



**TOWN OF ERIE**

Planning & Development – Planning Division  
645 Holbrook Street – PO Box 750 – Erie, CO 80516  
Tel: 303.926.2770 – Website: [www.erieco.gov](http://www.erieco.gov)

**LAND USE APPLICATION**

*Please fill in this form completely. Incomplete applications will not be processed. Application fees must accompany application.*

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

**PROJECT/BUSINESS NAME:** Spring Hill

**PROJECT ADDRESS:** Generally South of HWY 52 and West of County Road 3

**PROJECT DESCRIPTION:** Spring Hill is proposed to be a high quality residential addition to the Town of Erie, this proposal will include a significant amount of open space, parks, and trails.

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

Subdivision Name:

Filing #: \_\_\_\_\_ Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_ Section: **36** Township: **1 North** Range: **69 West**

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

Name/Company: **I & J Partnership/Moradi Holdings**

Contact Person: **Sam Kermanian**

Address: **9301 Wilshire Blvd**

City/State/Zip: **Beverly Hills, CA 9021 0**

Phone: **310.247.0755** Fax: **310.247.0758**

E-mail: **Skermanian@ICOinvestment.com**

**AUTHORIZED REPRESENTATIVE**

Company/Firm: **ME Erie, LLC**

Contact Person: **Matt Janke/Chris Elliott**

Address: **7353 South Alton Way**

City/State/Zip: **Centennial, CO - 80112**

Phone: **303.770.9111** Fax: \_\_\_\_\_

E-mail: **mjanke@e5xmanagement.com**

Check here if Owner is responsible for Application Billing

Check here if Authorized Representative is responsible for Application Billing

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

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

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

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

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

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

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

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

**LAND-USE & SUMMARY INFORMATION**

Present Zoning: **LR**

Proposed Zoning: **PD**

Gross Acreage: **301.89**

Gross Site Density (du/ac): **2 du/ac**

# Lots/Units Proposed: **632**

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

**SERVICE PROVIDERS**

Electric: **Public Service**

Metro District: **N/A at this time**

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

Gas: **Public Service**

Fire District: **Mountain View 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
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Minor Plat Amendment	\$400.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (constructed)	\$1000.00
<input type="checkbox"/> Initial Zoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Road Vacation (paper)	\$100.00
<input checked="" type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre		
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2,200.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
SPECIAL REVIEW USE		<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (major)	\$1100.00
<input type="checkbox"/> Minor	\$ 400.00	<input type="checkbox"/> Amendment (minor)	\$350.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	VARIANCE	
MISCELLANEOUS			\$600.00
<input type="checkbox"/> Outdoor Café Permit/R.O.W. Encroachment	\$50.00	METRO DIST SERVICE PLAN	
<input type="checkbox"/>			\$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 Title 10, Section 7.2.B.5 of the Town of Erie Municipal Code, 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:

By 

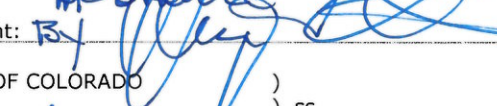
Date: March 30, 2021

Owner:

By 

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

Applicant:

By 

Date: March 30, 2021

STATE OF COLORADO )  
County of Arapahoe ) ss.

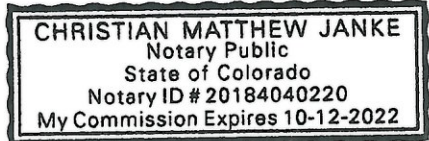
The foregoing instrument was acknowledged before

me this 30<sup>th</sup> day of March, 2021,

by  Christopher Elliott

My commission expires: Oct 12, 2022

Witness my hand and official seal.



  
Notary Public





# Spring Hill PD Narrative

March - 2021

March, 2021

Town of Erie  
Community Development Department  
645 Holbrook Street  
Erie, CO 80516

RE: PD, Spring Hill

To Whom It May Concern:

ME Erie, LLC (“Applicant”) is pleased to submit the enclosed PD Rezone application for the property located west of Weld County Road 3, and south of Hwy 52. This project consists of a parcel with an area of approximately 302 acres that is located in the Town of Erie and is currently zoned entirely LR.

### **General Project Concept and Purpose of the Request**

The creative vision for Spring Hill draws its inspiration from the open space and trail corridors that have helped shape the design of the community. Spring Hill is envisioned as a series of crafted neighborhoods that are generally organized around park areas. Park areas also are used as community identity features. This community will strike a balance between the natural environment and the land uses required to provide an active lifestyle with access to all the services needed to support residents of every age. The property includes approximately 302 acres of vacant agricultural land with three irrigation ditches bisecting the property. In addition there are some wetland areas that will be preserved, and existing wells scattered throughout the property that will be vacated.

Parks and trails provide transitions between the built environment and natural open space areas, enhancing the connection between humans and nature. Trails and trail connections encourage Spring Hill residents to live an active lifestyle, and link the community to adjacent communities with the extension of a Regional Spine Trail. Approximately 145 acres of land has been set aside for Open Space uses, with approximately 32 acres proposed to be dedicated to the Town of Erie for Open Space and Trail corridor. In addition to the Open Space areas, approximately 5 additional acres are being depicted for Park type uses - Pocket Parks. In our discussions with the Town of Erie Park’s department we understand that the Town does not desire a Town owned or maintained Neighborhood Park in this location.

The property is zoned Low Density Residential (LR), in the Town of Erie. The property was annexed to the Town of Erie in February of 2014, the overall maximum allowed number of dwelling units per the Low Density zoning designation would be 1,580 units; however, the annexation agreement limits the maximum number of dwelling units to 632. This PD Plan, and associated Preliminary Plat submittal includes 632 units, or an approximate gross density of 2.0 dwelling units per acre.



There are many public benefits to this style of community design. The design of Spring Hill is composed of a well-connected street network that disperses traffic and increases pedestrian connections, there are many pedestrian connections throughout the community to get to the Regional Spine Trail. A “sense of place” refers to unique characteristics that help define that location from any other place. This sense of place can be expressed in a number of ways including the natural and built environment. Spring Hill’s natural setting and incredible views provide an already established sense of place with the wetland areas, irrigation ditches, the future Regional Spine trail, a future school and pocket parks. Whether residents are walking along the internal trails, playing and socializing in the parks throughout the community, bicycling along the Regional Spine trail, or taking in the views of the Front Range, they will always recognize this area as a unique “place” and a place they are proud to call home, and perhaps more importantly this style of community crafting provides areas for social interaction, areas to linger with friends, sit and talk, or simply hang out with neighbors. In addition, this community concept provides approximately 60% of the homes within the community backing on to, or looking directly at a park or open space area.

The Spring Hill community is intended to become a community where all residents can achieve an optimal lifestyle regardless of age, thus creating a multi-generational community. The Spring Hill plan anticipates providing an array of amenities that equally address the needs and inspirations of residents of multiple life



stages, from young, single professionals to families. Park programming for Spring Hill will be universal in accommodation and appeal to all age groups. This philosophy recognizes that a successful community requires seamless integration of all age groups, engaging people across all life stages, and recognizing the independence and value of all generations. The community's physical and activity structure should support to the fullest extent possible each individual's journey toward fulfilling their ultimate human potential through all life stages providing both active and passive activities throughout the community. The design of this community includes a mix of housing, providing a range of housing types, sizes and prices throughout the community.



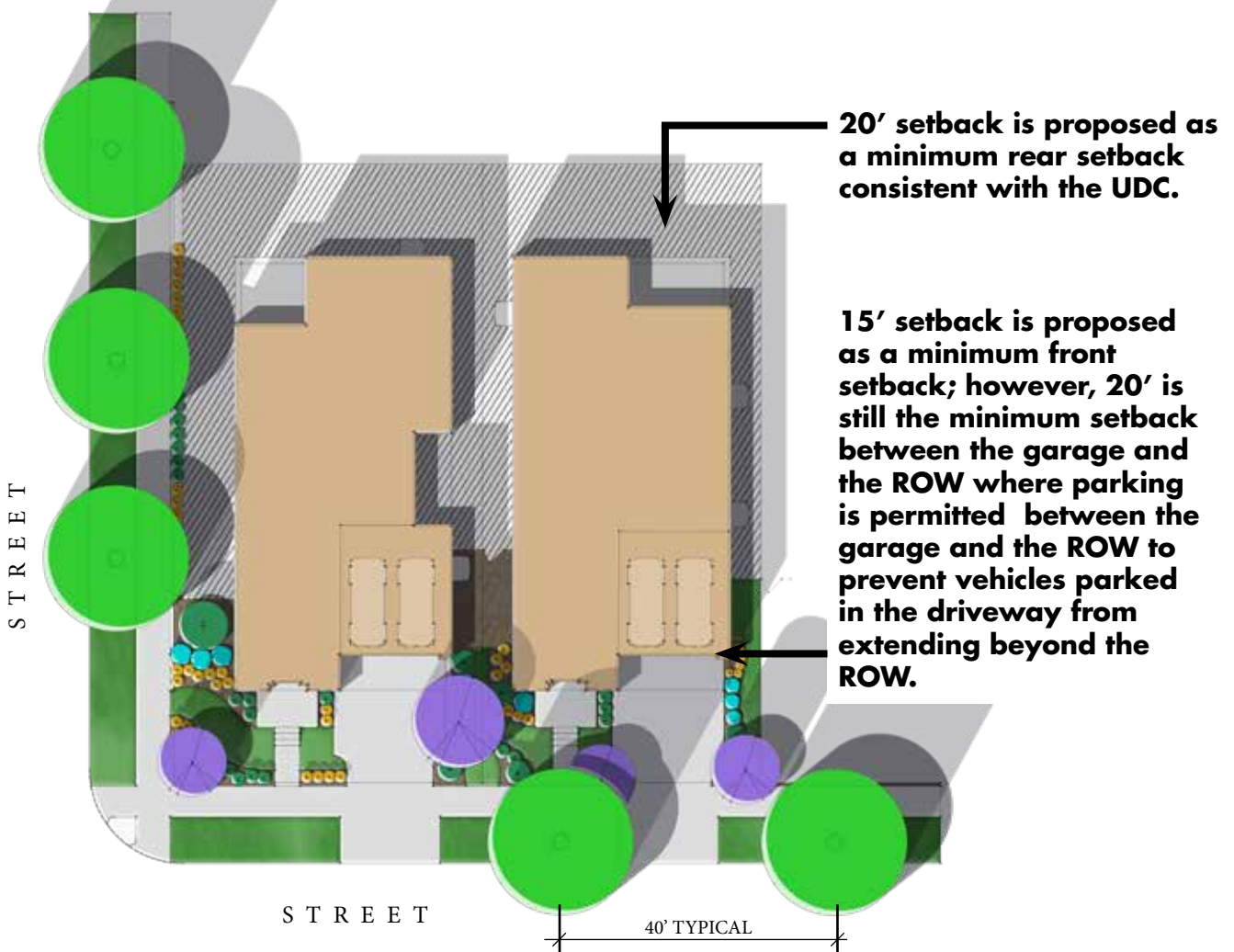
### **Proposed Variations**

In general, the proposed variations from the underlying zone district relate to the dimensional standards currently in the UDC. The UDC dimensional standards do not facilitate the development of alley loaded homes, and also do not facilitate the development of a rich mix of residential housing types. This PD request proposes standards that will support a true mix of residential housing typologies, and promote a well-connected and walkable community. The specific variations are detailed in the PD document for each specific product type being proposed. The variations relate to minimum lot size, lot coverage, and setbacks. The justification for the proposed variations is that they will allow for the creation of a rich, diverse, traditional designed neighborhood which is not possible under the existing underlying zoning. A couple of specific examples are a 20' rear setback for a rear loaded home with an attached garage, as well as a minimum 50' lot width which is not required for specific single family detached homes that are rear loaded. Below is a more detailed analysis of the deviations being requested.

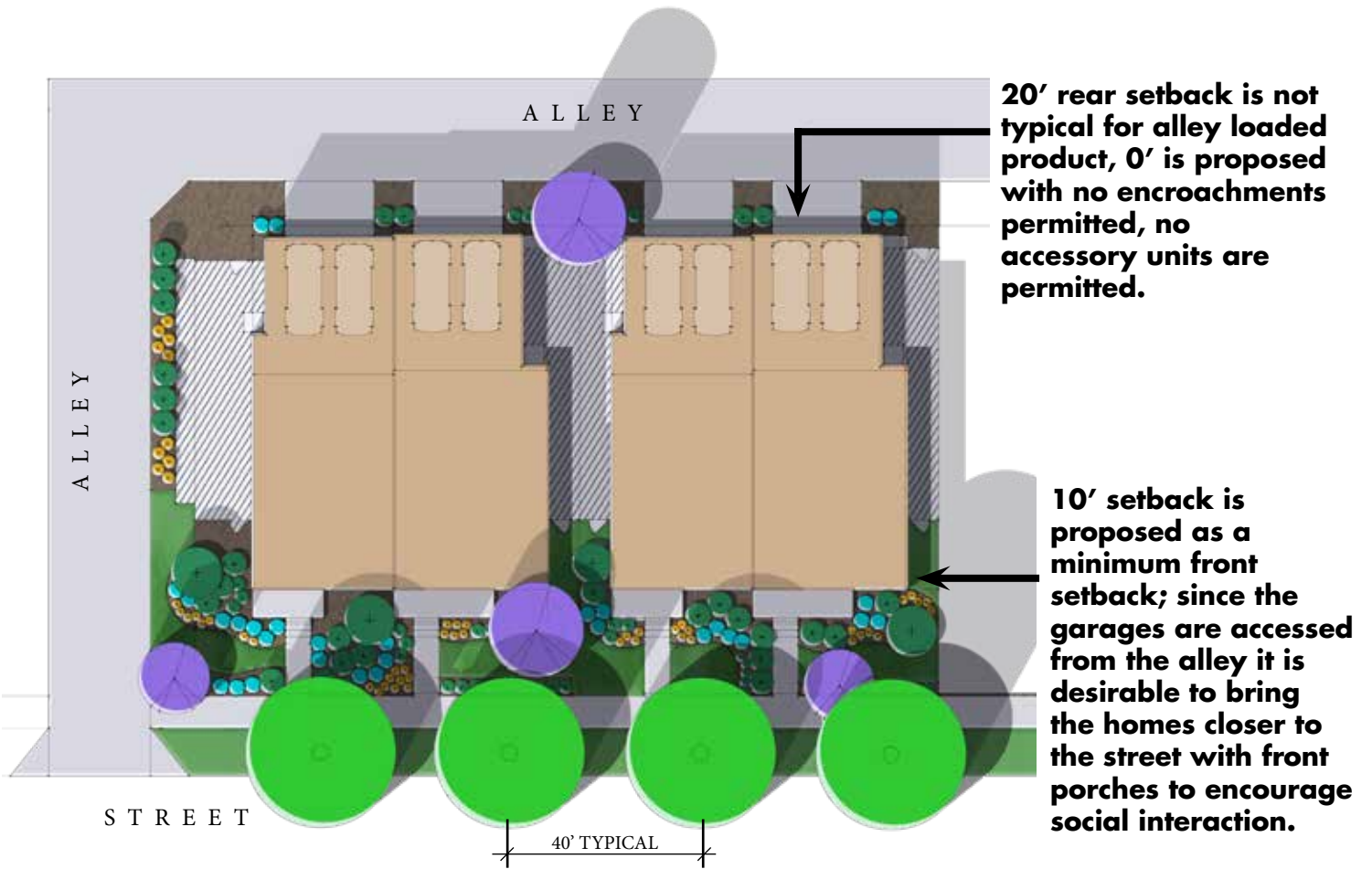


## DIMENSIONAL STANDARDS - UDC compared to PD

HOUSING TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)				HEIGHT
	WIDTH (FT.)	AREA (S.F.)	FRONT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	
<b>LR - UDC</b>	SF: 50' 60' CORNER MF: none	SF: 5,000 MF: 2,500	PRIN. - 20'	10'	5'	PRIN. - 20'	PRIN. - 35' ACC. 25'
			ACC. - 30'			ACC. - 5'	
<b>SINGLE FAMILY FRONT LOAD</b>	45x110'	4,950	PRIN. - 15'	10'	5'	PRIN. - 20'	PRIN. - 35' ACC. 25'
	50' CORNER LOTS		ACC. - 25'			ACC. - 5'	
<b>DUPLEX ALLEY LOAD</b>	25'	1,900	PRIN. - 10'	10'	5'	PRIN. - 0'	PRIN. - 35' ACC. NA
	30' CORNER LOTS		ACC. - NA			ACC. - NA	
<b>TOWNHOME ALLEY LOAD</b>	20'	1,460	PRIN. - 10'	10'	5'	PRIN. - 0'	
	30'		ACC. - NA			ACC. - NA	



**SINGLE FAMILY FRONT LOAD - TYPICAL**



**DUPLEX ALLEY LOAD - TYPICAL**



**TOWNHOME ALLEY LOAD - TYPICAL**



## Summary of Dimensional Variations from the UDC:

- The Spring Hill PD proposes a reduction in the rear setback to accommodate typical alley accessed homes.
- The PD also requests a reduction in the lot width from 50' to 45' for Single Family Front Load homes, which represents a typical width now being built in the home building community, and is consistent with many communities in Erie. Consistent with the 45' lot width the lot area is proposed to be 4,950 sq.ft., and not the current 5,000 sq.ft. in the UDC.
- The PD requests a front setback of 15' for Single Family Front Load, but the garage will always be set back a minimum of 20' between the garage and the ROW to ensure vehicles parked in the driveway will not extend beyond the ROW - an important element in the design of this community is getting the front porches close to the street to encourage social interaction.
- The PD requests a side to abutting street setback of 10', which is consistent with many communities in Erie.
- For alley loaded/rear loaded homes the PD requests a zero foot rear setback with no encroachments permitted, which is typical for this style of home.
- For alley loaded/rear loaded homes the PD requests a minimum front setback of 10' for Duplex, and 10' for Townhomes, which is typical for this style of home and is supported in a walkable community as a way to encourage social interaction.
- The PD establishes minimum lot widths for Duplex and Townhome lots where the UDC does not establish a minimum, and requests a minimum lot area of 1,900 sq.ft. for Duplex lots, and 1,460 sq.ft. for Townhome lots.



## **Public Benefits**

There are many public benefits to this style of community design. The design of Spring Hill is composed of a well-connected street network that disperses traffic and increases pedestrian connections, there are many pedestrian connections throughout the community to access the Regional Spine Trail. We have worked diligently with the existing Oil and Gas operations to remove almost all of the existing, and all of the future proposed well sites from the property. The removal of the Oil and Gas existing and future operations does provide a significant public benefit for the existing and future residents in this area. The Spring Hill community will contribute a significant amount of land to the Town of Erie as Open Space, and is proposing significantly more land for park uses than is required. A school site is being dedicated as part of the community, and road improvements that will benefit residents are also contemplated with this community.

Utility extensions will also benefit future growth for the Town of Erie, and the construction of almost 1.5 miles of Regional Spine Trail is also a Public Benefit. In addition, this community concept provides approximately 60% of the homes within the community backing on to, or looking directly at a park or open space area.



## **Development Timeline**

At this time we anticipate multiple phases for the development of the Spring Hill property; however, the number of phases has not been determined at this stage of the entitlement process. It seems logical that the development will start at the south and move to the north, any phasing for the property will meet the Town of Erie and Life Safety requirements.



## **Utilities and Service Providers**

The property will be served by Town Water and Sewer, and all services are in close proximity to the project. We have confirmed that the property will be served by United Power for electricity, Xcel for Gas, Comcast and Century Link for internet and cable, and Waste Connection for Trash disposal.

## **Relationship to Existing Land Uses**

The Spring Hill property is bounded by County Road 3 on the east side, Hwy 52 to the north, vacant land to the northwest, Westview Estates (a county subdivision) to the southwest, and the Morgan Hill Subdivision along the southern boundary. The intersection of Hwy 52 and County Road 3 is designated as future Community Commercial.

With the exception of the Morgan Hill Subdivision to the south the property is surrounded by County land. County Road 3 and Hwy 52 provide significant boundaries to the east and north, the southwest portion of the property includes land that will be preserved as open space which will provide significant buffering to the existing Westview Estates subdivision.



## **Comprehensive Plan and Approval Criteria**

The Spring Hill property is entirely zoned LR (Low Density Residential), and while the proposed plan is generally consistent with the Town of Erie Comprehensive Plan it is important to note that the zoning for the property is more current than the Comprehensive Plan. Our recent experience with the Town is that we have been asked to update the Comprehensive Plan after a revision to Town Zoning takes place, this was not done at the time of the Zoning.

A. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in sections 10-2-5 of this title and 10-7-6 of this chapter.

The proposal is consistent with the purpose of the PD zone district as set forth in the appropriate sections.

B. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zoning districts or through another modification processes such as alternative equivalent compliance in subsection 10-6-1 C. of this title or the PUD overlay district in subsection 10-2-7 D. of this title.

As described in this narrative the proposal for Spring Hill is to create a high quality community with a significant amount of park and open space area, a Regional Spine Trail and internal trail connections. The community design incorporates a variety of housing types, a future School site, and the removal and clean up of a significant number of existing Oil and Gas facilities. The PD provides dimensional standards to allow for the various housing types which could not be built with strict adherence to the UDC. Additionally, the Preliminary Plat associated with this PD proposes a significant amount of open space and park areas, and proposes common maintenance of the areas as well as other various District/HOA maintained Open Space and Pocket Park areas found throughout the Spring Hill community. The creative design allows approximately 60% of the homes to either back to or look directly at either park or open space.

C. The PD zoning district will promote the public health, safety, and general welfare.

The PD proposal promotes public health, safety and general welfare by proposing standards that allow for the creation of a complete community that can host a mix of residential and recreation uses that provide residents of Spring Hill the opportunity to live, play and interact. The connected street network, Regional Spine trail and internal trails make Spring Hill walkable, drivable and bike-able. The provision of many sizes and types of open space common areas creates places for residents to be able to linger, interact with each other and live a healthy lifestyle for mind and body.

D. The PD zoning district is generally consistent with the Town of Erie Comprehensive Master Plan; Transportation Master Plan; Parks, Recreation, Open Space, and Trails Master Plan, and other pertinent town plan and policy documents.

The PD proposal is generally consistent with the Town's pertinent documents, and as the proposal is reviewed through the referral process this will be confirmed.

E. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.

Adequate facilities and services are available for the Spring Hill community, including the significant amount of park and open space that is included within the proposal, as well as the dedication of a school site.

F. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.

The proposal includes access to the adjacent southern property, two access points to County Road 3, and an additional access to Hwy 52 on the west end of the property. A traffic study has been completed to verify that adequate circulation is included in the design of this community.

G. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.



The proposal includes approximately 1.5 miles of an extension of the Town of Erie spine trail system, and includes many trail connections to the open space and park areas throughout the community. Additionally, there are multiple connections proposed to the adjacent southern property.

H. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.

The PD proposal will not result in adverse impacts, the proposal incorporates a significant portion of the of the property as part of the Park and Open Space network.

I. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.

The PD proposal will not result in adverse impacts, the property is currently zoned LR which anticipates this residential use, further the property includes a restriction in the Annexation agreement limiting the number of units to 632 when the zoning would have permitted over 1,500. This limitation was put in place to mitigate the impact of the zoning on the properties in the vicinity of the PD. Over 30% of the property will remain as park or open space which will further mitigate any impacts.

J. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.

The PD proposal is made compatible with the surrounding properties by providing significant buffers to the edges of the property that are closest to the County properties. Additionally the uses on the adjacent properties are residential as are the proposed uses in the PD.

K. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.

While the Annexation agreement excludes the property from having to meet the housing diversity requirements as identified in the UDC, the proposal does include a mix of lots sizes for traditional front loaded single family homes, as well as alley served Duplex homes and alley served Townhomes. In general the smaller lots are closer to the future commercial corner located at the intersection of County Road 3 and Hwy 52.

L. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.

While still providing a connected road network the streets are definitely curving in nature and will provide visual relief by having continually changing vistas. Additionally many of streets travel along open space or terminate on park spaces. Again, over a third of the property will remain as open space.

M. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise been achieved through development under another zone district.

The PD and Preliminary Plat proposal provides a well connected community, with approximately 1.5 miles of Regional Spine trail, about 5 miles internally, a School Site, Regional Road improvements, and the removal of a significant number of existing Oil and Gas Facilities. All of these items provide significant public benefits to the Town of Erie. The minor modifications in the dimensional standards

being proposed offer the benefit of alley served homes that create a greater diversity of high quality residential homes that would not be possible under the current UDC.



### **Open Space, Parks & Schools**

The provision for both a Neighborhood Park and Community Park are not required due to the population anticipated from this proposal not generating the minimum acreage requirements. The requirements for Pocket Parks and Town Open Space will be met, and Open Space will be dedicated to the Town and maintained by the Town. The requirements for Pocket Parks and the remaining open space will be maintained by the HOA or Metro District, as will the proposed pool area.

St. Vrain Valley School District provides service to this parcel. The District has identified this general area for a future school with the requirement of 10 acres, this is being provided generally at the southeast corner of the property in close proximity to the Morgan Hill subdivision and entry to the Spring Hill community.

### **Mineral Rights**

Final surface use agreements are being negotiated with the various mineral owners, information has been included with this PD Rezone submittal. These agreements assures that there are no future drilling sites located within this community, and that the existing facilities that would impact residential uses will be removed.

Thank you for your consideration of the project and we look forward to reviewing the plans with the Town of Erie.

Sincerely,

ME Erie, LLC



# Acknowledgment

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

On February 13, 2019 before me, Faramarz Rabizadeh, Notary Public

personally appeared Isaac Meradi

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

### DESCRIPTION OF THE ATTACHED DOCUMENT

Authorization  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 2/13/19

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_


**Authorization by I & J Partnership and Moradi Holdings**

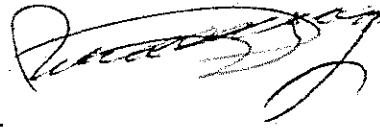
Isaac Moradi, on behalf of I & J Partnership, LP, a California limited partnership, and Moradi Holdings, LLC, a Colorado limited liability company, owners of the real property described in the land use applications for the Spring Hill project, hereby confirms that the property owners have no objection to the Land Use Application submittals being submitted to the Town of Erie by ME Erie, LLC, a Colorado limited liability company and EJE, LLC, a Colorado limited liability company, and hereby authorizes Chris Elliott and Matt Janke to act on behalf of I & J Partnership and Moradi Holdings with respect to such Land Use Applications required by the Town of Erie for a Minor Subdivision, Sketch Plan, Preliminary Plat/PUD, Site Plan and Final Plat/PUD for the Spring Hill project.

MORADI HOLDINGS, LLC,  
a Colorado limited liability company

I & J PARTNERSHIP,  
a California limited partnership

By: I & J Partnership, a California limited partnership, its Manager

By:   
Isaac Moradi, General Partner



By: \_\_\_\_\_  
Isaac Moradi, General Partner

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Los Angeles )

On February \_\_\_\_\_, 2018, before me, Isaac Moradi, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: See Attached CA Acknowledgment form  
Signature of Notary Public

(SEAL)