



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

LAND USE APPLICATION

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

STAFF USE ONLY		
FILE NAME:	Compass - Filing No. 4 PUD	
FILE NO:	DATE SUBMITTED:	FEES PAID:
PUD-000963-2018	2/9/2018	1906.70

PROJECT/BUSINESS NAME: Compass - Filing No. 4

PROJECT ADDRESS: TBD - part of the Compass Community

PROJECT DESCRIPTION: Proposal of PUD Plan that proposes rear-loaded duplex homes, most facing green courts or park space. Includes town required spine trail that runs along the northern edge of project site.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Compass

Filing #: 4 Lot #: 1 - 146 Block #: 1-3 Section: 25 Township: 1 North Range: 69 West

OWNER (attach separate sheets if multiple)

Name/Company: CalAtlantic Homes
Contact Person: Kent Pedersen
Address: 6161 South Syracuse Way / Ste. 200
City/State/Zip: Denver / CO / 80111
Phone: 303-486-5002 Fax:
E-mail: Kent.Pedersen@calatl.com

AUTHORIZED REPRESENTATIVE

Company/Firm: PCS Group Inc.
Contact Person: Garrett Graham
Address: 200 Kalamath Street
City/State/Zip: Denver / CO / 80223
Phone: 720-465-2261 Fax:
E-mail: garrett@pcsgroupco.com

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: PUD/LR
Gross Acreage: 20.67

Gross Site Density (du/ac): 3.32 (Overall Compass Dev't)
Lots/Units Proposed: 146
Gross Floor Area: N/A

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
<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 checked="" 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	SERVICE PLAN	
			\$ 600.00
			\$ 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: Kent Pedin Date: 1/31/18

Owner: _____ Date: _____

Applicant: CACATRANTIC GROUP INC Date: 1/31/18

STATE OF COLORADO)
County of Denver) ss.

The foregoing instrument was acknowledged before me this 1 day of February, 2018, by Brenda Vazquez Acosta.

BRENDA L VAZQUEZ ACOSTA
Notary Public
State of Colorado
Notary ID # 20174051872
My Commission Expires 12-20-2021

My commission expires: 12/20/2021.
Witness my hand and official seal.


Notary Public



First American Title Insurance Company - NCS
1125 17th Street, Suite 500
Denver, Colorado 80202
Phone: (303)876-1112 Fax:(877)235-9185

DATE: November 21, 2018

FILE NUMBER: NCS-840345-A-CO

PROPERTY ADDRESS: A portion of the NE1/4, Section 25, Township 1 North, Range 69 West, Erie, CO

OWNER/BUYER: Erie Farm Metropolitan District/

YOUR REFERENCE NUMBER:

ASSESSOR PARCEL NUMBER: 146525000008

PLEASE REVIEW THE ENCLOSED MATERIAL COMPLETELY AND TAKE NOTE OF THE FOLLOWING TERMS CONTAINED THEREIN:

Transmittal:

Revision No.: 1

Schedule A: Effective Date

Schedule B - Section 1 Requirements: None

Schedule B - Section 2 Exceptions: added 9a, 22 and 23

Should you have any questions regarding these materials, please contact First American Title Insurance Company National Commercial Services at the above phone number. We sincerely thank you for your business.

**TO: First American Title Insurance
 Company National Commercial
 Services
 1125 17th Street, Suite 500
 Denver, Colorado 80202**

TITLE OFFICER: Seth Holley

PHONE: (303)876-1125

FAX: (877)235-9185

E-MAIL: seholley@firstam.com

DELIVERY: E-MAIL

**TO: First American Title Insurance
 Company National Commercial
 Services
 1125 17th Street, Suite 500
 Denver, CO 80202**

ESCROW OFFICER: Tammi Thomas

PHONE: (303)876-1112

FAX: (877)235-9185

E-MAIL: TThomas@firstam.com

DELIVERY: E-MAIL

**To: Lennar Colorado, LLC, a Colorado
 limited liability company
 9193 South Jamaica Street, 4th
 Floor
 Englewood, CO 80112-5935**

ATTN: Jennifer Waiton

PHONE: (303)486-5027

MOBILE:

FAX:

E-MAIL: jennifer.waiton@lennar.com

DELIVERY: E-MAIL

To: Ware Malcomb

ATTN: Tom Staab
PHONE:
MOBILE:
FAX:
E-MAIL: tom.staab@comcast.net
DELIVERY: E-MAIL

To: First American Title Insurance
Company National Commercial
Services
1125 17th Street, Suite 750
Denver, CO 80202

ATTN: Beverly M. Carlson
PHONE: (303)876-1138
MOBILE: (720)775-8892
FAX: (877)235-9185
E-MAIL: bevcarlson@firstam.com
DELIVERY: E-MAIL

ALTA Commitment Form

COMMITMENT FOR TITLE INSURANCE

Issued by

First American Title Insurance Company

First American Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

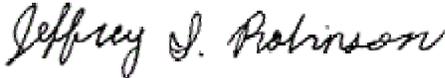
The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

**COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE A**

1. Effective Date: November 15, 2018 at 5:00 p.m.

a. ALTA Owner's Policy (06-17-06) \$0.00

Proposed Insured:
None

b. ALTA Loan Policy (06-17-06) \$0.00

Proposed Insured:
None

2. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple

3. [Title to the estate or interest in the Land is at the Effective Date vested in:](#)

Erie Farm Metropolitan District, a special district of the State of Colorado

4. The Land referred to in this Commitment is described as follows:

See Exhibit "A" attached hereto and made a part hereof.

For informational purposes only: A portion of the NE1/4, Section 25, Township 1 North, Range 69
West,
Erie, Colorado

EXHIBIT A

Commitment No.: NCS-840345-A-CO

The land referred to in Schedule A is situated in the County of Boulder, State of Colorado and is described as follows:

A parcel of land located in the Northeast Quarter of Section 25, Township 1 North, Range 69 West of the 6th P.M., Town of Erie, County of Boulder, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter of Section 25, and considering the East line of said Southeast Quarter of Section 25 to bear South 00°21'41" West, with all bearings hereon relative thereto;

Thence North 89°42'40" West along the South line of said Northeast Quarter a distance of 30.00 feet to a point on the westerly right-of-way line of East County Line Road (County Road No. 901), said point also being the Point of Beginning;

Thence continuing North 89°42'40" West along said South line of the Northeast Quarter of Section 25 a distance of 360.86 feet to a point of curvature;

Thence along a non-tangent curve to the left having a central angle of 19°18'50", a radius of 160 feet, an arc length of 53.93 feet, and a chord that bears North 80°37'55" East a distance of 53.68 feet;

Thence North 70°58'30" East a distance of 52.88 feet to a point of curvature;

Thence along a curve to the right having a central angle of 19°18'50", a radius of 240.00 feet, an arc length of 80.90 feet, and a chord that bears North 80°37'55"E East a distance of 80.52 feet;

Thence South 89°42'40" East a distance of 142.66 feet to a point of curvature;

Thence along a curve to the left having a central angle of 90°57'20", a radius of 2.00 feet, an arc length of 31.75 feet, and a chord that bears South 44°48'40" West;

Thence North 00°40'00" West a distance of 278.78 feet;

Thence North 03°55'56" East a distance of 187.08 feet to a point on said westerly right-of-way line of East County Line Road (County Road No. 901);

Thence South 00°40'00" East along said westerly right-of-way line a distance of 525.85 feet to the Point of Beginning,

County of Boulder, State of Colorado.

For informational purposes only: APN: 146525000008

COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE B
SECTION ONE
REQUIREMENTS

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Payment of all taxes and assessments now due and payable.

LIMITATION OF LIABILITY FOR INFORMATIONAL REPORT

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE B
SECTION TWO
EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the Land would disclose, and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Any and all unpaid taxes, assessments and unredeemed tax sales.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Reservations made by the Union Pacific Railway Company, as evidenced by the Deed recorded June 3, 1883 in [Book 157 at Page 423](#), providing substantially as follows: Reserving to said Company, and its assigns all Coal that may be underneath the surface of land herein described, also such right of way and other grounds as may appear necessary for proper working of any coal mines that may be developed upon said premises, and for transportation of coal from same, and any and all assignments thereof or interest therein.
8. This item has been intentionally deleted.
9. Oil and Gas Lease recorded August 22, 1980 at Reception No. [409220](#), and any and all assignments thereof or interests therein.

NOTE: Assignment, Conveyance and Bill of Sale in connection therewith recorded August 23, 2018 at Reception No. [03672748](#).

10. An easement for a pipe line and incidental purposes granted to Panhandle Eastern Pipe Line Company, as set forth in an instrument recorded October 30, 1981 at Reception No. [470728](#) and recorded May 14, 1982 at Reception No. [494456](#).

11. An easement for pipelines and incidental purposes granted to Western Gas Supply Company, as set forth in an instrument recorded September 28, 1984 at Reception No. [00649223](#).
12. Oil and Gas Lease recorded November 2, 1988 at Reception No. [00950820](#), and any and all assignments thereof or interests therein.
13. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Order Granting Request for Immediate Possession recorded April 17, 1995 at Reception No. [1510245](#) and recorded April 18, 1995, at Reception No. [1510592](#) and as set forth in Amended Rule and Order recorded September 24, 1997 at Reception No. [1733537](#).
14. Terms, conditions, provisions, obligations and agreements as set forth in the Surface Damages Agreement recorded July 26, 1996 at Reception No. [01628474](#).
15. Request for Notification of Surface Development recorded June 17, 2002 at Reception No. 2288463, April 11, 2006 at Reception No. [2769125](#) and Correction thereto recorded May 10, 2006 at Reception No. [2775747](#).
16. Request for Notification (Mineral Estate Owner) recorded December 21, 2007 at Reception No. [2900941](#).
17. Terms, conditions, provisions, obligations and agreements as set forth in the Ordinance No. 30-2013 recorded November 6, 2013 at Reception No. [03351719](#) and re-recorded December 4, 2013 at Reception No. [03355845](#).
18. Terms, conditions, provisions, obligations and agreements as set forth in the Ordinance No. 07-2014 recorded June 16, 2014 at Reception No. [03385640](#).
19. Terms, conditions, provisions, obligations and agreements as set forth in the Order Concerning Northern Colorado Water Conservancy District's Interests recorded May 27, 2015 at Reception No. [03448168](#) and Stipulation Concerning Order Concerning Northern Colorado Water Conservancy District's Interests recorded May 27, 2015 at Reception No. [03448169](#).
20. Terms, conditions, provisions, obligations and agreements as set forth in the Amended Findings of Fact, Conclusions of Law and Order recorded August 14, 2015 at Reception No. [03467015](#).
21. Terms, conditions, provisions, obligations and agreements as set forth in the Settlement Agreement recorded August 18, 2015 at Reception No. [03467741](#).
22. Easements, notes, covenants, restrictions and rights-of-way as shown on the Erie Farms No. 2 Zoning Map, recorded October 10, 2018 at Reception No. [03680358](#).
23. Easements, notes, covenants, restrictions and rights-of-way as shown on the Erie Farms Annexation , recorded October 10, 2018 at Reception No. [03680359](#).
24. Existing leases and tenancies.

EXHIBIT B
Statement of Charges

Informational Commitment

\$ 500.00

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A. That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- B. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-2, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- B. No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C. The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- D. The Company must receive payment of the appropriate premium.

- E. **If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.**

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

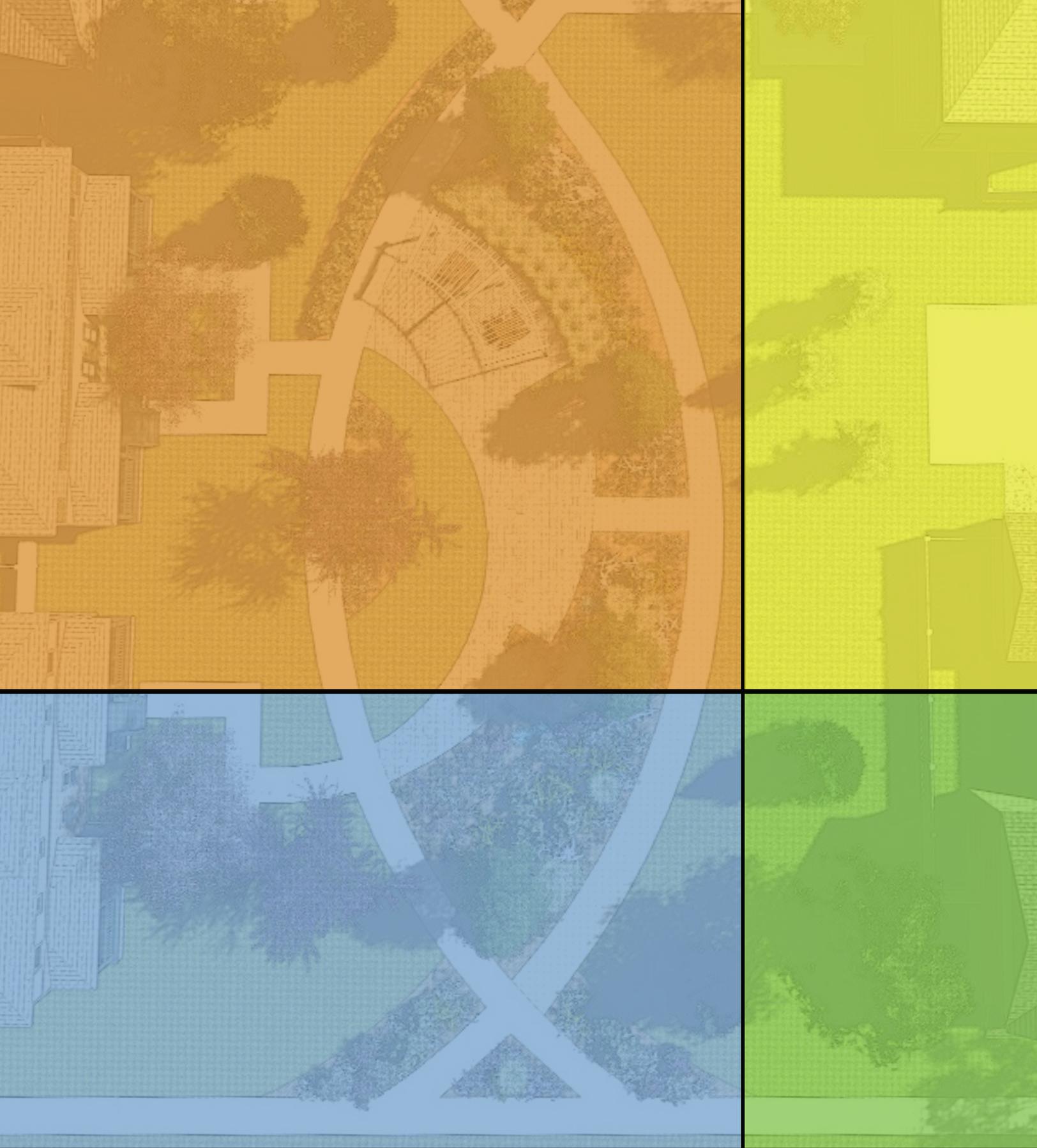
NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of an ALTA Closing Protection Letter which may, upon request, be provided to certain parties to the transaction identified in the commitment.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.



COMPASS FILING NO. 4

PUD PLAN NARRATIVE - JANUARY 2019

PROJECT TEAM

applicant:

CalAtlantic Homes

6161 South Syracuse Way / Suite 200, Greenwood Village, Colorado 80111
tel. 303.486.5002 - contact: Kent Pedersen

planning consultant:

PCS Group, Inc.

PO Box 18287, Denver, CO 80218
tel. 720.249.8246 - contact: John Prestwich

engineering & surveyor consultant:

Ware Malcomb

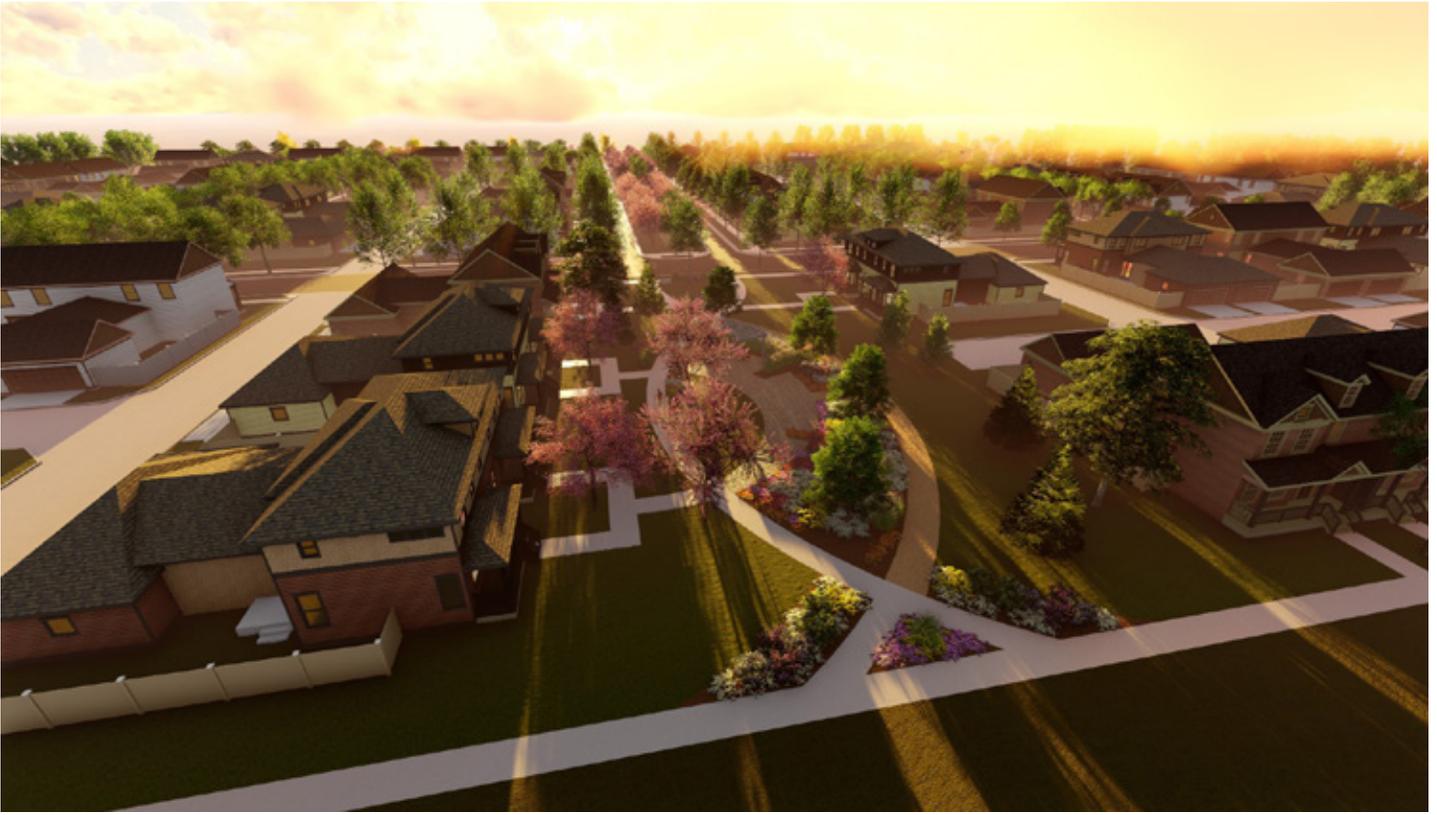
990 South Broadway, Suite 230, Denver, Colorado 80209
tel. 303.689.1506 - contact: Greg Blount



CONTENTS

- **section a:**
General project concept and purpose of the request;
- **section b:**
Description of proposed variations of the underlying zone district standards and requirements, the District Specific Standards, and justification for such variations;
- **section c:**
Statement specifying the public benefits to be contained in or associated with the PUD;
- **section d:**
Intensity and Density of uses proposed;
- **section e:**
Proposed development time-line;
- **section f:**
Existing and proposed utilities and public services;
- **section g:**
How the proposal relates to the existing land-use of the subject property and the zoning and land-use of adjacent properties, including statements describing areas of compatibility and conflict and the mitigation measures utilized;
- **section h:**
How the proposal complies with the Town's Comprehensive Plan and initial zoning approval criteria;
- **section i:**
A description regarding the location, function and ownership/maintenance of public and private open space, parks, trails, common areas, common buildings;
- **section j:**
A description regarding the status of mineral rights and the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision;





S E C T I O N A :

GENERAL PROJECT CONCEPT AND PURPOSE OF THE REQUEST

CalAtlantic Homes, (the ‘Applicant’) is pleased to present this document as part of the PUD Plan submittal for a tract of land location in section 25, township 1 North, range 69 west of the 6th principal meridian, county of Boulder, state of Colorado, being presented as Compass Filing 4, an addition to the Compass Development. In this document, we will discuss the project concept and purpose of the request.

The project area is an approximately 21-acre parcel of land on the northeast end of the Compass Development

along East County Line Road & Vista Parkway. The new site plan proposes attractive 146 rear-loaded duplex homes that front spacious green courts. As well as providing outdoor common areas and a passive park, the site hosts a regional spine trail connection as part of Town’s PROST Master Plan.

With the addition of these 146 units to the Compass development, the overall development has a total of 513 dwelling units (or 3.31 dwelling units / acre).





Land development is a complex process. As we are all aware, the current home building market has strengthened significantly from the previous recession. Erie is a strong market, with families desiring to live in this growing and thriving community.

The development team assembled for this project has been active in the metropolitan market for over 30 years, bringing to this project a significant amount of expertise to ensure that what is proposed are high quality homes. Our team has had the opportunity to work closely with the Town of Erie Planning & Engineering staff to ensure that the proposal complies with the Town zoning requirements and is positioned for success as soon as the project can get to market.

The PUD Plan & Site Plan identifies the location, anticipated function of public open space, trails and other common areas. The development will incorporate a spine trail corridor, and this has been coordinated with the Town. The spine trail will be dedicated to the Town of Erie.

Thank you for your time reviewing this step in the process and moving this exciting community forward to reality.





S E C T I O N B :

PROPOSED VARIATIONS

PROPOSED VARIATIONS FROM THE LR ZONE DISTRICT

Our proposal is for a PUD overlay on this Low Density Residential (LR) zoning for this addition. In general, we are proposing to modify setbacks to allow for the development of alley loaded paired homes.

Project Specific Standards are listed in a chart on the following page, the UDC standards are provided as well to make it easy to compare. The proposed setbacks will allow for the development of a rear-loaded duplex home as the current UDC is not compatible with rear loaded development at this time. We have requested lot standards and encroachment language to facilitate common building practice for this new addition.

BICYCLE PARKING VARIATIONS:

Erie UDC Transportation Section 10.6.5.G.1.B Accommodates for bicycle parking for multi-family uses by stating that 1 bicycle parking space per 20 off-street parking spaces shall be provided and that such facilities shall be placed within 100 feet of primary building entrances.

We are proposing a modification to the UDC requirements because placing bicycle parking within 100 feet of primary entrances requires locating racks within public ROW, meaning they will interfere with car doors from street parking or other maintenance activities. As well, this would fragment bicycle racks into individual locations, rather than more logical groupings of bicycle racks.

Our plans instead locate the racks in groupings within green courts and open space areas where they can be easily accessed and not interfere with local ROW activities.



ERIE UDC STANDARDS:

TABLE 4-1: DIMENSIONAL AND DENSITY STANDARDS – RESIDENTIAL AND COMMERCIAL DISTRICTS
 (Additional standards may apply. See Use-Specific Standards in Section 3.2
 Density bonuses are available as an incentive to encourage a mix of dwelling unit types)

District	Max/Min Density (DU/Acre)	Minimum Lot Standards		Minimum Setbacks (ft.) ^②				Max Height (ft)
		Width (ft)	Net Area ^③ (sq ft)	Front	Street (all uses)	Interior Lot Line	Rear	
RR	0.5/na	150	80,000	Principal: 40 Accessory: 50	40	15	Principal: 40 Accessory: 15	40
ER	1/na	100	40,000	Principal: 30 Accessory: 40	30	10	Principal: 30 Accessory: 10	35
SR	3/na	75	SF: 10,000 MF: 5,000 per DU	Principal: 25 Accessory: 35	20	Prin: 10 ^① Acc: 5 ^①	Principal: 25 Accessory: 5	Prin: 35 Acc: 30
LR	5/na	SF: 50 60 corner MF: none	SF: 5,000 MF: 2,500 per DU		20	5 ^①		Prin: 35 Acc: 25
MR	10/5	SF: 50 60 corner MF: none	SF: 5,000 MF: 2,500 per DU	Principal: 20 Accessory: 30	20	Prin: 5 ^① Acc: 5 ^①	Principal: 20 Accessory: 5	Prin: 35 Acc: 25
HR	16/10	SF: 50 60 corner MF: none	SF: 5,000 MF: 2,500 per DU		20	Prin: 10 ^① Acc: 5 ^①		

① Zero lot line setbacks shall be permitted for attached buildings provided that the building meets the zone district interior lot line setback on the side of the building not attached.

② Multiple principal buildings on a single lot shall be separated a distance equal to the distance that would be required if they were separated by a lot line.

③ Net area is the size of the lot; not to include tracts and streets and their right-of-ways.

COMPASS 4 PUD:

DIMENSIONAL STANDARDS						
MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)				
WIDTH (FT.)	AREA (S.F.)	FRONT (FT.)	SIDE (STREET) (FT.)	SIDE (INTERIOR LOT LINE) (FT.)	REAR (FT.)	MAX HEIGHT (FT.)
NONE	2,500	8' (2)	8' (2)	5' (1)	0'	35'
1. ZERO LOT LINE SETBACK SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE PUD INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDINGS WHICH ARE NOT ATTACHED. 2. THERE SHALL BE NO ENCROACHMENTS INTO THIS SETBACK.						



S E C T I O N C :

PUBLIC BENEFITS ASSOCIATED WITH THE PUD



PUBLIC BENEFITS

The Public Benefits of the proposed PUD benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under straight zoning. Creative site planning, efficient and economical land utilization, new architecture and landscaping are all examples of what these benefits will be. We will be adding a new type of housing within the neighborhood, and will be providing open space throughout the Compass development.

This project adds an additional housing type to the Compass development to accommodate the diverse housing needs of many residents. This addition will add duplex homes to compliment the single family lots at Compass.

Project amenities will be built, which will add to the attractiveness and convenience of the project for occupants and immediate neighbors. We will be adding 4.69 acres of open space to the community that will include a passive park and landscaping that will be built to the towns park standards. Another significant benefit is the dedication and construction of a spine trail traversing east to west through the property, connecting to the Coal Creek trail corridor to the east.

The trail system, designed with connected systems of open space, bikeways, trails, and streets with sidewalks, will provide internal links as well as clear pedestrian connections to other neighborhoods and to neighborhood centers.



S E C T I O N D :

INTENSITY AND DENSITY OF USES PROPOSED

DENSITY OF USES PROPOSED

The zoning for the full property is Low Density Residential. The UDC states that the purpose of this zoning category is to provide areas for residential uses of an urban character, at a gross density not to exceed 5 dwelling units per acre.

The gross acreage of the entire Compass development property is approximately 154 acres with a

total of 513 dwelling units total, with the addition of the 146 proposed units. The total density being proposed as part of the PUD and Site Plan of the overall Compass Development is approximately 3.31 dwelling units per acre.

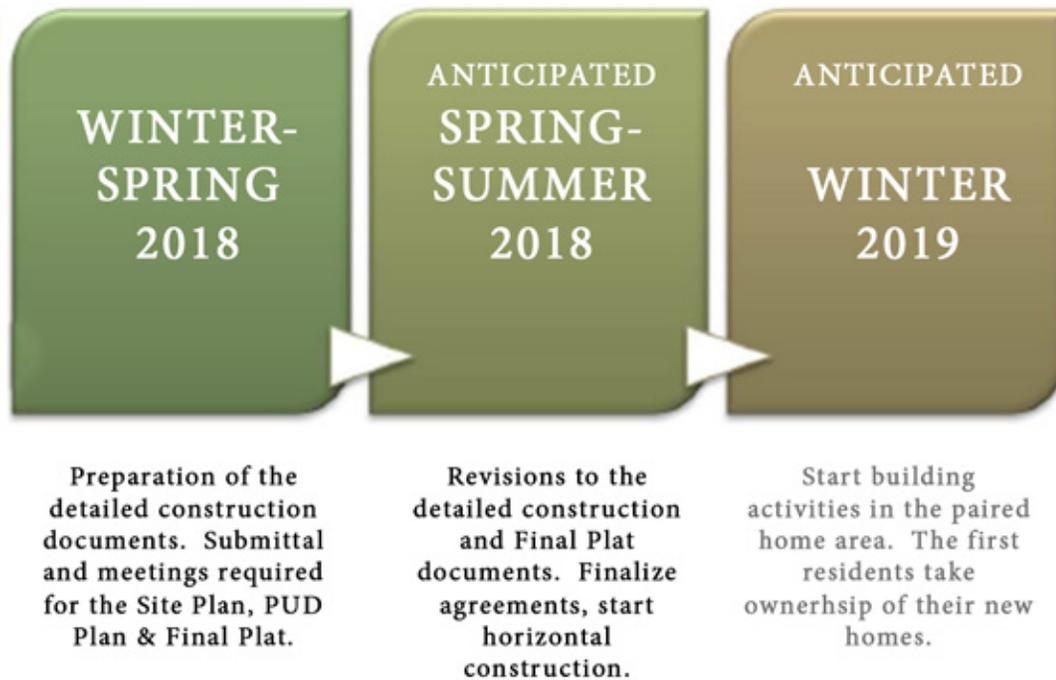
We are not requesting any density bonus with this application.

Density Summary Chart

Planning Area 1 (PUD) - 21.05 acres
Remaining Gross Project Area (Compass Development) - 133.84 acres

Gross Land Area	Units	Total D.U.
154.89 acres	367 Single Family 146 Single Family Attached	513 D.U. or 3.31 D.U. / acre





S E C T I O N E :

PROPOSED DEVELOPMENT TIME-LINE

TIME-LINE

Since we have worked with the Town from the initial planning phase/sketch plan phase submitted in December 2017, we will move into the phase of submitting detail construction plans as part Site Plan, PUD Plan & Final Plat during the Winter 2018.

Subsequently, these detailed construction & planning documents along with platting will be revised and finalized in early 2018, allowing for construction in Summer 2018 to begin.

We believe that our estimate of the proposed time-line is accurate based on the best market data; however; ultimately the developer will determine when the project will be constructed.



S E C T I O N F :

EXISTING AND PROPOSED UTILITIES AND PUBLIC SERVICES

UTILITIES & PUBLIC SERVICES

1. EXISTING UTILITIES

All necessary dry utilities are available within the existing street rights-of-ways adjacent the Compass development site. No off site improvements for dry utilities are anticipated. Below is a list of the available providers.

Gas:	Xcel Energy	303-571-3358
Electric:	United Power	303-659-0551
Phone:	Century Link	303-940-1103
Cable TV:	Comcast	303-578-5142

Potable Water

Potable water will be provided by the Town of Erie. An existing 8-inch water main is located in Quest Drive adjacent to the site. An existing 12-inch water main is located in Vista Parkway adjacent to the site. A 16-inch water main is located in East County Line Road adjacent to the site.

Sanitary Sewer

Sanitary service will be provided by the Town of Erie. An existing 8-inch sanitary sewer exists along the southeast edge of the site running along East County Line Road.

2. PROPOSED UTILITIES

Dry Utilities

Dry utilities will be brought in from the existing lines located within the adjacent streets and run throughout site to individual lots via easements located along rights-of-ways .

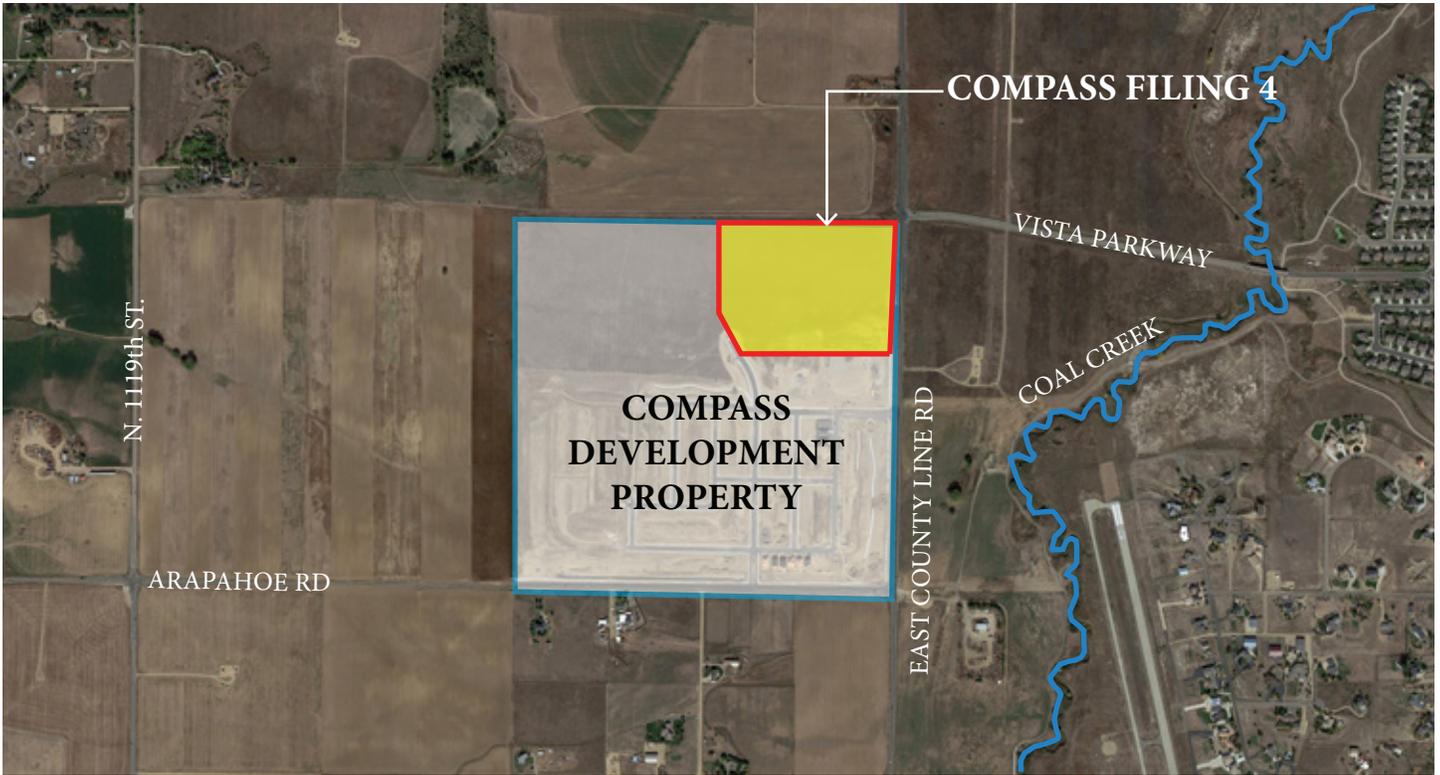
Potable Water

The proposed water system will connect to the existing system at 2 points. The first connection will connect an existing 8-inch water main at the intersection of Quest Drive & Byrd Drive and run along Byrd Drive east to Green Court. The second connection will be to an existing 12” water line at the intersection of Vista Parkway & Wright Drive, running south along Wright Drive to Green Court. The water line will loop Green Court entirely and water lines will be distributed throughout the site’s alleys.

Sanitary Sewer

The proposed sanitary sewer for the addition to the Compass development will connect to the existing 8-inch sewer system that runs the southeast edge of the site. Sewer lines will be located in main roads within the site and distributed through the alleys.





S E C T I O N G :

RELATIONSHIP TO EXISTING LAND USE AND ADJACENT PROPERTIES

SITE LOCATION

The Filing 4 addition to the Compass Development is located along East County Line Road, between the intersection of Vista Parkway and Arapahoe Road. In general, the property has gentle topography and is well suited for residential use. There is a surface use agreement associated on the Compass development property but there is no impact to the Filing 4 addition. There are no drainages, wetlands, or existing vegetation on site that

severely impacts the design. As well, the site naturally drains from the southwest to the northeast end of the site, making it logical to locate the required detention at the northeast intersection of Vista Parkway & East County Line Road.

This addition to the Compass Development is surrounded by the current construction of single-family lots being built to the west and southwest of the property



under Filing 3. To the north, is unincorporated Boulder County property that will be bordered by an east to west running regional spine trail along Vista Parkway. To the east, the property fronts to East County Line Road, where the site will be required to have a 30' landscape buffer. To the south of the property, there will be a pedestrian connection to a future neighborhood park which will serve the Compass Development.

VIEW FROM EAST COUNTY LINE ROAD & VISTA PARKWAY
INTERSECTION LOOKING SOUTHWEST ONTO PROJECT SITE.





S E C T I O N H :

TOWN'S COMPREHENSIVE PLAN AND ZONING APPROVAL CRITERIA

COMPREHENSIVE PLAN

"Erie is a community which recognizes the importance of conserving and enhancing its historic small town character, the roots from which it grew, preserving the natural environment in which it resides; a caring community which offers its residents an environment in which to seek a high quality of life; 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."

vision statement from the 2005 Comprehensive Plan



Excerpts from the Town of Erie Comprehensive Plan

Erie is a community which recognizes the importance of conserving and enhancing its historic small town character, the roots from which it grew, preserving the natural environment in which it resides; a caring community which offers its residents an environment in which to seek a high quality of life; 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.

GUIDING PRINCIPLES

The following statements describe the community's aspirations and set the direction for the Comprehensive Plan. They demonstrate the general ideals to be sought for the Town within its planning area over the next 20 years, building on the Vision established for the community.

The Town of Erie Comprehensive Plan Vision includes the following key principles:

A Coordinated and Efficient Pattern of Growth

The Town will have a compact pattern that encourages urban growth to locate within the Planning Area Boundary, fosters the efficient provision of infrastructure and services, and balances development and conservation of the natural environment.

The anticipated development pattern will be compact alley-loaded duplex homes and is a cohesive extension of the Compass Development.

Quality Design and Development

Erie will promote a high standard of design for all new development, renovation, and rehabilitation to reinforce and enhance its unique nature for residential neighborhoods, public places, and commercial businesses.

The future design effort for this quality residential development to the Town of Erie will incorporate a high standard of design.

A Comprehensive, Integrated Transportation System

Erie has a safe, efficient, and innovative transportation system that reduces neighborhood isolation and promotes a sense of community by connecting all areas of town, accommodates various modes of public and private transit, and facilitates travel to regional centers.

The addition of this property will provide additional access to the Compass Development to East County Line Road through Vista Parkway, as well as a connection to the east/west regional spine trail.

Stewardship of the Natural Environment

The Town will identify and conserve its natural, scenic, and environmentally sensitive areas including important wildlife habitat, waterways, and visually sensitive areas. Erie will strive to be a clean, sustainable, environmentally-friendly town.

This addition has no adverse effects to environmentally sensitive areas, wildlife or waterways.



Trails, Parks and Recreation Opportunities

The Town will provide a diverse range of recreational opportunities to include facilities and programming for all ages and varying interests, both passive and active. Trails, parks, and recreation opportunities will be connected with and integrate open space into and between neighborhoods and other areas of the community.

This addition to the Compass Development will facilitate and continue an important trail connection from the west to the east Coal Creek trail system. In addition, the design of this project will be immediately adjacent to pocket parks and trail connections within the overall Compass Development.

Stable, Cohesive Neighborhoods Offering a Variety of Housing Types

The Town will promote new neighborhoods that contain a mix of land uses and diversified housing options that meet the varying needs of its residents, including single family, attached homes (duplexes, townhomes), multifamily dwellings, and housing included as part of mixed-use developments. The Town will work to maintain the quality and character of established neighborhoods and ensure that infill and redevelopment is designed in a manner that minimizes impacts on existing neighborhoods, including rural neighborhoods in the Planning Area. New housing and neighborhoods should be appropriate in size, scale, design and use. New housing areas should be located where residents will have access to the full range of infrastructure, facilities and services that are needed for healthy, livable neighborhoods.

The Filing 4 property is located adjacent to Vista Parkway & East County Line Road. Infrastructure and facilities are in close proximity to road access and services. This new addition of duplex homes will add to the diversity of the overall Compass Development by contrasting to the single family lots that are presently being built around it.

Provide Infrastructure and Public Services Efficiently and Equitably

Erie will coordinate future development and/or provision of capital facility projects and infrastructure, including water, wastewater, fire protection, emergency management services, police protection, schools, parks, and other utilities that affect the quality of life and economic stability of the community.

Public infrastructure will be added in the same efficient manner as is has been shown in previous filings of the Compass Community. This neighborhood would add residents that will have a positive impact on the economic stability of the community by increasing the tax base and providing additional consumers for Town commercial businesses.

The following principles embody the community's vision for its future neighborhoods:

MIX OF HOUSING TYPES

Neighborhoods should contain a variety of housing types (single-family detached, single-family attached, townhomes, apartments, etc...) to provide a more diverse selection of lifestyles and housing pricing for Erie residents.

Neighborhoods should incorporate a variety of housing models and facade treatments to create visual interest and a more inviting pedestrian environment.

This new addition of duplex homes is complimentary to the single-family lots in the Compass Development and helps create more variation of housing types. At the same time, it retains cohesion to the rest of the development by tying the site together with similar landscape materials, road & pedestrian trail connections, and adjacency to neighborhood/pocket



parks. The developer group has extensive experience with developing Master Plan communities throughout the Denver Metropolitan area, and will ensure that the neighborhood incorporates a variety of housing models and facade treatments.

CONNECTIVITY

Neighborhoods should be connected to adjacent neighborhoods and the surrounding community with direct roadway and pedestrian connections and open space. Isolating neighborhoods with walls and gates should be avoided.

This addition to the Compass Development will include direct connection to adjacent neighborhood, namely through Vista Parkway extending across East County Line Road. In addition, the neighborhood will include a spine trail corridor connecting large scale trails to both the west and east of the neighborhood. This addition will not be isolated by walls or gates.

PARKS AND OPEN SPACE

Neighborhoods should include or be easily accessible to a range of parks and open space amenities to appeal to residents of all ages and abilities.

This addition will include a passive outdoor common area, open space areas, and trail corridors that will lead to additional parks within the Compass Development that will meet the dedication requirements for the Town of Erie. The park area will be easily accessible to pedestrian traffic and will appeal to residents of all ages and abilities.

ACTIVITY CENTERS

Each neighborhood should include an activity center for its residents. Activity centers may include a mix of commercial development, parks, open space, and other community facilities, where appropriate, to serve the needs of neighborhood residents. Larger, commercially-oriented activity centers may serve more than one neighborhood. Activity centers should be designed to be connected to adjacent neighborhoods with streets and sidewalks.

The Compass Development is in close proximity to commercial areas and community facilities.

PRESERVATION OF NATURAL FEATURES

Neighborhoods should be planned to maximize the preservation of natural features, such as drainages, significant trees, topographic features, and other features.

The existing topography is very gentle and conducive for residential development. There are very few existing trees on the property or significant natural features.

DISTINCT IDENTITY

Neighborhoods should be planned to incorporate unique characteristics that serve as identifiers for residents, such as distinct streetscape elements, architectural styles, and neighborhood center features. However, neighborhoods should also incorporate features that visually and physically link them to the larger community and the Town of Erie. This may occur through naming, street graphics (i.e. incorporating the Town of Erie logo), trail connections, or other features that serve to create a common link between the Town's many neighborhoods.



This duplex home addition is a logical addition to the Compass development. We will utilize the design characteristics from the previous filings of Compass as a cue for the style for this new addition's neighborhood streetscape elements, park features, and most importantly spine trail connections.

LOW DENSITY RESIDENTIAL POLICIES:

LDR 1.1—CHARACTERISTICS

Low Density Residential areas will primarily be suburban-style developments; however, the designation allows for a range of single-family detached and attached homes, townhomes, patio homes, and in appropriate cases include complementary neighborhood-scale supporting land uses, such as retail, commercial, and office uses in a neighborhood setting. Small-scale apartment and condominium buildings may also be permissible as part of a planned unit development provided open space requirements are adequate to stay within desired densities. Schools, places of worship, and other civic uses are also appropriate.

This addition will primarily be a suburban-style development. We anticipate duplex homes. We do not intend to propose any retail, commercial or office use in this neighborhood setting. We also do not intend to propose any small scale apartments or condominium buildings.

LDR 1.2—DENSITY RANGE

Low Density Residential areas have a gross density of 2-6 dwelling units per acre to accommodate a variety of housing types; however, gross densities will not typically exceed 4 dwelling units/acre.

This addition will be designed to be within the recommended low density residential range.

LDR 1.3—LOCATION

Low Density Residential neighborhoods should be located where they have convenient access and are within walking distance of community facilities and services that will be needed by residents of the neighborhood, including schools, shopping areas, and other community facilities. Where site characteristics allow, neighborhoods should be bounded by major streets (arterials and/or collectors) with a direct connection to work, shopping and leisure activities.

This addition is ideally located with respect to the Low Density Comprehensive Plan designation. Access to East County Line Road through Vista Parkway will provide convenient access to community facilities and services. In addition, the Town of Erie Community recreation facility and Public Library can be accessed through the use of an off-street spine trail system.

Approval Criteria

The Board of Trustees may approve a PUD development plan and Rezoning to the PUD overlay district, and the Planning Commission may recommend approval, if the Rezoning to the PUD overlay district and the associated PUD development plan meets all of the following criteria:

1. The PUD Rezoning is consistent with the purpose of the PUD overlay district in Section 2.7.D.2 of Municipal Code, Title 10, Unified Development Code;
2. The PUD Rezoning will promote the public health, safety, and general welfare

The PUD zoning for the Compass property will conform to the requirements of the Municipal Code. One of the stated



general purpose of the Municipal Code is the promotion of the health, safety, and general welfare of the Town of Erie. Specifically the design of the community will include open space, trail corridors, as well as an efficient and integrated transportation network. The plan will also provide a trail connection between trails to the west, and the Coal Creek trail to the east.

3. The PUD Rezoning is consistent with the Town's Comprehensive Plan and the purposes of the Municipal Code, Title 10, Unified Development Code;

The PUD zoning proposed for the property is consistent with the Town's Comprehensive Plan as discussed above. The property is identified as Low Density in the Comprehensive Plan, allowing for densities of 2-6 dwelling units per acre, and the property is zoned LR, allowing a maximum density of 5 dwelling units per acre.

4. Adequate facilities and services (including roads and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

The Town of Erie Public Works department has verified that adequate facilities are available to serve the property. In addition the developer will be responsible for extending services and improving roads as a part of this proposal.

5. The PUD Rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

The majority of the property has been farmed and as such any impacts from the development of a residential community

that will include open space, trails and park amenities will not result in a significant adverse impact.

6. The PUD Rezoning is not likely to result in significant adverse impacts to significant scenic and historic features as identified in plans adopted by the Town;

This development poses no adverse impact to significant scenic or historic features.

7. The PUD Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;

The PUD zoning for the property will allow for road, open space, trail and park improvements that are not likely to result in significant adverse impacts for other properties in the vicinity of this property. The extension of municipal services to this area will result in a positive impact for the future of other properties in the vicinity of this property.

8. Proposed uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject;

Future uses on this property will be residential which is consistent with the uses on the adjacent properties, most notably the previous filings of the Compass Development that surround this property. The anticipated scale of development on the property will be smaller than the existing larger lots directly surrounding the property.

9. The proposed phasing of the development is appropriate and the development can be substantially completed within the time period specified in the schedule of development or Development Agreement submitted by the applicant; and

The proposed development time line is dependent on project approvals and market conditions.

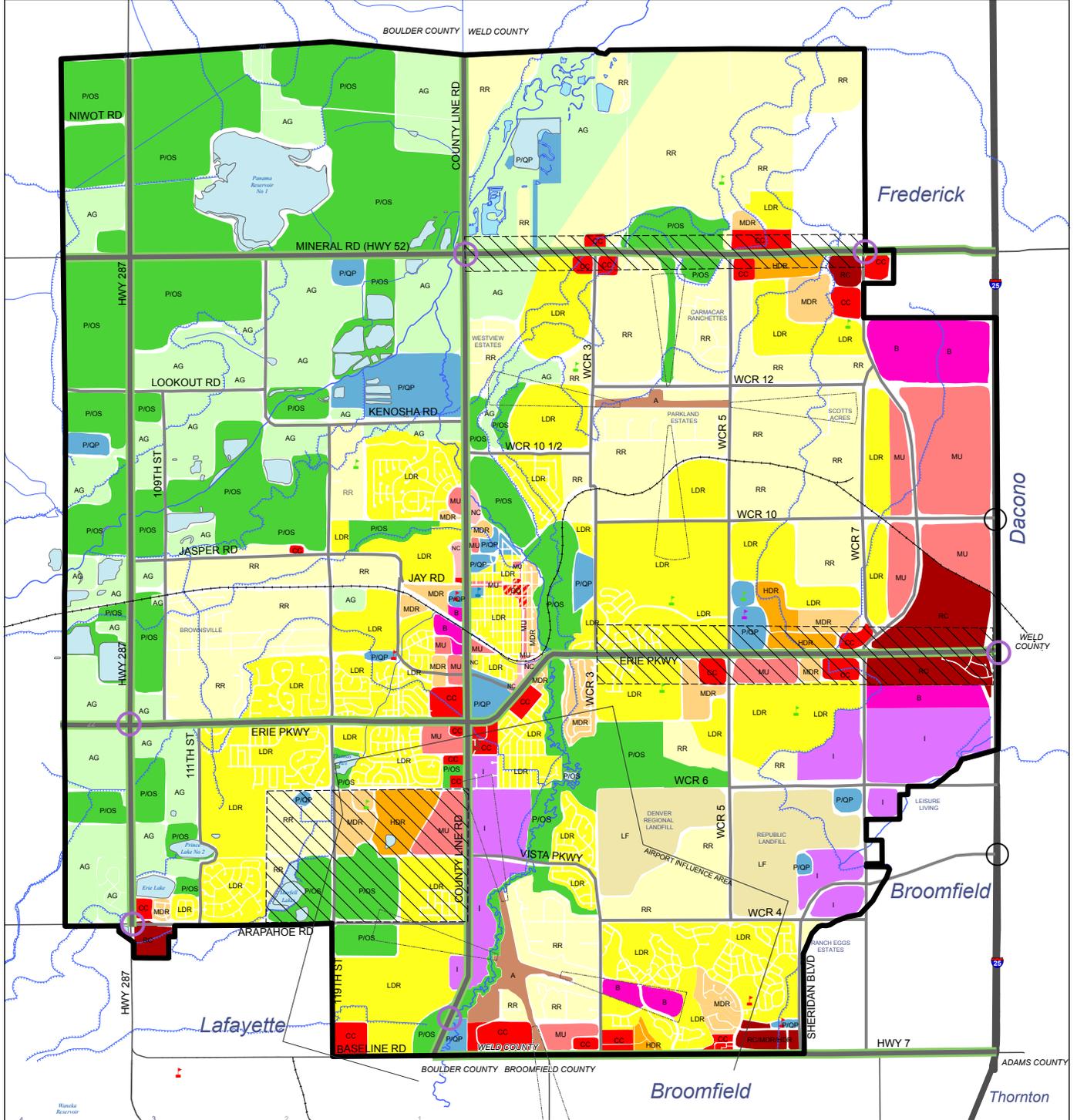


10. The PUD Plan provides public benefit(s).

The extension of a section of regional spine trail that will connect trails from the west of the property all the way to the east, providing access to the Coal Creek Trail system which is a significant public benefit.

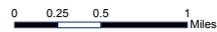


Town of Erie, Colorado Comprehensive Plan - 2015 Update Land Use Plan Map



Land Use Plan Legend

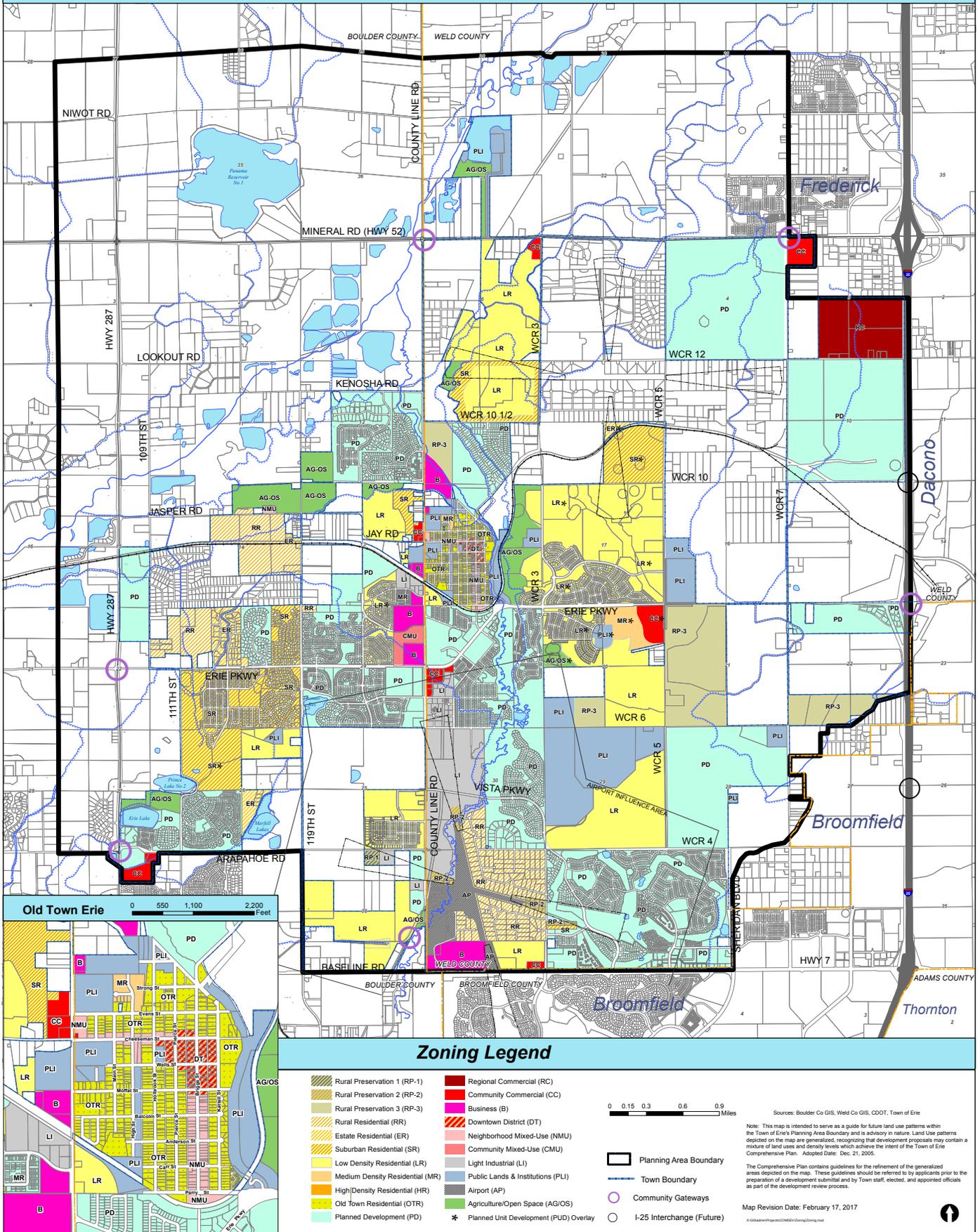
 AG Agriculture	 MDR Medium Density Residential (6-12 du/ac)	 B Business	 Canal/Ditch
 PIOS Parks/Public Open Space	 HDR High Density Residential (12-20 du/ac)	 I Industrial	 Railroad
 PIQP Public/Quasi Public	 DD Downtown District	 R Reservoirs	 Community Gateways
 LF Landfill	 NC Neighborhood Commercial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



Sources: Boulder CO GIS, Weld CO GIS, CDOT, Town of Erie
 Note: This map is intended to serve as a guide for future land use patterns within the Town of Erie's Planning Area Boundary and is advisory in nature. Land use patterns depicted on the map are generalized, recognizing that development proposals may contain a mixture of land uses and density levels which achieve the intent of the Town of Erie Comprehensive Plan. Adopted Date: Dec. 21, 2005.
 The Comprehensive Plan contains guidelines for the refinement of the generalized areas depicted on the map. These guidelines should be referred to by applicants prior to the preparation of a development submittal and by Town staff, elected, and appointed officials as part of the development review process.
 Town Boundary Not Shown - Refer to Zoning Map for Town Boundary

Map Revision Date: August 23, 2016

Town of Erie, Colorado Zoning Map



Old Town Erie 0 550 1,100 2,200 Feet

Zoning Legend

- Rural Preservation 1 (RP-1)
- Rural Preservation 2 (RP-2)
- Rural Preservation 3 (RP-3)
- Rural Residential (RR)
- Estate Residential (ER)
- Suburban Residential (SR)
- Low Density Residential (LR)
- Medium Density Residential (MR)
- High Density Residential (HR)
- Old Town Residential (OTR)
- Planned Development (PD)
- Regional Commercial (RC)
- Community Commercial (CC)
- Business (B)
- Downtown District (DT)
- Neighborhood Mixed-Use (NMU)
- Community Mixed-Use (CMU)
- Light Industrial (LI)
- Public Lands & Institutions (PLI)
- Airport (AP)
- Agriculture/Open Space (AG/OS)
- * Planned Unit Development (PUD) Overlay

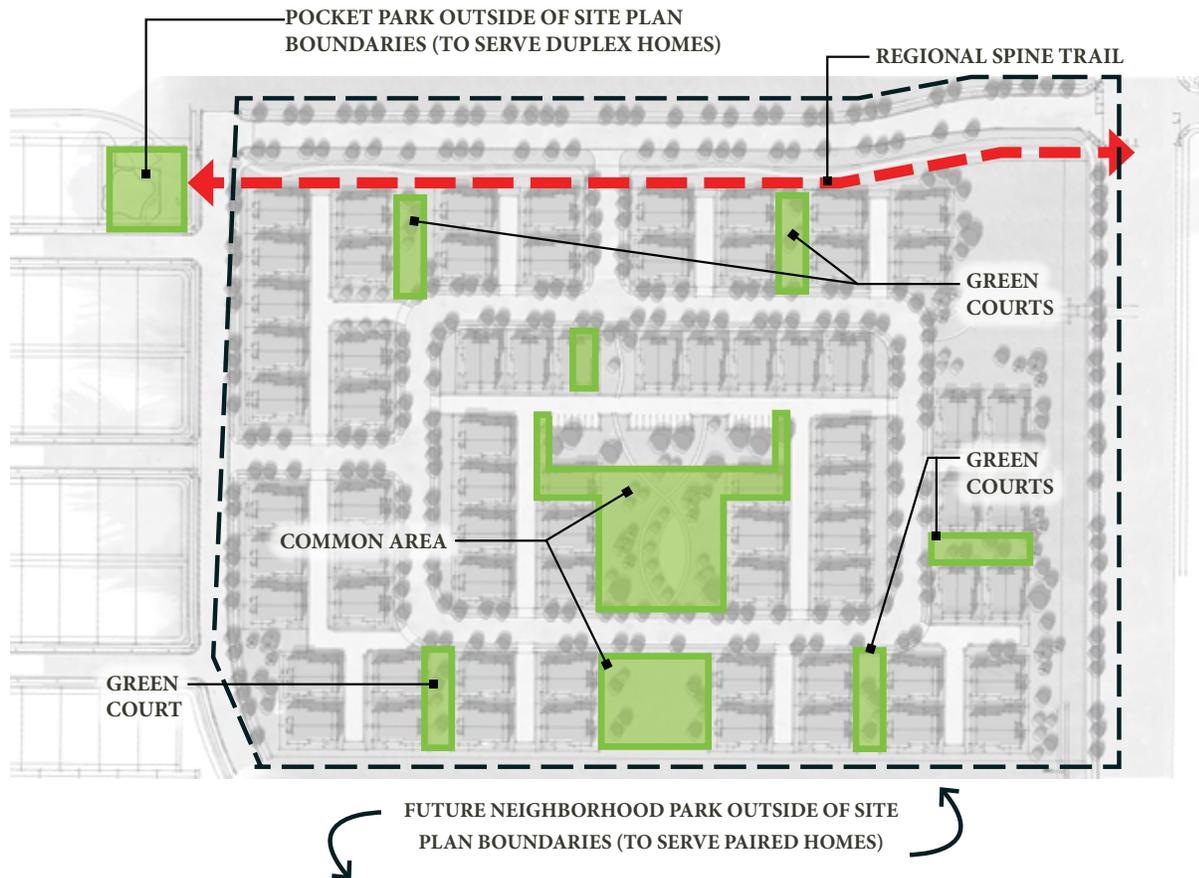
0 0.15 0.3 0.6 0.9 Miles

Sources: Boulder Co GIS, Weld Co GIS, CDDT, Town of Erie

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Map Revision Date: February 17, 2017



SECTION I:

The location, function and ownership/maintenance of public and private open space, parks, trails, common areas, common buildings.

Public open space dedication requirements have been satisfied in previous filings of the Compass Development that are adjacent to this new addition. Directly to the northwest of the proposed paired homes, at the intersection of Quest Drive & Vista Parkway, a pocket park will be installed as part of a previous filing that will serve as pocket park space for this proposed site plan. Subsequently, no required pocket parks or other park space are required within this site's project boundaries.

As part of the Town's Parks, Recreation, Open Space, & Trails Master Plan, this property requires a regional spine trail that will run east to west along the northern

project boundaries parallel to Vista Parkway. This trail will be the Town's typical 8 foot wide concrete trail with a 4 foot wide crushers fines path alongside that will connect residents on a regional scale to the Coal Creek Trail.

The entirety of this site's outdoor amenities and common areas will be HOA maintained with the exception of the regional spine trail which will be the responsibility of the Town.



S E C T I O N J :

MINERAL RIGHTS AND PROJECT RESTRICTIONS

Mineral Rights

There is a surface use agreement in place for the entire Compass property however there is no impact to this portion the property.

Easements

All existing or proposed easements have been accommodated in the design of the community. In general there are no more development restrictions than is typical in any residential community.



