



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Meeting Agenda Planning Commission

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Wednesday, September 17, 2025

6:30 PM

Council Chambers

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### In Person Meeting

To View Meeting Virtually on Zoom: <https://bit.ly/17Sept25PCMtg>

To Sign Up for Public Comment: [www.erieco.gov/PublicComment](http://www.erieco.gov/PublicComment)

#### I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

6:30 p.m.

#### II. ROLL CALL

#### III. APPROVAL OF THE AGENDA

#### IV. APPROVAL OF MINUTES

[25-502](#) Approval of the Sept. 3, 2025 Planning Commission Meeting Minutes

Attachments: [Sept. 3, 2025 Planning Commission Meeting Minutes](#)

#### V. PUBLIC COMMENTS

6:35 p.m. - 6:45 p.m.

*(This agenda item provides the public an opportunity to discuss items other than items that are on the agenda. The Planning Commission is not prepared to decide on matters brought up at this time, but if warranted, will place them on a future agenda.)*

#### VI. GENERAL BUSINESS

[25-475](#) PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Recommending the Town Council Approve the Canyon Creek Filing No. 11 Preliminary Plat

- Attachments:**     [PC Resolution P25-13](#)  
[Staff Report](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Canyon Creek Filing No. 11 Preliminary Plat](#)  
[Canyon Creek PD Amendment No. 10](#)  
[Applicant Submittal Town Comments COMBINED](#)  
[Neighborhood Meeting Summary & Affidavit of Posting](#)  
[Public Hearing Notices](#)  
[Canyon Creek F11 Posting and Mailer Affidavit](#)

6:45 p.m. - 7:45 p.m.

**VII. STAFF REPORTS**

*(This agenda items is reserved for specific items from Staff requiring Commission direction or just relaying important information.)*

[25-508](#)     Overview of Town Plans

- Attachments:**     [Plans Relationship Diagram](#)  
[Plans Overview](#)

7:45 p.m. - 7:55 p.m.

**VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS**

7:55 p.m. - 8:10 p.m.  
*(This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda.)*

**IX. ADJOURNMENT**

8:10 p.m.



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Planning Commission

**Board Meeting Date: 9/17/2025**

**File #:** 25-502, **Version:** 1

**SUBJECT:**

Approval of the Sept. 3, 2025 Planning Commission Meeting Minutes

**DEPARTMENT:** Planning & Development

**PRESENTER(S):** Doug Trettin, Secretary

**TIME ESTIMATE:** N/A

*For time estimate: please put 0 for Consent items.*

**FISCAL SUMMARY:**

N/A

**POLICY ISSUES:**

N/A

**STAFF RECOMMENDATION:**

Approval of the Meeting Minutes

**SUMMARY/KEY POINTS**

N/A

**BACKGROUND OF SUBJECT MATTER:**

N/A

**TOWN COUNCIL PRIORITY(S) ADDRESSED:**

- Attractive Community Amenities
- Engaged and Diverse Community
- Prosperous Economy
- Well-Maintained Transportation Infrastructure
- Small Town Feel
- Safe and Healthy Community
- Effective Governance

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**File #:** 25-502, **Version:** 1

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- Environmentally Sustainable
- Fiscally Responsible

**ATTACHMENT(S):**

1. Sept. 3, 2025 Planning Commission Meeting Minutes

# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516



## Meeting Minutes

Wednesday, September 3, 2025

6:30 PM

In Person Meeting

To View Meeting Virtually on Zoom:

Council Chambers  
<https://bit.ly/3September25PCMtg>

To Sign Up for Public Comment: [www.erieco.gov/PublicComment](http://www.erieco.gov/PublicComment)

## Planning Commission

**I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG**

Chair Hemphill called the September 3, 2025 Planning Commission Meeting to order at 6:29 p.m.

**II. ROLL CALL**

Roll Call:  
Commissioner Booth - present  
Commissioner Sawusch - present  
Commissioner Dreckman - present  
Commissioner Burns - present  
Commissioner Baham - present  
Vice Chair Braudes – absent excused  
Chair Hemphill - present

A quorum was present.

**III. APPROVAL OF THE AGENDA**

Commissioner Booth moved to approve the agenda of the September 3, 2025 Planning Commission Meeting. The motion, seconded by Commissioner Dreckman, carried with all voting in favor thereof.

Motion passes unanimously.

**IV. APPROVAL OF MINUTES**

[25-481](#) Approval of the August 20, 2025 Planning Commission Meeting Minutes

**Attachments:** [August 20, 2025 Planning Commission Meeting Minutes](#)

Commissioner Booth moved to approve the minutes of the September 3, 2025 Planning Commission Meeting. The motion, seconded by Commissioner Burns, carried with all voting in favor thereof.

Motion passes unanimously.

**V. PUBLIC COMMENTS**

Public comment was taken from the following:

- Tarun Gangwani, Town of Erie resident, gave comment on the following:
- Safety Concerns over the proposed commercial development at the corner of Hwy 7 and Erie Parkway.
  - The increased vehicular traffic caused by cars entering and exiting the proposed commercial development. The proposed access point and traffic flow are concerns for pedestrian safety.
  - Concerns over the types of uses intended for the proposed commercial development as it relates to the current street type(s) being able to handle vehicle trips typically generated by these types of businesses.
  - Health concerns over the potential for fast food restaurants in this area. These could be a temptation for students in the vicinity.
  - He would rather the businesses in the proposed development be geared

toward healthier lifestyles. He would like to see incentives for local small businesses to setup shop.

The Commission thanked Mr. Gangwani for his Public Comment.

## VI. GENERAL BUSINESS

### [25-436](#)

A Resolution of the Planning Commission of the Town of Erie Recommending the Town Council Adopt an Ordinance Amending Title 10 of the Erie Municipal Code Regarding Public Hearing Notice Requirements

**Attachments:** [Draft Ordinance](#)

[Staff Report](#)

[Resolution No P25-12](#)

Chair Hemphill announced Agenda Item 25-436: A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Amending Title 10 of the Erie Municipal Code Regarding Public Hearing Notice Requirements.

Chair Hemphill opened the consideration of the Agenda Item at 6:36 p.m. and turned it over to staff.

Kelly Driscoll, Planning Manager, gave a presentation to the Commission on the agenda item.

Chair Hemphill brought it back to the Commission for any questions/comments of staff.

Some questions/comments included the following:

- Question about whether this was originally part of the Code update that occurred in the year 2021.
- Question as to how it was identified that this part of the 2021 update was not codified.
- How will properties that are subject of applications be specifically and properly identified in a way that does not require guidance/assistance.
- Do the application User's Guides provide information about how to specifically and properly identify subject properties.
- Code update pertaining to notices through mailing, newspaper advertisement, and sign posting.
- Through the process, the applicant works with staff to provide needed information, to include how to properly identify subject properties.

The end of discussion occurred at 6:46 p.m., and Chair Hemphill asked if there was a motion on the agenda item.

Commissioner Sawusch moved to approve Agenda Item 25-436: A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Amending Title 10 of the Erie Municipal Code Regarding Public Hearing Notice Requirements.

The motion, seconded by Commissioner Dreckman, carried with all voting in favor thereof.

Motion passes unanimously.

[25-482](#)

Discussion of Planning Commission Roles and Responsibilities

**Attachments:** [Table 7.1-1: Summary of administration and review roles](#)  
[Resolution No. 22-149: Rules of Procedure](#)

At 6:46 p.m., Chair Hemphill announced Agenda Item 25-482: Discussion of Planning Commission Roles and Responsibilities. The announcement included the following comments:

- For Site Plan over 25,000 sf Planning Commission is the decision maker. Other responsibilities fall under review and recommendation roles.
- He would like to include information about possible role expansion in the Bi-annual Report given to Town Council.

Chair Hemphill turned it over to the Commission for discussion and for any questions/comments of staff.

Some discussion/questions/comments regarding Administration and Review roles/responsibilities included the following:

- Regarding current roles, the Site Plan review process does not include consideration and action from Town Council.
- No concern over the responsibility of the Planning Commission to weigh in on items outside of The Council's ability to make the ultimate decision. It's about possibly adding volunteer roles.
- Concern over adding professional Planning roles that are specifically under the responsibility of the Planning Department.
- Intention of role expansion is to help Town Council and not involve responsibilities normally handled by staff. Planning Commission input could possibly put some items on Consent Agenda.
- Look to other municipalities to learn what the roles are for their Planning Commissions, and to see what they provide recommendations on and provide feedback on. Possibly attend Planning Commission meetings of other municipalities.
- Role expansion authorized by Town Council with buy in from staff.
- Liaison to other Commissions, County and Regional.
- Liaison for Long Range Planning.
- Liaison to Advisory Boards.
- Review of various other Town of Erie Master Plans.
- Recommendation of Capital Improvements.
- UDC/Code updates.
- Help Council and Staff understand what Erie growth looks like.
- Goal is to be helpful and not interfere with established roles and responsibilities of Town Council and staff and not be a burden on and lengthen application processes. A goal would be to help in a way to shorten certain processes and make them more efficient.
- Expanded voluntary position(s) directed through the Department(s) receiving feedback.
- Providing Program feedback.
- Feedback should be provided by those who have a certain level of knowledge and expertise.
- Generally, regarding Master Plans, have Departmental reports and updates provided by staff.

- Joint meetings with Town Council to discuss expansion of roles.

Some discussion/questions/comments regarding Rules of Procedure included the following:

- Rules and Procedures are authorized, through Resolution, by Town Council.
- Details of Roberts Rules and following them generally.
- Correct current deviations in expected procedures.
- Possibly implementing Rules of Procedure similar to Town Council.
- Planning Commission Bylaws having mention of Rules of Procedure.
- The Rules of Procedure related to Quasi-Judicial authority in public hearings is in the Code.
- Orientation on Rules of Procedure.
- Advanced Agenda.
- Monthly Development Report and Spreadsheet.
- Tracking completed Certificates of Occupancy.
- Quasi-Judicial Reports.

End of Discussion occurred at 8:11 p.m..

**VII. STAFF REPORTS**

Kelly Driscoll, Planning Manager, reported on the following:

- Old Town Social Capital Exercise for community outreach to include: a booth at the Farmers Market, September 6, 2025 Community Coffee from 8:00 a.m. to 11:00 a.m. at Coal Miner Park, September 14, 2025 Ice Cream Social from 1:00 p.m. to 4:00 p.m. at Coal Creek Park, and September 20, 2025 Old Town Neighborhood Walk.
- Report back to Planning Commission the results of the Old Town Social Capital Exercise.
- Expect changes to the Municipal Code to align with the Charter regarding Boards and Commissions. Board appointments possibly shifting from even numbered years to odd numbered years.
- Possible Planning Commission dinner.
- Seat six, Commissioner Braudes, error in appointment correction coming to Town Council on September 9, 2025.
- Administrative process improvements identified for the Clerk’s Office.

**VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS**

Commissioner Sawusch reported on the following:

- In support of the Old Town Social Capital Exercise that may result in an Area Plan.
- Erie Air Fair on Sunday, September 7, 2025 from 10:00 a.m. to 2:00 p.m.

Commissioner Booth reported on the following:

- She is going to the Erie Air Fair on Sunday, September 7, 2025 from 10:00 a.m. to 2:00 p.m.
- Mountain View Fire Rescue Station #15 Groundbreaking Ceremony is going to be rescheduled.

Commissioner Baham reported on the following:

- Yes, the Mountain View Fire Rescue Station #15 Groundbreaking Ceremony is going to be rescheduled.

Chair Hemphill reported on the following:

- Recycling of Hazardous Material event happening on Saturday, September 13, 2025 at the Leon Wurl Service Center from 8:00 a.m. to 2:00 p.m.

## **IX. ADJOURNMENT**

Commissioner Booth moved to adjourn the September 3, 2025 Planning Commission Meeting. The motion, seconded by Commissioner Dreckman, carried with all voting in favor thereof.

Chair Hemphill adjourned the September 3, 2025 Planning Commission Meeting at 8:19 p.m.



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Planning Commission

**Board Meeting Date: 9/17/2025**

**File #:** 25-475, **Version:** 1

**SUBJECT:**

**PUBLIC HEARING:** A Resolution of the Planning Commission of the Town of Erie Recommending the Town Council Approve the Canyon Creek Filing No. 11 Preliminary Plat

**DEPARTMENT:** Planning & Development

**PRESENTER(S):** Aly Burkhalter, Senior Planner

**TIME ESTIMATE:** 60 minutes

**FISCAL SUMMARY:**

New Appropriation Required: No

**POLICY ISSUES:**

The Planning Commission is the recommending body for this application and the Town Council is the decision-making body.

**STAFF RECOMMENDATION:**

Staff find the Canyon Creek Filing No. 11 Preliminary Plat in compliance with the Preliminary Plat Approval Criteria and recommend the Planning Commission adopt Resolution No. P25-13, recommending approval to the Town Council with the following conditions of approval:

1. At the time of Final Plat, Applicant shall execute a detailed Development Agreement, in the form provided by the Town.
2. Applicant shall make technical corrections to the Preliminary Plat and related documents as directed by the Town.
3. Applicant shall make corrections to the maintenance access to the detention pond, related to comments by the Town’s Engineering Division.

**SUMMARY/KEY POINTS**

- The Preliminary Plat consists of 81 townhomes which is generally consistent with previous preliminary plat and PD amendment approvals for this subject site.
- The Planning Commission is the recommending body for this application, and the Town Council is the decision-making body.
- The development is required to apply for future final plats which will include a Development

Agreement (DA) to be reviewed by the Town Council.

### **BACKGROUND OF SUBJECT MATTER:**

The Canyon Creek Filing No. 11 Preliminary Plat site is located within and part of the larger Canyon Creek subdivision. It consists of 9.4 acres of the previously platted Canyon Creek Filing No. 8. The property is south of Jay Road, west of County Line Road, north of Telleen Avenue, and east of Jasper Road/Lombardi Road. The site is zoned as part of Canyon Creek PD Amendment No. 10 as part of Filing No. 8.

### Site History and Prior Approvals

1. Annexation: The subject site was annexed by the Town in September of 1970, and was originally known as "Homestake".
2. Zoning
  - a. In 1975, the subject site and surrounding area were zoned as the Homestake PUD.
  - b. In May 2001, the Homestake PUD was amended and renamed the Canyon Creek Planned Development (PD) Plan. Since 2001, the subject site has been included in the area of Filing No. 8 with a maximum of 275 townhome units.
  - c. In 2008, PD Amendment #5 updated the Land Use Designation for Filing No. 8 from Townhome to Medium Density Residential which allowed a broader mix of housing than townhomes to include duplex, triplex, and manor home; and removed the maximum lot coverage for Medium Density Residential
  - d. In 2021, PD Amendment #8 revised rear yard setbacks for alley loaded homes
3. Plats:
  - a. A Sketch Plan was not required for Filing No. 11, a replat of Filing No. 8, as it was a recent platting. A Sketch Plan is an optional, informal evaluation before detailed planning and engineering work is undertaken and does not result in any approval or denial.
  - b. On May 28, 2019, a sketch plan was presented to Planning Commission and Board of Trustees for Canyon Creek Filing No. 7 & 8 Sketch Plan application for 109 single-family lots and 88 duplex lots south of the RTD railroad right-of-way and north of where Jasper Road dead ends.
  - c. On August 10, 2021, the Canyon Creek Filing No. 7 & 8 preliminary plat was approved by the Town Council and consisted of 106 single family detached home lots (Filing No. 7) and 88 paired home lots (Filing No. 8) with 26 tracts for various landscaping, trail, park, open space, alleys/private streets, and utility purposes and future development areas. The area for Preliminary Plat No. 11 was contained within designated future development tracts on the original Preliminary Plat.
  - d. On November 14, 2023, Canyon Creek Filing No. 8 Final Plat and Development Agreement (DA) was approved by Town Council. Filing No. 8 created 88 duplex lots and 16 tracts consisting of landscaping, drainage, utilities, alleys, and pocket park. Some of these areas are currently under construction. The area for Filing No. 11 was

contained within designated future development tracts on the Filing No. 8 Final Plat.

Proposal

The Canyon Creek Filing No. 11 Preliminary Plat proposes the following:

- Size: 9.401 acres
- 1 Residential Development:
  - 81 townhome lots (8.6 gross dwelling units per acre)
- Parks & Opens Space Dedication
  - Pocket Park: 0.12 acres required, provided within adjacent filings
  - 1 Neighborhood Park: 0.73 acres required, provided within adjacent filings and fee-in-lieu
  - 2 Community Park: provided with impact fees at building permit
  - 3 Open Space: 4.12 AC required, provided with adjacent filings and fee-in-lieu
  - 4 Private Park: 0.097 acres
- Other Elements
  - Public ROW: provided extension of Bluebird Street and Wagon Drive
  - 1 Private Alleys: (5) private drive tracts

**TOWN COUNCIL PRIORITY(S) ADDRESSED:**

- Attractive Community Amenities
- Engaged and Diverse Community
- Prosperous Economy
- Well-Maintained Transportation Infrastructure
- Small Town Feel
- Safe and Healthy Community
- Effective Governance
- Environmentally Sustainable
- Fiscally Responsible

**ATTACHMENT(S):**

Please list attachments in a numbered list OR delete list and use N/A

1. PC Resolution P25-13
2. Staff Report
3. Staff Presentation
4. Applicant Presentation
5. Proposed Canyon Creek Filing No. 11 Preliminary Plat
6. Recorded Canyon Creek PD Amendment No. 10
7. Applicant Materials & Referral Comments
8. Neighborhood Meeting Summary & Affidavit of Posting
9. Public Hearing Notice

**Town of Erie  
Planning Commission  
Resolution No. P25-13**

**A Resolution of the Planning Commission of the Town of Erie  
Recommending that the Town Council Approve the Canyon Creek  
Filing No. 11 Preliminary Plat with Conditions**

**Whereas**, on April 15, 2024, STRATUS CANYON CREEK LLC filed an application for approval of the Canyon Creek Filing No. 11 Preliminary Plat (the "Application"); and

**Whereas**, on September 17, 2025, the Planning Commission conducted a properly-noticed public hearing on the Application.

**Now Therefore be it Resolved by the Planning Commission of the Town of Erie, Colorado, that:**

**Section 1.** Findings. The Planning Commission finds and determines as follows:

- a. The Application, subject to the conditions set forth in Section 2 hereof, meets all the criteria set forth in the Erie Municipal Code (the "Code") and complies with Title 10 of the Code (the "UDC") and other applicable law; and
- b. The Application is consistent with the Town's Comprehensive Plan.

**Section 2.** Decision. Based on the foregoing findings, the Planning Commission hereby recommends that the Town Council approve the Application with the following conditions:

- a. At the time of Final Plat, Applicant shall execute a detailed Development Agreement in the form provided by the Town;
- b. Applicant shall make technical corrections to the Preliminary Plat and related documents as directed by the Town.
- c. Applicant shall make corrections to the maintenance access to the water quality pond related to comments by the Town Engineering Division.

**Adopted this 17<sup>th</sup> day of September, 2025.**

\_\_\_\_\_  
Ben Hemphill, Chair

Attest:

\_\_\_\_\_  
Doug Trettin, Secretary

**TOWN OF ERIE  
PLANNING COMMISSION MEETING  
September 17, 2025**

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**SUBJECT:**               **Public Hearing: Resolution P25-13**  
A Resolution of the Planning Commission of the Town of Erie  
Recommending the Town Council Approve the Canyon Creek Filing  
No. 11 Preliminary Plat with Conditions

**PURPOSE:**               Review of the proposed 9.401-acres Preliminary Plat, which includes  
81 townhome units and 16 private tracts for various garden court,  
landscape, utilities, private park, and private drive alleys.

**CODE REVIEW:**       Erie Municipal Code, Title 10

**DEPARTMENT:**       Planning and Development

**PRESENTER:**           Aly Burkhalter, Senior Planner

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**STAFF RECOMMENDATION:**

**Canyon Creek Filing No. 11 Preliminary Plat – Resolution P25-01**

Staff find the application in compliance with the Preliminary Plat approval criteria and recommend the Planning Commission adopt Resolution P25-13 recommending approval to the Town Council with the following conditions of approval, all of which shall be satisfied prior to approval of future Final Plat(s) for the Property:

1. Applicant shall execute a Development Agreement in the form provided by the Town.
2. Applicant shall make technical corrections to the Preliminary Plat and related documents as directed by Town staff.
3. Applicant shall make corrections to the maintenance access to the detention pond related to comments by the Town Engineering Division.

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

**Owner/Applicant:**     Stratus Canyon Creek, LLC  
1842 Montane Dr E, Golden, CO 80401

**Existing Conditions:**

Comprehensive Plan

Future Land Use

Designation:           Residential - Low

Zoning:                 PD – Planned Development  
Canyon Creek PD Amendment No. 10

Project Size:           9.401 acres

Existing Use:           Vacant/under construction for Filing No. 8

**Location:**

The Canyon Creek Filing No. 11 Preliminary Plat site is located within and part of the larger Canyon Creek subdivision. It consists of 9.4 acres of the previously platted Canyon Creek Filing No. 8. The property is south of Jay Road, west of County Line Road, north of Telleen Avenue, and east of Jasper Road/Lombardi Road. The Preliminary Plat No. 2 area is outlined below in blue:



Figure 1: Location of Site

**Adjacent Land-Use/Zoning:**

	ZONING	EXISTING LAND USE
<b>NORTH</b>	None	RTD right-of-way
<b>SOUTH</b>	LR / Canyon Creek PD	Single-Family Development
<b>EAST</b>	Canyon Creek PD	Drainage/Open Space
<b>WEST</b>	LR / Canyon Creek PD	Single-Family Development

### **Site Specific Development Information:**

The proposal is subject to the standards of the Canyon Creek Planned Development-Development Plan (PD-DP). The following history details the various reviews/approvals for the Canyon Creek site:

1. **Annexation:** The subject site was annexed by the Town in September of 1970, and was originally known as "Homestake".
2. **Zoning**
  - a. In 1975, the subject site and surrounding area were zoned as the Homestake PUD.
  - b. In May 2001, the Homestake PUD was amended and renamed the Canyon Creek Planned Development (PD) Plan. Since 2001, the subject site has been included in the area of Filing No. 8 with a maximum of 275 townhome units.
  - c. In 2008, PD Amendment #5 updated the Land Use Designation for Filing No. 8 from Townhome to Medium Density Residential which allowed a broader mix of housing than townhomes to include duplex, triplex, and manor home; and removed the maximum lot coverage for Medium Density Residential
  - d. In 2021, PD Amendment #8 revised rear yard setbacks for alley loaded homes
3. **Plats:**
  - a. A Sketch Plan was not required for Filing No. 11, a replat of Filing No. 8, as it was a recent platting. A Sketch Plan is an optional, informal evaluation before detailed planning and engineering work is undertaken and does not result in any approval or denial.
  - b. On May 28, 2019, a sketch plan was presented to Planning Commission and Board of Trustees for Canyon Creek Filing No. 7 & 8 Sketch Plan application for 109 single-family lots and 88 duplex lots south of the RTD railroad right-of-way and north of where Jasper Road dead ends.
  - c. On August 10, 2021, the Canyon Creek Filing No. 7 & 8 Preliminary Plat was approved by the Town Council and consisted of 106 single family detached home lots (Filing No. 7) and 88 paired home lots (Filing No. 8) with 26 tracts for various landscaping, trail, park, open space, alleys/private streets, and utility purposes and future development areas. The area for Preliminary Plat No. 11 was contained within designated future development tracts on the original Preliminary Plat.
  - d. On November 14, 2023, Canyon Creek Filing No. 8 Final Plat and Development Agreement (DA) was approved by Town Council. Filing No. 8 created 88 duplex lots and 16 tracts consisting of landscaping, drainage, utilities, alleys, and pocket park. Some of these areas are currently under construction. The area for Filing No. 11 was contained within designated future development tracts on the Filing No. 8 Final Plat.

The Canyon Creek Filing No. 11 Preliminary Plat area consists of Tracts L, N, and P of Canyon Creek Filing No. 8 Final Plat. This area is comprised of 9.401 acres of vacant PD zoned land. There are no existing buildings on the property. The property is bordered by RTD right-of-way and a regional detention basin. The property contains multiple plugged and abandoned wells.

**Preliminary Plat Development Data:**

The Canyon Creek Filing No. 11 Preliminary Plat proposes the following:

- Size: 9.401 acres
- Residential Development:
  - 81 townhome lots (8.6 gross dwelling units per acre)
- Parks & Opens Space Dedication
  - Pocket Park: 0.12 acres required, provided within adjacent filings
  - Neighborhood Park: 0.73 acres required, provided within adjacent filings and fee-in-lieu
  - Community Park: provided with impact fees at building permit
  - Open Space: 4.12 AC required, provided with adjacent filings and fee-in-lieu
  - Private Park: 0.097 acres
- Other Elements
  - Public ROW: provided extension of Bluebird Street and Wagon Drive
  - Private Alleys: (5) private drive tracts

**Compliance with Town of Erie Comprehensive Plan:**

The Comprehensive Plan designation for most of the Canyon Creek development is Residential-Low (2 to 8 du/ac). Residential-Low areas are primarily suburban-style developments with a range of single-family detached and attached homes, townhomes, and patio homes. Typically, this designation is seen as a transition between lower density and higher density neighborhoods or commercial uses. The dwelling units per acre are slightly above the Comprehensive Plan designation at 8.6 dwelling units per gross acre.

The Canyon Creek Planned Development-Development Plan (“PD-DP”) was mostly recently amended in 2021. Last year, the Comprehensive Plan was adopted and is consistent with the zoning previously established for the site. The next section of this report will go through the Preliminary Plat’s conformance to the PD-DP. As the plat is in general conformance with the PD, the application is in general compliance with the current Comprehensive Plan Land Use Map.

Below is the future land use map with the Canyon Creek Filing No. 11 Preliminary Plat area labeled:



Figure 2: Future Land Use Designation

### Compliance with Town of Erie Zoning:

The property was annexed and initially zoned under the Homestake Planned Unit Development (PUD) in 1975. The Homestake PUD was later amended and renamed the Canyon Creek Planned Development (PD).

The subject site is located within Filing No. 8 indicated on the Canyon Creek PD Amendment No. 10. The PD designates Filing No. 8 as medium density residential and permits a maximum of 275 units. Filing No. 8 is proposed to be developed with 88 paired homes. Filing No. 11 is proposed to be developed with 81 townhomes. Together, the total number of units is 169 dwelling units, consistent with the Planned Development-Development Plan.

Also, Filing No. 8 permits a variety of housing that includes paired homes, townhomes, and manor homes. Filing No. 11 is proposed to be developed with townhomes. Lots within the Preliminary Plat meet the PD setbacks and other dimensional requirements and are under the maximum permitted densities.

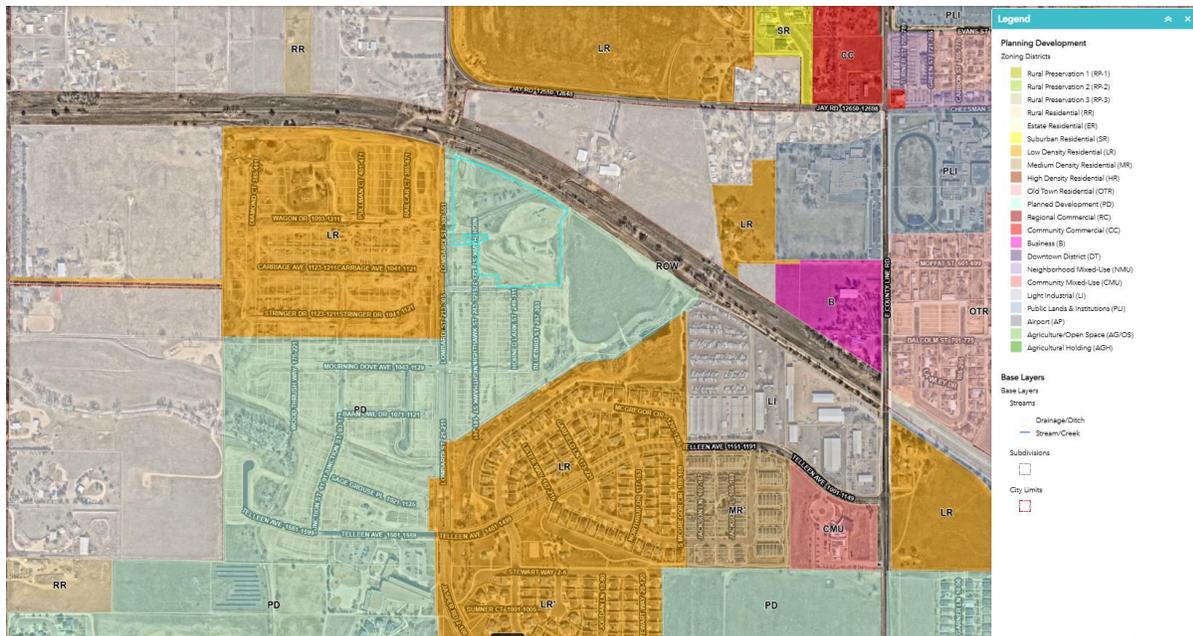


Figure 3: Zoning Map

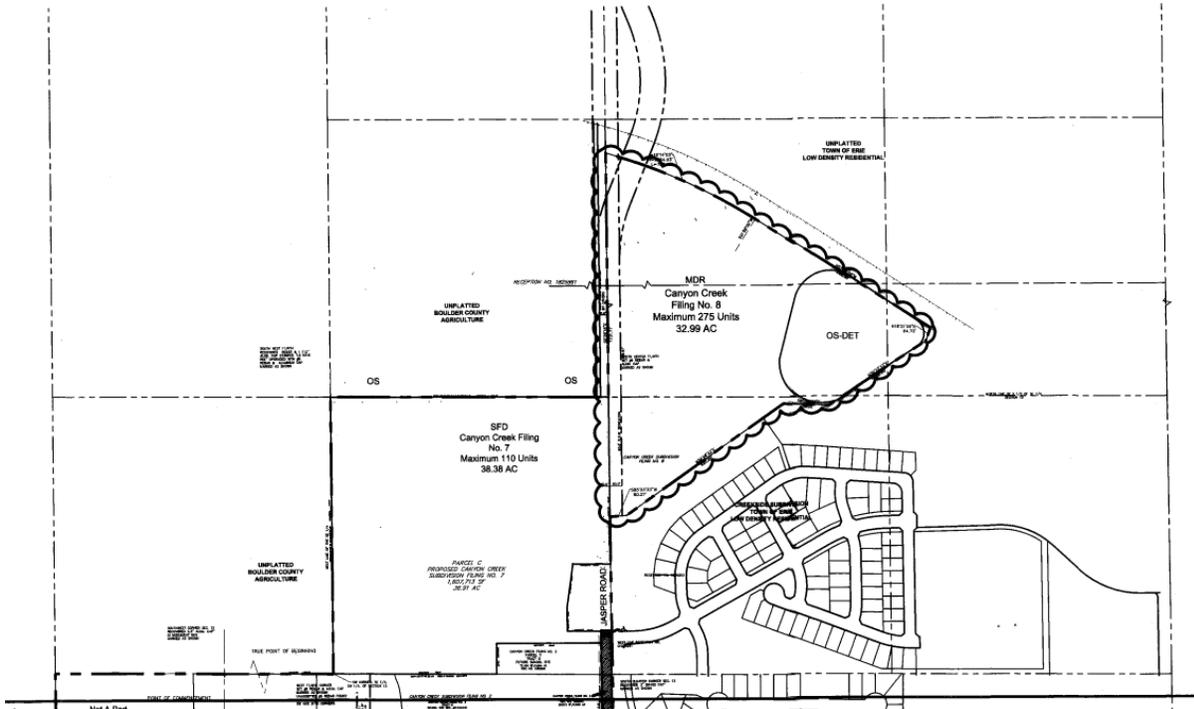


Figure 4: Canyon Creek PD Amendment No. 10, Development Plan

**Access/Streets:**

A Traffic Conformance Letter was submitted with the Preliminary Plat application materials. The Preliminary Plat proposes extension of two internal public local streets, with alleys being privately owned and maintained. The townhomes are private alley-loaded and face onto either garden courts or streets.

The north-south extension of Bluebird Street is consistent with Filing No. 8 Final Plat. The east-west extension of Wagon Dr is consistent with Lafferty at Canyon Creek Final Plat. The intersection of Wagon Dr and Lombardi St is planned to be full movement with two-way stop control.

The streets and improvements proposed are in compliance with the Town’s Standards and Specifications. Future final plats will assess and finalize access through the property and to the surrounding street network.

**Parks and Open Space:**

The required dedications for public parks and open space dedications are based on the Town of Erie Municipal Code. The required dedications for neighborhood parks, pocket parks, and open space are provided in the PD and adjacent filings. The table below detail how these requirements are met with this Preliminary Plat application based on 2.99 residents per unit and 81 townhome units:

Table 1: Park and Open Space Dedication Requirements

<b>Canyon Creek Filing 11 Park &amp; Open Space Dedication Requirements</b>			
<b>Park Type</b>	<b>Acres Required per 1,000 residents</b>	<b>Required Acres</b>	<b>Provided Acres</b>
<b>Neighborhood Park</b>	3	0.73	18.15-acres provided with Filing 1 and fee-in-lieu
<b>Pocket Park</b>	0.5	0.12	0.351-acres provided in adjacent Filing No. 7; 0.595-acres provided in adjacent Filing No. 8
<b>Open Space</b>	17	4.12	9.678-acres provided in adjacent Filing No. 7

**Trails/Pedestrian Connections**

This project proposes a series of sidewalks and connections to a spine trail. These connect different portions of the neighborhood to one another, and to future adjacent development. A Spine Trail is to be constructed with Filing No. 8 along the north boundary of Filing No. 11 parallel to the RTD right-of-way. A variety of trails and sidewalks are proposed along streets and open space tracts to provide connectivity throughout the overall development.

**Drainage:**

A Preliminary Drainage Report was submitted and reviewed, with no concerns noted by Engineering. The Phase II drainage concepts and design have been designed and calculated under the direction of the Erie Standards and Specifications, Mile High Flood District, and the Erie Outfall System Plan. Stormwater runoff will be collected in a storm sewer system and conveyed into Water Quality and Detention Pond 1045 to the east of Filing No. 11. Additional volume has been provided in the Water Quality and Detention Pond 1045 – Pond B to accommodate this project’s water quality. Overall increase in flow to Water Quality and Detention Pond 1045 is minimal with a 0.13% increase. Engineering Staff requested revisions to the water quality pond access to provide closer access that will need to be addressed at Final Plan. This is also noted as a condition of approval for the Preliminary Plat. Final drainage plans will be reviewed with the Final Plat.

**Utilities:**

The Town of Erie will provide both water and wastewater services to the property. The Preliminary Plat proposes a series of water and sewer mains, to be located within right-of-way or public easements. Filing No. 11 is in the Town’s Water Zone 2. This development will connect to the existing water mains located in Filing No. 8 and Jasper/Lombardi Road. The subject development is in the West Side Basin for sanitary sewer. Connection to the sewer system will be through Filing 8 and Jasper/Lombardi Road.

Utility service providers for the property are Xcel Energy for gas and electricity, Century Link Communications for telephone services, and Comcast for cable television. Utility easements for these providers will be established at the time of Final Plat.

**Schools:**

The proposed subdivision is in the St. Vrain Valley School District. The applicant will be required to provide appropriate impact fees. The Red Hawk Elementary school is located near the site, and all required school dedications were made in previous Canyon Creek filings. The school district stated no concerns from a capacity standpoint.

**Fire Protection:**

The Mountain View Fire Protection District will provide fire and emergency medical services.

**Police Service:**

The Erie Police Department will provide service to the property.

**Oil/Gas Facilities:**

All oil and gas wells within Filing No. 11 have been plugged and abandoned. All eight plugged and abandoned wells are in a separate Tract C and have met the Town's requirements for a reduction in setback to 50 feet by 100 feet, which is shown on the Plat.

**Soils and Geology:**

A Mine Subsidence Assessment was prepared for the site by Western Environment and Ecology, Inc. The assessment and associated borings concluded that there is no mine workings located beneath the subject property. None of the proposed home lots within the Preliminary Plat are within the limit of subsidence damage line. Colorado Geological Survey reviewed this assessment and stated it satisfactorily addressed their previous comments regarding mine subsidence. CGS will review all future Final Plats.

**Natural Resources:**

A Natural Resources Assessment was prepared for Filing No. 7 & 8, which includes the subject property, by ERO Resources Corporation (ERO) in 2018 which assessed potential wetlands and waters of the U.S., federally threatened, endangered, candidate and sensitive species habitat, raptors and migratory bird habitat, and general wildlife. General findings for the Filing No. 11 site are listed below:

- Wetlands and Other Waters of the U.S.: Four water conveyance irrigation ditches cross Filing No. 7 & 8. No work is planned within the ditches or canals; therefore, no further action is needed.
- Federally Threatened and Endangered Species: The project area does not contain suitable habitat for most of the federally listed threatened or endangered species in Boulder County.
- Migratory Bird: ERO observed one inactive raptor nest within the western cottonwood stand on the property. Although ERO did not observe any other nests within the project area, the croplands and stands of trees in the project area provide potential nesting habitat for ground-nesting and tree nesting migratory birds. ERO recommends, at a minimum, a nest survey be conducted within one week prior to construction to determine if any active nests are present in the project area so they can be avoided. If active nests are found, any work that would destroy the nests cannot be conducted until the birds have vacated the nests. If work is to proceed without disturbing an active nest, the Colorado Department of Wildlife (CPW) recommends implementing a 1/3-mile buffer zone from the nesting site.

A Threatened and Endangered Species, Habitat & Wetlands Report was prepared for Filing No. 7 & 8, which includes the subject property, in 2019 by Ecosystem Services, LLC (Ecos or ecos) and was consistent with the findings above.

A Native and Specimen Tree and Vegetation Protection Report was prepared for Filing No. 7 & 8, which includes the subject property, in 2019 by Ecos. The southern portion of the subject property is identified as Medium Priority – prairie dog and burrowing owl habitat. There were some tall, young 4” diameter at breast height (DBH) Cottonwoods located at the northwest corner of the site that were mitigated with the Filing No. 8 spine trail construction. The recommendations made were not within the subject property.

**Environmental Hazards:**

ERO Resources Corporation (ERO) conducted a Phase I Environmental Site Assessment (Phase I ESA) for Canyon Creek Filings No. 7 and 8, which included the subject property. This assessment has revealed no evidence of RECs in connection with the property, except for the historical coal mining activity that occurred on and around the property that may have resulted in coal deposition from operations on the property that are not currently visible. In a separate report, it was determined that mine workings are not present under the subject property and there are no subsidence concerns for the application. Since the preparation of the assessments, the producing oil and gas facilities have been plugged and abandoned with extensive data reports having been reviewed.

**APPROVAL CRITERIA - STAFF ANALYSIS:**

The proposed Preliminary Plat was reviewed for conformance with Municipal Code, Title 10, UDC Section 10.7.7.D.2. Approval Criteria. Staff finds the Preliminary Plat in compliance with the Preliminary Plat Approval Criteria as listed below.

- a. The subdivision is generally consistent with the Town’s Comprehensive Master Plan.

*Staff: The proposed subdivision is generally consistent with the current 2024 Comprehensive Plan Future Land Use Map, which designates the property as Residential-Low. The Canyon Creek Planned Development-Development Plan (“PD-DP”) was adopted in 2001 and was amended in 2008 to update medium density residential for Filing No. 11 in conformity with the previous 2005 Comprehensive Plan, which designated MDR for the subject property. As the plat is in general conformance with the PD, the application is in general compliance with the Comprehensive Plan Land Use Map.*

- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.

*Staff: The proposed subdivision is consistent with and implements the Canyon Creek PD – Planned Development zoning district.*

- c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town’s standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

*Staff: The proposed subdivision meets the Town’s UDC and standards.*

- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the

subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.

*Staff: The proposed subdivision meets the Town's UDC standards, including as modified in the Canyon Creek PD.*

- e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.

*Staff: The proposed subdivision meets applicable Federal and State standards.*

- f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.

*Staff: No significant adverse impacts are anticipated with the proposed subdivision.*

- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.

*Staff: The proposed subdivision will be integrated into the existing road and pedestrian network, and the currently under construction road and network of Filing No. 7 & 8.*

- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.

*Staff: No significant adverse impacts are anticipated with the proposed subdivision.*

- i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.

*Staff: Adequate facilities are available to serve the proposed subdivision, shall be constructed with the development, or shall be mitigated through the payment of fees.*

- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

*Staff: Adequate infrastructure is proposed and will be available to serve the proposed subdivision. A Development Agreement including a phasing plan will be reviewed as part of future Final Plats.*

### **NEIGHBORHOOD MEETING:**

As required by the Municipal Code a Neighborhood Meeting was held virtually on Microsoft Teams on June 12, 2025, at 6:00 p.m. The required notice for the Neighborhood Meeting was provided. There were 3 public attendees at the meeting. Questions and concerns included Lombardi Street naming, project timeline, drainage, park dedication, spine trail to Boulder, dark sky ordinance, and mine shafts. A summary of the neighborhood meeting was provided by the applicant.

### **PUBLIC NOTICE:**

Notice of this Public Hearing has been provided as follows and affidavits provided in the agenda package:

Published in the Colorado Hometown Weekly: 8/27/25  
Property Posted as required: by 8/29/25  
Letters to Adjacent Property Owners: by 8/29/25



# Canyon Creek Filing No. 11 Preliminary Plat

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Erie Planning Commission  
September 17, 2025

Aly Burkhalter, Senior Planner

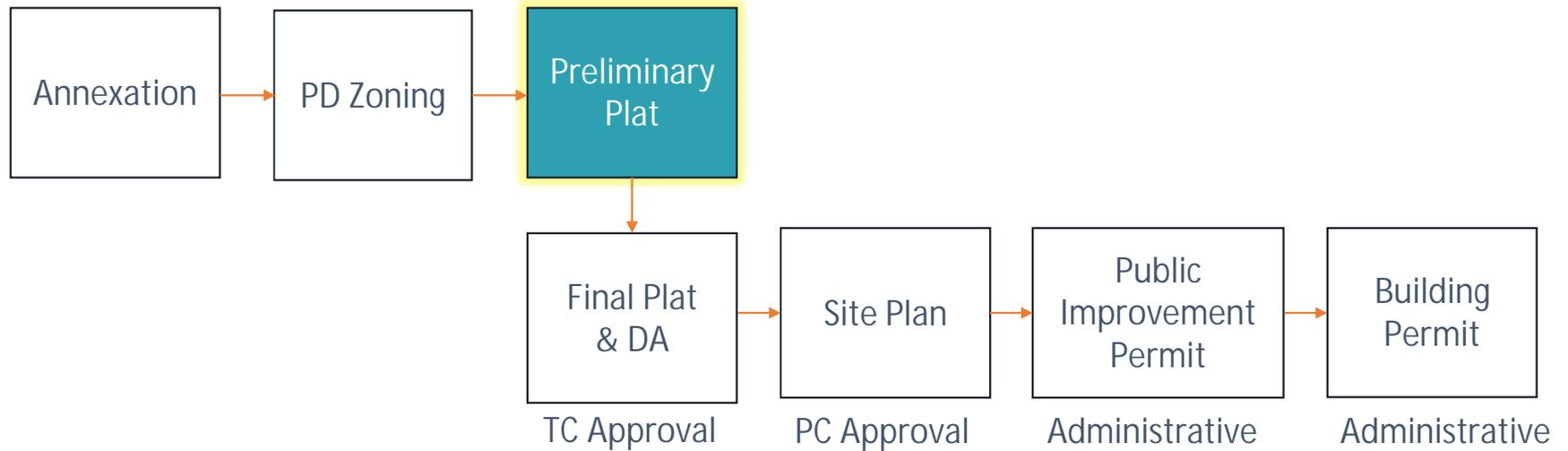


# Agenda

1. Development Process
2. Project Overview
  - Location
  - Background
  - Comprehensive Plan
  - Zoning
3. Approval Criteria
4. Staff Recommendation



# Development Process





## Project Overview

- Comprehensive Plan Future Land Use: Residential - Low
- Zoning: Canyon Creek PD Amendment No. 10
- Project Size: 9.401 acres
- Existing Use: Vacant/under construction for Filing No. 8
- Proposed Use: (81) Townhomes, for sale at market rate



# Location

- South of Jay Road
- West of County Line Road
- North of Telleen Avenue
- East of Jasper Road/Lombardi Road

	ZONING	EXISTING LAND USE
<b>NORTH</b>	None	RTD right-of-way
<b>SOUTH</b>	LR / Canyon Creek PD	Single-Family Development
<b>EAST</b>	Canyon Creek PD	Drainage/Open Space
<b>WEST</b>	LR / Canyon Creek PD	Single-Family Development





## Project Background

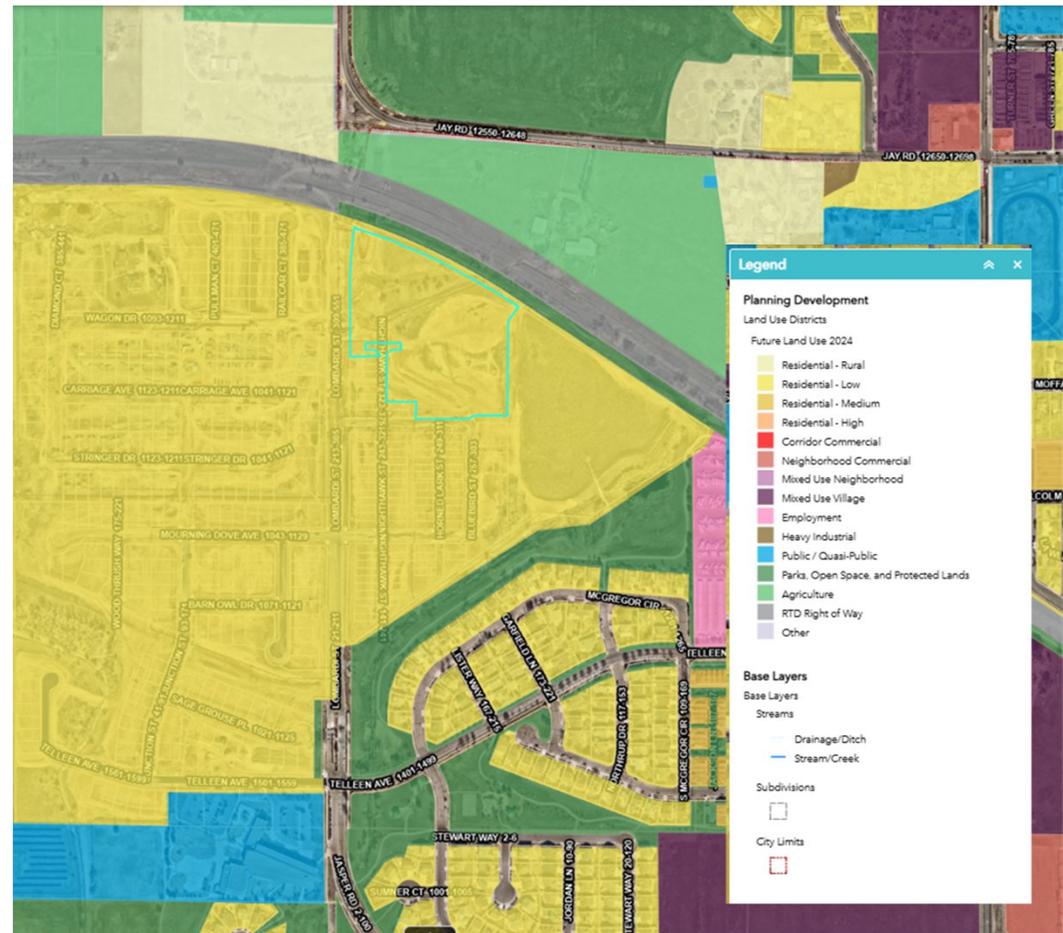
- Annexation: 1970 as “Homestake”
- Zoning:
  - 2001 Homestake PUD renamed Canyon Creek PD, showing 275 townhome units for Filing No. 8
  - 2008 PD Amendment #5 updated for Filing No. 8 from “Townhomes” to “Medium Density Residential”
- Plat
  - 2023 Canyon Creek Filing No. 8 Final Plat & DA, designating “Future Development” for subject property



# Comprehensive Plan

- 2005 Comp Plan: Medium Density Residential
- 2008 PD Amendment: Medium Density Residential
- 2024 Comp Plan: Residential – Low

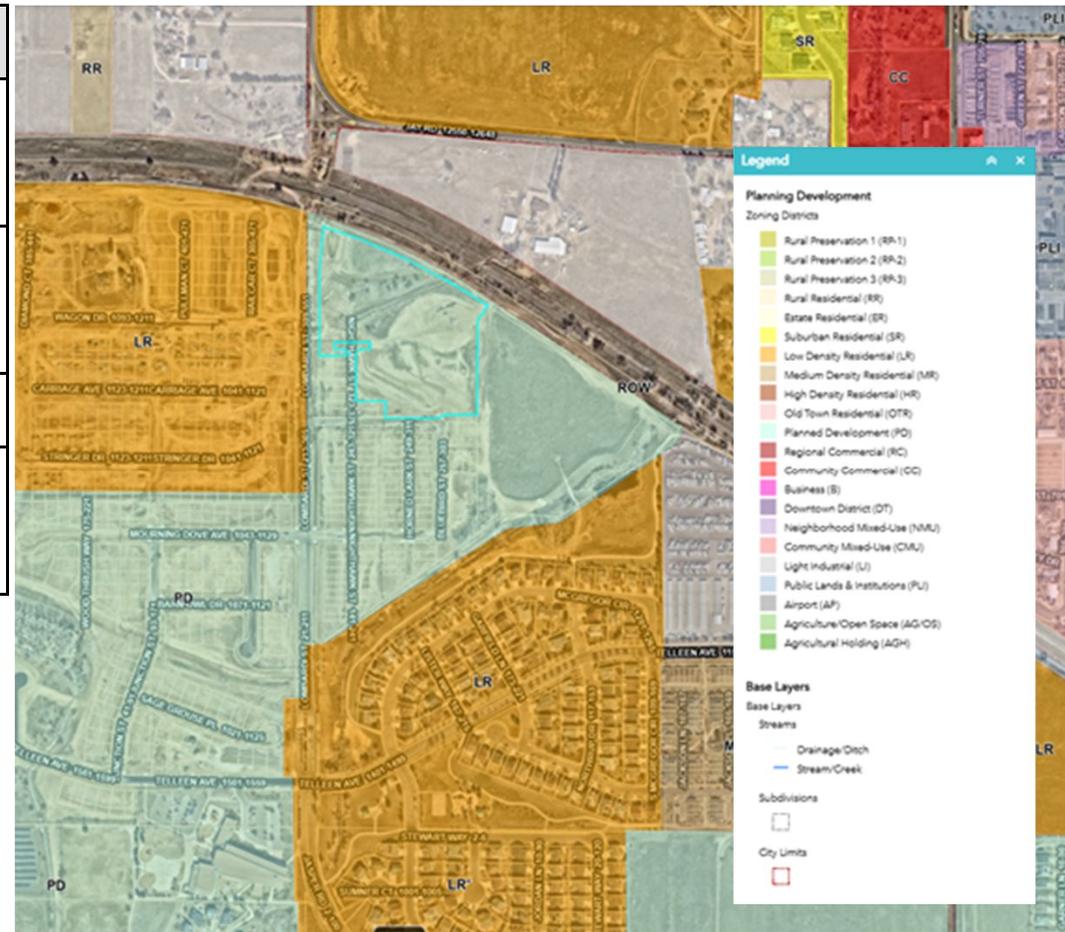
	Future Land Use
NORTH	Agriculture
SOUTH	Residential - Low
EAST	Residential - Low
WEST	Residential - Low





# Zoning

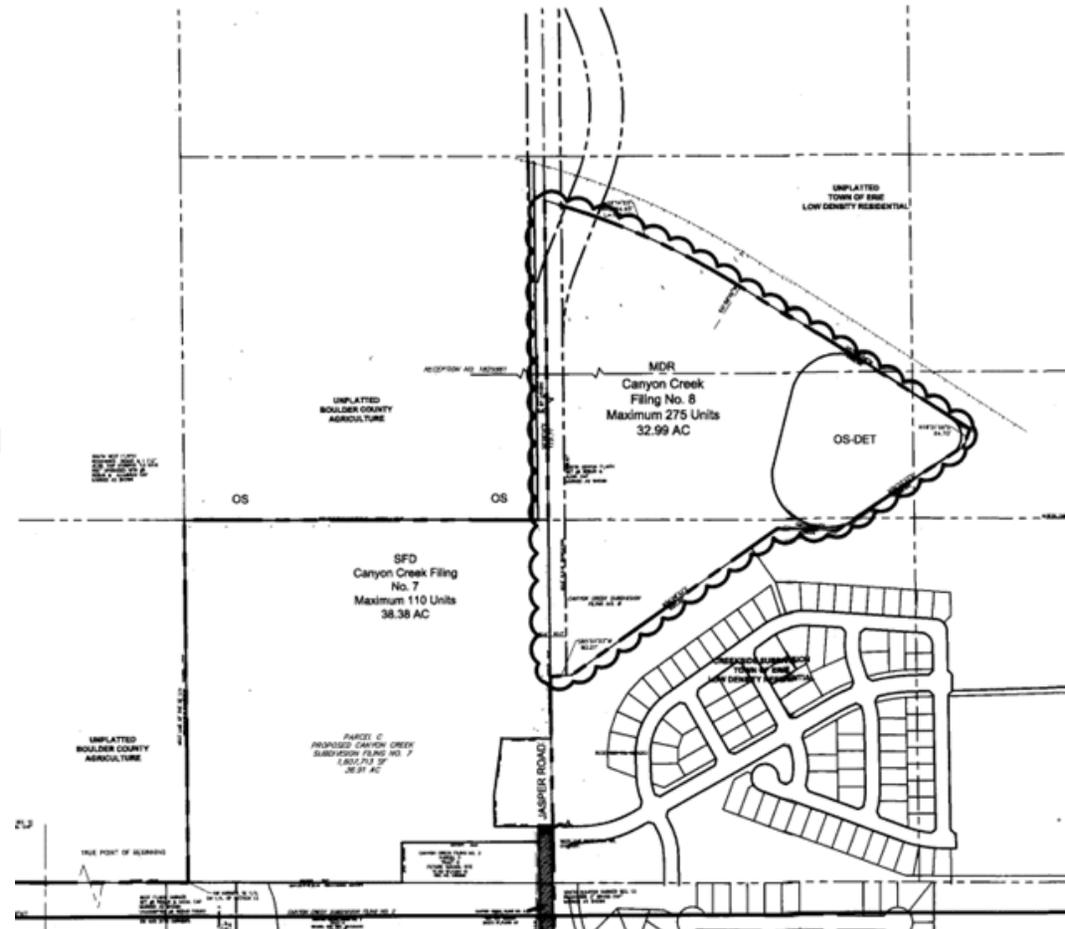
	ZONING
NORTH	None (right-of-way)
SOUTH	LR / Canyon Creek PD
EAST	Canyon Creek PD
WEST	LR / Canyon Creek PD





# Zoning

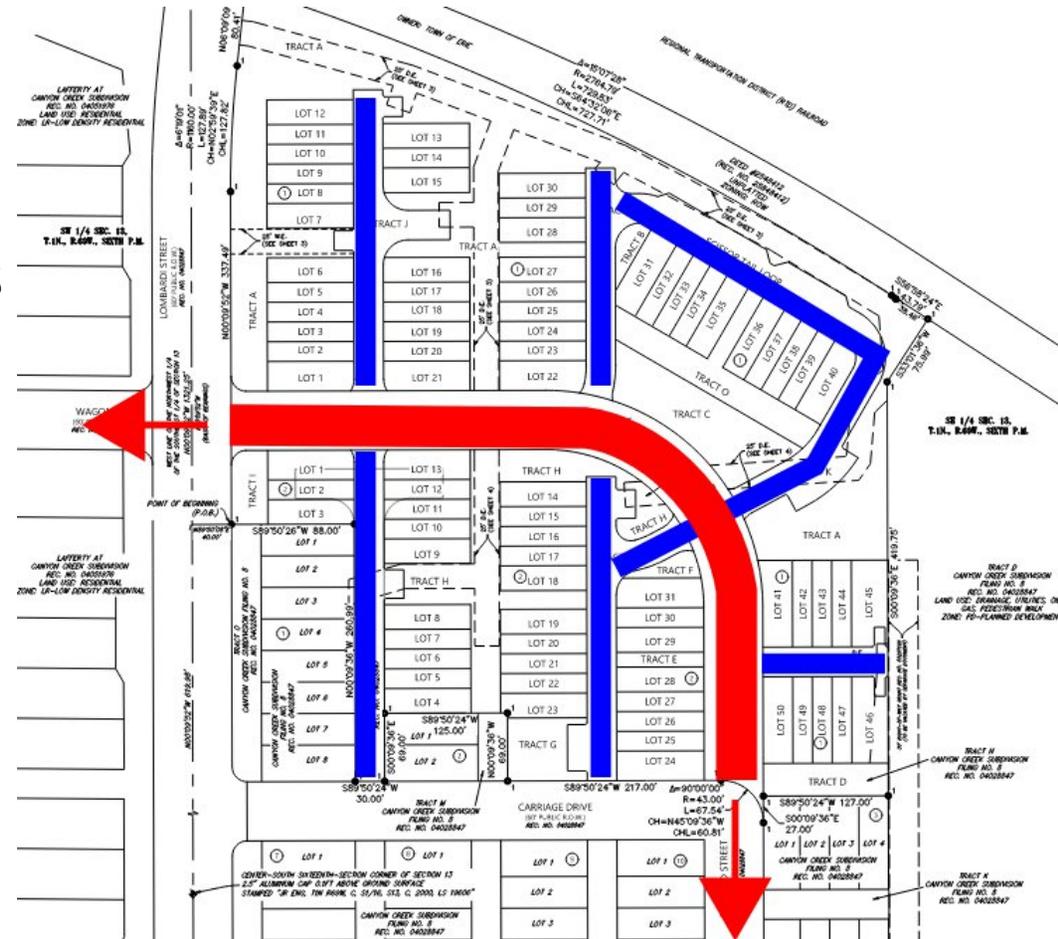
- Canyon Creek PD, Amendment No. 10
- Maximum 275 units
- Proposes 81 units (in addition to 88 units in Filing No. 8)





# Access/Streets

- Extension of Bluebird St. and Wagon Dr.
- Alley-loaded townhomes





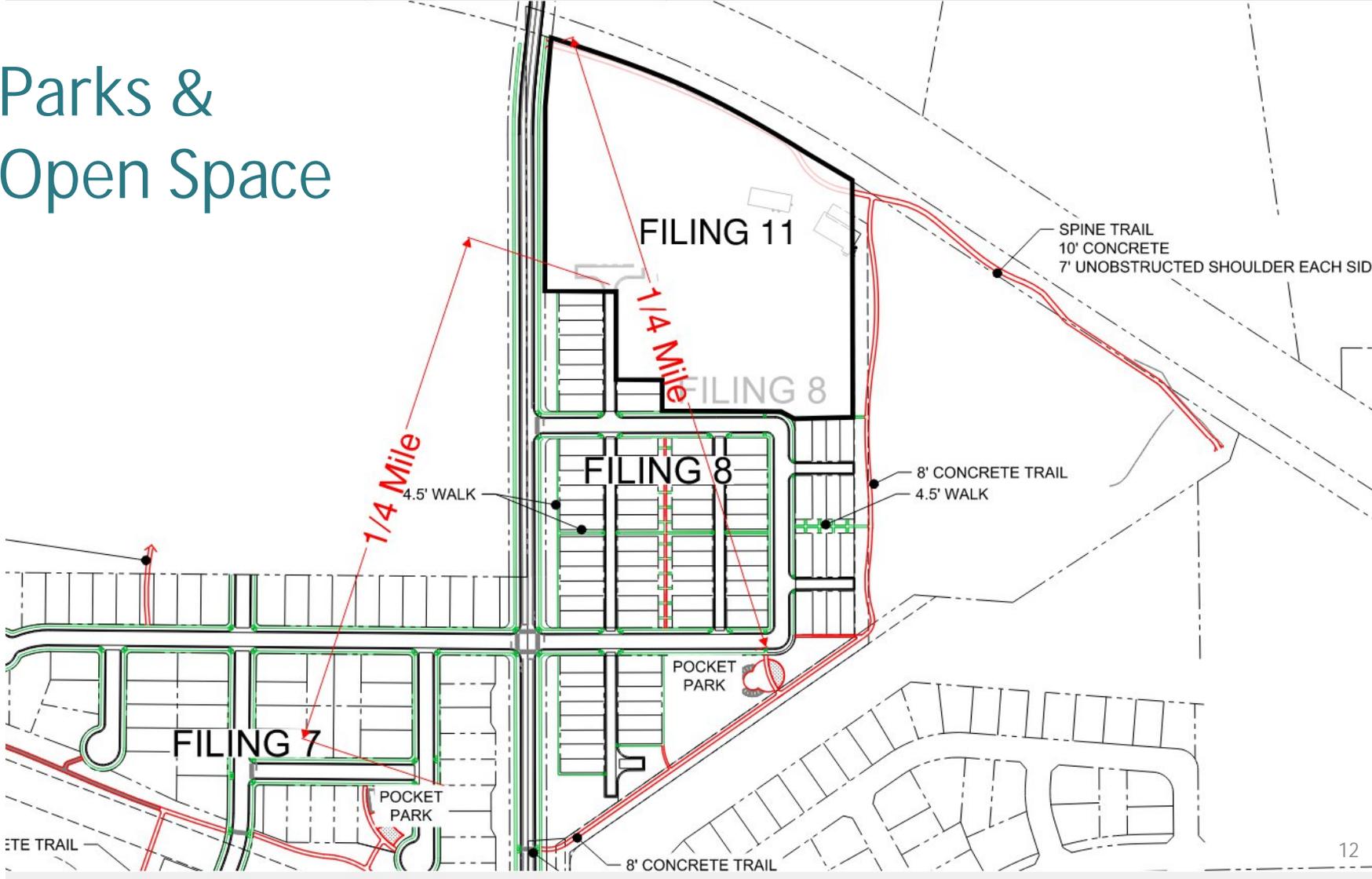
# Parks & Open Space

## Canyon Creek Filing 11 Park & Open Space Dedication Requirements

Park Type	Acres per 1,000 residents	Required Acres	Provided Acres
Neighborhood Park	3	0.73	18.15 acres provided with Filing 1 and fee-in-lieu
Pocket Park	0.5	0.12	0.351-acres provided in adjacent Filing No. 7; 0.595-acres provided in adjacent Filing No. 8
Open Space	17	4.12	9.678-acres provided in adjacent Filing No. 7



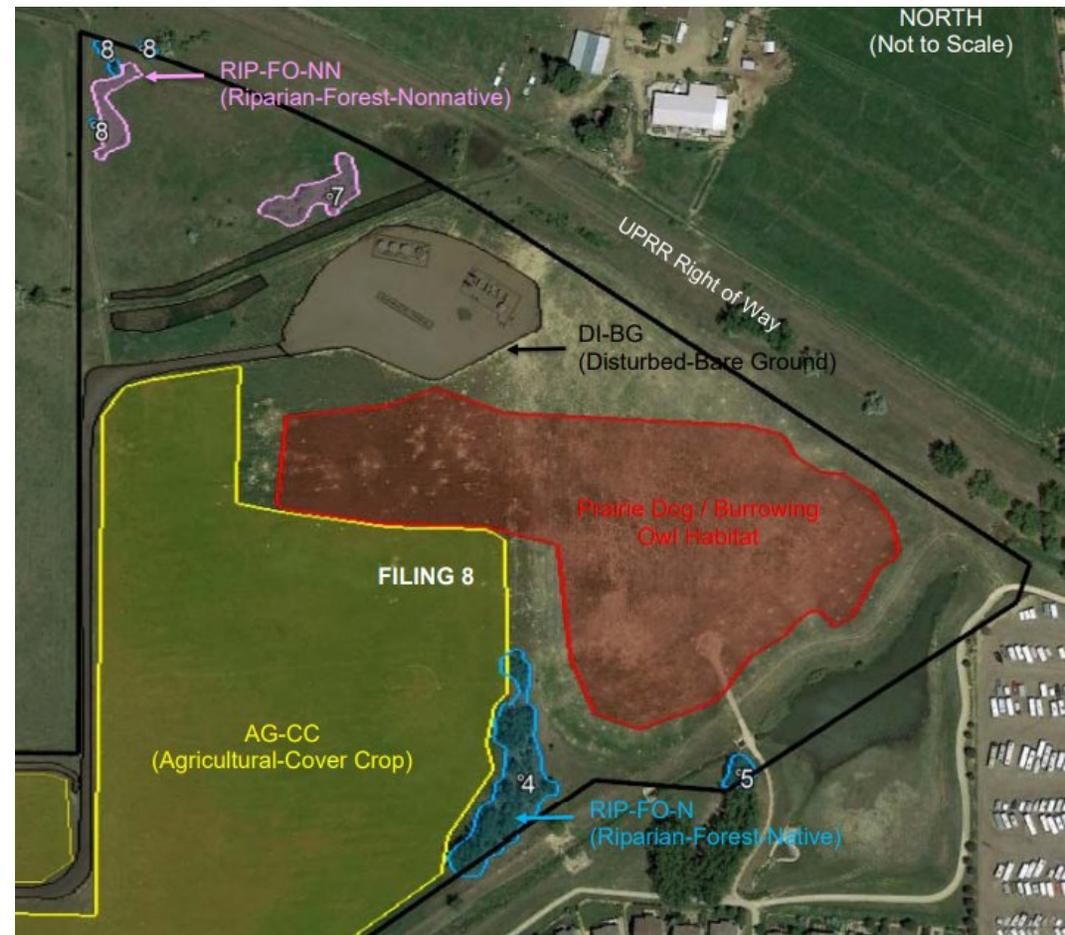
# Parks & Open Space





# Natural Resources & Environment Hazards

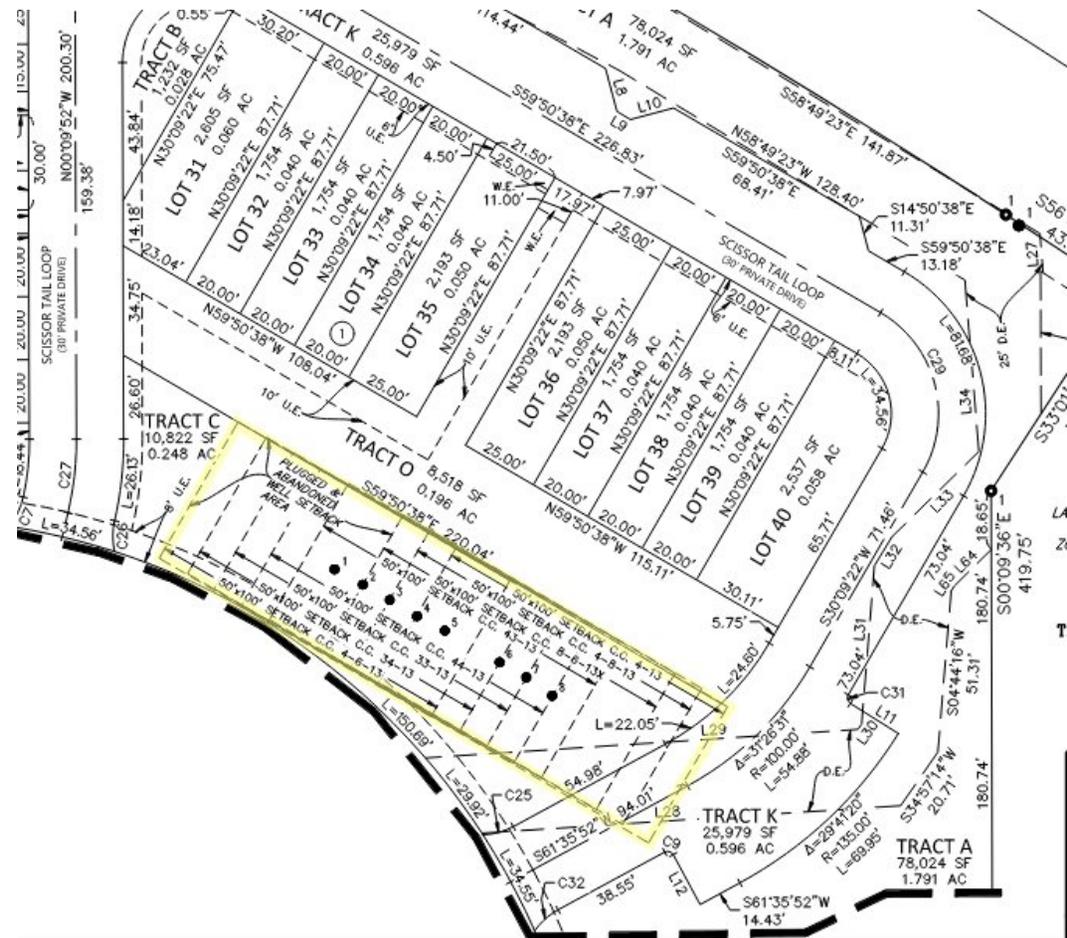
- No evidence of RECs
- No threatened or endangered species
- No trees for preservation





# Oil & Gas

- All wells are plugged & abandoned
- 50' x 100' setback maintained





# Approval Criteria

## UDC Section 10.7.7.D.2

- a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
- c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.



## Approval Criteria

- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.
- e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.



## Approval Criteria

- f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.  
The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
- g. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.



## Approval Criteria

- i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.
- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.



# Public Notice

Neighborhood Meeting

November 11, 2024

Public Notice of Planning Commission Hearing

Published in the Colorado Hometown Weekly: 01/29/25

Property Posted: 01/31/25

Letters to Adjacent Property Owners: 01/31/25



## Staff Recommendation

Staff find the application in compliance with the Preliminary Plat approval criteria and recommend the Planning Commission adopt Resolution P25-13 recommending approval to the Town Council with the following conditions of approval, all of which shall be satisfied prior to approval of future Final Plat(s) for the Property:

- a. Applicant shall execute a Development Agreement in the form provided by the Town.
- b. Applicant shall make technical corrections to the Preliminary Plat and related documents as directed by Town staff.
- c. Applicant shall make corrections to the maintenance access to the water quality pond related to comments by the Town Engineering Division.



# Applicant Presentation

# CANYON CREEK FILING 11

## PLANNING COMMISSION

SEPTEMBER 17, 2025



# TEAM

## DEVELOPER

TRI POINTE HOMES

ALEX GINTER

## ENGINEER

LJA ENGINEERING

DAVID THEISEN

## PLANNER / LANDSCAPE ARCHITECT

TERRACINA DESIGN

ANTHONY FILES

## TRAFFIC

GALLOWAY

BRAIN HORAN

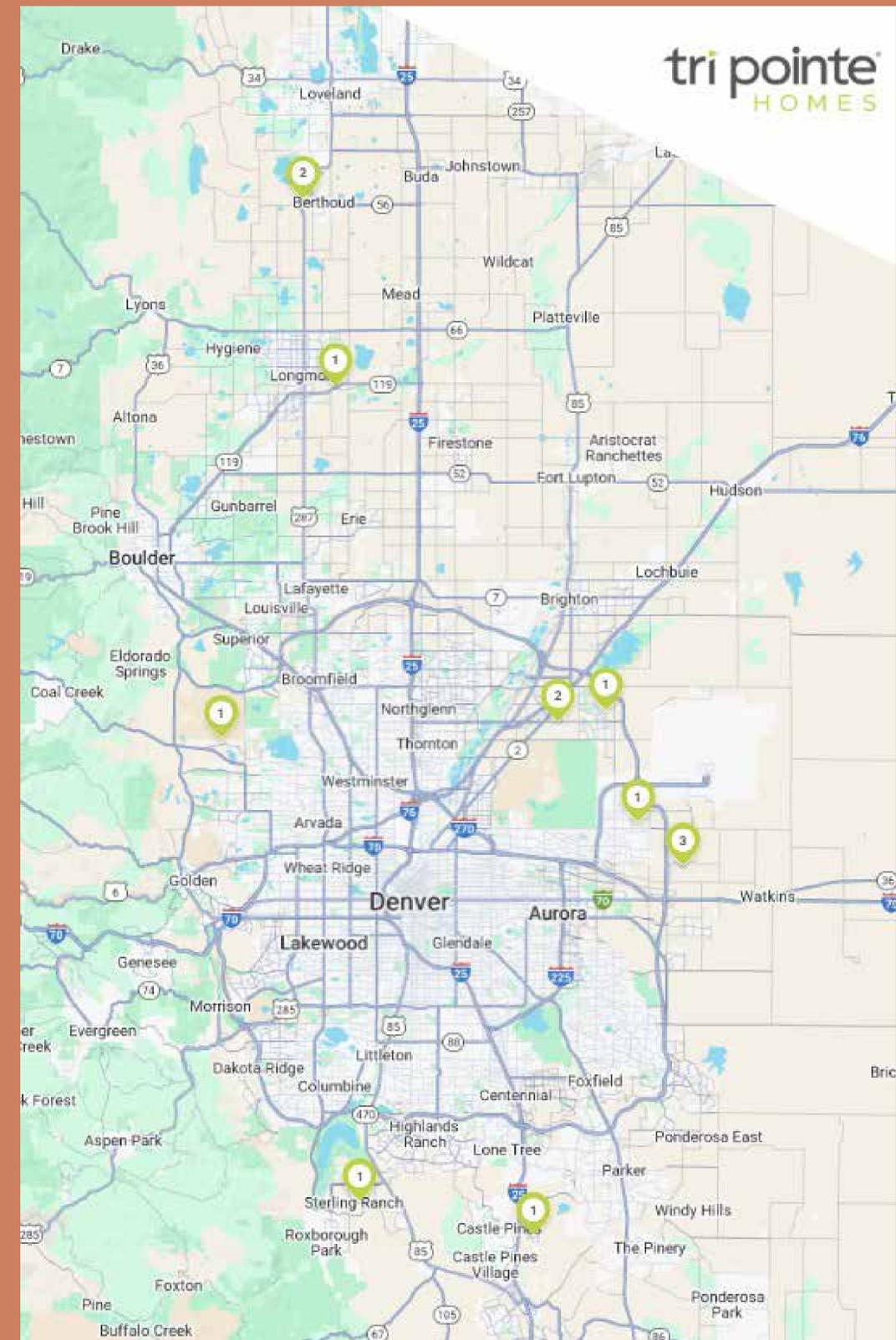
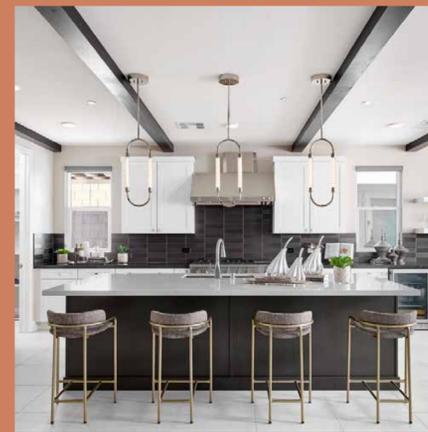
## OIL & GAS

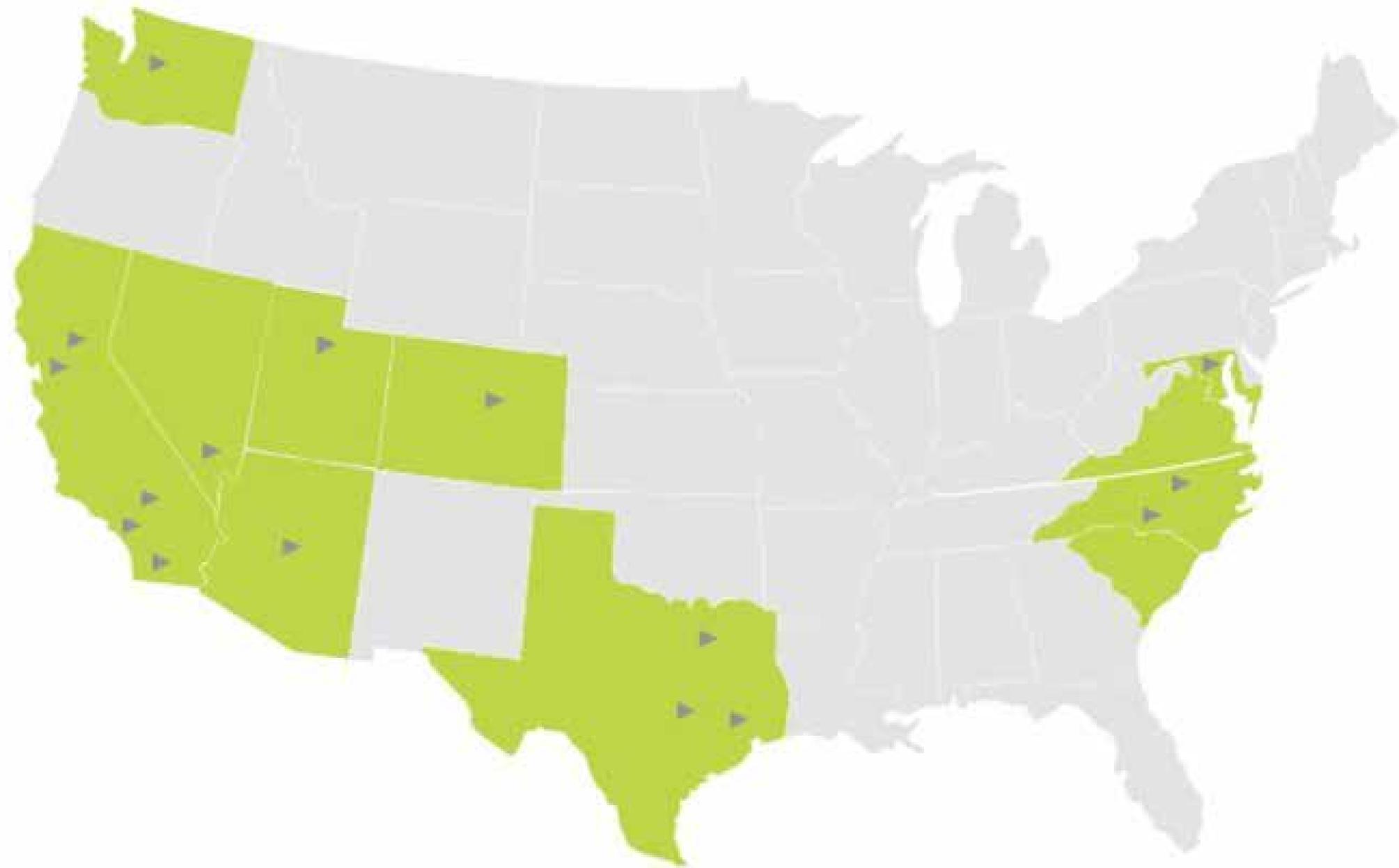
BLACK DIAMOND OIL & GAS

TRAVIS BOOK

## ABOUT TRI POINTE HOMES

- We're a leading new home builder, known for setting trends and paving new paths forward. One of the nation's largest homebuilders, we create homes and neighborhoods that make a premium lifestyle possible for our customers—whatever their price point or life stage.
- Founded in **2009** in Southern California, Tri Pointe Homes has delivered nearly **80,000** homes to delighted homeowners since inception.
- Over the past 15+ years Tri Pointe has grown to 18 divisions, building homes in 12 states and the District of Columbia.
- Since 2012, Tri Pointe has delivered over 2,000 homes in Colorado, primarily in the Denver Metro Area.





**WEST**

- ▶ BAY AREA
- ▶ INLAND EMPIRE
- ▶ ORANGE COUNTY-LOS ANGELES
- ▶ SACRAMENTO
- ▶ SAN DIEGO
- ▶ ARIZONA
- ▶ LAS VEGAS
- ▶ WASHINGTON
- ▶ SALT LAKE

**CENTRAL**

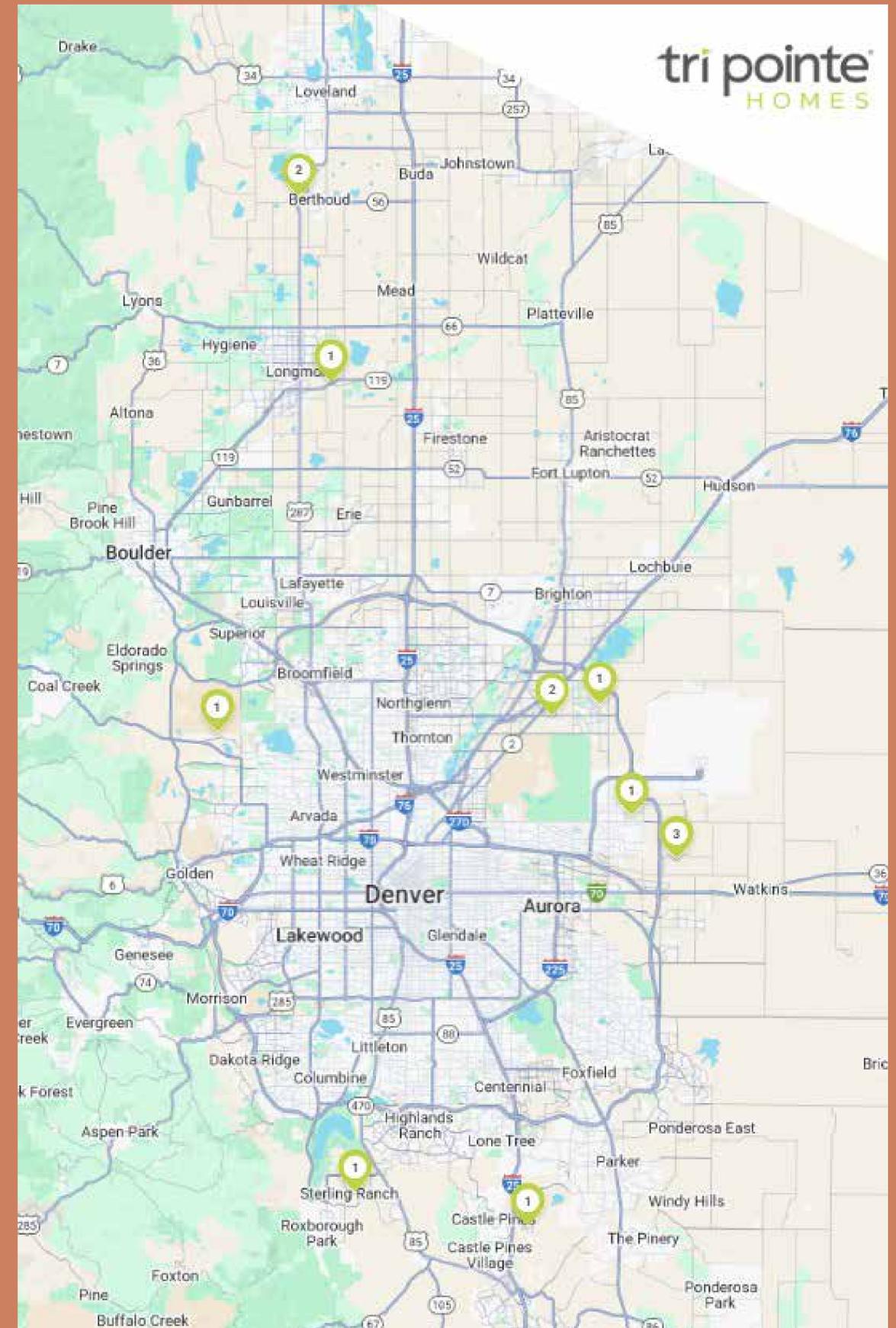
- ▶ AUSTIN
- ▶ DALLAS-FORT WORTH
- ▶ HOUSTON
- ▶ COLORADO

**EAST**

- ▶ DC METRO
- ▶ CHARLOTTE
- ▶ RALEIGH

# COLORADO DEVELOPMENTS

- Arvada
- Aurora
- Berthoud
- Castle Pines
- Commerce City
- Firestone
- Littleton
- Longmont







ROUNDBOUT

JAY ROAD

RTD RAIL CROSSING

SITE

LAFFERTY

CANYON CREEK  
FILING 8

CANYON CREEK  
FILING 7

RED HAWK  
ELEMENTARY

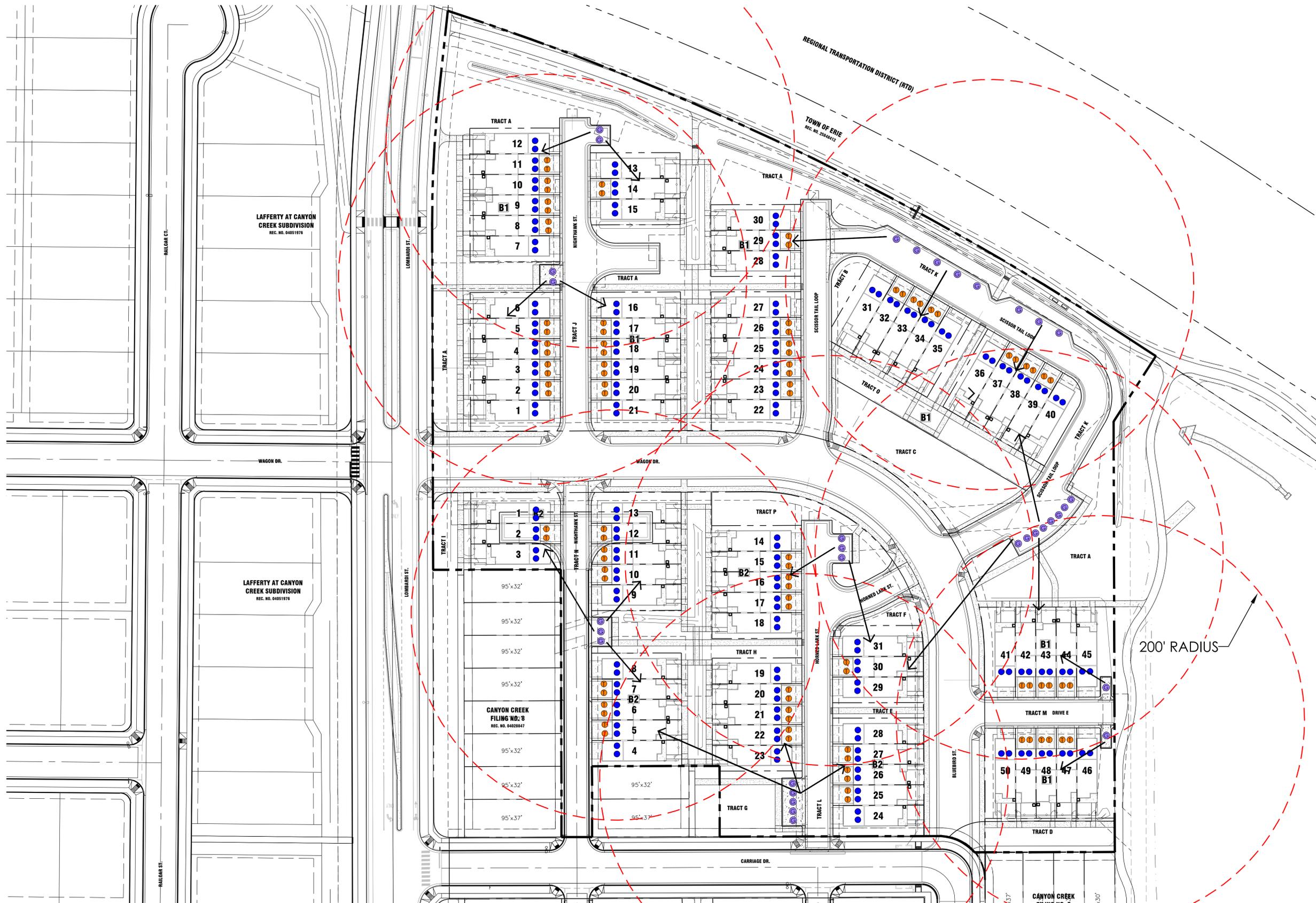
TELEEN AVE.





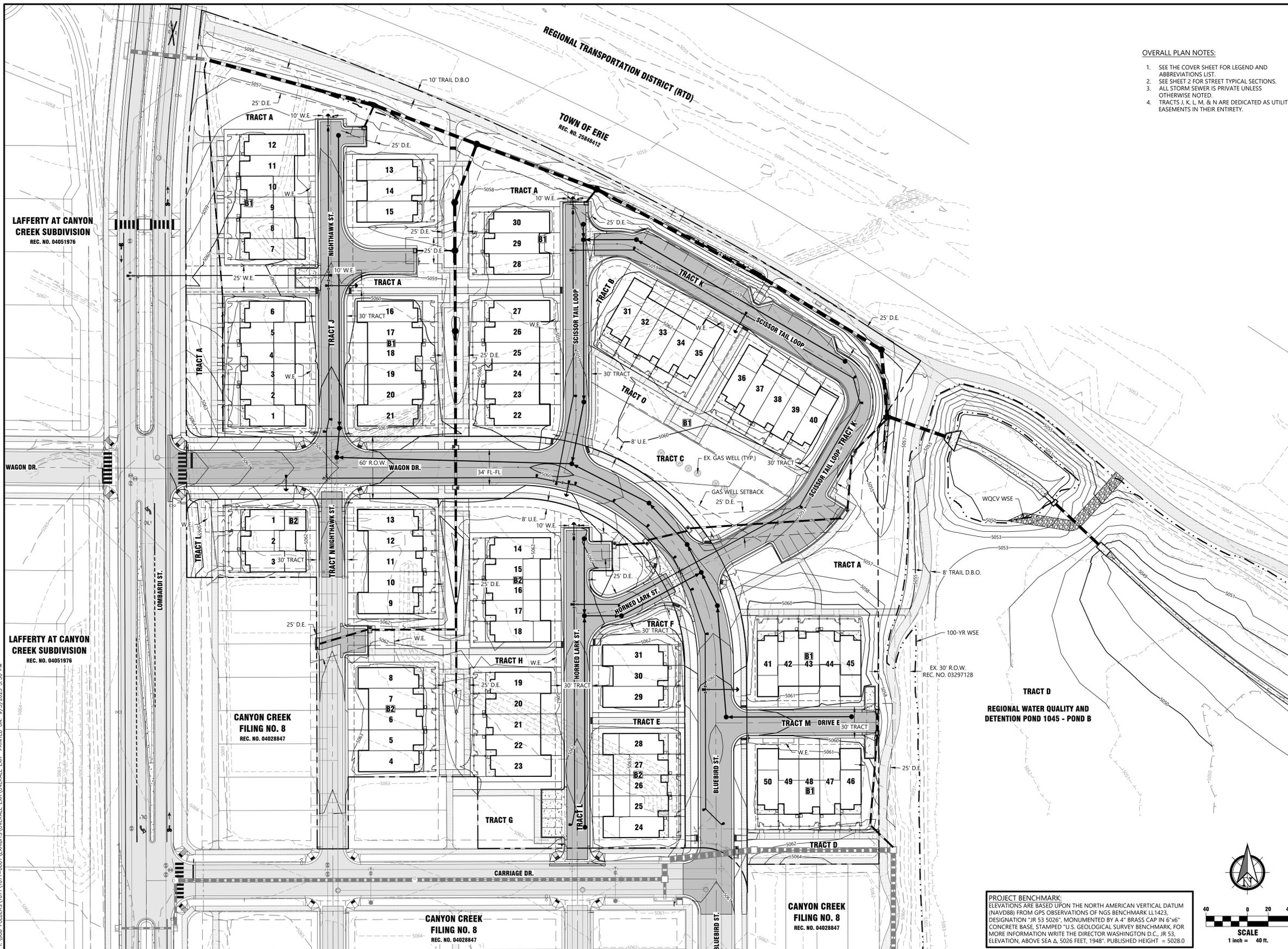
# QUESTIONS?





PARKING COUNT		
TYPE	COUNT	
 GARAGE	162	
 GUEST	33	
 TANDEM	94	
<b>TOTAL</b>	<b>289</b>	

PARKING PER HOME: 3.5 SPACES



- OVERALL PLAN NOTES:**
1. SEE THE COVER SHEET FOR LEGEND AND ABBREVIATIONS LIST.
  2. SEE SHEET 2 FOR STREET TYPICAL SECTIONS.
  3. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
  4. TRACTS J, K, L, M, & N ARE DEDICATED AS UTILITY EASEMENTS IN THEIR ENTIRETY.



1765 W. 121st Avenue  
Suite 300  
Westminster, CO 80234  
303-421-4224 • www.lja.com

No.	Rev.	Date	Revision Type
1			
2			
3			
4			
5			
6			

Designed: XWL	Job No.: 1071-0007	Sheet: 1 of 1
Prepared: WCK	Scale Horiz: 1" = 40'	Date: September 3, 2025
Approved: XWL	Scale Vert: N/A	

Canyon Creek Filing No. 11  
Town of Erie, Colorado

Overall Exhibit

Proj. Name:  
Location:  
Plan Set:  
Sheet Name:

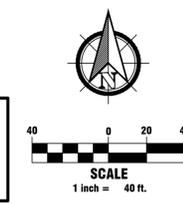
**NOT FOR CONSTRUCTION**



Know what's below.  
Call before you dig.

No. 1

**PROJECT BENCHMARK:**  
ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD88) FROM GPS OBSERVATIONS OF NGS BENCHMARK LL1423, DESIGNATION "JR 53 5026", MONUMENTED BY A 4" BRASS CAP IN 6"x6" CONCRETE BASE, STAMPED "U.S. GEOLOGICAL SURVEY BENCHMARK, FOR MORE INFORMATION WRITE THE DIRECTOR WASHINGTON D.C., JR 53, ELEVATION, ABOVE SEA A, 5026 FEET, 1948", PUBLISHED HEIGHT = 5028.0



I:\\_08\_FOLDERS\1071-0007\EXHIBITS\OVERALL\_EXHIBIT\PRINTED\DK\_9/3/2025 3:50 PM

**LAFFERTY AT CANYON CREEK SUBDIVISION**  
REC. NO. 04051976

**LAFFERTY AT CANYON CREEK SUBDIVISION**  
REC. NO. 04051976

**CANYON CREEK FILING NO. 8**  
REC. NO. 04028847

**CANYON CREEK FILING NO. 8**  
REC. NO. 04028847

**CANYON CREEK FILING NO. 8**  
REC. NO. 04028847



# Canyon Creek PD Amendment No.10

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES  
PDA-001155-2020

## General Provisions Authority

This Development Plan is authorized by chapter 5 - Planned Development District of the Town of Erie Zoning Ordinance adopted pursuant to the Colorado Planned Unit Development Act of 1972.

## Applicability

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Director or Town Board of Trustees.

## Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Town of Erie Town Board of Trustees that this Development Plan for Canyon Creek is in general conformity with the Town of Erie Comprehensive Plan; is authorized by the provision of Chapter 5 of the Town of Erie Zoning Ordinance; and that such Chapter 5 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

## Relationship to Town Regulations

The provisions of this Development Plan shall prevail and govern the development of Canyon Creek provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Town of Erie Municipal Code, Title 10, as amended, or any other applicable ordinance or regulations of the Town of Erie, shall be applicable.

## Enforcement

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of lands and the location of common open space shall run in favor of the Town of Erie and shall be enforceable at law or in equity by the Town without limitation on any power or regulation.

## Conflict

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or composes higher standards or requirements shall govern unless determined otherwise by the Director.

## Maximum Level of Development

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for platting or construction (plus approved density transfers, if any). The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirement plan requirements or other requirements of the Town Board of Trustees.

## Project Tracking

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to ensure maximum development limits are not exceeded.

## Statement of Commitments

### 1. Dedication

Filing	Tract	Area (AC)	Usage
Filing No. 1	A, B, K	1.13 AC	Landscape Tract
	C	18.15 AC	Open Space; Park; Drainage
	D, E	2.88 AC	Open Space; Park
	F, G, H	2.54 AC	Open Space; Drainage
	I	2.84 AC	Open Space; Detention
	J	0.08 AC	Pedestrian Access
Filing No. 2	L	0.31 AC	Park; Open Space
	M	0.02 AC	Landscape Entry Feature
	A, E	1.37 AC	Open Space; Utilities; Landscape Buffer
Filing No. 3	B	0.06 AC	Pedestrian Access
	C	2.10	Open Space; Drainage; Park
	D	11.26	Drainage; Utilities; Landscape Buffer; Park
	H, I	14.36 AC	School Site; Park
	A	5.14 AC	Open Space; Drainage; Utilities; Landscape Buffer; Trail
Filing No. 4	B	0.98	Open Space; Utilities; Landscape Buffer
	C	1.13 AC	Open Space; Park
	D	0.05 AC	Landscape Buffer
	G	1.66 AC	School Site
	H	0.08	EVA Access; Open Space; Drainage; Utilities; Trail
	C	0.37 AC	Park
	A, B, D, E, F	2.56 AC	Open Space; Utilities; Drainage; Landscape Buffer
	A, C, D, E	1.96 AC	Open Space; Utilities; Landscape Buffer
Filing No. 5	B	1.84 AC	Medium Density Residential / Day Care
	F	0.50 AC	Park
	A, B	2.37 AC	Open Space; Utilities; Landscape Buffer
	C	3.99 AC	Open Space; Drainage; Tot Lot
Filing No. 6	E	12.19 AC	Open Space; Regional Detention; Landscape Buffer
	G	4.06 AC	Open Space; Pedestrian Access
	NA	NA	NA
Filing No. 7	NA	NA	NA
Filing No. 8	NA	NA	NA
Filing No. 9	C	5.53 AC	Drainage; Open Space
	D, G	19.23 AC	Park; Open Space
	E	11.60 AC	Reservoir
	F	0.10 AC	Landscape Buffer; Utilities

### 2. On-site or Off-site Improvements

Fees, development responsibilities and construction of all required on and off-site improvements shall be identified and enforced through the Development Agreement.

### 3. Wildlife Preservation Plan

Studies have determined that the areas to be developed do not impact the wildlife, and that a wildlife preservation plan is not necessary.

### 4. Wetlands / Riparian Preservation Plan

No wetland conditions exist in the Canyon Creek PD as stated by Western Ecological Resource, Inc.

### 5. Fire Protection

This site is located within the boundaries of the Mountain View Fire Protection District.

### 6. Payment of Taxes on Land to be Dedicated for Public

Tax pro-rations to be determined at a later date.

### 7. Other Commitments Imposed by the Board of Trustees

To be determined at a later date and documented in the Development Agreement.

### 8. PD Amendment No. 2

The amendment makes the following changes:

- Removal of the Maximum Lot Coverage requirements for the Filing 6 and Filing 7 Single Family Detached Land Use Category on Sheet 2 Table VII.
- All single-family home building permits for Canyon Creek Filing 6, applied for after approval of Resolution 07-10, will meet UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings.* As Canyon Creek Filing 6 is platted and has existing homes built within the Filing, UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings* shall not apply to existing homes and homes with building permits issued before the approval of Resolution 07-10.
- Richmond Homes Plans 781, 783, 784, 1101, 1102, 1103 and 1104 that have been reviewed by the Town and found in substantial compliance with UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings* shall be allowed to be constructed in Canyon Creek Filing 6.
- Canyon Creek 7 single-family home designs will meet UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings.*

### 9. PD Amendment No. 3

Filing No. 6: Add a note to Table V that eaves, and fireplace cantilevers are permitted to encroach into the sideyard setback of SFD homes a maximum of two (2) feet. Window wells may encroach into the sideyard setback of SFD homes a maximum of three (3) feet.

### 10. PD Amendment No. 4

- Filing No. 6:
- Add Religious Assembly as a Permitted Land Use to Tract D
  - Add CBR district as a Permitted Land Use to Tract F.
  - Modifications to Table II on Sheet 2
  - Request maximum building height of 45 feet with 55 feet allowed for the domed portion of a Church only.
  - A cross may be placed on top of the domed portion, however the dome may not exceed 55 feet and the total height of the dome and cross may not exceed 60 feet.
  - A bell tower is permitted but shall not be considered an appurtenance and shall not exceed 45 feet in height.

### 11. Amendment #5

Filing No. 8:  
-Change Land Use Designation: From Townhome to Medium Density Residential (MDR) with the following permitted housing types:

- Duplex;
- Townhouse;
- Stacked Tri-plex / Quad-plex;
- Manor Home

-Remove maximum lot coverage for MDR.

Filing No. 9:

-Realignment of planning areas in Filing 9 due to relocation of Brennan Street in Minor Amendment Plat.

### 12. Amendment #6

Filing No. 5 - TRACT B:  
-Add Medium Density Residential (MDR) as a permitted land use, for a maximum of 13 dwelling units, with the following permitted housing types:

- Duplex;
- Town Home;
- Stacked Tri-plex / Quad-plex;
- Manor Home

### 13. Amendment #7

Filing No. 5 - Tract B

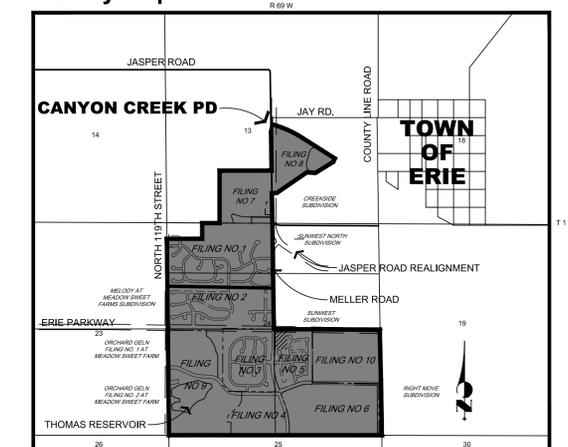
Establish Setbacks

### 14. Amendment #8

Filing No. 9

- Changed land use categories and realigned planning area boundaries
- Added Single Family Detached - Patio Homes (SFD-P) as a Principal Land Use
- Added pocket parks as a use in the SFD-P and TH Categories
- Added minimum lot sizes
- Added setbacks
- Added permitted encroachments into building setbacks
- Added that Accessory Buildings are not permitted in the TH and SFD-P Land Use Categories
- Removed maximum lot coverage
- Added Sheet 3 of 7 addressing Architectural Standards

## Vicinity Map



Scale: 1" = 2000'

## Planning & Development Approval Certificate

This Plat is hereby approved by the Town of Erie Planning and Development Director

on this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Planning and Development Director

## Clerk & Recorder's Certificate

State of Colorado )  
County of Boulder ) ss.

I hereby certify that this PD Amendment Plan was filed in my office on

this \_\_\_ day of \_\_\_\_\_, 20\_\_ and was recorded at Reception Number \_\_\_\_\_.

Boulder County  
Clerk & Recorder

## 15. Amendment #9

Filing No. 10

- Changed zoning and associated land use categories and realigned planning area boundaries
- Added MR (Medium Density Residential), HR (High Density Residential) and CC (Community Commercial) as Principal Land Use
- Added minimum lot sizes
- Added setbacks
- Added Sheet 4 of 8 addressing Architectural Standards

## 16. Amendment #10

Filing No. 10

Revised rear yard setbacks for alley loaded homes in Filing No. 8

SUBMITTED 3-1-2021  
DEVELOPMENT PLAN  
SHEET 1 OF 8  
CANYON CREEK PD

Planner:  
Henry Design Group  
1501 Wazee St. Unit 1-C  
Denver, CO 80202  
303.446.2368

Applicant:  
Stratus Canyon Creek LLC  
1842 Montaine Drive East  
Golden, CO 80401

REVISION DATE: 3-1-2021  
AMENDMENT DATE:  
ISSUE DATE: 3-15-2020

# Canyon Creek PD Amendment No.10

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES  
PDA-001155-2020

## I. PLANNING AREAS & PRINCIPAL LAND USE CATEGORIES

PLANNING AREAS (Filing No's)	PRINCIPAL LAND USES	LAND USE SYMBOL
Filing No. 1	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 2	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) School Elementary	ELE
Filing No. 3	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 4	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 5	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 6	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) Commercial / Business / Retail	CBR
	4) Religious Assembly	RA
Filing No. 7	1) Single Family Detached	SFD
Filing No. 8	1) Medium Density Residential	MDR
	2) Open Space, Parks & Recreation	OS
Filing No. 9	1) Single Family Detached	SFD
	2) Town Homes	TH
	3) Open Space, Parks & Recreation	OS
	4) Single Family Detached - Patio Homes	SFD-P
Filing No. 10	1) Medium Density Residential	MR
	2) High Density Residential	HR
	3) Community Commercial	CC

## II. PRINCIPAL LAND USE CATEGORIES - Proposed With PD

LAND USE CATEGORY	WRITTEN SYMBOL	SYMBOL SHOWN ON PD	PERMITTED USES* Use By Right (Y) Special Review (SR) Not Permitted (N)
<b>RESIDENTIAL ZONES / USES</b>			
Single Family Detached	SFD	SFD	Y
Elementary School	ELE	ELE	Y
Neighborhood Park	N-PK	N-PK	Y
Tot Lot	T/L	T/L	Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Single Family Detached - Patio	SFD-P	SFD-P	Y
Tot Lot	T/L	T/L	Y
Detention/Drainage Facility	DET	DET	Y
Medium Density Residential	MDR	MDR	Y
Duplex			Y
Townhouse			Y
Stacked Tri-plex / Quad-plex			Y
Manor Home			Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Tot Lot	T/L	T/L	Y
Neighborhood Park	N-PK	N-PK	Y
Town Homes	TH	TH	Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Tot Lot	T/L	T/L	Y
Neighborhood Park	N-PK	N-PK	Y
Medium-Density Residential***	MR	MR	Y
Single Family Detached-Patio			Y
Detention/Drainage Facility			Y
High-Density Residential*	HR	HR	Y
Single Family Detached-Patio			Y
Duplex			Y
Detention/Drainage Facility			Y
<b>NON-RESIDENTIAL ZONES / USES</b>			
Open Space, Park, Recreational Facilities	OS	OS	Y
Detention/Drainage Facility	DET	DET	Y
Regional Park	R-PK	R-PK	Y
Neighborhood Park	N-PK	N-PK	Y
Tot Lot	T/L	T/L	Y
Mining and Mineral Extraction	MINE	MINE	SR
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Community Commercial*	CC	CC	Y
Parking Structure			Y
Farm Market			Y
Detention/Drainage Facility			Y
Commercial / Business / Retail*	CBR	CBR	Y
Animal Clinic Hospital, Small Animals			N
Automotive Repair, Major			N
Bingo Parlor			N
Building Material Sales			SR
Cemetery			N
Crematorium			N
Funeral Home			N
General Outdoor Recreation, Commercial Velodrome			SR
Golf Course			N
Golf Driving Range			N
Helistop			N
Industrial Light			N
Mortuary			N
Nursing Home			SR
Pet Cemetery			N
Stadium			SR
Day Care Center	DC	DC	Y
Religious Assembly	RA	RA	Y

### NOTE:

+ Permitted Uses shall be those permitted in the Town of Erie Municipal Code Table 3-1: Table of Permitted Uses for the comparable zone district. Those uses listed above that differ from the Municipal Code shall apply to this PD.

++ Land Use Categories, within 200 feet of the western boundary of the property, shall be limited to Duplex and Single Family Detached - Patio / Alley Loaded.

## III. MINIMUM LOT SIZES (per Planning Area)

PLANNING AREA (Filing No.)	PRINCIPAL LAND USE	MIN. RES. LOT AREA (sq. feet)	MIN. INTERIOR RES. LOT WIDTH (feet)	MIN. CORNER RES. LOT WIDTH (feet)
Filing No.1		5,000	50'	60'
Filing No.2		5,000	50'	60'
Filing No.3		5,000	50'	60'
Filing No.4		5,000	50'	60'
Filing No.5		5,000	50'	60'
Filing No.6		5,000	50'	60'
Filing No.7		5,000	50'	60'
Filing No.8		N/A	N/A	N/A
Filing No.9 SFD		9,500	80'	90'
Filing No.9 SFD-P		5,500	35'	40'
Filing No.9 TH		1,450	20'	35'
Filing No.10 MR & HR SFD - Alley Loaded		3,150	30'	35'
Filing No.10 MR & HR SFD - Patio Alley Loaded		3,800	30'	35'
Filing No.10 MR & HR Duplex		2,250 per DU	25'	30'
Filing No.10 MR & HR Town Home - Alley Loaded		1,450 per DU	NA	NA
Filing No.10 MR & HR Multifamily		1,250 per DU	NA	NA

## IV. MINIMUM SET BACK TO PRINCIPAL BUILDINGS

All setbacks measured from the Property Line (PL) to the structure as noted.

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.

PLANNING AREA (Filing No.)	FRONT YARD (feet)		SIDE YARD (feet)		REAR YARD (feet)
	To garage	To bldg.	Interior lot	Along street	
Filing No.1 - SFD	20'	20'	5'	15'	15'
Filing No.2 - SFD	20'	20'	5'	15'	15'
Filing No.3 - SFD	20'	20'	5'	15'	15'
Filing No.4 - SFD	20'	20'	5'	15'	15'
Filing No.5 - SFD	20'	20'	5'	15'	15'
- DC	20'	20'	10'	20'	20'
- MDR	20'	10'	5/0'***	5'	5'
Filing No.6 - SFD	20'	20'	5**	15*	15'
- RA	20'	20'	10'	20'	20'
- CBR	N/A	20'	5/0**	20'	20'
Filing No.7 - SFD	20'	20'	5'	15'	15'
Filing No.8 - MDR	20'	15'	5/0**	10'	15'
Filing No.9 - SFD	25'	25'	10'	20'	20'
- TH****		5'	5/0**	5'	5'
- SFD-P****	20'	15'*****	5'	10'	10'
Filing No.10 -MR	20' / 15'*****	10'	5/0'	10'	20' / 5' Alley Loaded Garage
- HR	20' / 15'*****	10'	10/0'	10'	20' / 5' Alley Loaded Garage
- CC	NA	20'	10/0'	20'	20'

\*Side Yard setbacks are 0-feet for attached buildings only.

\*\*Eaves and frepice cantilevers are permitted to encroach into the side yard setback of SFD homes a maximum of two (2) feet. Window wells may encroach into the side yard setback of SFD homes a maximum of three (3) feet.

\*\*\*Eaves are permitted to encroach into the side yard setback a maximum of two (2) feet. Window wells may encroach into the side yard setback a maximum of three (3) feet.

\*\*\*\*Incidental Architectural Features such as Cornices, eaves, canopies, chimneys, bay windows, ornamental features and other similar architectural features may project not more than two (2) feet into any required setback provided these projections are at least three (3) feet from any lot line on the Townhomes and side lot lines on the SFD Patio Homes; and five (5) feet from the front and rear lot line on the SFD Patio Homes.

\*\*\*\*\*Side load garage.

\*\*\*\*\* Awnings, blade signs, incidental architectural features such as cornices, eaves, canopies, chimneys, bay windows, ornamental features and other similar architectural features may project not more than five (5) feet into any required setback.

## V. MINIMUM SET BACK TO ACCESSORY BUILDINGS

All setbacks measured from the Property Line (PL) to the structure as noted.

PLANNING AREA (Filing No.)	FRONT YARD (feet)	SIDE YARD (feet)		REAR YARD (feet)
		Interior lot	Along street	
Filing No.1 - SFD	30'	5'	20'	5'
Filing No.2 - SFD	30'	5'	20'	5'
Filing No.3 - SFD	30'	5'	20'	5'
Filing No.4 - SFD	30'	5'	20'	5'
Filing No.5 - SFD	30'	5'	20'	5'
- DC	30'	5'	20'	5'
- MDR	30'	5'	20'	5'
Filing No.6 - SFD	30'	5'	20'	5'
- RA	30'	5'	20'	5'
- CBR	30'	5'	20'	5'
Filing No.7 - SFD	30'	5'	20'	5'
Filing No.8 - MDR	30'	5'	20'	5'
Filing No.9 - SFD-P	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
- TH	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
- SFD	30'	5'	20'	5'
Filing No.10 - MR	30'	5'	10'	5'
- HR	30'	5'	10'	5'
- CC	30'	5'	20'	5'

## VI. ADDITIONAL STANDARDS

PLANNING AREA (Filing No.)	MIN. SETBACK BETWEEN BUILDINGS (feet)	MAX. LOT COVERAGE (percent %)		MAX BLDG. HEIGHT (feet)	
		Principal	Accessory*	Principal	Accessory
Filing No. 1 - SFD	10'	30%	30%	35'	25'
Filing No. 2 - SFD	10'	30%	30%	35'	25'
Filing No. 3 - SFD	10'	30%	30%	35'	25'
Filing No. 4 - SFD	10'	30%	30%	35'	25'
Filing No. 5 - SFD	10'	30%	30%	35'	25'
- DC	10'	30%	30%	35'	25'
- MDR	10'	NA	NA	25'	25'
Filing No. 6 - SFD	10'	NA	NA	35'	25'
- RA	10'	30%	30%	45'***	25'
- CBR	10'	30%	30%	35'	25'
Filing No. 7 - SFD	10'	NA	NA	35'	25'
Filing No. 8 - MDR	10'	NA	NA	35'	25'
Filing No. 9 - SFD	10'	30%	30%	35'	25'
- TH	0'	NA	NA	35'	NOT PERMITTED
- SFD-P	0'	NA	NA	35'	NOT PERMITTED
Filing No. 10 - MR	NA	NA	NA	35'	25'
- HR***	NA	NA	NA	45'	25'
- CC	NA	NA	NA	45'	25'

\* Maximum coverage of required yard

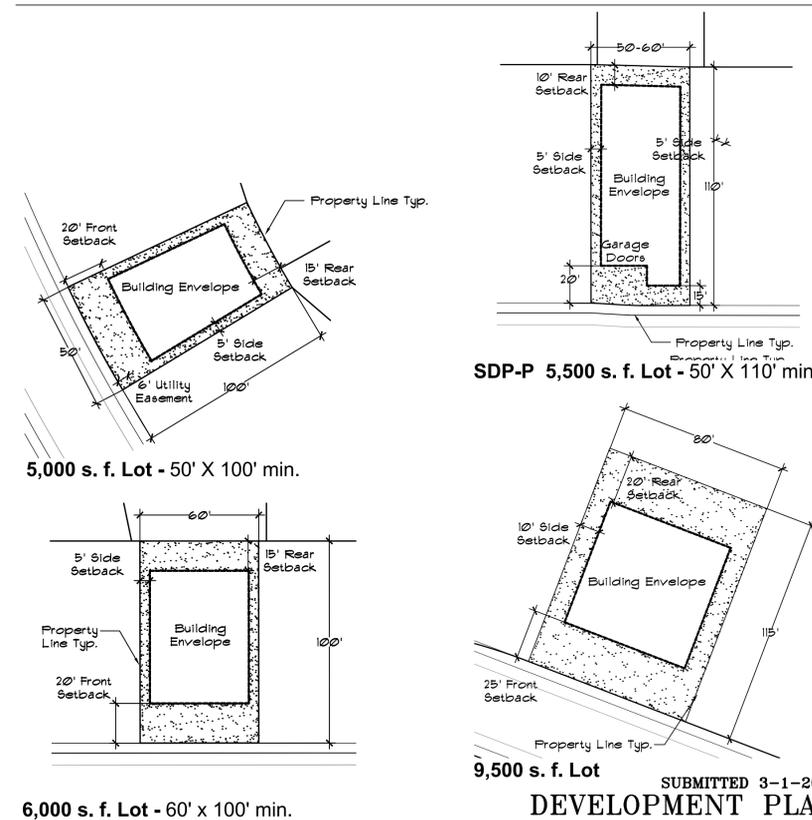
\*\* - 55' permitted for the domed portion of the church structure only.

- A cross may be placed on top of the domed portion, however the dome may not exceed 55 feet and the total height of the dome and cross may not exceed 60 feet

- A bell tower is permitted but shall not be considered an appurtenance and shall not exceed 45 feet in height.

\*\*\* A maximum of three (3) stories is allowed; however, a mezzanine or entresol space is permitted if it has an interior entrance connection to the third floor unit, does not provide a separate, primary exterior entrance to the building, and the building height remains at or under 45 feet.

## Lot Typicals



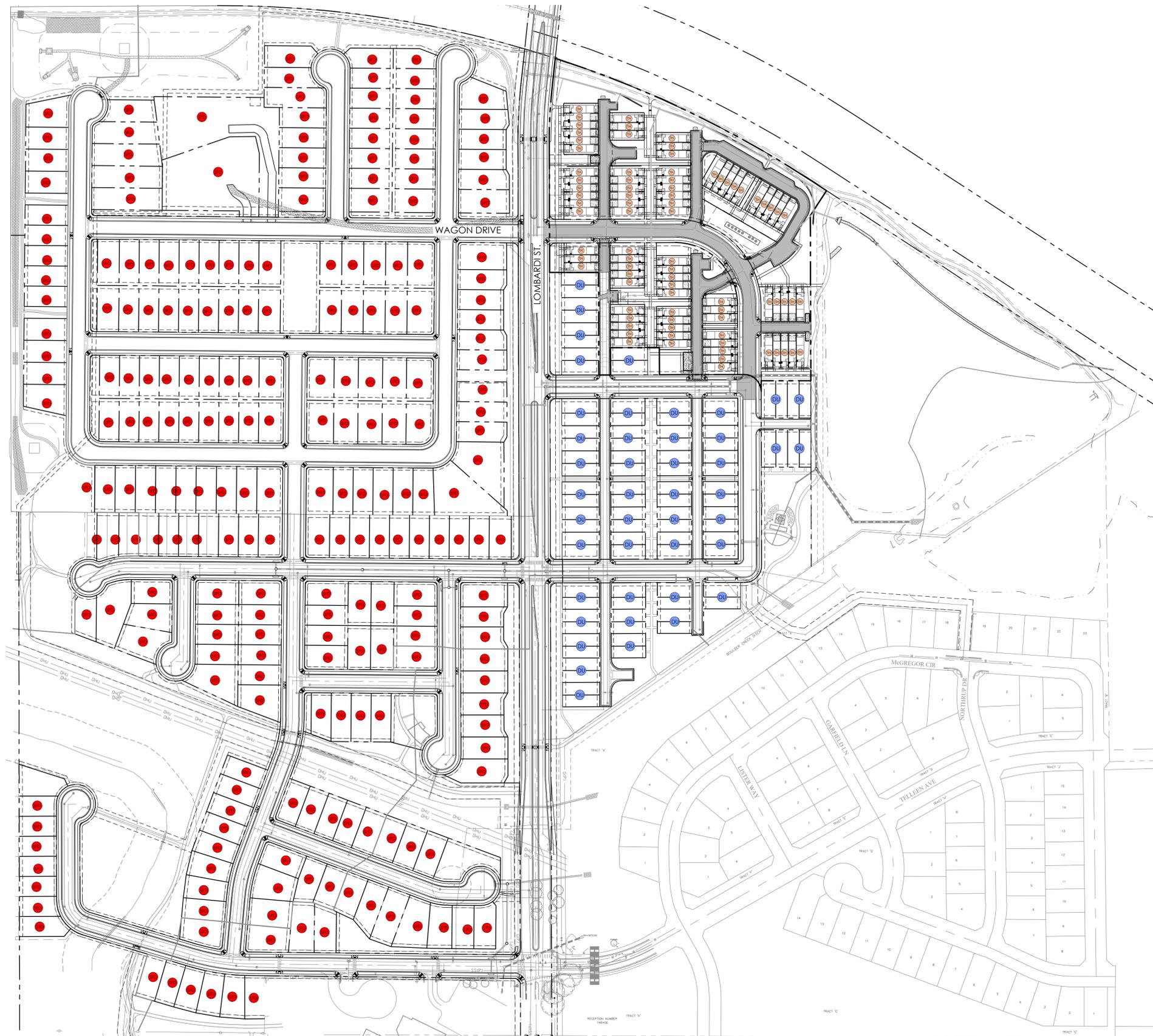
SUBMITTED 3-1-2021  
DEVELOPMENT PLAN  
SHEET 2 OF 8

CANYON CREEK PD

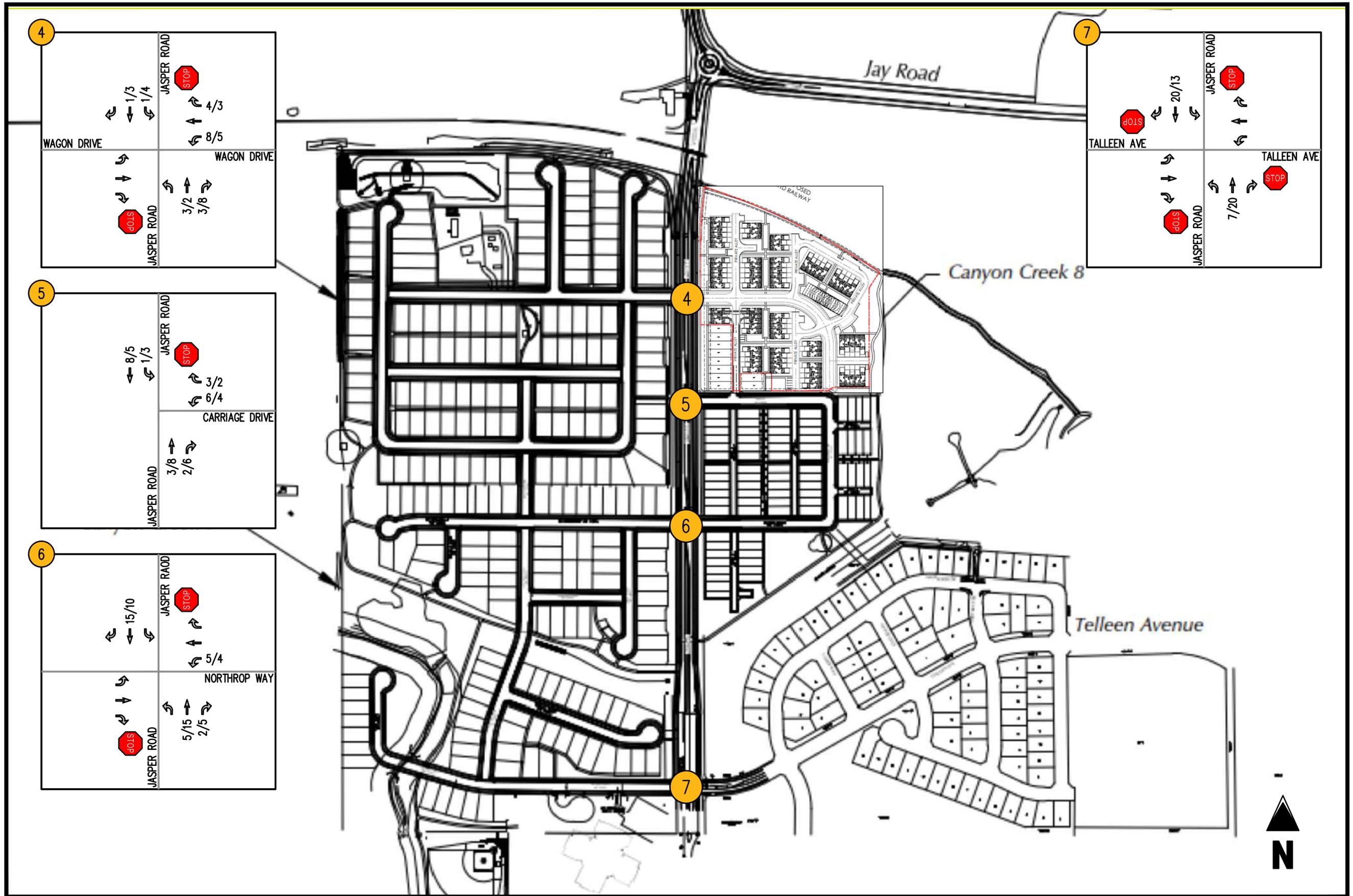
Planner:  
Henry Design Group  
1501 Wacze St. Unit 1-C  
Denver, CO 80202  
303.446.2368

Applicant:  
Status Canyon Creek LLC  
1842 Montane Drive East  
Golden, CO 80401

REVISION DATE: 3-1-2021  
AMENDMENT DATE:  
ISSUE DATE: 3-18-2020



PRODUCT	UNITS	PERCENT
TH	81	20%
DU	90	22%
SFD	237	58%
<b>TOTAL</b>	<b>408</b>	<b>100%</b>



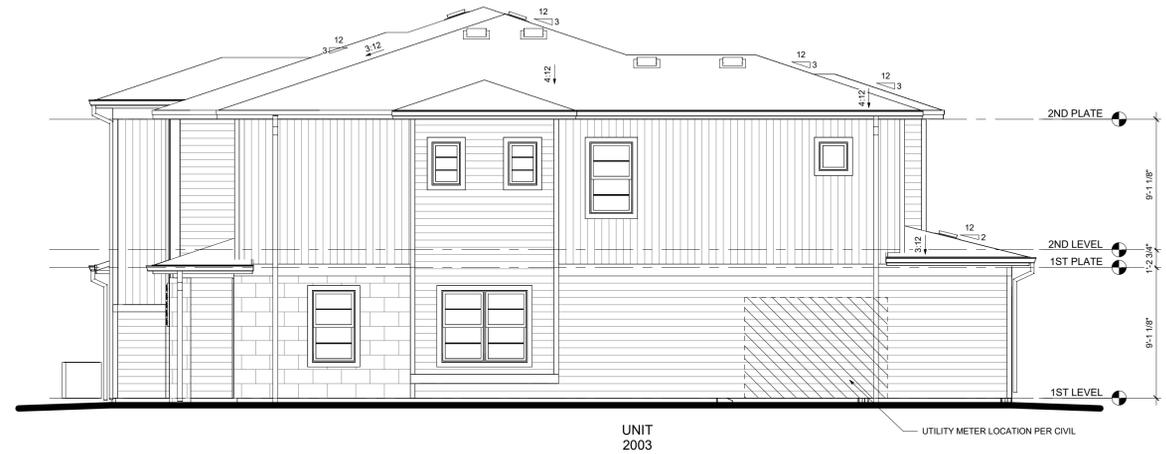




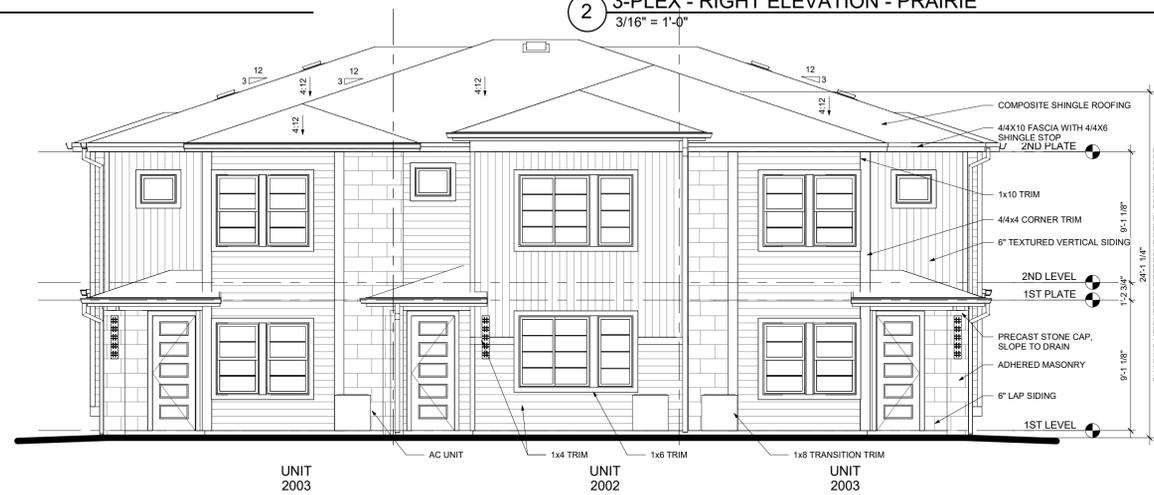
4 3-PLEX - REAR ELEVATION - PRAIRIE  
3/16" = 1'-0"



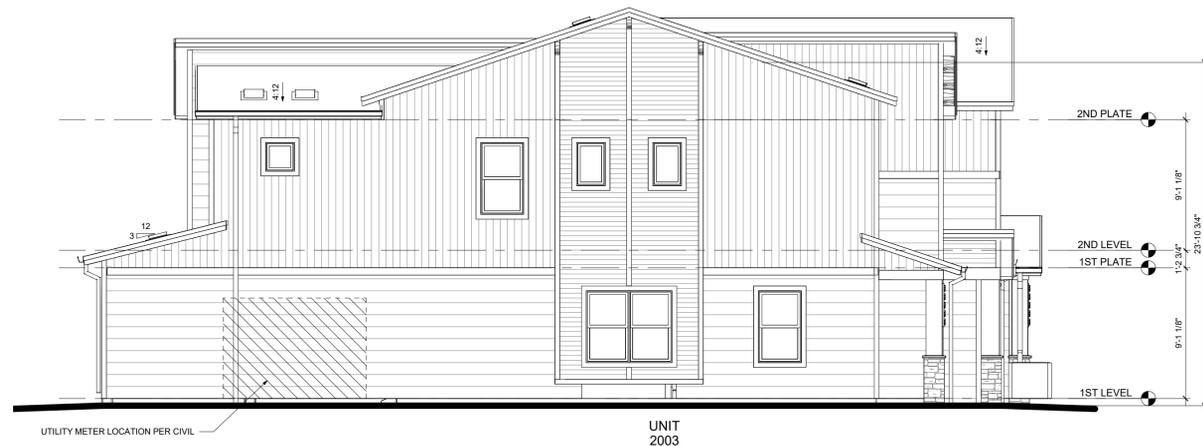
3 3-PLEX - LEFT ELEVATION - PRAIRIE  
3/16" = 1'-0"



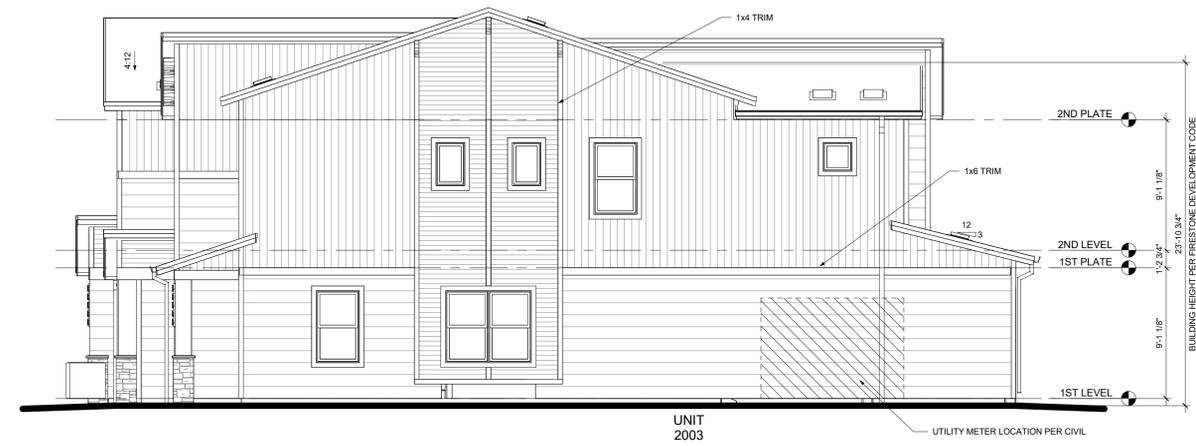
2 3-PLEX - RIGHT ELEVATION - PRAIRIE  
3/16" = 1'-0"



1 3-PLEX - FRONT ELEVATION - PRAIRIE  
3/16" = 1'-0"



3 5-PLEX - LEFT ELEVATION - MID-CENTURY MODERN  
3/16" = 1'-0"



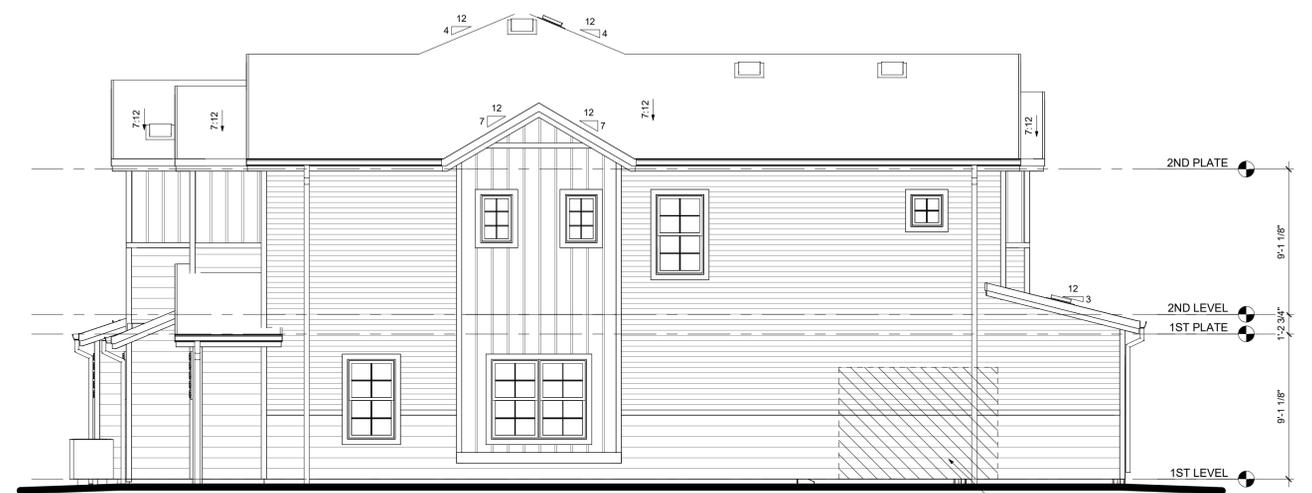
2 5-PLEX - RIGHT ELEVATION - MID-CENTURY MODERN  
3/16" = 1'-0"



1 5-PLEX - FRONT ELEVATION - MID-CENTURY MODERN  
3/16" = 1'-0"



3 6-PLEX - LEFT ELEVATION - FARMHOUSE  
3/16" = 1'-0"



2 6-PLEX - RIGHT ELEVATION - FARMHOUSE  
3/16" = 1'-0"



1 6-PLEX - FRONT ELEVATION - FARMHOUSE  
3/16" = 1'-0"

# CANYON CREEK SUBDIVISION FILING NO. 11 PRELIMINARY PLAT

## CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS L, N AND P, CANYON CREEK SUBDIVISION FILING NO. 8, AS RECORDED UNDER RECEPTION NO. 04028847 FILED ON NOVEMBER 20, 2023, IN THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE. SITUATE IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°09'52" WEST BASED ON NAD83 (92) COLORADO STATE PLANE CENTRAL ZONE (502) COORDINATES, BEING MONUMENTED ON THE SOUTH BY THE CENTER-SOUTH SIXTEENTH-SECTION CORNER OF SAID SECTION 13 BEING A 2.5" ALUMINUM CAP STAMPED "JR ENG T1N R69W C-S1/16 S13 2000 LS19606" AND ON THE NORTH BY A 3.25" ALUMINUM CAP STAMPED "REGIONAL TRANSPORTATION DISTRICT ROW MONUMENT POINT #1152 PLS 24942"

BEGINNING AT THE NORTHWEST CORNER OF TRACT O, SAID CANYON CREEK SUBDIVISION FILING NO. 8, SAID POINT ALSO BEING A SOUTHWEST CORNER OF SAID TRACT P, CANYON CREEK SUBDIVISION FILING NO. 8;

THENCE ALONG THE WEST LINE OF SAID TRACT P AND THE EAST RIGHT-OF-WAY LINE OF LOMBARDI STREET THE FOLLOWING THREE (3) COURSES:

- NORTH 00°09'52" WEST A DISTANCE OF 337.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST;
- THENCE ALONG THE ARC OF SAID CURVE CONCAVE EASTERLY A DISTANCE OF 127.89 FEET, SAID CURVE HAVING A RADIUS OF 1160.00 FEET AND A DELTA ANGLE OF 06°19'01" (THE CHORD OF WHICH BEARS N02°59'39"E, 127.82);
- NORTH 06°09'09" EAST A DISTANCE OF 80.41 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST;

THENCE ALONG THE NORTH LINE OF SAID TRACT P AND SAID SOUTH RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD THE FOLLOWING TWO (2) COURSES:

- ALONG THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY A DISTANCE OF 729.83 FEET, SAID CURVE HAVING A RADIUS OF 2764.79 FEET AND A DELTA ANGLE OF 15°07'28" (THE CHORD OF WHICH BEARS S64°32'06"E, 727.71);
- SOUTH 56°58'24" EAST A DISTANCE OF 43.79 FEET;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD AND ALONG THE EASTERLY BOUNDARY OF SAID TRACT P THE FOLLOWING TWO (2) COURSES:

- SOUTH 33°01'36" WEST A DISTANCE OF 75.99 FEET;
- SOUTH 00°09'36" EAST A DISTANCE OF 389.75 FEET TO THE NORTHEAST CORNER OF SAID TRACT N, CANYON CREEK SUBDIVISION FILING NO. 8;

THENCE ALONG THE EAST LINE OF SAID TRACT N, SOUTH 00°09'36" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT N;

THENCE ALONG THE SOUTH LINE OF SAID TRACT N, SOUTH 89°50'24" WEST A DISTANCE OF 127.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, CANYON CREEK SUBDIVISION FILING NO. 8;

THENCE ALONG AN EAST LINE OF SAID TRACT N AND THE WEST LINE OF SAID LOT 1, BLOCK 3, SOUTH 00°09'36" EAST A DISTANCE OF 27.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST;

THENCE DEPARTING SAID WEST LINE OF LOT 1, BLOCK 3 AND ALONG THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, SAID CURVE BEING THE EASTERLY RIGHT-OF-WAY OF BLUEBIRD STREET AND THE NORTH RIGHT-OF-WAY OF CARRIAGE DRIVE, A DISTANCE OF 67.54 FEET, SAID CURVE HAVING A RADIUS OF 43.00 FEET AND A DELTA ANGLE OF 90°00'00" (THE CHORD OF WHICH BEARS N45°09'36"W, 60.81);

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY OF CARRIAGE DRIVE, SOUTH 89°50'24" WEST A DISTANCE OF 217.00 FEET TO THE SOUTHEAST CORNER OF TRACT M, CANYON CREEK SUBDIVISION FILING NO. 8;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY OF CARRIAGE DRIVE AND ALONG THE EAST LINE OF SAID TRACT M, NORTH 00°09'36" WEST A DISTANCE OF 69.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT M;

THENCE ALONG THE NORTH LINE OF LOT 1, BLOCK 2, CANYON CREEK SUBDIVISION FILING NO. 8 EXTENDED EASTERLY, SOUTH 89°50'24" WEST A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2;

THENCE ALONG THE WEST LINE OF SAID BLOCK 2, SOUTH 00°09'36" EAST A DISTANCE OF 69.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, CANYON CREEK SUBDIVISION FILING NO. 8, THE SOUTHEAST CORNER OF SAID TRACT L AND A POINT ON SAID NORTH RIGHT-OF-WAY OF CARRIAGE DRIVE;

THENCE ALONG SAID NORTH RIGHT-OF-WAY OF CARRIAGE DRIVE AND THE SOUTH LINE OF SAID TRACT L, SOUTH 89°50'24" WEST A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT L;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY OF CARRIAGE DRIVE AND ALONG THE EAST LINE OF BLOCK 1, CANYON CREEK SUBDIVISION FILING NO. 8, NORTH 00°09'36" WEST A DISTANCE OF 260.99 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, CANYON CREEK SUBDIVISION FILING NO. 8;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1 AND THE NORTH LINE OF SAID TRACT O, CANYON CREEK SUBDIVISION FILING NO. 8, SOUTH 89°50'26" WEST A DISTANCE OF 125.05 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 409,488 SQUARE FEET OR 9.401 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CANYON CREEK FILING NO. 11 PRELIMINARY PLAT. ALL PUBLIC WAYS AND OTHER PUBLIC RIGHTS-OF-WAY, LANDS, EASEMENTS AND OTHER DESIGNATED PUBLIC IMPROVEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF ERIE AND THE PUBLIC, COLORADO, FOR PUBLIC USES AND PURPOSES SHOWN HEREON.

OWNER: STRATUS CANYON CREEK, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

ACKNOWLEDGE BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

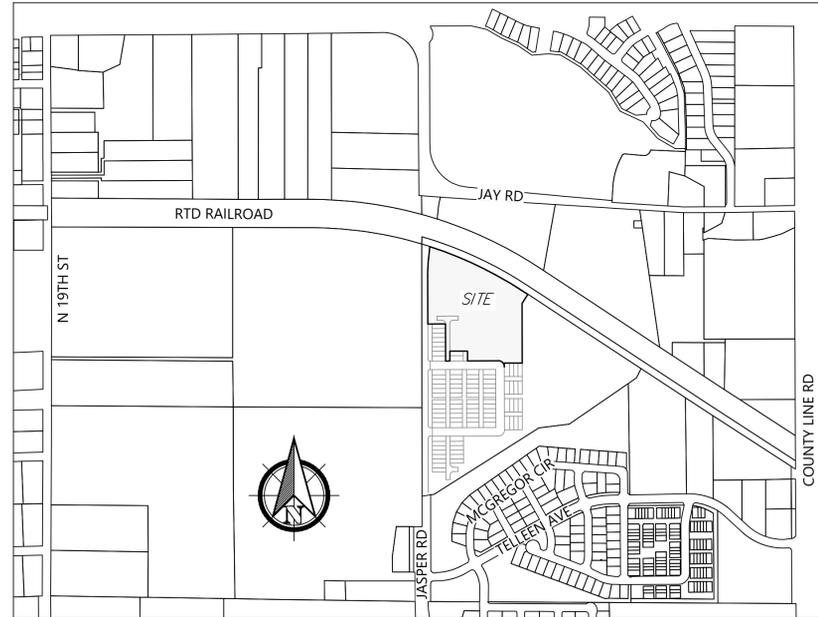
BY: \_\_\_\_\_

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC \_\_\_\_\_

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

## REPLAT OF TRACTS L, N AND P, CANYON CREEK FILING NO. 8, SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO 9.401 ACRES, 81 LOTS / 15 TRACTS - PP-001731-2024



VICINITY MAP

SCALE: 1" = 600'

## TRACT OWNERSHIP, MAINTENANCE AND EASEMENTS

- OWNERSHIP OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, AND N SHALL BE DEEDED TO THE HOMEOWNERS ASSOCIATION (HOA):  
I) CONCURRENTLY WITH THE RECORDATION OF THE PLAT OR  
II) AT THE TIME OF THE ESTABLISHMENT OF THE HOMEOWNERS ASSOCIATION, WHICHEVER OCCURS LATER IN TIME.
- ALL DRAINAGE FACILITIES WITHIN TRACTS A, C, AND K SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE AREA WITHIN TRACTS J, K, L, M, AND N ARE HEREBY DEDICATED FOR ALLEY PURPOSES AS PUBLIC ACCESS EASEMENT.
- THE AREA WITHIN TRACTS A, B, D, E, F, H, AND I ARE HEREBY DEDICATED AS EASEMENTS FOR THE PURPOSES IDENTIFIED ON THE PLAT.
- A BLANKET PUBLIC ACCESS EASEMENT IS HEREBY DEDICATED FOR ALL TRACTS.
- A BLANKET UTILITY EASEMENT IS HEREBY DEDICATED ACROSS TRACTS J, K, L, M, AND N.
- A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS TRACT D.

## LAND SUMMARY CHART

TYPE	SO. FT.	ACRES	%
LOTS (81)	164,151	3.768	40%
TRACTS (15)	197,172	4.526	48%
RIGHT-OF-WAY	48,165	1.106	12%
<b>TOTALS</b>	<b>409,488</b>	<b>9.401</b>	<b>100%</b>

## Canyon Creek Filing 11 Park & Open Space Dedication Requirements

Park Type	Acres Required per 1,000 residents*	Required Acres	Provided Acres
Neighborhood Parks	3	0.73	0.00
Pocket Parks	0.5	0.12	0.00
Open Space	17	4.12	0.00
<b>Total</b>		<b>4.97</b>	<b>0.00</b>

NOTE: Open space and neighborhood parks dedication is provided in PUD, pocket park requirements are provided in Canyon Creek Filing 8  
\*Residents per unit 2.99  
Total Units 81

## GENERAL NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER AB270814366-4, WITH A COMMITMENT DATE OF AUGUST 31, 2023 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS WERE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THIS SITE WAS NOT COVERED BY SNOW.
- BASIS OF BEARINGS: A PORTION OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°09'52" WEST BASED ON NAD83 (92) COLORADO STATE PLANE CENTRAL ZONE (502) COORDINATES, BEING MONUMENTED ON THE SOUTH BY THE CENTER-SOUTH SIXTEENTH-SECTION CORNER OF SAID SECTION 13 BEING A 2.5" ALUMINUM CAP STAMPED "JR ENG T1N R69W C-S1/16 S13 2000 LS19606" AND ON THE NORTH BY A 3.25" ALUMINUM CAP STAMPED "REGIONAL TRANSPORTATION DISTRICT ROW MONUMENT POINT #1152 PLS 24942"
- FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBERS 08013C0437J WITH A MAP REVISED DATE OF DECEMBER 18, 2012.
- THE UNDERSIGNED, AS OWNER OF THE LANDS DESCRIBED HEREIN, ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO: INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITY COVERED BY THE ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER FAILS TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER.
- PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

## PROJECT TEAM

### APPLICANT

TRI POINTE HOMES  
5350 SOUTH ROSLYN STREET, SUITE 437  
GREENWOOD VILLAGE, COLORADO 80111  
720.427.4553  
CONTACT: MATTHEW NAPIER

### CIVIL ENGINEER

LJA ENGINEERING, INC  
1765 WEST 121st AVENUE, SUITE 300  
WESTMINSTER, COLORADO 80234  
303.421.4224  
CONTACT: TIMOTHY HOFFMAN

### PLANNER

TERRACINA DESIGN  
10200 E. GIRARD AVE  
DENVER, COLORADO 80231  
303.632.8867  
CONTACT: ANTHONY FILES

### SURVEYOR

LJA SURVEYING, INC  
7800 E UNION AVENUE, SUITE 575  
DENVER, COLORADO 80237  
303.531.6261  
CONTACT: DEREK BROWN

## SURVEYOR'S CERTIFICATE

I, MARK A. HALL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 21, 2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MARK A. HALL  
COLORADO PLS NO. 36073  
FOR AND ON BEHALF OF LJA SURVEYING  
7800 E UNION AVENUE, SUITE 575,  
DENVER, COLORADO 80237

FOR REVIEW ONLY

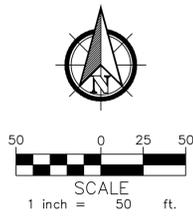


7800 E Union Avenue  
Suite 575  
Denver, CO 80237  
303-390-8510  
www.lja.com

Date: 7/31/2025 Job No.: 1071-0007 Sheet: 1 of 5

# CANYON CREEK SUBDIVISION FILING NO. 11 PRELIMINARY PLAT

REPLAT OF TRACTS L, N AND P, CANYON CREEK FILING NO. 8,  
SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
9.401 ACRES, 81 LOTS / 15 TRACTS - PP-001731-2024



TRACT TABLE				
TRACT	AREA (SQ.FT.)	AREA (AC.±)	USE	OWNED/MAINTAINED
TRACT A	78,024	1.791	GARDEN COURT/LANDSCAPE/UTILITIES	HOA
TRACT B	1,232	0.028	LANDSCAPE/UTILITIES	HOA
TRACT C	10,822	0.248	P&A WELLS/LANDSCAPE	HOA
TRACT D	4,192	0.096	GARDEN COURT/LANDSCAPE/UTILITIES	HOA
TRACT E	1,335	0.031	LANDSCAPE/UTILITIES	HOA
TRACT F	1,267	0.029	LANDSCAPE/UTILITIES	HOA
TRACT G	4,234	0.097	PRIVATE PARK	HOA
TRACT H	18,331	0.421	GARDEN COURT/LANDSCAPE/UTILITIES	HOA
TRACT I	2,731	0.063	GARDEN COURT/LANDSCAPE/UTILITIES	HOA
TRACT J	12,301	0.282	PRIVATE DRIVE	HOA
TRACT K	25,979	0.596	PRIVATE DRIVE	HOA
TRACT L	13,261	0.304	PRIVATE DRIVE	HOA
TRACT M	4,254	0.098	PRIVATE DRIVE	HOA
TRACT N	10,690	0.245	PRIVATE DRIVE	HOA
TRACT O	8,518	0.196	GARDEN COURT	HOA

LAFFERTY AT  
CANYON CREEK SUBDIVISION  
REC. NO. 04051976  
LAND USE: RESIDENTIAL  
ZONE: LR-LOW DENSITY RESIDENTIAL

SW 1/4 SEC. 13,  
T.1N., R.69W., SIXTH P.M.

WAGON DR.  
(60' PUBLIC R.O.W.)  
REC. NO. \_\_\_\_\_

LAFFERTY AT  
CANYON CREEK SUBDIVISION  
REC. NO. 04051976  
LAND USE: RESIDENTIAL  
ZONE: LR-LOW DENSITY RESIDENTIAL

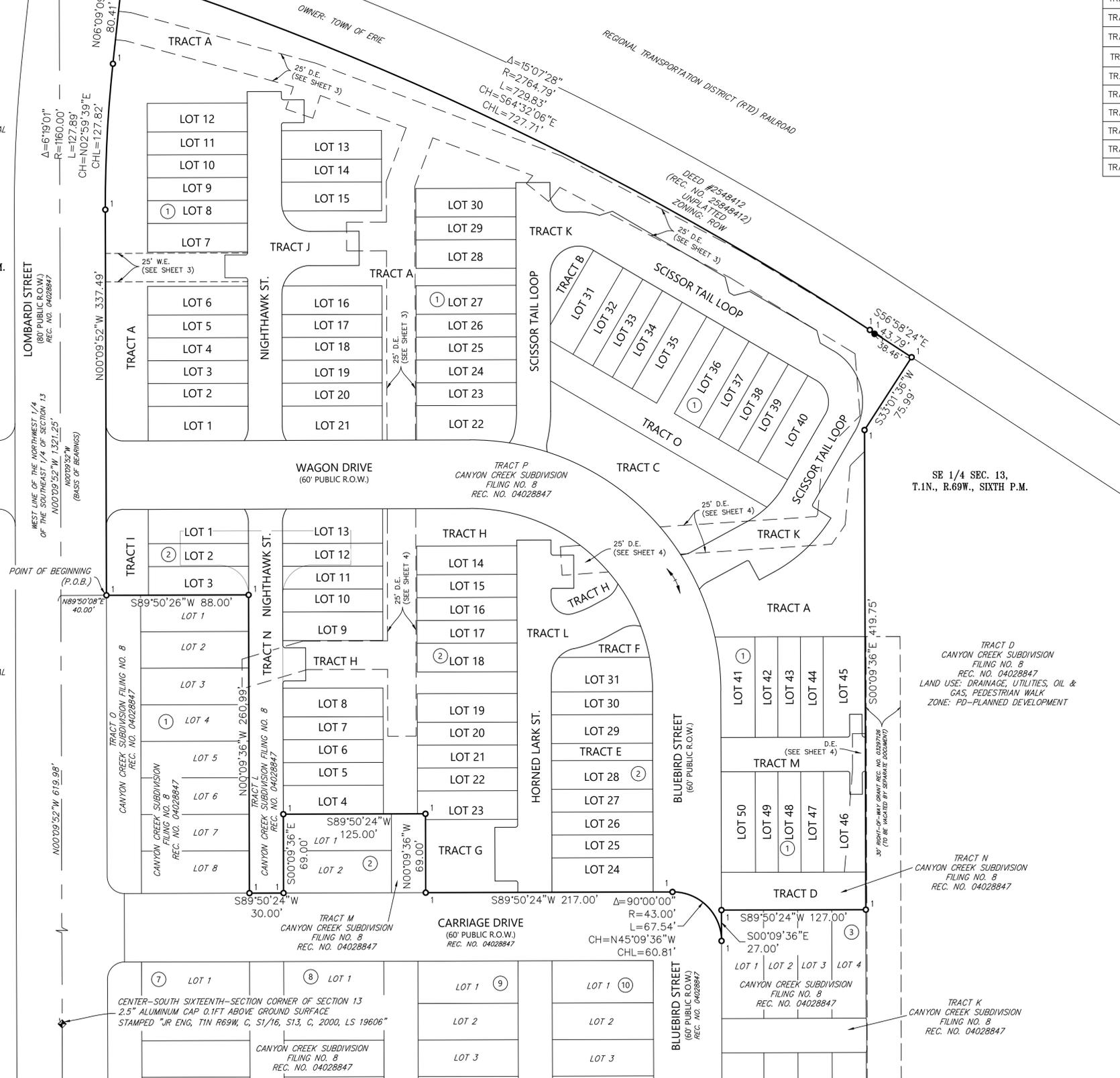
POINT OF BEGINNING  
(P.O.B.)

WEST LINE OF THE NORTHWEST 1/4  
OF THE SOUTHEAST 1/4 OF SECTION 13  
N00°09'52"W 1,321.25'  
N00°09'52"W  
(BASIS OF BEARINGS)

N00°09'52"W 619.98'  
N00°09'52"W 619.98'

CENTER-SOUTH SIXTEENTH-SECTION CORNER OF SECTION 13  
2.5" ALUMINUM CAP 0.1FT ABOVE GROUND SURFACE  
STAMPED "JR ENG, T1N R69W, C, S1/16, S13, C, 2000, LS 19606"

CANYON CREEK SUBDIVISION  
FILING NO. 8  
REC. NO. 04028847



### LEGEND

- D.E. = PUBLIC DRAINAGE EASEMENT HEREBY GRANTED
- HOA = HOMEOWNERS ASSOCIATION
- S.E. = SANITARY SEWER EASEMENT HEREBY GRANTED
- U.E. = UTILITY EASEMENT HEREBY GRANTED
- W.E. = WATER EASEMENT HEREBY GRANTED

### MONUMENT SYMBOL LEGEND

- ◆ RECOVERED SECTION CORNER AS NOTED HEREON
- 1 ○ SET 18" LONG NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "LJA SURVEYING PLS 36073" FLUSH WITH GROUND
- 1 ● RECOVERED 1.25" ORANGE PLASTIC CAP STAMPED "LS 29414"
- 2 ● RECOVERED 3.25" ALUMINUM CAP STAMPED "PLS 24942"
- REC. NO. RECEPTION NUMBER
- # BLOCK NUMBER
- ↔ STREET NAME CHANGE

TRACT D  
CANYON CREEK SUBDIVISION  
FILING NO. 8  
REC. NO. 04028847  
LAND USE: DRAINAGE, UTILITIES, OIL &  
GAS, PEDESTRIAN WALK  
ZONE: PD-PLANNED DEVELOPMENT

TRACT N  
CANYON CREEK SUBDIVISION  
FILING NO. 8  
REC. NO. 04028847

TRACT K  
CANYON CREEK SUBDIVISION  
FILING NO. 8  
REC. NO. 04028847

FOR REVIEW ONLY

FOR AND ON BEHALF OF  
LJA SURVEYING, INC.

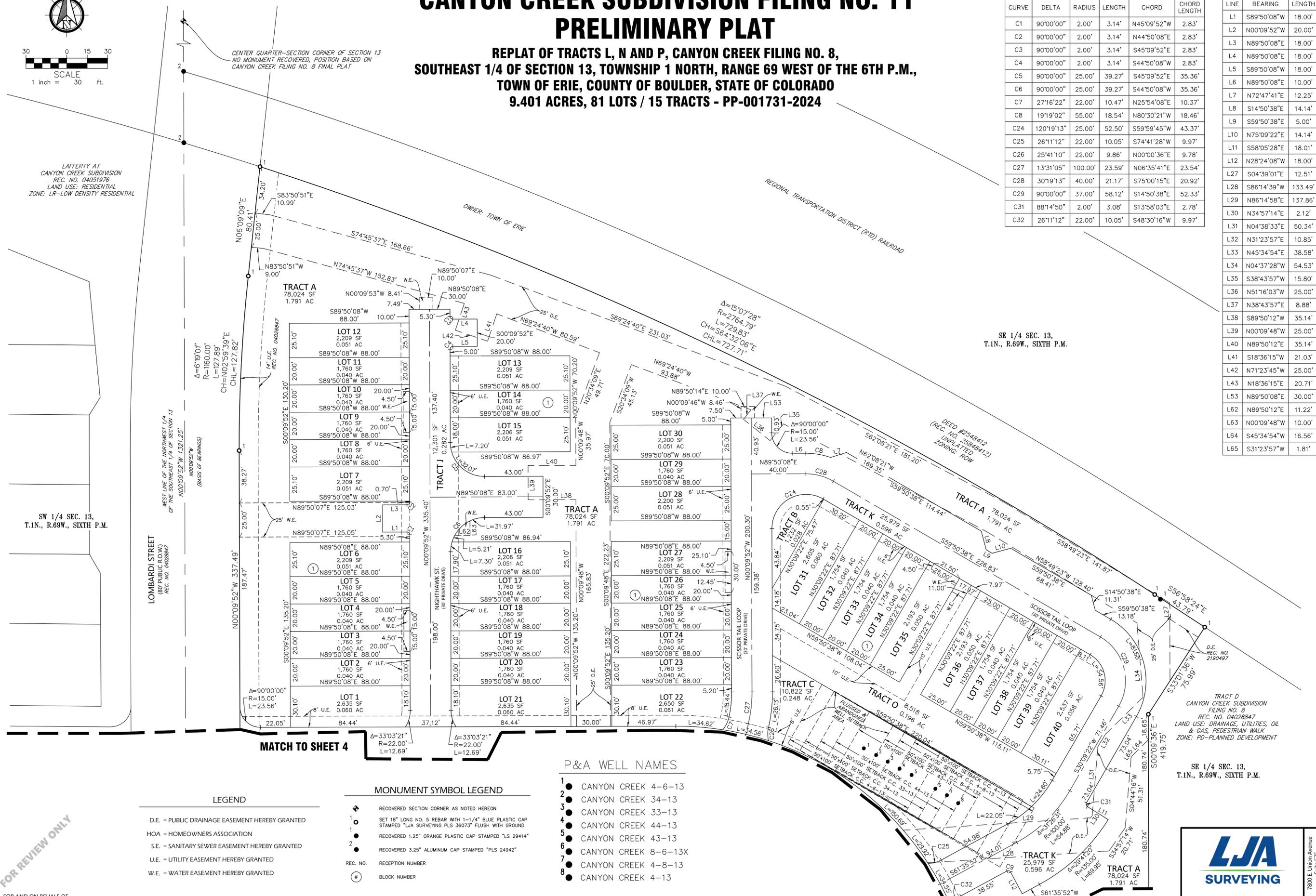
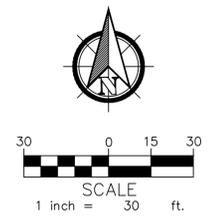
7800 E Union Avenue  
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# CANYON CREEK SUBDIVISION FILING NO. 11 PRELIMINARY PLAT

REPLAT OF TRACTS L, N AND P, CANYON CREEK FILING NO. 8,  
SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
9.401 ACRES, 81 LOTS / 15 TRACTS - PP-001731-2024

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD LENGTH
C1	90°00'00"	2.00'	3.14'	N45°09'52"W	2.83'
C2	90°00'00"	2.00'	3.14'	N44°50'08"E	2.83'
C3	90°00'00"	2.00'	3.14'	S45°09'52"E	2.83'
C4	90°00'00"	2.00'	3.14'	S44°50'08"W	2.83'
C5	90°00'00"	25.00'	39.27'	S45°09'52"E	35.36'
C6	90°00'00"	25.00'	39.27'	S44°50'08"W	35.36'
C7	27°16'22"	22.00'	10.47'	N25°54'08"E	10.37'
C8	19°19'02"	55.00'	18.54'	N80°30'21"W	18.46'
C24	120°19'13"	25.00'	52.50'	S59°59'45"W	43.37'
C25	26°11'12"	22.00'	10.05'	S74°41'28"W	9.97'
C26	25°41'10"	22.00'	9.86'	N00°00'36"E	9.78'
C27	13°31'05"	100.00'	23.59'	N06°35'41"E	23.54'
C28	30°19'13"	40.00'	21.17'	S75°00'15"E	20.92'
C29	90°00'00"	37.00'	58.12'	S14°50'38"E	52.33'
C31	88°14'50"	2.00'	3.08'	S13°58'03"E	2.78'
C32	26°11'12"	22.00'	10.05'	S48°30'16"W	9.97'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°50'08"W	18.00'
L2	N00°09'52"W	20.00'
L3	N89°50'08"E	18.00'
L4	N89°50'08"E	18.00'
L5	S89°50'08"W	18.00'
L6	N89°50'08"E	10.00'
L7	N72°47'41"E	12.25'
L8	S14°50'38"E	14.14'
L9	S59°50'38"E	5.00'
L10	N75°09'22"E	14.14'
L11	S58°05'28"E	18.01'
L12	N28°24'08"W	18.00'
L27	S04°39'01"E	12.51'
L28	S86°14'39"W	133.49'
L29	N86°14'58"E	137.86'
L30	N34°57'14"E	2.12'
L31	N04°38'33"E	50.34'
L32	N31°23'57"E	10.85'
L33	N45°34'54"E	38.58'
L34	N04°37'28"W	54.53'
L35	S38°43'57"W	15.80'
L36	N51°16'03"W	25.00'
L37	N38°43'57"E	8.88'
L38	S89°50'12"W	35.14'
L39	N00°09'48"W	25.00'
L40	N89°50'12"E	35.14'
L41	S18°36'15"W	21.03'
L42	N71°23'45"W	25.00'
L43	N18°36'15"E	20.71'
L53	N89°50'08"E	30.00'
L62	N89°50'12"E	11.22'
L63	N00°09'48"W	10.00'
L64	S45°34'54"W	16.56'
L65	S31°23'57"W	1.81'



LAFFERTY AT  
CANYON CREEK SUBDIVISION  
REC. NO. 04051976  
LAND USE: RESIDENTIAL  
ZONE: LR-LOW DENSITY RESIDENTIAL

SW 1/4 SEC. 13,  
T.1N., R.69W., SIXTH P.M.

LOMBARDI STREET  
(80' PUBLIC ROW)  
REC. NO. 04028847

WEST LINE OF THE NORTHWEST 1/4  
OF THE SOUTHEAST 1/4 OF SECTION 13  
N00°09'52"W 1321.25'  
N07°09'52"W  
(BASIS OF BEARINGS)

MATCH TO SHEET 4

LEGEND

- D.E. = PUBLIC DRAINAGE EASEMENT HEREBY GRANTED
- HOA = HOMEOWNERS ASSOCIATION
- S.E. = SANITARY SEWER EASEMENT HEREBY GRANTED
- U.E. = UTILITY EASEMENT HEREBY GRANTED
- W.E. = WATER EASEMENT HEREBY GRANTED

MONUMENT SYMBOL LEGEND

- RECOVERED SECTION CORNER AS NOTED HEREON
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "LJA SURVEYING PLS 36073" FLUSH WITH GROUND
- RECOVERED 1.25" ORANGE PLASTIC CAP STAMPED "LS 29414"
- RECOVERED 3.25" ALUMINUM CAP STAMPED "PLS 24942"
- REC. NO. RECEPTION NUMBER
- BLOCK NUMBER

P&A WELL NAMES

- 1 ● CANYON CREEK 4-6-13
- 2 ● CANYON CREEK 34-13
- 3 ● CANYON CREEK 33-13
- 4 ● CANYON CREEK 44-13
- 5 ● CANYON CREEK 43-13
- 6 ● CANYON CREEK 8-6-13X
- 7 ● CANYON CREEK 4-8-13
- 8 ● CANYON CREEK 4-13

FOR REVIEW ONLY

FOR AND ON BEHALF OF  
LJA SURVEYING, INC.

**LJA SURVEYING**  
7800 E Union Avenue  
Suite 575  
Denver, CO 80237  
303-390-8510  
www.lja.com

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MONUMENT SYMBOL LEGEND

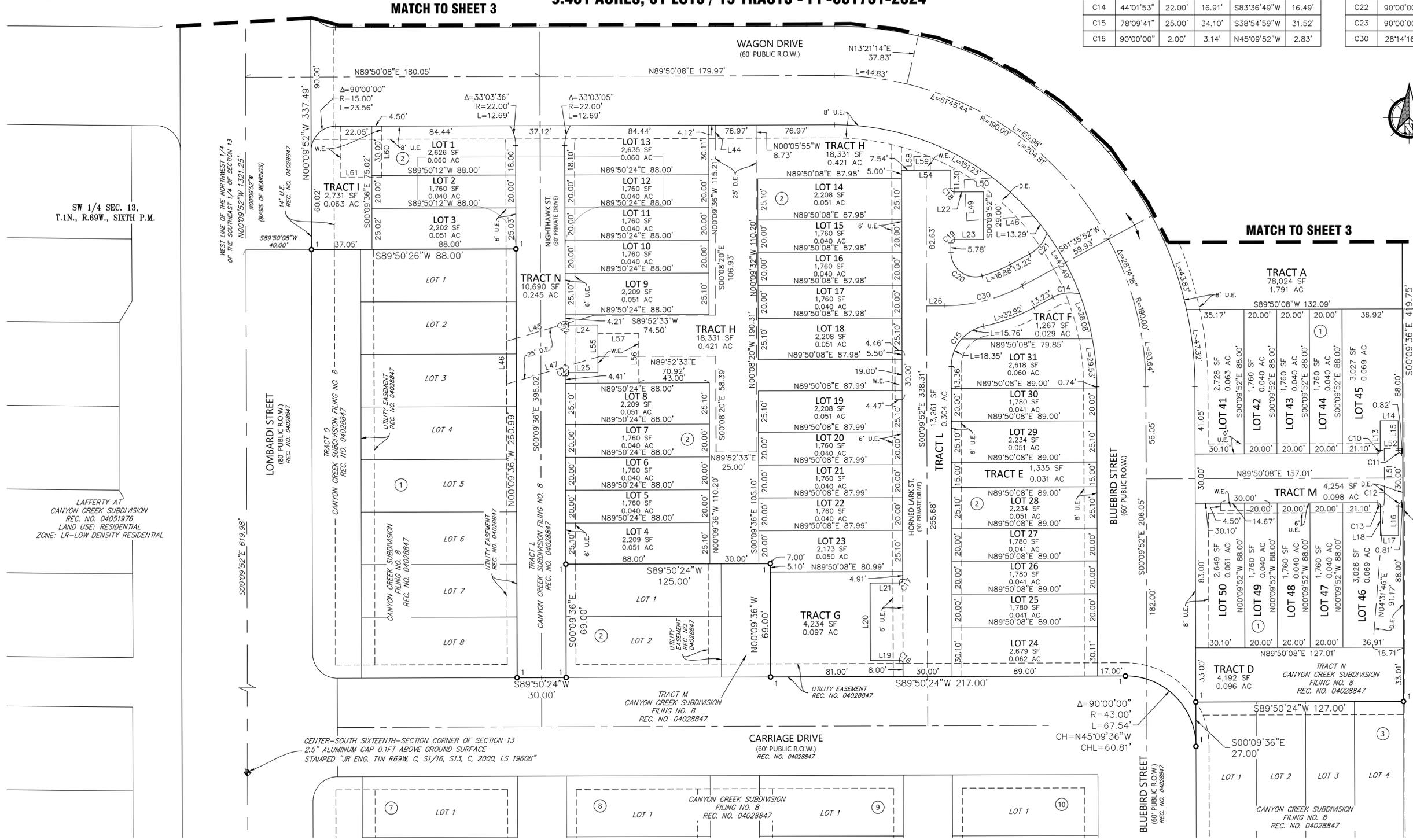
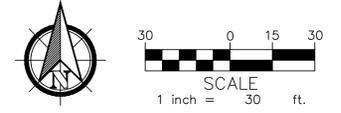
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- ⊕ BLOCK NUMBER
- ↔ STREET NAME CHANGE

# CANYON CREEK SUBDIVISION FILING NO. 11 PRELIMINARY PLAT

REPLAT OF TRACTS L, N AND P, CANYON CREEK FILING NO. 8,  
SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
9.401 ACRES, 81 LOTS / 15 TRACTS - PP-001731-2024

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C9	90°00'00"	2.00'	3.14'	N73°24'08"W 2.83'
C10	89°59'44"	2.00'	3.14'	N44°50'16"E 2.83'
C11	90°00'16"	2.00'	3.14'	S45°09'44"E 2.83'
C12	89°59'44"	2.00'	3.14'	S44°50'16"W 2.83'
C13	90°00'16"	2.00'	3.14'	N45°09'44"W 2.83'
C14	44°01'53"	22.00'	16.91'	S83°36'49"W 16.49'
C15	78°09'41"	25.00'	34.10'	S38°54'59"W 31.52'
C16	90°00'00"	2.00'	3.14'	N45°09'52"W 2.83'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C17	90°00'00"	2.00'	3.14'	N44°50'08"E 2.83'
C18	90°00'00"	2.00'	3.14'	S45°09'52"E 2.83'
C19	90°00'00"	2.00'	3.14'	S44°50'08"W 2.83'
C20	105°30'46"	15.00'	27.62'	S52°55'14"E 23.88'
C21	44°01'53"	22.00'	16.91'	N39°34'56"E 16.49'
C22	90°00'00"	2.00'	3.14'	S45°09'36"E 2.83'
C23	90°00'00"	2.00'	3.14'	S44°50'24"W 2.83'
C30	28°14'16"	100.00'	49.28'	S75°43'00"W 48.79'



TRACT D  
CANYON CREEK SUBDIVISION  
FILING NO. 8  
REC. NO. 04028847  
LAND USE: DRAINAGE, UTILITIES, OIL  
& GAS, PEDESTRIAN WALK,  
ZONE: PD-PLANNED DEVELOPMENT

LINE TABLE		
LINE	BEARING	LENGTH
L13	N00°09'36"W	18.00'
L14	N89°50'08"E	11.00'
L15	S00°09'36"E	18.00'
L16	S00°09'36"E	18.00'
L17	S89°50'08"W	11.00'
L18	N00°09'36"W	18.00'
L19	S89°50'08"W	18.00'
L20	N00°09'52"W	47.00'
L21	N89°50'08"E	18.00'
L22	N89°50'08"E	18.00'
L23	S89°50'08"W	18.00'
L24	N89°50'24"E	18.00'
L25	S89°50'24"W	18.00'
L26	S89°50'08"W	11.28'
L44	S00°05'55"E	8.70'
L45	S73°32'48"W	55.81'
L46	S00°09'36"E	26.05'
L47	N73°32'48"E	59.53'
L48	S85°55'29"W	40.76'
L49	N03°39'52"W	25.00'
L50	N85°55'29"E	17.43'
L51	N00°18'16"W	30.21'
L52	N89°41'44"E	11.33'
L54	N89°50'08"E	30.00'
L55	S00°09'36"E	29.00'
L56	N00°09'36"W	30.00'
L57	S89°50'24"W	25.00'
L58	N00°09'50"W	8.41'
L59	N89°50'10"E	10.00'
L60	S00°09'36"E	31.24'
L61	S89°50'24"W	25.00'

- LEGEND**
- D.E. = PUBLIC DRAINAGE EASEMENT HEREBY GRANTED
  - HOA = HOMEOWNERS ASSOCIATION
  - S.E. = SANITARY SEWER EASEMENT HEREBY GRANTED
  - U.E. = UTILITY EASEMENT HEREBY GRANTED
  - W.E. = WATER EASEMENT HEREBY GRANTED

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FOR REVIEW ONLY

FOR AND ON BEHALF OF  
LJA SURVEYING, INC.

# CANYON CREEK SUBDIVISION FILING NO. 11 PRELIMINARY PLAT

**REPLAT OF TRACTS L, N AND P, CANYON CREEK FILING NO. 8,  
SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
9.401 ACRES, 81 LOTS / 15 TRACTS - PP-001731-2024**

CANYON CREEK PARK & OPEN SPACE DEDICATION CHART						
FILING	DEDICATIONS REQUIRED (2.79 PPDU's used for Filings 1-6 and 9, 2.89 and 2.1 PPDU's used for Filing 9 - Amendment 1 and 7 & 8)			DEDICATIONS PROVIDED (Note -- not all tracts are dedicated to the TOE but represent a credit toward the dedication requirement)		
	POCKET PARKS	NEIGHBORHOOD PARKS	OPEN SPACE	POCKET PARKS	NEIGHBORHOOD PARKS	OPEN SPACE
FILING 1 & FILING 1-1 <sup>ST</sup> AMENDMENT						
TRACT C					18.15 ACRES	
TRACT D				2.57 ACRES		
TRACT E						0.31 ACRES
TRACT G						1.18 ACRES
TRACT H						0.46 ACRES
TRACT L						0.31 ACRES
FILING 1 TOTALS	0.58 ACRES	3.48 ACRES	19.73 ACRES	2.57 ACRES	18.15 ACRES	2.26 ACRES
FILING 2						
TRACT A						1.05 ACRES
TRACT C						2.09 ACRES
TRACT E						0.36 ACRES
TRACT I						4.35 ACRES
FILING 2 TOTALS	0.28 ACRES	1.68 ACRES	9.53 ACRES	0 ACRES	0 ACRES	7.85 ACRES
FILING 3						
TRACT A						5.08 ACRES
TRACT B						0.98 ACRES
TRACT C						1.13 ACRES
TRACT H						0.08 ACRES
FILING 3 TOTALS	0.24 ACRES	1.44 ACRES	8.16 ACRES	0 ACRES	0 ACRES	7.27 ACRES
FILING 4						
TRACT A						0.08 ACRES
TRACT B						1.24 ACRES
TRACT C				0.37 ACRES		
TRACT D						1.00 ACRES
TRACT E						0.20 ACRES
TRACT F						0.04 ACRES
FILING 4 TOTALS	0.17 ACRES	1.03 ACRES	5.83 ACRES	0.37 ACRES	0 ACRES	2.56 ACRES
FILING 5						
TRACT A						0.83 ACRES
TRACT C						0.54 ACRES
TRACT D						0.31 ACRES
TRACT E						0.27 ACRES
TRACT F				0.50 ACRES		
TRACT G						0.07 ACRES
FILING 5 TOTALS	0.13 ACRES	0.80 ACRES	4.51 ACRES	0.50 ACRES	0 ACRES	2.02 ACRES
FILING 5-1 <sup>ST</sup> AMENDMENT						
FILING 5-1 <sup>ST</sup> AMENDMENT TOTALS	0.02 ACRES	1.10 ACRES	0.59 ACRES	0 ACRES	0 ACRES	0 ACRES
FILING 6						
TRACT A						1.01 ACRES
TRACT B						1.36 ACRES
TRACT C						3.99 ACRES
TRACT E						10.13 ACRES
TRACT G						0.13 ACRES
TRACT H						1.32 ACRES
TRACT J						1.64 ACRES
FILING 6 TOTALS	0.23 ACRES	1.39 ACRES	7.87 ACRES	0 ACRES	0 ACRES	20.59 ACRES
FILING 7						
TRACT C						7.614 ACRES
TRACT E						2.064 ACRES
TRACT J				0.351 ACRES		
FILING 7 TOTALS	0.15 ACRES	0.92 ACRES	5.21 ACRES	0.351 ACRES	0 ACRES	9.678 ACRES
FILING 8						
TRACT E				0.595 ACRES		
FILING 8 TOTALS	0.09 ACRES	0.55 ACRES	3.14 ACRES	0.595 ACRES	0 ACRES	0 ACRES
FILING 9						
TRACT A						0.10 ACRES
TRACT C				0.73 ACRES		
TRACT E						18.51 ACRES
TRACT F						11.60 ACRES
FILING 9 TOTALS	0.07 ACRES	0.43 ACRES	2.42 ACRES	0.73 ACRES	0 ACRES	30.21 ACRES
FILING 9-1 <sup>ST</sup> AMENDMENT						
TRACT G						2.83 ACRES
TRACT H						2.06 ACRES
TRACT I						0.37 ACRES
TRACT J						0.54 ACRES
TRACT K				1.18 ACRES		
FILING 9-1 <sup>ST</sup> AMENDMENT TOTALS	0.16 ACRES	0.98 ACRES	5.53 ACRES	1.18 ACRES	0 ACRES	5.8 ACRES
FILING 10 - COMMERCIAL	N/A	N/A	N/A	N/A	N/A	N/A
FILING 11						
FILING 11 TOTALS	0.12 ACRES	0.73 ACRES	4.12 ACRES	0 ACRES	0 ACRES	0 ACRES
<b>TOTALS</b>	<b>2.24 ACRES</b>	<b>14.53 ACRES</b>	<b>76.64 ACRES</b>	<b>6.296 ACRES</b>	<b>18.15 ACRES</b>	<b>87.228 ACRES</b>

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**FOR REVIEW ONLY**

FOR AND ON BEHALF OF  
LJA SURVEYING, INC.

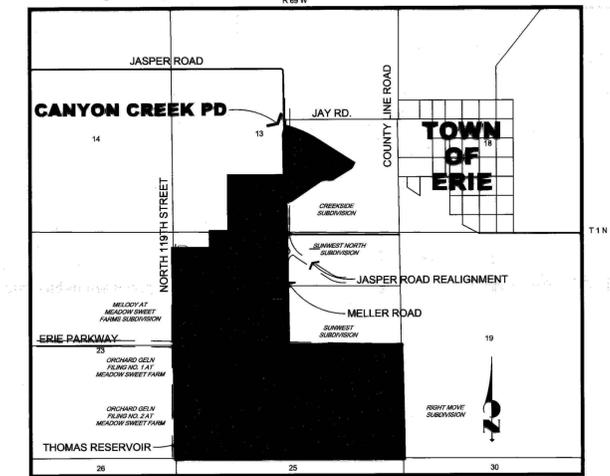
	7800 E. Union Avenue Suite 575 Denver, CO 80237 303-390-8510 www.lja.com
Date: 7/31/2025	Job No.: 1071-0007
Sheet: 5 of 5	

# Canyon Creek PD Amendment No.10

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES  
PDA-001155-2020

## Vicinity Map



Scale: 1" = 2000'

## Planning & Development Approval Certificate

This Plat is hereby approved by the Town of Erie Planning and Development Director

on this 27<sup>th</sup> day of May, 2021

*[Signature]*  
Planning and Development Director

## Clerk & Recorder's Certificate

State of Colorado )  
County of Boulder ) ss.

I hereby certify that this PD Amendment Plan was filed in my office on

this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ and was recorded at Reception Number \_\_\_\_\_

Boulder County  
Clerk & Recorder

## 15. Amendment #9

Filing No. 10  
- Changed zoning and associated land use categories and realigned planning area boundaries  
- Added MR (Medium Density Residential), HR (High Density Residential) and CC (Community Commercial) as Principal Land Use  
- Added minimum lot sizes  
- Added setbacks  
- Added Sheet 4 of 8 addressing Architectural Standards

## 16. Amendment #10

Filing No. 8  
Revised rear yard setbacks for alley loaded homes in Filing No. 8

## General Provisions Authority

This Development Plan is authorized by chapter 5 - Planned Development District of the Town of Erie Zoning Ordinance adopted pursuant to the Colorado Planned Unit Development Act of 1972.

## Applicability

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Director or Town Board of Trustees.

## Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Town of Erie Town Board of Trustees that this Development Plan for Canyon Creek is in general conformity with the Town of Erie Comprehensive Plan; is authorized by the provision of Chapter 5 of the Town of Erie Zoning Ordinance; and that such Chapter 5 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

## Relationship to Town Regulations

The provisions of this Development Plan shall prevail and govern the development of Canyon Creek provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Town of Erie Municipal Code, Title 10, as amended, or any other applicable ordinance or regulations of the Town of Erie, shall be applicable

## Enforcement

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of lands and the location of common open space shall run in favor of the Town of Erie and shall be enforceable at law or in equity by the Town without limitation on any power or regulation.

## Conflict

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or composes higher standards or requirements shall govern unless determined otherwise by the Director.

## Maximum Level of Development

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for platting or construction (plus approved density transfers, if any). The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirement plan requirements or other requirements of the Town Board of Trustees.

## Project Tracking

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to ensure maximum development limits are not exceeded.

## Statement of Commitments

### 1. Dedication

Filing No.	Tract	Area (AC)	Usage	
Filing No. 1	A, B, K	1.13 AC	Landscape Tract	
	C	18.15 AC	Open Space; Park; Drainage	
	D, E	2.88 AC	Open Space; Park	
	F, G, H	2.54 AC	Open Space; Drainage	
	I	2.84 AC	Open Space; Detention	
	J	0.08 AC	Pedestrian Access	
Filing No. 2	L	0.31 AC	Park; Open Space	
	M	0.02 AC	Landscape Entry Feature	
Filing No. 3	A, E	1.37 AC	Open Space; Utilities; Landscape Buffer	
	B	0.06 AC	Pedestrian Access	
	C	2.10	Open Space; Drainage; Park	
	D	11.26	Drainage; Utilities; Landscape Buffer; Park	
	H, I	14.36 AC	School Site; Park	
Filing No. 4	A	5.14 AC	Open Space; Drainage; Utilities; Landscape Buffer; Trail	
	B	0.98	Open Space; Utilities; Landscape Buffer	
	C	1.13 AC	Open Space; Park	
	D	0.05 AC	Landscape Buffer	
	G	1.66 AC	School Site	
	H	0.08	EVA Access; Open Space; Drainage; Utilities; Trail	
	Filing No. 5	C	0.37 AC	Park
		A, B, D, E, F	2.56 AC	Open Space; Utilities; Drainage; Landscape Buffer
A, C, D, E		1.96 AC	Open Space; Utilities; Landscape Buffer	
Filing No. 6	B	1.84 AC	Medium Density Residential / Day Care	
	F	0.50 AC	Park	
	A, B	2.37 AC	Open Space; Utilities; Landscape Buffer	
	C	3.99 AC	Open Space; Drainage; Tot Lot	
Filing No. 7	E	12.19 AC	Open Space; Regional Detention; Landscape Buffer	
	G	4.06 AC	Open Space; Pedestrian Access	
Filing No. 8	NA	NA	NA	
	NA	NA	NA	
Filing No. 9	C	5.53 AC	Drainage; Open Space	
	D, G	19.23 AC	Park; Open Space	
	E	11.60 AC	Reservoir	
	F	0.10 AC	Landscape Buffer; Utilities	

### 2. On-site or Off-site Improvements

Fees, development responsibilities and construction of all required on and off-site improvements shall be identified and enforced through the Development Agreement.

### 3. Wildlife Preservation Plan

Studies have determined that the areas to be developed do not impact the wildlife, and that a wildlife preservation plan is not necessary.

### 4. Wetlands / Riparian Preservation Plan

No wetland conditions exist in the Canyon Creek PD as stated by Western Ecological Resource, Inc.

### 5. Fire Protection

This site is located within the boundaries of the Mountain View Fire Protection District.

### 6. Payment of Taxes on Land to be Dedicated for Public

Tax pro-rations to be determined at a later date.

### 7. Other Commitments Imposed by the Board of Trustees

To be determined at a later date and documented in the Development Agreement.

### 8. PD Amendment No. 2

The amendment makes the following changes:

- Removal of the Maximum Lot Coverage requirements for the Filing 6 and Filing 7 Single Family Detached Land Use Category on Sheet 2 Table VII.
- All single-family home building permits for Canyon Creek Filing 6, applied for after approval of Resolution 07-10, will meet UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings.* As Canyon Creek Filing 6 is platted and has existing homes built within the Filing, UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings* shall not apply to existing homes and homes with building permits issued before the approval of Resolution 07-10.
- Richmond Homes Plans 781, 783, 784, 1101, 1102, 1103 and 1104 that have been reviewed by the Town and found in substantial compliance with UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings* shall be allowed to be constructed in Canyon Creek Filing 6.
- Canyon Creek 7 single-family home designs will meet UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings.*

### 9. PD Amendment No. 3

Filing No. 6: Add a note to Table V that eaves, and fireplace cantilevers are permitted to encroach into the sideyard setback of SFD homes a maximum of two (2) feet. Window wells may encroach into the sideyard setback of SFD homes a maximum of three (3) feet.

### 10. PD Amendment No. 4

- Filing No. 6:
- Add Religious Assembly as a Permitted Land Use to Tract D
  - Add CBR district as a Permitted Land Use to Tract F.
  - Modifications to Table II on Sheet 2
  - Request maximum building height of 45 feet with 55 feet allowed for the domed portion of a Church only.
  - A cross may be placed on top of the domed portion, however the dome may not exceed 55 feet and the total height of the dome and cross may not exceed 60 feet.
  - A bell tower is permitted but shall not be considered an appurtenance and shall not exceed 45 feet in height.

### 11. Amendment #5

Filing No. 8:  
-Change Land Use Designation: From Townhome to Medium Density Residential (MDR) with the following permitted housing types:

- Duplex;
- Townhouse;
- Stacked Tri-plex / Quad-plex;
- Manor Home

-Remove maximum lot coverage for MDR.

Filing No. 9:

-Realignment of planning areas in Filing 9 due to relocation of Brennan Street in Minor Amendment Plat.

### 12. Amendment #6

Filing No. 5 - TRACT B:  
-Add Medium Density Residential (MDR) as a permitted land use, for a maximum of 13 dwelling units, with the following permitted housing types:

- Duplex;
- Town Home;
- Stacked Tri-plex / Quad-plex;
- Manor Home

### 13. Amendment #7

Filing No. 5 - Tract B  
Establish Setbacks

### 14. Amendment #8

Filing No. 9  
- Changed land use categories and realigned planning area boundaries  
- Added Single Family Detached - Patio Homes (SFD-P) as a Principal Land Use  
- Added pocket parks as a use in the SFD-P and TH Categories  
- Added minimum lot sizes  
- Added setbacks  
- Added permitted encroachments into building setbacks  
- Added that Accessory Buildings are not permitted in the TH and SFD-P Land Use Categories  
- Removed maximum lot coverage  
- Added Sheet 3 of 7 addressing Architectural Standards

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RF: \$83.00 DF: \$0.00 Page: 1 of 8

Electronically recorded in Boulder County Colorado. Recorded as received.

SUBMITTED 5-12-2021  
DEVELOPMENT PLAN  
SHEET 1 OF 8  
CANYON CREEK PD

Planner:  
Henry Design Group  
1501 Wazee St. Unit 1-C  
Denver, CO 80202  
303.446.2368

Applicant:  
Stratus Canyon Creek LLC  
1842 Montaine Drive East  
Golden, CO 80401

REVISION DATE: 5-12-2021  
AMENDMENT DATE:  
ISSUE DATE: 3-18-2020

# Canyon Creek PD Amendment No.10

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

## 553.43 ACRES PDA-001155-2020

### I. PLANNING AREAS & PRINCIPAL LAND USE CATEGORIES

PLANNING AREAS (Filing No's)	PRINCIPAL LAND USES	LAND USE SYMBOL
Filing No. 1	1) Single Family Detached	SFD
Filing No. 2	2) Open Space, Parks & Recreation	OS
Filing No. 3	1) Single Family Detached	SFD
Filing No. 4	2) Open Space, Parks & Recreation	OS
Filing No. 5	3) School Elementary	ELE
Filing No. 6	1) Single Family Detached	SFD
Filing No. 7	2) Open Space, Parks & Recreation	OS
Filing No. 8	1) Single Family Detached	SFD
Filing No. 9	2) Open Space, Parks & Recreation	OS
Filing No. 10	3) Day Care Facility	DC
Filing No. 11	4) Medium Density Residential	MDR
Filing No. 12	1) Single Family Detached	SFD
Filing No. 13	2) Open Space, Parks & Recreation	OS
Filing No. 14	3) Commercial / Business / Retail	CBR
Filing No. 15	4) Religious Assembly	RA
Filing No. 16	1) Single Family Detached	SFD
Filing No. 17	1) Medium Density Residential	MDR
Filing No. 18	2) Open Space, Parks & Recreation	OS
Filing No. 19	1) Single Family Detached	SFD
Filing No. 20	2) Town Homes	TH
Filing No. 21	3) Open Space, Parks & Recreation	OS
Filing No. 22	4) Single Family Detached - Patio Homes	SFD-P
Filing No. 23	1) Medium Density Residential	MR
Filing No. 24	2) High Density Residential	HR
Filing No. 25	3) Community Commercial	CC

### II. PRINCIPAL LAND USE CATEGORIES - Proposed With PD

LAND USE CATEGORY	WRITTEN SYMBOL	SYMBOL SHOWN ON PD	PERMITTED USES* Use By Right (Y) Special Review (SR) Not Permitted (N)
<b>RESIDENTIAL ZONES / USES</b>			
Single Family Detached	SFD	SFD	Y
Elementary School	ELE	ELE	Y
Neighborhood Park	N-PK	N-PK	Y
Tot Lot	T/L	T/L	Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Single Family Detached - Patio	SFD-P	SFD-P	Y
Tot Lot	T/L	T/L	Y
Detention/Drainage Facility	DET	DET	Y
Medium Density Residential	MDR	MDR	Y
Duplex			Y
Townhouse			Y
Stacked Tri-plex / Quad-plex			Y
Manor Home			Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Tot Lot	T/L	T/L	Y
Neighborhood Park	N-PK	N-PK	Y
Town Homes	TH	TH	Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Tot Lot	T/L	T/L	Y
Neighborhood Park	N-PK	N-PK	Y
Medium-Density Residential***	MR	MR	Y
Single Family Detached-Patio			Y
Detention/Drainage Facility			Y
High-Density Residential*	HR	HR	Y
Single Family Detached-Patio			Y
Duplex			Y
Detention/Drainage Facility			Y
<b>NON-RESIDENTIAL ZONES / USES</b>			
Open Space, Park, Recreational Facilities	OS	OS	Y
Detention/Drainage Facility	DET	DET	Y
Regional Park	R-PK	R-PK	Y
Neighborhood Park	N-PK	N-PK	Y
Tot Lot	T/L	T/L	Y
Mining and Mineral Extraction	MINE	MINE	SR
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Community Commercial*	CC	CC	Y
Parking Structure			Y
Farm Market			Y
Detention/Drainage Facility			Y
Commercial / Business / Retail*	CBR	CBR	Y
Animal Clinic Hospital, Small Animals			N
Automotive Repair, Major			N
Bingo Parlor			N
Building Material Sales			N
Cemetery			N
Crematorium			N
Funeral Home			N
General Outdoor Recreation, Commercial Velodrome			SR
Golf Course			N
Golf Driving Range			N
Helistop			N
Industrial, Light			N
Mortuary			N
Nursing Home			SR
Pet Cemetery			SR
Stadium			N
Day Care Center	DC	DC	Y
Religious Assembly	RA	RA	Y

NOTE:  
 + Permitted Uses shall be those permitted in the Town of Erie Municipal Code Table 3-1: Table of Permitted Uses for the comparable zone district. Those uses listed above that differ from the Municipal Code shall apply to this PD.  
 ++ Land Uses Categories, within 200 feet of the western boundary of the property, shall be limited to Duplex and Single Family Detached - Patio / Alley Loaded.

### III. MINIMUM LOT SIZES (per Planning Area)

PLANNING AREA (Filing No.)	PRINCIPAL LAND USE	MIN. RES. LOT AREA (sq. feet)	MIN. INTERIOR RES. LOT WIDTH (feet)	MIN. CORNER RES. LOT WIDTH (feet)	
Filing No.1		5,000	50'	60'	
Filing No.2		5,000	50'	60'	
Filing No.3		5,000	50'	60'	
Filing No.4		5,000	50'	60'	
Filing No.5		5,000	50'	60'	
Filing No.6		5,000	50'	60'	
Filing No.7		5,000	50'	60'	
Filing No.8		N/A	N/A	N/A	
Filing No.9	SFD	9,500	80'	90'	
Filing No.9	SFD-P	5,500	35'	40'	
Filing No.9	TH	1,450	20'	35'	
Filing No.10	MR & HR	SFD - Alley Loaded	3,150	30'	35'
Filing No.10	MR & HR	SFD - Patio Alley Loaded	3,800	30'	35'
Filing No.10	MR & HR	Duplex	2,250 per DU	25'	30'
Filing No.10	MR & HR	Town Home - Alley Loaded	1,450 per DU	NA	NA
Filing No.10	MR & HR	Multifamily	1,250 per DU	NA	NA

### IV. MINIMUM SET BACK TO PRINCIPAL BUILDINGS

All setbacks measured from the Property Line (PL) to the structure as noted.

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.

PLANNING AREA (Filing No.)	FRONT YARD (feet)		SIDE YARD (feet)		REAR YARD (feet)
	To garage	To bldg.	Interior lot	Along street	
Filing No.1 - SFD	20'	20'	5'	15'	15'
Filing No.2 - SFD	20'	20'	5'	15'	15'
Filing No.3 - SFD	20'	20'	5'	15'	15'
Filing No.4 - SFD	20'	20'	5'	15'	15'
Filing No.5 - SFD	20'	20'	5'	15'	15'
- DC	20'	20'	10'	20'	20'
- MDR	20'	10'	5/0*/***	5'	5'
Filing No.6 - SFD	20'	20'	5**	15**	15'
- RA	20'	20'	10'	20'	20'
- CBR	N/A	20'	5/0**	20'	20'
Filing No.7 - SFD	20'	20'	5'	15'	15'
Filing No.8 - MDR	20'	15'	5/0**	10'	15' / 5' Alley Loaded Garage
Filing No.9 - SFD	25'	25'	10'	20'	20'
- TH****		5'	5/0/*	5'	5'
- SFD-P****	20'	15'*****	5'	10'	10'
Filing No.10 - MR	20' / 15'*****	10'	5/0'	10'	20' / 5' Alley Loaded Garage
- HR	20' / 15'*****	10'	10/0'	10'	20' / 5' Alley Loaded Garage
- CC	NA	20'	10/0'	20'	20'

\*Side Yard setbacks are 0-feet for attached buildings only.  
 \*\*Eaves and fireplace cantilevers are permitted to encroach into the side yard setback of SFD homes a maximum of two (2) feet. Window wells may encroach into the side yard setback of SFD homes a maximum of three (3) feet.  
 \*\*\* Eaves are permitted to encroach into the side yard setback a maximum of two (2) feet. Window wells may encroach into the side yard setback a maximum of three (3) feet.  
 \*\*\*\*Incidental Architectural Features such as Cornices, eaves, canopies, chimneys, bay windows, ornamental features and other similar architectural features may project not more than two (2) feet into any required setback provided these projections are at least three (3) feet from any lot line on the Townhomes and side bt lines on the SFD Patio Homes; and five (5) feet from the front and rear bt line on the SFD Patio Homes.  
 \*\*\*\*\*Side load garage.  
 \*\*\*\*\* Awnings, blade signs, incidental architectural features such as cornices, eaves, canopies, chimneys, bay windows, ornamental features and other similar architectural features may project not more than five (5) feet into any required setback.

### V. MINIMUM SET BACK TO ACCESSORY BUILDINGS

All set backs measured from the Property Line (PL) to the structure as noted.

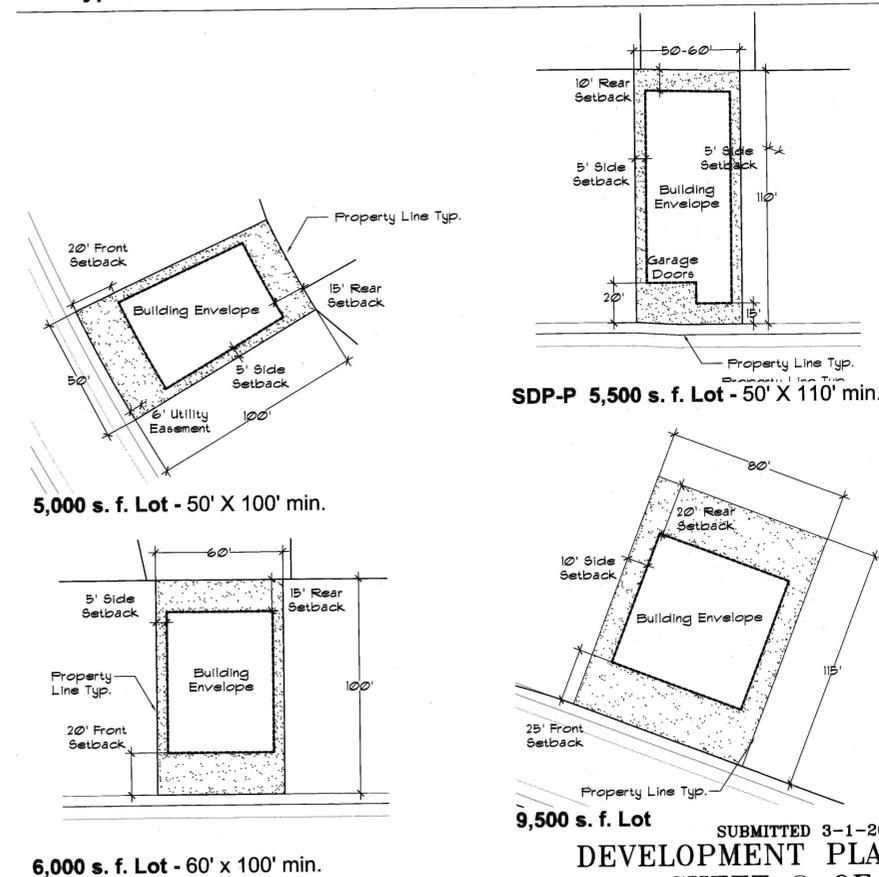
PLANNING AREA (Filing No.)	FRONT YARD (feet)	SIDE YARD (feet)		REAR YARD (feet)
		Interior lot	Along street	
Filing No.1 - SFD	30'	5'	20'	5'
Filing No.2 - SFD	30'	5'	20'	5'
Filing No.3 - SFD	30'	5'	20'	5'
Filing No.4 - SFD	30'	5'	20'	5'
Filing No.5 - SFD	30'	5'	20'	5'
- DC	30'	5'	20'	5'
- MDR	30'	5'	20'	5'
Filing No.6 - SFD	30'	5'	20'	5'
- RA	30'	5'	20'	5'
- CBR	30'	5'	20'	5'
Filing No.7 - SFD	30'	5'	20'	5'
Filing No.8 - MDR	30'	5'	20'	5'
Filing No.9 - SFD-P	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
- TH	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
- SFD	30'	5'	20'	5'
- HR	30'	5'	20'	5'
- CC	30'	5'	20'	5'

### VI. ADDITIONAL STANDARDS

PLANNING AREA (Filing No.)	MIN. SETBACK BETWEEN BUILDINGS (feet)	MAX. LOT COVERAGE (percent %)		MAX BLDG. HEIGHT (feet)	
		Principal	Accessory *	Principal	Accessory
Filing No. 1 - SFD	10'	30%	30%	35'	25'
Filing No. 2 - SFD	10'	30%	30%	35'	25'
Filing No. 3 - SFD	10'	30%	30%	35'	25'
Filing No. 4 - SFD	10'	30%	30%	35'	25'
Filing No. 5 - SFD	10'	30%	30%	35'	25'
- DC	10'	30%	30%	35'	25'
- MDR	10'	NA	NA	25'	25'
Filing No. 6 - SFD	10'	NA	NA	35'	25'
- RA	10'	30%	30%	45'***	25'
- CBR	10'	30%	30%	35'	25'
Filing No. 7 - SFD	10'	NA	NA	35'	25'
Filing No. 8 - MDR	10'	NA	NA	35'	25'
Filing No. 9 - SFD	10'	30%	30%	35'	25'
-TH	0'	NA	NA	35'	NOT PERMITTED
-SFD-P	0'	NA	NA	35'	NOT PERMITTED
Filing No. 10 - MR	NA	NA	NA	35'	25'
-HR***	NA	NA	NA	45'	25'
-CC	NA	NA	NA	45'	25'

\* Maximum coverage of required yard  
 \*\* - 55' permitted for the domed portion of the church structure only.  
 - A cross may be placed on top of the domed portion, however the dome may not exceed 55 feet and the total height of the dome and cross may not exceed 60 feet.  
 - A bell tower is permitted but shall not be considered an appurtenance and shall not exceed 45 feet in height.  
 \*\*\* A maximum of three (3) stories is allowed; however, a mezzanine or entresol space is permitted if it has an interior entrance connection to the third floor unit, does not provide a separate, primary exterior entrance to the building, and the building height remains at or under 45 feet.

### Lot Typicals



SUBMITTED 3-1-2021  
 DEVELOPMENT PLAN  
 SHEET 2 OF 8  
 CANYON CREEK PD

Planner:  
 Henry Design Group  
 1501 Wazee St. Unit 1-C  
 Denver, CO 80202  
 303.446.2368

Applicant:  
 Stratus Canyon Creek LLC  
 1842 Montane Drive East  
 Golden, CO 80401

REVISION DATE: 3-1-2021  
 AMENDMENT DATE:  
 ISSUE DATE: 3-18-2020

# Canyon Creek PD Amendment No.10

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES  
PDA-001155-2020

## CANYON CREEK FILING 9

### ARCHITECTURAL STANDARDS FOR SINGLE FAMILY DETACHED - PATIO DWELLING UNITS

(Standards to modify portions of MC10.6.7.E)

#### 1. Architectural Variety and Character

##### A. Architectural Variety

Design Standards

- a. No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- b. No identical model plan elevation shall be repeated more than once within every four (4) lots on the same side of any street.
- c. A minimum of three (3) alternate elevations for each model plan shall be submitted to the Town for review.

##### B. Architectural Character

Each single family detached model plan and elevation shall demonstrate the following design attributes:

Design Standards

- a. Each elevation shall include a minimum of two (2) windows (or one (1) window and one (1) door) per floor.
- b. Each front elevation and rear elevation shall include more than one (1) wall plane. Articulation shall add shadow and visual interest.
- c. A variety of roof forms should be used. Single unbroken roof pitches should be avoided except where a single roof treatment is an essential element of the Architectural Style (e.g. Mansard).
- d. The main roof should extend beyond the primary facade by a minimum of one (1) foot.
- e. An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three (3) or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation's design enhancements shall be consistent with the design elements of the front of the elevation.
  - (1) The addition of one (1) window unit.
  - (2) A change in wall plane by providing one (1) or more of the following options:
    - An additional wall plane change of a minimum of 6' wide with a minimum of one (1) foot projection.
    - A projecting or cantilevered living space.
    - A bay or boxed windows.
  - (3) A covered porch or deck.
  - (4) Architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
  - (5) The use of a minimum of two (2) exterior cladding materials that can include materials such as masonry, (cultured stone, stone, brick, stucco or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
- f. Columns and posts extending more than 36 inches above the ground which support structural elements such as porches, decks or roofs should appear to be of adequate mass to support the structure above. (No exposed 4 inch by 4 inch posts shall be allowed more than 36 inches above ground.) Columns supporting upper story decks should be 8 inches by 8 inches minimum finished.

##### C. Materials

- a. All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.
- b. When masonry cladding is used it should be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window, or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six (6) feet from the outside corner.

#### 2. Orientation of Dwellings to the Street

Each residence shall have at least one (1) primary pedestrian doorway for access to the dwelling unit generally facing and visible from the front lot line of the property, and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street.

#### 3. Garages

These regulations for garages shall apply to non-living space or storage areas within garages whether used for storage of automobiles or other items.

##### A. Diversity of Garage Orientation

- a. All single family homes shall provide garages that meet one (1) of the requirements below, and, a variety in garage orientation by providing a minimum of two (2) of the following orientations on any single block:
  - (1) Recessed garages: Where the primary garage door generally faces the front lot line and the garage is recessed a minimum of two (2) feet behind the most forward plane of main floor living space or a front porch.
  - (2) Projecting garages: Where the primary garage door generally faces the front lot line and the garage projects no more than fifteen (15) feet from the front door.
  - (3) Side-loaded garages.

##### B. Width/Façade Ratio

The width of a front loaded garage shall not exceed 65% of the width of the front elevation.

##### C. Three (3) or More Garage Orientation

The third or more bay of any three (3) or more car garage shall either:

- (1) Have a different orientation from the first two (2); or
- (2) Shall be recessed behind the first two (2) by at least two (2) feet when having the same orientation; or
- (3) Shall be tandem to the first two (2).

#### 4. Front Stoop

For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three (3) feet in width from the side of the front door. Covered platforms that exceed three (3) feet in width from the side of the front door shall be considered a front porch.

#### 5. Front Porches

Home model plans with a front porch shall have a front porch that is a minimum size of 50 square feet, excluding the stoop, with a minimum depth of five (5) feet.

### STANDARDS FOR PEDESTRIAN FACILITIES IN SFD-P SINGLE FAMILY

(Standards to modify portions of MC.10.6.5F)

#### 1. Sidewalks

(MC.10.6.5F.1.b.)

Attached sidewalk shall be installed where SFD-P dwelling units front the street. Detached sidewalks shall be installed on all other street frontages with SFD-P.

### STANDARDS FOR LOT LAYOUT & DESIGN IN SFD-P SINGLE FAMILY DETACHED - PATIO

(Standards to modify portions of MC.10.5.5 E.12.)

Double frontage residential through lots are permitted with a landscape buffer outside of the double frontage lot in a separate tract of not less than twenty-five (25) feet between the rear of a lot and the Austin Avenue street right-of-way.

Planner:  
Henry Design Group  
1501 Wazee St. Unit 1-C  
Denver, CO 80202  
303.446.2368

Applicant:  
Stratus Canyon Creek LLC  
1842 Montane Drive East  
Golden, CO 80401

REVISION DATE: 3-1-2021  
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# Canyon Creek PD Amendment No.10

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553.43 ACRES  
PDA-001155-2020

## CANYON CREEK FILING 10

### ARCHITECTURAL STANDARDS FOR SINGLE FAMILY DETACHED - PATIO DWELLING UNITS

(Standards to modify portions of MC10.6.7.E)

#### 1. Architectural Variety and Character

##### A. Architectural Variety

###### Design Standards

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- A minimum of three (3) alternate elevations for each model plan shall be submitted to the Town for review.

##### B. Architectural Character

Each single family detached model plan and elevation shall demonstrate the following design attributes:

###### Design Standards

- Each elevation shall include a minimum of two (2) windows (or one (1) window and one (1) door) per floor.
- Each front elevation and rear elevation shall include more than one (1) wall plane. Articulation shall add shadow and visual interest.
- A variety of roof forms should be used. Single unbroken roof pitches should be avoided except where a single roof treatment is an essential element of the Architectural Style (e.g. Mansard).
- The main roof should extend beyond the primary facade by a minimum of one (1) foot.
- An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three (3) or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation's design enhancements shall be consistent with the design elements of the front of the elevation.
  - The addition of one (1) window unit.
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    - An additional wall plane change of a minimum of 6' wide with a minimum of one (1) foot projection.
    - A projecting or cantilevered living space.
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  - Architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
  - The use of a minimum of two (2) exterior cladding materials that can include materials such as masonry, (cultured stone, stone, brick, stucco or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
- Columns and posts extending more than 36 inches above the ground which support structural elements such as porches, decks or roofs should appear to be of adequate mass to support the structure above. (No exposed 4 inch by 4 inch posts shall be allowed more than 36 inches above ground.) Columns supporting upper story decks should be 8 inches by 8 inches minimum finished.

##### C. Materials

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  - Recessed garages: Where the primary garage door generally faces the front lot line and the garage is recessed a minimum of two (2) feet behind the most forward plane of main floor living space or a front porch.
  - Projecting garages: Where the primary garage door generally faces the front lot line and the garage projects no more than fifteen (15) feet from the front door.
  - Side-loaded garages.
  - Alley-loaded garages.

##### B. Width/Façade Ratio

The width of a front loaded garage shall not exceed 65% of the width of the front elevation.

##### C. Three (3) or More Garage Orientation

The third or more bay of any three (3) or more car garage shall either:

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Henry Design Group  
1501 Weeze St. Unit 1-C  
Denver, CO 80202  
303.446.2368

Applicant:  
Stratus Canyon Creek LLC  
1842 Montane Drive East  
Golden, CO 80401

REVISION DATE: 3-1-2021  
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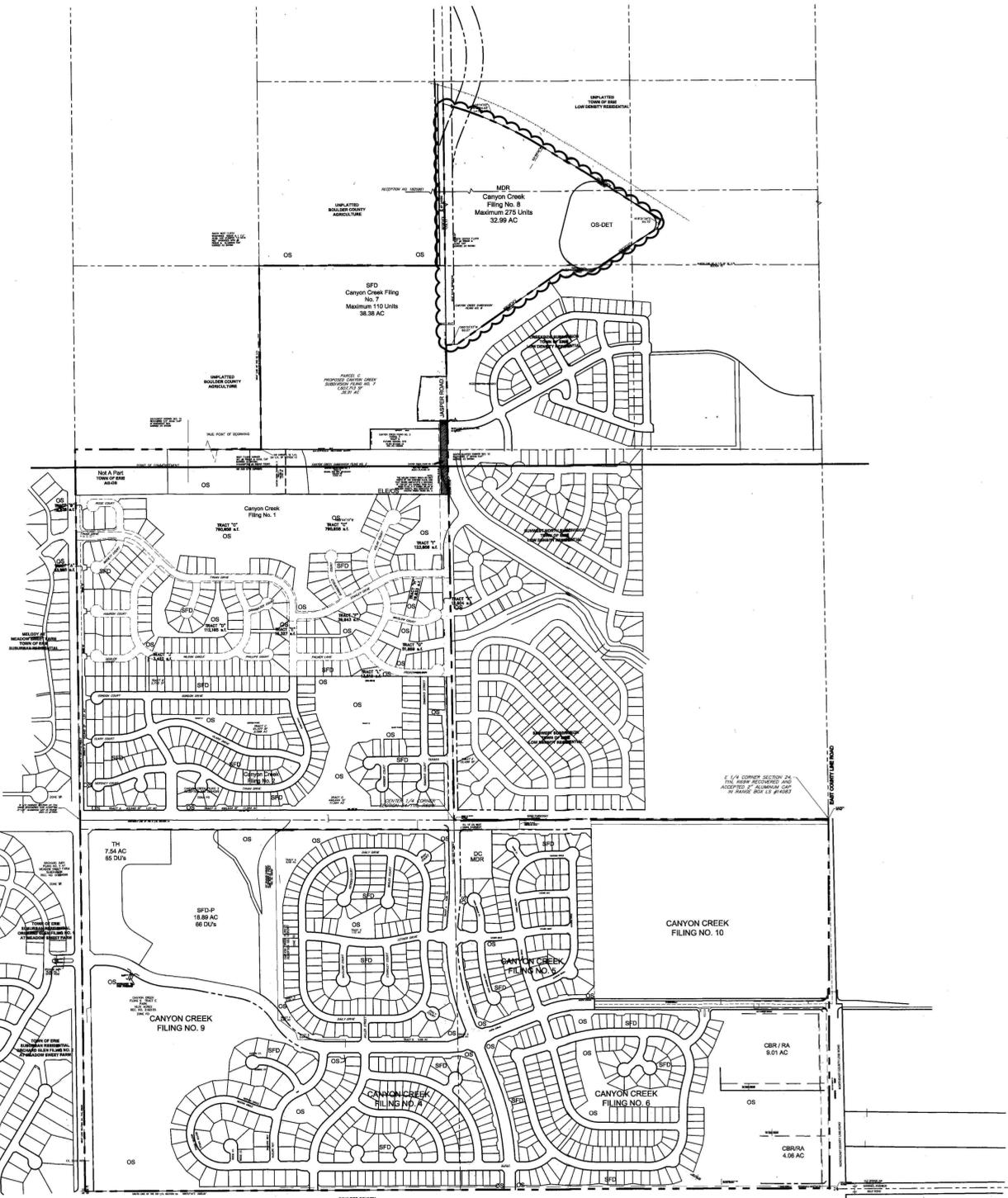
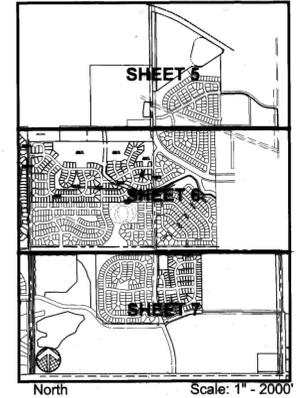
SUBMITTED 3-1-2021  
DEVELOPMENT PLAN  
SHEET 4 OF 8  
CANYON CREEK PD

# Canyon Creek PD Amendment No.10

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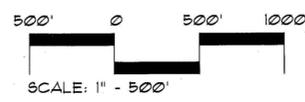
Key Map



Planner  
Henry Design Group  
1501 Wazee St. Unit 1-C  
Denver, CO 80202  
303-446-2368

Applicant:  
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1842 Montane Drive East  
Golden, CO 80401

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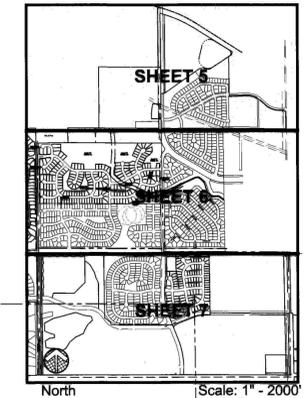
SUBMITTED 3-1-2021  
DEVELOPMENT PLAN  
SHEET 5 OF 8  
CANYON CREEK PD

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Key Map

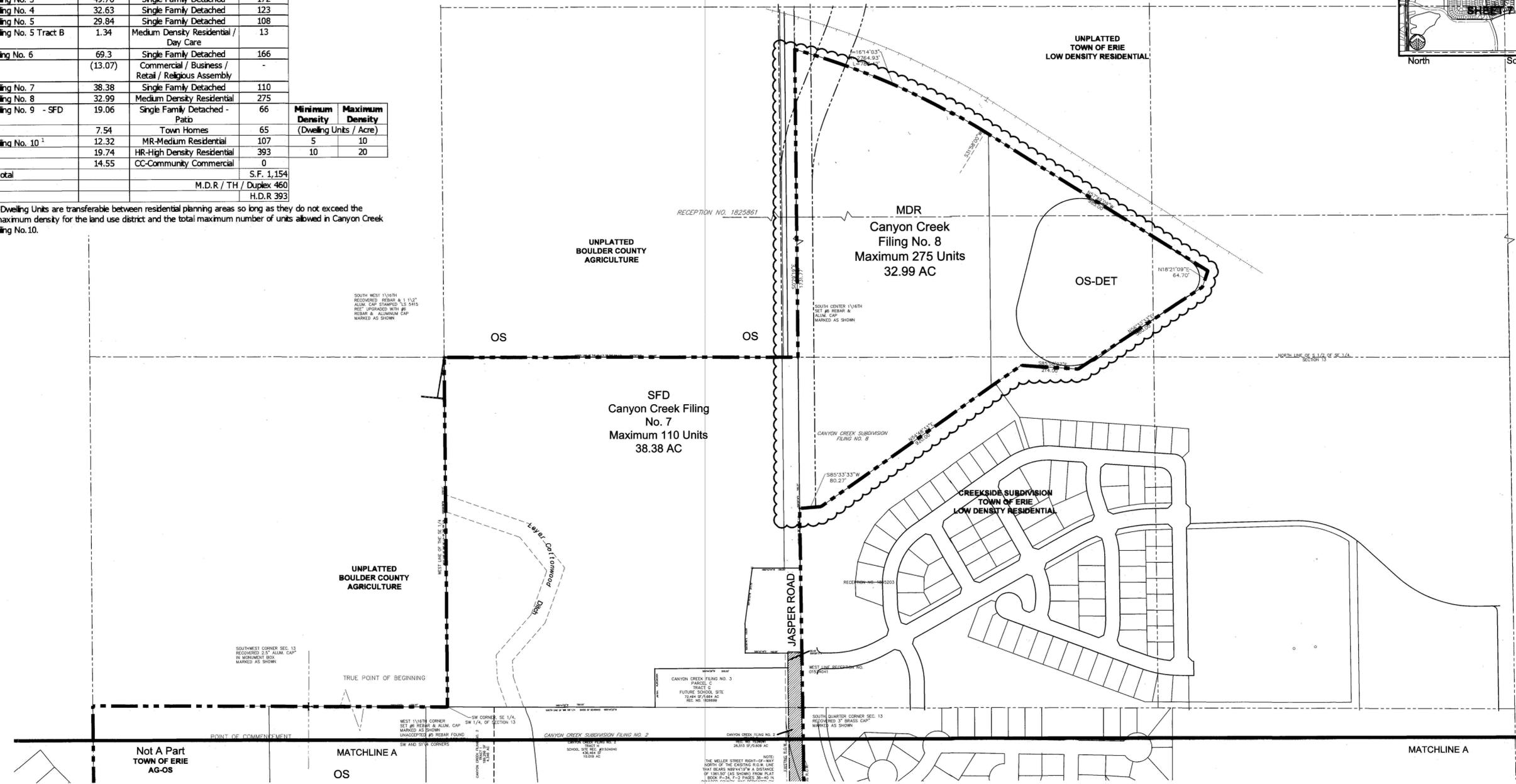


Land Use Summary - Filing No's 1-10

Filing	Total Gross Acres	Use	Max. Number of Dwelling Units
Filing No. 1	79.95	Single Family Detached	208
Filing No. 2	80.02	Single Family Detached	201
Filing No. 3	49.76	Single Family Detached	172
Filing No. 4	32.63	Single Family Detached	123
Filing No. 5	29.84	Single Family Detached	108
Filing No. 5 Tract B	1.34	Medium Density Residential / Day Care	13
Filing No. 6	69.3 (13.07)	Single Family Detached / Commercial / Business / Retail / Religious Assembly	166
Filing No. 7	38.38	Single Family Detached	110
Filing No. 8	32.99	Medium Density Residential	275
Filing No. 9 - SFD	19.06	Single Family Detached - Patio	66
	7.54	Town Homes	65
Filing No. 10 <sup>1</sup>	12.32	MR-Medium Residential	107
	19.74	HR-High Density Residential	393
	14.55	CC-Community Commercial	0
<b>Total</b>		S.F. 1,154 M.D.R. / TH / Duplex 460 H.D.R. 393	

Minimum Density (Dwelling Units / Acre)	Maximum Density (Dwelling Units / Acre)
5	10
10	20

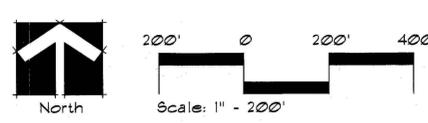
<sup>1</sup> Dwelling Units are transferable between residential planning areas so long as they do not exceed the maximum density for the land use district and the total maximum number of units allowed in Canyon Creek Filing No.10.



Planner:  
Henry Design Group  
1501 Wazee St. Unit 1-C  
Denver, CO 80202  
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Applicant:  
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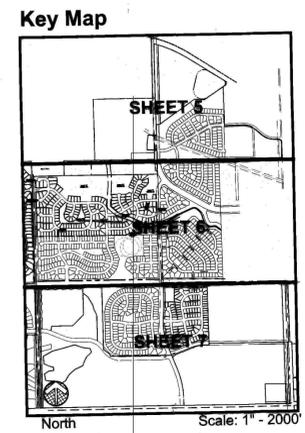
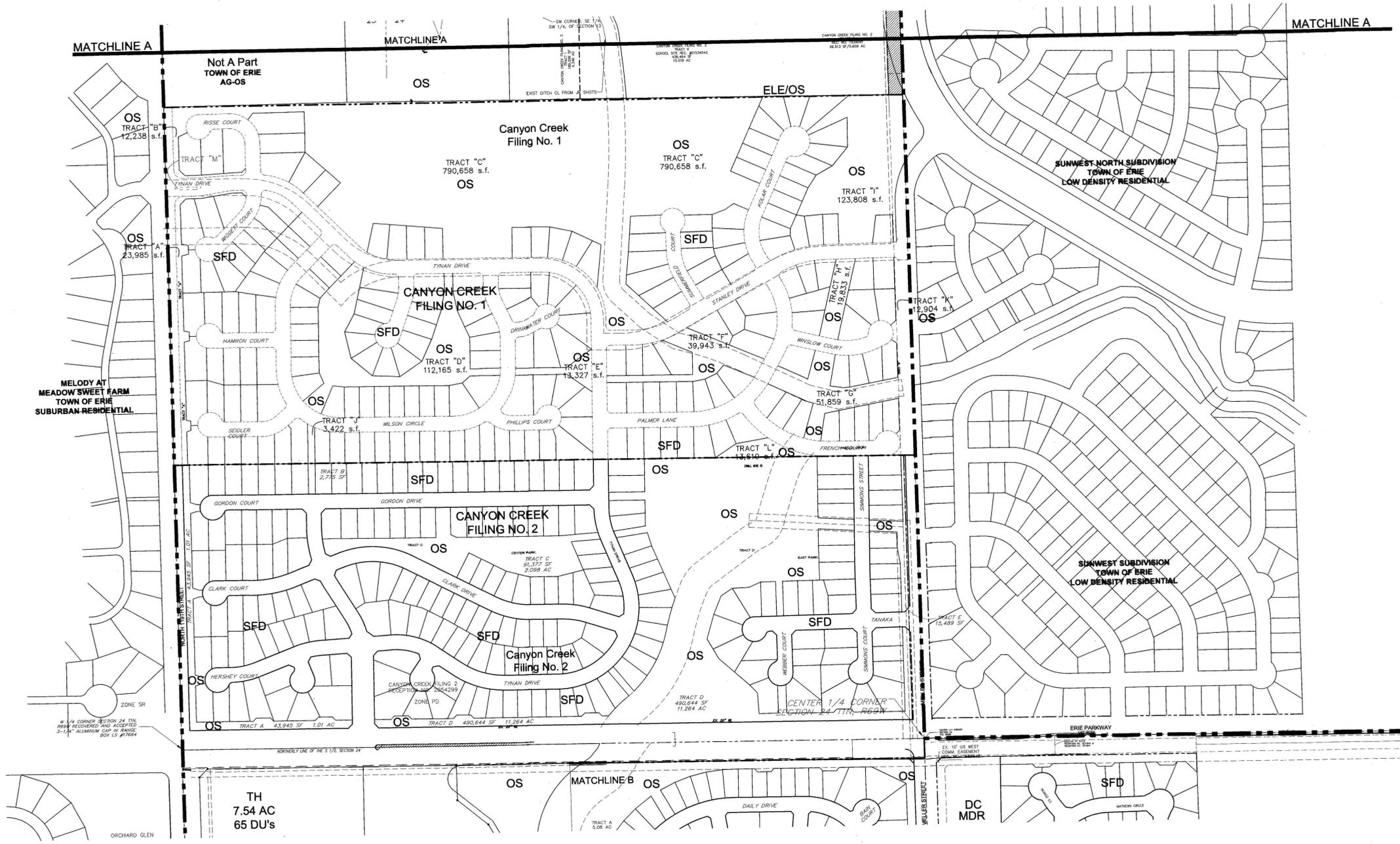


SUBMITTED 3-1-2021  
DEVELOPMENT PLAN  
SHEET 6 OF 8  
CANYON CREEK PD

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Henry Design Group  
1501 Wazee St. Unit 1-C  
Denver, CO 80202  
303.446.2388

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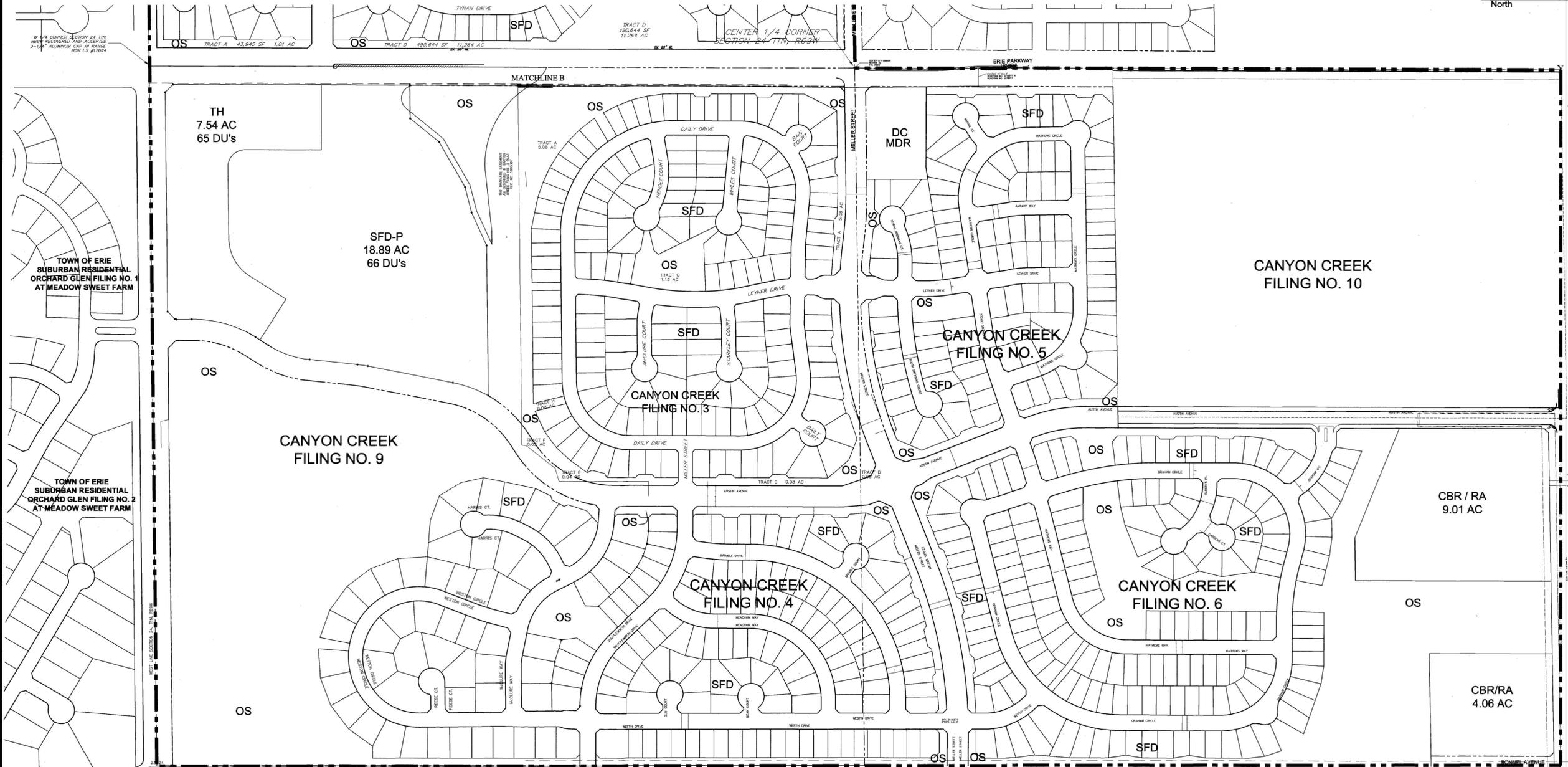
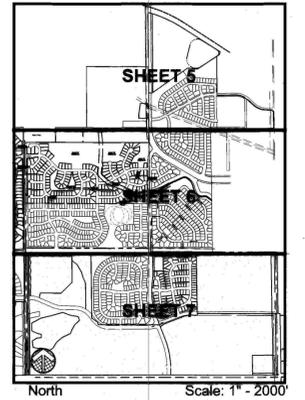
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SHEET 7 OF 8  
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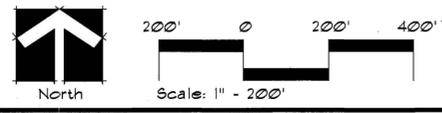
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SUBMITTED 3-1-2021  
DEVELOPMENT PLAN  
SHEET 8 OF 8  
CANYON CREEK PD

## Applicant Submittals & Town Referrals

Overall project folder in Laserfische:

<https://portal.laserfische.com/Portal/Browse.aspx?id=192443&repo=r-a69d230a>

2024-04-29 1st Complete Submittal:

<https://portal.laserfische.com/Portal/Browse.aspx?id=192445&repo=r-a69d230a>

2024-06-18 1st Referral:

<https://portal.laserfische.com/Portal/Browse.aspx?id=319402&repo=r-a69d230a>

2024-08-20 2nd Submittal:

<https://portal.laserfische.com/Portal/Browse.aspx?id=210474&repo=r-a69d230a>

2024-09-17 2nd Referral:

<https://portal.laserfische.com/Portal/Browse.aspx?id=319403&repo=r-a69d230a>

2024-12-09 3rd Submittal:

<https://portal.laserfische.com/Portal/Browse.aspx?id=227518&repo=r-a69d230a>

2025-01-07 3rd Referral:

<https://portal.laserfische.com/Portal/Browse.aspx?id=319404&repo=r-a69d230a>

2025-03-31 4th Submittal:

<https://portal.laserfische.com/Portal/Browse.aspx?id=264496&repo=r-a69d230a>

2025-05-01 4th Referral:

<https://portal.laserfische.com/Portal/Browse.aspx?id=319405&repo=r-a69d230a>

2025-06-24 5th Submittal:

<https://portal.laserfische.com/Portal/Browse.aspx?id=297936&repo=r-a69d230a>

2025-07-28 5th Referral:

<https://portal.laserfische.com/Portal/Browse.aspx?id=319406&repo=r-a69d230a>

Central Square Project Reviews Report:

<https://portal.laserfische.com/Portal/DocView.aspx?id=319472&repo=r-a69d230a>

# **MEETING NOTES**

**Canyon Creek Filing 11**

**Neighborhood Meeting**

**Held On: June 12, 2025 @ 6:00PM**

## **Attendees:**

Project Team Members:

Alex Ginter – Tri Pointe Homes

John R. Koch – Tri Pointe Homes

Anthony “Ziggy” Files – Terracina Design Planner

Chase Skelton – Terracina Design Planner

David Theisen – LJA Engineering

Brian Horan - Galloway Traffic Engineering

Public Attendees:

Edward Gustek (No Questions)

Nancy J Cacy (No Questions)

Andrew Slawter

## **Project Team Presentation:**

See included PDF

## Comments:

Andrew Slawter – Creekside Neighborhood (Joined after Presentation)

Email provided by Neighbor: [aslawter@gmail.com](mailto:aslawter@gmail.com)

**Below is a summary of the topic discussed not a direct transcript of the meeting.**

- Not sure where Lombardi Street?
  - o Response: Town is changing the road name in this area to match the north street network names.
- Are you up against the RTD light Rail
  - o Response: We are adjacent to the Town of Erie Parcel and then the RTD ROW
- Recommendation for QR Code for Neighborhood meeting on notices.
- What is the Timeline for the Project?
  - o We are in the Preliminary Plat stage and we are planning Entitlement end of 2025 and start construction first part of 2026. We will be going to Planning Commission and City Council
- Is this part of the Lafferty project?
  - o No it was not a part of the Lafferty but was a part of the Canyon Creek PUD.
- Nothing changes to the pond?
  - o We are adding a water quality to the area that feeds into the regional pond
- A drainage area by the RTD part of your development?
  - o No that pond will be removed when the development happens and it will be piped to the pond
- Has taken Lafferty 18 months to get started 18 months to get going?
  - o Lafferty entitlements started in 2020
- Was concerned that during the Lafferty project that neighbors had concerns and they were addressed through reports or part of the process. People want to know about roads, schools, playgrounds. Neighbors' concerns were pushed aside during the Lafferty project. Wants an open dialogue.
  - o We try to take all the input we receive and make the best plan we can with all the constraints with the site.
- Any parks or open spaces being provided?
  - o Park dedication was done with the Canyon Creek.
- RTD ROW be part of trail to Boulder?
  - o Response: Not sure and nothing we have seen. We are adjacent to the Town's spine trail system that is being built by the Canyon Creek 7 & 8 and Lafferty.
    - I will email any information that I get on the subject.
    - Sent email

- How many Units? Are they all the same?
  - o Response: We have different models and elevation
    - 3 different unit types, 3 different building types, 3 elevations
    - Farmhouse
    - Prairie
    - Mid-century modern
- What average sq ft of units?
  - o Response: 1500 sq ft
- He can hear big earth movers from construction on Lafferty.
- Are the KB Lights that are installed Dark Sky compliance?
  - o Response: Should be dark sky compliant. We are planning on dark sky light fixtures. Tri Pointe has worked in Dark Sky municipality and support the use of the features, and they will be provided in this community.
- Are one of you working with city council?
  - o Response: We are not in a discussion with the city council because we have an active application. We work with staff with questions if needed.
- Lafferty there were mine shaft issues, will you have to address anything similar?
  - o Response: Based on staff and CGS comments we work with our consultants that we are not building on mining areas. We will do final Geotech and don't anticipate any work other than need to
- Lafferty had issue with mine shaft and the pond?
  - o Response: Lafferty had to drain to the northwest which happen to have a mine shaft and they had to work on that design.

# CANYON CREEK FILING 11

## NEIGHBORHOOD MEETING

JUNE 12, 2025



# TEAM

## DEVELOPER

TRI POINTE HOMES

ALEX GINTER

## ENGINEER

LJA ENGINEERING

DAVID THEISEN

## PLANNER / LANDSCAPE ARCHITECT

TERRACINA DESIGN

ANTHONY FILES

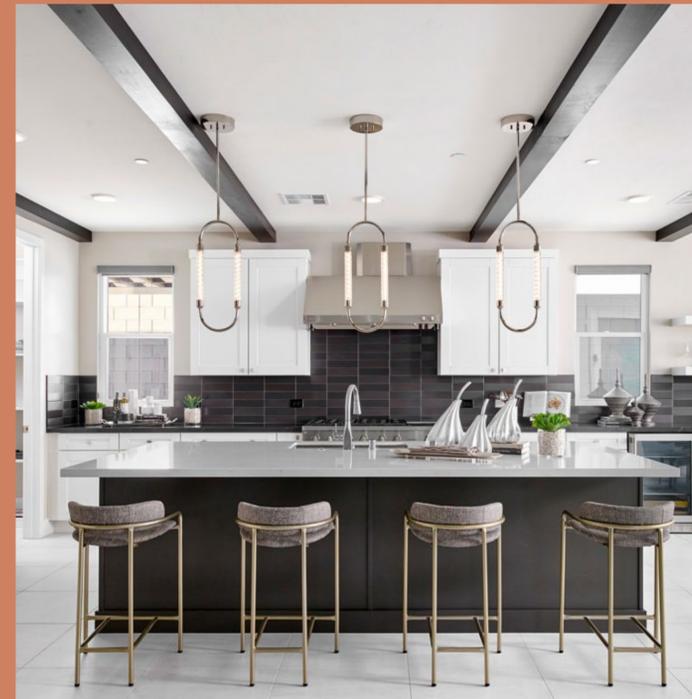
## TRAFFIC

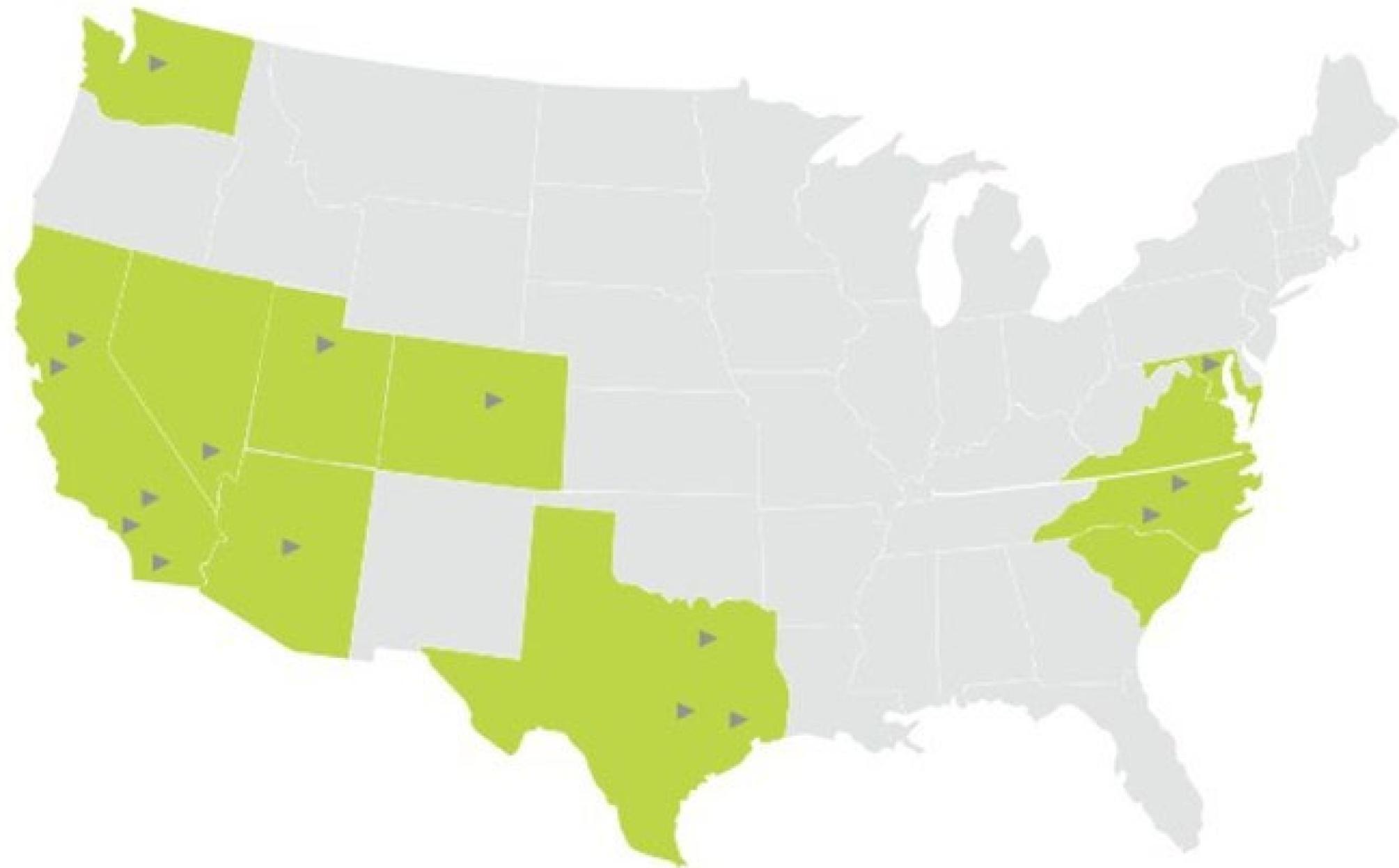
GALLOWAY

BRAIN HORAN

## ABOUT TRI POINTE HOMES

- We're a leading new home builder, known for setting trends and paving new paths forward. One of the nation's largest homebuilders, we create homes and neighborhoods that make a premium lifestyle possible for our customers—whatever their price point or life stage.
- Founded in **2009** in Southern California, Tri Pointe Homes has delivered nearly **80,000** homes to delighted homeowners since inception.
- Over the past 15+ years Tri Pointe has grown to 15 divisions, building homes in 11 states and the District of Columbia.
- Since 2012, Tri Pointe has delivered over 2,000 homes in Colorado, primarily in the Denver Metro Area.





**WEST**

- ▶ BAY AREA
- ▶ INLAND EMPIRE
- ▶ ORANGE COUNTY-LOS ANGELES
- ▶ SACRAMENTO
- ▶ SAN DIEGO
- ▶ ARIZONA
- ▶ LAS VEGAS
- ▶ WASHINGTON
- ▶ SALT LAKE

**CENTRAL**

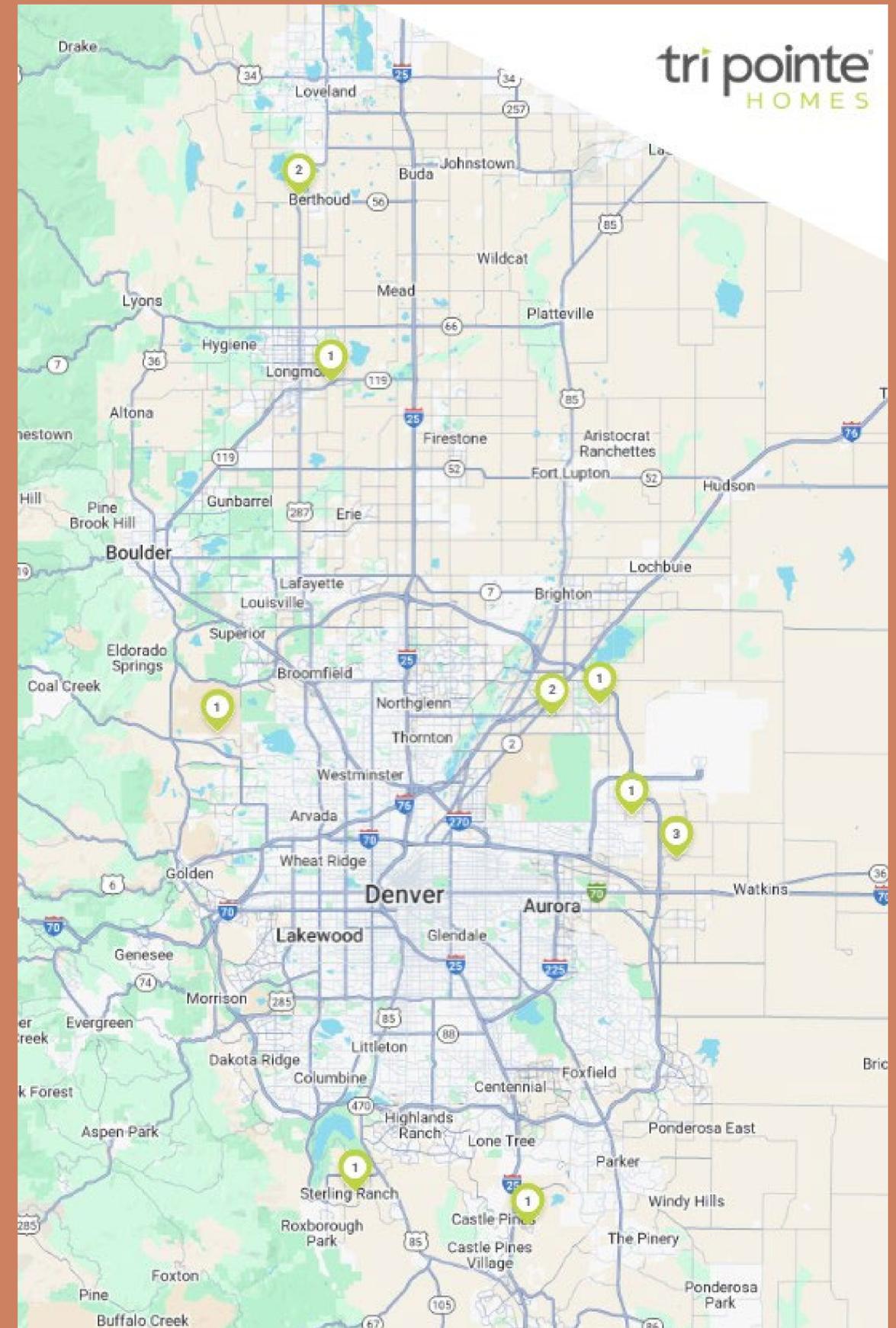
- ▶ AUSTIN
- ▶ DALLAS-FORT WORTH
- ▶ HOUSTON
- ▶ COLORADO

**EAST**

- ▶ DC METRO
- ▶ CHARLOTTE
- ▶ RALEIGH

# COLORADO DEVELOPMENTS

- Arvada
- Aurora
- Berthoud
- Castle Pines
- Commerce City
- Firestone
- Littleton
- Longmont





JASPER ROAD

ZONING:  
ER

ZONING:  
ESTATE RESIDENTIAL

WILDROSE  
DEVELOPMENT  
118 DU

UNION PACIFIC RAIL RD

JAY ROAD

CHEESMAN STREET

ZONING: RURAL RESIDENTIAL

ZONING:  
AGRICULTURE

ZONING:  
MEDIUM DENSITY  
RESIDENTIAL

ERIE  
ELEMENTARY

ERIE MIDDLE  
SCHOOL

**SITE**

LAFFERTY  
DEVELOPMENT  
126 DU

CANYON  
CREEK  
FILING 8  
88 DU

TOWN  
OF ERIE

N 119TH STREET

ZONING:  
SUBURBAN  
RESIDENTIAL

CANYON CREEK  
FILING 7  
106 DU

LOMBARDI STREET

NE COUNTY LINE ROAD

CREEKSIDE  
178 DU

REDHAWK  
ELEMENTARY

SUNWEST NORTH  
110 DU

ERIE COMMONS  
930 DU

CANYON CREEK  
1122 DU

RANCHWOOD  
FUTURE DEVELOPMENT  
288 DU







# QUESTIONS?



**TOWN OF ERIE  
AFFIDAVIT OF NOTICE POSTING**

**CANYON CREEK FILING 11 - NEIGHBORHOOD MEETING**



I, MIKE WEIHER, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10, – “UNIFIED DEVELOPMENT CODE AND DESIGN GUIDELINES,” AT LEAST 15 DAYS BEFORE THE SCHEDULED HEARING TO BE HELD ON THE 12TH DAY OF JUNE, 2025 A.D. THE PHOTO, ABOVE, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.



(SIGNATURE OF PERSON LISTED ABOVE)

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF Denver            )

ACKNOWLEDGED BEFORE ME THIS 28 DAY OF may, 2025 BY Mike Weiher  
AS Planner

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: may 06, 2026

  
NOTARY PUBLIC

MICHELLE ANDERSON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20064007283  
MY COMMISSION EXPIRES MAY 06, 2026

TOWN OF ERIE

AFFIDAVIT OF MAILING - PUBLIC HEARING NOTICE

I, ANTHONY FILES, as the applicant/representative for the CANYON CREEK FILING 11 PRELIMINARY PLAT (project name & application type), hereby attest that on this 28th day of MAY, 20 25, a true and correct copy of the Town of Erie Public Hearing Notice for the public hearing with the NEIGHBORHOOD MEETING (Planning Commission or Board of Trustees) scheduled for 6.12.2025 (public hearing date), marked as Exhibit "A" attached hereto and by reference incorporate herein, was mailed to those referenced in Exhibit "B" in accordance with the requirements of the Unified Development Code of the Town of Erie.

I further attest that the addresses shown in Exhibit "B" are true and correct addresses as determined from the records of the associated County Property Portal Records Search and that said Notices were placed in the United States Mail with the appropriate postage affixed thereon.

[Signature]  
Applicant/Representative's Signature

5/27/25  
Date

STATE OF COLORADO )  
 ) ss.  
COUNTY OF Denver )

ACKNOWLEDGED BEFORE ME THIS 28 DAY OF May, 20 25 BY  
ANTHONY FILES AS PLANNER

WITNESS MY HAND AND OFFICIAL SEAL:

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 06, 2026

MICHELLE ANDERSON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20064007283  
MY COMMISSION EXPIRES MAY 06, 2026

EXHIBIT B						
NAME	CAREOF	ADDRESS1	ADDRESS2	CITY	STATE	ZIPCODE
BAINBRIDGE JAMES LAWSON & WENDY		202 MCGREGOR CIR		ERIE	CO	80516
BLAIR HARVEY DEAN		12446 JAY RD		UNINCORPORATED	CO	80516
CACY NANCY JO		1329 MCGREGOR CIR		ERIE	CO	80516
DUBOIS PHILIP WAYNE		4215 124TH ST		UNINCORPORATED	CO	80516
EUSTON JEFFREY S & SHALEE SUMMERS-		154 MCGREGOR CIR		ERIE	CO	80516
GOODGION WILLIAM		1297 MCGREGOR CIR		ERIE	CO	80516
GUSTEK EDWARD J & ELIZABETH J		1233 MCGREGOR CIR		ERIE	CO	80516
HOGLUND DAVID & JILL LIVING TRUST		138 MCGREGOR CIR		ERIE	CO	80516
HUNT ROBERT ET AL		218 MCGREGOR CIR		ERIE	CO	80516
KB HOME COLORADO INC		7807 E PEAKVIEW AVE STE 300		CENTENNIAL	CO	80111
KOTLINSKI EDWARD P & BARBARA A		1375 MCGREGOR CR		ERIE	CO	80516
LAFFERTY CANYON METRO DISTRICT	C/O WHITE BEAR ANKELE TANAKA & WALDRON PC	2154 E COMMONS AVE STE 2000		CENTENNIAL	CO	80122
LARKIN KEVIN & JULIE		1201 MCGREGOR CIR		ERIE	CO	80516
LUCAS GREG		1383 MCGREGOR CR		ERIE	CO	80516
MAKI BRYAN & PATRICIA		170 MCGREGOR CR		ERIE	CO	80516
NORMAN STEVEN D & CYNTHIA S		1217 MCGREGOR CIR		ERIE	CO	80516
REGIONAL TRANSPORTATION DISTRICT	C/O PROPERTY TAX DEPT	1600 BLAKE ST		LAFAYETTE	CO	80202
SABIN KENT & LIGHT LAUREN		1281 MCGREGOR CR		ERIE	CO	80516
SCHNEIDER LEON D & LAURA A		1353 MCGREGOR CIRCLE		ERIE	CO	80516
SCHUH JOHN JOSEPH & NATALIE FRANCES RIZK		1249 MCGREGOR CIR		ERIE	CO	80516
SLAWTER ANDREW & KRISTEN		1431 MCGREGOR CIR		ERIE	CO	80516
SMITH AARON M & ABBY E		1345 MCGREGOR CIR		ERIE	CO	80516
STEWART KIMBERLY A & JANET M AGUIRRE		1369 MCGREGOR CR		ERIE	CO	80516
STRATUS CANYON CREEK LLC		1842 MONTANE DR E		ERIE	CO	80401
STRATUS STONEGATE LLC		1842 MONTANE DR E		ERIE	CO	80401
STREETER CARL & STEPHANIE		1313 MCGREGOR CR		ERIE	CO	80516
SUMMERS SHAYNE K		1265 MCGREGOR CR		ERIE	CO	80516
THOMPSON IAN & PAIGE ALBINIAK		186 MCGREGOR CIR		ERIE	CO	80516
TOWN OF ERIE		PO BOX 750		ERIE	CO	80516
TOWN OF ERIE		645 HOLBROOK	PO BOX 100	ERIE	CO	80515
WANG SUSAN REVOCABLE TRUST		1415 MCGREGOR CIR		ERIE	CO	80516
WILLOUGHBY GARDENIA		1399 MCGREGOR CIR		ERIE	CO	80516

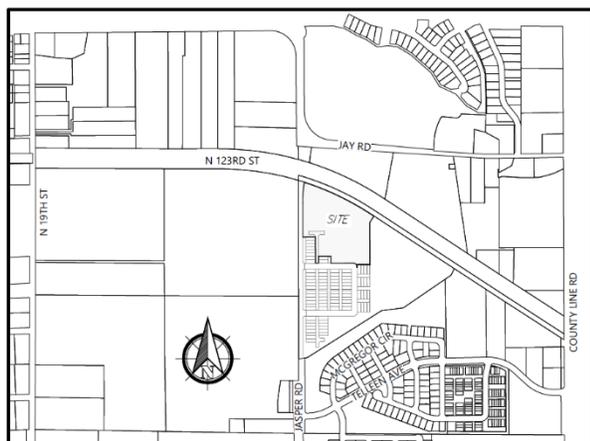


## NOTICE OF PUBLIC HEARING ERIE PLANNING COMMISSION

August 29, 2025

Notice is hereby given that the Erie Planning Commission will hold a Public Hearing on the following application:

- Applicant:** Stratus Canyon Creek LLC
- Project:** Canyon Creek Filing 11 – Preliminary Plat for 81 Townhome Units
- Legal Description:** Replat of Tracts L, N, and P, Canyon Creek Filing No. 8, Southeast ¼ of Section 13, Township 1 North, Range 69 West of the 6<sup>th</sup> P.M., Town of Erie, County of Boulder, State of Colorado.
- Location:** South of Jay Road, West of County Line Road, and East of Jasper Road/Lombardi Street.



- Planner:** Aly Burkhalter, Senior Planner
- Date/Time of Hearing:** September 17, 2025, 6:30 PM
- Location of Hearing:** Meetings are held in person in the Town Hall Board Room, 645 Holbrook Street, Erie, CO, unless otherwise noted on the Town’s website, [www.erieco.gov](http://www.erieco.gov) (scroll to the bottom of the page to “Events & Meetings”, select the “Planning Commission Meeting” in the box or click “View All” for more information, dates, and access to the agenda).
- Public Comment:** Public Comment can be given both in person and via Zoom (please see the Town Calendar at [www.erieco.gov](http://www.erieco.gov) for Zoom information).
- Information:** Copies of the application and support material for this project are on file with the Planning & Development Department and open for public inspection.

NOTICE OF PUBLIC HEARING  
ERIE PLANNING COMMISSION

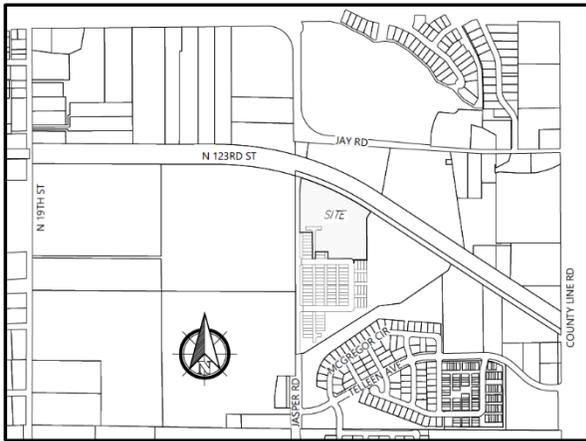
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Debbie Stamp  
Town Clerk

FOR QUESTIONS OR COMMENTS  
CONTACT TOWN OF ERIE PLANNING & DEVELOPMENT DEPARTMENT  
P.O. BOX 750, ERIE, CO 80516  
PHONE: (303) 926-2770

Please publish in the Colorado Hometown Weekly on Wednesday, August 27, 2025.  
Please send the affidavit of publication and billing to:

Town Clerk  
Town of Erie  
PO Box 750  
Erie, CO 80516

**TOWN OF ERIE  
AFFIDAVIT OF NOTICE POSTING**

Canyon Creek Filing 11 – Planning Commission



Jasper Road



Jay Road

I, CHASE SKELTON, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10, – "UNIFIED DEVELOPMENT CODE AND DESIGN GUIDELINES," AT LEAST 15 DAYS BEFORE THE SCHEDULED HEARING TO BE HELD ON THE 17 DAY OF SEPTEMBER, 2025\_ A.D. THE PHOTO, ABOVE, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.

*[Handwritten Signature]*

(SIGNATURE OF PERSON LISTED ABOVE)

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF Duinger            )

ACKNOWLEDGED BEFORE ME THIS 2 DAY OF September 2025 BY Chase Skelton  
AS Planner.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: May 06, 2026

*[Handwritten Signature]*  
NOTARY PUBLIC  
**MICHELLE ANDERSON**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20064007283  
MY COMMISSION EXPIRES MAY 06, 2026

TOWN OF ERIE

AFFIDAVIT OF MAILING - PUBLIC HEARING NOTICE

I, Chase Skelton, as the applicant/representative for the Canyon Creek Filing 11 (project name & application type), hereby attest that on this 27 day of August, 20 25, a true and correct copy of the Town of Erie Public Hearing Notice for the public hearing with the Planning Commission (Planning Commission or Board of Trustees) scheduled for September 17 (public hearing date), marked as Exhibit "A" attached hereto and by reference incorporate herein, was mailed to those referenced in Exhibit "B" in accordance with the requirements of the Unified Development Code of the Town of Erie.

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[Signature]  
Applicant/Representative's Signature

9/2/25  
Date

STATE OF COLORADO )  
 ) ss.  
COUNTY OF Denver )

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WITNESS MY HAND AND OFFICIAL SEAL:

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 06, 2026

MICHELLE ANDERSON  
NOTARY PUBLIC  
STATE OF COLORADO  
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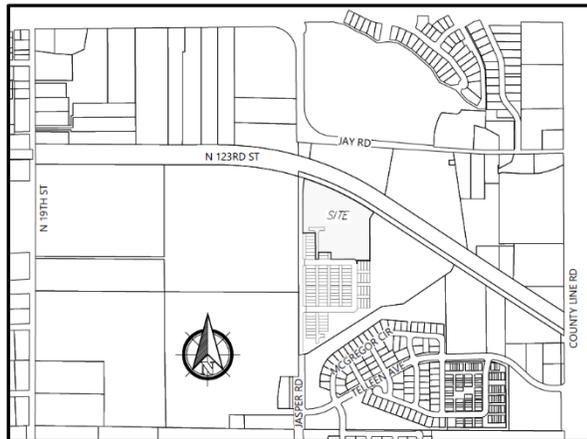


## NOTICE OF PUBLIC HEARING ERIE PLANNING COMMISSION

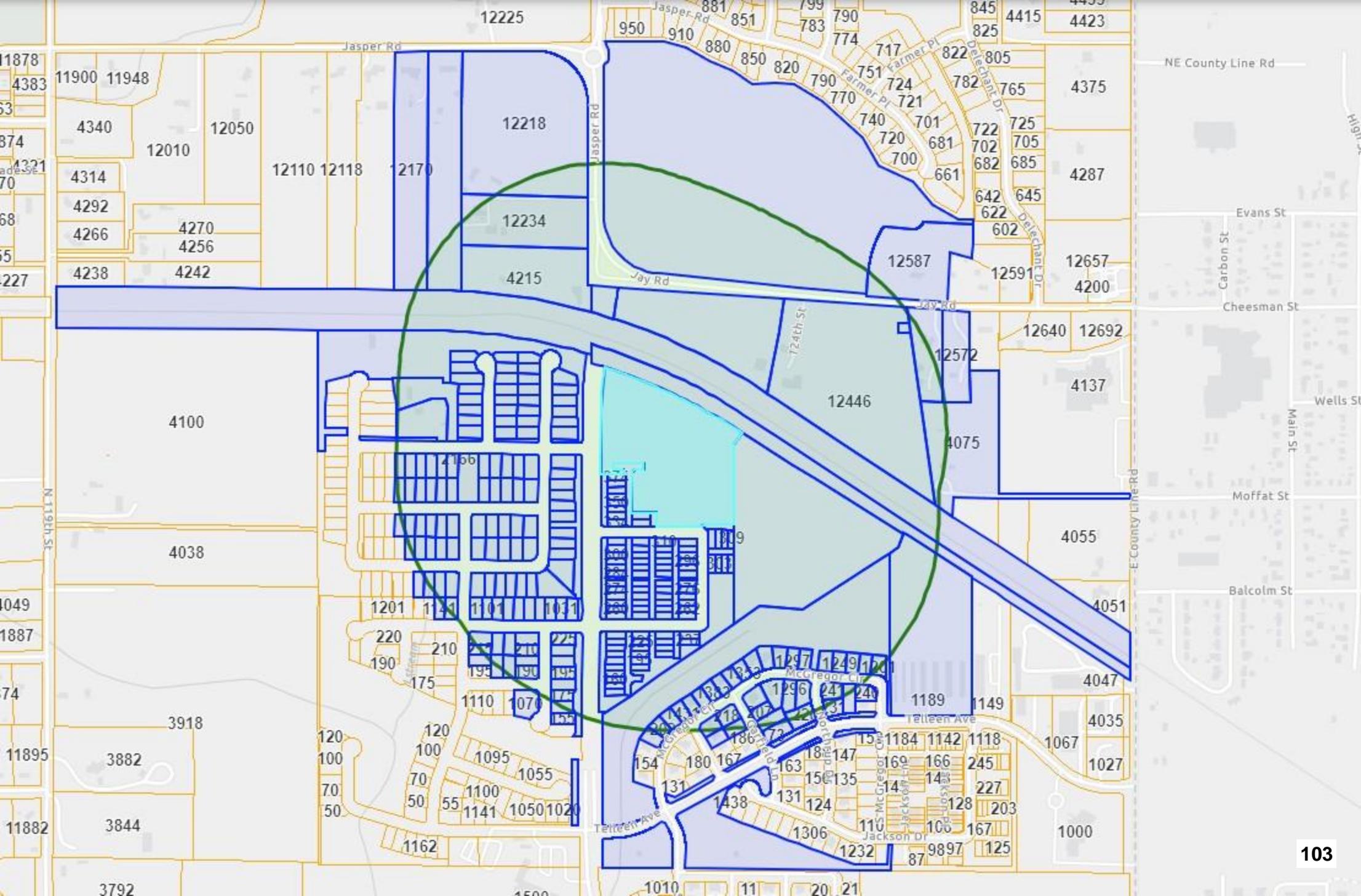
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**EXHIBIT B**

<b>Owner Name</b>	<b>Address 1</b>	<b>City</b>	<b>State</b>	<b>Area Code</b>
12050 JASPER RD LLC	1101 LA FARGE AVE	LOUISVILLE	CO	80027
ABBATE JEFFREY JOSEPH & BROOKE MICHELLE	710 MEADOWLARK DR	ERIE	CO	80516
ALSAI HASSAN EZZEDDINE	783 ROSEVINE LN	ERIE	CO	80516
ASPIRE HOLDINGS LLC	1391 ELK VIEW RD	LARKSPUR	CO	80118
BAINBRIDGE JAMES LAWSON & WENDY	202 MCGREGOR CIR	ERIE	CO	80516
BALA ASHWIN D & JESSICA M	662 DELECHAT DR	ERIE	CO	80516
BALLARD JOSHUA A & TAMELLA B	180 LISTER WY	ERIE	CO	80516
BLAIR HARVEY DEAN	12446 JAY RD	ERIE	CO	80516
BO DO CO LLC	PO BOX 129	ERIE	CO	80516
BOILER JOSEPH R & JENNIFER L	782 ROSEVINE LN	ERIE	CO	80516
BOLINGER TRAVIS & AMANDA	167 LISTER WAY	ERIE	CO	80516
BRADY MICHAEL S & HOLLYANNE N	183 LISTER WAY	ERIE	CO	80516
BRECHEISEN MYRNA B LIVING TRUST	12218 JASPER RD	ERIE	CO	80516
BUDD CHAD WILLIAM & BRANDI JEAN STUHR	810 MEADOWLARK DR	ERIE	CO	80516
BUYS ADAM & DANIELLE	745 DELECHANT DR	ERIE	CO	80516
CACY NANCY JO	1329 MCGREGOR CIR	ERIE	CO	80516
CARLSON BRIAN J & KELLY M	4100 N 119TH ST	LAFAYETTE	CO	80026
CARNEY-MOGAN RYAN PATRICK & MUTSUMI IKEDA	850 MEADOWLARK DR	ERIE	CO	80516
COCHA LUIS M & NORA M	241 NORTHRUP DR	ERIE	CO	80516
COLO-WYO GAS CO, C/O c/o WESTGATE LAND	1225 17TH ST STE 2100	DENVER	CO	80202
COMER FRANK W III & JEANETTE E NAKAMURA	802 DELECHANT DR	ERIE	CO	80516
DANIEL JULIE M	4256 N 119TH ST	LAFAYETTE	CO	80026
DHATT HARSHDEEP SINGH	170 GARFIELD LN	ERIE	CO	80516
DIBROWA MIGUEL REV TRUST	709 FARMER PL	ERIE	CO	80516
DUBOIS CYNTHIA G	4215 124TH ST	ERIE	CO	80516
DYHDALO ALEXANDER	199 LISTER WAY	ERIE	CO	80516
EGGEMEYER KAYLA & JACOB	202 GARFIELD LN	ERIE	CO	80516
EMERSON-HINES SUZANNE E & ORVILLE LEE HINES	12548 JAY RD	ERIE	CO	80516
ERIE FIELDS LLC	474 S TAYLOR AVE UNIT B	LOUISVILLE	CO	80027
ERIE HOLDINGS LLC	PO BOX 247	EASTLAKE	CO	80614
ERTLE KYLE ELLIOTT & ANNA MARIE	761 MEADOWLARK DR	ERIE	CO	80516
ESQUIBEL STEPHANIE	160 LISTER WAY	ERIE	CO	80516
EUSTON JEFFREY S & SHALEE SUMMERS-	154 MCGREGOR CIR	ERIE	CO	80516
EVANS-BROWN RHYS JAMES & BETHANY MARIE	751 MEADOWLARK DR	ERIE	CO	80516
FAISON CHRISTOPHER LANE & AMANDA KAY	691 MEADOWLARK DR	ERIE	CO	80516
FITZGERLAND MICHAEL	4292 N 119TH ST	LAFAYETTE	CO	80026
FITZPATRICK PEGGY K	682 DELECHANT DR	ERIE	CO	80516
FORSHEE FAMILY REV LIV TRUST	930 MEADOWLARK DR	ERIE	CO	80516
FRANKLIN KRISTOPHER R & JUSTIN B YOST	805 DELECHANT DR	ERIE	CO	80516
GARCIA STEVE A & YOLANDA M	221 GARFIELD LN	ERIE	CO	80516
GERARDI NANCY NEITENBACH	11948 JASPER RD	ERIE	CO	80516
GOLDEN JAMES	189 GARFIELD LN	ERIE	CO	80516
GOODGION WILLIAM	1297 MCGREGOR CIR	ERIE	CO	80516
GREEN DAVID W & APRIL D	725 DELECHANT DR	ERIE	CO	80516
GREIN HUNTER D & SARA A	665 DELECHANT DR	ERIE	CO	80516
GULAS MAUREEN N	721 MEADOWLARK DR	ERIE	CO	80516
GUSTEK EDWARD J & ELIZABETH J	1233 MCGREGOR CIR	ERIE	CO	80516
HAKIMI MICHAEL DAVID & TRACY DIANN	890 MEADOWLARK DR	ERIE	CO	80516
HALLORAN JOHN PAUL & HEATHER LEILANI	780 MEADOWLARK DR	ERIE	CO	80516
HANSEN SARAH TULLY & NILS M	702 DELECHANT DR	ERIE	CO	80516
HARBESON DAVID SCOTT & CELESTE SAUNDEL	870 MEADOWLARK DR	ERIE	CO	80516
HEDRICK CARLA SHANE	711 MEADOWLARK DR	ERIE	CO	80516
HEISTERMANN JUSTIN & TYSON BRQAWLEY	230 MCGREGOR CIR	ERIE	CO	80516
HIGH CHAPARRAL LIVING TRUST	645 DELECHANT DR	ERIE	CO	80516
HOFFINE LIVING TRUST	825 DELECHANT DR	ERIE	CO	80516
HOGLUND DAVID & JILL LIVING TRUST	138 MCGREGOR CIR	ERIE	CO	80516
HOROVITZ ANDREW K & JODEE L GOODWIN-HOROVITZ	1280 MCGREGOR CR	ERIE	CO	80516

HUNT ROBERT ET AL	218 MCGREGOR CIR	ERIE	CO	80516
ILKO WILLIAM M & VICKIE	12962 JAY RD	ERIE	CO	80516
INGEBRETSON ERIC ROBERT & EMBER MARIE	760 MEADOWLARK DR	ERIE	CO	80516
J & J ELKE TRUST	4038 N 119TH ST	LAFAYETTE	CO	80026
JENSEN ROY & DIXIE C	231 NORTHRUP DR	ERIE	CO	80516
JOHNSON SCOTT D	4340 N 119TH ST	LAFAYETTE	CO	80026
JONES THOMAS M & SHELLY	740 9TH ST	BOULDER	CO	80302
JONES THOMAS M & SHELLY	3918 N 119TH ST	LAFAYETTE	CO	80026
JONES TIMOTHY A	12134 JASPER RD	ERIE	CO	80516
JORDAN MARJORIE L TRUST	867 QUINTANA LANE	ERIE	CO	80516
KB HOME COLORADO INC	7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111
KELLEY KEVIN JOHN & RONDA KAY	730 MEADOWLARK DR	ERIE	CO	80516
KIDD KEVIN D & EMILY A HARPER	642 DELECHANT DR	ERIE	CO	80516
KING DAVID RANDALL & JAMIE LEE	880 MEADOWLARK DR	ERIE	CO	80516
KIRK FAMILY TRUST	860 MEADOWLARK DR	ERIE	CO	80516
KOTLINSKI EDWARD P & BARBARA A	1375 MCGREGOR CR	ERIE	CO	80516
KOVELESKI GARY ALBERTO & KASIE LAUREN ET AL	920 MEADOWLARK DR	ERIE	CO	80516
KRAMER JACK P REVOCABLE TRUST	740 MEADOWLARK DR	ERIE	CO	80516
KRUGER MEGAN	4242 N 119TH ST	LAFAYETTE	CO	80026
KUCERA PAUL A & MICHELL L	186 GARFIELD LN	ERIE	CO	80516
KUHN TIMOTHY RAY & SOPHIA ALEXANDRA HINOJOSA	790 MEADOWLARK DR	ERIE	CO	80516
KUPFER JEFFREY H & NICOLE R CHANDONNET	218 GARFIELD LN	ERIE	CO	80516
KURZ ALEX BRANDON & KELLY SUE	800 MEADOWLARK DR	ERIE	CO	80516
LAFFERTY CANYON METRO DISTRICT C/O WHITE BEAR	2154 E COMMONS AVE STE 2000	CENTENNIAL	CO	80122
LAMBRECHT KELSEY & MICHAEL MAHONEY	12590 JAY RD	ERIE	CO	80516
LARKIN KEVIN & JULIE	1201 MCGREGOR CIR	ERIE	CO	80516
LCF1 LLC	2420 W 26TH AVE D-480	DENVER	CO	80211
LECY DENNIS A & REBECCA A	1312 MCGREGOR CR	ERIE	CO	80516
LEGER CHRISTOPHER ALEXANDER & ANN LEIGH	725 FARMER PL	ERIE	CO	80516
LITTLEFIELD AARON ET AL	705 DELECHANT DR	ERIE	CO	80516
LOITZ SCOTT ALAN & MARGARET MARIE	782 FOXGLOVE ST	ERIE	CO	80516
LOST CREEK FARMS HOME OWNERS ASSOC	7100 BROADWAY STE 5H	DENVER	CO	80221
LUCAS GREG	1383 MCGREGOR CR	ERIE	CO	80516
MAKI BRYAN & PATRICIA	170 MCGREGOR CR	ERIE	CO	80516
MANCHESTER EARL BARTON & JENNIFER MICHELLE	12110 JASPER RD	ERIE	CO	80516
MAXWELL FAMILY TRUST FBO DAVID G GERARDI	11948 JASPER RD	ERIE	CO	80516
MCMORRAN BRANDON LEE & LINDSEY MAXINE	651 MEADOWLARK DR	ERIE	CO	80516
MCNAMARA TIMOTHY PATRICK & ANN CHRISTINE	851 MEADOWLARK DR	ERIE	CO	80516
MILLER CHERYL A	822 DELECHANT DR	ERIE	CO	80516
MONTGOMERY JOINT REVOCABLE TRUST	173 GARFIELD LN	ERIE	CO	80516
MOORE TIMOTHY J	542 N HIGHWAY 292	LAS CRUCES	NM	88005
MORALES LARRY LEE & OFELIA	681 MEADOWLARK DR	ERIE	CO	80516
MORGAN R BRUCE & CYNTHIA L	4375 E COUNTY LINE RD	ERIE	CO	80516
MUIR ROY B	13650 N FRONTAGE RD SPC 628	YUMA	AZ	85367
NAYTEN LOBSANG ET AL	240 MCGREGOR CIR	ERIE	CO	80516
NELSON STEVEN J & WENDY ELIZABETH	171 MCGREGOR CIR	ERIE	CO	80516
NEWMAN MICHAEL ROBERT & KATIE NICOLE	701 MEADOWLARK DR	ERIE	CO	80516
NEWMAN VICKI	12166 JAY RD	ERIE	CO	80516
NORCROSS GREGORY RAYMOND ET AL	12608 JULIAN ST	BROOMFIELD	CO	80020
NORMAN STEVEN D & CYNTHIA S	1217 MCGREGOR CIR	ERIE	CO	80516
NOY SOTHAL & VERA SUM	661 MEADOWLARK DR	ERIE	CO	80516
OBRIEN DANIEL JOSEPH & TAMBRIA DAWN	960 MEADOWLARK DR	ERIE	CO	80516
OLIVER RICHARD E & DEBORAH L	PO BOX 1107	ERIE	CO	80516
PATT JEREMY J & AMY CLARE	732 FARMER PL	ERIE	CO	80516
PEMBLETON REBECCA ANN & GARY LEE	717 FARMER PL	ERIE	CO	80516
PHILLIPS FAMILY REVOCABLE TRUST	602 DELECHANT DR	ERIE	CO	80516
POHLMANN REVOCABLE TRUST	12010 JASPER RD	ERIE	CO	80516
PUBLIC SERVICE CO OF COLORADO - XCEL C/O	PO BOX 1979	DENVER	CO	80201
PUGH CHARLES R ET AL	12234 JAY RD	ERIE	CO	80516

RAMESBOTHAM LINDA M	4075 E COUNTY LINE RD	ERIE	CO	80516
RAMIREZ MICHAEL D & NICK B MANGELS	1296 MCGREGOR CR	ERIE	CO	80516
REBILLOT DYLAN & KATIE	700 MEADOWLARK DR	ERIE	CO	80516
REGIONAL TRANSPORTATION DISTRICT C/O PROPERTY	1600 BLAKE ST	DENVER	CO	80202
REID KRISTIN H & KESA RENE WILSON	153 MCGREGOR CIR	ERIE	CO	80516
RENNICK BRITTON & JOSHUA RENNICK JR	622 DELECHANT DR	ERIE	CO	80516
RESURRECTION CHURCH INC	PO BOX 19194	BOULDER	CO	80308
REYES OSCAR R JR & ROSELLA D	207 GARFIELD LN	ERIE	CO	80516
RHODES GLEN M & SUSAN P	220 NORTHRUP DR	ERIE	CO	80516
ROACH CARL	1290 OLIVE ST	DENVER	CO	80220
ROMERO HERMAN	12198 JASPER RD	ERIE	CO	80516
RYAN NOEL R III REV TRUST ET AL	765 DELECHANT DR	ERIE	CO	80516
SABIN KENT & LIGHT LAUREN	1281 MCGREGOR CR	ERIE	CO	80516
SALACAIN JAMES & REYNE	782 DELECHANT DR	ERIE	CO	80516
SALAS FERNANDO ANDRES DELGADO ET AL	785 DELECHANT DR	ERIE	CO	80516
SCHLOTE SHIRLEY A	4266 N 119TH ST	LAFAYETTE	CO	80026
SCHNEIDER LEON D & LAURA A	1353 MCGREGOR CIRCLE	ERIE	CO	80516
SCHNIREL MARK PETER & AMANDA SUE	716 FARMER PL	ERIE	CO	80516
SCHROEDER ROBIE LEE ET AL	720 MEADOWLARK DR	ERIE	CO	80516
SCHUH JOHN JOSEPH & NATALIE FRANCES RIZK	1249 MCGREGOR CIR	ERIE	CO	80516
SEAWARD STEIG WILLIAM & JONI LYNN	142 BAXTER FARM LN	ERIE	CO	80516
SHAHER DANIEL JAMES ET AL	774 ROSEVINE LN	ERIE	CO	80516
SHRESTHA DINESH & JYOTI LAXMI	775 ROSEVINE LN	ERIE	CO	80516
SHRESTHA PREM KUMAR ET AL	790 FOXGLOVE ST	ERIE	CO	80516
SHULER SANDRA I & MICHAEL J	4238 N 119TH ST	LAFAYETTE	CO	80026
SISK RICHARD L & JILL GRAHAM	12118 JASPER RD	ERIE	CO	80516
SLAWTER ANDREW & KRISTEN	1431 MCGREGOR CIR	ERIE	CO	80516
SMITH AARON M & ABBY E	1345 MCGREGOR CIR	ERIE	CO	80516
SNEDDON BRYN & TYFFANI	770 MEADOWLARK DR	ERIE	CO	80516
SPACE KELLI LEIGH & MICHAEL LEE	900 MEADOWLARK DR	ERIE	CO	80516
ST VRAIN VALLEY SCHOOL DISTRICT RE-1J	395 S PRATT PKWY	LONGMONT	CO	80501
STAGE TREVOR & LISA CROWE	131 MCGREGOR CIR	ERIE	CO	80516
STEIN JOSHUA D & DANA B	762 DELECHANT DR	ERIE	CO	80516
STEVENS BONNIE L	4423 E COUNTY LINE RD	ERIE	CO	80516
STEWART KIMBERLY A & JANET M AGUIRRE	1369 MCGREGOR CR	ERIE	CO	80516
STRATUS CANYON CREEK LLC	1842 MONTANE DR E	GOLDEN	CO	80401
STREETER CARL & STEPHANIE	1313 MCGREGOR CR	ERIE	CO	80516
SUMMERS SHAYNE K	1265 MCGREGOR CR	ERIE	CO	80516
SUTHERLAND DAN & VIVIAN	4270 N 119TH ST	LAFAYETTE	CO	80026
SWANSON DEREK ROBERT & STACY MARIE	671 MEADOWLARK DR	ERIE	CO	80516
TANDUKAR OM DAS & MEETA GURAGYIN	215 LISTER WAY	ERIE	CO	80516
TEBO STEPHEN D	PO BOX T	BOULDER	CO	80306
THOMPSON IAN & PAIGE ALBINIAK	186 MCGREGOR CIR	ERIE	CO	80516
TI RESIDENTIAL LLC C/O TAX DEPT GM&A	10 INVERNESS DR EAST UNIT	ENGLEWOOD	CO	80112
TOWN OF ERIE	PO BOX 750	ERIE	CO	80516
TROWBRIDGE DAVID LINZY & MEREDITH LEPORATI	940 MEADOWLARK DR	ERIE	CO	80516
TRUJILLIO JOSEPH CAMILO ET AL	137 MCGREGOR CIR	ERIE	CO	80516
TWINING CHRISTINE ILENE & PETER CAPLES	750 MEADOWLARK DR	ERIE	CO	80516
TWO FRIENDS AND SOME KIDS INC C/O PAMELA	31516 W 217TH ST	SPRING HILLS	KS	66083
UNKNOWN OWNER OF RECORD C/O NANCY GERARDI	11948 JASPER RD	ERIE	CO	80516
VALENTINE JESS	12589 JAY RD	ERIE	CO	80516
VAN GENT KURTIS P & BRITTNEY A FAMILY TRUST	722 DELECHANT DR	ERIE	CO	80516
VERRIPS CHRISTOPHER & LAURA	1222 MCGREGOR CIR	ERIE	CO	80516
WANG SUSAN REVOCABLE TRUST	1415 MCGREGOR CIR	ERIE	CO	80516
WANGDU TSERING & PENPA LHAMO	820 MEADOWLARK DR	ERIE	CO	80516
WARNER KRISTINA S & STEVEN DUNCAN	771 MEADOWLARK DR	ERIE	CO	80516
WEDMARK KYLE ANDREW & SARAH DENAPOLI	708 FARMER PL	ERIE	CO	80516
WEISER ZULA & ATTILA JR	950 MEADOWLARK DR	ERIE	CO	80516
WHEAT MARK A & DONNA J	PO BOX 41	LAFAYETTE	CO	80026

WHITE ALFRED J JR & LAURA ELIZABETH	910 MEADOWLARK DR	ERIE	CO	80516
WILDROSE COMMUNITY ASSOCIATION INC MSI LLC	11002 BENTON ST	WESTMINSTER	CO	80020
WILLERT ROBIN J	4314 N 119TH ST	LAFAYETTE	CO	80026
WILLOUGHBY GARDENIA	1399 MCGREGOR CIR	ERIE	CO	80516
YOUNG-TAN FAMILY TRUST	841 MEADOWLARK DR	ERIE	CO	80516
ZHAO YINGYING & TIAN MING SHI	685 DELECHANT DR	ERIE	CO	80516
ZILIS PAUL & KIMBERLY	12170 JASPER RD	ERIE	CO	80516
CURRENT RESIDENT	1021 MOURNING DOVE AVE	ERIE	CO	80516
CURRENT RESIDENT	1061 MOURNING DOVE AVE	ERIE	CO	80516
CURRENT RESIDENT	254 NIGHTHAWK ST	ERIE	CO	80516
CURRENT RESIDENT	260 NIGHTHAWK ST	ERIE	CO	80516
RED HAWK ELEMENTARY SCHOOL	1500 TELLEEN AVE	ERIE	CO	80516
ST VRAIN VALLEY SCHOOL DISTRICT RE-1J	395 S PRATT PKWY	LONGMONT	CO	80501

NOTICE OF PUBLIC HEARING  
ERIE PLANNING COMMISSION

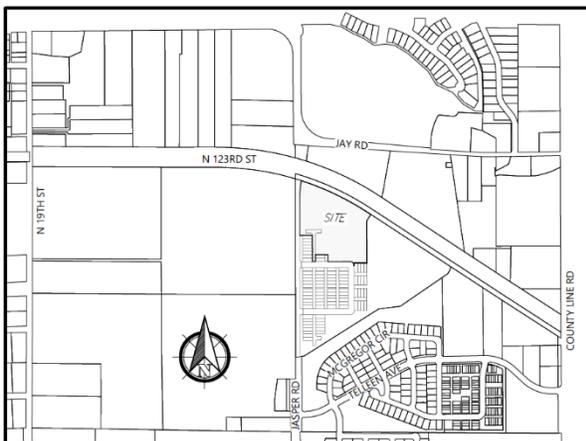
Notice is hereby given that the Erie Planning Commission will hold a Public Hearing on the following application:

Applicant: Stratus Canyon Creek LLC

Project: Canyon Creek Filing 11 – Preliminary Plat for 81 Townhome Units

Legal Description: Replat of Tracts L, N, and P, Canyon Creek Filing No. 8, Southeast ¼ of Section 13, Township 1 North, Range 69 West of the 6th P.M., Town of Erie, County of Boulder, State of Colorado

Location: South of Jay Road, West of County Line Road, and East of Jasper Road/Lombardi Street.



Planner: Aly Burkhalter, Senior Planner

Date/Time of Hearing: September 17, 2025, 6:30 PM

Hearing Location: Meetings are held in person in the Town Hall Board Room, 645 Holbrook Street, Erie, CO unless otherwise noted on the Town's website, [www.erieco.gov](http://www.erieco.gov) (scroll to the bottom of the page to "Events & Meetings", select the "Planning Commission Meeting" in the box or click "View All" for more information, dates, and access to the agenda).

Public Comment: Public Comment can be given both in person and via Zoom (please see the Town Calendar at [www.erieco.gov](http://www.erieco.gov) for Zoom information).

Information: Copies of the application and support material for this project are on file with the Planning & Development Department and open for public inspection.

Debbie Stamp  
Town Clerk

FOR QUESTIONS OR COMMENTS  
CONTACT TOWN OF ERIE PLANNING & DEVELOPMENT DEPARTMENT  
P.O. BOX 750, ERIE, CO 80516  
PHONE: (303) 926-2770

Please publish in the Colorado Hometown Weekly on Wednesday, August 27, 2025.  
Please send the affidavit of publication and billing to:

Town Clerk  
Town of Erie  
PO Box 750  
Erie, CO 80516

**From:** [Classifieds Main](#)  
**To:** [Melinda Helmer](#)  
**Subject:** Re: FW: Notice of Publication – Canyon Creek Filing 11 Preliminary Plat (PP-001731-2024)  
**Date:** Tuesday, August 26, 2025 9:13:46 AM  
**Attachments:** [image001.png](#)  
[image001.png](#)

**External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yeah it's \$87.12

On Tue, Aug 26, 2025 at 9:10 AM Melinda Helmer <[mhelmer@erieco.gov](mailto:mhelmer@erieco.gov)> wrote:

Hey JD,

Can you provide a cost for this publication for our records? (ad#2130385)

Thank you,



**Melinda Helmer, CMC** | Business Operations Coordinator  
Town of Erie | Planning & Development  
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516  
Cell: 720-745-1062

<https://www.erieco.gov/108/Planning-Development> | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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**From:** Classifieds Main <[classifieds@prairiemountainmedia.com](mailto:classifieds@prairiemountainmedia.com)>  
**Sent:** Thursday, August 21, 2025 11:45 AM  
**To:** Anna Ziegler <[aziegler@erieco.gov](mailto:aziegler@erieco.gov)>  
**Subject:** Re: Notice of Publication – Canyon Creek Filing 11 Preliminary Plat (PP-001731-2024)

**External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is scheduled for Aug 27 in the CHW, ad#2130385

JD

On Thu, Aug 21, 2025 at 11:31 AM Anna Ziegler <[aziegler@erieco.gov](mailto:aziegler@erieco.gov)> wrote:

Good morning,

The attached notice needs to publish in the Colorado Hometown Weekly on Wednesday, August 27, 2025.

Please let me know if you need anything further.

Thank you,

**Anna Ziegler** | Administrative Specialist  
*Planning & Development*



Town of Erie

645 Holbrook Street | P.O. Box 750 | Erie, CO 80516

Phone: 303.926.2770

<https://www.erieco.gov/108/Planning-Development> | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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## Planning Commission

**Board Meeting Date: 9/17/2025**

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**File #:** 25-508, **Version:** 1

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**SUBJECT:**

Overview of Town Plans

**DEPARTMENT:** Planning & Development

**PRESENTER(S):** Kelly Driscoll, Planning Manager  
Josh Campbell, AICP, Senior Strategic Planner

**TIME ESTIMATE:** 0 minutes

**POLICY ISSUES:**

At the September 3 meeting, Planning Commission requested more information on the Town's strategic and long-range plans.

**STAFF RECOMMENDATION:**

Informational item.

**SUMMARY/KEY POINTS**

Planning Commission requested an overview of the various Town plans.

**BACKGROUND OF SUBJECT MATTER:**

The Comprehensive Plan is an overarching guide for development, services, and lived experience in the Town. The document establishes a vision, values, and policies, with action items that set forth implementation of the Town's vision.

The Planning Commission was extensively involved throughout the 18-month plan development process, reviewing work products and discussing in-depth at nine meetings throughout plan development. The Commission considered Elevate Erie at their September 18, 2024, meeting. Planning Commission voted unanimously to pass resolution P24-14 recommending that Town Council approve the 2024 update to the 2015 Town of Erie Comprehensive Plan, Known as Elevate Erie. Town Council considered the recommendation of Planning Commission at their October 8, 2024, meeting ultimately adopting the Plan update in a 4-2 vote.

Elevate Erie does not change the zoning for any property, nor does it automatically allow

development types shown on the Future Land Use Map. In many cases, entitlements (rezonings, platting, site plan, etc.) would be necessary to allow development. These entitlement proceedings include neighborhood meetings and public hearings at Planning Commission and Town Council.

As a guiding document, the policies within the Comprehensive Plan are meant to provide direction to decision makers and staff alike as they review development, prioritize investments, and deliver infrastructure improvements. This direction also serves as the basis for more specific strategic plans and technical documents that implement the plan, like the Unified Development Code (UDC), Water Supply Plan, Transportation and Mobility Plan, or the Parks, Recreation, Open Space and Trails Plan (PROST) among others.

A list of Town plans, with links to the plans, can be found on the website <https://www.erieco.gov/526/Strategic-Plans>. The types of plans include:

- **Strategic plans**, sometimes called long-range plans, tend to have a longer planning timeframe. These plans anticipate future needs and challenges based on data while outlining strategies to achieve the long-term community-driven vision.
- **Area Plans** cover smaller geographic areas such as neighborhoods or corridors and set policy and actions to address specific needs related to transportation, housing, economic development, parks, etc.
- **Technical Documents** include detailed assessments of operations or infrastructure systems (i.e. emergency response, wastewater, water, drainage) or focused topic areas (i.e. public art, historic preservation).
- **Implementation Documents** are regulatory tools that guide development and the built environment to execute the vision of strategic plans.

Attachment one illustrates the relationships between plans, and categories of plans. Attachment two provides an overview of plans including: description/purpose, lead department, year of last update, and next estimated update.

**TOWN COUNCIL PRIORITY(S) ADDRESSED:**

- Attractive Community Amenities
- Engaged and Diverse Community
- Prosperous Economy
- Well-Maintained Transportation Infrastructure
- Small Town Feel
- Safe and Healthy Community
- Effective Governance
- Environmentally Sustainable
- Fiscally Responsible

**ATTACHMENT(S):**

1. Plan Relationship Diagram
2. Plans Overview

# Elevate Erie Comprehensive Plan



STRATEGIC PLAN				
PLAN	DEPARTMENT	DESCRIPTION/PURPOSE	LAST UPDATE	NEXT UPDATE
Airport Strategic Plan	Economic Development	The Airport Strategic Plan is to assess the Airport's existing and future role and to provide direction and guidance related to the short and long term development.	2016	2031
Facilities Strategic Plan	Facilities	The purpose of the Facilities Strategic Plan is to identify inefficiencies in space usage and functionality, space deficiencies, and long term maintenance needs for each facility.	2021	TBD - Est 2027
Parks Recreations Open Space Trails Plan (PROST)	Parks & Rec	PROST serves as a strategic guide to enhance, expand, and sustain Erie's parks, recreation, open space, and trails system.	2025	2036
Police Department Strategic Plan	Police	The Police Department's Strategic Plan guides activities, focuses efforts, and directs budget decisions.	2025	2030
Sustainability Strategic Plan	Environmental Services	The Sustainability Plan focuses on opportunities that directly enhance the Town's overall sustainability by leveraging resources, including those available at a state and county level, and supplementing those resources where necessary to ensure equitable access to sustainability measures across the whole community.	2025	2026
Transportation Mobility Plan (TMP)	Public Works	The TMP identifies a comprehensive and fiscally constrained prioritized project list, organized by short, medium, and long term projects, which provides a clear roadmap for implementation.	2024	2029

AREA PLAN				
PLAN	DEPARTMENT	DESCRIPTION/PURPOSE	LAST UPDATE	NEXT UPDATE
Downtown Redevelopment Framework Plan	Planning & Development	The Downtown Redevelopment Framework Plan is to identify specific components within the Plan Influence Area and suggest possible physical improvements as well as planning and redevelopment strategies that will guide and inform redevelopment opportunities and future public improvements.	2016	TBD
Historic Old Town Neighborhood Plan	Planning & Development	Neighborhood plans are community-driven, based on a shared vision and sets goals and strategies for the next 5-10 years.	NA	2027 (estimate)
Town Center Plan	Planning & Development	The Town Center Plan provides a framework of development on a 145 acres that exists at the northwest corner of Erie Parkway and County Line Road.	2020	2026 (estimate)

IMPLEMENTATION DOCUMENTS				
PLAN	DEPARTMENT	DESCRIPTION/PURPOSE	LAST UPDATE	NEXT UPDATE
Building Code	Planning & Development	The Building Code provides a set of rules and standards that specify minimum requirements for the design, construction, alteration, materials, safety and occupancy of buildings and structures.	2021	TBD
Capital Improvement Plan	Finance	The Capital Improvement Plan provides a framework of major capital projects envisioned in Erie in the coming years.	2025	2026
Mixed Use Development Guide	Parks & Recreation	The Mixed Use Development Guide provides an overview of the parks and open space vision for the Town of Erie with particular relevance to mixed-use development.	2024	2029
Standards and Specifications	Public Works	The Standard and Specifications are to be used on design and construction work performed within the Town of Erie.	2025	2026
Town Budget	Finance	The Town Budget reflects the Town's priorities and provides funding to achieve those priorities.	2024	2025
Unified Development Code	Planning & Development	The UDC contain the Town's subdivision and zoning regulations and the land use applications processes that are required for development within Erie.	2022	2027 (estimate)

TECHNICAL DOCUMENTS				
PLAN	DEPARTMENT	DESCRIPTION/PURPOSE	LAST UPDATE	NEXT UPDATE
Coal Creek Conceptual Design Report	Public Works	The Coal Creek Conceptual Design Report provides a plan for improvements in increasing channel capacity, reduce flood risk at adjacent properties, address channel erosion, provide long term channel stability, enhance the open space corridor for public use and to improve the habitat and overall health of the stream.	2018	2026
Drought & Water Supply Shortage Plan	Utilities	The Drought & Water Supply Shortage Plan provides a framework to respond to a water shortage when it occurs.	2021	2026
Emergency Operations Plan	Town Management	The Emergency Operations Plan establishes the structure for a coordinated response to various types of natural, technological and manmade emergencies as well as disasters or terrorist attacks.	2019	TBD
Greenhouse Gas Inventory	Environmental Services	The Greenhouse Gas Inventory provides periodic checks in understanding the town's greenhouse gas reduction.	2021	2026
Historic Preservation Plan	Planning & Development	The Historic Preservation lays out ideas and strategies for the Town of Erie and partners, guided by Erie's Historic Preservation Advisory Board, and led by the Board of Trustees, to enhance Erie's character and its niche within the Front Range as desirable and traditional small town, through historic preservation.	2020	TBD
Housing Needs Assessment (HNA)	Planning & Development	The Housing Needs Assessment produces the town with an analysis to establish affordable housing goals and action steps. On August 12, 2025 Council chose to participate in the regional HNA completed by DRCOG to comply with state regulations.	2024	2028
<a href="#">Intergovernmental Agreements (IGA)</a>	Varies	Intergovernmental Agreements provide formal binding agreements on shared goals through resources and services. IGAs are approved by Council.	On-going	On-going
Outfall Systems Plans	Public Works	The Outfall Systems Plans provide watershed descriptions, updated hydrologic and hydraulic modeling, identification of any potential drainage, stability, and water quality issues within along Coal Creek.	2020	TBD
Public Art & Placemaking	Parks & Recreation	The Erie Public Art and Placemaking Plan provides an outline for Erie to invest in public art and placemaking that propels the community forward while still honoring its past.	2024	2029
Non-Potable Water Strategic Plan	Utilities	The Non-Potable Water Strategic Plan provides technical guidance for building out and operating the utility.	2020	2026
Wastewater Collection Systems Plan	Utilities	The Wastewater Collection Systems Plan addressed changes and issues within the wastewater collection system.	2020	2026