



**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:	THE SHORES ON PLUM CREEK COMP. PLAN AMDF.		
FILE NO:	CPA-000861-2017	DATE SUBMITTED:	3/7/17
		FEES PAID:	\$1200.5

**PROJECT/BUSINESS NAME:** The Shores on Plum Creek

**PROJECT ADDRESS:**

**PROJECT DESCRIPTION:**

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

Subdivision Name: See Attached

Filing #: \_\_\_\_\_ Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

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

Name/Company: See Attached

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**AUTHORIZED REPRESENTATIVE**

Company/Firm: Permontes Group, Inc.

Contact Person: Melissa Leyba

Address: 625 Main St.

City/State/Zip: Longmont, CO 80501

Phone: 720-684-4981 Fax: 888-716-2411

E-mail: mleyba@permontesgroup.com

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

Name/Company: See Attached

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

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

Name/Company: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**LAND-USE & SUMMARY INFORMATION**

Present Zoning: \_\_\_\_\_

Proposed Zoning: PUD

Gross Acreage: 295.83

Gross Site Density (du/ac): \_\_\_\_\_

# Lots/Units Proposed: \_\_\_\_\_

Gross Floor Area: \_\_\_\_\_

**SERVICE PROVIDERS**

Electric: \_\_\_\_\_

Metro District: \_\_\_\_\_

Water (if other than Town): \_\_\_\_\_

Gas: \_\_\_\_\_

Fire District: \_\_\_\_\_

Sewer (if other than Town): \_\_\_\_\_

**PAGE TWO MUST BE SIGNED AND NOTARIZED**

**DEVELOPMENT REVIEW FEES**

ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	
<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: Jon P. File Date: 2/16/17  
 Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF COLORADO )  
 County of Boulder ) ss.

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February, 2017, by Jon P. File.

My commission expires: 3/16/19  
 Witness my hand and official seal.

**MICHELENE T. MILLER  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20154010711  
 COMMISSION EXPIRES MAR. 16, 2019**

Michele T. Miller  
 Notary Public

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**SHORES ON PLUMB CREEK**  
**Comprehensive Plan Amendment**  
March 3, 2017

**Approval Criteria for Comprehensive Plan Amendment Applications (Title 10, Section 7.5 Rezoning):**

1. The existing Comprehensive Plan and/or any related element thereof is in need of the proposed amendment;

**Response:** *The existing Comprehensive Plan for the property does not consider the change of conditions that effect the optimum development of the property. Therefore, the Comprehensive Plan requires the proposed attached amendment. The change in conditions for the property include, the market demand for smaller yards, ongoing demand for rental apartments, the increased volume of traffic on SH 52, the completion of a now full 1,600-acre foot water storage reservoir, the growing demand for retail and commercial uses along SH 52, etc.*

2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan;

**Response:** *The proposed amendment is compatible with the surrounding area, and the goals and policies of the Town. The proposed amendment is appropriate and compatible with the surrounding area and nearby development in Erie and Frederick. The more intense land uses are along SH 52 which according to CDOT currently carries over 10,000 cars per day.*

3. The proposed amendment will have no major negative impacts on transportation, services, and facilities;

**Response:** *The proposed amendment will have no negative impact on transportation, services and facilities. The project is located along and receives access from SH 52, which the State will be responsible for improving and expanding when appropriate. The SPC is directly east of the Erie wastewater treatment plant. Also, the SPC has all the water rights necessary to serve the property and more.*

4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision;

**Response:** *As noted above, the SPC is compatible and will have minimal effect on service provisions, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision.*

5. The proposed amendment, if for an area that is outside of the Town's current municipal boundaries, is consistent with the Town's ability to annex the property;

**Response:** *The SPC can annex to the Town of Erie, as the majority of the south boundary of the property is contiguous with SH 52 which is in the Town.*

6. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan;

**Response:** *Strict adherence to the current Erie Comprehensive Plan would provide the unintended consequence of losing the annexation of the property to another municipality. It would also leave unfulfilled the economic development opportunity for the property along SH 52 and water development cooperation with Erie water and sanitation services.*

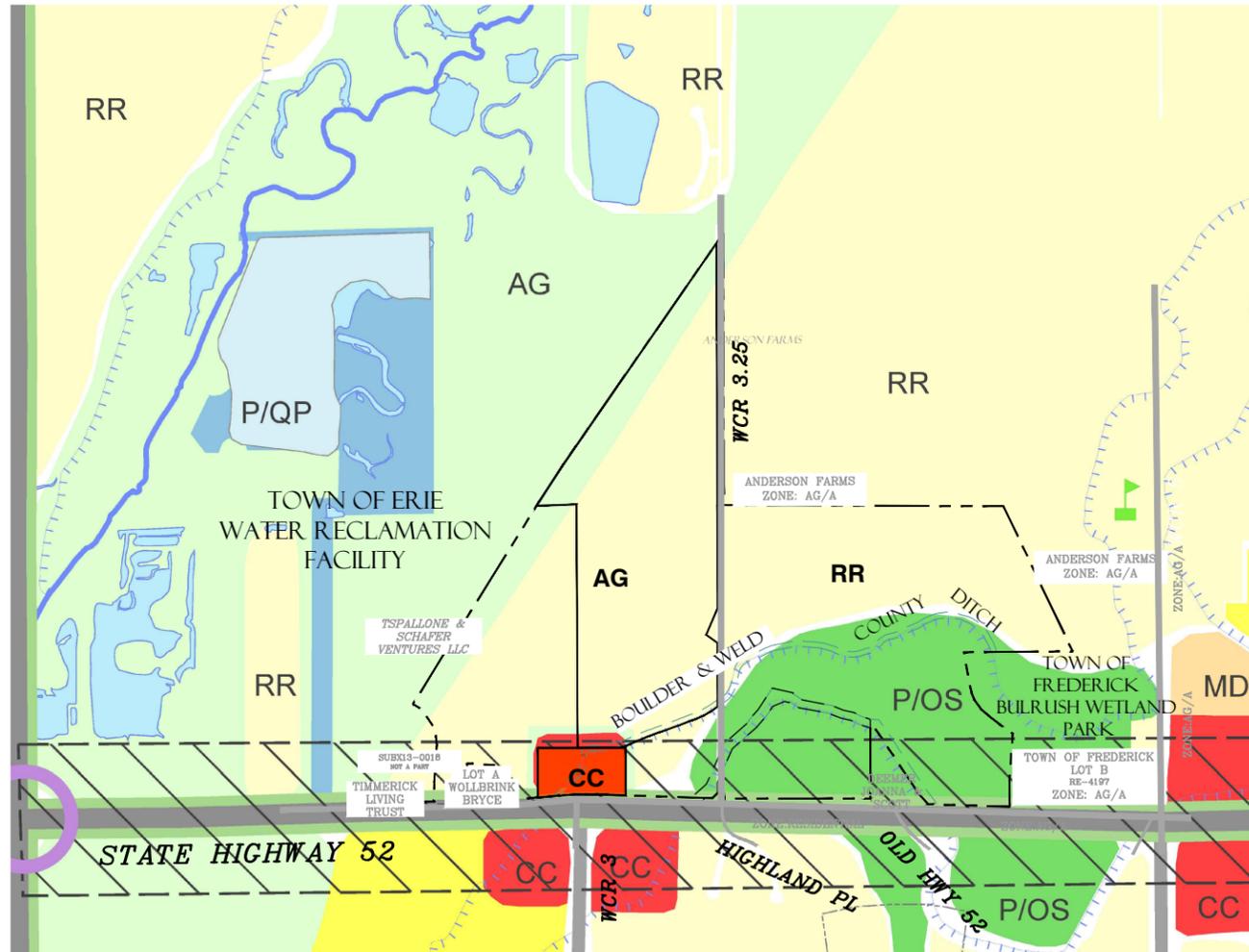
7. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and the elements thereof;

**Response:** *The SPC proposed amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and the elements thereof. The proposed amendment is consistent with Comprehensive Plan in providing ..."a balanced community with a diverse range of housing, employment, educational, shopping, and recreational opportunities; and a vital community which provides financial and social support for quality of life programs"....*

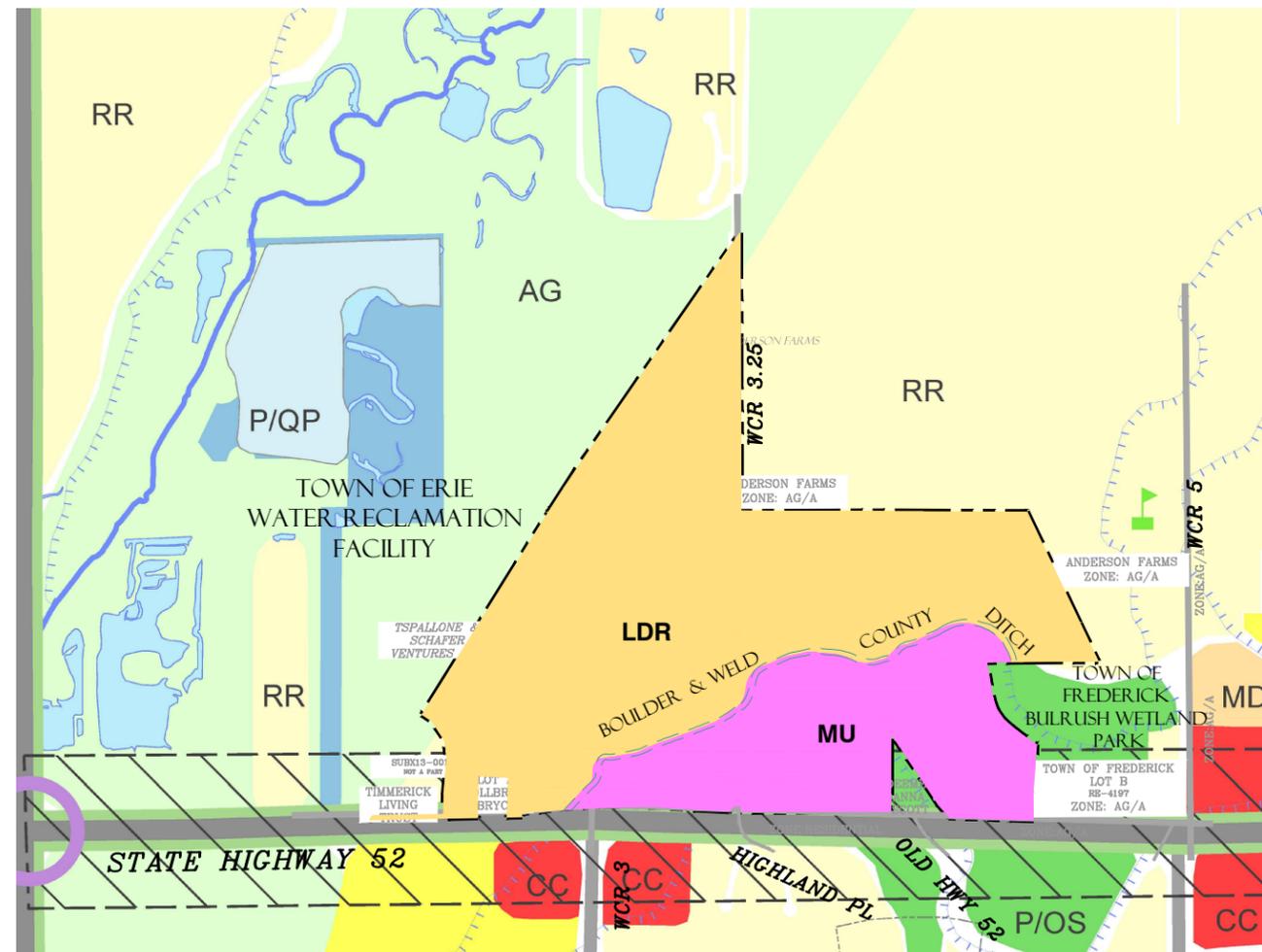
# THE SHORES ON PLUM CREEK COMPREHENSIVE PLAN AMENDMENT

SECTIONS 31 & 32, TOWNSHIP 2 NORTH, RANGE 68 WEST, 6TH. P.M.,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.  
SHEET 1 OF 1

EXISTING COMPREHENSIVE PLAN DESIGNATIONS

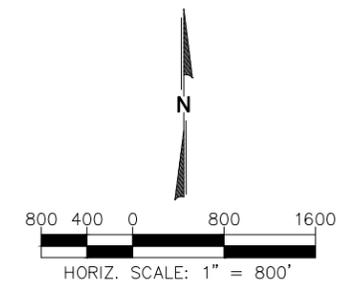


PROPOSED COMPREHENSIVE PLAN DESIGNATIONS



## Land Use Plan Legend

<b>AG</b> Agriculture	<b>MDR</b> Medium Density Residential (6-12 du/ac)	<b>B</b> Business	Canal/Ditch
<b>P/OS</b> Parks/Public Open Space	<b>HDR</b> High Density Residential (12-20 du/ac)	<b>I</b> Industrial	Railroad
<b>P/QP</b> Public/Quasi Public	<b>CC</b> Downtown District	<b>R</b> Reservoirs	Community Gateways
<b>LF</b> Landfill	<b>NC</b> Neighborhood Commercial	<b>CB</b> County Boundary	I-25 Interchange (Future)
<b>A</b> Airport	<b>CC</b> Community Commercial	<b>PA</b> Planning Area Boundary	Elementary School
<b>RR</b> Rural Residential (0-2 du/ac)	<b>RC</b> Regional Commercial	<b>AS</b> Areas of Special Consideration	Middle School
<b>LDR</b> Low Density Residential (2-6 du/ac)	<b>MU</b> Mixed Use		High School
			Proposed



REV.	DATE	DESCRIPTION



**permontesgroup**  
T: (720) 684-4981  
F: (966) 563-9212  
www.permontesgroup.com

PREPARED FOR: FARFUMWURKIN, LLC  
SHEET TITLE: SECTIONS 31 & 32, T2N, R68W, 6TH. P.M. THE SHORES ON PLUM CREEK COMPREHENSIVE PLAN AMENDMENT

DESIGNED BY: ML  
DRAWN BY: SDW  
CHECKED BY: ML  
APPROVED BY: ML

PROJECT NO.: 175.003  
DATE: 2/15/2017  
SCALE: 1" = 600'

SHEET NO. **EXHIBIT**  
SHEET 1 OF 1

S:\PROJECTS\175.003 THE SHORES ON PLUM CREEK (ERIE)\3. ENGINEERING\DRAWINGS\COMPREHENSIVE PLAN AMENDMENT\175.003 AMENDMENT EXHIBIT.DWG Plot Date: 2/15/2017 1:14 PM. By: Stephen Williams, CTR. \_COTM-half\_Color.ctb