Vista Ridge
Development Guide

ARTICLE I - GENERAL PROVISIONS

A. APPLICATION

(Provisions of the Planned Development Guide ("PDG") shall apply to the individual parcels of land as defined in the以下内容省略。)

B. General Guidelines

(General guidelines shall be consistent with the provisions of this PDG, and shall be in effect until March 31, 1996.)

C. Case Studies

(General guidelines shall be consistent with the provisions of this PDG, and shall be in effect until March 31, 1996.)

D. General Guidelines

(General guidelines shall be consistent with the provisions of this PDG, and shall be in effect until March 31, 1996.)

ARTICLE II - ARCHITECTURAL STANDARDS

A. Architectural Standards

(General guidelines shall be consistent with the provisions of this PDG, and shall be in effect until March 31, 1996.)

B. Design Guidelines

(General guidelines shall be consistent with the provisions of this PDG, and shall be in effect until March 31, 1996.)

C. Building Standards

(General guidelines shall be consistent with the provisions of this PDG, and shall be in effect until March 31, 1996.)

D. Maintenance Standards

(General guidelines shall be consistent with the provisions of this PDG, and shall be in effect until March 31, 1996.)

E. Environmental Standards

(General guidelines shall be consistent with the provisions of this PDG, and shall be in effect until March 31, 1996.)

F. Construction Standards

(General guidelines shall be consistent with the provisions of this PDG, and shall be in effect until March 31, 1996.)
C. Low Density Single Family Detached Planning Area - Detached Single Family Dwelling Units (Minimum density of 4.0 dwelling units per acre).

1. Setbacks
   - Setbacks are required on all sides of the lot.

2. Lot Area
   - Lot area not less than 8,000 square feet.

3. Lot Lines
   - Lot lines are not required.

4. Access
   - Access is not required.

5. Release of Easements
   - Easements are not required.

6. Detency
   - The maximum gross density for any particular Low Density Single Family Detached Planning Area shall not exceed 4.0 dwelling units per acre.

B. Additional Provisions

1. Minimum Lot Size shall be 30'. Minimum lot width at the front of the house shall meet the typical lot width standard for the plat.
2. Flag lot may be allowed. No deviation of the house can be more than 15' from the street R.O.W. without additional fee or any special permission from the approving authority and subject to review by and approval by the staff.
3. Detency
   - The maximum gross density for any particular Low Density Single Family Detached Planning Area shall not exceed 4.0 dwelling units per acre.

C. Building Setbacks

- Minimum width at the front of the house shall meet the typical lot width standard for the plat.
- Flag lot may be allowed. No deviation of the house can be more than 15' from the street R.O.W. without additional fee or any special permission from the approving authority and subject to review by and approval by the staff.
- Detency
   - The maximum gross density for any particular Low Density Single Family Detached Planning Area shall not exceed 4.0 dwelling units per acre.

D. Additional Provisions

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3. Detency
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E. Building Setbacks

- Minimum width at the front of the house shall meet the typical lot width standard per the plat.
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3. Detency
   - The maximum gross density for any particular Low Density Single Family Detached Planning Area shall not exceed 4.0 dwelling units per acre.

G. Building Setbacks

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- Flag lot may be allowed. No deviation of the house can be more than 15' from the street R.O.W. without additional fee or any special permission from the approving authority and subject to review by and approval by the staff.
- Detency
   - The maximum gross density for any particular Low Density Single Family Detached Planning Area shall not exceed 4.0 dwelling units per acre.

H. Additional Provisions

1. Minimum lot width shall be 30'. Minimum lot width at the front of the house shall meet the typical lot width standard per the plat.
2. Flag lot may be allowed. No deviation of the house can be more than 15' from the street R.O.W. without additional fee or any special permission from the approving authority and subject to review by and approval by the staff.
3. Detency
   - The maximum gross density for any particular Low Density Single Family Detached Planning Area shall not exceed 4.0 dwelling units per acre.
6. Multi Family Planning Area Minimum density 20.0 dwelling units per acre

7. Uses - To provide for residential development allowing for a variety of dwelling units including, but not limited to, condominiums, single family homes, townhomes, and apartments

8. Uses Permitted by Right - See Article V, Section 4.2

9. Uses Permitted on Special - See Article V, Section 4.3 are permitted.

10. Any other use in accordance with the purposes of this chapter and compatible with the uses on the Frontier Highway may be allowed at the discretion of the Director of Community Development. Other uses not included in or not reasonably similar to these listed shall not be allowed unless and until the Director of Community Development shall find that the special nature of the property, the use, and the manner in which the use is proposed will not be detrimental to the purposes of this chapter and the Planning Commission shall find that the special nature of the property, the use, and the manner in which the use is proposed will not be detrimental to the purposes of this chapter.

11. Development Standards

   a. The minimum principal and accessory building setback from any public right-of-way line shall be forty (40) feet.

   b. Building Height - No buildings or structures within the Commercial Planning Area shall exceed thirty (30) feet in height.

   c. Common Open Spaces - A minimum of thirty percent (30%) of the Commercial Planning Area shall be provided as landscaped open space with trail access, to be maintained by the owner of the property.


   e. Minimum area of twenty-five (25) feet for drainage pipes from the adjacent right-of-way or federal, state or local requirements.

   f. Minimum landscape strip - twenty-five (25) feet.

   g. Buffer requirements - Unless previously provided, where common open spaces are not protected adjacent to its street.

   h. Common Open Spaces - A minimum of thirty percent (30%) of the Commercial Planning Area shall be provided as landscaped open space with trail access, to be maintained by the owner of the property.

   i. Trees - To provide for the long-term development of the area.

   j. Parks, playgrounds and other recreational facilities.

   k. Buildings, garages and utility stations related to emergency services such as ambulances, fire, police and rescue.

   l. Nursery schools and day care centers.

   m. Churches, civic centers, and public buildings.

   n. Neighborhood public services, health and recreation facilities such as community centers, libraries and museums.

   o. Any other use consistent with the purposes of this chapter and the uses on the Frontier Highway may be allowed at the discretion of the Director of Community Development. Other uses not included in or not reasonably similar to these listed shall not be allowed unless and until the Director of Community Development shall find that the special nature of the property, the use, and the manner in which the use is proposed will not be detrimental to the purposes of this chapter and the Planning Commission shall find that the special nature of the property, the use, and the manner in which the use is proposed will not be detrimental to the purposes of this chapter.

   p. Camphron area

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   cc. Nursery schools and day care centers.

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   ll. Trees - To provide for the long-term development of the area.

   mm. Parks, playgrounds and other recreational facilities.
9. Signage
   a. General. — All signs shall comply with the American with Disabilities Act Standards for Accessible Design and be legible to persons with visual impairments.
   b. Size. — Sign graphics, text, and notes shall be legible from a distance of at least 150 feet and shall be of a size appropriate to the type of information being conveyed.
   c. Permanent and Temporary Signage
      i. Permanent Signage
         a. Font. — Permanent signs shall be of a bold, sans-serif font that is legible at a distance of at least 150 feet.
         b. Color. — Permanent signs shall be a bright, contrasting color that is easily visible from a distance of at least 150 feet.
         c. Material. — Permanent signs shall be of durable materials that are resistant to weather and vandalism.
         d. Location. — Permanent signs shall be installed in conspicuous locations where they will be visible to the public.
      ii. Temporary Signage
         a. Font. — Temporary signs shall be of a bold, sans-serif font that is legible at a distance of at least 150 feet.
         b. Color. — Temporary signs shall be a bright, contrasting color that is easily visible from a distance of at least 150 feet.
         c. Material. — Temporary signs shall be of durable materials that are resistant to weather and vandalism.
         d. Location. — Temporary signs shall be installed in conspicuous locations where they will be visible to the public.

10. Parking
   a. General. — Parking areas shall be designed to accommodate the needs of the people who will use the park.
   b. Size. — Parking areas shall be of a size that is appropriate to the type of facility or activity being accommodated.
   c. Accessible Parking. — Accessible parking spaces shall be provided in accordance with the Americans with Disabilities Act.
   d. Security. — Parking areas shall be secure and safe for the public.

11. Vegetation
   a. General. — Vegetation shall be designed to provide aesthetic and functional benefits to the park.
   b. Size. — Vegetation shall be of a size that is appropriate to the type of facility or activity being accommodated.
   c. Maintenance. — Vegetation shall be maintained in a healthy and attractive condition.

12.Water
   a. General. — Water features shall be designed to provide aesthetic and recreational benefits to the park.
   b. Size. — Water features shall be of a size that is appropriate to the type of facility or activity being accommodated.
   c. Safety. — Water features shall be designed to be safe for public use.
   d. Access. — Water features shall be accessible to the public.

13. Wildlife
   a. General. — Wildlife habitats shall be designed to provide for the needs of the local wildlife populations.
   b. Size. — Wildlife habitats shall be of a size that is appropriate to the type of wildlife species being accommodated.
   c. Design. — Wildlife habitats shall be designed to be safe for the public.
   d. Maintenance. — Wildlife habitats shall be maintained in a healthy and attractive condition.

14. Snow and Ice
   a. General. — Snow and ice management plans shall be designed to provide for the needs of the public.
   b. Size. — Snow and ice management plans shall be of a size that is appropriate to the type of facility or activity being accommodated.
   c. Safety. — Snow and ice management plans shall be designed to be safe for the public.
   d. Access. — Snow and ice management plans shall be accessible to the public.

15. Accessibility
   a. General. — All elements of the park shall be designed to be accessible to people with disabilities.
   b. Size. — Accessibility shall be provided in a manner that is appropriate to the type of facility or activity being accommodated.
   c. Design. — Accessibility shall be provided in a manner that is safe and accessible to the public.
   d. Maintenance. — Accessibility shall be maintained in a healthy and accessible condition.

16. Construction
   a. General. — Construction shall be performed in a manner that is safe and consistent with the design.
   b. Size. — Construction shall be of a size that is appropriate to the type of facility or activity being accommodated.
   c. Safety. — Construction shall be designed to be safe for the public.
   d. Access. — Construction shall be accessible to the public.

17. Maintenance
   a. General. — Maintenance shall be performed in a manner that is consistent with the design.
   b. Size. — Maintenance shall be of a size that is appropriate to the type of facility or activity being accommodated.
   c. Safety. — Maintenance shall be designed to be safe for the public.
   d. Access. — Maintenance shall be accessible to the public.
VISTA RIDGE DEVELOPMENT PLAN AMENDMENT No. 3
PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
town of Erie, County of Weld, State of Colorado
922.8 ACRES
PDA07-006

REVISION BLOCK

Minor Amendment No. 3 standards as listed below shall replace
Article VI, Section B.4 and B.5 entirely and add Section B.6 to the Vista
Ridge Development Plan.
August 15, 2007

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO
COUNTY OF WELD
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF
200__ A.D.
AND WAS RECORDED AT RECEPTION NUMBER ____________

WELD COUNTY
CLERK AND RECORDER

COMMUNITY DEVELOPMENT APPROVAL CERTIFICATE

THIS PD AMENDMENT IS HEREBY APPROVED BY THE TOWN OF ERIE COMMUNITY
DEVELOPMENT DIRECTOR ON THIS ____ DAY OF ____________, 200__.
COMMUNITY DEVELOPMENT DIRECTOR

ARTICLE VI - ANCILLARY USE STANDARDS

4. Permitted Signs - Residential Planning Areas

4.1 All signs permitted in the Town of Erie Zoning Code, unless in conflict with the Town of Erie Planning Code, the following shall apply:

4.1.1 Site Development Signs - Development signs used by an owner, builder or developer to announce or advertise property for sale, rent or lease during the construction, sale, lease or rental period shall be permitted and shall be displayed only on the property to which the sign pertains. A maximum of two (2) development signs per planning area shall be permitted. Each sign shall not exceed one hundred (100) square feet and shall not exceed twelve (12) feet in height. The maximum height for each development sign shall be twelve (12) feet. No temporary development sign shall remain beyond the completion of the construction, lease or rental period. This period shall begin upon the issuance of a building permit or construction permit, and shall be no more than two (2) years.

4.1.2 Directional Signs - Directional signs shall be permitted on property to announce or advertise a particular project under development or construction, sale, lease or rental. Individual directional signs shall not exceed twelve (12) square feet and shall be no more than twelve (12) feet in height. One (1) directional sign per project shall be permitted. These signs shall be removed at the completion of the construction or sale, lease or rental.

5. Permitted Signs - Convenience Commercial and Commercial Planning Areas

5.1 All signs permitted in the Town of Erie Zoning Code, unless in conflict with the Town of Erie Planning Code, the following shall apply:

5.1.1 Site Development Signs - Temporary development signs used by an owner, builder or developer to advertise property for sale, rent or lease during the construction or sale period shall be permitted and shall be displayed on the property to which the sign pertains. A maximum of two (2) development signs per project shall be permitted. The total area of all development signs per project shall not exceed one hundred (100) square feet. Each development sign shall be limited to a maximum of ten (10) square feet and shall not exceed twelve (12) feet in height. No temporary development sign shall remain beyond the completion of the construction, lease or rental period. This period shall begin upon the issuance of a building permit or construction permit, and shall be no more than two (2) years.

5.1.2 Pylon Signs - A pylon sign shall be permitted in accordance with the Site Development Standards for the purpose of advertising the business activity or services. Each sign shall not exceed forty (40) square feet in area and may advertise more than one (1) business. Pylon signs shall be limited to a maximum of fifteen (15) feet in height. A pylon sign shall be limited to one (1) per business and shall be used to either promote a single business or individual service.

6. Permitted Signs - Planning Areas Abutting State Highway 7

6.1 All signs permitted in the Town of Erie Zoning Code, unless in conflict with the Town of Erie Planning Code, the following shall apply:

6.1.1 Vista Ridge Marketing Signs - Temporary marketing signs which indicate the location of a number of acres or property shall be permitted in, in cases where the area of each property for sale, rent or lease is more than twenty-five (25) acres, to be placed on the front of the principal building or sales office and shall not exceed twenty (20) square feet and shall be not exceed twelve (12) feet in height. Vista Ridge marketing signs shall be located only on unimproved land along State Highway 7, which land may be property other than the subdivision or development to which the sign refers. Unless the area is more than twenty-five (25) acres, such sign shall be limited to one (1) per twenty-five (25) acres.

6.1.2 Pylon Signs - A pylon sign shall be permitted in accordance with the Site Development Standards for the purpose of advertising the business activity or services. Each sign shall not exceed forty (40) square feet in area and may advertise more than one (1) business. Pylon signs shall be limited to a maximum of fifteen (15) feet in height. A pylon sign shall be limited to one (1) per business.

6.1.3 The maximum distance between signs shall not be more than two (2) miles.

6.1.4 The maximum area of the sign shall be twenty-five (25) square feet.

6.1.5 Each sign shall be located within five (5) miles of the site which the sign is to be placed, unless the sign is to be placed on State Highway 7.

6.1.6 The sign shall be removed within thirty (30) days from the date that the sign is no longer needed or the adjoining signs within Vista Ridge have been sold.

6.1.7 All signs shall be of high quality. No fluorescent colors or lights are permitted. The base and sides of the sign and exposed sign posts shall be painted the same color as the sign primary body color.
VISTA RIDGE
Development Plan Amendment No. 4
PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
933.7 ACRES
ZR06-004

LEGAL DESCRIPTION
Three parcels of land located in Sections 32 and 33, Township 1 North, Range 68 West of the Sixth P.M., County of Weld, State of Colorado, more particularly described as follows:

PARCEL 1:
All of Vista Ridge Master Final Plat as Recorded 11/28/2001 at Reception No. 2903470;
PARCEL 2:
All of Vista Ridge Filing No. 6 as Recorded __________ at Reception No. __________;
PARCEL 3:
Commencing at the South Quarter Corner of said Section 33;
Thence N00°00'16"E, 75.00 feet along the West line of the Southeast Quarter (Basis of Bearings) to the Point of Beginning.
Thence N95°38'59"W, 498.22 feet along the Northerly Right-of-Way line of Colorado State Highway 7;
Thence N00°06'16"E, 865.79 feet along the Easterly line of Vista Ridge Master Plat Parcel 34;
Thence continuing N00°06'16"E, 80.00 feet to the Northerly line of Ridge View Drive;
Thence S00°34'46"E, 944.60 feet along the Northernly Right-of-Way line of said Ridge View Drive extended to the Easterly line of Weld County;
Thence S00°34'46"E, 944.60 feet along said county line to a point 75.00 feet North of the Southerly line of the Southeast Quarter of Section 33;
Thence N95°38'54"W, 169.70 feet along a line parallel with and 75.00 feet North of the Southerly line of the Southeast Quarter to the Point of Beginning, containing 14.37 acres, more or less.

DEVELOPMENT PLAN AMENDMENT #1
1 - Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 18, adjusted Parcels 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-6, 2-7, 2-8, 2-9, 1-9, 1-10, and 10-9.

DEVELOPMENT PLAN AMENDMENT #2
1 - Clarification that the Vista Ridge Development Plan No. 2793940 recorded on 9/15/2000 with Minor Amendment No. 1 recorded at Reception No. 2925673 on 2/27/2002 shall be used exclusively from now on.
2 - Redefined "Encroachments".
3 - Redefined "Alternative Development Standards".

DEVELOPMENT PLAN AMENDMENT #3
1 - Revise Article VI, Section B.4, Permitted Signs in Residential Planning Areas, and B.5, Permitted Signs in Commercial and Commercial Planning Areas.
2 - Add Article VI, Section B.6, Permitted Signs in Planning Areas abutting State Highway 7.

DEVELOPMENT PLAN AMENDMENT #4
1 - Added Commercial Planning Area, PA 7-5, (14.4 acres) to the Development Plan.
2 - Reduced Open Space Planning Area, PA 6-5, by 3.3 acres (previous Sheridan Parkway ROW).
3 - Illustrated Ridge View Drive in PA 7-3, and North of PA 7-3.

CLERK & RECORDER CERTIFICATE
STATE OF COLORADO  ) ss.
COUNTY OF WELD  
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS DAY OF _________, 201    D.
AND WAS RECORDED AT RECEPTION NUMBER __________.

WELD COUNTY 
CLERK AND RECORDER

COMMUNITY DEVELOPMENT APPROVAL CERTIFICATE

THIS PD AMENDMENT IS HEREBY APPROVED BY THE TOWN OF ERIE
COMMUNITY DEVELOPMENT DIRECTOR ON _________, 201 __________.
COMMUNITY DEVELOPMENT DIRECTOR
**VISTA RIDGE**

**Development Plan Amendment No. 4**

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

933.7 ACRES

ZR06-004

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### REVISION BLOCK

- **4.1** Added Commercial Planning Area, 4.0 acres, to the Development Plan.
- **4.2** Reduced Open Space Planning Phases 8-9, 13.0 acres.
- **4.3** Extended Ridgeview Drive.

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2 of 2
VISTA RIDGE
Development Plan Amendment No. 5
PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
933.7 ACRES
PDA-12-0030

LEGAL DESCRIPTION
Three parcels of land located in Sections 32 and 33, Township 1 North, Range 68 West of the Sixth P.M., County of Weld, State of Colorado, more particularly described as follows:

PARCEL 1:
All of Vista Ridge Master Final Plat as Recorded 11.28.2001 at Reception No. 2903870;

PARCEL 2:
All of Vista Ridge Filing No. 6 as Recorded 05.18.2008 at Reception No. 3555044;

PARCEL 3:
Commencing at the South Quarter Corner of said Section 33;

Thence N00°06'16"E, 75.00 feet along the West line of the Southeast Quarter (Basis of Bearings) to the Point of Beginning;

Thence N89°36'37"W, 498.22 feet along the Northerly Right-of-Way line of Colorado State Highway 7;

Thence N00°06'16"E, 865.79 feet along the Easterly line of Vista Ridge Master Plat Parcel 34;

Thence continuing N00°06'16"E, 80.00 feet to the Northerly line of Ridge View Drive;

Thence S00°34'46"E, 944.60 feet along the Northerly Right-of-Way line of said Ridge View Drive extended to the Easterly line of Weld County;

Thence S00°34'46"E, 944.60 feet along said county line to a point 75.00 feet North of the Southerly line of the Southeast Quarter to the Point of Beginning, containing 14.37 acres, more or less.

DEVELOPMENT PLAN AMENDMENT #1
1. Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 3, adjusted Parcel 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-7, 2-8, 2-9, 10-1, 10-3, 10-5, 10-7, and 10-9.

DEVELOPMENT PLAN AMENDMENT #2
1. Clarification that the Vista Ridge Development Plan No. 2795940 recorded on 09/20/2000 with Minor Amendment No. 1 recorded at Reception No. 2795943 on 03/27/2002 shall be used exclusively from now on.
2. Redefined "Encroachments".
3. Redefined "Alternative Development Standards".

DEVELOPMENT PLAN AMENDMENT #3

DEVELOPMENT PLAN AMENDMENT #4
1. Added Commercial Planning Area, PA 7-5, (14.4 acres) to the Development Plan.
2. Reduced Open Space Planning Area, PA 8-5, by 3.3 acres (previous Sheridan Parkway ROW)
3. Illustrate Ridge View Drive in PA 7-3 and North of PA 7-3.

DEVELOPMENT PLAN AMENDMENT #5
1. Planning Area 5-3, Land Use Regulations Article V, Section F (Medium/High Density Planning Area), 5.4, and 6 shall be amended as noted on sheet 2. The noted amendments shall only apply to Planning Area 5-3 and shall NOT apply to any other planning areas within the PD.
VISTA RIDGE
Development Plan Amendment No. 5
PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
933.7 ACRES
PDA-12-0030

1 - Article V, Section F (Medium / High Density Planning Area) Subsection 5.d shall be replaced with the following language:

Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, and fireplaces. Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may project up to six feet into a front setback, provided that the roof projections shall comprise no more than 50 percent of the total length of the building's façade. The covered porch or entrance area projecting into the setback shall remain exterior to the building and enclosed by no more than a railing. The projection shall be at least five feet from the property line.

2 - Article V, Section F (Medium / High Density Planning Area) Subsection 5.e shall be replaced with the following language:

Paved patios or terraces may project into any setback.

3 - Article V, Section F (Medium / High Density Planning Area) Subsection 5.f shall be replaced with the following language:

Unroofed landings, decks and stairs may project in required setbacks, provided that the floor shall not extend higher than 30 inches above the finished grade level and the projection is at least five feet from the lot line.
VISTA RIDGE
Development Plan Amendment No. 6
PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
933.7 ACRES 948.1 ac
PDA-13-00023

LEGAL DESCRIPTION
THREE PARCELS OF LAND LOCATED IN
SECTIONS 32 & 33, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE SIXTH P.M., COUNTY OF
WELD, STATE OF COLORADO, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL 1:
ALL OF VISTA RIDGE MASTER FINAL PLAT AS
RECORDED 11/28/2001 AT RECEIPT NO.
2903870;
PARCEL 2:
ALL OF VISTA RIDGE FILING NO. 6 AS RECORDED
05/19/2006 AT RECEIPT NO. 3555044.
PARCEL 3:
COMMENCING AT THE SOUTH QUARTER CORNER
OF SAID SECTION 33;
THENCE N00°06'16"W, 75.00 FEET ALONG THE
WEST LINE OF THE SOUTHEAST QUARTER (BASIS
OF BEARINGS) TO THE POINT OF BEGINNING.
THENCE N89°38'37"W, 498.22 FEET ALONG THE
NORTHERLY RIGHT-OF-WAY LINE OF COLORADO
STATE HIGHWAY 7;
THENCE N00°06'16"W, 865.79 FEET ALONG THE
EASTERLY LINE OF VISTA RIDGE MASTER PLAT
PARCEL 34;
THENCE CONTINUING N00°06'15"W, 80.00 FEET TO
THE NORTHERLY LINE OF RIDGE VIEW DRIVE;
THENCE S00°34'46"E, 944.80 FEET ALONG THE
NORTHERLY RIGHT-OF-WAY LINE OF RIDGE
VIEW DRIVE EXTENDED, TO THE EASTERLY LINE
OF WELD COUNTY;
THENCE S00°34'46"E, 944.60 FEET ALONG SAID
COUNTY LINE TO A POINT 75.00 FEET NORTH OF
THE SOUTHERLY LINE OF THE SOUTHEAST
QUARTER OF SECTION 33;
THENCE N89°38'54"W, 169.70 FEET ALONG A LINE
PARALLEL WITH AND 75.00 FEET NORTH OF THE
SOUTHERLY LINE OF THTE SOUTHEAST
QUARTER TO THE POINT OF BEGINNING,
CONTAINING 14.37 ACRES, MORE OR LESS.

DEVELOPMENT PLAN AMENDMENT #1
1 - Realigned roadways including the north-south Minor Arterial/Residential
Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset
Drive) between Vista Parkway and Weld County Road 3, adjusted Parcels 1-2
North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-6, 2-8, 10-1, 10-7, and 10-9.

DEVELOPMENT PLAN AMENDMENT #2
1 - Clarification that the Vista Ridge Development Plan No. 2793940 recorded on
9/15/2000 with Minor Amendment No. 1 recorded at Reception No. 2928673 on
2/27/2002 shall be used exclusively from now on.
2 - Redefined "Encroachments".
3 - Redefined "Alternative Development Standards".

DEVELOPMENT PLAN AMENDMENT #3
1 - Revised Article VI, Section B.4, Permitted Signs in Residential Planning Areas,
and 5.5, Permitted Signs in Convenience Commercial and Commercial
Planning Areas.
2 - Added Article VI, Section B.6, Permitted Signs in Planning Areas abutting State
Highway 7.

DEVELOPMENT PLAN AMENDMENT #4
1 - Added Commercial Planning Area, PA 7-5, (14.4 acres) to the Development
Plan.
2 - Reduced Open Space Planning Area, PA 8-5, by 3.3 acres (previous Sheridan
Parkway ROW).
3 - Illustrated Ridge View Drive in PA 7-3 and North of PA 7-5.

DEVELOPMENT PLAN AMENDMENT #5
1 - Planning Area 5-3, Land Use Regulations Article V, Section F (Medium / High
Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The
noted amendments shall only apply to Planning Area 5-3 and shall NOT apply
to any other planning areas within the PD.

DEVELOPMENT PLAN AMENDMENT #6
1 - Added Medium-High Density Residential, High Density Residential and Multi-family
Residential as a Permitted Use to Planning Area 7-3.
2 - Residential Uses within Planning Area 7-3 shall be limited to two areas.
3 - Added 200 dwelling units permitted in Planning Area 7-3.
4 - Planning Area 7-3, Land Use Regulations Article V, Section F (Medium / High
Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The
noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to
other planning areas within the PD.
5 - Single Family Detached Residential Uses in Planning Area 7-3, Land Use
Regulations Article V, Section F 4.b shall be amended regarding setbacks. The
noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to
other planning areas within the PD.

CLERK & RECORDER CERTIFICATE
STATE OF COLORADO
COUNTY OF WELD

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN
MY OFFICE ON THIS DAY OF
2013, AND WAS
RECORDED AT RECEPTION NUMBER.

CLERK AND RECORDER

PLANNING COMMISSION CERTIFICATE
THIS PD AMENDMENT WAS REVIEWED BY THE
PLANNING COMMISSION ON THE 21ST DAY OF
AUGUST, 2013.

CHAIRPERSON

BOARD OF TRUSTEES APPROVAL CERTIFICATE
THIS PD AMENDMENT IS TO BE KNOWN AS THE
"VISTA RIDGE PD AMENDMENT NO. 6" AND IS
APPROVED AND ACCEPTED BY ORDINANCE NO.
29-2013, PASSED AND ADOPTED AT THE
REGULAR MEETING OF THE BOARD OF
TRUSTEES OF ERIE, COLORADO, HELD ON
OCTOBER 8TH, 2013.

MAYOR

ATTEST:

DATE
ARTICLE V - LAND USE REGULATIONS

1. Article V, Section A (RESIDENTIAL PLANNING AREAS - GENERAL), subsection 2.A. shall be replaced with the following language:
   Single family detached or attached dwelling units.

2. Article V, Section F (Medium / High Density Planning Area) Subsection 5.d shall be replaced with the following language:
   Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, and fireplaces. Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may project up to six feet into a front setback, provided that the roof projections shall comprise no more that 50 percent of the total length of the building's facade. The covered porch or entrance area projecting into the setback shall remain exterior to the building and enclosed by no more than a railing. The projection shall be at least five feet from the property line.

3. Article V, Section F (Medium / High Density Planning Area) Subsection 5.e shall be replaced with the following language:
   Paved patios, terraces or landings may project into any setback.

4. Article V, Section F (Medium / High Density Planning Area) Subsection 5.f shall be replaced with the following language:
   Unroofed landings, decks and stairs may project in required setbacks, provided that the floor shall not extend higher than 30 inches above the finished grade level and the projection is at least five feet from the lot line.

5. Article V, Section G (MULTI-FAMILY PLANNING AREA), subsection 4.f.1 shall be replaced with the following language:
   Wherever there is an abrupt change in uses - i.e., residential to commercial - a minimum of ten (10) feet landscaped buffer of open space, protective planting, or other approved screening, or combination thereof shall be placed between them which will protect each use from the undesirable effects of the other. Pedestrian walks or building setbacks may be included in the landscaped buffer.

6. Article V, Section J (COMMERCIAL PLANNING AREA) subsection 3.a. shall be replaced with the following language:
   Buffer requirements. Wherever there is an abrupt change in uses - i.e., residential to commercial - a minimum of ten (10) feet landscaped buffer of open space, protective planting, or other approved screening, or combination thereof shall be placed between them which will protect each use from the undesirable effects of the other. Pedestrian walks or building setbacks may be included in the landscaped buffer.

   Parking spaces shall not encroach in any required setback or landscape buffer area unless that parking area is part of a shared assemblage that crosses a property line.

   Parking lots shall have a minimum of 50 feet from arterial right-of-ways or 15 feet from any other public street right-of-ways. The setback, on streets other than arterials, may be reduced to 10 feet if used in combination with a 3 to 4-foot articulated masonry or stone decorative wall with trees and shrubs on both sides of the wall to soften its appearance. The minimum landscape setback to parking lots from primary internal drive circulation routes in a multi-building complex shall be 10 feet.

7. Article V, shall be amended to include the following language:
   O. HIGH DENSITY PLANNING AREA (Maximum density of 16.0 units per acre)
   1. Intent - To provide for residential development of an urban character.
   3. Uses Permitted by Special Review - See Article V, Section A.3.

   Conventional Development Standards
   a. Density. The maximum gross density for any particular High Density Residential Planning Area shall not exceed 16.0 dwelling units per acre.
   b. Building Setbacks:
      The minimum principal building or accessory building setback from any public street right-of-way, private street easement or from any other adjacent building shall be:

<table>
<thead>
<tr>
<th>Building Front</th>
<th>Building Side</th>
<th>Building Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 feet</td>
<td>5 feet or 0 feet**</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

   c. Building Height. No buildings or structures within the High Density Residential Planning Area shall exceed forty-five (45) feet in height (maximum height of spires on places of worship = 60')

   d. Encroachments. Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, and fireplaces. Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may project up to six feet into a front setback, provided that the roof projections shall comprise no more than 50 percent of the total length of the building's facade. The covered porch or entrance area projecting into the setback shall remain exterior to the building and enclosed by no more than a railing. The projection shall be at least five feet from the property line.

   e. Paved patios or terraces may project into any setback.

f. Unroofed landings, decks and stairs may project in required setbacks, provided that the floor shall not extend higher than 30 inches above the finished grade level and the projection is at least five feet from the lot line.

g. Additional Provisions
   i. Minimum frontage shall be 30'. Minimum lot width at the front of the house shall meet the typical lot width standard per the plat.
   ii. Flag lots are allowed. No elevation of the home can be more than 150' from the street R.O.W. without additional fire lane or fire sprinkler provisions or as otherwise required by the fire department.
   iii. Private streets, shared drives and alleys are allowed. Subject to review and approval by town staff.

8. Article V, shall be amended to include the following language:
   a. Residential Land Uses are permitted in Planning Area 7.3 in two locations:
      i. Lot 2 of Vista Ridge Filing No. 2 Minor Subdivision (shown as Parcel A in the following graphic). Building height shall not exceed 35'.
      ii. South of Vista Ridge Drive a minimum of 1,300' from the Sheridan Parkway right-of-way and a minimum of 200' from the Highway 7 right-of-way (shown as Parcel B in the following graphic).

   b. Single Family Detached building setbacks within Planning Area 7.3, Parcel B, shall be a minimum of 50' from the eastern residential boundary and 50' from the southern residential boundary as matched in the following graphic.
VISTA RIDGE
Development Plan Amendment No. 6
PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
932.9 ACRES
PDA-13-00023

REVISION BLOCK
- Added Medium/High Residential, High Density Residential and Multi-Family Residential Uses as a Permitted Use to Planning Area 7.3 in two areas.
- Added 200 dwelling units to Planning Area 7.3.
- Medium/High Residential setbacks modified to Planning Area 7.3.
- Single Family Detached setbacks modified to Planning Area 7.3.