



Town Of Erie
Planning Commission Regular Meeting
Wednesday, May, 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 May 5, 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 if warranted, will place them on a future agenda.)

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

1. Proposed Text Amendments to Title 10 of the Town of Erie Municipal Code

Purpose: Consider Proposed Amendments

Request: Consideration of Resolution P15-18, A Resolution Recommending Approval Of Proposed Text Amendments To Title 10 Of The Town Of Erie Municipal Code.

Applicants: Town of Erie

(Staff Planner: Marty Ostholthoff)

2. Public Hearing – Colliers Hill Filing No. 3A

Purpose: Approve plat changes from Preliminary Plat.

Project File #: FP-000064-2014

Request: Consider approval of Resolution P15-14, A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 3A, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat.

Location: Between Erie Parkway and Colliers Parkway, west of Erie High School

Applicants: Community Development Group of Erie

(Staff Planner: Todd Bjerkaas)

3. Public Hearing – Colliers Hill Filing No. 3B

Purpose: Approve plat changes from Preliminary Plat.

Project File #: FP-000065-2014

Request: Consider approval of Resolution P15-15, A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 3B, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat.

Location: Between Erie Parkway and Colliers Parkway, west of Erie High School

Applicants: Community Development Group of Erie

(Staff Planner: Todd Bjerkaas)

4. Public Hearing – Colliers Hill Filing No. 3C

Purpose: Approve plat changes from Preliminary Plat.

Project File #: FP-000066-2014

Request: Consider approval of Resolution P15-16, A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 3C, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat.

Location: Between Erie Parkway and Colliers Parkway, west of Erie High School

Applicants: Community Development Group of Erie
(Staff Planner: Todd Bjerkaas)

5. Public Hearing – Colliers Hill Filing No. 3D

Purpose: Approve plat changes from Preliminary Plat.

Project File #: FP-000067-2014

Request: Consider approval of Resolution P15-17, A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 3D, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat.

Location: Between Erie Parkway and Colliers Parkway, west of Erie High School

Applicants: Community Development Group of Erie
(Staff Planner: Todd Bjerkaas)

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

Town of Erie
Planning Commission Regular Meeting
Wednesday, May 6, 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 6:30 p.m.

II. ROLL CALL

Commissioner Bottenhorn - Present
Commissioner Burgard – Present
Commissioner Campbell - Present
Commissioner Kemp - Present (arrived 6:31)

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 Burgard moved to approve the May 6, 2015, Regular Meeting Agenda as submitted. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

a. Minutes from the April 15, 2015, Regular Meeting.

Commissioner Gippe moved to approve the April 15, 2015, Minutes as submitted. The motion, seconded by Commissioner Harrison, 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.)

Bill Equitz, 135 Wells Street, Unit C, addressed the Commission requesting more time on his eviction notice.

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

1. Public Hearing – 3792 N. 119th Street Special Review Use

Purpose: Consider Special Review Use To Allow Three (3) Large Animals

Project File #: SRU-000272-2015

Request: Consideration of Resolution P15-12, A Resolution Recommending Approval Of The Special Review Use Application To Allow The Keeping Of Three (3) Large Animals At 3792 N. 119th Street.

Location: 3792 N. 119th Street

Applicants: Alexis Benz

(Staff Planner: Marty Ostholthoff)

Chairman Bottenhorn opened the public hearing at 6:36 p.m. Mr. Ostholthoff presented the application for a Special Review Use to allow Three (3) Large Animals at 3792 N. 119th Street; reviewed the approval criteria, gave the staff recommendation of approval and entered the documents into evidence. Applicant Alexis Benz, 3792 N. 119th Street, was present to answer questions and provide clarification. Public comment was taken from Cherry Emerson, 3844 N. 119th St.; Lance Emerson, 3844 N. 119th Street; and Barbara Connors, 76 Red Oak Court. Comments covered past and current conditions of

fencing, prior animals on the property and the current condition of the chicken house and chickens; the burning of open fires on the property, and proximity to a school and playing fields not being compatible. Commissioner questions and comments covered clarification on end date of the special review use if approved; how hard would it be to revoke; adequate assurances of continuing maintenance; regulations regarding open fires; would the animals be pets; clarification of request being considered; if use approved and complaints were received and verified, what would happen; would town fencing guidelines be followed; requirement for adequate fencing and structures; setback requirements; adverse impact; current state of fence; type of animals expected; fencing be in place prior to animals arrival; current fence materials; and has the applicant had conversations with neighbors regarding the chickens.

Chairman Bottenhorn closed the public hearing at 7:15 p.m.

Commissioner comments covered the application being a compatible land use; the applicants needs to have a plan that has been well researched and verified, with all options exhausted; due diligence needs to be done first and not after the fact; applicant should work with her neighbors. Chairman Bottenhorn favored additional conditions:

1. Regarding maintenance of adequate pasture, as recommended by staff
2. Applicant must demonstrate to staff, proper fencing and shelter provisions, prior to permit issuance, allowing (3) large animals at the subject property.
3. Applicant must demonstrate to staff, and staff must be allowed to examine existing conditions of the chicken coop, and deem acceptable and in compliance with Town of Erie Municipal Code.

Commissioner Burgard moved approval of Resolution P15-12, A Resolution Recommending Approval Of The Special Review Use Application To Allow The Keeping Of Three (3) Large Animals At 3792 N. 119th Street, with the addition of Chairman Bottenhorns' conditions. The motion was seconded by Commissioner Fraser and carried with all voting in favor thereof.

2. Public Hearing – 2105 Pinon Drive Special Review Use

Purpose: Consider Special Review Use To Allow An In Home Child/Day Care Business

Project File #: SRU-000337-2015

Request: Consideration of Resolution P15-13, A Resolution Recommending Approval Of The Special Review Use Application For An In-Home Child/Day Care Business At 2105 Pinon Drive, Vista Ridge Subdivision, Town Of Erie, Adopting Certain Findings Of Fact And Conclusions Favorable To The Special Review Use, And Setting Forth Conditions.

Location: 2105 Pinon Drive, Vista Ridge Filing 1R

Applicants: Dayna Bly

(Staff Planner: Marty Ostholthoff)

Chairman Bottenhorn opened the public hearing at 7:23 p.m. Mr. Ostholthoff presented the application for a Special Review Use to allow an In Home Child/Day Care Business at 2105 Pinon Drive; reviewed the approval criteria, gave the staff recommendation of approval and entered the documents into evidence.

Applicant Dayna Bly, 2105 Pinon Drive, was present to answer questions and provided clarification. Commissioner questions and comments covered parking requirements and whether the applicant had talked to her neighbors.

Chairman Bottenhorn closed the public hearing at 7:29 p.m.

Commissioner Campbell moved approval of Resolution P15-13, A Resolution Recommending Approval Of The Special Review Use Application For An In-Home Child/Day Care Business At 2105 Pinon Drive, Vista Ridge Subdivision, Town Of Erie, Adopting Certain Findings Of Fact And Conclusions Favorable To The Special Review Use, And Setting Forth Conditions. The motion, seconded by Commissioner Gippe, 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.)

Town Fair

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 May 6, 2015, Regular Meeting of the Planning Commission at 7:30 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
Wednesday, May 20, 2015**

SUBJECT: Consider proposed text amendments to Title 10 of the Town of Erie Municipal Code.

CODE REVIEW: Town of Erie Municipal Code, Title 10 (UDC)

DEPARTMENT: Community Development Department
R. Martin Ostholthoff, Director

PRESENTER: Barbara Green, Board of Trustees Special Counsel

ACTION REQUESTED: Consideration of Resolution No. P15-18, a Resolution recommending approval of proposed text amendments to Title 10 of the Town of Erie Municipal Code.

STAFF

RECOMMENDATION: n/a

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Per Board of Trustees direction, the Town's Special Counsel is proposing an amendment to Title 10 and has provided the proposed amendment attached to Resolution P15-18 as Exhibit A. The proposed amendment eliminates the Special Review Use and Site Plan procedures for mineral extraction (including oil/gas drilling) when an Operator Agreement has been entered into between an oil/gas well operator and the Board of Trustees.

The current process for mineral extraction requires an oil/gas operator to make Special Review Use and Site Plan applications to the Town for each well pad. Both of these applications require recommendations from the Planning Commission with the final decision by the Board of Trustees.

All other oil/gas drilling not identified in a Board approved Operator Agreement will continue on the current process which includes the Special Review Use and Site Plan applications identified above.

Barbara Green of Sullivan Green Seavy will present the proposed Code amendments to the Commission and be available to answer questions.

CODE AMENDMENT APPROVAL CRITERIA

The following are the approval criteria of Section 7.21.C.9, Amendments to the Text of the Code. The Planning Commission must make findings that support the approval of, or the denial of, the proposed Code amendment based on these criteria.

1. THE PROPOSED AMENDMENT WILL PROMOTE THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE;

2. THE PROPOSED AMENDMENT IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN AND THE STATED PURPOSES OF TITLE 10; AND
3. THE PROPOSED AMENDMENT IS NECESSARY OR DESIRABLE BECAUSE OF CHANGING CONDITIONS, NEW PLANNING CONCEPTS, OR OTHER SOCIAL OR ECONOMIC CONDITIONS.

Public Notice:

Public notice is not required for Title 10 amendments before the Planning Commission.

Approved by:



R. Martin Ostholthoff
Community Development Director

Attachments:

- A. Resolution P15-18

ATTACHMENT A

RESOLUTION NO. P15-18

A RESOLUTION RECOMMENDING APPROVAL OF TEXT AMENDMENTS TO TITLE 10 OF THE TOWN OF ERIE MUNICIPAL CODE.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, has received and considered text amendments to the Title 10 of the Town of Erie Municipal Code, on Wednesday, May 26, 2015, on the application of the Community Development Department.

WHEREAS, The Town desires to amend Title 10 of the Town of Erie Municipal Code; and

WHEREAS, it is deemed to be in the best interest of the Town and for the benefit of the public health, safety and welfare of the residents of the Town of Erie for the Town of Erie to amend Title 10 of the Municipal Code.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:

Section 1. Findings of Fact

1. The Planning Commission determined that the application meets the Approval Criteria as specified in Title 10 of the Municipal Code, Section 7.21.C.9. Specifically that;
 - a. The proposed amendment will promote the public health, safety, and general welfare;
 - b. The proposed amendment is consistent with the Town's Comprehensive Plan and the stated purposes of Title 10; and
 - c. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

Section 2. Conclusions

The application is in substantial compliance with Title 10 of the Municipal Code, Section 7.21 – Amendments to the Text of The Code.

Section 3. Recommendations and Conditions

The Planning Commission recommends approval of the text amendments to Title 10 of the Municipal Code, attached hereto as "Exhibit A."

INTRODUCED, READ, SIGNED AND APPROVED THIS 26th DAY OF MAY 2015.

TOWN OF ERIE, PLANNING COMMISSION

J. Eric Bottenhorn, Chair

ATTEST:

Hallie S. Sawyer, Secretary

Exhibit A

PROPOSED AMENDMENTS TO UDC

ADD TO Section 10.7.13 A NEW SECTION F

F. Operator Agreement

The Town may enter into an Operator Agreement with an oil and gas operator governing proposed mining and mineral extraction. In the event that such an Operator Agreement is approved by the Town Board of Trustees, such mining and mineral extraction is exempt from the requirement for Special Review Use approval under this Section 10.7.13, and from Site Plan review under Section 10.7.12, unless such Operator Agreement provides otherwise.

ADD TO DEFINITIONS

Operator Agreement.

An agreement between the Town and an oil and gas operator establishing Best Management Practices and/or other terms and conditions for Mining and Mineral Extraction.

Oil and Gas Operator. The individual or firm engaged in all or a portion of the extraction of oil and gas.

REVISE EXISTING DEFINITION

Mining and Mineral Extraction

The extraction of minerals, including **oil and gas and** solids like coal and other ores, from their natural occurrences on affected land.

**TOWN OF ERIE
PLANNING COMMISSION MEETING
May 20, 2015**

SUBJECT: Colliers Hill Filing No. 3A - Final Plat

Consideration of Resolution P15-14: A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 3A, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat.

PURPOSE: Consideration of a Final Plat for 52 single-family residential lots and 3 tracts that are not in substantial compliance with the approved Preliminary Plat.

PROJECT FILE NO: FP-000064-2014

LOCATION: Northwest corner of Erie Parkway and Weld County Road 5

ZONING: LR – Low Density Residential with PUD Overlay

CODE: Title 10 - UDC

OWNER/APPLICANT: Community Development Group of Erie, Inc.
Jon Lee
2500 Arapahoe Road, Suite 220
Boulder, CO 80302

DEPARTMENT: Community Development
Todd Bjerkaas, Senior Planner

STAFF RECOMMENDATION

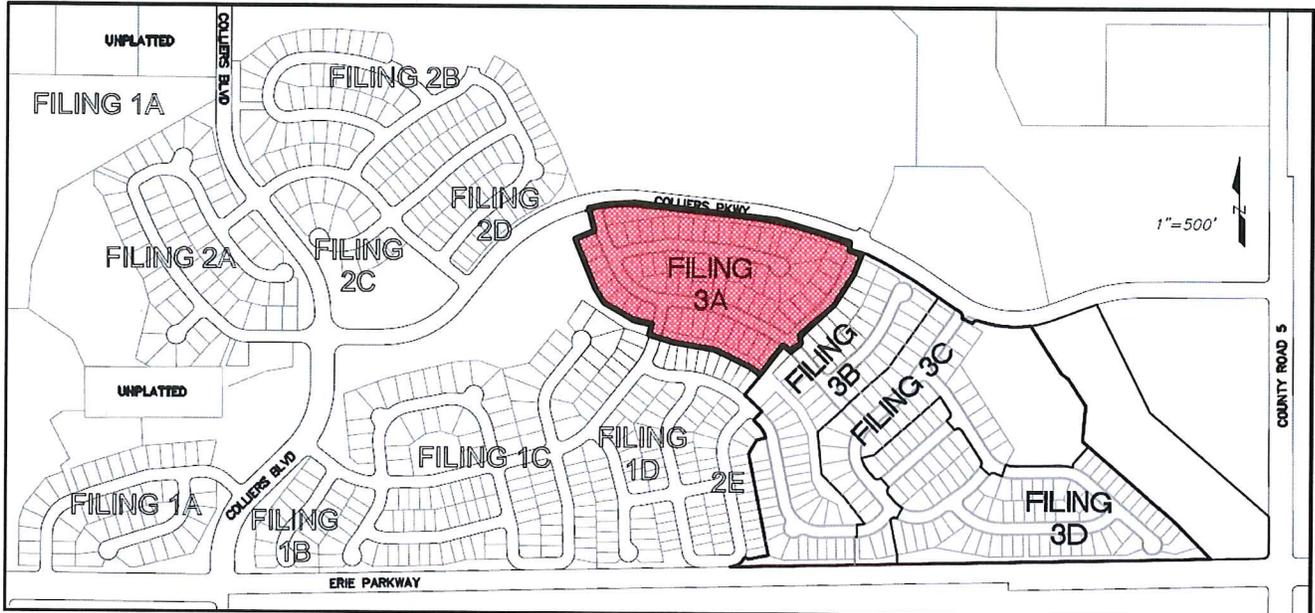
Staff recommends approval of the Colliers Hill Filing No. 3A Final Plat application. Staff has provided Resolution P15-14, for the Planning Commission consideration, recommending approval of the application to the Board of Trustees with the following conditions:

- a. The Colliers Hill Filing No. 3A final plat application shall not be recorded until such time that the existing sanitary sewer easement within the extents of Filing No. 3A has been vacated and the new sanitary sewer easement in Filing 1B has been recorded.
 - b. Prior to recordation of the final plat, the applicant shall provide the Town a copy of the recorded easement for the off-site drainage and improvements north of Colliers Parkway and include the reception number on the final plat.
 - c. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.
-

BACKGROUND INFORMATION:

Property Location:

The property is located on the northwest corner of Erie Parkway and Weld County Road 5. The single family lots in this filing are highlighted below in red. Filing 3A is located just north of Daybreak Filing 1D.



Project Process and Summary:

The Colliers Hill Filing No. 3A final plat requires Board of Trustee approval as the proposed layout is not in substantial compliance with the approved Bridgewater Preliminary Plat. Town staff has reviewed the final plat and construction drawings for Colliers Hill Filing No. 3A and have found them to be in compliance with the Town Municipal Code and the Standards and Specifications for the Design and Construction of Public Improvements.

Project Description:

The Colliers Hill Filing No. 3A final plat consists of 52 single-family lots and 3 tracts. The final plat area is a replat of Tract A of Daybreak Filing No. 2E. The majority of this filing is proposed to be subsequently subdivided.

Site Specific Information:

- Final Plat Size: 68.44 acres
- Number of Residential Lots: 52 single-family lots
- Minimum Residential Lot Size Permitted: 3,500 square feet

Current Land Use and Zoning:

Current Land Use: Agricultural/Vacant Land
Current Zoning: LR – Low Density Residential with PUD Overlay

Adjacent Land Use and Zoning:

	ZONING	LAND USE
NORTH	LR – Low Density Residential (Colliers Hill future filings)	Agricultural
SOUTH	LR – Low Density Residential (Daybreak Filing 1D)	Residential
EAST	LR – Low Density Residential (Colliers Hill future filings)	Agricultural
WEST	LR – Low Density Residential (Daybreak Filings 1B and 1C)	Residential/Open Space

APPROVAL CRITERIA

Final Plats that Differ from Approved Preliminary Plats:

If the Final Plat is found not to be in substantial compliance with the approved Preliminary Plat, the Community Development Director shall refer the application to the Planning Commission, and the Board of Trustees. The Final Plat submittal shall require review and approval in the same manner as the Preliminary Plat (i.e., hearings before the Planning Commission and the Board of Trustees).

Staff has provided the approval criteria of both Preliminary and Final Plats.

1. Preliminary Plat Criteria

The Planning Commission shall review the Final Plat application and base their recommendation or decision based on their findings utilizing the following approval criteria from Subsection, Section 10.7.7.C.10, as outlined below:

- a. The subdivision is generally consistent with the Town’s Comprehensive Master Plan.**

Staff comment: The application is in Compliance with the Land Use designations on the 2005 Comprehensive Plan, Land Use Plan Map. The residential density of 3 dwelling units per acre for the single family residential proposed in the Bridgewater Preliminary Plat No. 1 falls within the Low Density Residential density range of 2 to 6 dwelling units per acre.

- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.**

Staff comment: The residential lots proposed fall within the designated land use boundaries of the LR – Low Density Residential zone district. The residential density and lot sizes meet the requirements of the land use district within the Bridgewater PUD Overlay Map – Amendment No. 2 and the underlying zoning district.

- c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town’s standards related to health and safety and in a way that minimizes the amount of**

land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

Staff comment: The final plat is in substantial compliance with the Development and Design Standards of Chapters 5 and 6 of the Municipal Code Title 10.

- d. **The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.**

Staff comment: The design of the final plat takes into account applicable use, Development and Design Standards of Chapters 3, 5, and 6 of Municipal Code Title 10.

- e. **The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.**

Staff comment: The final plat complies with applicable regulations, standards and requirements of Federal, State and local governments and agencies.

- f. **The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.**

Staff comment: Significant impacts are not anticipated for the natural environment that cannot be substantially mitigated.

- g. **The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.**

Staff comment: The final plat provides vehicular and pedestrian connections to adjacent Colliers Hill filings and future filings within the proposed development.

- h. **The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.**

Staff comment: The final plat will not have significant adverse impacts on adjacent properties.

- i. **Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.**

Staff comment: Adequate services and facilities currently exist.

- j. **As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.**

Staff comment: Adequate infrastructure capacity is available for the phasing of development for the Colliers property.

2. Final Plat Criteria

In addition, the Planning Commission shall review the Final Plat application and base their recommendation or decision based on their findings utilizing the following approval criteria from Subsection 7.7.D.9 of the UDC:

- a. **The Final Plat is found to be in substantial compliance with all respects of the approved Preliminary Plat and incorporates all recommended changes, modifications, and conditions attached to approval of the Preliminary Plat;**

Staff Comment: The modifications proposed to the Colliers Hill Filing No. 3A final plat that is not in substantial compliance with the previously approved Preliminary Plat have been found to comply with the Preliminary Plat approval criteria as outlined above.

- b. **Plans and specifications for improvements connected with development of the subdivision comply with the subdivision development and design standards set forth in Chapter 6 of this UDC, and any other relevant Town, County, State, or Federal regulations, except to the extent modifications, variances, or exceptions have been expressly permitted by the terms of the Preliminary Plat approval. All construction plans for improvements shall be approved by the Public Works Director prior to the Community Development Director's action on the Final Plat;**

Staff Comment: The plans and specifications for improvements as proposed comply with applicable; Development and Design Standards of Title 10 of the Municipal Code; comply with the Towns Standards and Specifications for Design and Construction of Public Improvements; and with applicable county, state and federal regulations.

- c. **The applicant has either installed all required improvements or has executed a Development Agreement pursuant to Section 7.18; and**

Staff Comment: The applicant will be responsible for public improvements as outlined in the Colliers Hill Filing No. 3A Development Agreement, including associated public improvement guarantees.

- d. **The applicant has paid or satisfied all applicable fees and charges.**

Staff Comment: The applicant will be required to pay applicable fees as outlined in the Colliers Hill Filing No. 3A Development Agreement.

PUBLIC NOTICE

Public Notice was posted as required for Planning Commission review of the Final Plat:

Published in the Colorado Hometown Weekly:	April 29, 2015
Posted:	May 1, 2015
Letters to adjacent property owners within 300':	May 1, 2015

STAFF RECOMMENDATION

Staff recommends approval of the Colliers Hill Filing No. 3A Final Plat application. Staff has provided Resolution P15-14, for the Planning Commission consideration, recommending approval of the application to the Board of Trustees with the following conditions:

- a. The Colliers Hill Filing No. 3A final plat application shall not be recorded until such time that the existing sanitary sewer easement within the extents of Filing No. 3A has been vacated and the new sanitary sewer easement in Filing 1B has been recorded.
- b. Prior to recordation of the final plat, the applicant shall provide the Town a copy of the recorded easement for the off-site drainage and improvements north of Colliers Parkway and include the reception number on the final plat.
- c. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.

Approved by:



R. Martin Ostholthoff
Community Development Director

ATTACHMENTS:

- A. Resolution No. P15-14
- B. Colliers Hill Filing No. 3A Final Plat
- C. Approved Bridgewater Preliminary Plat (partial)
- D. Colliers Hill Filing No. 3A application materials

ATTACHMENT A

RESOLUTION NO. P15-14

A RESOLUTION REGARDING THE FINAL PLAT OF COLLIERS HILL FILING NO. 3A, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE FINAL PLAT.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, considered the Final Plat of Colliers Hill Filing No. 3A on Wednesday, May 20, 2015, on the application of Community Development Group of Erie, Inc., 2500 Arapahoe Road, Suite 220, Boulder, Colorado, 80302 being the owner of the following real property; to wit:

Tract A, Colliers Hill Filing No. 2E.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:

Section 1. Findings of Fact.

1. The applicant's application and supporting documents are in substantial compliance with Sections 7.7.C.10 (Preliminary Plat) and 7.7.D.9 (Final Plat) of Title 10, Town of Erie Municipal Code.
2. The Final Plat as proposed, subject to the following conditions, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.
 - a. The Colliers Hill Filing No. 3A final plat application shall not be recorded until such time that the existing sanitary sewer easement within the extents of Filing No. 3A has been vacated and the new sanitary sewer easement in Filing 1B has been recorded.
 - b. Prior to recordation of the final plat, the applicant shall provide the Town a copy of the recorded easement for the off-site drainage and improvements north of Colliers Parkway and include the reception number on the final plat.
 - c. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.

Section 2. Conclusions and Order Recommending Approval of the Final Plat of Colliers Hill Filing No. 3A.

1. The applicant's application and supporting documents are in substantial compliance Sections 7.7.C.10 (Preliminary Plat) and 7.7.D.9 (Final Plat) of Title 10, Town of Erie Municipal Code.
2. The Final Plat as proposed, subject to the following conditions, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

- a. The Colliers Hill Filing No. 3A final plat application shall not be recorded until such time that the existing sanitary sewer easement within the extents of Filing No. 3A has been vacated and the new sanitary sewer easement in Filing 1B has been recorded.
- b. Prior to recordation of the final plat, the applicant shall provide the Town a copy of the recorded easement for the off-site drainage and improvements north of Colliers Parkway and include the reception number on the final plat.
- c. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.

INTRODUCED, READ, SIGNED AND APPROVED this 20th day of May, 2015.

TOWN OF ERIE, PLANNING COMMISSION

By: _____
J. Eric Bottenhorn, Chair

ATTEST:

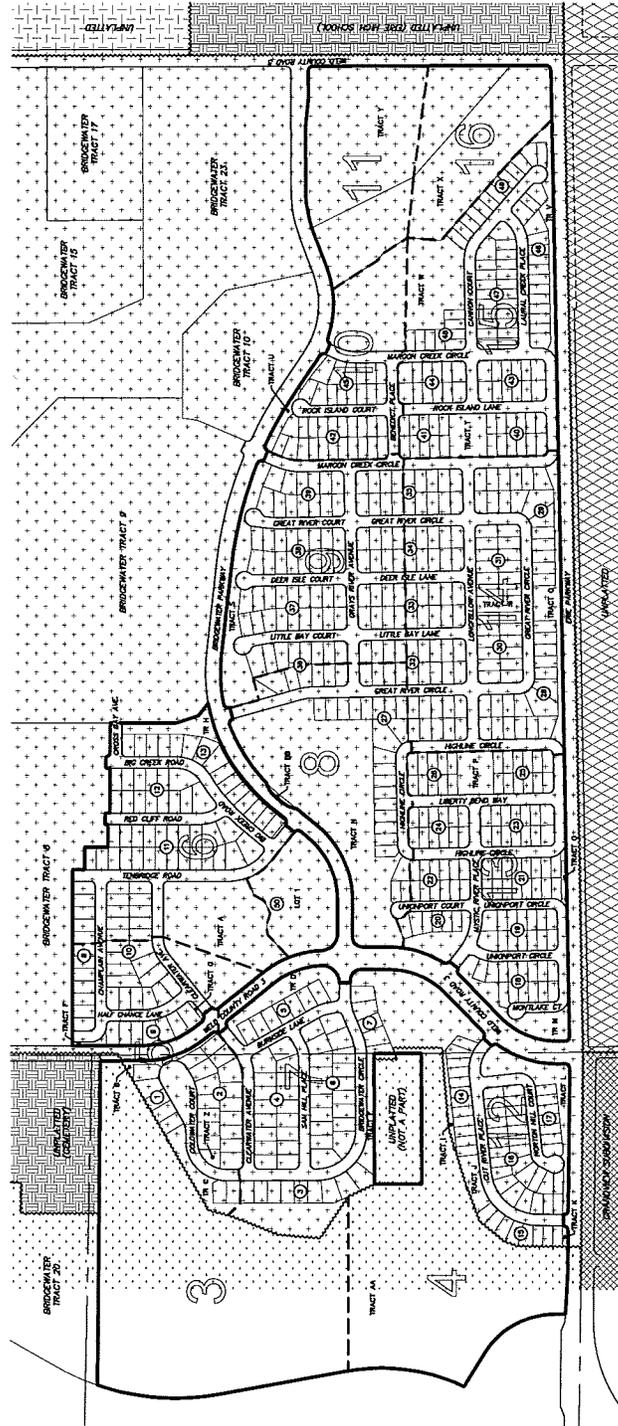
By: _____
Hallie S. Sawyer, Secretary

ATTACHMENT B

ATTACHMENT C

BRIDGEWATER PRELIMINARY PLAT NO. 1

SHEET 2 OF 16 - OVERALL/SHEET INDEX
PP-11-00005



ZONING OVERLAY

- TOWN OF ERIE M (LOW DENSITY RESIDENTIAL)
- TOWN OF ERIE CD (OPEN SPACE)
- TOWN OF ERIE RU (PUBLIC LANDS & INSTITUTIONS)
- TOWN OF ERIE RD (PLANNED DEVELOPMENT)
- TOWN OF ERIE RP-3 (RURAL PRESERVATION 3)
- WELD COUNTY A (AGRICULTURAL)

NOTES:
1. ZONING INFORMATION FROM THE BRIDGEWATER PUD ZONING MAP WITH A
REVISION DATE OF JUNE 24, 2011.

BRIDGEWATER
PRELIMINARY PLAT NO. 1
OVERALL/SHEET INDEX
ERIE, COLORADO

CH2M HILL
 1310 1/2 First Ave.
 Boulder, CO 80502
 Phone: (303) 440-1000
 Fax: (303) 440-1001
 www.ch2mhill.com
 DATE: 07/27/11
 SHEET: 11 OF 16
 PROJECT: BRIDGEWATER PLAT NO. 1
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 DATE: 07/27/11

ATTACHMENT D

**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>Colliers Hill F-3A</u>		
FILE NO: <u>FP-14-0004</u>	DATE SUBMITTED: <u>10/31/14</u>	FEES PAID: <u>\$ 3265⁰⁰</u>

PROJECT/BUSINESS NAME: Colliers Hill

PROJECT ADDRESS: WCR 5 and Erie Parkway

PROJECT DESCRIPTION: Filing 3 A

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Colliers Hill

Filing #: 3A Lot #: _____ Block #: _____ Section: 17 Township: 1 North Range: 68 West

OWNER (attach separate sheets if multiple)

Name/Company: Community Development Group of Erie, Ir

Contact Person: Chuck Bellock

Address: 2500 Arapahoe Ave, Suite 220

City/State/Zip: Boulder, CO 80302

Phone: 303-442-2299 Fax: 303-442-1241

E-mail: _____

AUTHORIZED REPRESENTATIVE

Company/Firm: Community Development Group of Erie, Ir

Contact Person: Jon Lee

Address: 2500 Arapahoe Ave, Suite 220

City/State/Zip: Boulder, CO 80302

Phone: 303-442-2299 Fax: 303-442-1241

E-mail: jonlee@cdgcolorado.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: Anadarko E&P Company, LP

Address: P. O. Box 1330

City/State/Zip: Houston, Texas 77251-1330

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: See SUAs

Address: See SUAs

City/State/Zip: See SUAs

LAND-USE & SUMMARY INFORMATION

Present Zoning: PD

Proposed Zoning: PD

Gross Acreage: 68.44

Gross Site Density (du/ac): NA

Lots/Units Proposed: 63 lots and 3 Tracts

Gross Floor Area: N/A

SERVICE PROVIDERS

Electric: United Power

Metro District: Colliers Hill Metropolitan District 1

Water (if other than Town): Town

Gas: Source Gas

Fire District: Mountain View

Sewer (if other than Town): 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 checked="" 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: [Signature] Date: 10-30-14

Owner: Community Development Group of Erie Date: _____

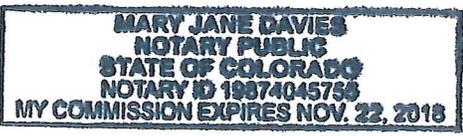
Applicant: [Signature] Inc Date: 10-30-14

Jon Lee, Community Development Group of
 STATE OF COLORADO)
) ss. Erie, Inc
 County of Boulder)

The foregoing instrument was acknowledged before me this 30 day of October, 2014, by Charles Bellock.

My commission expires: 11-22-18
 Witness my hand and official seal.

[Signature]
 Notary Public



Colliers Hill Third Filing Final Plats Narrative

General project concept and purpose of the request.

Colliers Hill (Bridgewater) was annexed and zoned by the Town in 2007. The project as proposed is poised to provide:

- Distinct neighborhoods centered on fingers of open space with miles of trails linking these neighborhoods to Old Town and Erie High School.
- A wide variety of quality housing for a diverse market segment of buyers, providing the necessary housing for Erie's long term primary employment goals and for the Town's current desires to accommodate retail services within the Town's core.
- Additionally, current and future residents of Erie who reside at Colliers Hill are the critical economic component for the long term services which Erie has committed to providing with their Recreation/Senior Center and Library.

The total land area within the Community.

965.83 acres

The total area of Filings 3A, 3B, 3C, 3D

68.44 acres

The total number of lots within in Filing 3A, 3B, 3C, 3D.

3A – 54

3B – 71

3C – 46

3D – 78

Total - 249 lots

Density – 3.64 per acre

The total land area to be preserved as Open Space and Landscaped Areas.

Approximately 12.6 acres of public and private Open Space and Landscaped Areas

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.

- Water and Sewer: Adequate infrastructure is available for the Third Final Plats; future service for the remaining phases needed as described in the Daybreak Annexation Agreement
- Schools: The existing SVVSD Elementary, Middle and High School will serve this phase of development.
- Utility Providers: Adequate existing Town of Erie water and sewer; United Power electric; Source Gas; and Comcast cable and telephone.
- Fire Protection: Served by Mountain View Fire Protection from the station at the southwest corner of Bonanza Drive (WCR 3) and WCR 8.

A brief description regarding the location, function, and ownership/maintenance of public and private open space, parks, trails, common areas, common buildings; and location.

- An Open Space area is located in the eastern portion of the Third Filing and will be landscaped with trees and native grasses.
- A Pocket Park is located in Filing 3B at Tract B
- The Private Amenity Facility, located north of Colliers Parkway, is under construction at this time.
- The function of each of these areas is outlined in the Annexation Agreement.

Ownership/Maintenance of public and private open space.

The Town will own and maintain all Open Space, meeting Town requirements. The Pocket Parks and the Private Amenity Facility will be owned and maintained by either the HOA or the Metro District.

Timing and Phasing.

If approved, construction is anticipated to begin in the summer of 2015 with the first building permits anticipated by November of 2015. All of Filings 3A – 3D will be constructed simultaneously.

MINUTES FROM NEIGHBORHOOD MEETING

COLLIERS HILL FILING 3 FINAL PLAT

MARCH 11, 2015

Meeting was held at 6:30 pm on Wednesday, March 11th.

Meeting was held at the Richmond American Sales Office in Colliers Hill – 411 Dusk Place.

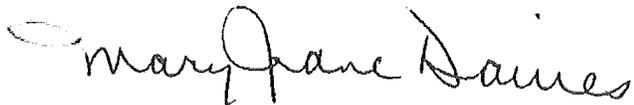
Attendees:

Jon Lee – Community Development Group

Mary Jane Davies – Community Development Group

Jessica Badalamenti – Richmond American Homes

No homeowners were in attendance.

A handwritten signature in cursive script that reads "Mary Jane Davies". The signature is written in black ink and is positioned above the printed name.

Mary Jane Davies

**TOWN OF ERIE
AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING**

COLLIERS HILL FILING 3 FINAL PLAT



I, TRAVIS YOUNG, 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 NEIGHBORHOOD MEETING, ON THE 24TH DAY OF FEBRUARY, 2015 A.D. THE PHOTOS, ABOVE, ARE A TRUE AND CORRECT PHOTO OF THE NEIGHBORHOOD MEETING NOTICE SO POSTED.

Travis Young

(SIGNATURE HERE)

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF FEBRUARY, 2015 BY TRAVIS YOUNG.

WITNESS MY HAND AND OFFICIAL SEAL

Mary Jane Davies

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-22-2018

**MARY JANE DAVIES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874045758
MY COMMISSION EXPIRES NOV. 22, 2018**

Community Development Group of Erie, Inc.

February 24, 2015

NOTICE OF NEIGHBORHOOD MEETING

For: COLLIERS HILL FILING 3 FINAL PLAT

Presented by: Community Development Group of Erie

**When: March 11, 2015
6:30 PM**

**Where: Richmond American Sales Office in Colliers Hill
411 Dusk Place**

A neighborhood meeting is being held to discuss the Final Plat for Filing 3 in the Colliers Hill Community. Filing 3 will complete the residential from Erie Parkway to Colliers Parkway and east to nearly the high school. The property is a +/- 68 acre site located north of Erie Parkway and west of WCR 5. The applicant, Community Development Group of Erie, is proposing residential lots in conjunction with an open space buffer to the east.

Construction is anticipated to begin the summer of 2015. With the construction of this filing, Colliers Parkway will be completed to the east to intersect with WCR 5 and Erie Parkway will be widened from the community entrance to WCR 5.

Jon Lee, representative from Community Development Group of Erie (developer) will be present to discuss the plat.

You may contact Community Development Group of Erie at 303/442-2299 with any questions.

2500 Arapahoe Avenue, Suite 220, Boulder, Colorado
80302

(303) 442-2299 ... Fax (303) 442-1241

**TOWN OF ERIE
PLANNING COMMISSION MEETING
May 20, 2015**

SUBJECT: Colliers Hill Filing No. 3B - Final Plat

Consideration of Resolution P15-15: A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 3B, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat.

PURPOSE: Consideration of a Final Plat for 71 single-family residential lots and 4 tracts that are not in substantial compliance with the approved Preliminary Plat.

PROJECT FILE NO: FP-000065-2014

LOCATION: Northwest corner of Erie Parkway and Weld County Road 5

ZONING: LR – Low Density Residential with PUD Overlay

CODE: Title 10 - UDC

OWNER/APPLICANT: Community Development Group of Erie, Inc.
Jon Lee
2500 Arapahoe Road, Suite 220
Boulder, CO 80302

DEPARTMENT: Community Development
Todd Bjerkaas, Senior Planner

STAFF RECOMMENDATION

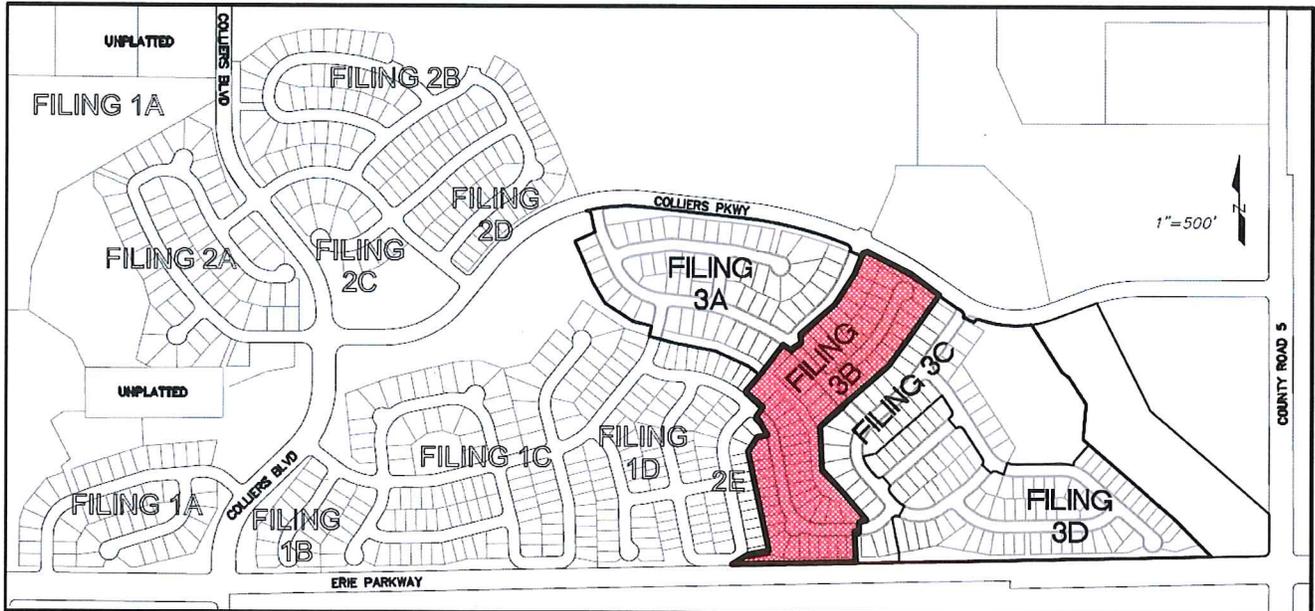
Staff recommends approval of the Colliers Hill Filing No. 3B Final Plat application. Staff has provided Resolution P15-15, for the Planning Commission consideration, recommending approval of the application to the Board of Trustees with the following conditions:

- a. The Colliers Hill Filing No. 3B final plat shall not be recorded unless the Colliers Hill Filing No. 3A final plat is recorded simultaneously.
 - b. Prior to recordation of the final plat, the applicant shall provide the Town a copy of the recorded easement for the off-site drainage and improvements north of Colliers Parkway and include the reception number on the final plat.
 - c. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.
-

BACKGROUND INFORMATION:

Property Location:

The property is located on the northwest corner of Erie Parkway and Weld County Road 5. The single family lots in this plat are highlighted below in red. Filing 3B is located just east of Daybreak Filing No. 2E.



Project Process and Summary:

The Colliers Hill Filing No. 3B final plat requires Board of Trustee approval as the proposed layout is not in substantial compliance with the approved Bridgewater Preliminary Plat. Town staff has reviewed the final plat and construction drawings for Colliers Hill Filing No. 3B and have found them to be in compliance with the Town Municipal Code and the Standards and Specifications for the Design and Construction of Public Improvements.

Project Description:

The Colliers Hill Filing No. 3B final plat consists of 71 single-family lots and 4 tracts. The final plat area is a replat of Tract C of Colliers Hill Filing No. 3A. The majority of this filing is proposed to be subsequently subdivided.

Site Specific Information:

- Final Plat Size: 52.69 acres
- Number of Residential Lots: 71 single-family lots
- Minimum Residential Lot Size Permitted: 3,500 square feet

Current Land Use and Zoning:

Current Land Use: Agricultural/Vacant Land
Current Zoning: LR – Low Density Residential with PUD Overlay

Adjacent Land Use and Zoning:

	ZONING	LAND USE
NORTH	LR – Low Density Residential (Colliers Hill future filings)	Agricultural
SOUTH	MR – Medium Density Residential (Erie Highlands future filings)	Erie Parkway and Agricultural
EAST	LR – Low Density Residential (Colliers Hill future filings)	Agricultural
WEST	LR – Low Density Residential (Daybreak Filing 2E)	Residential

APPROVAL CRITERIA

Final Plats that Differ from Approved Preliminary Plats:

If the Final Plat is found not to be in substantial compliance with the approved Preliminary Plat, the Community Development Director shall refer the application to the Planning Commission, and the Board of Trustees. The Final Plat submittal shall require review and approval in the same manner as the Preliminary Plat (i.e., hearings before the Planning Commission and the Board of Trustees).

Staff has provided the approval criteria of both Preliminary and Final Plats.

1. Preliminary Plat Criteria

The Planning Commission shall review the Final Plat application and base their recommendation or decision based on their findings utilizing the following approval criteria from Subsection, Section 10.7.7.C.10, as outlined below:

a. The subdivision is generally consistent with the Town’s Comprehensive Master Plan.

Staff comment: The application is in Compliance with the Land Use designations on the 2005 Comprehensive Plan, Land Use Plan Map. The residential density of 3 dwelling units per acre for the single family residential proposed in the Bridgewater Preliminary Plat No. 1 falls within the Low Density Residential density range of 2 to 6 dwelling units per acre.

b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.

Staff comment: The residential lots proposed fall within the designated land use boundaries of the LR – Low Density Residential zone district. The residential density and lot sizes meet the requirements of the land use district within the Bridgewater PUD Overlay Map – Amendment No. 2 and the underlying zoning district.

c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town’s standards related to health and safety and in a way that minimizes the amount of

land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

Staff comment: The final plat is in substantial compliance with the Development and Design Standards of Chapters 5 and 6 of the Municipal Code Title 10.

- d. **The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.**

Staff comment: The design of the final plat takes into account applicable use, Development and Design Standards of Chapters 3, 5, and 6 of Municipal Code Title 10.

- e. **The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.**

Staff comment: The final plat complies with applicable regulations, standards and requirements of Federal, State and local governments and agencies.

- f. **The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.**

Staff comment: Significant impacts are not anticipated for the natural environment that cannot be substantially mitigated.

- g. **The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.**

Staff comment: The final plat provides vehicular and pedestrian connections to adjacent Colliers Hill filings and future filings within the proposed development.

- h. **The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.**

Staff comment: The final plat will not have significant adverse impacts on adjacent properties.

- i. **Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.**

Staff comment: Adequate services and facilities currently exist.

- j. **As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.**

Staff comment: Adequate infrastructure capacity is available for the phasing of development for the Colliers property.

2. Final Plat Criteria

In addition, the Planning Commission shall review the Final Plat application and base their recommendation or decision based on their findings utilizing the following approval criteria from Subsection 7.7.D.9 of the UDC:

- a. **The Final Plat is found to be in substantial compliance with all respects of the approved Preliminary Plat and incorporates all recommended changes, modifications, and conditions attached to approval of the Preliminary Plat;**

Staff Comment: The modifications proposed to the Colliers Hill Filing No. 3B final plat that is not in substantial compliance with the previously approved Preliminary Plat have been found to comply with the Preliminary Plat approval criteria as outlined above.

- b. **Plans and specifications for improvements connected with development of the subdivision comply with the subdivision development and design standards set forth in Chapter 6 of this UDC, and any other relevant Town, County, State, or Federal regulations, except to the extent modifications, variances, or exceptions have been expressly permitted by the terms of the Preliminary Plat approval. All construction plans for improvements shall be approved by the Public Works Director prior to the Community Development Director's action on the Final Plat;**

Staff Comment: The plans and specifications for improvements as proposed comply with applicable; Development and Design Standards of Title 10 of the Municipal Code; comply with the Towns Standards and Specifications for Design and Construction of Public Improvements; and with applicable county, state and federal regulations.

- c. **The applicant has either installed all required improvements or has executed a Development Agreement pursuant to Section 7.18; and**

Staff Comment: The applicant will be responsible for public improvements as outlined in the Colliers Hill Filing No. 3B Development Agreement, including associated public improvement guarantees.

- d. **The applicant has paid or satisfied all applicable fees and charges.**

Staff Comment: The applicant will be required to pay applicable fees as outlined in the Colliers Hill Filing No. 3B Development Agreement.

PUBLIC NOTICE

Public Notice was posted as required for Planning Commission review of the Final Plat:

Published in the Colorado Hometown Weekly:	April 29, 2015
Posted:	May 1, 2015
Letters to adjacent property owners within 300':	May 1, 2015

STAFF RECOMMENDATION

Staff recommends approval of the Colliers Hill Filing No. 3B Final Plat application. Staff has provided Resolution P15-15, for the Planning Commission consideration, recommending approval of the application to the Board of Trustees with the following conditions:

- a. The Colliers Hill Filing No. 3B final plat shall not be recorded unless the Colliers Hill Filing No. 3A final plat is recorded simultaneously.
- b. Prior to recordation of the final plat, the applicant shall provide the Town a copy of the recorded easement for the off-site drainage and improvements north of Colliers Parkway and include the reception number on the final plat.
- c. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.

Approved by:



R. Martin Ostholthoff
Community Development Director

ATTACHMENTS:

- A. Resolution No. P15-15
- B. Colliers Hill Filing No. 3B Final Plat
- C. Approved Bridgewater Preliminary Plat (partial)
- D. Colliers Hill Filing No. 3B application materials

ATTACHMENT A

RESOLUTION NO. P15-15

A RESOLUTION REGARDING THE FINAL PLAT OF COLLIERS HILL FILING NO. 3B, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE FINAL PLAT.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, considered the Final Plat of Colliers Hill Filing No. 3B on Wednesday, May 20, 2015, on the application of Community Development Group of Erie, Inc., 2500 Arapahoe Road, Suite 220, Boulder, Colorado, 80302 being the owner of the following real property; to wit:

Tract C, Colliers Hill Filing No. 3A.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:

Section 1. Findings of Fact.

1. The applicant's application and supporting documents are in substantial compliance with Sections 7.7.C.10 (Preliminary Plat) and 7.7.D.9 (Final Plat) of Title 10, Town of Erie Municipal Code.
2. The Final Plat as proposed, subject to the following conditions, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.
 - a. The Colliers Hill Filing No. 3B final plat shall not be recorded unless the Colliers Hill Filing No. 3A final plat is recorded simultaneously.
 - b. Prior to recordation of the final plat, the applicant shall provide the Town a copy of the recorded easement for the off-site drainage and improvements north of Colliers Parkway and include the reception number on the final plat.
 - c. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.

Section 2. Conclusions and Order Recommending Approval of the Final Plat of Colliers Hill Filing No. 3B.

1. The applicant's application and supporting documents are in substantial compliance Sections 7.7.C.10 (Preliminary Plat) and 7.7.D.9 (Final Plat) of Title 10, Town of Erie Municipal Code.
2. The Final Plat as proposed, subject to the following conditions, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

- a. The Colliers Hill Filing No. 3B final plat shall not be recorded unless the Colliers Hill Filing No. 3A final plat is recorded simultaneously.
- b. Prior to recordation of the final plat, the applicant shall provide the Town a copy of the recorded easement for the off-site drainage and improvements north of Colliers Parkway and include the reception number on the final plat.
- c. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.

INTRODUCED, READ, SIGNED AND APPROVED this 20th day of May, 2015.

TOWN OF ERIE, PLANNING COMMISSION

By: _____
J. Eric Bottenhorn, Chair

ATTEST:

By: _____
Hallie S. Sawyer, Secretary

ATTACHMENT B

ATTACHMENT C

ATTACHMENT D



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:	Colliers Hill F-3B	
FILE NO:	FP-14-0042	DATE SUBMITTED: 10/31/14
		FEES PAID: 3280-

PROJECT/BUSINESS NAME: Colliers Hill

PROJECT ADDRESS: WCR 5 and Erie Parkway

PROJECT DESCRIPTION: Filing 3 B

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Colliers Hill

Filing #: 3B Lot #: Block #: Section: 17 Township: 1 North Range: 68 West

OWNER (attach separate sheets if multiple)

Name/Company: Community Development Group of Erie, Ir ⁺
 Contact Person: Chuck Bellock
 Address: 2500 Arapahoe Ave, Suite 220
 City/State/Zip: Boulder, CO 80302
 Phone: 303-442-2299 Fax: 303-442-1241
 E-mail:

AUTHORIZED REPRESENTATIVE

Company/Firm: Community Development Group of Erie, Ir ⁺
 Contact Person: Jon Lee
 Address: 2500 Arapahoe Ave, Suite 220
 City/State/Zip: Boulder, CO 80302
 Phone: 303-442-2299 Fax: 303-442-1241
 E-mail: jonrlee@cdgcolorado.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: Anadarko E&P Company, LP
 Address: P. O. Box 1330
 City/State/Zip: Houston, Texas 77251-1330

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: See SUAs
 Address: See SUAs
 City/State/Zip: See SUAs

LAND-USE & SUMMARY INFORMATION

Present Zoning: PD	Gross Site Density (du/ac): NA
Proposed Zoning: PD	# Lots/Units Proposed: 64 lots and 4 tracts
Gross Acreage: 50.60	Gross Floor Area: N/A

SERVICE PROVIDERS

Electric: United Power	Gas: Source Gas
Metro District: Colliers Hill Metropolitan District 1	Fire District: Mountain View
Water (if other than Town): Town	Sewer (if other than Town): Town

PAGE TWO MUST BE SIGNED AND NOTARIZED.

DEVELOPMENT REVIEW FEES

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<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	\$ 600.00	
		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: [Signature] Date: 10-30-14

Owner: Community Development Group of Erie Date: _____

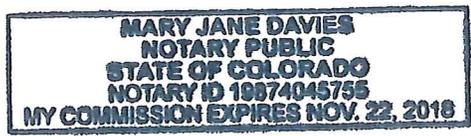
Applicant: [Signature] Inc Date: 10-30-14

Jon Lee, Community Development Group of
 STATE OF COLORADO)
 County of Boulder) ss. Erie, Inc

The foregoing instrument was acknowledged before me this 30 day of October, 2014, by Charles Bellock.

My commission expires: 11-22-18
 Witness my hand and official seal.

[Signature]
 Notary Public



Colliers Hill Third Filing Final Plats Narrative

General project concept and purpose of the request.

Colliers Hill (Bridgewater) was annexed and zoned by the Town in 2007. The project as proposed is poised to provide:

- Distinct neighborhoods centered on fingers of open space with miles of trails linking these neighborhoods to Old Town and Erie High School.
- A wide variety of quality housing for a diverse market segment of buyers, providing the necessary housing for Erie's long term primary employment goals and for the Town's current desires to accommodate retail services within the Town's core.
- Additionally, current and future residents of Erie who reside at Colliers Hill are the critical economic component for the long term services which Erie has committed to providing with their Recreation/Senior Center and Library.

The total land area within the Community.

965.83 acres

The total area of Filings 3A, 3B, 3C, 3D

68.44 acres

The total number of lots within in Filing 3A, 3B, 3C, 3D.

3A – 54

3B – 71

3C – 46

3D – 78

Total - 249 lots

Density – 3.64 per acre

The total land area to be preserved as Open Space and Landscaped Areas.

Approximately 12.6 acres of public and private Open Space and Landscaped Areas

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.

- Water and Sewer: Adequate infrastructure is available for the Third Final Plats; future service for the remaining phases needed as described in the Daybreak Annexation Agreement
- Schools: The existing SVVSD Elementary, Middle and High School will serve this phase of development.
- Utility Providers: Adequate existing Town of Erie water and sewer; United Power electric; Source Gas; and Comcast cable and telephone.
- Fire Protection: Served by Mountain View Fire Protection from the station at the southwest corner of Bonanza Drive (WCR 3) and WCR 8.

A brief description regarding the location, function, and ownership/maintenance of public and private open space, parks, trails, common areas, common buildings; and location.

- An Open Space area is located in the eastern portion of the Third Filing and will be landscaped with trees and native grasses.
- A Pocket Park is located in Filing 3B at Tract B
- The Private Amenity Facility, located north of Colliers Parkway, is under construction at this time.
- The function of each of these areas is outlined in the Annexation Agreement.

Ownership/Maintenance of public and private open space.

The Town will own and maintain all Open Space, meeting Town requirements. The Pocket Parks and the Private Amenity Facility will be owned and maintained by either the HOA or the Metro District.

Timing and Phasing.

If approved, construction is anticipated to begin in the summer of 2015 with the first building permits anticipated by November of 2015. All of Filings 3A – 3D will be constructed simultaneously.

MINUTES FROM NEIGHBORHOOD MEETING

COLLIERS HILL FILING 3 FINAL PLAT

MARCH 11, 2015

Meeting was held at 6:30 pm on Wednesday, March 11th.

Meeting was held at the Richmond American Sales Office in Colliers Hill – 411 Dusk Place.

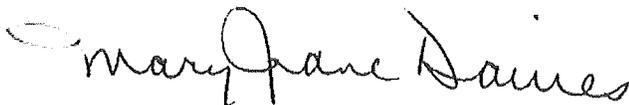
Attendees:

Jon Lee – Community Development Group

Mary Jane Davies – Community Development Group

Jessica Badalamenti – Richmond American Homes

No homeowners were in attendance.

A handwritten signature in cursive script that reads "Mary Jane Davies". The signature is written in black ink and is positioned above the printed name.

Mary Jane Davies

Community Development Group of Erie, Inc.

February 24, 2015

NOTICE OF NEIGHBORHOOD MEETING

For: COLLIERS HILL FILING 3 FINAL PLAT

Presented by: Community Development Group of Erie

**When: March 11, 2015
6:30 PM**

**Where: Richmond American Sales Office in Colliers Hill
411 Dusk Place**

A neighborhood meeting is being held to discuss the Final Plat for Filing 3 in the Colliers Hill Community. Filing 3 will complete the residential from Erie Parkway to Colliers Parkway and east to nearly the high school. The property is a +/- 68 acre site located north of Erie Parkway and west of WCR 5. The applicant, Community Development Group of Erie, is proposing residential lots in conjunction with an open space buffer to the east.

Construction is anticipated to begin the summer of 2015. With the construction of this filing, Colliers Parkway will be completed to the east to intersect with WCR 5 and Erie Parkway will be widened from the community entrance to WCR 5.

Jon Lee, representative from Community Development Group of Erie (developer) will be present to discuss the plat.

You may contact Community Development Group of Erie at 303/442-2299 with any questions.

2500 Arapahoe Avenue, Suite 220, Boulder, Colorado
80302
(303) 442-2299 ... Fax (303) 442-1241

**TOWN OF ERIE
PLANNING COMMISSION MEETING
May 20, 2015**

SUBJECT: Colliers Hill Filing No. 3C - Final Plat

Consideration of Resolution P15-16: A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 3C, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat.

PURPOSE: Consideration of a Final Plat for 39 single-family residential lots and 4 tracts that are not in substantial compliance with the approved Preliminary Plat.

PROJECT FILE NO: FP-000066-2014

LOCATION: Northwest corner of Erie Parkway and Weld County Road 5

ZONING: LR – Low Density Residential with PUD Overlay

CODE: Title 10 - UDC

OWNER/APPLICANT: Community Development Group of Erie, Inc.
Jon Lee
2500 Arapahoe Road, Suite 220
Boulder, CO 80302

DEPARTMENT: Community Development
Todd Bjerkaas, Senior Planner

STAFF RECOMMENDATION

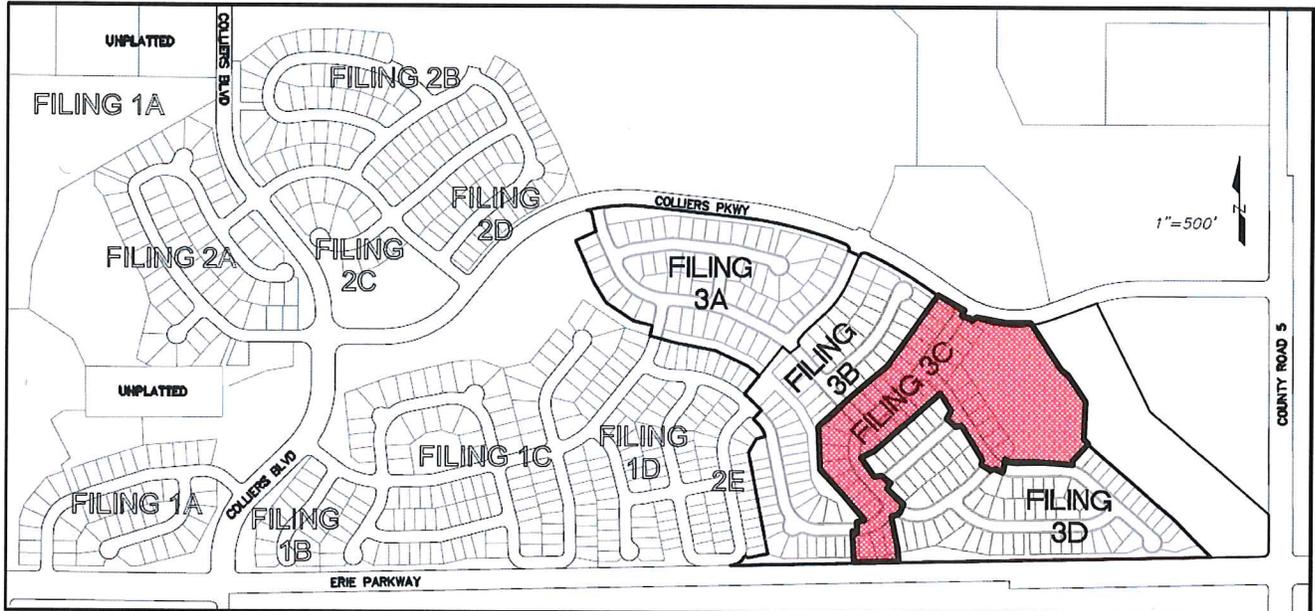
Staff recommends approval of the Colliers Hill Filing No. 3C Final Plat application. Staff has provided Resolution P15-16, for the Planning Commission consideration, recommending approval of the application to the Board of Trustees with the following conditions:

- a. The Colliers Hill Filing No. 3C final plat shall not be recorded until such time that the existing Colliers Parkway right-of-way within the extents of the Filing No. 3C final plat have been vacated.
 - b. The Colliers Hill Filing No. 3C final plat shall not be recorded until such time that the existing above-ground oil and gas equipment within 150' of lots is relocated to a distance of at least 150' away from lots in Filing 3C and documented on the plat.
 - c. The Colliers Hill Filing No. 3C final plat shall not be recorded unless the Colliers Hill Filing No. 3B final plat is recorded simultaneously.
 - d. Prior to recordation of the final plat, the applicant shall provide the Town a copy of the recorded easement for the off-site drainage and improvements north of Colliers Parkway and include the reception number on the final plat.
 - e. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.
-

BACKGROUND INFORMATION:

Property Location:

The property is located on the northwest corner of Erie Parkway and Weld County Road 5. The single family lots in this plat are highlighted below in red. Filing 3C is located just east of Colliers Hill Filing No. 3B.



Project Process and Summary:

The Colliers Hill Filing No. 3C final plat requires Board of Trustee approval as the proposed layout is not in substantial compliance with the approved Bridgewater Preliminary Plat. Town staff has reviewed the final plat and construction drawings for Colliers Hill Filing No. 3C and have found them to be in compliance with the Town Municipal Code and the Standards and Specifications for the Design and Construction of Public Improvements.

Project Description:

The Colliers Hill Filing No. 3C final plat consists of 39 single-family lots and 4 tracts. The final plat area is a replat of Tract D of Colliers Hill Filing No. 3B. The majority of this filing is proposed to be subsequently subdivided.

Site Specific Information:

- Final Plat Size: 34.94 acres
- Number of Residential Lots: 39 single-family lots
- Minimum Residential Lot Size Permitted: 3,500 square feet

Current Land Use and Zoning:

Current Land Use: Agricultural/Vacant Land
Current Zoning: LR – Low Density Residential with PUD Overlay

Adjacent Land Use and Zoning:

	ZONING	LAND USE
NORTH	LR – Low Density Residential (Colliers Hill future filings)	Agricultural
SOUTH	MR – Medium Density Residential (Erie Highlands future filings)	Erie Parkway and Agricultural
EAST	LR – Low Density Residential (Colliers Hill future filings)	Agricultural
WEST	LR – Low Density Residential (Colliers Hill Filing 3B)	Residential

APPROVAL CRITERIA

Final Plats that Differ from Approved Preliminary Plats:

If the Final Plat is found not to be in substantial compliance with the approved Preliminary Plat, the Community Development Director shall refer the application to the Planning Commission, and the Board of Trustees. The Final Plat submittal shall require review and approval in the same manner as the Preliminary Plat (i.e., hearings before the Planning Commission and the Board of Trustees).

Staff has provided the approval criteria of both Preliminary and Final Plats.

1. Preliminary Plat Criteria

The Planning Commission shall review the Final Plat application and base their recommendation or decision based on their findings utilizing the following approval criteria from Subsection, Section 10.7.7.C.10, as outlined below:

a. The subdivision is generally consistent with the Town’s Comprehensive Master Plan.

Staff comment: The application is in Compliance with the Land Use designations on the 2005 Comprehensive Plan, Land Use Plan Map. The residential density of 3 dwelling units per acre for the single family residential proposed in the Bridgewater Preliminary Plat No. 1 falls within the Low Density Residential density range of 2 to 6 dwelling units per acre.

b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.

Staff comment: The residential lots proposed fall within the designated land use boundaries of the LR – Low Density Residential zone district. The residential density and lot sizes meet the requirements of the land use district within the Bridgewater PUD Overlay Map – Amendment No. 2 and the underlying zoning district.

c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town’s standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development,

preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

Staff comment: The final plat is in substantial compliance with the Development and Design Standards of Chapters 5 and 6 of the Municipal Code Title 10.

- d. **The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.**

Staff comment: The design of the final plat takes into account applicable use, Development and Design Standards of Chapters 3, 5, and 6 of Municipal Code Title 10.

- e. **The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.**

Staff comment: The final plat complies with applicable regulations, standards and requirements of Federal, State and local governments and agencies.

- f. **The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.**

Staff comment: Significant impacts are not anticipated for the natural environment that cannot be substantially mitigated.

- g. **The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.**

Staff comment: The final plat provides vehicular and pedestrian connections to adjacent Colliers Hill filings and future filings within the proposed development.

- h. **The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.**

Staff comment: The final plat will not have significant adverse impacts on adjacent properties.

- i. **Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.**

Staff comment: Adequate services and facilities currently exist.

- j. **As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.**

Staff comment: Adequate infrastructure capacity is available for the phasing of development for the Colliers property.

2. Final Plat Criteria

In addition, the Planning Commission shall review the Final Plat application and base their recommendation or decision based on their findings utilizing the following approval criteria from Subsection 7.7.D.9 of the UDC:

- a. **The Final Plat is found to be in substantial compliance with all respects of the approved Preliminary Plat and incorporates all recommended changes, modifications, and conditions attached to approval of the Preliminary Plat;**

Staff Comment: The modifications proposed to the Colliers Hill Filing No. 3C final plat that is not in substantial compliance with the previously approved Preliminary Plat have been found to comply with the Preliminary Plat approval criteria as outlined above.

- b. **Plans and specifications for improvements connected with development of the subdivision comply with the subdivision development and design standards set forth in Chapter 6 of this UDC, and any other relevant Town, County, State, or Federal regulations, except to the extent modifications, variances, or exceptions have been expressly permitted by the terms of the Preliminary Plat approval. All construction plans for improvements shall be approved by the Public Works Director prior to the Community Development Director's action on the Final Plat;**

Staff Comment: The plans and specifications for improvements as proposed comply with applicable; Development and Design Standards of Title 10 of the Municipal Code; comply with the Towns Standards and Specifications for Design and Construction of Public Improvements; and with applicable county, state and federal regulations.

- c. **The applicant has either installed all required improvements or has executed a Development Agreement pursuant to Section 7.18; and**

Staff Comment: The applicant will be responsible for public improvements as outlined in the Colliers Hill Filing No. 3C Development Agreement, including associated public improvement guarantees.

- d. **The applicant has paid or satisfied all applicable fees and charges.**

Staff Comment: The applicant will be required to pay applicable fees as outlined in the Colliers Hill Filing No. 3C Development Agreement.

PUBLIC NOTICE

Public Notice was posted as required for Planning Commission review of the Final Plat:

Published in the Colorado Hometown Weekly:	April 29, 2015
Posted:	May 1, 2015
Letters to adjacent property owners within 300':	May 1, 2015

STAFF RECOMMENDATION

Staff recommends approval of the Colliers Hill Filing No. 3C Final Plat application. Staff has provided Resolution P15-16, for the Planning Commission consideration, recommending approval of the application to the Board of Trustees with the following conditions:

- a. The Colliers Hill Filing No. 3C final plat shall not be recorded until such time that the existing Colliers Parkway right-of-way within the extents of the Filing No. 3C final plat have been vacated.
- b. The Colliers Hill Filing No. 3C final plat shall not be recorded until such time that the existing above-ground oil and gas equipment within 150' of lots is relocated to a distance of at least 150' away from lots in Filing 3C and documented on the plat.
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- d. Prior to recordation of the final plat, the applicant shall provide the Town a copy of the recorded easement for the off-site drainage and improvements north of Colliers Parkway and include the reception number on the final plat.
- e. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.

Approved by:



R. Martin Ostholthoff
Community Development Director

ATTACHMENTS:

- A. Resolution No. P15-16
- B. Colliers Hill Filing No. 3C Final Plat
- C. Approved Bridgewater Preliminary Plat (partial)
- D. Colliers Hill Filing No. 3C application materials

ATTACHMENT A

RESOLUTION NO. P15-16

A RESOLUTION REGARDING THE FINAL PLAT OF COLLIERS HILL FILING NO. 3C, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE FINAL PLAT.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, considered the Final Plat of Colliers Hill Filing No. 3C on Wednesday, May 20, 2015, on the application of Community Development Group of Erie, Inc., 2500 Arapahoe Road, Suite 220, Boulder, Colorado, 80302 being the owner of the following real property; to wit:

Tract D, Colliers Hill Filing No. 3B.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:

Section 1. Findings of Fact.

1. The applicant's application and supporting documents are in substantial compliance with Sections 7.7.C.10 (Preliminary Plat) and 7.7.D.9 (Final Plat) of Title 10, Town of Erie Municipal Code.
2. The Final Plat as proposed, subject to the following conditions, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.
 - a. The Colliers Hill Filing No. 3C final plat shall not be recorded until such time that the existing Colliers Parkway right-of-way within the extents of the Filing No. 3C final plat have been vacated.
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 - e. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.

Section 2. Conclusions and Order Recommending Approval of the Final Plat of Colliers Hill Filing No. 3C.

1. The applicant's application and supporting documents are in substantial compliance Sections 7.7.C.10 (Preliminary Plat) and 7.7.D.9 (Final Plat) of Title 10, Town of Erie Municipal Code.
2. The Final Plat as proposed, subject to the following conditions, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.
 - a. The Colliers Hill Filing No. 3C final plat shall not be recorded until such time that the existing Colliers Parkway right-of-way within the extents of the Filing No. 3C final plat have been vacated.
 - b. The Colliers Hill Filing No. 3C final plat shall not be recorded until such time that the existing above-ground oil and gas equipment within 150' of lots is relocated to a distance of at least 150' away from lots in Filing 3C and documented on the plat
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 - e. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.

INTRODUCED, READ, SIGNED AND APPROVED this 20th day of May, 2015.

TOWN OF ERIE, PLANNING COMMISSION

By: _____
J. Eric Bottenhorn, Chair

ATTEST:

By: _____
Hallie S. Sawyer, Secretary

ATTACHMENT B

COLLIERS HILL FILING NO. 3C FINAL PLAT

SHEET 2 OF 3
FP-000066-2014

FOR REVIEW

SCALE: VERIFICATION
DATE: 11/14/14
BY: [Signature]
PROJECT: COLLIERS HILL SUBDIVISION

PLANNING
ENGINEERING
HURST

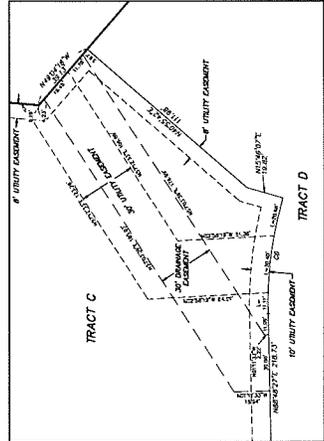
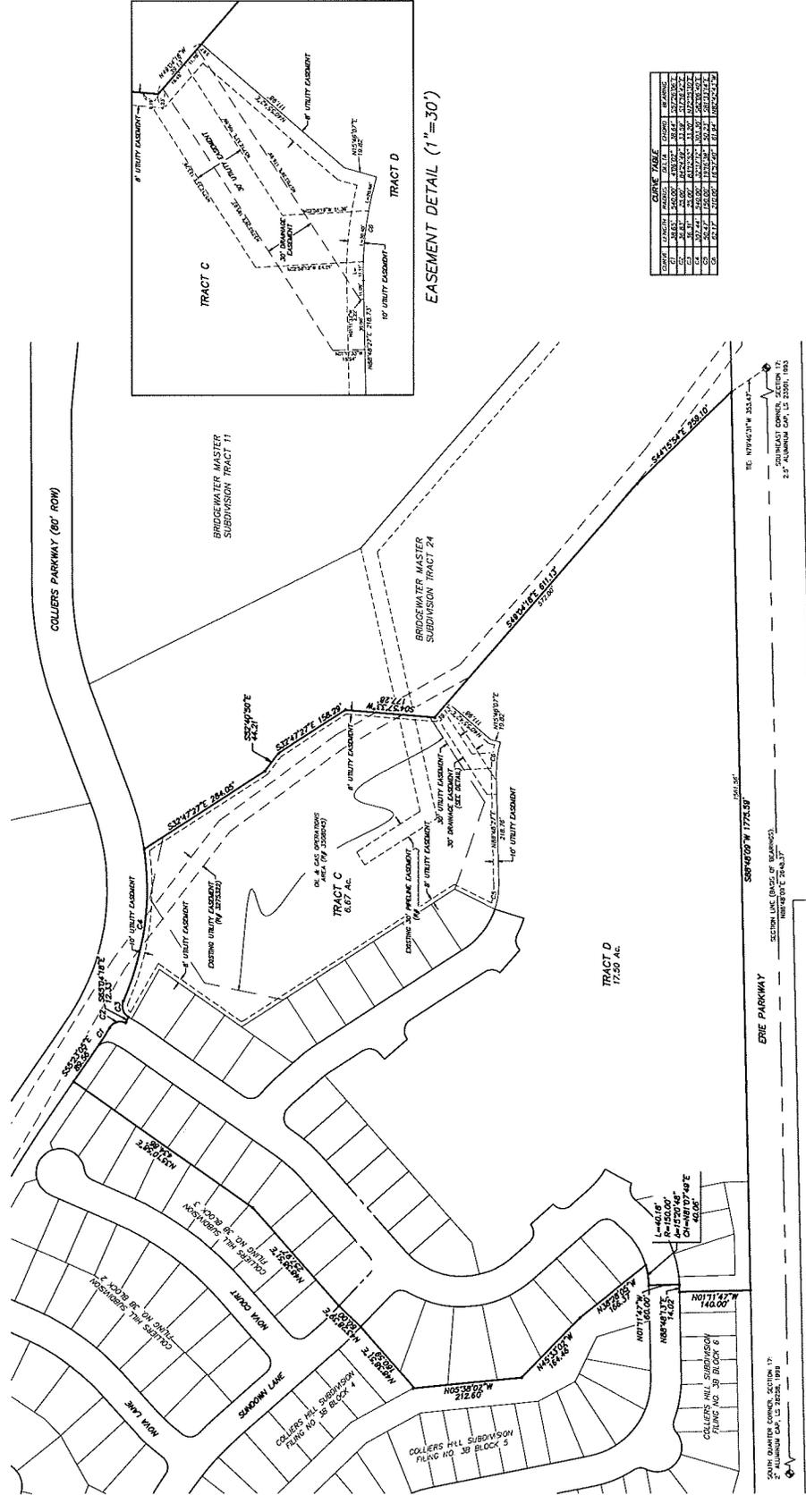
HURST & ASSOCIATES, INC.
2555 ROCKY MOUNTAIN BLVD.
DENVER, CO 80202
303.443.9100

SUBMITTING
PLANNING
ENGINEERING

DAYBREAK FILING NO. 3C
FINAL PLAT
ERIE, COLORADO

FILE NUMBER: 2014-0142
DATE: 11/14/14
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 100'

SHEET 2 OF 3



LINE	BEARING	DISTANCE	AREA	PERMITS
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97	S 89° 12' 00" W	154.30'	1.12	10/14/14
98	S 89° 12' 00" W	154.30'	1.12	10/14/14
99	S 89° 12' 00" W	154.30'	1.12	10/14/14
100	S 89° 12' 00" W	154.30'	1.12	10/14/14



SECTION LINE (PART OF SUBDIVISION)
BRIDGEWATER MASTER SUBDIVISION
25' ALUMINUM CAP, LT 2501, 1993

SECTION LINE (PART OF SUBDIVISION)
COLLIERS HILL SUBDIVISION
25' ALUMINUM CAP, LT 2501, 1993

SECTION LINE (PART OF SUBDIVISION)
COLLIERS HILL SUBDIVISION
25' ALUMINUM CAP, LT 2501, 1993

SECTION LINE (PART OF SUBDIVISION)
COLLIERS HILL SUBDIVISION
25' ALUMINUM CAP, LT 2501, 1993

SECTION LINE (PART OF SUBDIVISION)
COLLIERS HILL SUBDIVISION
25' ALUMINUM CAP, LT 2501, 1993

ATTACHMENT C

ATTACHMENT D



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:	Colliers Hill F-3C		
FILE NO:	FP-14-00043	DATE SUBMITTED:	10/31/14
		FEES PAID:	3520-

PROJECT/BUSINESS NAME: Colliers Hill

PROJECT ADDRESS: WCR 5 and Erie Parkway

PROJECT DESCRIPTION: Filing 3 C

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Colliers Hill

Filing #: 3C Lot #: Block #: Section: 17 Township: 1 North Range: 68 West

OWNER (attach separate sheets if multiple)

Name/Company: Community Development Group of Erie, Ir

Contact Person: Chuck Bellock

Address: 2500 Arapahoe Ave, Suite 220

City/State/Zip: Boulder, CO 80302

Phone: 303-442-2299 Fax: 303-442-1241

E-mail:

AUTHORIZED REPRESENTATIVE

Company/Firm: Community Development Group of Erie, Ir

Contact Person: Jon Lee

Address: 2500 Arapahoe Ave, Suite 220

City/State/Zip: Boulder, CO 80302

Phone: 303-442-2299 Fax: 303-442-1241

E-mail: jonrlee@cdgcolorado.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: Anadarko E&P Company, LP

Address: P. O. Box 1330

City/State/Zip: Houston, Texas 77251-1330

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: See SUAs

Address: See SUAs

City/State/Zip: See SUAs

LAND-USE & SUMMARY INFORMATION

Present Zoning: PD	Gross Site Density (du/ac): NA
Proposed Zoning: PD	# Lots/Units Proposed: 76 lots and 4 tracts
Gross Acreage: 34.90	Gross Floor Area: N/A

SERVICE PROVIDERS

Electric: United Power	Gas: Source Gas
Metro District: Colliers Hill Metropolitan District 1	Fire District: Mountain View
Water (if other than Town): Town	Sewer (if other than Town): 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 checked="" 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: [Signature] Date: 10-30-14

Owner: Community Development Group of Erie Date: _____

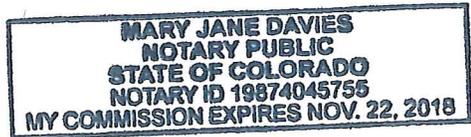
Applicant: [Signature] Inc Date: 10-30-14

Jon Lee, Community Development Group of
 STATE OF COLORADO)
) Erie, Inc
 County of Boulder) ss.

The foregoing instrument was acknowledged before me this 30 day of October, 2014, by Charles Bellock.

My commission expires: 11-22-18
 Witness my hand and official seal.

[Signature: Mary Jane Davies]
 Notary Public



Colliers Hill Third Filing Final Plats Narrative

General project concept and purpose of the request.

Colliers Hill (Bridgewater) was annexed and zoned by the Town in 2007. The project as proposed is poised to provide:

- Distinct neighborhoods centered on fingers of open space with miles of trails linking these neighborhoods to Old Town and Erie High School.
- A wide variety of quality housing for a diverse market segment of buyers, providing the necessary housing for Erie's long term primary employment goals and for the Town's current desires to accommodate retail services within the Town's core.
- Additionally, current and future residents of Erie who reside at Colliers Hill are the critical economic component for the long term services which Erie has committed to providing with their Recreation/Senior Center and Library.

The total land area within the Community.

965.83 acres

The total area of Filings 3A, 3B, 3C, 3D

68.44 acres

The total number of lots within in Filing 3A, 3B, 3C, 3D.

3A – 54

3B – 71

3C – 46

3D – 78

Total - 249 lots

Density – 3.64 per acre

The total land area to be preserved as Open Space and Landscaped Areas.

Approximately 12.6 acres of public and private Open Space and Landscaped Areas

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.

- Water and Sewer: Adequate infrastructure is available for the Third Final Plats; future service for the remaining phases needed as described in the Daybreak Annexation Agreement
- Schools: The existing SVVSD Elementary, Middle and High School will serve this phase of development.
- Utility Providers: Adequate existing Town of Erie water and sewer; United Power electric; Source Gas; and Comcast cable and telephone.
- Fire Protection: Served by Mountain View Fire Protection from the station at the southwest corner of Bonanza Drive (WCR 3) and WCR 8.

A brief description regarding the location, function, and ownership/maintenance of public and private open space, parks, trails, common areas, common buildings; and location.

- An Open Space area is located in the eastern portion of the Third Filing and will be landscaped with trees and native grasses.
- A Pocket Park is located in Filing 3B at Tract B
- The Private Amenity Facility, located north of Colliers Parkway, is under construction at this time.
- The function of each of these areas is outlined in the Annexation Agreement.

Ownership/Maintenance of public and private open space.

The Town will own and maintain all Open Space, meeting Town requirements. The Pocket Parks and the Private Amenity Facility will be owned and maintained by either the HOA or the Metro District.

Timing and Phasing.

If approved, construction is anticipated to begin in the summer of 2015 with the first building permits anticipated by November of 2015. All of Filings 3A – 3D will be constructed simultaneously.

MINUTES FROM NEIGHBORHOOD MEETING

COLLIERS HILL FILING 3 FINAL PLAT

MARCH 11, 2015

Meeting was held at 6:30 pm on Wednesday, March 11th.

Meeting was held at the Richmond American Sales Office in Colliers Hill – 411 Dusk Place.

Attendees:

Jon Lee – Community Development Group

Mary Jane Davies – Community Development Group

Jessica Badalamenti – Richmond American Homes

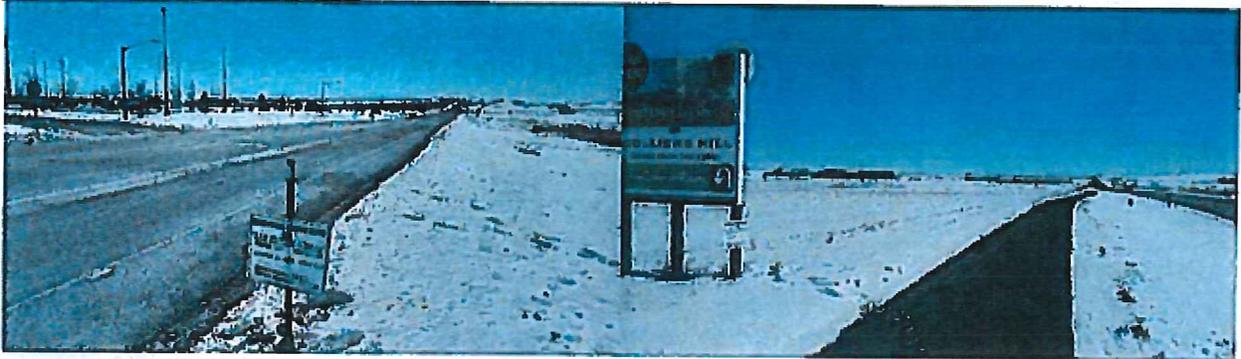
No homeowners were in attendance.

A handwritten signature in cursive script that reads "Mary Jane Davies". The signature is written in black ink and is positioned above the printed name.

Mary Jane Davies

**TOWN OF ERIE
AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING**

COLLIERS HILL FILING 3 FINAL PLAT



I, TRAVIS YOUNG, 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 NEIGHBORHOOD MEETING, ON THE 24TH DAY OF FEBRUARY, 2015 A.D. THE PHOTOS, ABOVE, ARE A TRUE AND CORRECT PHOTO OF THE NEIGHBORHOOD MEETING NOTICE SO POSTED.

Travis Young

(SIGNATURE HERE)

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF FEBRUARY, 2015 BY TRAVIS YOUNG.

WITNESS MY HAND AND OFFICIAL SEAL

Mary Jane Davies

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-22-2018

**MARY JANE DAVIES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874045758
MY COMMISSION EXPIRES NOV. 22, 2018**

Community Development Group of Erie, Inc.

February 24, 2015

NOTICE OF NEIGHBORHOOD MEETING

For: COLLIERS HILL FILING 3 FINAL PLAT

Presented by: Community Development Group of Erie

**When: March 11, 2015
6:30 PM**

**Where: Richmond American Sales Office in Colliers Hill
411 Dusk Place**

A neighborhood meeting is being held to discuss the Final Plat for Filing 3 in the Colliers Hill Community. Filing 3 will complete the residential from Erie Parkway to Colliers Parkway and east to nearly the high school. The property is a +/- 68 acre site located north of Erie Parkway and west of WCR 5. The applicant, Community Development Group of Erie, is proposing residential lots in conjunction with an open space buffer to the east.

Construction is anticipated to begin the summer of 2015. With the construction of this filing, Colliers Parkway will be completed to the east to intersect with WCR 5 and Erie Parkway will be widened from the community entrance to WCR 5.

Jon Lee, representative from Community Development Group of Erie (developer) will be present to discuss the plat.

You may contact Community Development Group of Erie at 303/442-2299 with any questions.

2500 Arapahoe Avenue, Suite 220, Boulder, Colorado
80302
(303) 442-2299 ... Fax (303) 442-1241

**TOWN OF ERIE
PLANNING COMMISSION MEETING
May 20, 2015**

SUBJECT: Colliers Hill Filing No. 3D - Final Plat

Consideration of Resolution P15-17: A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 3D, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat.

PURPOSE: Consideration of a Final Plat for 78 single-family residential lots and 2 tracts that are not in substantial compliance with the approved Preliminary Plat.

PROJECT FILE NO: FP-000067-2014

LOCATION: Northwest corner of Erie Parkway and Weld County Road 5

ZONING: LR – Low Density Residential with PUD Overlay

CODE: Title 10 - UDC

OWNER/APPLICANT: Community Development Group of Erie, Inc.
Jon Lee
2500 Arapahoe Road, Suite 220
Boulder, CO 80302

DEPARTMENT: Community Development
Todd Bjerkaas, Senior Planner

STAFF RECOMMENDATION

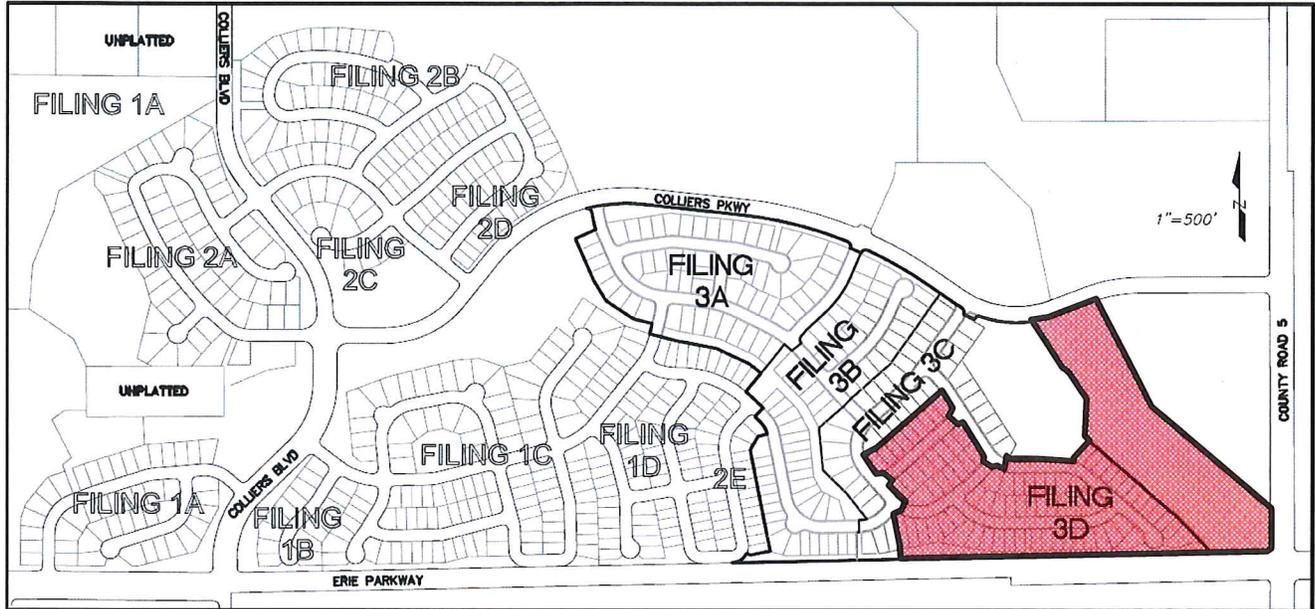
Staff recommends approval of the Colliers Hill Filing No. 3D Final Plat application. Staff has provided Resolution P15-17, for the Planning Commission consideration, recommending approval of the application to the Board of Trustees with the following conditions:

- a. The Colliers Hill Filing No. 3D final plat shall not be recorded unless the Colliers Hill Filing No. 3C final plat is recorded simultaneously.
 - b. Prior to recordation of the final plat, the applicant shall provide the Town a copy of the recorded easement for the off-site drainage and improvements north of Colliers Parkway and include the reception number on the final plat.
 - c. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.
-

BACKGROUND INFORMATION:

Property Location:

The property is located on the northwest corner of Erie Parkway and Weld County Road 5 and is highlighted below in red. Filing 3D is located just east of Colliers Hill Filing No. 3C.



Project Process and Summary:

The Colliers Hill Filing No. 3D final plat requires Board of Trustee approval as the proposed layout is not in substantial compliance with the approved Bridgewater Preliminary Plat. Town staff has reviewed the final plat and construction drawings for Colliers Hill Filing No. 3D and have found them to be in compliance with the Town Municipal Code and the Standards and Specifications for the Design and Construction of Public Improvements.

Project Description:

The Colliers Hill Filing No. 3D final plat consists of 78 single-family lots and 2 tracts, one of which is dedicated to the Town as Open Space. The final plat area is a replat of Tract D of Colliers Hill Filing No. 3C and Tract 24 of the Bridgewater Master Subdivision.

Site Specific Information:

- Final Plat Size: 28.92 acres
- Number of Residential Lots: 78 single-family lots
- Minimum Residential Lot Size Permitted: 3,500 square feet

Current Land Use and Zoning:

Current Land Use: Agricultural/Vacant Land
Current Zoning: LR – Low Density Residential with PUD Overlay

Adjacent Land Use and Zoning:

	ZONING	LAND USE
NORTH	LR – Low Density Residential	Residential/Existing Oil and Gas Facility
SOUTH	MR – Medium Density Residential (Erie Highlands future filings) CC – Community Commercial (Erie Highlands future filings)	Erie Parkway and Agricultural
EAST	LR – Low Density Residential (Colliers Hill future filing)	Agricultural
WEST	LR – Low Density Residential (Colliers Hill Filing 3C)	Residential

APPROVAL CRITERIA

Final Plats that Differ from Approved Preliminary Plats:

If the Final Plat is found not to be in substantial compliance with the approved Preliminary Plat, the Community Development Director shall refer the application to the Planning Commission, and the Board of Trustees. The Final Plat submittal shall require review and approval in the same manner as the Preliminary Plat (i.e., hearings before the Planning Commission and the Board of Trustees).

Staff has provided the approval criteria of both Preliminary and Final Plats.

1. Preliminary Plat Criteria

The Planning Commission shall review the Final Plat application and base their recommendation or decision based on their findings utilizing the following approval criteria from Subsection, Section 10.7.7.C.10, as outlined below:

a. The subdivision is generally consistent with the Town’s Comprehensive Master Plan.

Staff comment: The application is in Compliance with the Land Use designations on the 2005 Comprehensive Plan, Land Use Plan Map. The residential density of 3 dwelling units per acre for the single family residential proposed in the Bridgewater Preliminary Plat No. 1 falls within the Low Density Residential density range of 2 to 6 dwelling units per acre.

b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.

Staff comment: The residential lots proposed fall within the designated land use boundaries of the LR – Low Density Residential zone district. The residential density and lot sizes meet the requirements of the land use district within the Bridgewater PUD Overlay Map – Amendment No. 2 and the underlying zoning district.

c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town’s

standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

Staff comment: The final plat is in substantial compliance with the Development and Design Standards of Chapters 5 and 6 of the Municipal Code Title 10.

- d. **The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.**

Staff comment: The design of the final plat takes into account applicable use, Development and Design Standards of Chapters 3, 5, and 6 of Municipal Code Title 10.

- e. **The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.**

Staff comment: The final plat complies with applicable regulations, standards and requirements of Federal, State and local governments and agencies.

- f. **The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.**

Staff comment: Significant impacts are not anticipated for the natural environment that cannot be substantially mitigated.

- g. **The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.**

Staff comment: The final plat provides vehicular and pedestrian connections to adjacent Colliers Hill filings and future filings within the proposed development.

- h. **The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.**

Staff comment: The final plat will not have significant adverse impacts on adjacent properties.

- i. **Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.**

Staff comment: Adequate services and facilities currently exist.

- j. **As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.**

Staff comment: Adequate infrastructure capacity is available for the phasing of development for the Colliers property.

2. Final Plat Criteria

In addition, the Planning Commission shall review the Final Plat application and base their recommendation or decision based on their findings utilizing the following approval criteria from Subsection 7.7.D.9 of the UDC:

- a. **The Final Plat is found to be in substantial compliance with all respects of the approved Preliminary Plat and incorporates all recommended changes, modifications, and conditions attached to approval of the Preliminary Plat;**

Staff Comment: The modifications proposed to the Colliers Hill Filing No. 3D final plat that is not in substantial compliance with the previously approved Preliminary Plat have been found to comply with the Preliminary Plat approval criteria as outlined above.

- b. **Plans and specifications for improvements connected with development of the subdivision comply with the subdivision development and design standards set forth in Chapter 6 of this UDC, and any other relevant Town, County, State, or Federal regulations, except to the extent modifications, variances, or exceptions have been expressly permitted by the terms of the Preliminary Plat approval. All construction plans for improvements shall be approved by the Public Works Director prior to the Community Development Director's action on the Final Plat;**

Staff Comment: The plans and specifications for improvements as proposed comply with applicable; Development and Design Standards of Title 10 of the Municipal Code; comply with the Towns Standards and Specifications for Design and Construction of Public Improvements; and with applicable county, state and federal regulations.

- c. **The applicant has either installed all required improvements or has executed a Development Agreement pursuant to Section 7.18; and**

Staff Comment: The applicant will be responsible for public improvements as outlined in the Colliers Hill Filing No. 3D Development Agreement, including associated public improvement guarantees.

- d. **The applicant has paid or satisfied all applicable fees and charges.**

Staff Comment: The applicant will be required to pay applicable fees as outlined in the Colliers Hill Filing No. 3D Development Agreement.

PUBLIC NOTICE

Public Notice was posted as required for Planning Commission review of the Final Plat:

Published in the Colorado Hometown Weekly:	April 29, 2015
Posted:	May 1, 2015
Letters to adjacent property owners within 300':	May 1, 2015

STAFF RECOMMENDATION

Staff recommends approval of the Colliers Hill Filing No. 3D Final Plat application. Staff has provided Resolution P15-17, for the Planning Commission consideration, recommending approval of the application to the Board of Trustees with the following conditions:

- a. The Colliers Hill Filing No. 3D final plat shall not be recorded unless the Colliers Hill Filing No. 3C final plat is recorded simultaneously.
- b. Prior to recordation of the final plat, the applicant shall provide the Town a copy of the recorded easement for the off-site drainage and improvements north of Colliers Parkway and include the reception number on the final plat.
- c. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.

Approved by:



R. Martin Ostholthoff
Community Development Director

ATTACHMENTS:

- A. Resolution No. P15-17
- B. Colliers Hill Filing No. 3D Final Plat
- C. Approved Bridgewater Preliminary Plat (partial)
- D. Colliers Hill Filing No. 3D application materials

ATTACHMENT A

RESOLUTION NO. P15-17

A RESOLUTION REGARDING THE FINAL PLAT OF COLLIERS HILL FILING NO. 3D, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE FINAL PLAT.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, considered the Final Plat of Colliers Hill Filing No. 3D on Wednesday, May 20, 2015, on the application of Community Development Group of Erie, Inc., 2500 Arapahoe Road, Suite 220, Boulder, Colorado, 80302 being the owner of the following real property; to wit:

Tract D, Colliers Hill Filing No. 3C and Tract 24, Bridgewater Master Subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:

Section 1. Findings of Fact.

1. The applicant's application and supporting documents are in substantial compliance with Sections 7.7.C.10 (Preliminary Plat) and 7.7.D.9 (Final Plat) of Title 10, Town of Erie Municipal Code.
2. The Final Plat as proposed, subject to the following conditions, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.
 - a. The Colliers Hill Filing No. 3D final plat shall not be recorded unless the Colliers Hill Filing No. 3C final plat is recorded simultaneously.
 - b. Prior to recordation of the final plat, the applicant shall provide the Town a copy of the recorded easement for the off-site drainage and improvements north of Colliers Parkway and include the reception number on the final plat.
 - c. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.

Section 2. Conclusions and Order Recommending Approval of the Final Plat of Colliers Hill Filing No. 3D.

1. The applicant's application and supporting documents are in substantial compliance Sections 7.7.C.10 (Preliminary Plat) and 7.7.D.9 (Final Plat) of Title 10, Town of Erie Municipal Code.
2. The Final Plat as proposed, subject to the following conditions, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

- a. The Colliers Hill Filing No. 3D final plat shall not be recorded unless the Colliers Hill Filing No. 3C final plat is recorded simultaneously.
- a. Prior to recordation of the final plat, the applicant shall provide the Town a copy of the recorded easement for the off-site drainage and improvements north of Colliers Parkway and include the reception number on the final plat.
- b. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.

INTRODUCED, READ, SIGNED AND APPROVED this 20th day of May, 2015.

TOWN OF ERIE, PLANNING COMMISSION

By: _____
J. Eric Bottenhorn, Chair

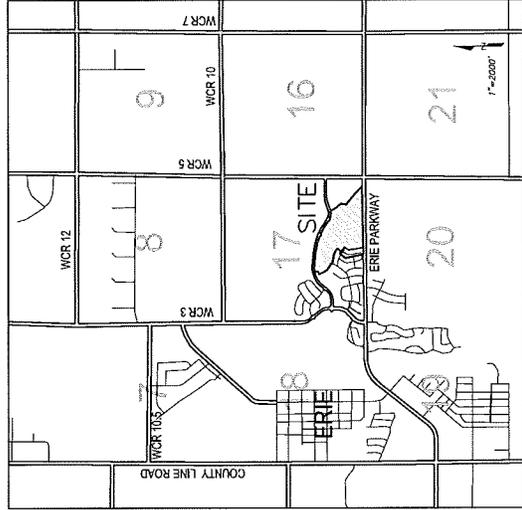
ATTEST:

By: _____
Hallie S. Sawyer, Secretary

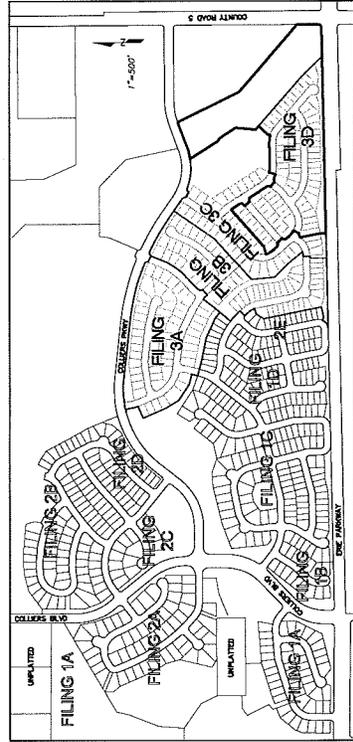
ATTACHMENT B

COLLIERS HILL FILING NO. 3D FINAL PLAT

A REPLAT OF TRACT 24, BRIDGEWATER MASTER SUBDIVISION &
TRACT D, COLLIERS HILL FILING NO. 3C
LOCATED IN THE SOUTH HALF OF SECTION 17,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
28.92 ACRES - 78 LOTS, 2 TRACTS
FP--000067--2014



VICINITY MAP



FILING 3 KEY MAP

TITLE GUARANTEE CERTIFICATE
WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE RECORDS OF ALL LAND PLATTED AND RECORDED IN THE PUBLIC RECORDS OF THE STATE OF COLORADO, AND WE HAVE FOUND NO RECORDS WHICH WOULD AFFECT THE VALIDITY OF THE INTERESTS HEREIN DESCRIBED. THE INTERESTS HEREIN DESCRIBED ARE VALID AND UNENCLAVED UNLESS OTHERWISE SHOWN TO THE CONTRARY IN THE PUBLIC RECORDS OF THE STATE OF COLORADO. THE EFFECTIVE DATE OF THIS CERTIFICATE IS 1:00 P.M. ON THE DAY OF THE RECORDING OF THIS INSTRUMENT.

ACKNOWLEDGED: _____ DATE: _____
STATE OF COLORADO } ss
COUNTY OF WELD } ss
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AS
WITNESSES MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC

DEED AND RECEIPT CERTIFICATE
I, THE UNDERSIGNED, HAVE BEEN DULY SEVERED AND I HEREBY CERTIFY THAT THE INTERESTS HEREIN DESCRIBED ARE VALID AND UNENCLAVED UNLESS OTHERWISE SHOWN TO THE CONTRARY IN THE PUBLIC RECORDS OF THE STATE OF COLORADO. THE EFFECTIVE DATE OF THIS CERTIFICATE IS 1:00 P.M. ON THE DAY OF THE RECORDING OF THIS INSTRUMENT.

ACKNOWLEDGED: _____ DATE: _____
STATE OF COLORADO } ss
COUNTY OF WELD } ss
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AS
WITNESSES MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC

NOTES

- 1) THESE PARCELS ARE LOCATED IN THE UNINCORPORATED TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO. THE TOWN OF ERIE IS A REPLAT OF TRACT 24, BRIDGEWATER MASTER SUBDIVISION & TRACT D, COLLIERS HILL FILING NO. 3C, LOCATED IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO. THE EFFECTIVE DATE OF THIS INSTRUMENT IS 1:00 P.M. ON THE DAY OF THE RECORDING OF THIS INSTRUMENT.
- 2) THE PURPOSE OF THIS PLAT IS TO DIVIDE SUBDIVISION TRACTS INTO LOTS, TRACTS AND RIGHTS OF WAY.
- 3) THESE PARCELS ARE SUBJECT TO THE ERIE PAVEMENT MAINTENANCE TRACTS, WHICH ARE LOCATED IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO. THE EFFECTIVE DATE OF THIS INSTRUMENT IS 1:00 P.M. ON THE DAY OF THE RECORDING OF THIS INSTRUMENT.
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FOR REVIEW

HURST
PLANNING
ENGINEERS
10000 E. WILSON AVE.
DENVER, CO 80231
303.443.9105

COLLIERS HILL FILING NO. 3D
FINAL PLAT
ERIE, COLORADO

FILE NUMBER	2014-01-01
FILED	2014-01-01
FILED BY	PLANNING ENGINEERS
FILED AT	ERIE, COLORADO
FILED BY	PLANNING ENGINEERS
FILED AT	ERIE, COLORADO

BOARD OF TRUSTEES APPROVAL CERTIFICATE
THIS PLAT IS TO BE KNOWN AS 'COLLIERS HILL FILING NO. 3D' AND IS APPROVED AND ACCEPTED BY RESOLUTION NO. 2014-01-01 OF THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, ON THIS _____ DAY OF _____, 2014.

COMMUNITY DEVELOPMENT AND PUBLIC WORKS DEPARTMENT CERTIFICATE
I, _____, COMMUNITY DEVELOPMENT DIRECTOR, DO HEREBY CERTIFY THAT THIS PLAT FILED AND RECORDED AT RECEPTION NUMBER _____ ON THIS _____ DAY OF _____, 2014, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMMUNITY DEVELOPMENT AND PUBLIC WORKS DEPARTMENT.

CLERK AND RECORDER'S CERTIFICATE
I, _____, CLERK AND RECORDER, DO HEREBY CERTIFY THAT THIS PLAT FILED AND RECORDED AT RECEPTION NUMBER _____ ON THIS _____ DAY OF _____, 2014, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CLERK AND RECORDER'S OFFICE.

SUBDIVISOR'S CERTIFICATE
I, _____, SUBDIVISOR, DO HEREBY CERTIFY THAT THIS PLAT FILED AND RECORDED AT RECEPTION NUMBER _____ ON THIS _____ DAY OF _____, 2014, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISOR'S OFFICE.

ACCEPTANCE CERTIFICATE
I, _____, ACCEPTANCE CERTIFICATE, DO HEREBY CERTIFY THAT THIS PLAT FILED AND RECORDED AT RECEPTION NUMBER _____ ON THIS _____ DAY OF _____, 2014, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACCEPTANCE CERTIFICATE OFFICE.

LAID SUMMARY CHART

TYPE	AREA	% OF TOTAL AREA
RECORDING LOTS	12.14 AL.	42.5%
RECORDING TRACTS	16.78 AL.	57.5%
TOTAL	28.92 AL.	100.0%

TRACT SUMMARY CHART

TRACT	AREA	TRACT USE	OWNERSHIP	MAINTENANCE
A	11.17 AL.	LANDSCAPE BUFFER	HOA	MEMBER CONTRIBUTION
B	17.75 AL.	DRIVEWAY/OPEN SPACE	TOWN	MEMBER CONTRIBUTION

NOTES

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REVISIONS

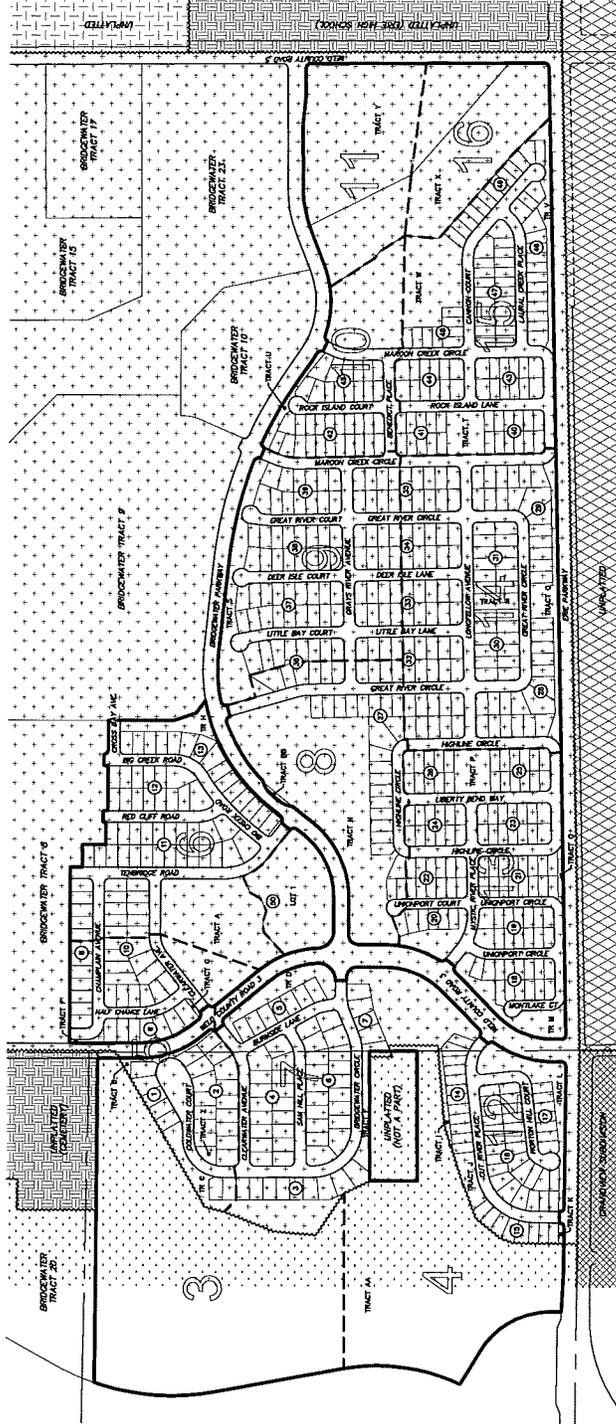
NO.	DESCRIPTION	DATE
1	FILED	2014-01-01
2	FILED	2014-01-01
3	FILED	2014-01-01
4	FILED	2014-01-01
5	FILED	2014-01-01

SCALE INFORMATION
SCALE: AS SHOWN
DATE: 2014-01-01
DRAWN BY: PLANNING ENGINEERS
CHECKED BY: PLANNING ENGINEERS
APPROVED BY: PLANNING ENGINEERS

ATTACHMENT C

BRIDGEWATER PRELIMINARY PLAT NO. 1

SHEET 2 OF 16 - OVERALL/SHEET INDEX
PP-11-00005



ZONING OVERLAY

- TOWN OF THE 14 (LOW DENSITY RESIDENTIAL)
- TOWN OF THE 02 (OPEN SPACE)
- TOWN OF THE 01 (PUBLIC LANDS & INSTITUTIONS)
- TOWN OF THE 00 (PLANNED DEVELOPMENT)
- TOWN OF THE 00-2 (RURAL PRESERVATION 3)
- WELD COUNTY A (AGRICULTURAL)

NOTES:
1. ZONING MAP OPERATED UNDER THE BRIDGEWATER PLAT ZONING MAP WITH A
2. ZONING MAP OF APRIL 20, 2011.

BRIDGEWATER
PRELIMINARY PLAT NO. 1
OVERALL/SHEET INDEX
ERIE, COLORADO

HRS
HARRIS REAL ESTATE SERVICES, INC.
1311 1/2 14th St., Suite 100
Boulder, CO 80502
Phone: 303.440.1111
Fax: 303.440.1112
www.hrsre.com

ATTACHMENT D



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: Colliers Hill F-3D
FILE NO: FP-14-00044 DATE SUBMITTED: 10/31/14 FEES PAID: 2960-

PROJECT/BUSINESS NAME: Colliers Hill

PROJECT ADDRESS: WCR 5 and Erie Parkway

PROJECT DESCRIPTION: Filing 3 D

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Colliers Hill

Filing #: 3D Lot #: Block #: Section:17 Township: 1 North Range:68 West

OWNER (attach separate sheets if multiple)

Name/Company: Community Development Group of Erie, Ir

Contact Person: Chuck Bellock

Address: 2500 Arapahoe Ave, Suite 220

City/State/Zip: Boulder, CO 80302

Phone: 303-442-2299 Fax: 303-442-1241

E-mail:

AUTHORIZED REPRESENTATIVE

Company/Firm: Community Development Group of Erie, Ir

Contact Person: Jon Lee

Address: 2500 Arapahoe Ave, Suite 220

City/State/Zip: Boulder, CO 80302

Phone:303-442-2299 Fax:303-442-1241

E-mail: jonlee@cdgcolorado.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: Anadarko E&P Company, LP

Address: P. O. Box 1330

City/State/Zip: Houston, Texas 77251-1330

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: See SUAs

Address: See SUAs

City/State/Zip: See SUAs

LAND-USE & SUMMARY INFORMATION

Present Zoning: PD

Proposed Zoning: PD

Gross Acreage: 11.09

Gross Site Density (du/ac): NA

Lots/Units Proposed: 48 lots and 1 tract

Gross Floor Area: N/A

SERVICE PROVIDERS

Electric: United Power

Metro District: Colliers Hill Metropolitan District 1

Water (if other than Town): Town

Gas: Source Gas

Fire District: Mountain View

Sewer (if other than Town): 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 checked="" 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: [Signature] Date: 10-30-14

Owner: Community Development Group of Erie Date: _____

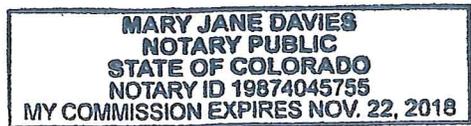
Applicant: [Signature] Inc Date: 10-30-14

Jon Lee, Community Development Group of
 STATE OF COLORADO)
) Erie, Inc
) ss.
 County of Boulder)

The foregoing instrument was acknowledged before me this 30 day of October, 2014 by Charles Bellock.

My commission expires: 11-22-18
 Witness my hand and official seal.

[Signature]
 Notary Public



Colliers Hill Third Filing Final Plats Narrative

General project concept and purpose of the request.

Colliers Hill (Bridgewater) was annexed and zoned by the Town in 2007. The project as proposed is poised to provide:

- Distinct neighborhoods centered on fingers of open space with miles of trails linking these neighborhoods to Old Town and Erie High School.
- A wide variety of quality housing for a diverse market segment of buyers, providing the necessary housing for Erie's long term primary employment goals and for the Town's current desires to accommodate retail services within the Town's core.
- Additionally, current and future residents of Erie who reside at Colliers Hill are the critical economic component for the long term services which Erie has committed to providing with their Recreation/Senior Center and Library.

The total land area within the Community.

965.83 acres

The total area of Filings 3A, 3B, 3C, 3D

68.44 acres

The total number of lots within in Filing 3A, 3B, 3C, 3D.

3A – 54

3B – 71

3C – 46

3D – 78

Total - 249 lots

Density – 3.64 per acre

The total land area to be preserved as Open Space and Landscaped Areas.

Approximately 12.6 acres of public and private Open Space and Landscaped Areas

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.

- Water and Sewer: Adequate infrastructure is available for the Third Final Plats; future service for the remaining phases needed as described in the Daybreak Annexation Agreement
- Schools: The existing SVVSD Elementary, Middle and High School will serve this phase of development.
- Utility Providers: Adequate existing Town of Erie water and sewer; United Power electric; Source Gas; and Comcast cable and telephone.
- Fire Protection: Served by Mountain View Fire Protection from the station at the southwest corner of Bonanza Drive (WCR 3) and WCR 8.

A brief description regarding the location, function, and ownership/maintenance of public and private open space, parks, trails, common areas, common buildings; and location.

- An Open Space area is located in the eastern portion of the Third Filing and will be landscaped with trees and native grasses.
- A Pocket Park is located in Filing 3B at Tract B
- The Private Amenity Facility, located north of Colliers Parkway, is under construction at this time.
- The function of each of these areas is outlined in the Annexation Agreement.

Ownership/Maintenance of public and private open space.

The Town will own and maintain all Open Space, meeting Town requirements. The Pocket Parks and the Private Amenity Facility will be owned and maintained by either the HOA or the Metro District.

Timing and Phasing.

If approved, construction is anticipated to begin in the summer of 2015 with the first building permits anticipated by November of 2015. All of Filings 3A – 3D will be constructed simultaneously.

MINUTES FROM NEIGHBORHOOD MEETING

COLLIERS HILL FILING 3 FINAL PLAT

MARCH 11, 2015

Meeting was held at 6:30 pm on Wednesday, March 11th.

Meeting was held at the Richmond American Sales Office in Colliers Hill – 411 Dusk Place.

Attendees:

Jon Lee – Community Development Group

Mary Jane Davies – Community Development Group

Jessica Badalamenti – Richmond American Homes

No homeowners were in attendance.

A handwritten signature in cursive script that reads "Mary Jane Davies". The signature is written in black ink and is positioned above the printed name.

Mary Jane Davies

Community Development Group of Erie, Inc.

February 24, 2015

NOTICE OF NEIGHBORHOOD MEETING

For: COLLIERS HILL FILING 3 FINAL PLAT

Presented by: Community Development Group of Erie

**When: March 11, 2015
6:30 PM**

**Where: Richmond American Sales Office in Colliers Hill
411 Dusk Place**

A neighborhood meeting is being held to discuss the Final Plat for Filing 3 in the Colliers Hill Community. Filing 3 will complete the residential from Erie Parkway to Colliers Parkway and east to nearly the high school. The property is a +/- 68 acre site located north of Erie Parkway and west of WCR 5. The applicant, Community Development Group of Erie, is proposing residential lots in conjunction with an open space buffer to the east.

Construction is anticipated to begin the summer of 2015. With the construction of this filing, Colliers Parkway will be completed to the east to intersect with WCR 5 and Erie Parkway will be widened from the community entrance to WCR 5.

Jon Lee, representative from Community Development Group of Erie (developer) will be present to discuss the plat.

You may contact Community Development Group of Erie at 303/442-2299 with any questions.

2500 Arapahoe Avenue, Suite 220, Boulder, Colorado
80302
(303) 442-2299 ... Fax (303) 442-1241