I. GENERAL PROVISIONS

1. Authority
   - The Development Plan is subject to approval by the Town of Erie Planning Commission and the Town Council.

2. Applicability
   - The provisions of the Development Plan shall apply to all land located in the Zoning Districts designated in the Plan.

3. Adoption
   - The Development Plan is adopted by the Town Council as of the date of adoption as shown.

4. Relationship to Town Regulations
   - The Development Plan supersedes any provisions of the Town's Zoning Ordinance that are inconsistent with the Development Plan.

5. Enforcement
   - The officials of the Town shall enforce the Development Plan and any modifications thereof.

6. Conflict
   - In case of conflict between the Development Plan and any other regulations, the provisions of the Development Plan shall govern.

7. Maximum Level of Development
   - The number of units of the maximum level of development shall be determined by the Planning Commission in accordance with the provisions of this Plan.

8. Projects Tracking
   - The Town shall maintain a list of all projects under review or currently in progress.

II. Statement of Commitments

1. Dedication
   - The commitment to the dedication of land for public purposes shall be made in accordance with applicable laws and regulations.

2. On and Off-Site Improvements
   - On- and off-site improvements shall be constructed in accordance with the applicable commitments.

3. Wetlands Preservation Plan
   - Wetlands preservation shall be achieved by protecting the vegetation and minimizing development impacts.

4. Wetlands/ Riparian Preservation Plan
   - All wetlands and riparian areas shall be protected and preserved as required by applicable laws.

5. Project Phasing
   - The project shall be phased as shown.

6. Fire Protection
   - The illustration shall show the location of the fire protection facilities.

III. District Standards

A. Designation of Separate Planning Areas
   - The Planning Commission shall consider the designation of separate planning areas.

B. Estate Residential (E)
   - Minimum lot size: 1 acre.

C. General Standards
   - Minimum lot size: 1 acre.

8. Land Use Policy
   - Land use policies shall be consistent with the Master Plan.

9. Legal Description
   - The legal description shall be consistent with the Master Plan.

10. General Notes
    - The Master Plan shall conform to the Master Plan in all respects.
Barb Property

AMENDMENT NO. 1
General Development Plan

Being a part of the East Half of Section 30,
Township 1 North, Range 68 West of the 6th P.M.,
County of Weld, State of Colorado

General Notes

1. Zoning boundary between PA-1 and PA-2 shall be the north edge of County Road 3.
2. County Road 3 shall be included within the Zoning boundary for PA-2.
3. Lot lot and trail locations are illustrative only, final locations to be determined at final plat.

Land Use Summary

<table>
<thead>
<tr>
<th>Use</th>
<th>Average</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Min Lot Size</th>
</tr>
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<tbody>
<tr>
<td>PA-1 Residential Low</td>
<td>65.1</td>
<td>50.0</td>
<td>90.0</td>
<td>2,000 ft²</td>
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<td>PA-2 Residential Low</td>
<td>40.0</td>
<td>30.0</td>
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<tr>
<td>PA-3 Residential</td>
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<td>25.0</td>
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<td>1,000 ft²</td>
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<tr>
<td>PA-4 Residential</td>
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<tr>
<td>Park and Trail Use</td>
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<td>Previously Dedicated ROW</td>
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<tr>
<td>Total</td>
<td>393.5</td>
<td>280.0</td>
<td>500.0</td>
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</table>

Minimum total units shall be 300 (2.2 units per gross acre).

Prepared for:
Simson Residential Properties
6372 Patella's Creek, Suite 340
Pueblo, CO 81007
Phone: 719-424-9700
Fax: 719-424-9707

Date: 5-26-07

Sheet 2 of 2