



**TOWN OF ERIE**

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

**LAND USE APPLICATION**

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

**STAFF USE ONLY**

FILE NAME:

FILE NO:

DATE SUBMITTED:

FEES PAID:

**PROJECT/BUSINESS NAME:** Summerfield - Preliminary Plat #2

**PROJECT ADDRESS:** N/A

**PROJECT DESCRIPTION:** Preliminary Plat submittal for the development of approximately 1,300 single family lots within the Summerfield development.

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

Subdivision Name: Tracts AD, AE, AG and AH of Summerfield Filing No. 1

Filing #: Lot #: Block #: Section: 4 Township: 1N Range: 68 W

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

Name/Company: CDG Summerfield, Inc.  
Contact Person: Jon Lee  
Address: 2500 Arapahoe Avenue, Suite 220  
City/State/Zip: Boulder, CO 80302  
Phone: 303-442-2299 Fax:  
E-mail: jonrlee@cdgcolorado.com

**AUTHORIZED REPRESENTATIVE**

Company/Firm: Toll Southwest, LLC  
Contact Person: Brad Dixon  
Address: 10 Inverness Drive East, Suite 125  
City/State/Zip: Englewood, CO 80112  
Phone: 203-913-8147 Fax:  
E-mail: bdixon@tollbrothers.com

Check here if Owner is responsible for Application Billing

Check here if Authorized Representative is responsible for Application Billing

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

Name/Company: See attached  
Address:  
City/State/Zip:

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

Name/Company: See attached  
Address:  
City/State/Zip:

**LAND-USE & SUMMARY INFORMATION**

Present Zoning: PD  
Proposed Zoning: PD  
Gross Acreage: 361.39

Gross Site Density (du/ac): 3.60  
# Lots/Units Proposed: 1,300  
Gross Floor Area: N/A

**SERVICE PROVIDERS**

Electric: United Power  
Metro District: Summerfield Metro Districts 1, 2, & 3  
Water (if other than Town): Town of Erie

Gas: Black Hills Energy  
Fire District: Mountain View Fire Rescue  
Sewer (if other than Town): Town of Erie

**PAGE TWO MUST BE SIGNED AND NOTARIZED**

## DEVELOPMENT REVIEW FEES

ANNEXATION/DE-ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (40+ acres)	\$ 2000.00	<input type="checkbox"/> Sketch Plan	\$ 500.00 + 5.00 per lot
<input type="checkbox"/> Minor (20 acres to 40 acres)	\$ 1000.00	<input checked="" type="checkbox"/> Preliminary Plat	\$ 1000.00 + 20.00 per lot
<input type="checkbox"/> Minor (up to 20 acres)	\$500.00	<input type="checkbox"/> Final Plat	\$ 1000.00 + 10.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$1000.00
<input type="checkbox"/> Major (40+ acres)	\$ 1000.00	<input type="checkbox"/> Annexation Plat	\$ 200.00
<input type="checkbox"/> Minor (Less than 40 acres)	\$ 200.00	<input type="checkbox"/> Minor Amendment	\$200.00
ZONING/REZONING		<input type="checkbox"/> Vacation ROW or Easement	\$200.00
<input type="checkbox"/> Planned Development (PD)	\$ 5000.00 + 10.00 per acre	<b>VARIANCE</b>	\$300.00
<input type="checkbox"/> Planned Dev (PD/PUD Amdt)	\$ 1500.00 + 10.00 per acre		
<input type="checkbox"/> All Other Zoning/Rezoning	\$ 500.00 + 10.00 per acre	<b>METRO DIST SERVICE PLAN</b>	Cost to Town - \$10000.00 Deposit
<input type="checkbox"/>		<b>SITE PLAN</b>	
SPECIAL REVIEW USE		<input type="checkbox"/> Residential	\$ 200.00 + 10.00 per unit
<input type="checkbox"/> Oil & Gas	\$1200.00	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> All Other Types	\$500.00	<input type="checkbox"/> Non-Resi. (<10,000 sq.ft.)	\$500.00
MISCELLANEOUS		<input type="checkbox"/> Residential Amdt	\$ 200.00 + 10.00 per unit
<input type="checkbox"/> Temporary Use Permit	\$50.00	<input type="checkbox"/> Non Res Amdt (major)	\$500.00
<input type="checkbox"/> Architectural Review w/o Subd or Site Plan	\$300/model	<input type="checkbox"/> Non Res Amdt (minor)	\$100.00
OTHER FEES		WIRELESS COMMUNICATION	
<input type="checkbox"/> 3rd Party Review of Any App (incl. Legal Review)	Cost to Town (Chargeback)	<input type="checkbox"/> Wireless Facility - Admin	\$250.00
<input type="checkbox"/>		<input type="checkbox"/> Wireless Facility - Planning Commission	\$500.00

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.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. **The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie.** Pursuant to Title 10, Section 7.2.B.5 of the Town of Erie Municipal Code, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of the Town, necessary for project review. In addition, the undersigned is aware that the applicant is responsible for all recording and publication costs associated with this application. By this acknowledgement, the undersigned hereby certify that the above information is true and correct. An application is not deemed accepted by the Town until the Town acknowledges in writing that the application materials and fees submitted are complete.

Owner:   
AUTHORIZED REPRESENTATIVE

Owner: \_\_\_\_\_

Applicant: 

Date: 11/22/2022

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

Date: 11/22/2022

STATE OF COLORADO )  
 County of Boulder ) ss.

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of November, 2022, by Jon Lee, Authorized Rep. My commission expires: 12-7-2024

Witness my hand and official seal.  
 LAND USE APPLICATION FORM – JANUARY 2022

**REAN J ROBL**  
 NOTARY PUBLIC - STATE OF COLORADO  
 Notary ID 19944018487  
 My Commission Expires 12/7/2024

  
 Notary Public

**Mineral Owners**

Anadarko E&P Company LP  
Attn: Manager Land, Western Division  
P.O. Box 9149  
The Woodlands, TX 77387-9147

Anadarko Land Corp.  
P.O. Box 9149  
The Woodlands, TX 77387-9147

**Mineral Leasehold Owners:**

Kerr-McGee Oil & Gas Onshore LP  
1999 Broadway, Suite 3600  
Denver, CO 80202

Noble Energy, Inc.  
1625 Broadway, Suite 2000  
Denver, CO 80202

K.P. Kauffman Co., Inc.  
1675 Broadway, Suite 2800  
Denver, CO 80202

Crestone Peak Resources Holdings, LLC  
1801 California Street, Suite 2500  
Denver, CO 80202

December 15, 2022

Mr. Chris LaRue  
Senior Planner  
Town of Erie  
645 Holbrook Street  
Erie, CO 80516

**RE: Project Narrative for  
Summerfield Preliminary Plat #2**

Dear Mr. LaRue,

The purpose of this letter is to provide a written narrative with additional information to accompany the application request for the second Preliminary Plat for the Summerfield development ("Preliminary Plat #2"). An Annexation Agreement was recorded on January 6, 2013, a PD – Development Plan was recorded on March 12, 2013, and the first Preliminary Plat was approved by the Town on May 10, 2022 related to the Summerfield development. The proposed improvements shown within Preliminary Plat #2 application are in substantial conformance with those previously noted documents.

The Summerfield project will be developed by Toll Southwest, LLC, a division of Toll Brothers. Toll Brothers is the nations leading luxury home builder headquartered in Pennsylvania with a presence in 22 states and over 50 markets. Founded in 1967, Toll Brothers has received Fortunes "Most Admired Companies" award for 6 consecutive years along with numerous other awards such as Home Builder of the Year and America's Most Trusted Home Builder. Toll Brothers is excited in presenting to the Town of Erie, our proposal for Preliminary Plat #2, which will serve the Town's housing needs for many years to come.

Preliminary Plat #2 includes approximately 361 acres, 1,300 residential lots, and multiple tracts. This application follows the previously approved first Preliminary Plat for Summerfield and consists of the remaining areas within the overall Summerfield development. The 1,300 residential lots consist of a mix of single-family detached lots (515 traditional lots and 535 active adult lots), duplex lots (144 active adult lots), and townhome lots (106 traditional lots). The total density for Preliminary Plat #2 is 3.60 dwelling units per acre. The Concept Plan that is attached to this narrative shows the number of dwelling units and density per planning area to show conformance with the approved PD Development Plan.

As shown on the Preliminary Landscape Plans included with this Preliminary Plat #2 application, there will be numerous trails, four pocket parks, one Neighborhood Park (to be constructed in the future by the Town), and open space areas meeting the requirements of the approved PD Development Plan. The total land area that will be preserved as parks and open space within the overall Summerfield development (excluding the future commercial parcel) is approximately 157-acres. The Concept Plan that is attached to this narrative includes a Parks and Open Space Dedication table that demonstrates the required and proposed park and open space areas based on the Town's requirements. The open space areas and pocket parks within the Summerfield Development will be owned and maintained by the Summerfield Metropolitan Districts.

Based on the size of the overall development, the project will be developed over several phases. The exact phasing and number of final plat applications has not yet been determined.

The Annexation Agreement describes the existing infrastructure and services that will be available for the Summerfield development as well as the off-site improvements that will be required for this development. Preliminary Plat #2 will include off-site roadway improvements for Weld County Road 5 and Weld County Road 7 as required per the Annexation Agreement. No other off-site roadway and/or off-site utility improvements are anticipated with Preliminary Plat #2.

A Traffic Impact Analysis has been prepared for the project and has been included with this Preliminary Plat #2 application. The Traffic Impact Analysis shows the ultimate improvements that are recommended on the internal and adjacent roadways when the project is at full build out. The Annexation Agreement describes the developer requirements for the off-site roadway improvements, and recommendations included in the Traffic Impact Analysis that are above and beyond the developer requirements may require Town of Erie cost or construction participation. The Preliminary Engineering Plans that are included within this Preliminary Plat #2 application show the proposed off-site roadway improvements that are planned for the Summerfield development.

An ALTA/NSPS Land Title Survey and Title Commitment for the project have also been included with this Preliminary Plat #2 submittal. These documents show the easements, covenants, and other encumbrances that are currently known for this property.

The school district that will serve this project is St. Vrain Valley School District and the fire protection services will be provided by Mountain View Fire Rescue. The Town of Erie will provide water and sewer service, United Power will provide electrical service, and Black Hills Energy will provide gas service for the Summerfield development.

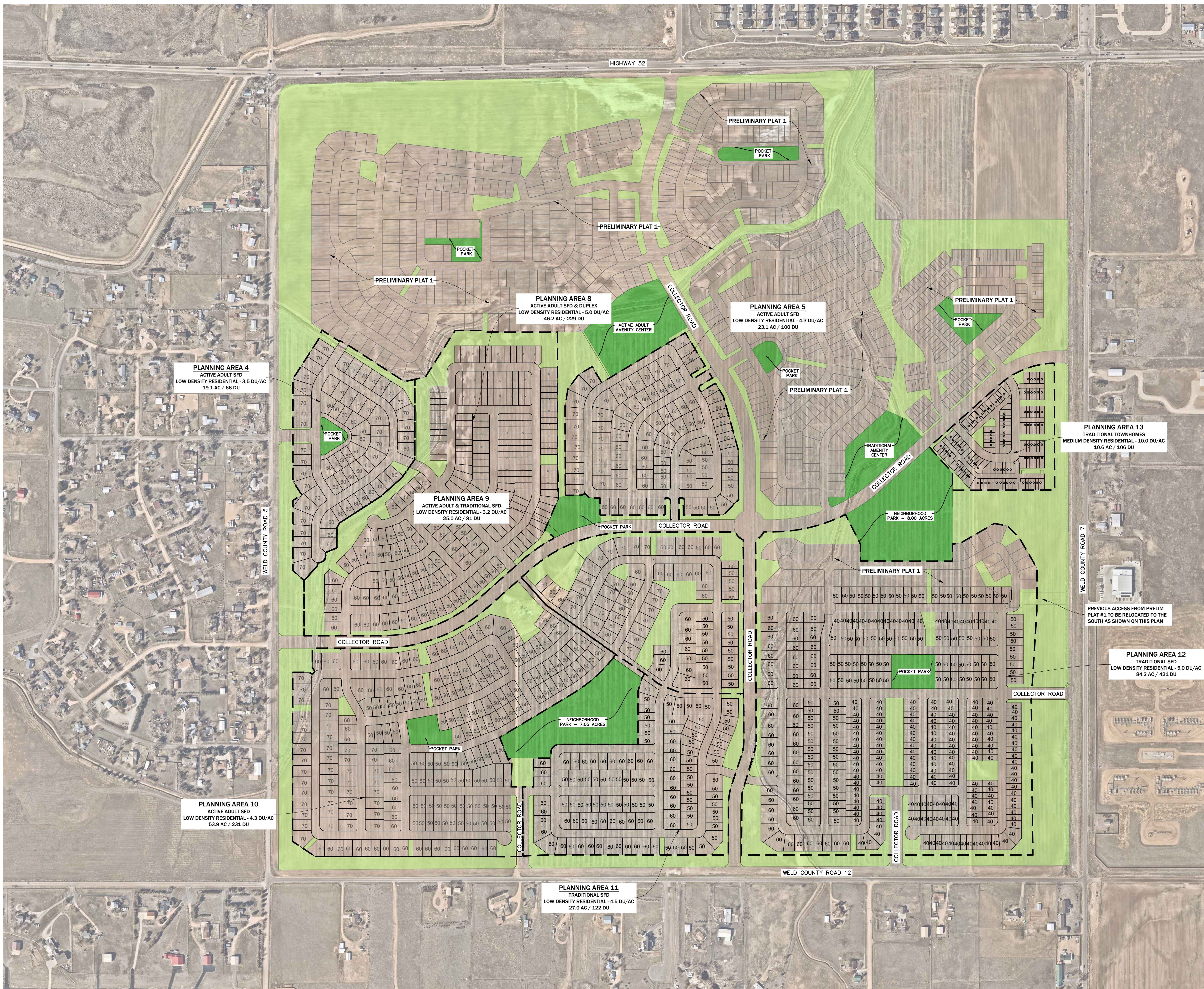
We appreciate your consideration of this application and look forward to working with the Town of Erie to complete the Summerfield development. Please feel free to contact me with any questions or concerns.

Sincerely,  
Toll Southwest, LLC.



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Brad Dixon  
Land Entitlement Manager



**OPEN SPACE/PARKS SUMMARY TABLE**

PD-DP GROSS AREA MINUS ROW SUMMARY	
DESCRIPTION	AREA (Acres)
GROSS TOTAL ACREAGE <sup>1</sup>	644.33
EXISTING ARTERIAL ROW AREA (Hwy 52, WCR5, WCR12, and WCR7)	28.70
PROPOSED ARTERIAL ROW AREA (Hwy 52, WCR5, WCR12, and WCR7)	19.56
<b>Gross Site Area (Excludes Exterior ROW)</b>	<b>596.07</b>

1. Gross Total Acreage for approved Summerfield PD - Development Plan was based on total Section 4 area, including existing ROW area for Highway 52, WCR5, WCR7, and WCR12.

**OPEN SPACE/PARK SUMMARY TABLE**

TYPE	AREA (ACRES)	% OF NET DEVELOPABLE AREA
LOW DENSITY RESIDENTIAL <sup>1</sup>	335.26	56.2%
MEDIUM DENSITY RESIDENTIAL <sup>1</sup>	44.54	7.5%
MIXED-USE AREA <sup>2</sup>	23.64	4.0%
PROPOSED ON SITE COLLECTOR ROAD AREA	22.59	3.8%
AMENITY CENTER <sup>3</sup>	8.69	1.5%
PARKS & OPEN SPACE (RESIDENTIAL)	157.18	26.4%
OPEN SPACE (MIXED-USE)	4.17	0.7%
<b>Gross Site Area (Excludes Exterior ROW)</b>	<b>596.07</b>	<b>100.0%</b>

1. The low density residential, medium density residential, and mixed-use areas shown in the table above include the lots and local street rights of way within those planning areas. They do not include open space tracts, park tracts, or collector/arterial rights of way within those planning areas.
2. The mixed-use area shown subtracts out the minimum 15% required area for open space. The total area of the mixed-use tract is 27.81 Acres.
3. This table does not include open space for the Amenity Centers as a minimum amount was not required in the PD and those areas haven't been designed yet.

**PD-DP LAND USE SUMMARY TABLE**

TRACT	PD AREA	USE	TARGET D.U.	ACTUAL D.U.	SURPLUS D.U.	% DIFF. (+/-20% MAX.)	ACTUAL AREA/DENSITY	% DIFF. (+/-25% MAX.)
P.A. - 4	18.9 AC.	LOW DEN. RES.	94	66	+28	-30%	19.1 AC. - 3.5 D.U./AC.	+1%
P.A. - 5	18.5 AC.	LOW DEN. RES.	92	100	-8	+8%	23.1 AC. - 4.3 D.U./AC.	+25%
P.A. - 8	43.0 AC.	LOW DEN. RES.	214	229	-15	+7%	46.2 AC. - 5.0 D.U./AC.	+7%
P.A. - 9	20.9 AC.	LOW DEN. RES.	104	81	+23	-22%	25.0 AC. - 3.2 D.U./AC.	+20%
P.A. - 10	46.7 AC.	LOW DEN. RES.	233	231	+2	-1%	53.9 AC. - 4.3 D.U./AC.	+15%
P.A. - 11	33.9 AC.	LOW DEN. RES.	169	122	+47	-28%	27.0 AC. - 4.5 D.U./AC.	-20%
P.A. - 12	70.2 AC.	LOW DEN. RES.	351	421	-70	+20%	84.2 AC. - 5.0 D.U./AC.	+20%
P.A. - 13	10.0 AC.	MED. DEN. RES.	100	106	-6	+6%	10.6 AC. - 10.0 D.U./AC.	+6%

NOTE: PD-DP ARTICLE IIA AND C ALLOW FOR: 20% INCREASE (+) TO P.A. DENSITY, AND 25% CHANGE (+/-) TO P.A. AREA.

**PRELIMINARY PLAT 1 RESIDENTIAL SUMMARY**

PLANNING AREA	1	2	6	7	12	TOTAL
50x110 (AA)	113					113
60x110 (AA)	83					83
70x120 (AA)	60					60
PAIRED(AA)			138			138
SUB-TOTAL	256	138				394
40x100 (TRD)				82	10	92
50x110 (TRD)				64	27	91
60x110 (TRD)				50	19	69
TOWN (TRD)					198	198
SUB-TOTAL				196	198	450
<b>TOTAL</b>	<b>256</b>	<b>138</b>	<b>196</b>	<b>198</b>	<b>56</b>	<b>844</b>

**PRELIMINARY PLAT 2 RESIDENTIAL SUMMARY**

PLANNING AREA	4	5	8	9	10	11	12	13	TOTAL
50	50x110 (AA)	7	40	57	5	118			227
60	60x110 (AA)	21	33	28	26	70			178
70	70x120 (AA)	38	27	22	43				130
o	PAIRED(AA)			144					144
SUB-TOTAL	66	100	229	53	231				679
40	40x100 (TRD)						192		192
50	50x110 (TRD)			18		71	115		204
60	60x110 (TRD)			10		51	58		119
TOWN (TRD)								106	106
SUB-TOTAL				28		122	365	106	621
<b>TOTAL</b>	<b>66</b>	<b>100</b>	<b>229</b>	<b>81</b>	<b>231</b>	<b>122</b>	<b>365</b>	<b>106</b>	<b>1,300</b>

**SUMMERFIELD TOTAL RESIDENTIAL SUMMARY**

PLANNING AREA	1	2	4	5	6	7	8	9	10	11	12	13	TOTAL
50x110 (AA)	113	7	40				57	5	118				340
60x110 (AA)	83	21	33	28	26	70							261
70x120 (AA)	60		38	27				22	43				190
PAIRED(AA)								144					282
SUB-TOTAL	256	138	66	100			229	53	231				1,073
40x100 (TRD)						82							284
50x110 (TRD)						64		18	71	142			295
60x110 (TRD)						50		10	51	77			188
TOWN (TRD)								198				106	304
SUB-TOTAL						196	198	28	122	421	106	1,071	
<b>TOTAL</b>	<b>256</b>	<b>138</b>	<b>66</b>	<b>100</b>	<b>196</b>	<b>198</b>	<b>229</b>	<b>81</b>	<b>231</b>	<b>122</b>	<b>421</b>	<b>106</b>	<b>2,144</b>