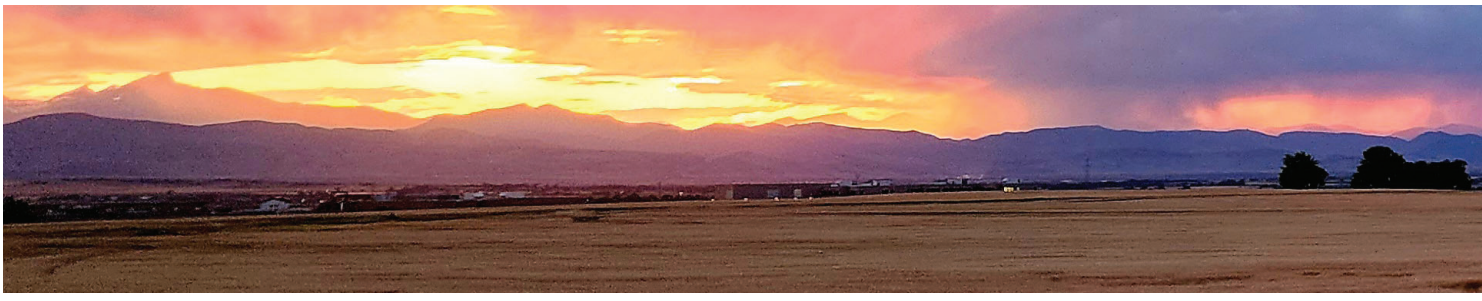
- **Performance Measurement**: Implementation and tracking of Comprehensive Plan goals and policies is essential to making the Plan an impactful document for the community. The Town will connect future projects to Comprehensive Plan values, goals, and policies and track over time how goals are being met. Annual reviews of the Implementation Plan will allow Town departments to update priorities and timelines.
- **Inclusive Community Engagement & Transparency**: A well-informed community will help shape the future of Erie. The Town is committed to continually evaluating and improving its communication platforms, engagement processes, and resource accessibility.
- **Town Organization Practices**: Strong organization practices within the Town contribute to more effective government performance. The Town prioritizes hiring and supporting high-quality talent, collaborating across departments, and pursuing regional, state, and federal funding sources to be responsible financial stewards.

Chapter Goals

1 Performance Measurement

2 Inclusive Community Engagement & Transparency

3 Town Organization Practices



I1 Performance Measurement

I.1.1 PRIORITIZE ALIGNMENT WITH THE COMPREHENSIVE PLAN WHEN PRODUCING AND PROMOTING PROJECTS, PLANS, AND DEVELOPMENTS WITHIN THE TOWN.

Ensure that all projects are linked back to the Comprehensive Plan by mentioning specific goals and policies in which they align. This connection should be shown at all phases of a project including inception, production/construction, completion, and promotion.

I.1.2 TRACK AND REPORT PROGRESS ON THE COMPREHENSIVE PLAN GOALS AND STRATEGIES.

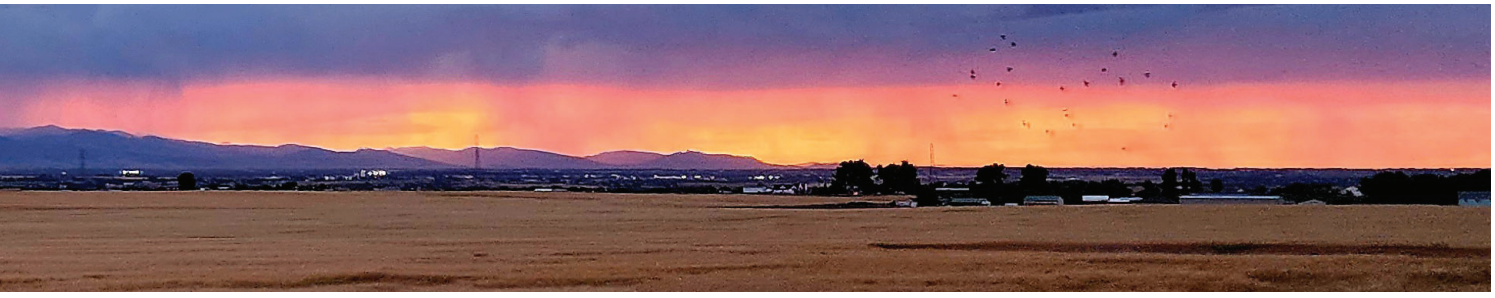
Establish a process for tracking and reporting progress, in alignment with accreditation programs and performance measures as established by each department.

I.1.3 REVIEW THE IMPLEMENTATION PLAN ON AN ANNUAL BASIS AND UPDATE AS NEEDED.

Departments will review and update action steps, priorities, implementation timelines, and resources needed as projects progress.

> "My family has lived in unincorporated Boulder County with Erie as "our town" since 1967. With the elders now deceased I find myself most likely having to move as I will be unable to stay in the community I love because of the lack of diverse affordable housing and options to age in place. I am hoping to explore creative solutions."

- Vision & Values Survey Respondent



I2 Community Engagement & Transparency

I.2.1 EVALUATE CURRENT PROGRAMS AND PRACTICES FOR OPPORTUNITIES TO IMPROVE THE COMMUNITY'S SERVICE EXPERIENCE WITH THE TOWN.

Implement national best practices and local community feedback to ensure service provision meets quality expectations of residents.

I.2.2 EDUCATE THE COMMUNITY THROUGH STRATEGIC AND ROUTINE UPDATES ON DEVELOPMENTS AND PROGRAMS WITHIN THE TOWN.

Use social media and other outreach platforms to provide the community with relevant and routine status updates on ongoing projects and initiatives. A well-informed community will help shape the future of Erie in alignment with community needs and wants.

I.2.3 STRIVE TO REFLECT THE ERIE COMMUNITY IN TOWN BOARDS, COMMITTEES, AND COMMISSIONS.

Promote community involvement in boards, committees, and commissions from a diversity of residents.

I.2.4 INCREASE ACCESS TO RESOURCES AND INFORMATION FOR RESIDENTS WITH DISABILITIES.

Partner with local organizations and ensure that documents are in alignment with State and federal accessibility standards.

I.2.5 CONTINUE IMPROVING PROCEDURES AND STANDARDS TO MAXIMIZE ENGAGEMENT AND UNDERSTANDING FROM THE COMMUNITY IN PLANNING AND DEVELOPMENT PROCESSES.

Continue working to ensure that engagement processes are routine and cohesive across Town departments. This should include tracking existing and future engagement items and the techniques used to maximize engagement potential from the community.

I3 Town Organization Practices

I.3.1 ALIGN BUDGET DECISIONS TO IMPLEMENT THE COMPREHENSIVE PLAN.

Ensure adequate resources are allocated for Comprehensive Plan strategies. Incorporate checklist items into budget review that reflect what specific Comprehensive Plan element the budget request supports.

I.3.2 PURSUE EXTERNAL FUNDING OPPORTUNITIES.

Pursue local, regional, state, and federal funding sources. Participate in local, regional, and state partnerships to keep Erie "at the table" for future funding opportunities. Ensure staff capacity is available for grant management when searching for and pursuing future grants.

I.3.3 FOSTER COLLABORATION ACROSS DEPARTMENTS TO ENSURE ALL DEPARTMENTS ARE ABLE TO IMPLEMENT AND SUPPORT THE COMPREHENSIVE PLAN.

Continue coordination with multidisciplinary teams for projects, plans, and developments. When kicking off new initiatives, staff will identify relevant departments to keep informed and engaged.

I.3.4 HIRE HIGH-QUALITY TALENT AND PROVIDE OPPORTUNITIES TO DEVELOP THE CAPABILITIES AND CAPACITY OF TOWN EMPLOYEES.

Continue proactive recruiting efforts, including sourcing candidates on LinkedIn, advertising on a variety of jobs boards and associations, attending local career fairs, and partnering with local Weld County and Boulder County workforce centers. Update onboarding and recruiting experience as needed based on new employee feedback. Strive for high employee engagement scores.

Continue to develop and offer learning opportunities rooted in the Town's needs. Learning opportunities include equity, diversity, and inclusion training, leadership training, risk and safety training, and position specific training.

I.3.5 PROMOTE VOLUNTEER OPPORTUNITIES WITHIN TOWN STAFF.

Continue to provide staff time for volunteering and connect staff to volunteer opportunities within the community.

I.3.6 ALIGN WITH THE TOWN'S VISION & VALUES.

Continue to use the Town's Vision & Values during recruitment, onboarding, and employee performance reviews.

Implementation Matrix

The Implementation Matrix assigns a responsible department and estimated timeline for the Comprehensive Plan policies.

- **Main Department**: Town Department overseeing implementation of the policy.
- **Division (if applicable)**: Team within the Department leading implementation of the policy.
- **Supporting Department or Division(s)**: Additional Department(s) or Division(s) providing technical expertise or resources to support implementation of the policy.
- **Ongoing or New Policy**: Indicates whether a policy is a continuation of existing work or is a new workstream for the Town.
- **Implementation Timeline (if New Policy)**: Indicates a policy is a continuation or existing work or is a new workstream for the Town.
- **Near Term**: Implementation to begin in the next 1-3 years.
- **Long Term**: Implementation to begin in 3 years or later.

Implementation terms are subject to change due staffing capacity and funding. Status updates, including term adjustments, will be reported annually.

Some goals are marked with a symbol for "Highest-Voted Community Goal," which represents the results of community engagement from July 2024 – August 2024. Community members voted for their top two priority goals per chapter for Chapters 4 through 8.

Public Facilities, Services, & Infrastructure

POLICY	RESPONSIBILITY	TIMELINE	CORE VALUES
Goal P1: Provide efficient and reliable utility service.			
P.1.1 Continually plan for utility infrastructure needs, including short and long-term financial and sustainability planning.	Main: Utilities Supporting: Strategic Planning	Ongoing	LIVABILITY SUSTAINABILITY
P.1.2 Reduce reliance on natural gas in Erie, including moving towards solar and other renewable energy sources.	Main: Utilities Supporting: Sustainability	Ongoing	LIVABILITY SUSTAINABILITY
P.1.3 Explore trash, recycling, and compost service provision options to meet resident needs.	Main: Environmental Services Division: Sustainability	New Long Term	LIVABILITY SUSTAINABILITY
P.1.4 Participate in regional utility planning efforts and explore the joint use of regional infrastructure to provide cost savings to Erie.	Main: Utilities Supporting: Public Works	New Long Term	SUSTAINABILITY
P.1.5 Explore innovative technologies for telecommunications and utility infrastructure and service delivery.	Main: Utilities	New Long Term	LIVABILITY SUSTAINABILITY
Goal P2: Encourage water conservation.			HIGHEST-VOTED COMMUNITY GOAL
P.2.1 Continue to conserve water resources through more efficient practices in codes and standards.	Main: Utilities Supporting Partners: Public Works, Sustainability	Ongoing	SUSTAINABILITY
P.2.2 Continue community education efforts around household water conservation.	Main: Environmental Services Division: Sustainability Supporting: Utilities	Ongoing	SUSTAINABILITY CONNECTIVITY
P.2.3 Explore a landscaping ordinance for low-water-use plant materials and outdoor watering schedules.	Main: Environmental Services Division: Sustainability Supporting Partners: Development & Neighborhood Services, Utilities	New Near Term	SUSTAINABILITY
P.2.4 Continue to pursue local water sources developed in line with the Colorado Water Plan.	Main: Utilities Division: Water & Wastewater Supporting: Public Works	Ongoing	SUSTAINABILITY

POLICY	RESPONSIBILITY	TIMELINE	CORE VALUES
Goal P3: Pursue sustainable stormwater management and flood control.			
P.3.1 Promote green infrastructure to reduce impermeable areas and diversify water quality treatment strategies beyond extended detention basins and underground detention systems.	Main: Public Works Division: Engineering Supporting Partners: Sustainability, Planning & Development	New Long Term	LIVABILITY SUSTAINABILITY
P.3.2 Pursue a watershed approach to water quality and aquatic ecosystem protection.	Main: Public Works Division: Engineering Supporting: Utilities	New Near Term	SUSTAINABILITY
P.3.3 Enhance design standards to allow for public art and innovative design solutions regarding stormwater management.	Main: Public Works Supporting Partners: Parks & Recreation, Planning & Development	New Long Term	LIVABILITY SUSTAINABILITY CONNECTIVITY
P.3.4 Prioritize creek restoration, water quality projects and other flood alleviation and preparedness measures where floodplains impact residents and environment the most.	Main: Public Works Division: Engineering Supporting Partners: Utilities, Planning & Development	Ongoing	LIVABILITY SUSTAINABILITY
P.3.5 Use street design to prevent concentrated flow and reduce flooding risks.	Main: Public Works Division: Engineering Supporting: Transportation	Ongoing	SUSTAINABILITY
P.3.6 Update the Town's municipal stormwater measures to adhere to best practices and criteria in stormwater maintenance.	Main: Utilities Division: Operations & Maintenance Supporting: Public Works	New Near Term	LIVABILITY SUSTAINABILITY
P.3.7 Continue to pursue sustainable wastewater management practices.	Main: Utilities Division: Water & Wastewater Supporting: Engineering	Ongoing	LIVABILITY SUSTAINABILITY

POLICY	RESPONSIBILITY	TIMELINE	CORE VALUES
Goal P4: Maintain inclusive and effective public facilities.			
P.4.1 Prioritize street maintenance to avoid exponential replacement costs.	Main: Public Works Division: Transportation Supporting: Operations & Maintenance	Ongoing	LIVABILITY SUSTAINABILITY
P.4.2 Continue to maintain and create public facilities at a high standard to ensure Erie meets the needs of current and future residents.	Main: Public Works Division: Facilities	Ongoing	LIVABILITY SUSTAINABILITY CONNECTIVITY
P.4.3 Coordinate with School Districts on locations for future schools, traffic impacts and safety, telecommunication infrastructure, and sustainability education.	Main: Public Works	Ongoing	LIVABILITY SUSTAINABILITY CONNECTIVITY
P.4.4 Update the Airport Master Plan as needed.	Main: Public Works Supporting: Planning & Development	New Near Term	CONNECTIVITY

Natural Resources, Conservation, & Resilience

POLICY	RESPONSIBILITY	TIMELINE	CORE VALUES
Goal N1: Plan for a sustainable future.			
N.1.1 Establish a Climate Action Plan for the Town.	Main: Environmental Services Division: Sustainability	New Long Term	LIVABILITY SUSTAINABILITY
N.1.2 Review and update the Sustainability Plan for the Town.	Main: Environmental Services Division: Sustainability	Ongoing	LIVABILITY SUSTAINABILITY
N.1.3 Advocate for and align with climate-responsive state and national policies.	Main: Environmental Services Division: Sustainability	Ongoing	SUSTAINABILITY
N.1.4 Promote brownfield remediation of vacant or underutilized industrial properties.	Main: Environmental Services Division: Sustainability Supporting: Economic Development	Ongoing	LIVABILITY SUSTAINABILITY
N.1.5 Integrate green building practices into the design of new buildings and the retrofitting of existing buildings.	Main: Environmental Services Division: Sustainability Supporting: Building	Ongoing	LIVABILITY SUSTAINABILITY
N.1.6 Maintain a natural resources inventory.	Main: Environmental Services Division: Sustainability Supporting: Sustainability		SUSTAINABILITY
N.1.7 Ensure an environmentally just and equitable planning process.	Main: Environmental Services Supporting: Planning & Development		LIVABILITY SUSTAINABILITY CONNECTIVITY
Goal N2: Reduce air pollution.			
N.2.1 Mitigate sources of pollution created from vehicular dependency and auto focused development.	Main: Environmental Services Division: Sustainability Supporting: Transportation	Ongoing	LIVABILITY SUSTAINABILITY
N.2.2 Retire fossil-fuel based transportation from the Town's fleet.	Main: Environmental Services Division: Sustainability Supporting: Transportation	Ongoing	LIVABILITY SUSTAINABILITY

POLICY	RESPONSIBILITY	TIMELINE	CORE VALUES
Goal N3: Prepare for & increase community resiliency to climate change.			
N.3.1 Minimize impervious surface areas throughout the community.	Main: Environmental Services Division: Sustainability Supporting: Public Works	Ongoing	LIVABILITY SUSTAINABILITY
N.3.2 Work to reduce risk of flood impacts.	Main: Environmental Services Division: Sustainability Supporting: Public Works	Ongoing	LIVABILITY SUSTAINABILITY
N.3.3 Explore the creation of Resilience Hubs in Erie.	Main: Environmental Services Division: Sustainability Supporting: Facilities	New Long Term	LIVABILITY SUSTAINABILITY CONNECTIVITY
N.3.4 Consider the adoption of a Community Wildfire Protection Plan (CWPP) specifically for the Town.	Main: Environmental Services Division: Sustainability	New Near Term	LIVABILITY SUSTAINABILITY
N.3.5 Explore the creation of an Extreme Heat Planning and Response Plan.	Main: Environmental Services Division: Sustainability	New Long Term	LIVABILITY SUSTAINABILITY
Goal N4: Protect, prioritize & enhance nature.			HIGHEST-VOTED COMMUNITY GOAL
N.4.1 Protect and expand Erie's tree canopy on both public and private property.	Main: Environmental Services Division: Sustainability Supporting Partners: Parks & Recreation, Current Planning	Ongoing	LIVABILITY SUSTAINABILITY
N.4.2 Integrate nature based solutions into planning documents and development standards.	Main: Environmental Services Division: Sustainability Supporting: Public Works	New Near Term	SUSTAINABILITY
N.4.3 Preserve wetland areas and other natural low-lying areas to reduce flooding impacts on the town.	Main: Environmental Services Division: Sustainability Supporting: Public Works	Ongoing	LIVABILITY SUSTAINABILITY

Livability & Social Health

POLICY	RESPONSIBILITY	TIMELINE	CORE VALUES
Goal L1: Connect neighborhoods with parks, open space & trails.			
L.1.1 Update the Parks, Recreation, Open Space, and Trails (PROST) Plan for the Town.	Main: Parks & Recreation Supporting Partners: Administration, Planning & Development	New Near Term	LIVABILITY SUSTAINABILITY CONNECTIVITY
L.1.2 Connect the community through a network of public and private parks, open space, greenways, and trails.	Main: Parks & Recreation Division: Development & Neighborhood Services Supporting Partners: Planning & Development, Transportation	Ongoing	LIVABILITY SUSTAINABILITY CONNECTIVITY
L.1.3 Encourage the creation and usage of trails to decrease automobile trips and create recreational opportunities.	Main: Parks & Recreation Division: Development & Neighborhood Services Supporting Partners: Transportation, Engineering	Ongoing	LIVABILITY SUSTAINABILITY CONNECTIVITY
L.1.4 Update and implement the Erie Trails and Open Space Wayfinding Master Plan as needed.	Main: Parks & Recreation Division: Development & Neighborhood Services Supporting: Parks & Open Space	New Near Term	LIVABILITY SUSTAINABILITY CONNECTIVITY
L.1.5 Protect, maintain, and manage open space that has significant value.	Main: Parks & Recreation Division: Parks & Open Space	Ongoing	LIVABILITY SUSTAINABILITY CONNECTIVITY
Goal L2: Support partners in Erie's education, health & safety.			
L.2.1 Continue proactive planning and coordination with the Boulder Valley and St. Vrain School Districts.	Main: Planning & Development Division: Current Planning	Ongoing	LIVABILITY CONNECTIVITY
L.2.2 Partner with High Plains Library system and school districts to address the needs of youth.	Main: Administration	Ongoing	LIVABILITY CONNECTIVITY
L.2.3 Continue to partner with Mountain View Fire Rescue District (MVFRD) for development review and emergency planning.	Main: Administration	Ongoing	LIVABILITY SUSTAINABILITY

POLICY	RESPONSIBILITY	TIMELINE	CORE VALUES
L.2.4 Align with and update the Erie Police Strategic Five-Year Plan as needed.	Main: Administration	New Long Term	
L.2.5 Encourage the use of grassroots and community safety techniques within current and future developments.	Main: Planning & Development Division: Current Planning	New Long Term	
Goal L3: Foster supported and adaptable neighborhoods.			
L.3.1 Promote the adaptability of neighborhoods to meet the needs of the changing community.	Main: Planning & Development Division: Current Planning Supporting Partners: Economic Development, Affordable Housing	Ongoing	
L.3.2 Explore the expansion and establishment of community based beautification and safety programs.	Main: Planning & Development Division: Strategic Planning Supporting: Parks & Recreation	New Near Term	
L.3.3 Develop area plans that will work in conjunction with the Comprehensive Plan and Historic Preservation Master Plan.	Main: Planning & Development Division: Strategic Planning Supporting: Administration	New Near Term	
L.3.4 Foster stable, attractive neighborhood and downtown through infill and good design.	Main: Planning & Development Division: Current Planning Supporting Partners: Economic Development, Affordable Housing	Ongoing	

POLICY	RESPONSIBILITY	TIMELINE	CORE VALUES
Goal L4: Celebrate Erie's identity with arts, culture, & entertainment.			
L.4.1 Establish a public art program to ensure funding is set aside to incorporate public art in projects.	Main: Parks & Recreation Division: Recreation Supporting: Administration	New Near Term	
L.4.2 Encourage and allow the use of underutilized spaces as exhibition space for local artists.	Main: Parks & Recreation Division: Recreation Supporting: Economic Development	New Near Term	
L.4.3 Continue and expand placemaking programming for events, amenities, and activities.	Main: Parks & Recreation Division: Recreation Supporting Partners: Economic Development, Development & Neighborhood Services	Ongoing	
L.4.4 Evaluate the need for the creation of an Arts and Entertainment Facility.	Main: Parks & Recreation Supporting: Administration	New Near Term	
L.4.5 Align with and implement the Public Art and Placemaking Plan.	Main: Parks & Recreation Division: Recreation Supporting: Administration	New Near Term	
Goal L5: Preserve Erie's history.			
L.5.1 Update and implement the Historic Preservation Master Plan.	Main: Planning & Development Division: Strategic Planning Supporting: Administration	New Long Term	

Housing

POLICY	RESPONSIBILITY	TIMELINE	CORE VALUES
Goal H1: Increase the Diversity of Housing Types.			
H.1.1 Locate higher-density housing and mixed-use development in areas that are currently served or will be served by bus transit and neighborhood centers	Main: Planning & Development Division: Strategic Planning Supporting: Current Planning	New Near Term	LIVABILITY SUSTAINABILITY CONNECTIVITY
H.1.2 Increase housing options through development code changes.	Main: Planning & Development Division: Affordable Housing Supporting: Strategic Planning	New Near Term	LIVABILITY
Goal H2: Reach 12% Affordable Housing Stock.			
H.2.1 Implement an inclusionary housing program.	Main: Planning & Development Division: Affordable Housing Supporting: Current Planning	New Near Term	LIVABILITY CONNECTIVITY
H.2.2 Facilitate the creation of affordable housing through land acquisition and public/private partnerships.	Main: Planning & Development Division: Affordable Housing	Ongoing	LIVABILITY
H.2.3 Pursue new and innovative approaches to reduce the cost of affordable housing development.	Main: Planning & Development Division: Affordable Housing	Ongoing	LIVABILITY
H.2.4 Actively collaborate with the Boulder County Regional Housing Partnership to advance efforts to achieve the region's goal of 12% affordable housing by 2035.	Main: Planning & Development Division: Affordable Housing	Ongoing	LIVABILITY
H.2.5 Pursue grants and other resources to support and subsidize the preservation of affordable housing.	Main: Planning & Development Division: Affordable Housing	New Near Term	LIVABILITY

POLICY	RESPONSIBILITY	TIMELINE	CORE VALUES
Goal H3: Foster Thriving Neighborhoods.			
H.3.1 Explore opportunities to create housing across a broad income spectrum in existing developed areas of Town.	Main: Planning & Development Division: Affordable Housing Supporting: Strategic Planning	New Long Term	LIVABILITY SUSTAINABILITY CONNECTIVITY
H.3.2 Explore opportunities to increase feasibility of building ADUs.	Main: Planning & Development Division: Affordable Housing Supporting: Building	New Long Term	LIVABILITY
H.3.3 Explore resources to make housing accessible for people with disabilities.	Main: Planning & Development Division: Affordable Housing Supporting Partners: Transportation, Current Planning	Ongoing	LIVABILITY CONNECTIVITY
H.3.4 Facilitate programs and resources for seniors to age in Erie.	Main: Planning & Development Division: Affordable Housing Supporting Partners: Transportation, Current Planning	New Near Term	LIVABILITY CONNECTIVITY
Goal H4: Reduce Housing Costs.			
H.4.1 Reduce long-term housing costs through sustainability measures.	Main: Planning & Development Division: Affordable Housing Supporting: Sustainability	New Long Term	LIVABILITY SUSTAINABILITY
H.4.2 Pursue grants and other resources to increase access to affordable rentals and homeownership.	Main: Planning & Development Division: Affordable Housing	New Near Term	LIVABILITY CONNECTIVITY

Economic Vitality

POLICY	RESPONSIBILITY	TIMELINE	CORE VALUES
Goal E1: Foster a Diverse Economy and Tax Base.			
E.1.1 Continue to promote, adapt, and create economic development incentives in response to market challenges and opportunities.	Main: Economic Development Supporting Partners: Planning & Development, Finance	Ongoing	LIVABILITY SUSTAINABILITY
E.1.2 Encourage infill development and adaptive reuse of existing structures and properties.	Main: Economic Development Supporting: Planning & Development	Ongoing	LIVABILITY SUSTAINABILITY CONNECTIVITY
E.1.3 Proactively facilitate development through acquisition, visioning, and public-private partnerships.	Main: Economic Development Supporting Partners: Planning & Development, Finance	Ongoing	LIVABILITY SUSTAINABILITY CONNECTIVITY
E.1.4 Develop cost benefit analysis for future developments.	Main: Economic Development Supporting Partners: Finance, Strategic Planning	Ongoing	SUSTAINABILITY
E.1.5 Prioritize employment opportunities in targeted, emerging industries.	Main: Economic Development	Ongoing	LIVABILITY SUSTAINABILITY
Goal E2: Increase Local Workforce.			
E.2.1 Promote mixed-use neighborhoods and diverse housing opportunities near employment.	Main: Economic Development Supporting Partners: Planning & Development, Finance	New Near Term	LIVABILITY SUSTAINABILITY CONNECTIVITY
E.2.2 Explore opportunities to increase access to childcare for residents and employees.	Main: Economic Development Supporting Partners: Administration, HR	New Long Term	LIVABILITY SUSTAINABILITY CONNECTIVITY
E.2.3 Facilitate partnerships with local institutions to advance workforce development.	Main: Economic Development	New Long Term	LIVABILITY SUSTAINABILITY CONNECTIVITY

POLICY	RESPONSIBILITY	TIMELINE	CORE VALUES
Goal E3: Support and Attract Small Businesses.			
E.3.1 Build strong relationships with Erie's existing business owners and operators.	Main: Economic Development	Ongoing	LIVABILITY, CONNECTIVITY
E.3.2 Continue supporting retention and expansion of the Historic Old Town small business environment.	Main: Economic Development	Ongoing	LIVABILITY, SUSTAINABILITY, CONNECTIVITY
E.3.3 Cultivate a mix of local, unique, and creative businesses.	Main: Economic Development	Ongoing	LIVABILITY, SUSTAINABILITY, CONNECTIVITY
E.3.4 Ensure permitting and licensing processes are clear and efficient for businesses.	Main: Economic Development Supporting: Planning & Development	Ongoing	LIVABILITY, SUSTAINABILITY
Goal E4: Support Entrepreneurship.			
E.4.1 Facilitate entrepreneurial growth that taps into Erie's local assets.	Main: Economic Development	New Near Term	LIVABILITY, CONNECTIVITY
E.4.2 Create a holistic, no-wrong-door entrepreneurial ecosystem that supports founders throughout their entrepreneurial lifecycle.	Main: Economic Development	New Long Term	LIVABILITY, CONNECTIVITY
Goal E5: Create Vibrant Spaces and Events.			
E.5.1 Continue and expand programming for events, amenities, and activities that promote small businesses.	Main: Economic Development Supporting: Parks & Recreation	Ongoing	LIVABILITY, CONNECTIVITY
E.5.2 Expand use of the Erie Municipal Airport to be more of a community resource and amenity.	Main: Economic Development Supporting Partners: Public Works, Parks & Recreation	New Long Term	LIVABILITY, SUSTAINABILITY, CONNECTIVITY

Transportation & Mobility

POLICY	RESPONSIBILITY	TIMELINE	CORE VALUES
Goal T1: Promote multimodal transportation options.			
T.1.1 Explore ways to maximize the connection between land uses and transportation to promote transit-oriented development.	Main: Public Works Division: Transportation Supporting: Strategic Planning	Ongoing	
T.1.2 Minimize the provision of new parking through parking management at popular destinations like Historic Old Town.	Main: Public Works Division: Transportation Supporting Partners: Strategic Planning, Economic Development	New Long Term	
T.1.3 Incorporate Transportation Demand Management and other programs within new development to improve multimodal transportation efficiency and options and reduce vehicle trips	Main: Public Works Division: Transportation Supporting Partners: Current Planning, Development & Neighborhood Services	Ongoing	
T.1.4 Establish and update transportation improvement and design priorities.	Main: Public Works Division: Transportation Supporting Partners: Engineering, Current Planning	New Long Term	
T.1.5 Support multimodal transportation options to address the first/last mile gaps to transit stops.	Main: Public Works Division: Transportation Supporting Partners: Parks & Recreation, Sustainability	Ongoing	
T.1.6 Continue collaboration with RTD and other regional partners in improving and expanding transit services.	Main: Public Works Division: Transportation	Ongoing	

POLICY	RESPONSIBILITY	TIMELINE	CORE VALUES
Goal T2: Ensure seamless and accessible transportation connections.			
T.2.1 Design roadway and trail alignments to improve connectivity between neighborhoods and other developments.	Main: Public Works Division: Transportation Supporting: Parks & Recreation	Ongoing	
T.2.2 Integrate land use planning and traffic management.	Main: Public Works Division: Transportation Supporting Partners: Strategic Planning, Economic Development	New Near Term	
Goal T3: Provide safe and comfortable travel around Town.			
T.3.1 Adopt a Vision Zero Policy and develop a Vision Zero Action Plan.	Main: Public Works Division: Transportation Supporting: Engineering	New Near Term	
T.3.2 Ensure that roadway design meets safety guidelines and the needs of users	Main: Public Works Division: Transportation Supporting: Engineering	Ongoing	
T.3.3 Update Street Standards as needed based on data and best practices.	Main: Public Works Division: Transportation Supporting: Engineering	New Near Term	
Goal T4: Embrace sustainable and innovative transportation.			
T.4.1 Reduce vehicle miles traveled through land use, design, policies, and programs.	Main: Public Works Division: Transportation Supporting: Sustainability	New Near Term	
T.4.2 Support advanced transportation technology that efficiently uses resources.	Main: Public Works Division: Transportation Supporting Partners: Engineering, Information Technology (IT)	New Long Term	

Glossary

ACCESS MANAGEMENT
The planning, design and implementation of strategies to maintain safe movement of traffic while accommodating the access needs of a development. This may consist of regulating driveway spacing, median crossings, signal location, and shared entries. Generally used on roadways that carry high numbers of vehicles at high speeds.

ACCESSORY DWELLING UNIT (ADU)
A secondary dwelling unit located on the same lot as a single-family home. An ADU has its own living facilities and can be attached or detached from the main dwelling unit.

ADAPTIVE REUSE
Changing a building or structure's original use to a new use that adapts to the building or structure instead of replacing the building or structure.

AFFORDABLE HOUSING
A dwelling unit is considered to be affordable when a household spends no more than 30 percent of its gross income on housing costs. Rental housing costs include contract rent and utilities. Owner occupied housing costs include mortgage principal and interest, property taxes, insurance, and where applicable, homeowner's association fees. Occasionally, the term "affordable housing" is used interchangeably with the term "workforce housing."

AMERICANS WITH DISABILITIES ACT OF 1990 (ADA)
The law passed by Congress in 1990 which makes it illegal to discriminate against people with disabilities in employment, services provided by state and local governments, public and private transportation, public accommodations and telecommunications.

BEST MANAGEMENT PRACTICES (BMP)
A practice or combination of practices that is an effective, practicable means of preventing or reducing environmental impacts.

BROWNFIELD
An abandoned, idled, or underused industrial and commercial facility/site where expansion or redevelopment is complicated by real or perceived environmental contamination.

BUFFER
The use of vegetation or open space for the purposes of limiting the effects of development on natural systems or the recreational value of natural features, or the effects of more intensive development on less intensive development.

BUS STOP
A place on a bus route, usually marked with a sign, at which buses stop to discharge and take on passengers.

COMMERCIAL USES
Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

COMPREHENSIVE PLAN
A policy document used by Town leaders, developers, business owners and citizens to make decisions about future growth and development. This document provides long range policy direction for land use, transportation, economic development, housing, public services, and natural resources. It serves as a guide for elected and public officials by providing the framework for evaluating development proposals. It lays out a community vision and priorities and describes, where, how, and in some cases when development should occur.

CONSERVATION USES
Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

Glossary

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)
A concept which seeks to minimize opportunities for criminal activity through appropriate and innovative site designs that enhances public safety.

DEMOGRAPHICS
The characteristics of human populations including, but not limited to, such factors as income, gender, age, race, educational attainment, etc.

DENSITY
The number of residential units per acre.

DEVELOPMENT PATTERNS
The geographic model by which cities and towns have been built over time.

ELEVATE ERIE
A planning process launched in 2022 to update the Comprehensive Plan and the Transportation Mobility Plan (TMP). The updated plans will provide a foundation for Erie to continue to thrive, while elevating the Town's quality of life into the future. Elevate Erie provides longer term guidance for the community around growth, land use, multimodal transportation, housing, design and community character, parks and open spaces, tourism and recreation, sustainability and resilience, and economic development, among other topics.

ENVIRONMENTALLY SENSITIVE AREAS
An area which needs preservation or special protections because of its landscape, wildlife, or habitat value. Environmentally sensitive areas perform a variety of important functions including stormwater drainage, flood water storage, pollutant entrapment and removal, provisions for wildlife, and desirable open space in urban areas.

FLOOR TO AREA RATIO (FAR)
A measure of land use intensity. Calculated by dividing the number of built square feet by the total area of the site.

FLOODPLAIN
Any land area susceptible to being inundated by floodwaters from any source.

GREEN BUILDING
The practice of creating structures and using processes that are environmentally responsible and resource–efficient throughout a building's life cycle: from siting to design, construction, operation, maintenance, renovation, and deconstruction.

GREEN INFRASTRUCTURE
An interconnected network of natural areas and other open space that conserves natural ecosystem values and functions, sustains clean air and water, and provides a wide array of benefits to people and wildlife.

HABITAT
The natural abode of a plant, animal, reptile or bird. The kind of environment in which a plant, animal, reptile or bird normally lives, as opposed to the range or spatial distribution.

IMPERVIOUS SURFACE
Any hard surfaced areas which prevent or slow the percolation of water into the soil under natural conditions, or where water is caused to run off the surface in greater quantities or at an increased rate than was present under natural conditions. Examples of impervious surfaces are rooftops, sidewalks, paving, driveways, parking lots, asphalt, and concrete.

INDUSTRIAL USES
The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

INFILL OR INFILL DEVELOPMENT
Development of vacant or abandoned parcels in an otherwise built–up area.

INFRASTRUCTURE
Those man–made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; bridges; and roadways.

Glossary

MULTI–MODAL TRANSPORTATION SYSTEM
The systematic movement of people, goods, and services by more than one mode of transportation i.e., land (automobile, bus, train, bike and pedestrian), air, and water.

MULTI–USE TRAILS
Any road, path or way which is open to bicycle travel and pedestrian traffic, and from which motor vehicles are excluded.

NATURE BASED SOLUTIONS
Sustainable planning, design, environmental management and engineering practices that weave natural features or processes into the built environment to promote adaptation and resilience.

NEIGHBORHOOD
A defined and compact geographic area consisting of residences which may include uses to serve the daily needs of the residents, such as shops, workplaces, recreational areas and civic uses (schools, places of worship), that are accessible by interconnecting streets.

NEIGHBORHOOD PARK
Places for informal recreation and gathering places within walking distance of most residences. Neighborhood parks may include multi-use lawn areas, picnic areas, playground equipment, small court games, community gardens, and playing fields and facilities as appropriate.

NET ZERO
Net zero carbon emissions mean reducing all greenhouse gas emissions to zero through balancing the amount of emissions released with the amount of carbon removed. This can be accomplished through a combination of efficiency efforts, on site renewable energy generation, and Renewable Energy Credits or offsets.

OPEN SPACE
Protected lands of significant value conserved in their natural state, restored, improved with appropriate native landscaping to retain a natural or natural-appearing condition, or conserved in quality agriculture.

PARK
A site that provides the public an opportunity to partake in a variety of recreational activities that may be active, passive, or special in nature in a safe and convenient manner that is compatible with its environs.

PARKING MANAGEMENT
The process of planning, designing, operating, and maintaining parking facilities to improve their efficiency and quality of service. It can involve establishing policies to address charging for parking, offering preferential parking for ridesharers, and providing an employee transportation allowance for use on a variety of transportation alternatives, either to pay for a parking space or for use towards alternative transportation modes.

PLACEMAKING
An iterative, collaborative process for creating public spaces that people feel connected to and love.

POLLUTION
The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

PRESERVATION
The continuous maintenance of sites, buildings, structures or objects in their original state.

PROTECTED
Refers to official federal, state or international treaty lists which provide legal protection for rare and endangered species.

Glossary

PUBLIC FACILITIES
Facilities provided by a governing body for public use or to serve a common need such as transportation systems or facilities, sewer systems or facilities, solid waste system or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities which provide general government functions, jails and courthouses.

RIGHT–OF–WAY
Land in which the state, a county or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

RUNOFF
The precipitation discharge into stream channels from an area. The water that flows off the surface of the land without sinking into the soil is called surface runoff. Water that enters the soil before reaching surface streams is called groundwater runoff or seepage flow from groundwater.

STORMWATER
The flow of water which results from a rainfall event.

STORMWATER MANAGEMENT
Comprehensive strategies for dealing with stormwater quantity and quality issues in an economically and environmentally sound manner, within limits imposed by existing receiving water conditions.

SUBURBAN
An area characterized by low to medium densities, lying outside of the urban area. A suburban area is typically characterized by a high segregation of uses (e.g. stores and residential) and various design features that encourage car dependency.

SUSTAINABILITY
In Planning terms, sustainability means the ability to meet the needs of the present generation without compromising the ability of future generations to meet their needs by working toward a healthy environment, community, and economy.

TRANSIT
Passenger services provided by public, private or non–profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

TRANSIT-ORIENTED DEVELOPMENT
A compact, mixed use form of development located along transit corridors or at transit nodes which concentrate housing, employment, services and retail activities to be more effectively served by transit.

TURF
Grasses that are intended to be mowed and kept less than 4 inches in height.

UNIFIED DEVELOPMENT CODE (UDC)
The UDC contains the Town's subdivision and zoning regulations and the land use application processes that are required for new development within the Town of Erie.

UTILITIES
Services provided to the public via public or private entities, such as water, sanitary sewer, storm sewer, natural gas, electric, phone, and cable.

WETLANDS
An area of land whose soil is saturated with moisture either permanently or seasonally. Such areas may also be covered partially or completely by shallow pools of water. Wetlands include swamps, marshes and bogs.

XERISCAPING
A concept in landscape design that substantially reduces irrigation demands and maintenance by proper plant selection.

ZONING
The specific land use requirements and building and development standards prescribed for each property in the Town. The Planning Commission recommends the zoning for property and the Town Council approves zoning.

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Appendix

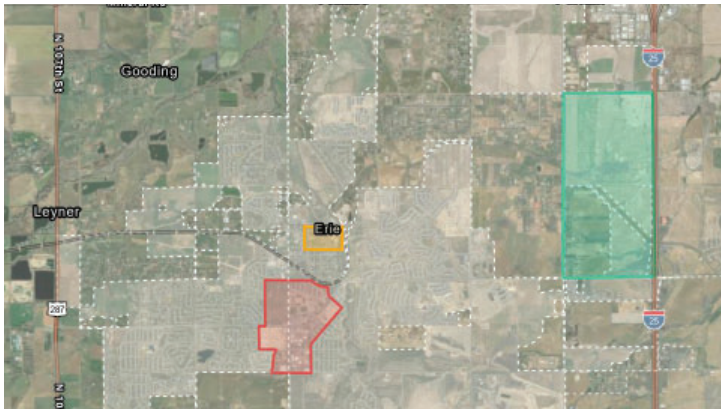
INTRODUCTION

Within the Comprehensive Plan document, multiple other supporting documents were researched and referenced. The full documents and data sets are included in this Appendix. Many of the documents are robust and have been linked below for easier opening and reading. One such document, the Scenario Methodology, is included within this Appendix in its entirety. The documents below are listed in alphabetical order.

Anyone reading this document in a physical format can use www.erieco.gov/CompPlan to find the links to all long-form documents in one, easy location. Anyone reading this document in a digital version can click each individual document title below to open the file.

Economic Market Analysis

The Town partnered with Economic & Planning Systems, Inc. (EPS) to provide land demand projections for the Plan. The analysis has a focus on employment drivers that in turn underpin the demand for office, industrial, retail, and hospitality uses. The report includes an analysis on Erie's office, industrial, retail, and residential markets and a set of land demand projections for office, industrial, retail, and hospitality uses.

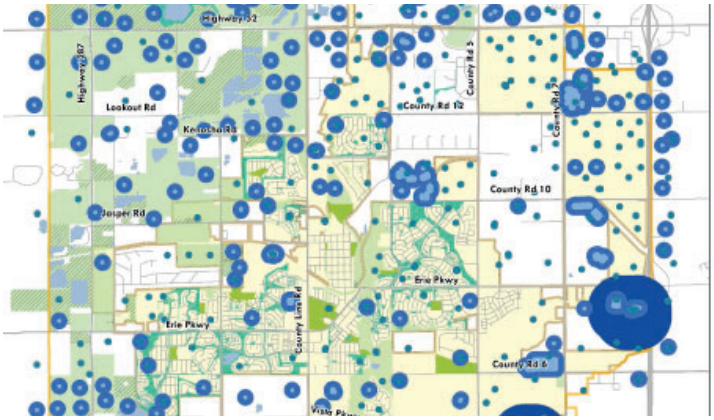


Engagement Scrapbook

This document is a visual presentation of the engagement that was completed in the course of the Elevate Erie Comprehensive Plan updated process. The collection includes descriptions of the phasing for the engagement opportunities, lists of the key stakeholders who were regular partners in the project, examples of the surveys and other materials shared, and numbers of informed people from each phase.

Existing Conditions Report

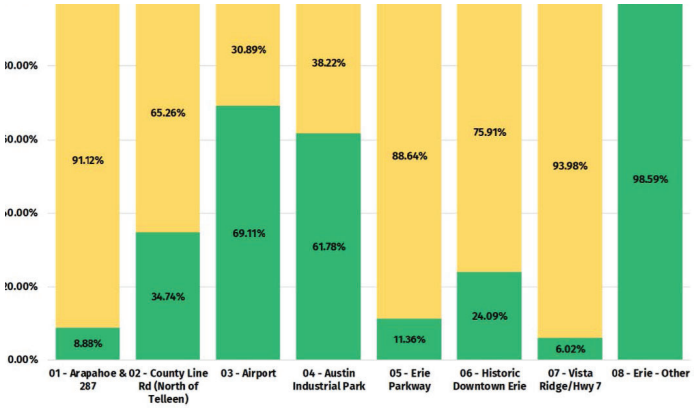
The Existing Conditions Report includes a deep dive into each of the chapter areas of this plan and how each of those topics is represented and the trends for those areas in 2024. The document identifies any existing policies or plans which influence each topic area and then outlines the areas with opportunities for improvement in the future. Planning for a successful future requires understanding the conditions of the present.



APPENDIX

Land Use Fiscal Analysis

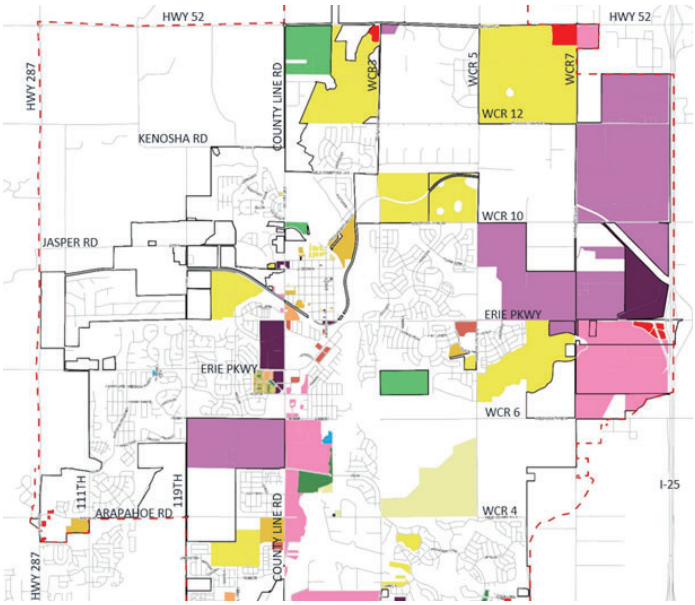
Where, when, and how a city adds new development and infrastructure has a direct impact on the long-term fiscal health and affordability of the community. This study helps quantify and communicate the fiscal performance of the current development and service model, identifies opportunities to improve current policies to encourage fiscally sustainable development patterns, and informs discussions about ways the Town can improve long-term fiscal health.



Land Use Scenario Assumptions & Methodology

For Engagement Window 3, staff used the results of engagement windows 1 and 2 to draft three different buildout scenarios reflecting potential futures for Erie. Each scenario included a map of land uses on future opportunity sites and the associated unit, population, and job buildout. Staff shared these scenarios over a 6-week engagement period to educate the community about land uses and seek input on the direction for Erie's future.

Review the full document beginning on the following page or click the title above to open the document in a new window.



> We moved here not for what Erie is but what it can be- we have a lot of hope for the growth and development of Erie.

- Vision & Values Survey Respondent

APPENDIX

Land Use Scenario Assumptions & Methodology

Introduction

For Engagement Window 3, staff used the results of engagement windows 1 and 2 to draft three different buildout scenarios reflecting potential futures for Erie. Each scenario included a map of land uses on future opportunity sites (defined on page 3) and the associated unit, population, and job buildout. Staff shared these scenarios over a 6-week engagement period to educate the community about land uses and seek input on the direction for Erie's future. The community voted on the following three directions:

- Scenario A: Status Quo

  o *This scenario continues Erie's development patterns over the last 20 years. No new annexations are modeled. The auto-oriented development pattern will continue with most new housing located in single family subdivisions, with commercial uses located along major arterials.*

- Scenario B: Commercial & Employment

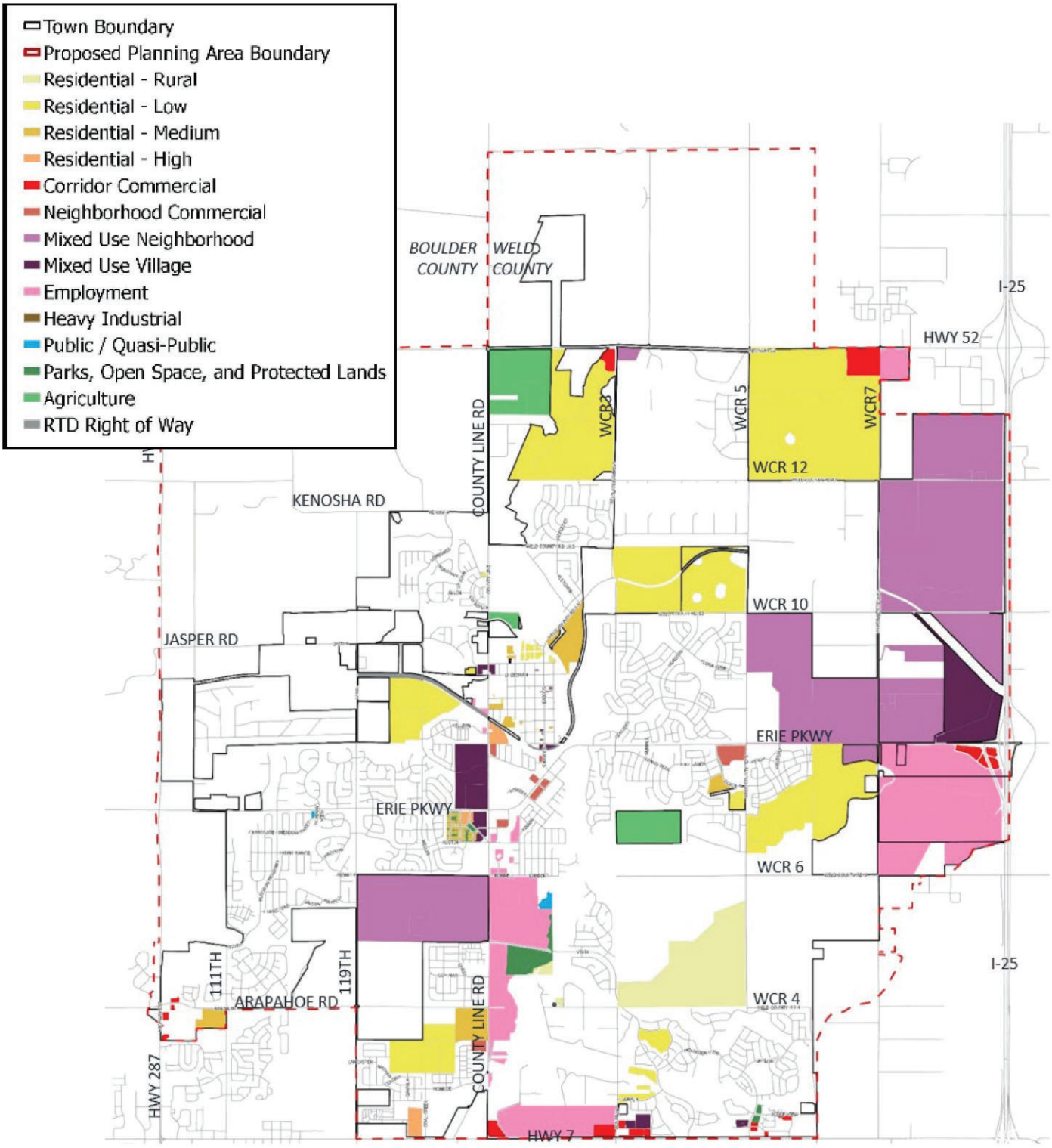
  o This scenario emphasizes more jobs and regional commercial activity, along with a variety of housing types to support these uses. Commercial land uses are physically separated, but new mixed-use neighborhoods will bring more walk and bike connectivity for residents to reach their daily needs. Scenario B includes an additional 1,000 acres of unannexed land within the Planning Area.

- Scenario C: Neighborhood Centers

  o This sc*enario emphasizes a tapestry of complete mixed-use neighborhood centers, which include homes, jobs, parks, stores, and other daily needs. People can bike or walk to multiple places. Scenario C includes an additional 1,000 acres of unannexed land within the Planning Area, the same as Scenario B.*

The results of the community engagement, combined with market and fiscal analysis and stakeholder technical review, resulted in final land use designations and a final future land use map. The land use designations for the future opportunity sites are shown in the map below.

Future Land Use Map – Future Opportunity Sites



APPENDIX

Assumptions and Methodology

To identify where future development may occur during a 25-30-year horizon and beyond, the Plan team analyzed land use designations for three types of parcels, together referred to as "Future Opportunity Sites" in the Comprehensive Plan:

- Infill Vacant: Vacant parcels within the Town of Erie boundary comprise land without a primary use or structure.
- Infill Potential Redevelopment: Potential Development parcels are underutilized sites within the Town of Erie boundary that have land values that exceed the value of existing improvements, or structures. This means that the land carries more value and potential than the existing built portion of the property. These underutilized properties are classified as 'potential redevelopment'.
- Un-Annexed/Greenfield: Parcels outside of the Town of Erie in unincorporated Weld or Boulder counties within the Planning Area that are currently vacant or underutilized.

The likelihood of each parcel to build out within the Plan horizon depends on its classification. For instance, Vacant Infill sites are much more likely to build out based on their access to existing infrastructure and site readiness. Sites in unannexed portions of Weld or Boulder counties often need water and sanitary sewer infrastructure and streets in order to build out, so have a lower likelihood to build out. The table below shows the assumed likelihood of build out by parcel classification based on the premise of each scenario.

Buildout Likelihood Assumption by Parcel Classification			
Classification	Scenario A	Scenario B	Scenario C
Infill: Vacant	100%	100%	100%
Infill: Potential Redevelopment	25%	50%	50%
Un-Annexed Greenfield	0%	25%	25%

Jobs per Type		
	Scenario A	Scenario B /C
Office	1 Job per 350sf of (½ Total SF Commercial + Business + MU)	1 Job per 350sf of (½ Total SF Commercial + MU)
Retail	1 Job per 500sf of (½ Total SF Commercial + Business + MU)	1 Job per 500sf of (½ Total SF Commercial + MU)
Industrial	1 Job per 750sf	1 Job per 750sf

Population Projection – Household Size	
	Scenario A/B/C
Erie 2050 Projection	2.76 per Unit

Buildout Assumptions by Scenario

SCENARIO A: Status Quo

Scenario A focuses on following the current Comprehensive Plan with a less dense buildout in terms of residential and commercial development and preserving a 'small-town' feel.

Land Use (Existing Land Use Categories)	**Density**	**Example**
Rural Residential	0-2 DU/Acre	
Low Density	2-6 DU/Acre (Not typically above 4 DU)	
Medium Density	6-12 DU/Acre (Not typically above 8 DU)	
High Density	12-20 DU/Acre (Not typically above 16 DU)	

APPENDIX

Land Use (Existing Land Use Categories)	**Density**	**Example**
Downtown District	1.5 FAR	
Mixed-Use	0.35 FAR	
Regional Commercial	250,000-500,000 sf on 20-50 acres 0.2 FAR	
Community Commercial	100,000 – 250,000 sf on 10-20 acres 0.2 FAR	
Neighborhood Commercial	25,000-125,000 sf on 1-3 acres 0.2 FAR	

Land Use (Existing Land Use Categories)	**Density**	**Example**
Business	0.2 FAR	
Industrial	0.15 FAR	
Public/Quasi-Public		
Parks and Open Space		
Landfill		

APPENDIX

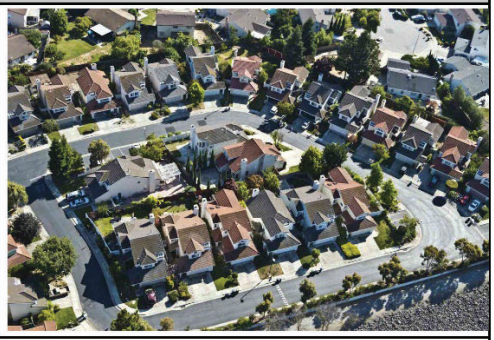
Land Use (Existing Land Use Categories)	**Density**	**Example**
Agriculture		
Airport		

SCENARIO B: Commercial & Employment

Scenario B emphasizes jobs and regional commercial to provide more employment opportunities, along with the housing necessary to support these uses. Land uses continue to be physically separated, with some amount of mixed-use development occurring.

Land Use	Density and FAR	Example
Mixed-Use (Old Town)	12 DU/Acre 0.4 FAR	
Mixed-Use (Mid)	18 DU/Acre 0.45 FAR	
Mixed-Use (Large)	27 DU/Acre 0.5 FAR	
Rural Residential	2 DU/Acre	

APPENDIX

Land Use	Density and FAR	Example
Low Density	7 DU/Acre	
Medium Density	12 DU/Acre	
High Density	20 DU/Acre	
Commercial	0.25 FAR	
Employment	0.25 FAR	

SCENARIO C: Neighborhood Centers

A tapestry of complete neighborhoods, with mixed-use centers and neighborhood serving commercial. People can bike or walk to multiple places, including daily necessities and recreational opportunities throughout Erie. The development pattern is more compact meaning jobs, homes, parks, stores and other daily needs are closer together. There will be infill redevelopment.

Land Use	Density	Example
Mixed-Use (Old Town)	12 DU/Acre 0.4 FAR	Duplex
Mixed-Use (Mid)	18 DU/Acre 0.45 FAR	Triplex – townhomes
Mixed-Use (Large)	27 DU/Acre 0.5 FAR	
Rural Residential	2 DU/Acre	

APPENDIX

Land Use	Density	Example
Low Density	7 DU/Acre	
Medium Density	12 DU/Acre	
High Density	20 DU/Acre	
Commercial	0.25 FAR	
Employment	0.2 FAR	

APPENDIX