

**RESOLUTION NO. P16-08**

**A RESOLUTION REGARDING THE COLLIERS HILL PRELIMINARY PLAT NO. 2, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE PRELIMINARY PLAT.**

**WHEREAS**, the Planning Commission of the Town of Erie, Colorado, considered the Colliers Hill Preliminary Plat No. 2 on Wednesday, April 20, 2016 on the application of Daybreak Recovery Acquisition, LLC, 7200 S. Alton Way, Suite C-400, Centennial, CO 80112, such Preliminary Plat being a plat of the following real property; to wit:

Tracts 10, 12, 13, 14, 16, 17, 22, and 23 of Bridgewater Master Subdivision; Tract 9B of Bridgewater Master Subdivision First Amendment; and Tract A of Daybreak Filing No. 2B located in Section 17 and the northeast quarter of Section 18, Township 1 North, Range 68 West of the 6<sup>th</sup> Principle Meridian, Town of Erie, County of Weld, State of Colorado.

**WHEREAS**, the Preliminary Plat is detailed on the attached "Exhibit A" Colliers Hill Preliminary Plat No. 2; and

**WHEREAS**, said Colliers Hill Preliminary Plat No. 2 is incorporated herein and made part hereof by this reference.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:**

**Section 1. Findings of Fact.**

1. The applicant's application and supporting documents are in substantial compliance with Section 7.7.C of Title 10, Town of Erie Municipal Code.
2. The Town of Erie Municipal Code shall be followed in the development of the property.
3. A development agreement will be required at such time as the property is approved for the final plat.
4. The Preliminary Plat as proposed, subject to the following conditions, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.
  - a. A Surface Use Agreement between the owner of Colliers Hill and Anadarko Entities and any other mineral rights owners allowing full use of the surface as shown in the Preliminary Plat shall be required prior to Final Plat recordation.
  - b. All existing encumbrances on proposed lots shall be vacated, removed, and/or relocated prior to Final Plat recordation.
  - c. Improvements, landscaping, and trails within existing easements to remain shall be acceptable to the easement owner in accordance with the existing easement

agreements prior to Final Plat recordation.

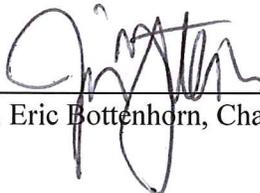
- d. Easements for off-site infrastructure improvements shall be required prior to Final Plat recordation.
- e. At final plat and building permit the applicant shall follow recommendations made by CTL Thompson in the soils, geotechnical, and geological subsidence reports and the Colorado Geological Survey (CGS) recommendations.
- f. Technical corrections to the Colliers Hill Preliminary Plat No. 2 shall be made to the Town's satisfaction

**Section 2. Conclusions and Order Recommending Approval of the Colliers Hill Preliminary Plat No. 2 to the Board of Trustees.**

1. Based on the above Findings of Fact, the Planning Commission hereby forwards the Colliers Hill Preliminary Plat No. 2 application to the Board of Trustees with the Planning Commission's recommendation for approval with the conditions of approval listed above.

**INTRODUCED, READ, SIGNED AND APPROVED this 20<sup>th</sup> day of April 2016.**

TOWN OF ERIE, PLANNING COMMISSION

  
\_\_\_\_\_  
J. Eric Bottenhorn, Chairman

ATTEST:

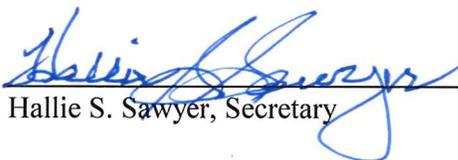
  
\_\_\_\_\_  
Hallie S. Sawyer, Secretary

EXHIBIT A

# COLLIERS HILL PRELIMINARY PLAT NO. 2

A REPLAT OF TRACTS 10, 12, 13, 14, 15, 16, 17, 22 & 23, "BRIDGEWATER MASTER SUBDIVISION",  
TRACT 9B, "BRIDGEWATER MASTER SUBDIVISION FIRST AMENDMENT"  
AND TRACT A, "DAYBREAK FILING NO. 2B"  
LOCATED IN SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
400.74 ACRES - 726 LOTS, 41 TRACTS  
PP-000707-2015

**PARCEL DESCRIPTION:**

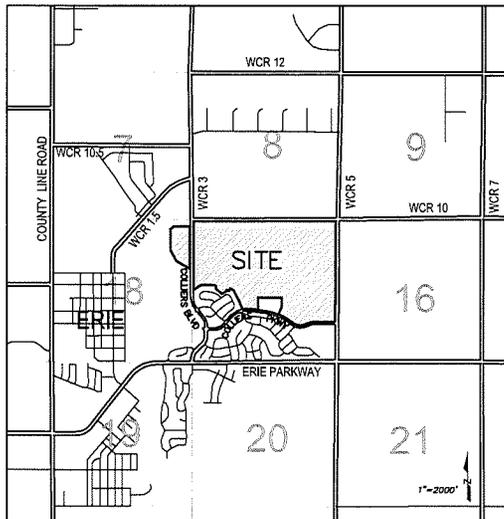
TRACTS 10, 12, 13, 14, 15, 16, 17, 22 AND 23 OF "BRIDGEWATER MASTER SUBDIVISION", TRACT 9B OF "BRIDGEWATER MASTER SUBDIVISION FIRST AMENDMENT" AND TRACT A OF "DAYBREAK FILING NO. 2B" LOCATED IN SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS	116.43 AC.	29.8%
TRACTS	225.14 AC.	56.2%
PUBLIC RDW	56.15 AC.	14.0%
TOTAL:	400.74 AC.	100.0%

PARKS & OPEN SPACE SUMMARY CHART		
	REQUIRED	PROVIDED
POCKET PARK	1.0 AC.	3.0 AC.
NEIGHBORHOOD PARK	6.1 AC.	7.0 AC.
COMMUNITY PARK	10.1 AC.	47.1 AC.(200)
OPEN SPACE	34.3 AC.	35.07 AC.(200)(3)

**NOTES:**

- (1) - THE NEIGHBORHOOD PARK, COMMUNITY PARK AND OPEN SPACE DESIGNATIONS ARE BEING FULFILLED IN ACCORDANCE WITH THE PUD.
- (2) - 10.04 ACRES OF OPEN SPACE WERE DEDICATED IN TRACTS A, B, AND C OF DAYBREAK FILING NO. 1A.
- (3) - TRACTS DD AND HH MAKE UP THE REQUIRED ACREAGE FOR THE COMMUNITY PARK, 23.00 ACRES OF ACTIVE AREA SHALL BE PROVIDED IN TRACT HH.
- (4) - OPEN SPACE PROVIDED IS COMPRISED OF TRACTS A, E, JJ AND KK FOR A TOTAL OF 48.28 ACRES. HOWEVER, 4.2 ACRES IS WITHHELD FROM THIS TOTAL TO REMOVE THE DRAINAGE CHANNEL AND DETENTION POND AT THE CREDITED OPEN SPACE.



VICINITY MAP

TRACT SUMMARY CHART				
TRACT	AREA	USE	OWNERSHIP	MAINTENANCE
A	2.83 AC.	OPEN SPACE	TOWN OF ERIE	TOWN OF ERIE
B	0.20 AC.	TRAILS, LANDSCAPING	H.O.A.	H.O.A.
C	0.66 AC.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
D	0.33 AC.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
E	0.12 AC.	OPEN SPACE	TOWN OF ERIE	TOWN OF ERIE
F	32.43 AC.	DRAINAGE, OPEN SPACE	TOWN OF ERIE	H.O.A./METRO DISTRICT
G	0.08 AC.	TRAILS, LANDSCAPING	H.O.A.	H.O.A.
H	0.26 AC.	POCKET PARK	H.O.A.	H.O.A.
I	0.23 AC.	TRAILS, LANDSCAPING	H.O.A.	H.O.A.
J	0.44 AC.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
K	2.23 AC.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
L	0.30 AC.	TRAILS, LANDSCAPING	H.O.A.	H.O.A.
M	0.41 AC.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
N	0.43 AC.	TRAILS, LANDSCAPING	H.O.A.	H.O.A.
O	0.30 AC.	TRAILS, LANDSCAPING	H.O.A.	H.O.A.
P	2.44 AC.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
Q	3.17 AC.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
R	0.36 AC.	LANDSCAPE BUFFER	TOWN OF ERIE	H.O.A.
S	0.86 AC.	LANDSCAPE BUFFER	TOWN OF ERIE	H.O.A.
T	1.93 AC.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
U	0.22 AC.	TRAILS, LANDSCAPING	H.O.A.	H.O.A.
V	1.40 AC.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
W	0.15 AC.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
X	0.70 AC.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
Y	2.63 AC.	POCKET PARK	H.O.A.	H.O.A.
Z	0.12 AC.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
AA	0.04 AC.	LANDSCAPE BUFFER	TOWN OF ERIE	H.O.A.
BB	0.66 AC.	LANDSCAPE BUFFER	TOWN OF ERIE	H.O.A.
CC	8.01 AC.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
DD	0.56 AC.	POCKET PARK	H.O.A.	H.O.A.
EE	13.68 AC.	FUTURE DEVELOPMENT	H.O.A.	H.O.A.
FF	73.36 AC.	FUTURE DEVELOPMENT	DEVELOPER	DEVELOPER
GG	22.12 AC.	COMMUNITY PARK/DRAINAGE (A)	TOWN OF ERIE	H.O.A./METRO DISTRICT/TOWN OF ERIE (B)
HH	22.00 AC.	COMMUNITY PARK	TOWN OF ERIE	TOWN OF ERIE
II	11.41 AC.	FUTURE DEVELOPMENT	DEVELOPER	DEVELOPER
JJ	4.78 AC.	OPEN SPACE	TOWN OF ERIE	H.O.A./METRO DISTRICT
KK	0.12 AC.	OPEN SPACE	TOWN OF ERIE	TOWN OF ERIE
LL	0.24 AC.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
MM	1.82 AC.	LANDSCAPE BUFFER	H.O.A.	H.O.A.
NN	1.02 AC.	PRIVATE IDENTITY AREA	H.O.A.	H.O.A.
OO	7.00 AC.	NEIGHBORHOOD PARK	H.O.A.	TOWN OF ERIE

**NOTES:**

- (A) - TRACT GG IS IDENTIFIED AS COMMUNITY PARK AS SHOWN AND REQUIRED IN PUD.
- (B) - TRAIL WILL BE MAINTAINED BY TOWN OF ERIE WITH REMAINDER BEING MAINTAINED BY H.O.A./METRO DISTRICT

**OWNER:**  
DAYBREAK RECOVERY ACQUISITION LLC  
120 AVENUE OF THE NATIONALS, FLOOR 51  
NEW YORK, NY 10020

**DESIGNER/ENGINEER:**  
RAWTRIX INVESTMENT CORPORATION  
2205 S. ALTON WAY, SUITE C-400  
CENTENNIAL, CO 80112  
**ENGINEER/SURVEYOR:**  
HURST & ASSOCIATES, INC.  
2500 BROADWAY, SUITE B  
DENVER, CO 80204

**SCALE VERIFICATION**  
DATE OF THE ORIGINAL PLAT:  
DATE OF THIS REVISION:  
DATE OF THIS REVISION:  
DATE OF THIS REVISION:  
DATE OF THIS REVISION:

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAT		
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		

**REVISIONS**

HURST & ASSOCIATES, INC.  
2500 BROADWAY, SUITE B  
DENVER, CO 80204  
2015/05/18

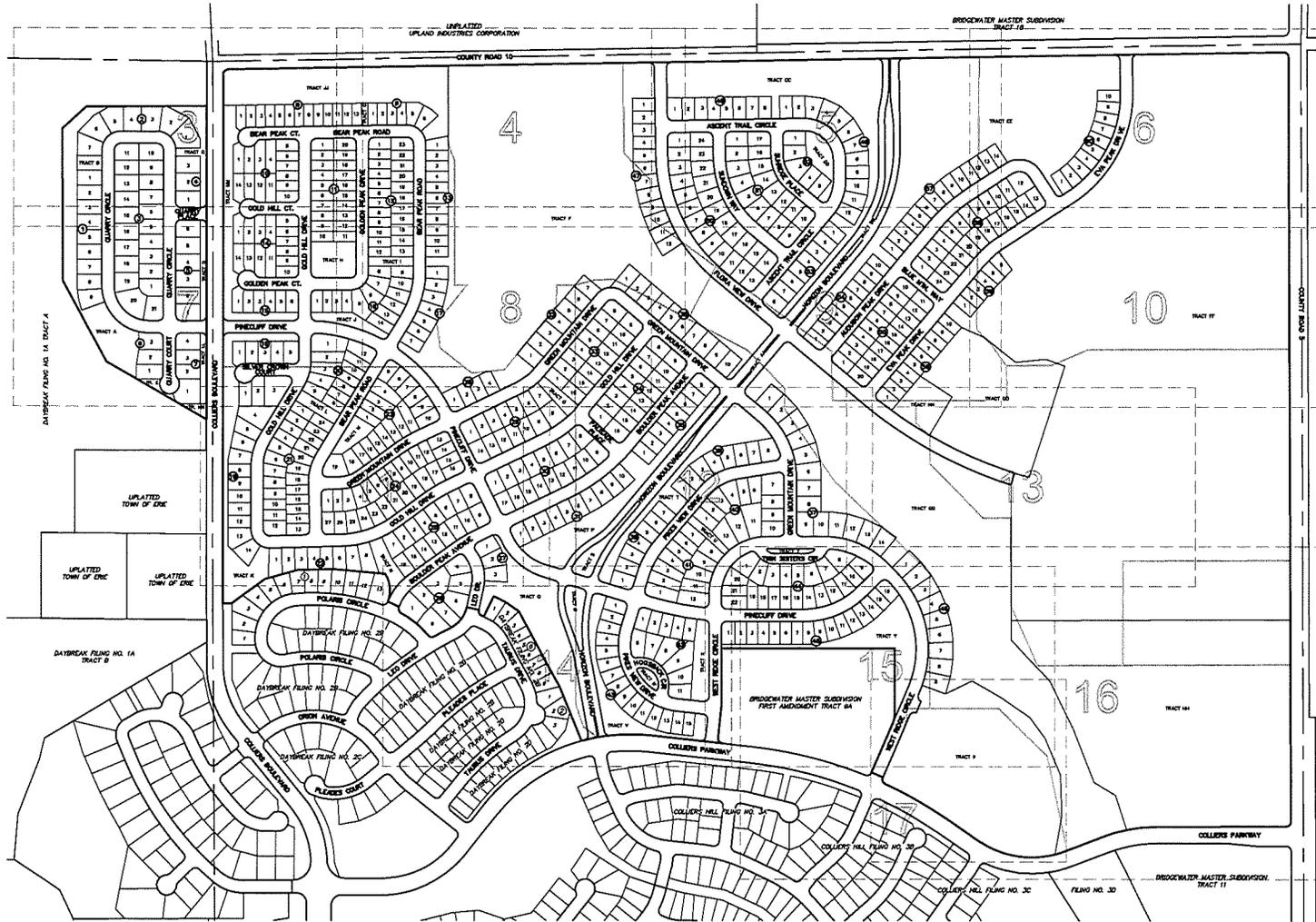
**HURST**  
ENGINEERS  
PLANNERS  
SURVEYORS

COLLIERS HILL  
PRELIMINARY PLAT NO. 2  
ERIE, COLORADO

**DATE OF THIS REVISION:**  
2015/05/18  
**SCALE:**  
N/A  
**SHEET NO.:**  
1 OF 18

# COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 2 OF 19  
PP-000707-2015

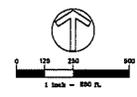


SCALE VERIFICATION  
SINCE THE DATE OF THIS  
PLAT, THERE HAS BEEN NO  
CHANGE IN THE  
LAW OR THE SURVEYING  
PRACTICE IN COLORADO  
SINCE THE DATE OF THIS  
PLAT.

HURST & ASSOCIATES, P.C.  
CIVIL ENGINEERING  
PLANNING  
SURVEYING  
1500 Broadway, Suite B  
Boulder, CO 80502  
303.440.1500

**HURST**  
CIVIL ENGINEERING  
PLANNING  
SURVEYING

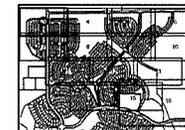
COLLIERS HILL  
PRELIMINARY PLAT NO. 2  
ERIE, COLORADO



DATE	FILE	BY
04/05/16	2527-02	JJ
DATE	FILE	BY
04/05/16	2527-02	JJ
DATE	FILE	BY
04/05/16	2527-02	JJ
DATE	FILE	BY
04/05/16	2527-02	JJ

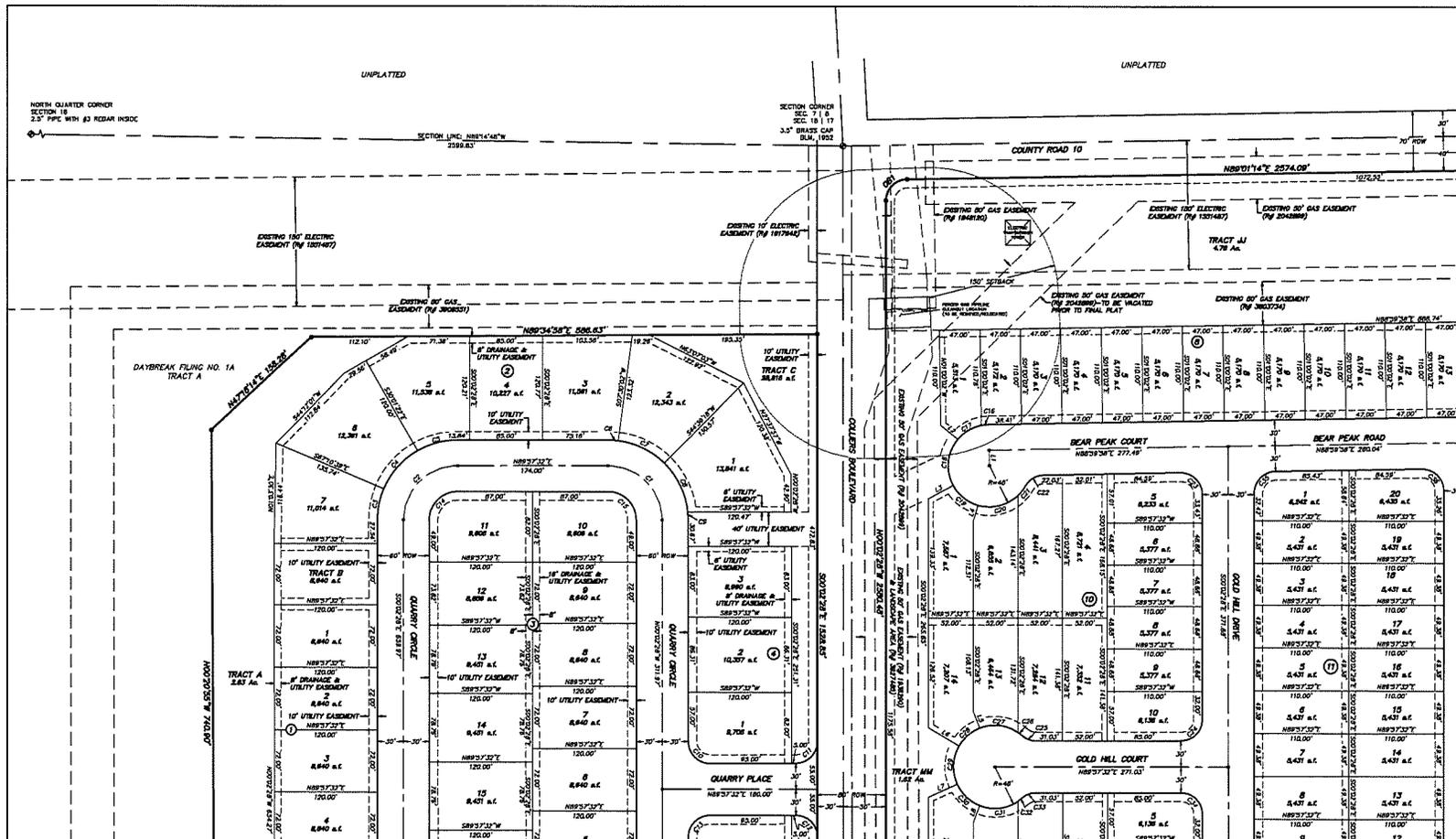
# COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 3 OF 18  
PP-000707-2015



KEY MAP

LINE	DESCRIPTION	LENGTH
11	SUBTOTAL	18.00'
12	SUBTOTAL	28.81'
13	SUBTOTAL	32.04'
14	SUBTOTAL	20.00'
15	SUBTOTAL	20.00'
16	SUBTOTAL	41.00'
17	SUBTOTAL	38.87'
18	SUBTOTAL	20.00'



Match to Sheet 4

Match to Sheet 7

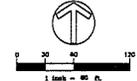
SCALE VERIFICATION  
 SIZE IS BY ROD.  
 ON ORIGINAL PLAT.  
 1" = 40' OR 80' OR 160' OR 320' OR 640' OR 1280'  
 HURST & ASSOCIATES, P.C.  
 2505 Broadway, Suite B  
 Boulder, CO 80504  
 303.440.5120

**HURST**  
 CIVIL ENGINEERING  
 PLANNING  
 SURVEYING

COLLIERS HILL  
 PRELIMINARY PLAT NO. 2  
 ERIE, COLORADO

**NOTES:**  
 SEE SHEET 17 FOR CURVE TABLE  
 (10) - BLOCK NUMBER

**EASEMENT NOTES:**  
 RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:  
 -10' UTILITY ALONG RIGHTS OF WAY  
 -5' DRAINAGE & UTILITY ALONG REAR LOT LINE  
 -5' UTILITY ALONG LOT LINES ADJACENT TO TRACTS  
 UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY



DATE: 04/05/16  
 SCALE: 1"=80'  
 SHEET NO: 3 OF 18



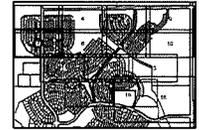




# COLLIERS HILL PRELIMINARY PLAT NO. 2

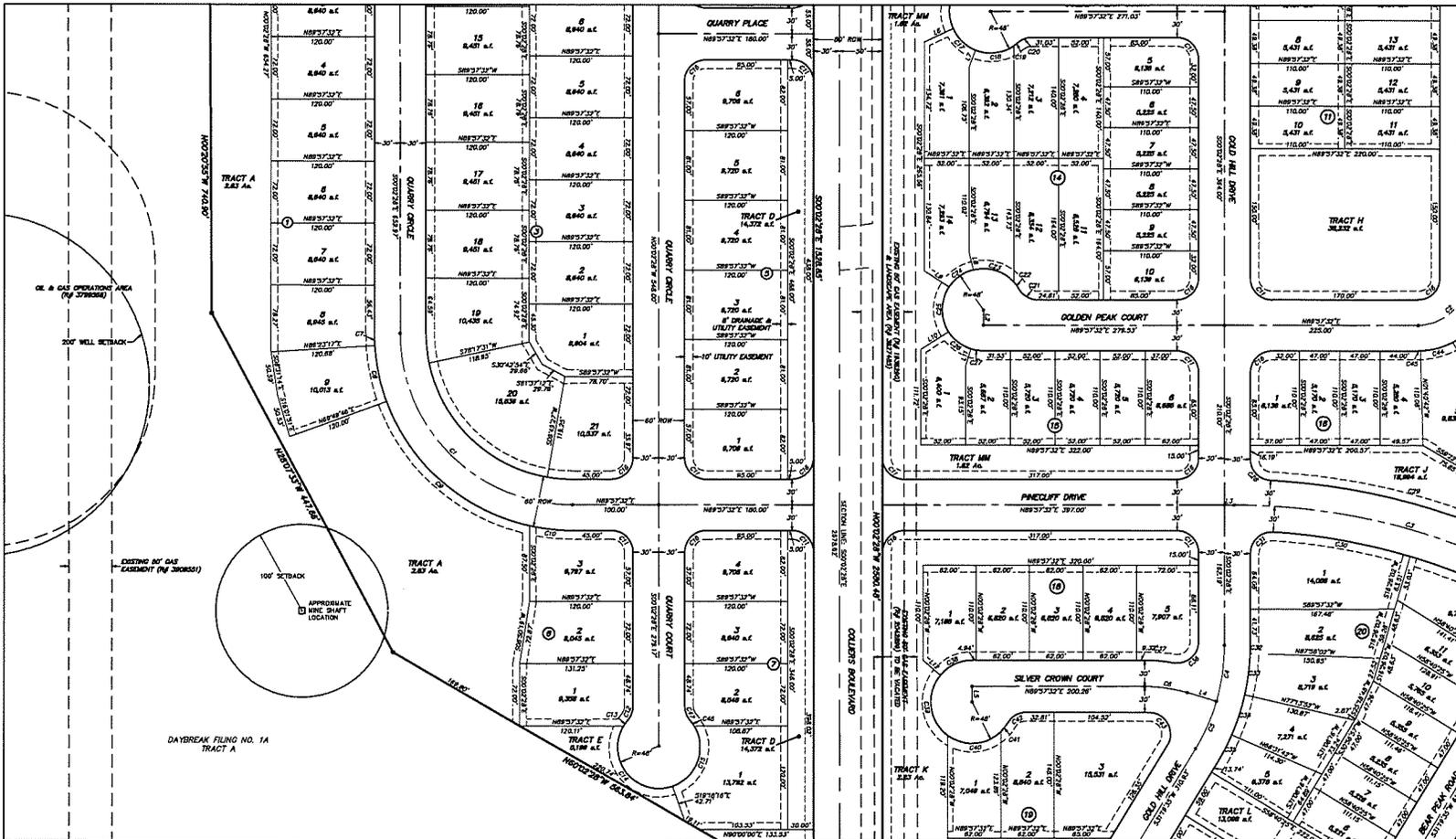
SHEET 7 OF 18  
PP-000707-2015

Match to Sheet 3



KEY MAP

LINE TABLE		
LINE	BEARING	LENGTH
1	S89°37'31"W	120.00'
2	N89°37'31"E	120.00'
3	N0°00'00"W	120.00'
4	S00°00'00"E	120.00'
5	N89°37'31"E	120.00'
6	S89°37'31"W	120.00'
7	N89°37'31"E	120.00'
8	S89°37'31"W	120.00'
9	N89°37'31"E	120.00'
10	S89°37'31"W	120.00'
11	N89°37'31"E	120.00'
12	S89°37'31"W	120.00'
13	N89°37'31"E	120.00'
14	S89°37'31"W	120.00'
15	N89°37'31"E	120.00'
16	S89°37'31"W	120.00'
17	N89°37'31"E	120.00'
18	S89°37'31"W	120.00'
19	N89°37'31"E	120.00'
20	S89°37'31"W	120.00'
21	N89°37'31"E	120.00'
22	S89°37'31"W	120.00'



Match to Sheet 8

SCALE VERIFICATION	
1" = 100'	AS SHOWN
1" = 200'	AS SHOWN
1" = 400'	AS SHOWN
1" = 800'	AS SHOWN
1" = 1600'	AS SHOWN

**HURST**  
ENGINEERING  
PLANNING  
SURVEYING

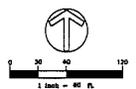
COLLIERS HILL  
PRELIMINARY PLAT NO. 2  
ERIE, COLORADO

DATE	BY	APP'D	DATE
04/05/16			
SCALE		1"=60'	
SHEET NO.		7 OF 18	

**NOTES:**  
SEE SHEET 17 FOR CURVE TABLE  
⑩ - BLOCK NUMBER

**EASEMENT NOTES:**  
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:  
-10' UTILITY ALONG RIGHTS OF WAY  
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE  
-4' UTILITY ALONG LOT LINES ADJACENT TO TRACTS  
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY

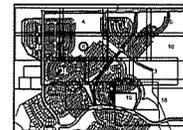
Match to Sheet 11



# COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 8 OF 18  
PP-000707-2015

Match to Sheet 4



KEY MAP

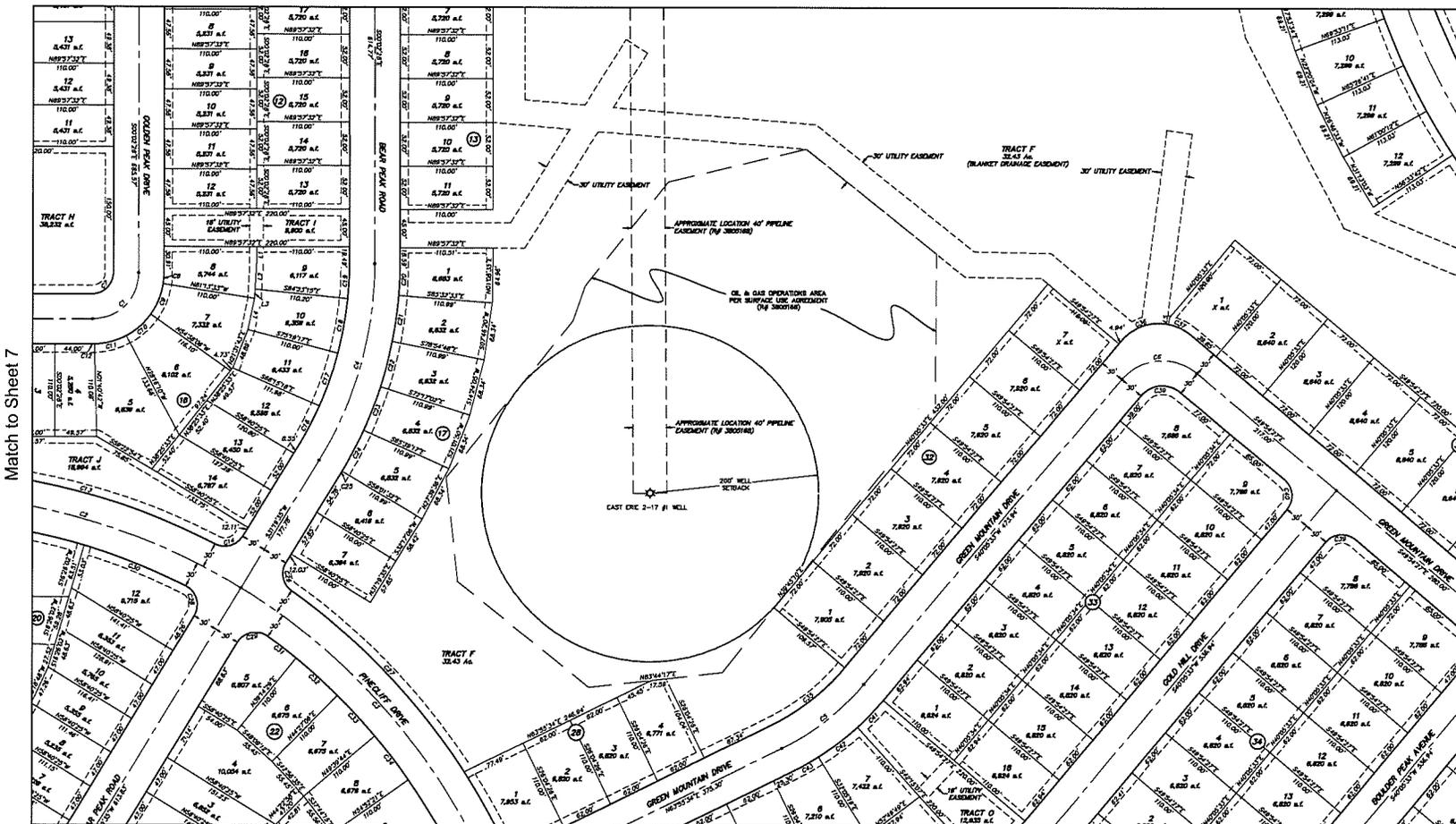
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11	S09°02'47"W	18.14'
12	S82°02'47"W	38.32'
13	S03°02'47"W	18.80'
14	S11°02'47"W	38.32'
15	S11°02'47"W	38.32'

SCALE VERIFICATION  
DATE: 04/05/16  
BY: [Signature]  
IF NOT ON THIS SHEET, IT IS NOT PART OF THIS PROJECT.

**HURST**  
CIVIL ENGINEERING  
PLANNING  
SURVEYING

COLLIERS HILL  
PRELIMINARY PLAT NO. 2  
ERIE, COLORADO

DATE: 04/05/16  
SCALE: 1"=40'  
SHEET NO: 8 OF 18



Match to Sheet 7

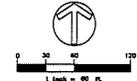
Match to Sheet 9

Match to Sheet 11

Match to Sheet 12

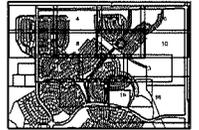
**NOTES:**  
SEE SHEET 17 FOR CURVE TABLE  
⑩ - BLOCK NUMBER

**EASEMENT NOTES:**  
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:  
-10' UTILITY ALONG RIGHTS OF WAY  
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE  
-8' UTILITY ALONG LOT LINES ADJACENT TO TRACTS  
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY



# COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 9 OF 18  
PP-000707-2015  
Match to Sheet 5



KEY MAP

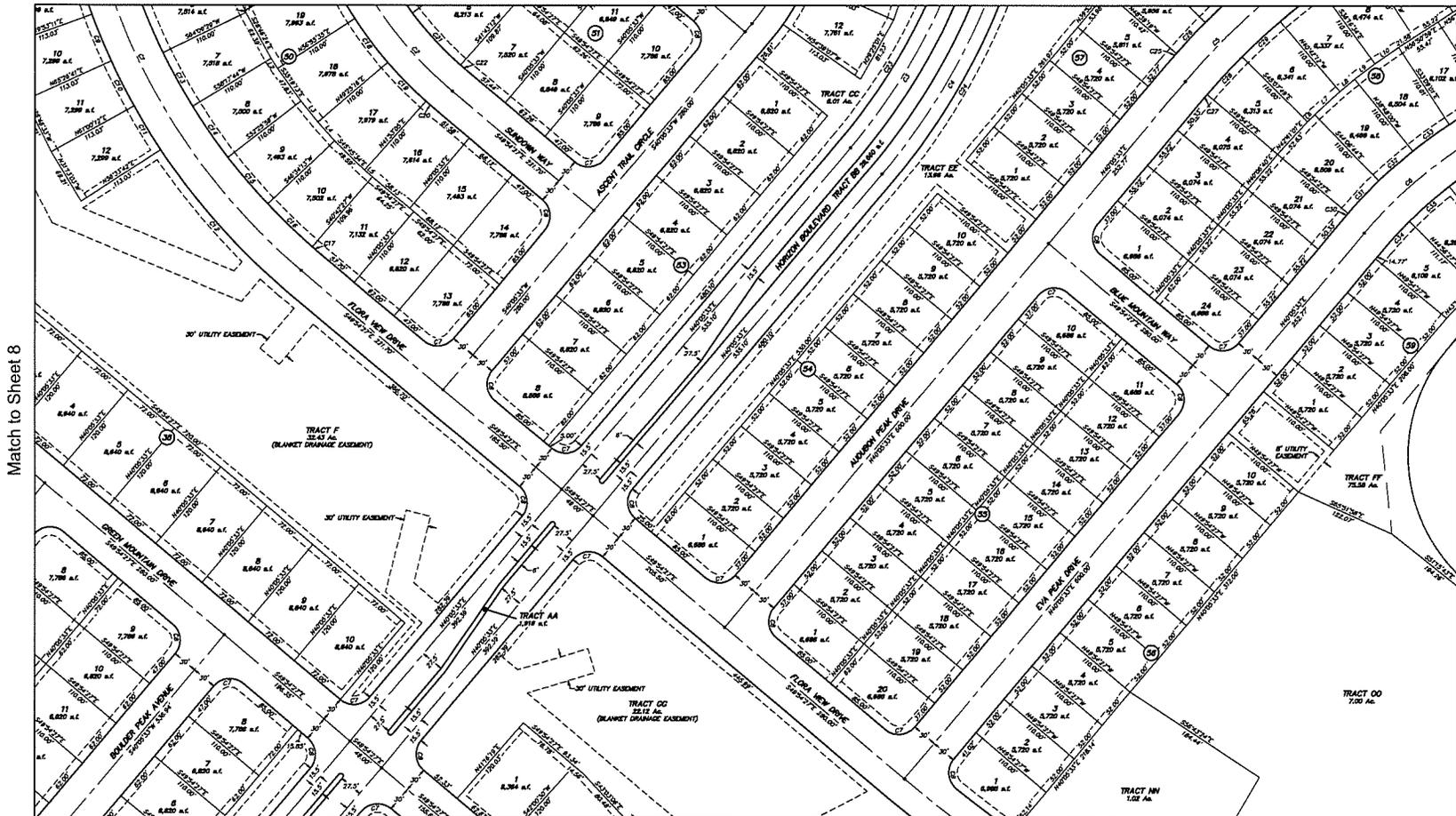
LINE TABLE		
LINE	DESCRIPTION	LENGTH
1	SECTION 1	2.97
2	SECTION 2	13.97
3	SECTION 3	32.00
4	SECTION 4	30.35
5	SECTION 5	31.81
6	SECTION 6	12.28
7	SECTION 7	41.00
8	SECTION 8	42.82
9	SECTION 9	34.31
10	SECTION 10	34.27

SCALE VERIFICATION  
DATE: 04/05/16  
BY: [Signature]

**HURST**  
CIVIL ENGINEERING  
PLANNING  
SURVEYING

COLLIERS HILL  
PRELIMINARY PLAT NO. 2  
ERE, COLORADO

DATE: 04/05/16  
SCALE: 1"=60'  
SHEET NO: 9 OF 18



Match to Sheet 8

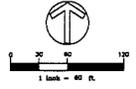
Match to Sheet 10

Match to Sheet 12

Match to Sheet 13

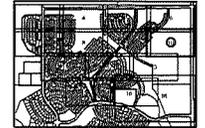
**NOTES:**  
SEE SHEET 17 FOR CURVE TABLE  
⑩ - BLOCK NUMBER

**EASEMENT NOTES:**  
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:  
- 10' UTILITY ALONG RIGHTS OF WAY  
- 8' DRAINAGE & UTILITY ALONG REAR LOT LINE  
- 8' UTILITY ALONG LOT LINES ADJACENT TO TRACTS  
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY

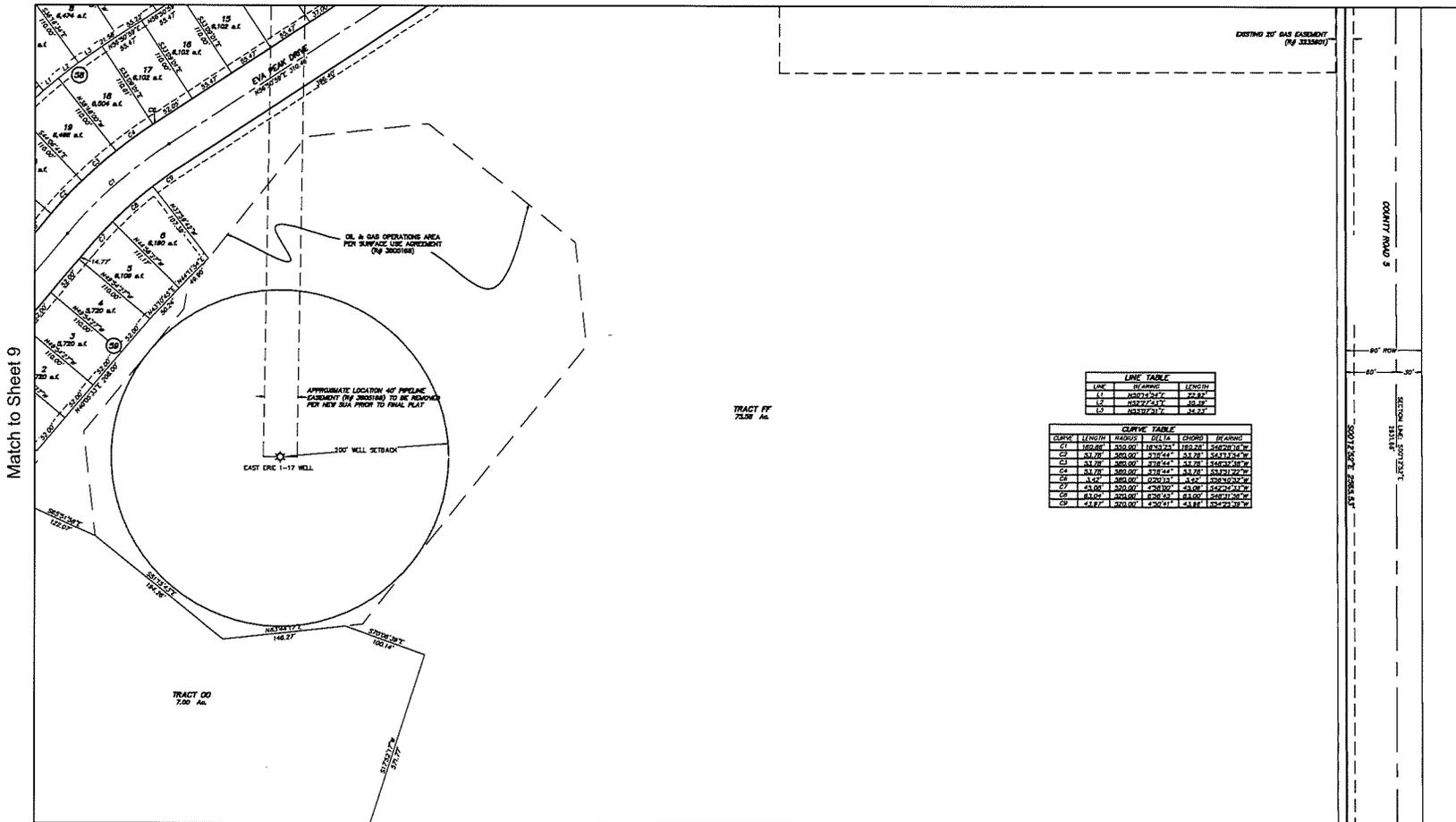


# COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 10 OF 18  
PP-000707-2015  
Match to Sheet 6



KEY MAP



LINE	BEARING	LENGTH
1	S89°54'11"E	22.92'
2	S33°27'53"E	30.87'
3	N83°29'21"E	34.52'

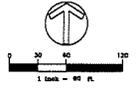
CURVE	LENGTH	RADIUS	BEG. STA.	END STA.	BEARING
C1	100.00'	100.00'	1+00.00	1+100.00	S45°00'00"W
C2	83.20'	300.00'	S77°44'	S33°21'	S43°13'24"W
C3	83.20'	300.00'	S77°44'	S33°21'	S56°20'36"W
C4	84.20'	300.00'	S78°44'	S33°21'	S34°21'22"W
C5	84.80'	300.00'	S79°21'	S33°21'	S28°20'24"W
C6	84.00'	300.00'	S78°30'	S33°21'	S52°21'24"W
C7	83.00'	300.00'	S78°24'	S33°21'	S58°21'20"W
C8	82.00'	300.00'	S78°24'	S33°21'	S68°21'20"W
C9	81.00'	300.00'	S78°24'	S33°21'	S78°21'20"W

Match to Sheet 9

Match to Sheet 13

NOTES:  
⑩ - BLOCK NUMBER

EASEMENT NOTES:  
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:  
-10' UTILITY ALONG RIGHTS OF WAY  
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE  
-8' UTILITY ALONG LOT LINES ADJACENT TO TRACTS  
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY



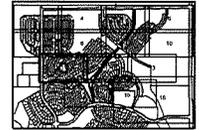
SCALE VERIFICATION  
DATE: 04/05/16  
BY: [Signature]  
PROJECT: COLLIERS HILL PRELIMINARY PLAT NO. 2  
ENGINEER: [Signature]  
HURST ENGINEERING & CONSULTANTS, P.C.  
1000 KANSAS ST. SUITE 100  
DENVER, CO 80202  
303.433.3100

COLLIERS HILL  
PRELIMINARY PLAT NO. 2  
ERIE, COLORADO

DATE PLOTTED	04/05/16
SCALE	1"=60'
SHEET NO.	10 OF 18

# COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 11 OF 18  
PP-000707-2015



KEY MAP

Match to Sheet 7

Match to Sheet 8

LINE	BEARING	LENGTH
L1	N89°24'32"E	12.79
L2	N72°52'47"E	4.84
L3	N70°01'08"E	47.12
L4	N89°24'32"E	22.28
L5	N04°48'30"E	21.51
L6	N70°01'08"E	82.25
L7	N89°24'32"E	24.82
L8	N89°24'32"E	16.81
L9	N89°24'32"E	24.00
L10	N89°24'32"E	24.00



SCALE VERIFICATION  
DATE OF THIS RECORD  
BY THE SURVEYOR OR HIS DEPUTY  
FOR THE RECORD OF THE COUNTY RECORDS

DATE	04/05/16
BY	ERIC COLOMBO
FOR	PLAT NO. 2
PROJECT	COLLIERS HILL

**HURST**  
CIVIL ENGINEERING  
PLUMBING  
SURVEYING

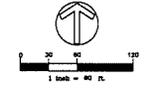
COLLIERS HILL  
PRELIMINARY PLAT NO. 2  
ERIC COLOMBO

Match to Sheet 12

Match to Sheet 14

**EASEMENT NOTES:**  
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:  
-10' UTILITY ALONG RIGHTS OF WAY  
-8" DRAINAGE & UTILITY ALONG NEAR LOT LINE  
-8' UTILITY ALONG LOT LINES ADJACENT TO TRACTS  
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY

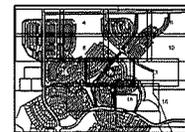
**NOTES:**  
SEE SHEETS 18 & 19 FOR CURVE TABLE  
⑩ - BLOCK NUMBER



DATE BY: 04/05/16  
DRAWN BY: ERIC COLOMBO  
CHECKED BY: ERIC COLOMBO  
PROJECT NO.: 2527-02  
SCALE: 1"=60'  
SHEET NO.: 11 OF 18

# COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 12 OF 18  
PP-000707-2015



KEY MAP

Match to Sheet 8

Match to Sheet 9

LINE	BEARING	LENGTH
L1	N89°23'21" E	73.30'
L2	N89°23'21" E	18.82'
L3	N89°23'21" E	8.00'
L4	N89°23'21" E	18.82'
L5	N89°23'21" E	73.30'
L6	N89°23'21" E	73.30'
L7	N89°23'21" E	73.30'
L8	N89°23'21" E	73.30'
L9	N89°23'21" E	73.30'
L10	N89°23'21" E	73.30'



Match to Sheet 11

Match to Sheet 13

Match to Sheet 14

Match to Sheet 15

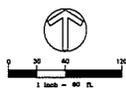
SCALE VERIFICATION  
AS SHOWN ON THIS PLAT  
BY THE SURVEYOR  
ON THE DATE OF SURVEY  
BY THE SURVEYOR  
ON THE DATE OF SURVEY

**HURST**  
CIVIL ENGINEERING  
SURVEYING  
3101 EAST 10TH AVENUE  
DENVER, CO 80202

COLLIERS HILL  
PRELIMINARY PLAT NO. 2  
ERIE, COLORADO

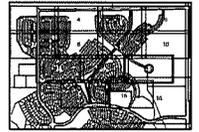
DATE OF SURVEY: 04/05/16  
BY: J.J.  
CHECKED BY: J.J.  
SCALE: 1"=60'  
SHEET NO: 12 OF 18

**NOTES:**  
SEE SHEET 18 FOR CURVE TABLE  
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:  
-10' UTILITY ALONG RIGHTS OF WAY  
-5' DRAINAGE & UTILITY ALONG REAR LOT LINE  
-5' UTILITY ALONG LOT LINES ADJACENT TO TRACTS  
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY



# COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 13 OF 18  
PP-000707-2015



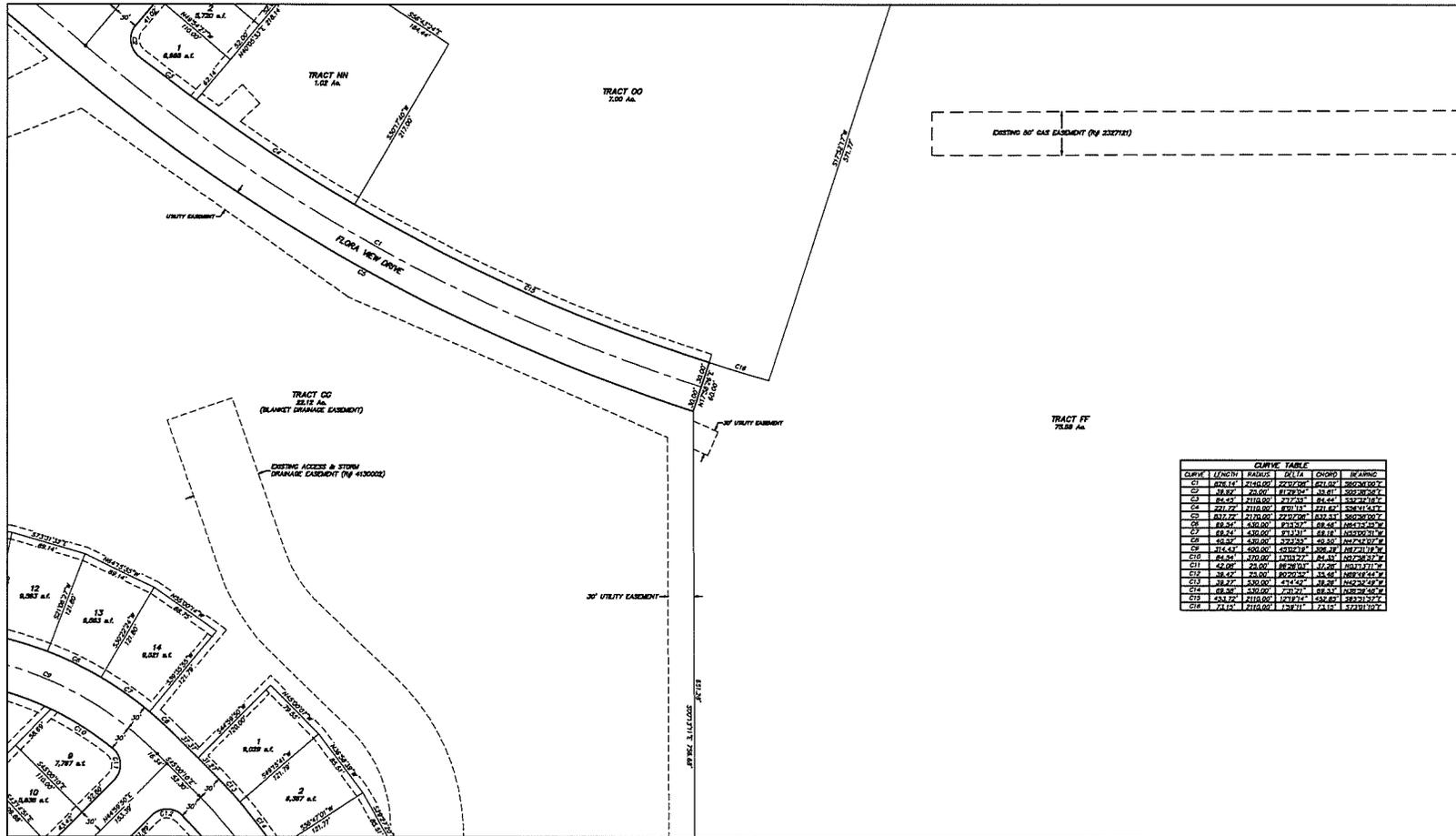
KEY MAP

Match to Sheet 9

Match to Sheet 10

Match to Sheet 12

Match to Sheet 15



CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	187.74	1216.00	172.00	121.00	300.000000
C2	38.82	23.00	112.50	12.81	300.282827
C3	81.45	118.00	27.00	81.44	330.718780
C4	221.22	218.00	87.14	221.82	338.713471
C5	187.22	218.00	172.00	187.33	360.000000
C6	88.25	430.00	173.00	88.00	105.000000
C7	88.25	430.00	173.00	88.18	105.000000
C8	99.25	430.00	222.00	99.20	187.500000
C9	114.44	430.00	150.00	114.22	187.500000
C10	81.45	118.00	17.00	81.45	187.500000
C11	54.00	23.00	88.20	54.20	187.500000
C12	38.82	23.00	112.50	38.82	187.500000
C13	38.22	23.00	112.50	38.22	187.500000
C14	88.25	430.00	173.00	88.33	187.500000
C15	154.22	118.00	172.00	154.00	300.000000
C16	71.12	218.00	136.71	71.12	378.113271

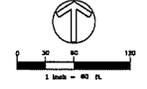
SCALE VERIFICATION  
 MADE BY THE S.D.P.  
 ON 08/08/16  
 \* ALL DIMENSIONS SHOWN ARE  
 AS SHOWN UNLESS OTHERWISE NOTED

**HURST**  
 CIVIL ENGINEERS  
 PLANNING  
 SURVEYING

COLLIERS HILL  
 PRELIMINARY PLAT NO. 2  
 ERIE, COLORADO

NOTES:  
 (10) - BLOCK NUMBER

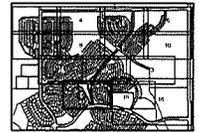
EASEMENT NOTES:  
 RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:  
 -10' UTILITY ALONG RIGHTS OF WAY  
 -5' DRAINAGE & UTILITY ALONG REAR LOT LINE  
 -5' UTILITY ALONG LOT LINES ADJACENT TO TRACTS  
 UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY



DATE: 04/08/16  
 SCALE: 1"=60'  
 SHEET NO: 13 OF 18

# COLLIERS HILL PRELIMINARY PLAT NO. 2

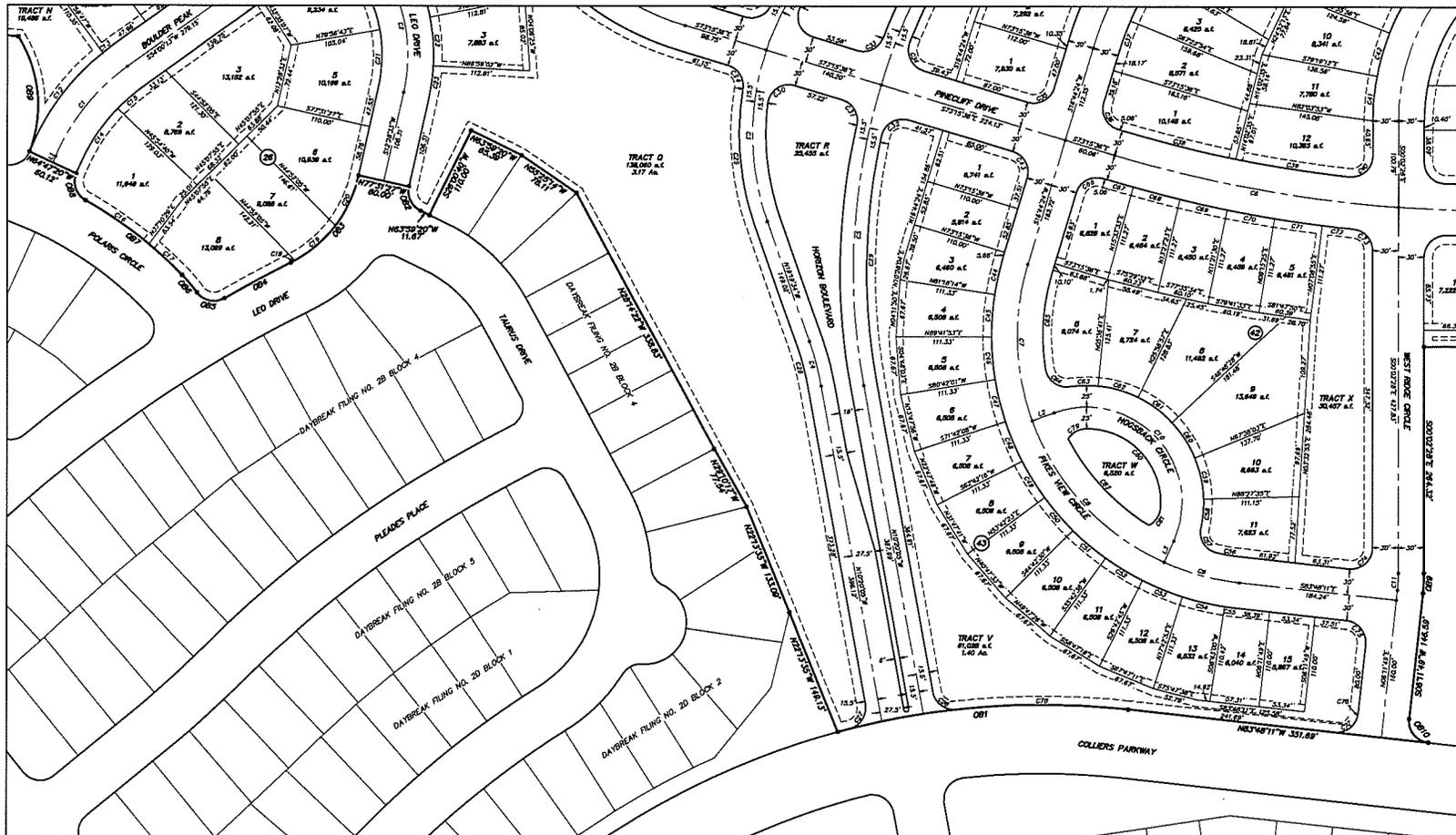
SHEET 14 OF 18  
PP-000707-2015



KEY MAP

Match to Sheet 11

Match to Sheet 12



LINE TABLE		
LINE	BEARING	LENGTH
L1	N82°58'32" E	7.718'
L2	N82°58'32" E	7.718'
L3	N42°58'32" E	27.218'

OUTER BOUNDARY CURVE TABLE						
CURVE	LENGTH	RADIUS	PC/TA	CHORD	ACCORD	CHORD BEARING
CR1	151.62	151.62	112.227°	112.227	112.227	S72°52'21" E
CR2	113.28	113.28	112.224°	112.224	112.224	S72°52'21" E
CR3	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR4	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR5	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR6	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR7	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR8	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR9	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR10	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR11	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR12	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR13	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR14	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR15	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR16	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR17	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR18	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR19	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E
CR20	112.22	112.22	112.224°	112.224	112.224	S72°52'21" E

SCALE VERIFICATION  
 1" = 40' ± 0.10'  
 1" = 80' ± 0.10'  
 1" = 160' ± 0.10'

HURST ASSOCIATES, INC.  
 CIVIL ENGINEERING  
 1000 EAST 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112

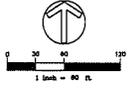
**HURST**  
 CIVIL ENGINEERING  
 PLANNING  
 SURVEYING

COLLIERS HILL  
 PRELIMINARY PLAT NO. 2  
 ERIE, COLORADO

DATE P.L.	04/05/16
DATE E.C.	04/05/16
DATE P.E.	04/05/16
DATE J.E.	04/05/16
DATE C.C.	04/05/16
DATE S.C.	04/05/16
DATE R.C.	04/05/16
DATE O.C.	04/05/16
DATE F.C.	04/05/16
DATE G.C.	04/05/16
DATE H.C.	04/05/16
DATE I.C.	04/05/16
DATE J.C.	04/05/16
DATE K.C.	04/05/16
DATE L.C.	04/05/16
DATE M.C.	04/05/16
DATE N.C.	04/05/16
DATE O.C.	04/05/16
DATE P.C.	04/05/16
DATE Q.C.	04/05/16
DATE R.C.	04/05/16
DATE S.C.	04/05/16
DATE T.C.	04/05/16
DATE U.C.	04/05/16
DATE V.C.	04/05/16
DATE W.C.	04/05/16
DATE X.C.	04/05/16
DATE Y.C.	04/05/16
DATE Z.C.	04/05/16

NOTES:  
 SEE SHEET 18 FOR CURVE TABLE  
 (10) - BLOCK NUMBER

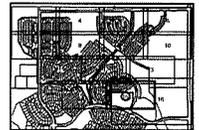
EASEMENT NOTES:  
 RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:  
 - 10' UTILITY ALONG RIGHTS OF WAY  
 - 5' DRAINAGE & UTILITY ALONG REAR LOT LINE  
 - 5' UTILITY ALONG LOT LINES ADJACENT TO TRACTS  
 UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY



Match to Sheet 15

# COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 15 OF 18  
PP-000707-2015

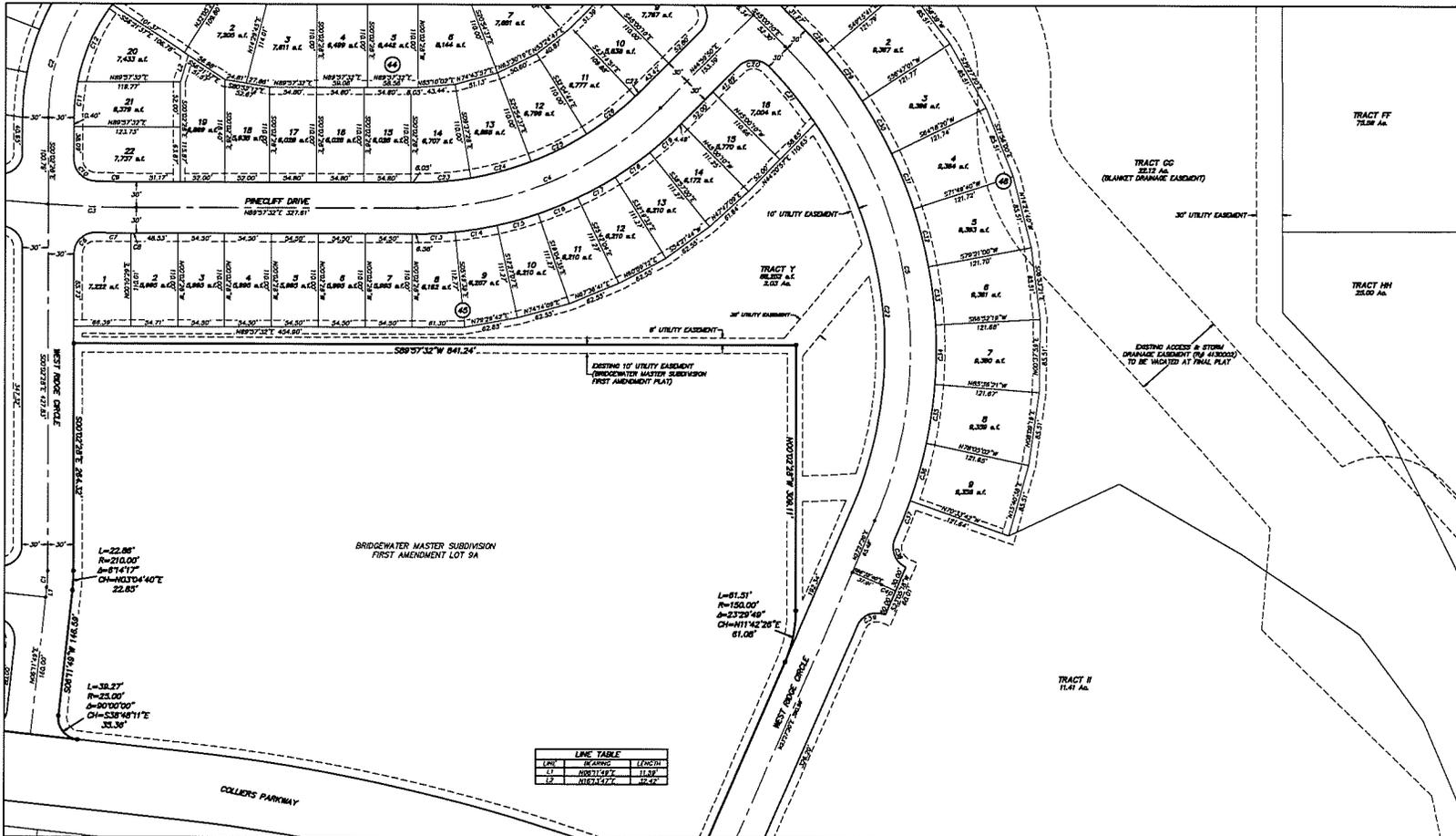


KEY MAP

Match to Sheet 12

Match to Sheet 13

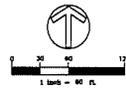
Match to Sheet 14



LINE	BEARING	LENGTH
1	S89°57'32" W	11.29'
2	N00°00'00" E	11.29'
3	N00°00'00" E	11.29'

**NOTES:**  
SEE SHEET 16 FOR CURVE TABLE  
Ⓢ - BLOCK NUMBER

**EASEMENT NOTES:**  
RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:  
-10' UTILITY ALONG RIGHTS OF WAY  
-8' DRAINAGE & UTILITY ALONG REAR LOT LINE  
-4' UTILITY ALONG LOT LINES ADJACENT TO TRACTS  
UNLESS OTHERWISE SHOWN, TRACTS SHALL HAVE 10' UTILITY EASEMENTS ALONG RIGHTS OF WAY



SCALE VERIFICATION  
DATE: 04/05/16  
BY: [Signature]  
IF THE HURST ENGINEERING PLANS ARE TO BE USED FOR ANY OTHER PROJECT, THE USER SHALL VERIFY THE SCALE AND ACCURACY OF THE INFORMATION PROVIDED HEREON.

**HURST**  
ENGINEERING  
PLANNING  
SURVEYING

COLLIERS HILL  
PRELIMINARY PLAT NO. 2  
DENVER, COLORADO

DATE PLOTTED	04/05/16
DATE REVISION	
DATE	04/05/16
SCALE	1"=60'
SHEET NO.	15 OF 18





# COLLIERS HILL PRELIMINARY PLAT NO. 2

SHEET 18 OF 18  
PP-000707-2015

**SHEET 12 CURVE TABLE**

CHAIN	LENGTH	BEARING	DELTA	COORDS	BEARING
C1	302.60	S80.00	102.148	508.681	N43.94447°
C2	314.90	S90.00	110.771	518.66	N44.94447°
C3	304.11	S80.00	102.148	508.681	N43.94447°
C4	316.82	S90.00	110.771	518.66	N44.94447°
C5	305.22	S89.99	109.917	509.521	S72.2450°
C6	318.41	S90.00	110.771	518.66	N44.94447°
C7	305.81	S89.99	109.917	509.521	S72.2450°
C8	309.51	S89.99	109.917	509.521	S72.2450°
C9	312.41	S90.00	110.771	518.66	N44.94447°
C10	315.31	S89.99	109.917	509.521	S72.2450°
C11	318.21	S90.00	110.771	518.66	N44.94447°
C12	321.11	S89.99	109.917	509.521	S72.2450°
C13	324.01	S90.00	110.771	518.66	N44.94447°
C14	326.91	S89.99	109.917	509.521	S72.2450°
C15	329.81	S90.00	110.771	518.66	N44.94447°
C16	332.71	S89.99	109.917	509.521	S72.2450°
C17	335.61	S90.00	110.771	518.66	N44.94447°
C18	338.51	S89.99	109.917	509.521	S72.2450°
C19	341.41	S90.00	110.771	518.66	N44.94447°
C20	344.31	S89.99	109.917	509.521	S72.2450°
C21	347.21	S90.00	110.771	518.66	N44.94447°
C22	350.11	S89.99	109.917	509.521	S72.2450°
C23	353.01	S90.00	110.771	518.66	N44.94447°
C24	355.91	S89.99	109.917	509.521	S72.2450°
C25	358.81	S90.00	110.771	518.66	N44.94447°
C26	361.71	S89.99	109.917	509.521	S72.2450°
C27	364.61	S90.00	110.771	518.66	N44.94447°
C28	367.51	S89.99	109.917	509.521	S72.2450°
C29	370.41	S90.00	110.771	518.66	N44.94447°
C30	373.31	S89.99	109.917	509.521	S72.2450°
C31	376.21	S90.00	110.771	518.66	N44.94447°
C32	379.11	S89.99	109.917	509.521	S72.2450°
C33	382.01	S90.00	110.771	518.66	N44.94447°
C34	384.91	S89.99	109.917	509.521	S72.2450°
C35	387.81	S90.00	110.771	518.66	N44.94447°
C36	390.71	S89.99	109.917	509.521	S72.2450°
C37	393.61	S90.00	110.771	518.66	N44.94447°
C38	396.51	S89.99	109.917	509.521	S72.2450°
C39	399.41	S90.00	110.771	518.66	N44.94447°
C40	402.31	S89.99	109.917	509.521	S72.2450°
C41	405.21	S90.00	110.771	518.66	N44.94447°
C42	408.11	S89.99	109.917	509.521	S72.2450°
C43	411.01	S90.00	110.771	518.66	N44.94447°
C44	413.91	S89.99	109.917	509.521	S72.2450°
C45	416.81	S90.00	110.771	518.66	N44.94447°
C46	419.71	S89.99	109.917	509.521	S72.2450°
C47	422.61	S90.00	110.771	518.66	N44.94447°
C48	425.51	S89.99	109.917	509.521	S72.2450°
C49	428.41	S90.00	110.771	518.66	N44.94447°
C50	431.31	S89.99	109.917	509.521	S72.2450°
C51	434.21	S90.00	110.771	518.66	N44.94447°
C52	437.11	S89.99	109.917	509.521	S72.2450°
C53	440.01	S90.00	110.771	518.66	N44.94447°
C54	442.91	S89.99	109.917	509.521	S72.2450°
C55	445.81	S90.00	110.771	518.66	N44.94447°
C56	448.71	S89.99	109.917	509.521	S72.2450°
C57	451.61	S90.00	110.771	518.66	N44.94447°
C58	454.51	S89.99	109.917	509.521	S72.2450°
C59	457.41	S90.00	110.771	518.66	N44.94447°
C60	460.31	S89.99	109.917	509.521	S72.2450°
C61	463.21	S90.00	110.771	518.66	N44.94447°
C62	466.11	S89.99	109.917	509.521	S72.2450°
C63	469.01	S90.00	110.771	518.66	N44.94447°
C64	471.91	S89.99	109.917	509.521	S72.2450°
C65	474.81	S90.00	110.771	518.66	N44.94447°
C66	477.71	S89.99	109.917	509.521	S72.2450°
C67	480.61	S90.00	110.771	518.66	N44.94447°
C68	483.51	S89.99	109.917	509.521	S72.2450°
C69	486.41	S90.00	110.771	518.66	N44.94447°
C70	489.31	S89.99	109.917	509.521	S72.2450°
C71	492.21	S90.00	110.771	518.66	N44.94447°
C72	495.11	S89.99	109.917	509.521	S72.2450°
C73	498.01	S90.00	110.771	518.66	N44.94447°
C74	500.91	S89.99	109.917	509.521	S72.2450°
C75	503.81	S90.00	110.771	518.66	N44.94447°
C76	506.71	S89.99	109.917	509.521	S72.2450°
C77	509.61	S90.00	110.771	518.66	N44.94447°
C78	512.51	S89.99	109.917	509.521	S72.2450°
C79	515.41	S90.00	110.771	518.66	N44.94447°
C80	518.31	S89.99	109.917	509.521	S72.2450°
C81	521.21	S90.00	110.771	518.66	N44.94447°
C82	524.11	S89.99	109.917	509.521	S72.2450°
C83	527.01	S90.00	110.771	518.66	N44.94447°
C84	529.91	S89.99	109.917	509.521	S72.2450°
C85	532.81	S90.00	110.771	518.66	N44.94447°
C86	535.71	S89.99	109.917	509.521	S72.2450°
C87	538.61	S90.00	110.771	518.66	N44.94447°
C88	541.51	S89.99	109.917	509.521	S72.2450°
C89	544.41	S90.00	110.771	518.66	N44.94447°
C90	547.31	S89.99	109.917	509.521	S72.2450°
C91	550.21	S90.00	110.771	518.66	N44.94447°
C92	553.11	S89.99	109.917	509.521	S72.2450°
C93	556.01	S90.00	110.771	518.66	N44.94447°
C94	558.91	S89.99	109.917	509.521	S72.2450°
C95	561.81	S90.00	110.771	518.66	N44.94447°
C96	564.71	S89.99	109.917	509.521	S72.2450°
C97	567.61	S90.00	110.771	518.66	N44.94447°
C98	570.51	S89.99	109.917	509.521	S72.2450°
C99	573.41	S90.00	110.771	518.66	N44.94447°
C100	576.31	S89.99	109.917	509.521	S72.2450°

**SHEET 13 CURVE TABLE (CONTINUED)**

CHAIN	LENGTH	BEARING	DELTA	COORDS	BEARING
C101	579.21	S90.00	110.771	518.66	N44.94447°
C102	582.11	S89.99	109.917	509.521	S72.2450°
C103	585.01	S90.00	110.771	518.66	N44.94447°
C104	587.91	S89.99	109.917	509.521	S72.2450°
C105	590.81	S90.00	110.771	518.66	N44.94447°
C106	593.71	S89.99	109.917	509.521	S72.2450°
C107	596.61	S90.00	110.771	518.66	N44.94447°
C108	599.51	S89.99	109.917	509.521	S72.2450°
C109	602.41	S90.00	110.771	518.66	N44.94447°
C110	605.31	S89.99	109.917	509.521	S72.2450°
C111	608.21	S90.00	110.771	518.66	N44.94447°
C112	611.11	S89.99	109.917	509.521	S72.2450°
C113	614.01	S90.00	110.771	518.66	N44.94447°
C114	616.91	S89.99	109.917	509.521	S72.2450°
C115	619.81	S90.00	110.771	518.66	N44.94447°
C116	622.71	S89.99	109.917	509.521	S72.2450°
C117	625.61	S90.00	110.771	518.66	N44.94447°
C118	628.51	S89.99	109.917	509.521	S72.2450°
C119	631.41	S90.00	110.771	518.66	N44.94447°
C120	634.31	S89.99	109.917	509.521	S72.2450°
C121	637.21	S90.00	110.771	518.66	N44.94447°
C122	640.11	S89.99	109.917	509.521	S72.2450°
C123	643.01	S90.00	110.771	518.66	N44.94447°
C124	645.91	S89.99	109.917	509.521	S72.2450°
C125	648.81	S90.00	110.771	518.66	N44.94447°
C126	651.71	S89.99	109.917	509.521	S72.2450°
C127	654.61	S90.00	110.771	518.66	N44.94447°
C128	657.51	S89.99	109.917	509.521	S72.2450°
C129	660.41	S90.00	110.771	518.66	N44.94447°
C130	663.31	S89.99	109.917	509.521	S72.2450°
C131	666.21	S90.00	110.771	518.66	N44.94447°
C132	669.11	S89.99	109.917	509.521	S72.2450°
C133	672.01	S90.00	110.771	518.66	N44.94447°
C134	674.91	S89.99	109.917	509.521	S72.2450°
C135	677.81	S90.00	110.771	518.66	N44.94447°
C136	680.71	S89.99	109.917	509.521	S72.2450°
C137	683.61	S90.00	110.771	518.66	N44.94447°
C138	686.51	S89.99	109.917	509.521	S72.2450°
C139	689.41	S90.00	110.771	518.66	N44.94447°
C140	692.31	S89.99	109.917	509.521	S72.2450°
C141	695.21	S90.00	110.771	518.66	N44.94447°
C142	698.11	S89.99	109.917	509.521	S72.2450°
C143	701.01	S90.00	110.771	518.66	N44.94447°
C144	703.91	S89.99	109.917	509.521	S72.2450°
C145	706.81	S90.00	110.771	518.66	N44.94447°
C146	709.71	S89.99	109.917	509.521	S72.2450°
C147	712.61	S90.00	110.771	518.66	N44.94447°
C148	715.51	S89.99	109.917	509.521	S72.2450°
C149	718.41	S90.00	110.771	518.66	N44.94447°
C150	721.31	S89.99	109.917	509.521	S72.2450°
C151	724.21	S90.00	110.771	518.66	N44.94447°
C152	727.11	S89.99	109.917	509.521	S72.2450°
C153	730.01	S90.00	110.771	518.66	N44.94447°
C154	732.91	S89.99	109.917	509.521	S72.2450°
C155	735.81	S90.00	110.771	518.66	N44.94447°
C156	738.71	S89.99	109.917	509.521	S72.2450°
C157	741.61	S90.00	110.771	518.66	N44.94447°
C158	744.51	S89.99	109.917	509.521	S72.2450°
C159	747.41	S90.00	110.771	518.66	N44.94447°
C160	750.31	S89.99	109.917	509.521	S72.2450°
C161	753.21	S90.00	110.771	518.66	N44.94447°
C162	756.11	S89.99	109.917	509.521	S72.2450°
C163	759.01	S90.00	110.771	518.66	N44.94447°
C164	761.91	S89.99	109.917	509.521	S72.2450°
C165	764.81	S90.00	110.771	518.66	N44.94447°
C166	767.71	S89.99	109.917	509.521	S72.2450°
C167	770.61	S90.00	110.771	518.66	N44.94447°
C168	773.51	S89.99	109.917	509.521	S72.2450°
C169	776.41	S90.00	110.771	518.66	N44.94447°
C170	779.31	S89.99	109.917	509.521	S72.2450°
C171	782.21	S90.00			

**Town of Erie**  
**Planning Commission Regular Meeting**  
**Wednesday, April 20, 2016**  
**6:30 p.m.**  
**Board Room, Erie Town Hall, 645 Holbrook, Erie, Co 80516**

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

Chairman Bottenhorn called the Regular Meeting of the Erie Planning Commission to order at 6:30 p.m.

**II. ROLL CALL**

Commissioner Bottenhorn - Present  
Commissioner Burgard – Excused  
Commissioner Campbell – Present  
Commissioner Fraser - Present  
Commissioner Gippe - Excused  
Commissioner Harrison - Present  
Commissioner Kemp - Present

Staff Present: R. Martin Ostholthoff, Community Development Director;  
Deborah Bachelder, Senior Planner;  
Todd Bjerkaas, Senior Planner; and  
Hallie Sawyer, Secretary to the Commission

**III. APPROVAL OF THE AGENDA**

Commissioner Campbell moved to approve the April 20, 2016, Regular Meeting Agenda as submitted. The motion, seconded by Commissioner Kemp, carried with all voting in favor thereof.

**IV. APPROVAL OF MINUTES**

**a. Minutes from the April 6, 2016, Regular Meeting.**

Commissioner Campbell moved to approve the April 6, 2016, Minutes as submitted. The motion, seconded by Commissioner Kemp, carried with all voting in favor thereof.

**V. PUBLIC COMMENTS** (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.)

**None.**

**VI. RESOLUTIONS** (This agenda item is for all matters that should be decided by resolutions.)

**1. Public Hearing - Erie Highlands Rezoning**

Purpose: Rezoning

Request: Consideration of Resolution Reso. P16-05, A Resolution Regarding The Erie Highlands Zoning Map Amendment No. 1, Rezoning, Adopting Certain Findings Of Fact and Conclusions Favorable To The Rezoning.

(Staff Planner: Deborah Bachelder)

Chairman Bottenhorn opened the Public Hearings at 6:32 p.m. Mrs. Bachelder presented the applications for the Erie Highlands Rezoning, PUD Amendment No. 1 and Preliminary Plat No. 2 together, entered all documents into the record, and presented the staff recommendations of approval. Layla Rosales, Terracina Design, 10200 E. Girard Ave., Suite A-314, Denver, presented the applicants background and clarified their requests.

There was no public comment.

Commissioner questions and comments covered: concept for the elementary school traffic into and out of the subdivision; will trail be paved or gravel; additional parking for school and park; traffic lights for school traffic on Erie Parkway and WCR 5; trail system for parks; parking for park; trails thru the oil and gas sites; update on status of Kerr-McGee negotiations; is open space cash in lieu consistent with Town practice; and will either school in Colliers Hill or Erie Highlands or both be built.

Chairman Bottenhorn closed the public hearings at 6:59 p.m.

There were no Commissioner comments.

Commissioner Campbell moved approval of Resolution P16-05, A Resolution Regarding The Erie Highlands Zoning Map Amendment No. 1, Rezoning, Adopting Certain Findings Of Fact And Conclusions Favorable To The Rezoning. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

## **2. Public Hearing - Erie Highlands PUD Amendment No. 1**

Purpose: PUD Amendment

Request: Consideration of Reso. P16-06, A Resolution Regarding The Erie Highlands PUD Zoning Map Amendment No. 1, Adopting Certain Findings Of Fact And Conclusions Favorable To The PUD Overlay Rezoning.

(Staff Planner: Deborah Bachelder)

Commissioner Campbell moved approval of Resolution P16-06, A Resolution Regarding The Erie Highlands PUD Zoning Map Amendment No. 1, Adopting Certain Findings Of Fact And Conclusions Favorable To The PUD Overlay Rezoning. The motion, seconded by Commissioner Kemp, carried with all voting in favor thereof.

## **3. Public Hearing – Erie Highlands Preliminary Plat No. 2**

Purpose: Consideration Of Preliminary Plat No. 2

Request: Consideration of Resolution P16-07, A Resolution Regarding The Preliminary Plat For Erie Highlands Preliminary Plat No. 2, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat.

(Staff Planner: Deborah Bachelder)

Commissioner Campbell moved approval of Resolution P16-07, A Resolution Regarding The Preliminary Plat For Erie Highlands Preliminary Plat No. 2, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

## **4. Public Hearing – Colliers Hill Preliminary Plat No. 2**

Purpose: Consideration of Preliminary Plat No, 2

Request: Consideration of Resolution P16-08, A Resolution Regarding The Colliers Hill Preliminary Plat No. 2, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat.

(Staff Planner: Todd Bjerkaas)

Chairman Bottenhorn opened the Public Hearing at 7:00 p.m. Mr. Bjerkaas presented the application for the Colliers Hill Preliminary Plat No. 2, entered all documents into the record, and presented the staff recommendation of approval.

Jerry Richmond, Raintree Agent for Daybreak Recovery Group and Eva Mahler, Norris Design, gave the applicants presentation and were available for questions.

Public Comment was taken from Anders Tempe, 5555 Summit Way, noted that he does not support the development of the Colliers Hill property, and does not like the construction. He runs Cross Country in the open empty field and likes the native grasses and dirt trail. He feels the parks are too small, bluegrass is not native or water efficient. He used to watch the eagles nest and feels that it was unfair those trees were removed without giving notice to area residents.

Commissioner comments and questions covered: clarification of the encumbrances that need to be removed; how are the County Road intersections being addressed; will there be signalizations at County

Roads 3 & 10 or 5 & 10; where will the future oil and gas wells be relocated; possibility for a park in the drainage to the north; where will parking be located on the school site and what will the traffic flow look like; and who enforces surface storm water regulations.

Chairman Bottenhorn closed the public hearing at 7:51 p.m.

Commissioner comments included thanks and encouragement to Mr. Tempe for coming and speaking out.

Commissioner Campbell moved approval of Resolution P16-08, A Resolution Regarding The Colliers Hill Preliminary Plat No. 2, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat. The motion, seconded by Commissioner Kemp, carried with all voting in favor thereof.

**VII. GENERAL BUSINESS** (This agenda item is reserved for matters that are ready for Commission action, and do not fit into other categories, i.e. resolutions)

None.

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

None.

**IX. COMMISSIONER REPORTS AND DISCUSSION ITEMS** (This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda)

Chairman Bottenhorn noted that this was probably the last meeting for Commissioners Kemp and Burgard. He extended thanks and appreciation for their service to the Town.

**X. ADJOURNMENT**

There being no further business to come before the Commission, Chairman Bottenhorn adjourned the April 20, 2016, Regular Meeting of the Planning Commission at 7:54 p.m.

Respectfully Submitted,

Town of Erie Planning Commission

By: \_\_\_\_\_  
Hallie S. Sawyer, Secretary

By: \_\_\_\_\_  
J. Eric Bottenhorn, Chair