



**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](http://www.erieco.gov)

**LAND USE APPLICATION**

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

STAFF USE ONLY		
FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

**PROJECT/BUSINESS NAME:** SIERRA VISTA MINOR SUBDIVISION  
**PROJECT ADDRESS:** NWC OF HIGHWAY 7 & BONANZA DRIVE  
**PROJECT DESCRIPTION:** SUBDIVISION OF 60.48 ACRES PARCEL TO CREATE THREE TRACTS

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

Subdivision Name: SEE ATTACHED LEGAL DESCRIPTION

Filing #: \_\_\_\_\_ Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_ Section: 31 Township: 1N Range: 68W

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

Name/Company: COLLEGIATE HOLDINGS LLC  
 Contact Person: BOB BRESNAHAN  
 Address: 1801 California St. Suite 2500  
 City/State/Zip: Denver, CO 80202  
 Phone: 303-774-3982 Fax: \_\_\_\_\_  
 E-mail: bob.bresnahan@crestonepr.com

**AUTHORIZED REPRESENTATIVE**

Company/Firm: WARE MALCOMB  
 Contact Person: DAVID NIGHSWONGER  
 Address: 990 S. BROADWAY, SUITE 230  
 City/State/Zip: DENVER, CO 80209  
 Phone: 303-689-1511 Fax: \_\_\_\_\_  
 E-mail: dnighswonger@waremalcomb.com

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

Name/Company: BC Deep Holdings, LLC & Anadarko  
 Address: 14570 Clay Street  
 City/State/Zip: Broomfield, CO 80023

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

Name/Company: Collegiate Holdings, LLC  
 Address: 1801 California Street #2500  
 City/State/Zip: Denver C) 80202

**LAND-USE & SUMMARY INFORMATION**

Present Zoning: LR Residential / Community Commercial  
 Proposed Zoning: \_\_\_\_\_  
 Gross Acreage: 60.48 ACRES

Gross Site Density (du/ac): NA  
 # Lots/Units Proposed: NA  
 Gross Floor Area: N/A

**SERVICE PROVIDERS**

Electric: United Power  
 Metro District: \_\_\_\_\_  
 Water (if other than Town): \_\_\_\_\_

Gas: Xcel Energy  
 Fire District: Mountain View Fire Rescue  
 Sewer (if other than Town): \_\_\_\_\_

**PAGE TWO MUST BE SIGNED AND NOTARIZED**

DEVELOPMENT REVIEW FEES			
<b>ANNEXATION</b>		<b>SUBDIVISION</b>	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
<b>COMPREHENSIVE PLAN AMENDMENT</b>		<input checked="" 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
<b>ZONING/REZONING</b>		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	<b>SITE PLAN</b>	
<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
<b>SPECIAL REVIEW USE</b>		<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	<b>VARIANCE</b> \$ 600.00	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	<b>SERVICE PLAN</b> \$ 10,000.00	
All fees <b>include</b> both Town of Erie Planning & Engineering review. These fees <b>do not include</b> referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.			

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: \_\_\_\_\_

Date: March 1, 2018

Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

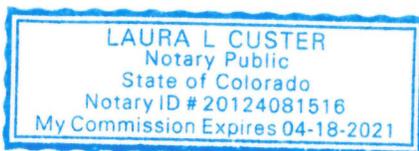
STATE OF COLORADO )  
 ) ss.  
 County of Denver )

The foregoing instrument was acknowledged before me this 1st day of March, 2018, by Laura L. Custer.

My commission expires: 4/6/21

Witness my hand and official seal.

[Signature]  
 Notary Public



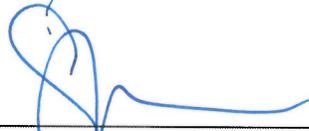
COLLEGIATE HOLDINGS LLC, a Delaware limited liability company

Town of Erie  
Planning Department  
645 Holbrook Street  
Erie, Co. 80516

To Whom It May Concern,

COLLEGIATE HOLDINGS LLC, a Delaware limited liability company as owner of the property described as in Reception No. 4340954 in the records of the Weld County Clerk and Recorder's office, gives its consent to representatives of Ware Malcomb to process the application for SIERRA VISTA MINOR SUBDIVISION.

COLLEGIATE HOLDINGS LLC, (Owner)

  
\_\_\_\_\_

Name and Title

Director of Land

Feb 27, 2018

Date

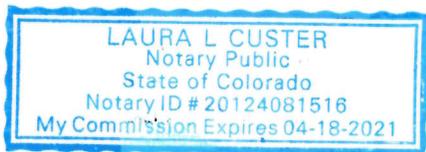
STATE OF COLORADO        )  
  ) SS.  
COUNTY OF ADAMS        )

The forgoing instrument was acknowledged before me this 27<sup>th</sup> day of February, 2018, by Sheen Kraufman as Director of Land for and on behalf of Collegiate Holdings LLC.

WITNESS MY HAND AND OFFICEAL SEAL.

My commission expires:  
4/18/2021

  
\_\_\_\_\_  
Notary Public





**TOWN OF ERIE**

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645 Holbrook Street – PO Box 750 – Erie, CO 80516  
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**LEGAL DESCRIPTION** (attach legal description if Metes & Bounds)

Subdivision Name: SEE ATTACHED LEGAL DESCRIPTION

Filing #: Lot #: Block #: Section: 31 Township: 1N Range: 68W

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

Name/Company: BCLAND, LLC

Contact Person: BLAKE CARLSON

Address: 14570 Clay Street

City/State/Zip: Broomfield CO 80023

Phone: 303-809-7930 Fax:

E-mail: BLAKE@CARLSONLD.COM

**AUTHORIZED REPRESENTATIVE**

Company/Firm: WARE MALCOMB

Contact Person: DAVID NIGH SWONGER

Address: 990 S. BROADWAY, SUITE 230

City/State/Zip: DENVER, CO 80209

Phone: 303-689-1511 Fax:

E-mail: dnighswonger@waremalcomb.com

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

Name/Company: BC Deep Holdings & Anadarko

Address: 14570 CLAY STREET

City/State/Zip: BROOMFIELD, CO 80023

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

Name/Company: COLLEGIATE HOLDINGS

Address: 1801 CALIFORNIA STREET #2500

City/State/Zip: DENVER CO 80202

**LAND-USE & SUMMARY INFORMATION**

Present Zoning: LR Residential / Community Commercial

Proposed Zoning:

Gross Acreage: 60.48 ACRES

Gross Site Density (du/ac): NA

# Lots/Units Proposed: NA

Gross Floor Area: N/A

**SERVICE PROVIDERS**

Electric: United Power

Metro District:

Water (if other than Town):

Gas: Xcel Energy

Fire District: Mountain View Fire Rescue

Sewer (if other than Town): Town of Erie

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**DEVELOPMENT REVIEW FEES**

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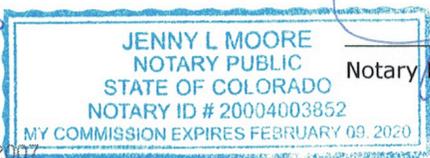
Owner: [Signature]  
 Owner: \_\_\_\_\_  
 Applicant: [Signature]

Date: 2-26-18  
 Date: \_\_\_\_\_  
 Date: 2-26-18

STATE OF COLORADO )  
 ) ss.  
 County of Adams )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of February, 2018, by Blake Carlson.

My commission expires: 02/09/2020  
 Witness my hand and official seal.

  
[Signature]  
 Notary Public

BC LAND, LLC, a Colorado limited liability company

Town of Erie  
Planning Department  
645 Holbrook Street  
Erie, Co. 80516

To Whom It May Concern,

BC Land, LLC, a Colorado limited liability company as owner of the property described in Reception No. 4006820 in the records of the Weld County Clerk and Recorder's office, gives its consent to representatives of Ware Malcomb to process the application for SIERRA VISTA MINOR SUBDIVISION.

BC Land, LLC (Owner)

  
\_\_\_\_\_  
Manager

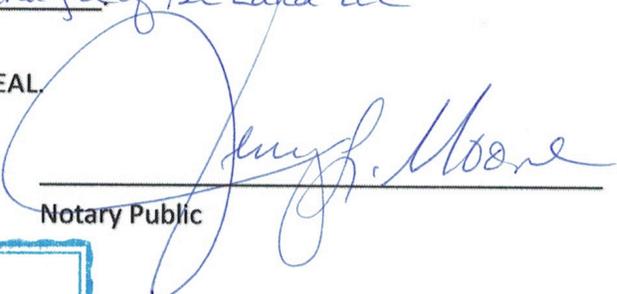
2-26-18  
Date

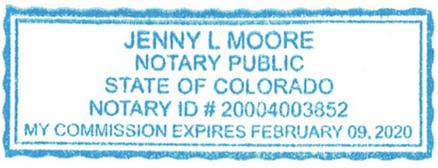
STATE OF COLORADO        )  
  ) SS.  
COUNTY OF ADAMS        )

The forgoing instrument was acknowledged before me this 26<sup>th</sup> day of February, 2017, by Blake Carlson as Manager of BC Land LLC

WITNESS MY HAND AND OFFICEAL SEAL

My commission expires:  
02/09/2020

  
\_\_\_\_\_  
Notary Public



SEAL

## Sierra Vista Minor Subdivision

### Written Narrative

A. General project concept and purpose of the request:

The Sierra Vista property is located at the northwest corner of State Highway 7 and Bonanza Drive. The site is bounded on the east by Bonanza Drive, on the north by Erie Air Park Subdivision (RR), on the west by The Erie Municipal Airport (AP), and on the south by State Highway 7 and the anthem residential development. The land is currently vacant. The site is currently zoned Low Density Residential (LR) and Community Commercial (CC).

The proposed plan is for subdividing the parcel into three tracts for the purpose of property conveyance.

B. The total land area to be subdivided:

60.48 Acres (2,634,432.8 SF)

C. The total number of lots, and if residential the proposed density:

N/A

D. If non-residential, the total square footage of floor area proposed:

No development is proposed with the minor subdivision.

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

No land will be preserved for open space.

F. A brief description regarding the phasing of the proposed subdivision:

No development is proposed with the minor subdivision.

G. 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:

The property is within the Town of Erie for water and sanitary services area.

Dry utility are in the companies such as Comcast, Century Link, Xcel Gas and United Power serve area.

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

No development is proposed with the minor subdivision.

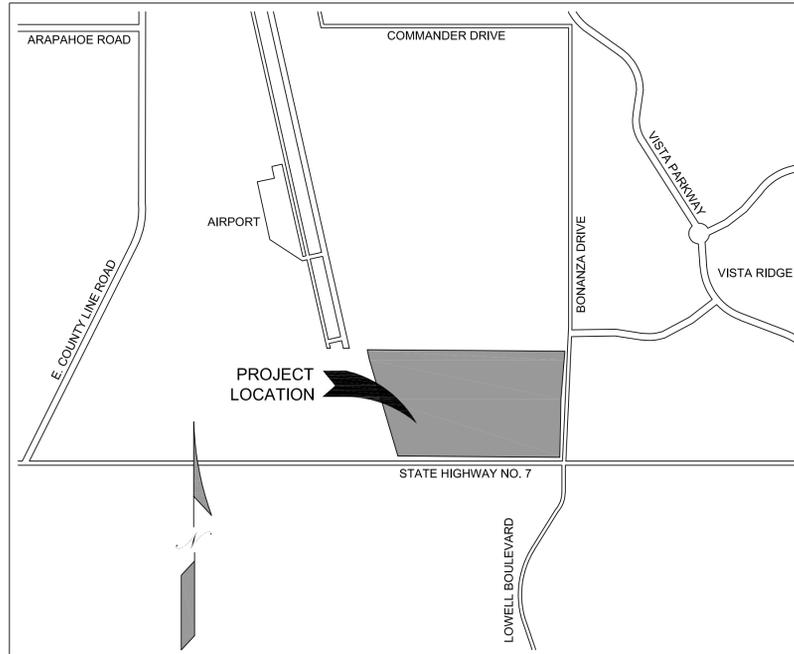
- I. A brief description regarding the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision:

Special conditions include coordination with Eire Municipal Airport and Federal Aviation Administration's requests and requirements.

# SIERRA VISTA MINOR SUBDIVISION

A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

60.476 ACRES - 3 TRACTS  
MS-000 966 - 2018



VICINITY MAP

SCALE 1"=1000'

LAND SUMMARY CHART

TYPE	AREA	% OF TOTAL AREA
TRACTS A - C	60.394 ACRES	98.66%
RIGHT-OF-WAY	0.081 ACRES	1.34%
TOTAL	60.475 ACRES	100%

TRACT SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE *	OWNERSHIP *	MAINTENANCE *
A	392,100	9.001	FUTURE DEVELOPMENT	BC LAND, LLC	BC LAND, LLC
B	1,806,661	41.475	FUTURE DEVELOPMENT	COLLEGIATE HOLDINGS, LLC	COLLEGIATE HOLDINGS, LLC
C	432,038	9.918	FUTURE DEVELOPMENT	BC LAND, LLC	BC LAND, LLC
TOTAL	2,630,799	60.394	* ALL TRACTS WILL BE IN PRIVATE OWNERSHIP AND NO DEVELOPMENT IS ALLOWED ON INDIVIDUAL TRACTS UNTIL THEY ARE FURTHER SUBDIVIDED. ZONING SHOULD BE REFERENCED FOR ALLOWED USES.		

## NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASIS OF BEARINGS: THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31 WAS ASSUMED TO BEAR NORTH 00°15'14" EAST AND IS MONUMENTED AS SHOWN HEREON, WITH ALL MEASURED BEARINGS SHOWN HEREON RELATIVE THERETO.
- BASED UPON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0801300441J, MAP REVISED DECEMBER 18, 2012, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD PLAIN LIMITS.
- TRACT MONUMENTATION SHALL BE IN ACCORDANCE WITH THE COLORADO REVISED STATUTES (CRS 38-51-105).
- THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS PLAT IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.
- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-867835-2-CO EFFECTIVE DATE JULY 5, 2018 AT 5:00 P.M. WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT. NO LIABILITY IS ACCEPTED BY WARE MALCOMB FOR THE ACCURACY OF INFORMATION CONTAINED IN SAID COMMITMENT.
- BY THIS PLAT, THE OWNER OF TRACT B AND ITS SUCCESSORS-IN-INTEREST GRANT AND CONVEY TO OWNERS OF TRACTS A AND C AND ALL SUCCESSORS-IN-INTEREST THERETO NON-EXCLUSIVE, PERPETUAL EASEMENTS ON, OVER AND UNDER TRACT B FOR (A) THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES, INCLUDING, WITHOUT LIMITATION, WATER, RECLAIMED WATER, SANITARY SEWER, STORM SEWER, ELECTRIC, GAS, TELEPHONE, TELECOMMUNICATION LINES, CABLES, FIBER OPTIC LINES AND ASSOCIATED APPURTENANCES FOR EACH OF THESE UTILITIES, (B) DRAINAGE FOR THE BENEFIT OF TRACTS A AND C, TO CONTROL, CONTAIN AND DIRECT THE STORM WATER RUN-OFF THEREFROM AND TO ALLOW THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DETENTION FACILITIES, CULVERTS, DITCHES, PIPELINES AND OTHER FLOOD CONTROL IMPROVEMENTS AND APPURTENANCES THERETO, AND (C) SLOPE AND CONSTRUCTION EASEMENTS AND ASSOCIATED APPURTENANCES FOR EACH IN CONNECTION WITH THE CONSTRUCTION ON TRACTS A AND C.
- THE 30' ACCESS EASEMENT DEDICATED BY THIS PLAT AND SHOWN HEREON IS FOR THE BENEFIT OF TRACTS A, B, AND C, THEIR OWNERS, EMPLOYEES, INVITEES, AND ASSIGNS, AND IS FOR INGRESS AND EGRESS OF, BUT NOT LIMITED TO VEHICLES, PEDESTRIANS, BICYCLES, POLICE, FIRE DEPARTMENT AND EMERGENCY EQUIPMENT. THE ACCESS EASEMENT AREA WILL BE MAINTAINED BY THE UNDERLYING PROPERTY OWNER.

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING ALL THE OWNERS OF THAT REAL PROPERTY DESCRIBED AS:

A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 31:  
THENCE NORTH 00°15'14" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 75.31 FEET;  
THENCE NORTH 89°44'46" WEST, A DISTANCE OF 109.21 FEET TO THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 3 AS RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 1631 AT PAGE 123, RECEPTION NO. 2572958, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 7 AS DESCRIBED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 1224 AT RECEPTION NO. 02170911 AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 7, ALONG A LINE SEVENTY-FIVE (75.00) FEET NORTHERLY DISTANT AND PARALLEL, WHEN MEASURED AT RIGHT ANGLES, WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER THE FOLLOWING TWO (2) COURSES:

- THENCE NORTH 89°34'53" WEST, A DISTANCE OF 1896.40 FEET;
- THENCE NORTH 89°32'45" WEST, A DISTANCE OF 13.43 FEET TO THE EASTERLY LINE OF THAT PARCEL OF LAND AS RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER IN BOOK 1274 AT RECEPTION NO. 02225423;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES:

- THENCE NORTH 16°31'20" WEST, A DISTANCE OF 1176.48 FEET;
- THENCE NORTH 12°14'16" WEST, A DISTANCE OF 123.38 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31;

THENCE SOUTH 89°35'08" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2330.26 FEET TO SAID WESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 3 AS DESCRIBED IN BOOK 1631 AT PAGE 123, RECEPTION NO. 2572958;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- THENCE SOUTH 04°46'24" WEST, A DISTANCE OF 564.23 FEET;
- THENCE SOUTH 01°04'07" WEST, A DISTANCE OF 683.43 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 2,634,343 SQUARE FEET OR 60.475 ACRES, MORE OR LESS:

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A RIGHT OF WAY AND TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND SUBDIVISION OF SIERRA VISTA MINOR SUBDIVISION AND DO HEREBY DEDICATE TO THE TOWN OF ERIE THE UTILITY EASEMENTS AND RIGHT OF WAY SHOWN HEREON.

## COLLEGIATE HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY

OWNER: SHAE KAUFFMAN

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
SHAE KAUFFMAN

TITLE: DIRECTOR OF LAND

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO )  
) SS.  
COUNTY OF BOULDER )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_  
OWNER - COLLEGIATE HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## BC LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY

OWNER: BLAKE CARLSON

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
BLAKE CARLSON

TITLE: MANAGER OF BC LAND

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO )  
) SS.  
COUNTY OF BOULDER )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_  
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WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## NOTES CONTINUED

9. DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSING OVER THE PROPERTY, AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS.

10. THE SOLE INTENTION AND PURPOSE OF THE SIERRA VISTA MINOR SUBDIVISION IS TO CREATE TRACTS OF LAND IN ORDER TO ENABLE THE SALE OF THE INDIVIDUAL TRACTS SHOWN HEREIN. ALL TRACTS WILL NEED TO BE REPLATTED TO LOTS TO ACCOMMODATE DEVELOPMENT.

11. NO DEVELOPMENT RIGHTS ARE GRANTED BY THE SIERRA VISTA MINOR SUBDIVISION AND NO DEVELOPMENT SHALL BE ALLOWED ON ANY TRACT CREATED HEREIN UNTIL THE FOLLOWING REQUIREMENTS ARE FULLY COMPLIED WITH. NO DEVELOPMENT OR BUILDING OF IMPROVEMENTS SHALL BE ISSUED FOR ANY PURPOSE UNTIL THERE IS FULL COMPLIANCE WITH ALL TOWN OF ERIE MUNICIPAL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: COMPLETION OF SUBDIVISION PROCEDURES FINAL PLAT, A DEVELOPMENT AGREEMENT (AND ANY OTHER AGREEMENTS THAT MAY BE REQUIRED BY THE TOWN OF ERIE MUNICIPAL CODE); AND IF NECESSARY COMPLETION OF THE SITE PLAN REVIEW PROCEDURE.

12. UTILITIES, VEHICULAR AND PEDESTRIAN ACCESS ROUTES, AND IMPROVEMENT GUARANTEE REQUIREMENTS WILL BE REQUIRED PER THE TOWN OF ERIE MUNICIPAL CODE, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

13. THE RESTRICTIONS AND REQUIREMENTS SET FORTH BY THE SIERRA VISTA MINOR SUBDIVISION SHALL RUN WITH THE LAND INCLUDED WITH THE SIERRA VISTA MINOR SUBDIVISION AND SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE OWNER. ALL OBLIGATIONS AND RESPONSIBILITIES OF OWNERS HEREIN SHALL PASS TO EACH AND EVERY SUCCESSOR AND/OR ASSIGNS. IT IS THE RESPONSIBILITY OF ANY PURCHASER OF A TRACT WITHIN THIS SIERRA VISTA MINOR SUBDIVISION TO FULLY INVESTIGATE THE REQUIREMENTS PRIOR TO SUCH PURCHASE.

## SURVEYOR'S CERTIFICATE

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 21, 2017, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

THOMAS D. STAAB, P.L.S. 25965  
FOR AND ON BEHALF OF  
WARE MALCOMB  
990 SOUTH BROADWAY  
SUITE 230  
DENVER, COLORADO 80209  
P 303.561.3333

## TITLE VERIFICATION CERTIFICATE

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: THOSE ITEMS AND OWNERSHIP INTERESTS SHOWN IN TITLE COMMITMENT NCS-867835-2-CO, EFFECTIVE JULY 05, 2018.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO )

) SS.  
COUNTY OF BOULDER )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS \_\_\_\_\_ IS APPROVED AND ACCEPTED BY RESOLUTION NO. \_\_\_\_\_, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR

ATTEST: \_\_\_\_\_  
TOWN CLERK

## PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING AND DEVELOPMENT DIRECTOR

## CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO )  
) SS.  
COUNTY OF WELD )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_.

COUNTY CLERK AND RECORDER

990 south broadway  
suite 230  
denver, co 80209  
p 303.561.3333  
waremalcomb.com

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

## SIERRA VISTA MINOR SUBDIVISION

NO.	DATE	REMARKS	DATE	REMARKS
1	04/02/2018	CITY COMMENTS		
2	05/14/2018	CITY COMMENTS		
3	07/05/2018	CITY COMMENTS		

JOB NO. DCS16-4183

PA/PM: TS

DRAWN: KEB

DATE: 05/14/2018

SCALE: NA

## MINOR SUBDIVISION PLAT

SHEET

**1**

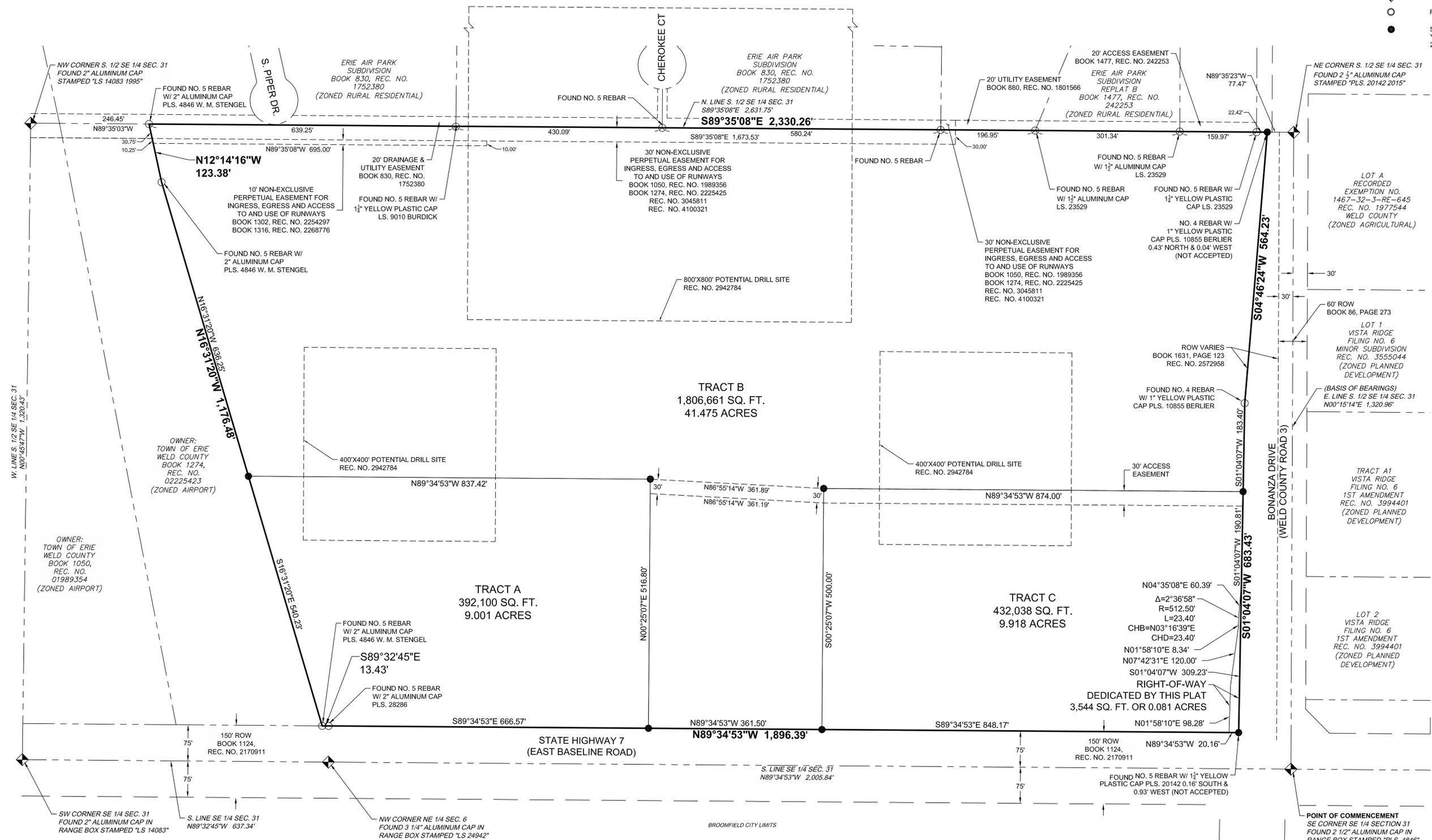
Sheet 1 of 2

# SIERRA VISTA MINOR SUBDIVISION

A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
60.476 ACRES - 3 TRACTS  
MS-000 966 - 2018

## LEGEND

- SITE BOUNDARY
- EASEMENT LINE
- PROPERTY LINE
- ADJOINER LOT LINES
- SECTION LINE
- SECTION CORNER
- FOUND MONUMENT AS DESCRIBED
- SET 18" NO. 5 REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "PLS 25965"



990 south broadway  
suite 230  
denver, co 80209  
p 303.561.3333  
waremalcomb.com

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

SIERRA VISTA MINOR SUBDIVISION			
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JOB NO. DCS16-4183  
PA/PM: TS  
DRAWN: KEB  
DATE: 05/14/2018  
SCALE: 1" = 100'

## MINOR SUBDIVISION PLAT

POINT OF COMMENCEMENT  
SE CORNER SE 1/4 SECTION 31  
FOUND 2 1/2" ALUMINUM CAP IN  
RANGE BOX STAMPED "PLS. 4846"

SCALE: 1" = 100'  
ORIGINAL GRAPHIC SCALE

SHEET  
**2**  
Sheet 2 of 2