

**TOWN OF ERIE**

Community Development Department – Planning Division
 645 Holbrook Street – PO Box 750 – Erie, CO 80516
 Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

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

STAFF USE ONLY

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

PROJECT/BUSINESS NAME: The Shores on Plum Creek

PROJECT ADDRESS:

PROJECT DESCRIPTION:

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: See Attached

Filing #: _____ Lot #: _____ Block #: _____ Section: _____ Township: _____ Range: _____

OWNER (attach separate sheets if multiple)

Name/Company: See Attached

Contact Person: _____

Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____

E-mail: _____

AUTHORIZED REPRESENTATIVE

Company/Firm: Permontes Group, Inc.

Contact Person: Melissa Leyba

Address: 625 Main St.

City/State/Zip: Longmont, CO 80501

Phone: 720-684-4981

Fax: 888-716-2411

E-mail: mleyba@permontesgroup.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: See Attached

Address: _____

City/State/Zip: _____

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: _____

Address: _____

City/State/Zip: _____

LAND-USE & SUMMARY INFORMATION

Present Zoning: _____

Proposed Zoning: PUD

Gross Acreage: 295.83

Gross Site Density (du/ac): _____

Lots/Units Proposed: _____

Gross Floor Area: _____

SERVICE PROVIDERS

Electric: _____

Metro District: _____

Water (if other than Town): _____

Gas: _____

Fire District: _____

Sewer (if other than Town): _____

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
☐ Major (10+ acres)	\$ 4000.00	☐ Sketch Plan	\$ 1000.00 + 10.00 per lot
☐ Minor (less than 10 acres)	\$ 2000.00	☐ Preliminary Plat	\$ 2000.00 + 40.00 per lot
☐ Deannexation	\$ 1000.00	☐ Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		☐ Minor Subdivision Plat	\$ 2000.00
☐ Major	\$ 3000.00	☐ Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
☐ Minor	\$ 1200.00	☐ Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		☐ Road Vacation (paper)	\$ 100.00
☐ Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
☐ PUD Rezoning	\$ 1700.00 + 10.00 per acre	☐ Residential	\$ 1400.00 + 10.00 per unit
☐ PUD Amendment	\$ 1700.00 + 10.00 per acre	☐ Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
☐ Major PD Amendment	\$ 3700.00 + 10.00 per acre	☐ Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
☐ Minor PD Amendment	\$ 500.00	☐ Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		☐ Amendment (major)	\$ 1100.00
☐ Major	\$ 1000.00	☐ Amendment (minor)	\$ 350.00
☐ Minor	\$ 400.00	VARIANCE	
☐ Oil & Gas	\$ 1200.00		\$ 600.00
		SERVICE PLAN	
			\$ 10,000.00

All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

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

Owner: Jon P. File

Date: 2/16/17

Owner: _____

Date: _____

Applicant: _____

Date: _____

STATE OF COLORADO)
County of Boulder) ss.

The foregoing instrument was acknowledged before me this 16th day of February, 20 17, by Jon P. File.

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

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

Micheline T. Miller
Notary Public

SHORES ON PLUMB CREEK
Comprehensive Plan Amendment
March 3, 2017

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

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

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

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

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

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

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

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

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

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

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

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

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

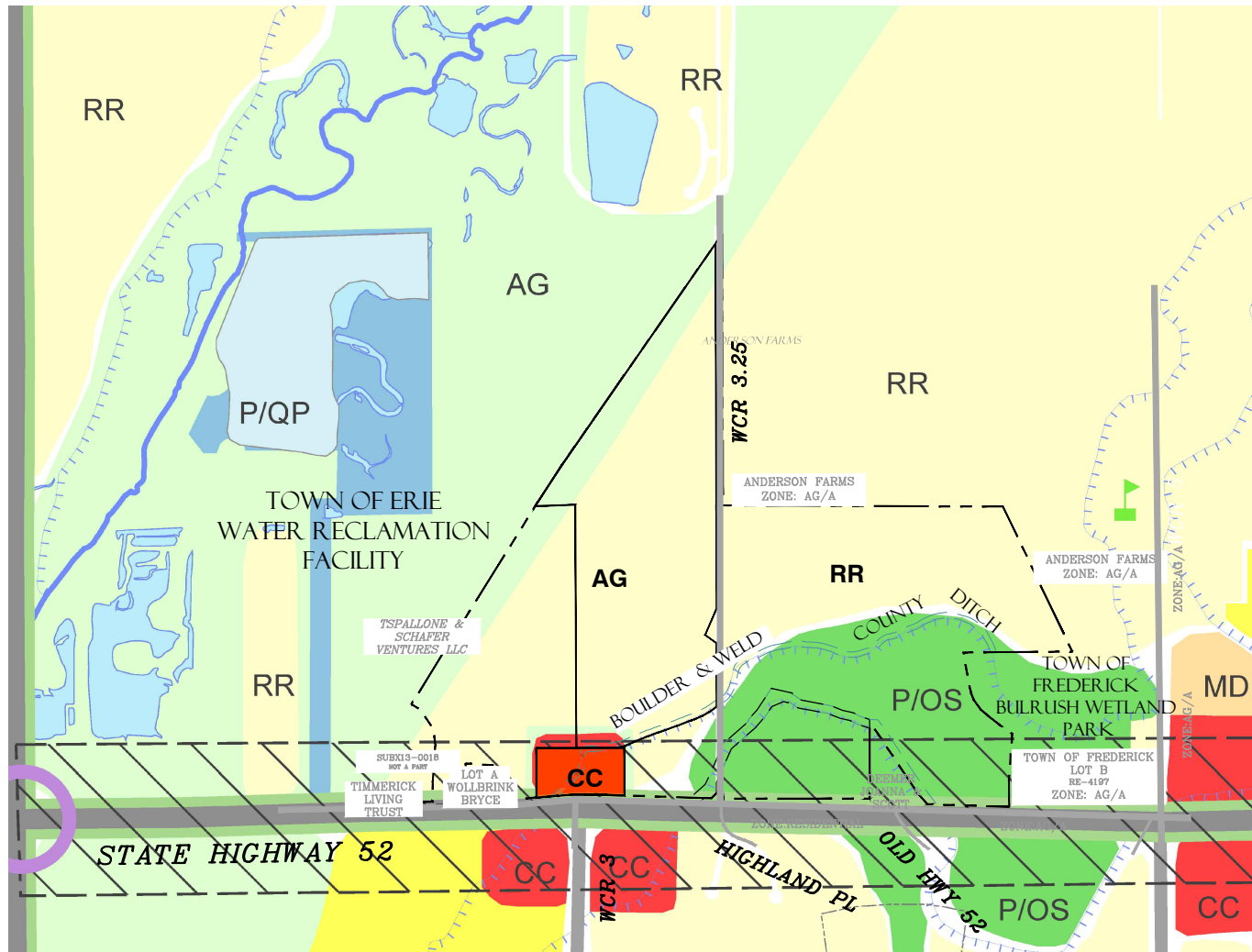
7. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and the elements thereof;

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

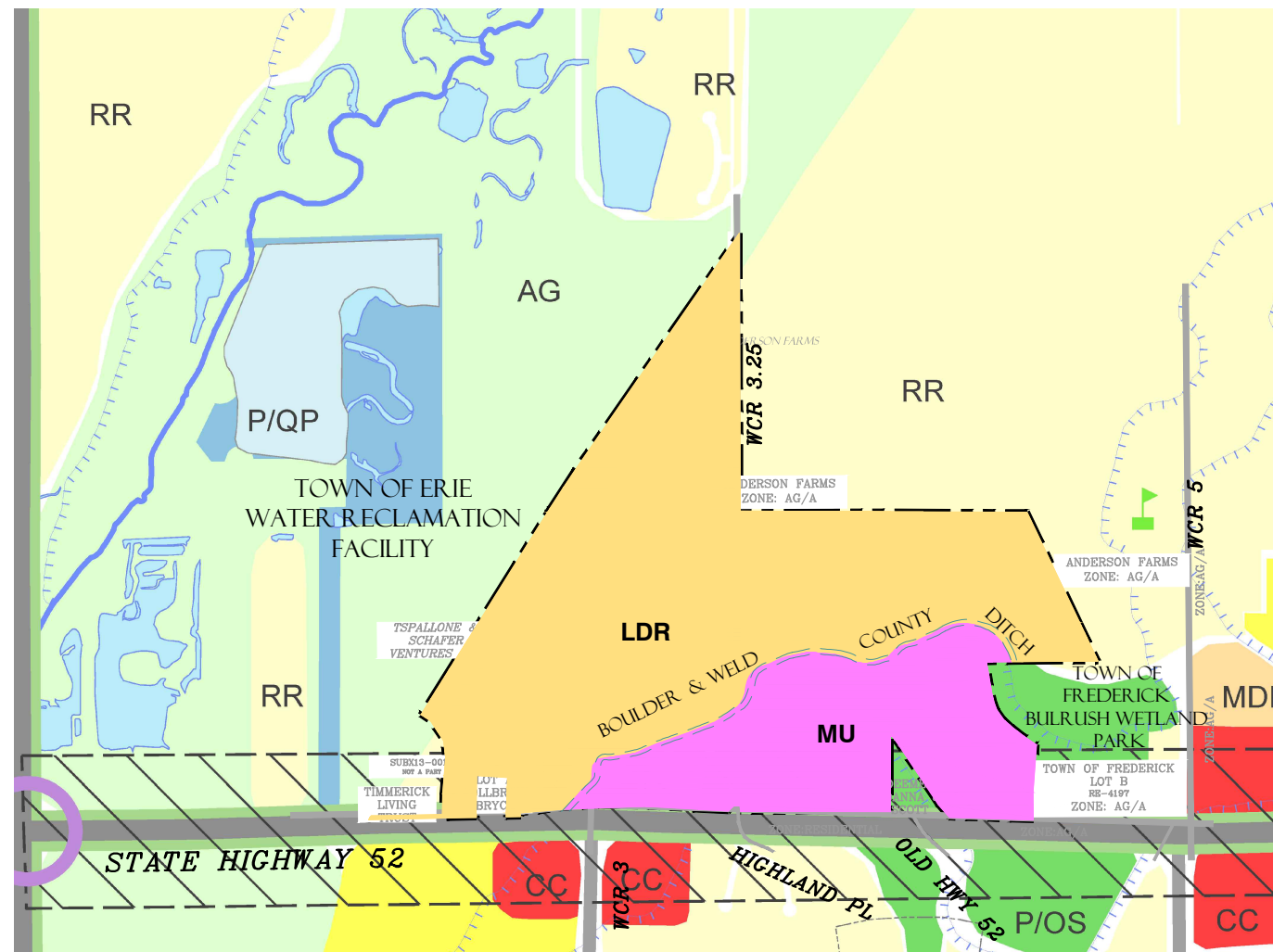
THE SHORES ON PLUM CREEK COMPREHENSIVE PLAN AMENDMENT

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

EXISTING COMPREHENSIVE PLAN DESIGNATIONS

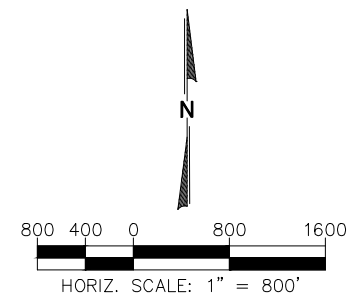


PROPOSED COMPREHENSIVE PLAN DESIGNATIONS



Land Use Plan Legend

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

[illegible]

FARFRUMWURKIN, LLC

PREPARED FOR:

TITLE: SECTIONS 31 & 32, T2N, R68W, 6TH. P.M.

THE SHORES ON PLUM CREEK

COMPREHENSIVE PLAN AMENDMENT

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

PROJECT NO.:	175.003
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DATE: 2/15/2017

SCALE: 1" = 600'

SHEET NO.

EXHIBIT

SHEET 1 OF 1