



Town Of Erie
Planning Commission Regular Meeting
Wednesday, April 1, 2015
6:30 P.M.
Board Room, Erie Town Hall, 645 Holbrook,
Erie, CO 80516

- I. **CALL TO ORDER & PLEDGE OF ALLEGIANCE TO THE FLAG**
 - II. **ROLL CALL**
 - III. **APPROVAL OF THE AGENDA**
 - IV. **APPROVAL OF MINUTES**
Approval of the February 4, 2015, Planning Commission Regular Meeting Minutes
 - 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 it warranted, will place them on a future agenda.)
 - VI. **GENERAL BUSINESS** (This agenda item is reserved for matters that are ready for Commission action, and do not fit into other categories, i.e. resolutions)
 1. **Vista Ridge Filing 1A Sketch Plan**
Purpose: Consider proposed sketch plan
Project File #: SK-000183-2015
Request: Consider and comment on proposed sketch plan
Location: East of Bonanza Drive, just north of Sunset Drive
Zoning: Vista Ridge Planned Development
Applicants: Mountain View Fire Protection District
(Staff Planner: Marty Ostholthoff)
 - 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**
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Town of Erie
Planning Commission Regular Meeting
Wednesday, February 4, 2015
6:30 p.m.
Board Room, Erie Town Hall, 645 Holbrook, Erie, Co 80516

I. CALL MEETING TO ORDER & PLEDGE OF ALLEGIANCE

Chairman Bottenhorn called the Regular Meeting of the Erie Planning Commission to order at 6:28 p.m.

II. ROLL CALL

Commissioner Bottenhorn - Present

Commissioner Burgard – Present

Commissioner Campbell - Present

Commissioner Kemp - Present

Commissioner Fraser - Present

Commissioner Gippe -Present

Commissioner Harrison -Present

Staff Present: R. Martin Ostholthoff, Community Development Director; and
Hallie Sawyer, Secretary to the Commission

III. APPROVAL OF THE AGENDA

Commissioner Kemp moved to approve the February 4, 2015, Regular Meeting Agenda as submitted. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

a. Minutes from the January 21, 2015, Regular Meeting.

Commissioner Gippe moved to approve the January 21, 2015, Minutes as submitted. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

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.)

None.

VI. RESOLUTIONS (This agenda item is for all matters that should be decided by resolutions.)

1. Public Hearing – Nelson-Kuhl Comprehensive Plan Amendment

Purpose: Adjust Planning Area boundary.

Project File #: CPA-000195-2015

Request: Consideration of Resolution P15-10, A Resolution Recommending Approval Of An Amendment To The 2005 Town Of Erie Comprehensive Plan, Preferred Land Use Plan Map To Designate The Nelson-Kuhl Property And Town Of Erie Property As 'RC' – Regional Commercial, Adopting Certain Findings Of Fact And Conclusions Favorable To Amending The 2005 Town Of Erie Comprehensive Plan.

Location: SE corner State Highway 287 and Arapahoe Road

Zoning: URA Property: RR-Rural Residential (Boulder County)

Town Property: PD-Planned Development (Arapahoe Ridge)

Applicants: Town of Erie Urban Renewal Authority &
Town of Erie

(Staff Planner: Marty Ostholthoff)

Chairman Bottenhorn opened the Public Hearing at 6:30 p.m. Mr. Ostholthoff presented the application for the Nelson-Kuhl Comprehensive Plan Amendment, reviewed the background of the request and entered the documents into evidence.

There was no public comment.

Commissioner comments and questions covered application for development; has staff received any public comment or inquiries; Regional Commercial uses and should they be more restrictive at this location.

Chairman Bottenhorn closed the public hearing at 6:35 pm.

Commissioner Gippe moved approval of Resolution P15-10, A Resolution Recommending Approval Of An Amendment To The 2005 Town Of Erie Comprehensive Plan, Preferred Land Use Plan Map To Designate The Nelson-Kuhl Property And Town Of Erie Property As 'RC' – Regional Commercial, Adopting Certain Findings Of Fact And Conclusions Favorable To Amending The 2005 Town Of Erie Comprehensive Plan. The motion, seconded by Commissioner Kemp, carried with all voting in favor thereof.

VII. STAFF REPORTS (This agenda items is reserved for specific items from Staff requiring Commission direction or just relaying important information.)
None.

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)
None.

IX. ADJOURNMENT

There being no further business to come before the Commission, Chairman Bottenhorn adjourned the February 4, 2015, Regular Meeting of the Planning Commission at 6:36 p.m.

Respectfully Submitted,

Town of Erie Planning Commission

By: _____
Hallie S. Sawyer, Secretary

By: _____
J. Eric Bottenhorn, Chair

**TOWN OF ERIE
PLANNING COMMISSION MEETING
April 1, 2015**

SUBJECT: Vista Ridge Filing No. 1A Sketch Plan - A Sketch Plan represents a generalized land use plan and layout for the area proposed to be included within a subdivision. Sketch Plan is required to allow early, informal evaluation of a proposed subdivision before detailed planning and engineering work has been undertaken and before substantial expenses have been incurred by the applicant.

PURPOSE: Planning Commission review of a proposed Sketch Plan.

LOCATION: East of the intersection of Bonanza Drive and Piper Drive.

CODE: Municipal Code Title 10

DEPARTMENT: Community Development Department

PRESENTER: R. Martin Ostholthoff, Director

PROJECT FILE NO: SK-000183-2015

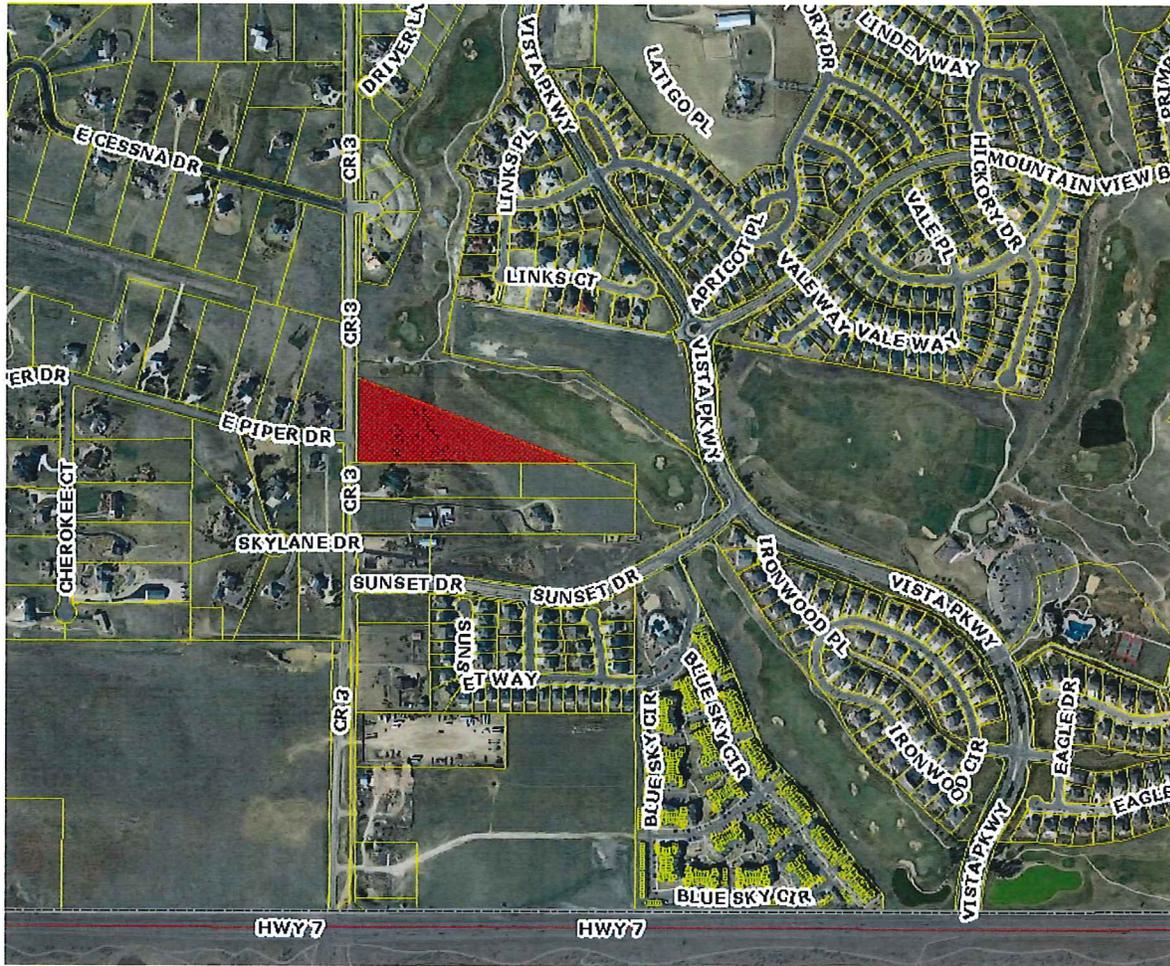
STAFF RECOMMENDATION

Not applicable; this is a review and comment session for the Planning Commission.

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Owner/Applicant: Mountain View Fire Protection District
Roger Rademacher
3561 North Stagecoach Road, Unit 200
Longmont, CO 80504

Location: East of the intersection of Bonanza Drive and Piper Drive as highlighted below in red.



Existing Conditions:

- Zoning: PD-Planned Development (Vista Ridge Low Density Single Family Detached Planning Area 2-2)
- Site Condition: Vacant Land
- Property Size: 4.49 acres

Adjacent Land-Use/Zoning:

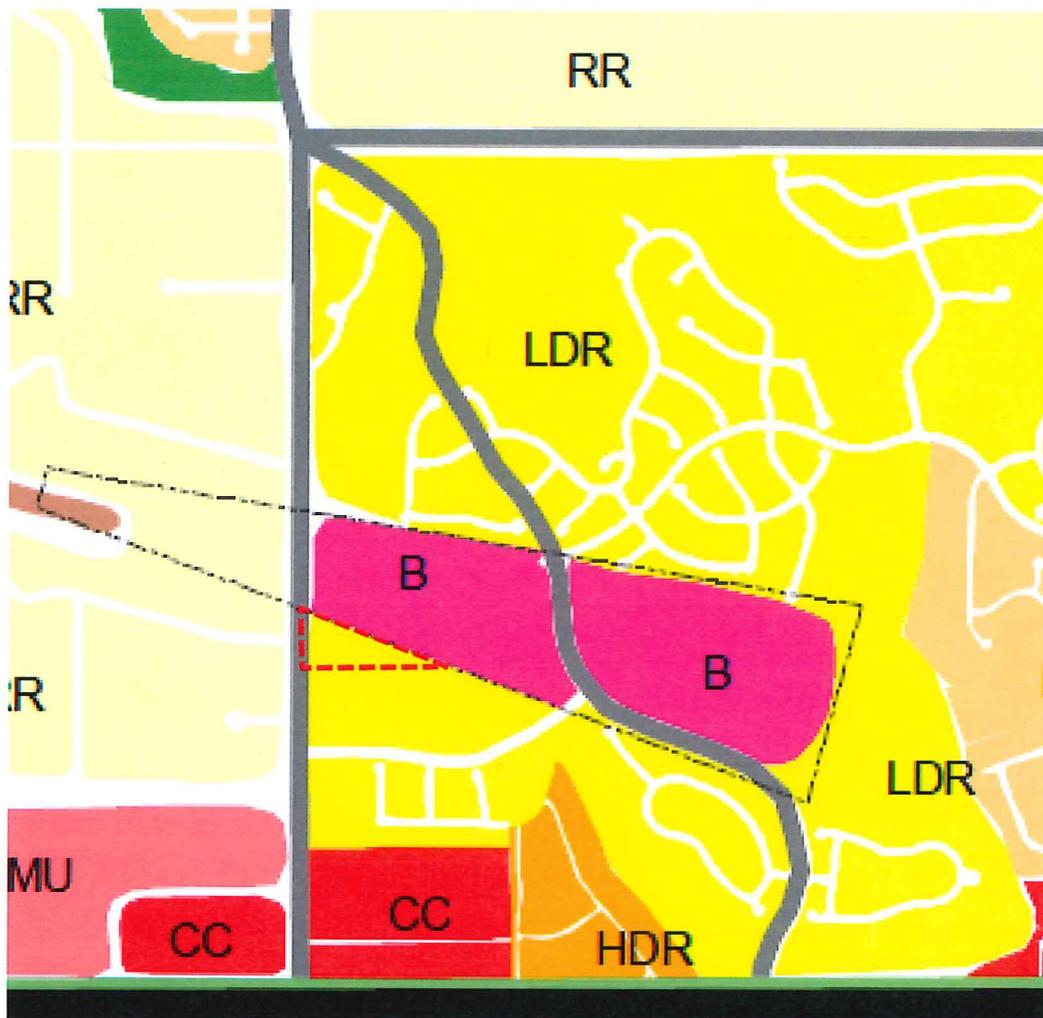
| | ZONING | LAND USE |
|-------|--------------------------------------|---------------------------|
| NORTH | PD – Vista Ridge Planned Development | Golf Course |
| SOUTH | RP-2 – Rural Preservation 2 | Single Family Residential |
| EAST | PD – Vista Ridge Planned Development | Golf Course |
| WEST | RR - Rural Residential | Single Family Residential |

Vista Ridge Filing No. 1A Sketch Plan Summary Information:

- Area: 3.84 Acres (Single Family Residential - Detached)
0.65 (Right-of-Way)
- Dwelling Units Proposed: 10 single-family dwelling units (10,000+ sf). Note that one lot is intended for the construction of a Fire Station.
- Gross Density: 2.2 units/acre

Compliance with Town of Erie Comprehensive Plan:

The application is in general compliance with the LDR – Low Density Residential land use designation identified on the Comprehensive Plan, Land Use Plan Map. The LDR designation allows for the residential uses that this application proposes and within the density range of 2-6 dwelling units per acre.



Compliance with the Vista Ridge PD Development Plan

The Vista Ridge PD Development Plan indicates that the proposed project areas lies within the Vista Ridge Low Density Single Family Detached Planning Area 2-2. The Development

Plan has allocated a maximum of 15 dwelling units within the 2-2 Planning Area with a minimum lot size of 7,500 square feet.

Compliance with Municipal Code Title 10 (UDC)

Town staff has reviewed the proposed Sketch Plan for compliance with the UDC and has provided the applicant with comments. These comments and the applicants response is attached hereto.

Natural Areas Inventory:

The Town of Erie Natural Areas Inventory does not identify any natural areas within the proposed project area.

SKETCH PLAN PROCESS

Below is the process outlined in Title 10 (UDC) of the Municipal Code for Sketch Plan review.

2. Step 2A (Development Application Submittal – Sketch Plan)

Two types of application submittals are required – first, a Sketch Plan, followed by a Preliminary Plat. The Sketch Plan requirements are listed in this Subsection. The Preliminary Plat requirements are listed below as “Step 2B.” Applications for Subdivision shall only be accepted for property annexed into the municipality. A Subdivision application cannot be reviewed concurrently with an annexation application.

a. Purpose

A Sketch Plan represents a generalized land use plan and layout for the area proposed to be included within a subdivision. Sketch Plan is required to allow early, informal evaluation of a proposed subdivision before detailed planning and engineering work has been undertaken and before substantial expenses have been incurred by the applicant.

b. Sketch Plan Submittal Requirements

A Sketch Plan shall be prepared and submitted to the Community Development Director pursuant to the User’s Guide. An Alta Survey shall be prepared and submitted to illustrate the existing conditions on the property and, at a minimum, the Sketch Plan shall contain the following:

- i. Uses proposed;
- ii. Intensity or density of uses proposed;
- iii. Location of public and private open space;
- iv. Drainage Facilities;
- v. Road, street, and pedestrian networks proposed; and
- vi. Existing or proposed utilities and public services for the development.

c. Staff Review

The Community Development Department shall review the Sketch Plan, focusing on standards and criteria of this UDC that are applicable to the proposed development. The Community Development Department shall summarize the results of the review in writing and provide a copy to the applicant. The summary shall include any special information regarding the proposed project, plus an evaluation of the proposal with respect to the current policies of the Town, identifying areas of potential compatibility or conflict with these policies. All comments made by the Community Development Department shall

not be binding on the Town's consideration of any subsequent application, and are intended only to provide an informal evaluation of the proposed project.

d. Meeting to Discuss Sketch Plan

At the request of the Community Development Director or applicant, the parties shall meet to discuss the results of the review. The applicant shall be informed of the necessary provisions of this UDC relating to subdivision application, including submittal requirements, required public improvements, design standards, and Development Agreements. The Community Development Director shall inform the applicant whether or not a Planning Commission Review shall be required.

e. Planning Commission Review

In addition to the staff review the Community Development Director may require that the Sketch Plan be reviewed by the Planning Commission or the applicant may request this review. The staff review summary shall be submitted to the Planning Commission for consideration. All comments made by the Planning Commission shall not be binding on the Town's consideration of any subsequent application, and are intended only to provide an informal evaluation of the proposed project.

f. Effect of Review

The Sketch Plan is not part of a formal application for approval of a subdivision and any comments made by the Town in reaction to a Sketch Plan shall not be binding on the Town's consideration of any subsequent Preliminary or Final Plat application, nor result in a vested property right under this UDC or State Statute. Since the Sketch Plan is conceptual only, there are no lapse provisions applicable.

Approved by:



R. Martin Ostholthoff
Community Development Director

Attachments:

- A. Vista Ridge Filing No. 1A Narrative and Sketch Plan
- B. Town comments and applicants response letter

ATTACHMENT A

**TOWN OF ERIE**

Community Development Department – Planning Division
 645 Holbrook Street – PO Box 750 – Erie, CO 80516
 Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY

| | | |
|-----------------------------------|-----------------------------------|--------------------------|
| FILE NAME: <u>VISTA RIDGE FIA</u> | DATE SUBMITTED: <u>11/26/2015</u> | FEES PAID: <u>waived</u> |
| FILE NO: <u>SK-000183-2015</u> | | |

PROJECT/BUSINESS NAME: Vista Ridge Filing #1A

PROJECT ADDRESS: NE corner of Bonanza Drive and Piper Drive

PROJECT DESCRIPTION: Approximately 4.5 acres. 10-10,000 SF+ proposed lots on a cul-de-sac. Lot #10, at the northeast corner of Bonanza Drive and Piper Court, is proposed to be a fire station for Mountain View Fire Rescue. The building will be built to appear as a single family residential building.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Vista Ridge

Filing #: 1A Lot #: _____ Block #: _____ Section: 32 Township: 1 N Range: 68 W

OWNER (attach separate sheets if multiple)

Name/Company: Mountain View Fire Protection District

Contact Person: Roger Rademacher

Address: 3561 N Stagecoach Rd, Unit 200

City/State/Zip: Longmont, CO 80504

Phone: 303.772.0710 Fax: 303.651.7702

E-mail: rrademacher@mvpfd.org

AUTHORIZED REPRESENTATIVE

Company/Firm: Hurst & Associates, Inc.

Contact Person: Rhonda Dick

Address: 2500 Broadway, Suite B

City/State/Zip: Boulder, CO 80304

Phone: 303.449.9105 Fax: 303.447.8815

E-mail: rhonda@hurst-assoc.com

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: DP

Proposed Zoning: DP

Gross Acreage: 4.5

Gross Site Density (du/ac): 0.45

Lots/Units Proposed: 10

Gross Floor Area: _____

SERVICE PROVIDERS

Electric: United Power

Metro District: Vista Ridge

Water (if other than Town): _____

Gas: Xcel

Fire District: Mountain View Fire Rescue

Sewer (if other than Town): _____

PAGE TWO MUST BE SIGNED AND NOTARIZED

| DEVELOPMENT REVIEW FEES | | | |
|--|-----------------------------|--|-----------------------------|
| ANNEXATION | | SUBDIVISION | |
| <input type="checkbox"/> Major (10+ acres) | \$ 4000.00 | <input type="checkbox"/> Sketch Plan | \$ 1000.00 + 10.00 per lot |
| <input type="checkbox"/> Minor (less than 10 acres) | \$ 2000.00 | <input type="checkbox"/> Preliminary Plat | \$ 2000.00 + 40.00 per lot |
| <input type="checkbox"/> Deannexation | \$ 1000.00 | <input type="checkbox"/> Final Plat | \$ 2000.00 + 20.00 per lot |
| COMPREHENSIVE PLAN AMENDMENT | | <input type="checkbox"/> Minor Subdivision Plat | \$ 2000.00 |
| <input type="checkbox"/> Major | \$ 3000.00 | <input type="checkbox"/> Minor Amendment Plat | \$ 1000.00 + 10.00 per lot |
| <input type="checkbox"/> Minor | \$ 1200.00 | <input type="checkbox"/> Road Vacation (constructed) | \$ 1000.00 |
| ZONING/REZONING | | <input type="checkbox"/> Road Vacation (paper) | \$ 100.00 |
| <input type="checkbox"/> Rezoning | \$ 1700.00 + 10.00 per acre | SITE PLAN | |
| <input type="checkbox"/> PUD Rezoning | \$ 1700.00 + 10.00 per acre | <input type="checkbox"/> Residential | \$ 1400.00 + 10.00 per unit |
| <input type="checkbox"/> PUD Amendment | \$ 1700.00 + 10.00 per acre | <input type="checkbox"/> Non-Resi. (>10,000 sq. ft.) | \$ 2200.00 |
| <input type="checkbox"/> Major PD Amendment | \$ 3700.00 + 10.00 per acre | <input type="checkbox"/> Non-Resi. (>2,000 sq. ft.) | \$ 1000.00 |
| <input type="checkbox"/> Minor PD Amendment | \$ 500.00 | <input type="checkbox"/> Non-Resi. (<2,000 sq. ft.) | \$ 200.00 |
| SPECIAL REVIEW USE | | <input type="checkbox"/> Amendment (major) | \$ 1100.00 |
| <input type="checkbox"/> Major | \$ 1000.00 | <input type="checkbox"/> Amendment (minor) | \$ 350.00 |
| <input type="checkbox"/> Minor | \$ 400.00 | VARIANCE | \$ 600.00 |
| <input type="checkbox"/> Oil & Gas | \$ 1200.00 | SERVICE PLAN | \$ 10,000.00 |
| 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. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES. | | | |

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 Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner:  Date: 11-4-2011
 Owner: _____ Date: _____
 Applicant: _____ Date: _____

STATE OF COLORADO)
) ss.
 County of Weld)
 The foregoing instrument was acknowledged before
 me this 4th day of November, 2011,
 by Mark A. Lawley, Fire Chief.

My commission expires: 6-6-18.
 Witness my hand and official seal. 
 Notary Public



CIVIL ENGINEERING
LAND PLANNING
SURVEYING

September 30, 2014

Mr. R. Martin Ostholthoff
Community Development Director
Town of Erie
645 Holbrook Street
Erie, CO 80516

RE: Vista Ridge Filing #1A Sketch Plan Application

Dear Marty:

General project concept and purpose of the request: The site is located within Vista Ridge Development Plan Planning Area 2-2, east of Bonanza Drive, bounded on the north by the 6th hole of the Colorado National Golf Course and on the south by an existing single family lot (not a part of Vista Ridge). The Vista Ridge Development Plan permits up to 15 residential units within Planning Area 2-2.

Total land area to be divided: 4.5 acres.

Total number of lots: 10-10,000+ square feet single family lots are proposed with the intent to construct a fire station on lot #10. Density of the site is 0.45 du/ac.

If non-residential, the total square footage of floor are proposed: The fire station building is designed to appear to be a single family residential building and is approximately 5,000 square feet including the garage.

The total land area to be preserved as open space: 0 acres.

A brief description regarding the phasing of the proposed subdivision: Once the plat is recorded, construction will begin on the fire station. The remaining lots and cul-de-sac construction is unknown.

A brief description regarding the availability and adequacy of existing infrastructure and other necessary services including schools, fire protection, water/sewer service, and utility providers:
Existing infrastructure includes water, sewer, storm sewer, gas and telephone at the property boundary—Bonanza Drive. The quantity of residential units permitted in the Vista Ridge Development Plan was approved by the St. Vrain Valley School District.

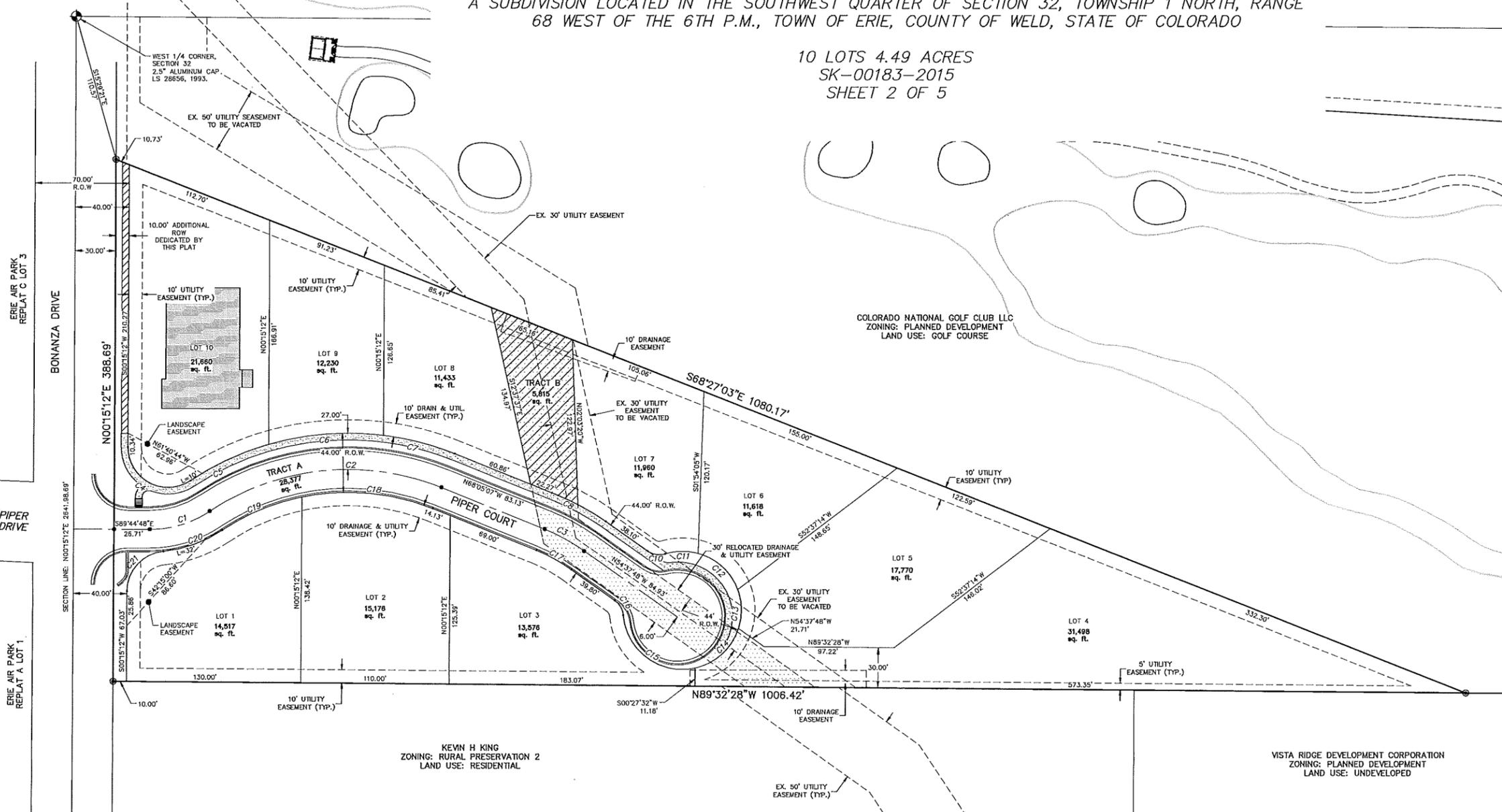
A brief description regarding the location, function and ownership/ maintenance of public and private open space, parks, trails, common areas, common buildings: No open space is provided. No detention is proposed. No trails are proposed. Common areas are to be landscaped and privately owned and maintained. No common buildings are proposed.

A brief description regarding the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision: No known covenants or other restrictions.

VISTA RIDGE FILING NO. 1A REPLAT A SKETCH PLAN

A REPLAT OF VISTA RIDGE FILING NO. 1A LOT 2
A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

10 LOTS 4.49 ACRES
SK-00183-2015
SHEET 2 OF 5



LEGEND

- DRAINAGE & UTILITY EASEMENT
- TRACT E

SCALE VERIFICATION
811

BY DATE 1/28/2015

NO. DESCRIPTION 1 REKED TBLRDX

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|--------------|-----------|
| 1 | REKED TBLRDX | 1/28/2015 |



HURST & ASSOCIATES, INC.
2500 Broadway, Suite D
Boulder, CO 80304
303.448.9103

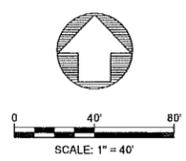
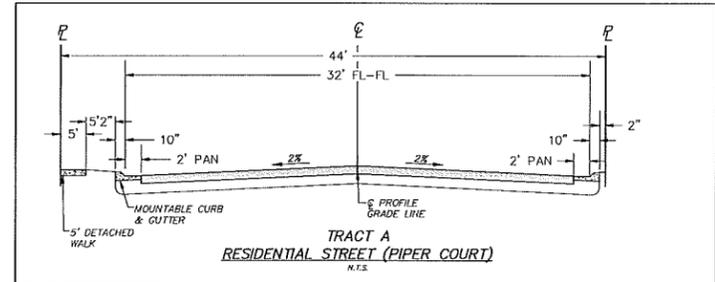
HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

VISTA RIDGE FILING 1A, REPLAT A
SKETCH PLAN
SITE PLAN
MOUNTAIN VIEW FIRE & RESCUE PROTECTION DIST.

DATE: 10/2/14
SCALE: 1"=40'
SHEET NO: 2 of 5

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING |
|-------|--------|--------|------------|--------|--------------|
| C1 | 47.48 | 80.00 | 33°59'18" | 46.76 | N73°15'33"E |
| C2 | 179.68 | 185.00 | 55°38'58" | 172.70 | S84°05'24"W |
| C3 | 34.05 | 145.00 | 13°27'19" | 33.97 | N61°21'28"W |
| C4 | 64.88 | 30.00 | 123°31'54" | 32.94 | S81°40'44"E |
| C5 | 64.63 | 212.00 | 17°27'59" | 64.38 | S58°07'18"W |
| C6 | 85.88 | 212.00 | 2°31'24" | 85.30 | S89°27'38"W |
| C7 | 54.94 | 212.00 | 14°30'54" | 54.79 | N75°30'34"W |
| C8 | 16.34 | 172.00 | 5°26'40" | 16.34 | N65°21'42"W |
| C9 | 24.05 | 172.00 | 8°09'39" | 24.05 | N58°38'08"W |
| C10 | 13.72 | 15.00 | 5°22'35" | 13.74 | S80°49'45"E |
| C11 | 24.69 | 44.00 | 32°24'57" | 24.56 | S89°10'42"W |
| C12 | 41.45 | 44.00 | 53°38'33" | 39.93 | N47°37'28"W |
| C13 | 29.50 | 44.00 | 38°24'50" | 28.95 | N01°25'46"W |
| C14 | 45.67 | 44.00 | 59°28'08" | 43.65 | N147°30'42"E |
| C15 | 75.28 | 44.00 | 98°01'42" | 66.43 | S53°44'24"E |
| C16 | 13.06 | 15.00 | 49°54'15" | 12.66 | N29°40'40"W |
| C17 | 30.06 | 128.00 | 13°27'19" | 29.99 | N61°21'28"W |
| C18 | 98.62 | 168.00 | 33°38'03" | 97.21 | N84°54'09"W |
| C19 | 64.55 | 168.00 | 22°00'36" | 64.16 | S87°16'22"W |
| C20 | 47.37 | 97.00 | 27°58'53" | 46.99 | N70°15'21"E |
| C21 | 43.98 | 30.00 | 83°59'35" | 40.15 | S42°15'00"W |



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VISTA RIDGE FILING NO. 1A REPLAT A SKETCH PLAN

A REPLAT OF VISTA RIDGE FILING NO. 1A LOT 2
A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE
68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

10 LOTS 4.49 ACRES
SK-00183-2015
SHEET 3 OF 5

| LEGEND | |
|--------|--------------------------|
| | Proposed Waterline |
| | Existing Waterline |
| | Proposed Sewerline |
| | Existing Sewerline |
| | Stormline |
| | Water Service |
| | Sewer Service |
| | Fire Service |
| | Existing Gas Line |
| | Ex. Underground Electric |
| | Ex. Overhead Electric |
| | Existing Fiber Optic |
| | Existing Telephone Line |
| | Existing Cable TV Line |
| | Thrust Block |
| | Water Valve |
| | Fire Hydrant |
| | Plug |
| | Manhole |
| | Type 'R' Inlet |
| | Existing Contours |
| | Proposed Contours |
| | Street Light |
| | Install Handicap Ramp |

SCALE VERIFICATION
BAR IS ONE INCH
ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

IN THESE REVISIONS, AS SHOWN
CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (U.N.C.C.)
8011
A QUALIFIED UTILITY PUBLIC UTILITIES
PROFESSIONAL ENGINEER

| NO. | DESCRIPTION | DATE | BY |
|------|--------------------|-----------|-----|
| 1 | REVISED TITLEBLOCK | 1/28/2014 | CT |
| II | | III | III |
| III | | III | III |
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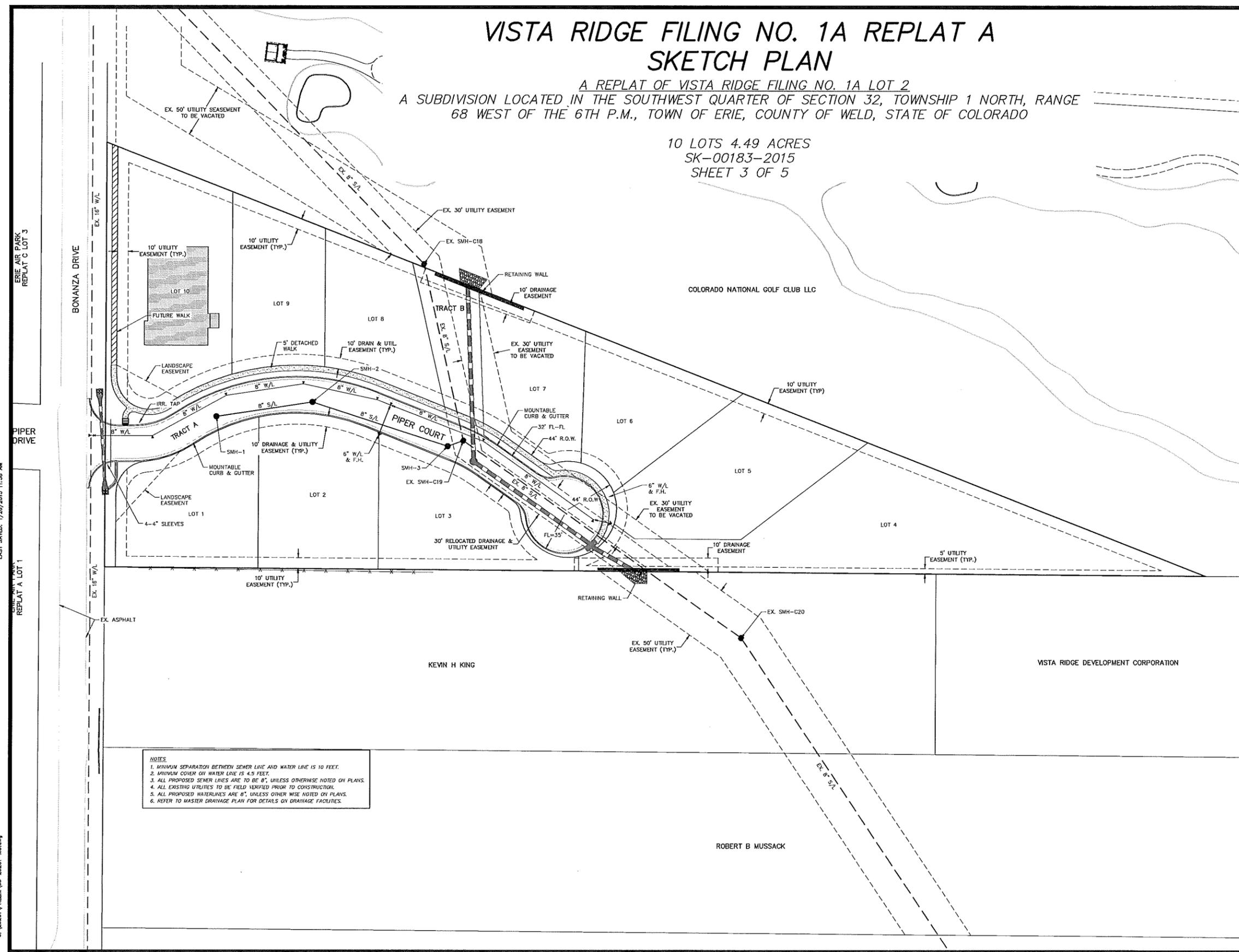


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2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105

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PLANNING
SURVEYING

VISTA RIDGE FILING 1A, REPLAT A
SKETCH PLAN
MASTER UTILITY PLAN
Prepared for: MOUNTAIN VIEW FIRE & RESCUE PROTECTION DIST.

| | |
|---------------|---------------|
| DRAWN BY: | TSA |
| DESIGNED BY: | JJ |
| DRAWING NAME: | 03-2520-1-HUR |
| APPROVED BY: | JJ |
| JOB NUMBER: | 2520-1 |
| DATE: | 10/2/14 |
| SCALE: | 1"=40' |
| SHEET NO.: | 2 of 5 |



NOTES
1. MINIMUM SEPARATION BETWEEN SEWER LINE AND WATER LINE IS 10 FEET.
2. MINIMUM COVER ON WATER LINE IS 4.5 FEET.
3. ALL PROPOSED SEWER LINES ARE TO BE 8", UNLESS OTHERWISE NOTED ON PLANS.
4. ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
5. ALL PROPOSED WATERLINES ARE 8", UNLESS OTHERWISE NOTED ON PLANS.
6. REFER TO MASTER DRAINAGE PLAN FOR DETAILS ON DRAINAGE FACILITIES.

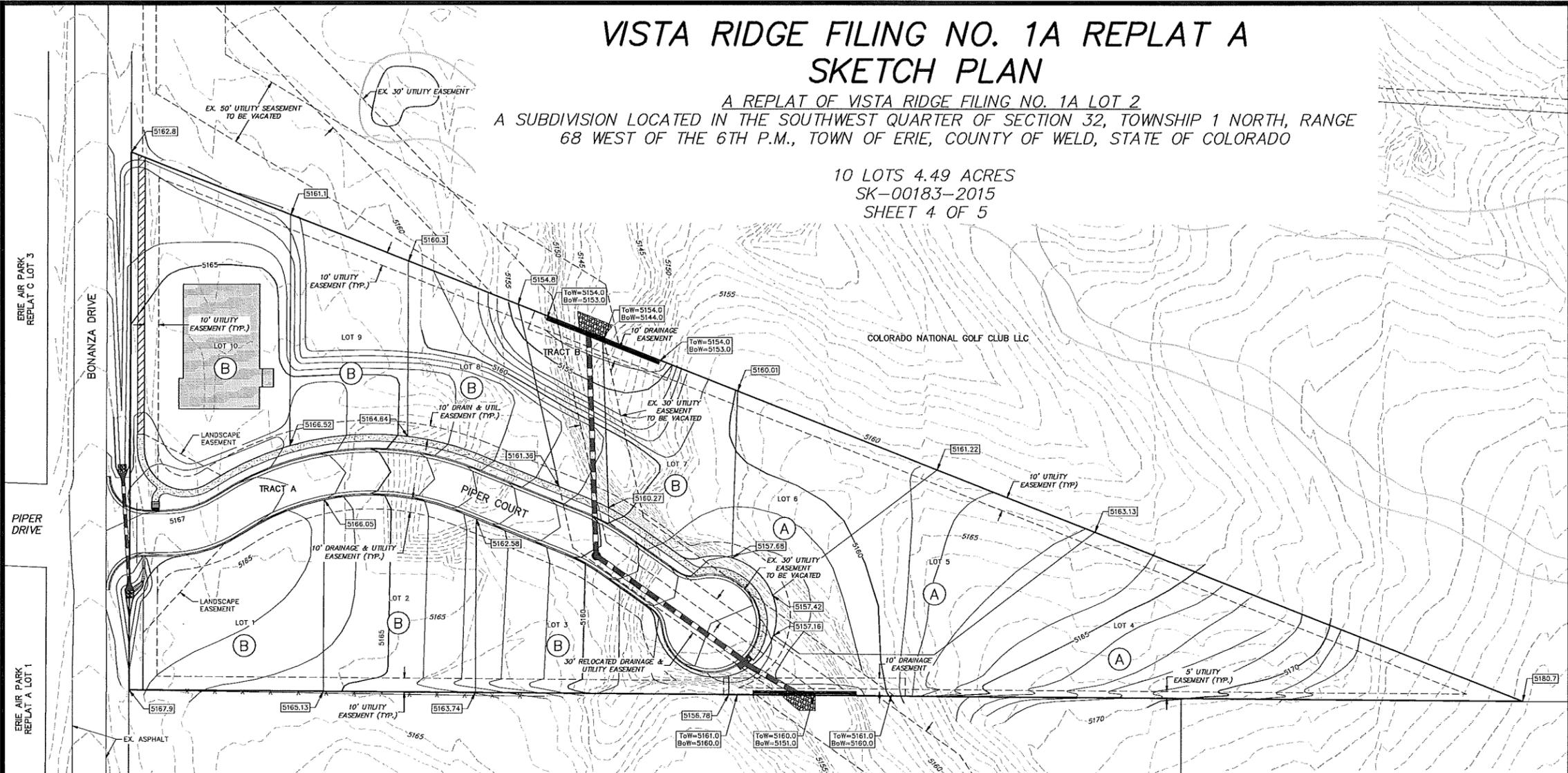
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VISTA RIDGE FILING NO. 1A REPLAT A SKETCH PLAN

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10 LOTS 4.49 ACRES
SK-00183-2015
SHEET 4 OF 5



LEGEND

- Proposed Waterline
- Existing Waterline
- Proposed Sewerline
- Existing Sewerline
- Stormline
- Water Service
- Sewer Service
- Fire Service
- Existing Gas Line
- Ex. Underground Electric
- Ex. Overhead Electric
- Existing Fiber Optic
- Existing Telephone Line
- Existing Cable TV Line
- Thrust Block
- Water Valve
- Fire Hydrant
- Plug
- Manhole
- Type 'R' Inlet
- Existing Contours
- Proposed Contours
- Street Light
- Install Handicap Ramp

SCALE VERIFICATION

1" = 40' ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DATE: 10/2/14
BY: J.J.

REVISIONS

| NO. | DESCRIPTION | DATE | BY |
|-----|--------------------|-----------|------|
| 1 | REVISED TITLEBLOCK | 1/29/2015 | J.J. |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |



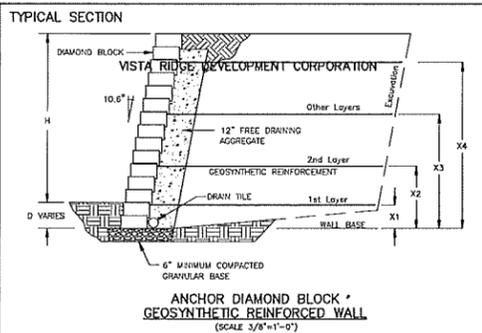
HURST & ASSOCIATES, INC.
2500 Broadway, Suite B
Boulder, CO 80304
303.448.9105

HURST

CIVIL ENGINEERING
PLANNING
SURVEYING

VISTA RIDGE FILING 1A, REPLAT A
SKETCH PLAN
OVERLOT GRADING PLAN
Prepared for: MOUNTAIN VIEW FIRE & RESCUE PROTECTION DIST.

- #### EARTHWORK GENERAL NOTES:
- ALL STRUCTURES, CONCRETE, TREES, BRUSH AND RUBBISH SHALL BE REMOVED AND ACCEPTABLY DISPOSED OF.
 - ALL ORGANIC MATTER SHALL BE REMOVED FROM FILL AREAS.
 - ALL FILL AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
 - ALL SLOPES STEEPER THAN 4:1 SHALL BE TREATED WITH SEED AND MULCH.
 - EROSION CONTROL BALES OR SILT FENCE SHALL BE PLACED AT THE TOE AND DRAINAGE OUTFALL POINTS OF ALL SLOPES 4:1 OR STEEPER TO PREVENT SILTATION ON STREETS. REFER TO STORMWATER MANAGEMENT PLAN FOR DETAIL AND LOCATION OF EROSION CONTROL MEASURES.
 - CONTRACTOR SHALL COMPLY WITH ALL LOCAL, COUNTY AND STATE REGULATIONS PERTAINING TO GRADING, DUST AND EROSION.
 - NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
 - TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS.
 - AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FLUTING DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT



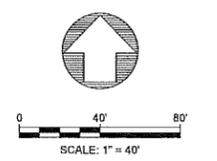
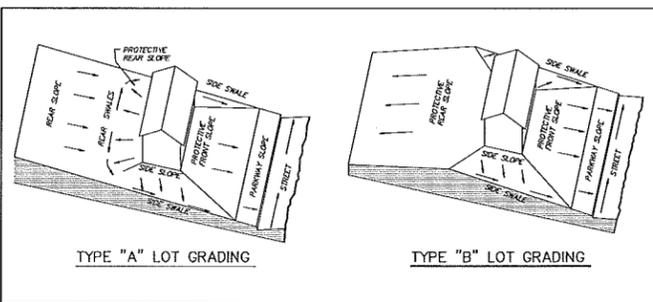
DESIGN TABLE B LEVEL BACKFILL

| EXPOSED WALL HEIGHT | DEPTH BELOW GRADE | TOTAL NO. COURSES FOR FINISHED WALL | LENGTH | GEOSYNTHETIC REINFORCEMENT PLACEMENT DISTANCE UP FROM WALL BASE IN FT. | | | | |
|---------------------|-------------------|-------------------------------------|--------|--|-------|-------|-------|-------|
| | | | | X1 | X2 | X3 | X4 | X5 |
| 4'-0" | 6" | 9 | 4' | 2'-0" | | | | |
| 5'-0" | 6" | 11 | 5' | 0'-8" | 3'-0" | | | |
| 6'-0" | 6" | 13 | 5'-6" | 1'-8" | 4'-0" | | | |
| 7'-0" | 6" | 15 | 6'-6" | 2'-6" | 5'-0" | | | |
| 8'-0" | 6" | 17 | 7' | 1'-0" | 3'-6" | 6'-0" | | |
| 9'-0" | 6" | 19 | 7'-6" | 0'-6" | 2'-0" | 4'-0" | 7'-0" | |
| 10'-0" | 6" | 21 | 8'-6" | 1'-0" | 2'-6" | 4'-6" | 6'-6" | 8'-6" |

DESIGN PARAMETERS:
Methodology - NCSA SNW Design Manual
Geosynthetic Reinforcement - 110G = 870 lbs/ft (min)
Factor of Safety for Material Uncertainty - 1.5

NOTE: Professional engineering must be considered for proper design and reinforcement placement.

* OR KEYSTONE BLOCK WALL EQUAL



LAST SAVED: 1/28/2015 11:30 AM
ERIE AIR PARK REPLAT A LOT 1
ERIE AIR PARK REPLAT C LOT 3

| | | |
|--------------------|-------------------|---------------|
| DRAWN BY: TSA | DESIGNED BY: J.J. | DATE: 10/2/14 |
| CHECKED BY: J.J. | DATE: 10/2/14 | SCALE: 1"=40' |
| PROJECT NO: 2520-1 | SHEET NO: 4 of 5 | |

VISTA RIDGE FILING NO. 1A REPLAT A SKETCH PLAN

A REPLAT OF VISTA RIDGE FILING NO. 1A LOT 2
A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE
68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

10 LOTS 4.49 ACRES
SK-000183-2015
SHEET 5 OF 5

SCALE VERIFICATION
THIS IS THE PLAN
ON ORIGINAL DRAWING
IF NOT THE RICH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE THE
CALL THE UTILITY NOTIFICATION
CENTER OF COLORADO (C.U.C.)
811
GAS, ELECTRIC, TELEPHONE, CABLE AND
FIREWORKS EXISTING UTILITIES LOCATIONS

| NO. | DESCRIPTION | DATE | BY |
|-----|--------------------|-----------|----|
| 1 | REVISED TITLEBLOCK | 1/29/2015 | RD |
| | | | RD |

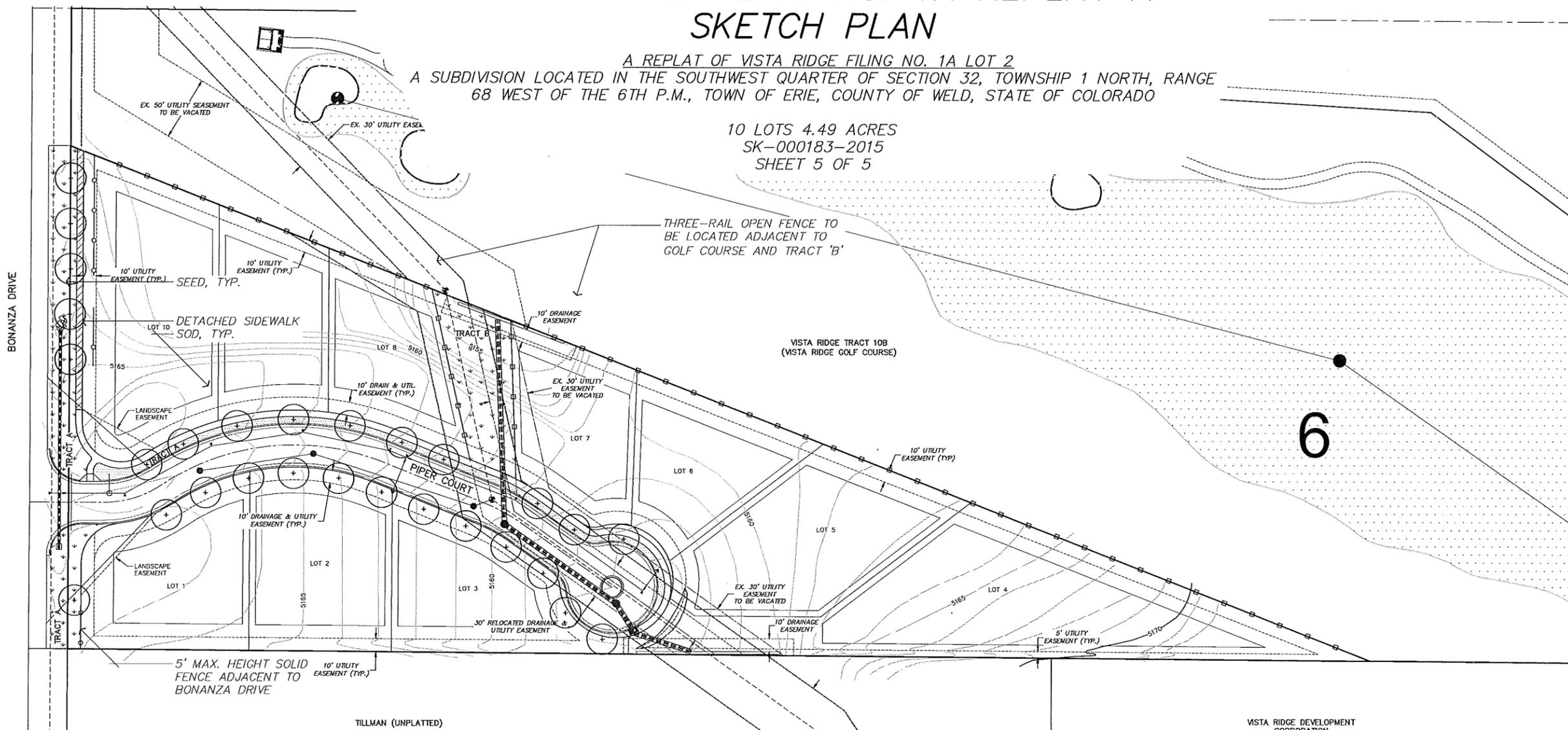
| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
| | | | RD |

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HURST & ASSOCIATES, INC.
2500 Broadway, Suite 500
Boulder, CO 80302
303.448.9105

VISTA RIDGE
FILING NO. 1A
CONCEPTUAL OPEN SPACE
AND PARK PLAN
Project for
MOUNTAIN VIEW FIRE RESCUE

| | | | |
|-------------------|--------------------|-------------------------------|--------------------|
| DRAWN BY: RD | DESIGNED BY: RD | DRAWING NAME: 05-25201-C05 | APPROVED BY: RD |
| JOB NUMBER: 25201 | | | |
| DATE: 10/2/14 | | | |
| SCALE: 1"=40' | | | |
| SHEET NO.: 5 | | | |

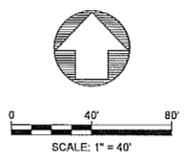


LANDSCAPE NOTES

- 3-RAIL FENCING SHALL NOT EXCEED 4' IN HEIGHT.
- SOLID FENCING SHALL NOT EXCEED 5' IN HEIGHT.
- INSTALLATION OF FENCING, IRRIGATION AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER AND/OR THE HOMEOWNER.
- MAINTENANCE OF THE LANDSCAPING IN THE PRIVATE TRACTS AND PUBLIC R.O.W. SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER ASSOCIATION.
- MAINTENANCE OF THE FENCING SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.
- NO MONUMENT SIGNS ARE PROPOSED.
- STREET LIGHTS ARE PROPOSED IN THE PRIVATE STREET EASEMENT.

LEGEND

- 3-RAIL PERIMETER FENCE LENGTH ADJACENT TO GC OR TRACT
- SOLID PERIMETER FENCE LENGTH ADJACENT TO BONANZA DRIVE
- SOD
- SEED
- DECIDUOUS TREE



LAST SAVED: 1/29/2015 9:59 AM

C:\Users\mrcosta\Documents\Projects\Vista Ridge\Treatment\05-25201-05.dwg

ATTACHMENT B



The Town of Erie
645 Holbrook St.
P.O. Box 750
Erie, CO 80516
(303) 926-2773
FAX (303) 926-2706

Memo

To: Rhonda Dick
From: R. Martin Ostholthoff
Date: March 10, 2015
Re: SK-000183-2015 Vista Ridge Filing No. 1A Sketch Plan - Community Development Review
Comments Development Review Team Meeting on July 3, 2014

Dear Rhonda,

Thank you for submitting the Sketch Plan application for Vista Ridge Filing No. 1A. The Development Review Team (DRT) met on Thursday, February 26, 2015. In attendance were Community Development and Public Works. Following are the comments from the meeting that need to be addressed and/or changed for the Sketch Plan. All code references herein are for Title 10-UDC (Code) or the Vista Ridge Development Plan (VRDP).

Note that Public Works comments are being included under separate cover.

Please provide a written response to each of the comments below with your re-submission. If necessary, staff can meet with you and your team to go over these comments prior to any re-submission.

1. Note that the UTILITY EASEMENT NOTE on sheet 1 indicating 8-foot easements is in conflict with the actual 5-foot and 10-foot easements shown on subsequent sheets.
2. Note that for the preliminary plat submission, remove the right-of-way to be dedicated for Bonanza Drive from Tract A and simply show as right-of-way to be dedicated with a final plat.
3. Please provide a detached sidewalk on the south side of Piper Court.
4. Please provide detached sidewalks for the full frontage of Bonanza Drive.
5. Note that a separate Vacation application will need to be filed concurrent with a final plat to vacate the existing 30-foot Utility Easement.
6. Article V.C.4.h.i) of the VRDP requires a minimum lot frontage of 35-feet. It appears Lot 5 does not meet this requirement.
7. Note that off-site easements (permanent and temporary) from property owners to the north

and south will be needed for construction of proposed retaining walls.

a. Who is proposed to maintain retaining walls?

8. Sheet 5 indicates a 5-foot solid fence along Bonanza Drive. Staff would propose a 3-rail fence in this location to match existing fencing along the Vista Ridge side of Bonanza Drive.
9. Note that Section 10.6.4.G.9.a of the Code requires ground mounted utility equipment (i.e. transformers) be set back a minimum of 100-feet from the intersection of two streets.
10. The ALTA Survey indicates overhead power lines along Bonanza Drive, note that they will need to be undergrounded as part of final plat approvals.

Since review is a cumulative process and dependent on various criteria, we reserve the right to provide further comment(s) and request additional information upon receipt of this requested information. Please do not hesitate to contact me at 303.926.2771 for further clarification or with any questions or concerns that you may have.



Memo

To: Marty Ostholthoff, Director of Community Development
From: Matt Wiederspahn, P.E., CFM, Development Engineer
Date: March 4, 2015
Subject: **Vista Ridge Filing 1A Sketch Plan**
CC: Russell Pennington
Wendi Palmer

Comments for Sketch Plan:

1. Piper Court will need to meet the Town's standard local residential street cross-section including 60 feet of right-of-way and detached sidewalks on both sides of the road.
2. All Town utilities and their easements must be located on tracts and not on private lots.
3. A sidewalk will be required on Bonanza Drive along the entire property frontage.



CIVIL ENGINEERING
LAND PLANNING
SURVEYING

March 23, 2015

R. Martin Ostholthoff
Town of Erie Community Development Director
645 Holbrook Street
Erie, CO 80516

Re: Vista Ridge Filing #1A Sketch Plan

Dear Marty:

Please find herewith responses to letter dating March 10, 2015:

1. Note that the UTILITY EASEMENT NOTE on sheet 1 indicating 8-foot easements is in conflict with the actual 5-foot and 10-foot easements shown on subsequent sheets. *Response: Note will be revised.*
2. Note that for the preliminary plat submission, remove the right-of-way to be dedicated for Bonanza Drive from Tract A and simply show as right-of-way to be dedicated with a final plat. *Response: Will remove the right-of-way.*
3. Please provide a detached sidewalk on the south side of Piper Court. *Response: Vista Ridge Development Plan Article VII, Vehicular Circulation System, G. Private Residential Streets, allows for a street section with a sidewalk on one side only.*
4. Please provide detached sidewalks for the full frontage of Bonanza Drive. *Response: Will add sidewalk adjacent to Lot 1 on Bonanza Drive.*
5. Note that a separate Vacation application will need to be filed concurrent with a final plat to vacate the existing 30-foot Utility Easement. *Response: We will file concurrent vacation application.*
6. Article V.C.4.h.i) of the VRDP requires a minimum lot frontage of 35-feet. It appears Lot 5 does not meet this requirement. *Response: Will adjust the line between lots 5 & 4 so lot 5 is a minimum of 35 feet.*
7. Note that off-site easements (permanent and temporary) from property owners to the north and south will be needed for construction of proposed retaining walls. *Response: Acknowledged.*
 - a. Who is proposed to maintain retaining walls? *Response: HOA.*
8. Sheet 5 indicates a 5-foot solid fence along Bonanza Drive. Staff would propose a 3-rail fence in this location to match existing fencing along the Vista Ridge side of Bonanza Drive. *Response: Will propose a 3-rail fence along Bonanza Drive.*
9. Note that Section 10.6.4.G.9.a of the Code requires ground mounted utility equipment (i.e.

transformers) be set back a minimum of 100-feet from the intersection of two streets.
Response: Acknowledged.

10. The ALTA Survey indicates overhead power lines along Bonanza Drive, note that they will need to be undergrounded as part of final plat approvals. *Response: Acknowledged.*

Please find herewith responses to letter dating March 4, 2015 from Matt Wiederspahn, Development Engineer:

11. Piper Court will need to meet the Town's standard local residential street cross-section including 60 feet of right-of-way and detached sidewalks on both sides of the road. *Response: The site is within the Vista Ridge Development Plan allowing a unique street section. Please see Article VII, Vehicular Circulation System, G. Private Residential Streets.*
12. All Town utilities and their easements must be located on tracts and not on private lots.
Response: Acknowledged.
13. A sidewalk will be required on Bonanza Drive along the entire property frontage. *Response: Will propose sidewalk adjacent to Lot 1.*

Sincerely,
HURST & ASSOCIATES, INC.

Rhonda Dick, RLA
Senior Planner