



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:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

PROJECT/BUSINESS NAME: Wise Farms

PROJECT ADDRESS: Located west of the intersection of 119th St and Jasper Rd.

PROJECT DESCRIPTION: 169 acre Residential community.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: none

Filing #:	Lot #:	Block #:	Section: 14	Township: 1 North	Range: 69 West
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OWNER (attach separate sheets if multiple)

Name/Company: Wise Homestead, LLC

Contact Person: Sarah Allene Wise

Address: 11497 Jasper Road

City/State/Zip: Lafayette, CO - 80026

Phone: 303.828.4561 Fax:

E-mail: sarws@aol.com

AUTHORIZED REPRESENTATIVE

Company/Firm: Jasper Land Investments, LLC

Contact Person: Jim Dullea

Address: 9162 S. Kenwood Court

City/State/Zip: Highlands Ranch, CO - 80126

Phone: 303.902.5400 Fax:

E-mail: j.dullea@comcast.net

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: Rural Residential

Proposed Zoning: Estate Residential

Gross Acreage: 169

Gross Site Density (du/ac): 0.60 du/ac

Lots/Units Proposed: 102

Gross Floor Area: N/A

SERVICE PROVIDERS

Electric: Public Service

Metro District: already approved

Water (if other than Town):

Gas: Public Service

Fire District: West Metro Fire

Sewer (if other than Town):

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES

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

Date: _____

Owner: _____

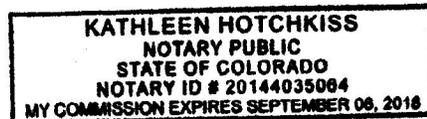
Date: _____

Applicant: James A. Dulles
Taspe Land Investments LLC

Date: 6/17/2016

STATE OF COLORADO)
County of DENVER) ss.

The foregoing instrument was acknowledged before me this 17th day of JUNE, 2016, by JAMES A DULLES.



My commission expires: 9/8/2018.
Witness my hand and official seal.

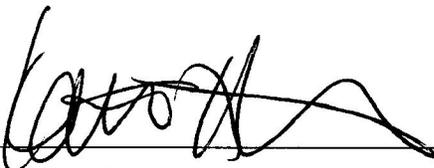
Kathleen Hotchkiss
Notary Public

STATE OF COLORADO)
County of DENVER) ss.

The foregoing instrument was acknowledged before
me this FTH day of JUNE, 20 16
by SARAH ALENE WISE.

My commission expires: 09/08/2018
Witness my hand and official seal.

KATHLEEN HOTCHKISS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20144035064
MY COMMISSION EXPIRES SEPTEMBER 08, 2018



Notary Public

STATE OF COLORADO)
) ss LIMITED POWER OF ATTORNEY
COUNTY OF BOULDER) FOR SALE OF REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, ELIZABETH W. KISSELL, have made, constituted and appointed and by these presents do make, constitute and appoint SARAH ALLENE WISE, of Boulder County, State of Colorado, my true and lawful attorney, for me and in my name, place and stead for the sale of real estate pursuant to the Purchase and Sale Option Agreement dated JUNE 30 2012, between Elizabeth W. Kissell and Wise Homestead, LLC (Seller) and Jasper Land Investments LLC (Buyer), including, but not limited to executing for me any and all of the following documents: Amendments to the Purchase and Sale Option Agreement, Land Use Applications with the Town of Erie, Settlement Statements, Closing Instructions, Warranty Deeds, Assignments of Leyner Cottonwood Consolidated Ditch Company Shares, deeds relating to the transfer of Leyner Cottonwood Consolidated Ditch Company shares and any other documents required for the sale of the property as set forth in the above referenced Purchase and Sale Option Agreement, giving and granting unto my said attorney full power and authority to do and perform to all intents and purposes, as I might or could do if personally present; and I hereby ratify and confirm whatsoever my said attorney may do by virtue hereof in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this 30th day of JUNE, 2012.


ELIZABETH W. KISSELL

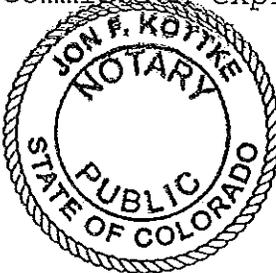
ACKNOWLEDGEMENTS

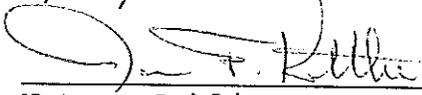
STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing Power of Attorney was acknowledged before me this 30th day of JUNE, 2012, by ELIZABETH W. KISSELL.

WITNESS, my hand and official seal.

My commission expires: 10/24/2015




Notary Public

Authorization by Sarah Allene Wise

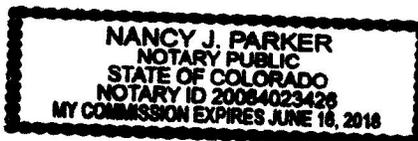
Sarah Allene Wise, the owner of the real property hereby states that she has no objection to the Land Use Application submittals being submitted to the Town of Erie by Jasper Land Investments, LLC, and hereby authorizes Jasper Land Investments, LLC to act on behalf of Sarah Allene Wise with respect to such Applications.

By: Sarah Allene Wise
Sarah Allene Wise

)) State of Colorado
)) County of WELD

Acknowledged before me by SARAH ALLEN WISE on this 17th day of June, 2016.

by Nancy J. Parker
Notary Public Signature



Witness my hand and official seal.
My commission expires June 16, 2018.

Nancy J. Parker
Notary Public

w i s e f a r m s

P U D
Z O N I N G
N A R R A T I V E



pcs group inc. www.pcsgroupco.com
#3 independence plaza, B-180,
1001 16th street, denver co 80265
t 303 531 4905

wise farms

PUD NARRATIVE

-

DECEMBER - 2016

submitted to:

The Town of Erie

645 Holbrook Street, Erie, Colorado 805416

project team

applicant:

Jasper Land Investments, LLC
9162 S. Kenwood Court, Highlands Ranch, Colorado 80126
tel. 303.902.5400 - contact: Jim Dullea

planning consultant:

PCS Group, Inc.
#3-B180 1001 16th Street, Denver, Colorado 80265
tel. 720.259.8246 - contact: John Prestwich

engineering & surveyor consultant:

CVL Consultants, Inc.
10333 East Dry Creek Road, Suite 240, Englewood, Colorado 80112
tel. 720.249.3527 - contact: Karl Knapp

transportation consultant:

LSC Transportation Consultants, Inc.
1889 York Street, Denver, Colorado 80206
tel. 303.333.1105 - contact: Chris McGranahan

environmental consultant:

A.G Wassenaar, Inc.
2180 South Ivanhoe St, #5, Denver, Colorado 80222
tel. 303.759.8373 - contact: Brian Glade

forestry consultant:

Forestry Development, LLC.
7377 Osage Road, Larkspur, Colorado 80118
tel. 303.681.2492 - contact: Keith Worley

geologic & geotechnical consultant:

CTL Thompson, Inc.
1971 West 12th Avenue, Denver, Colorado 80204
tel. 303.825.0777 - contact: Dave Glater

mine subsidence:

Western Environment and Ecology, Inc.
2217 West Powers Avenue, Littleton, Colorado 80120
tel. 303.730.3452 - contact: Greg Sherman

CTL Thompson, Inc.
1971 West 12th Avenue, Denver, Colorado 80204
tel. 303.825.0777 - contact: Dave Glater

water resources:

Wright Water Engineers, Inc.
2490 W. 26th Avenue, Suite 100A, Denver, Colorado 80211
tel. 303.480.1700 - contact: David Foss

mineral rights:

Astellia Law, P.C.
1801 Broadway, Suite 1600 Denver, Colorado 80202
tel. 303.292.9021 - contact: Lance Astrella

contents



section a:

General project concept and purpose of the request.



section b:

Relationship to existing land use and adjacent properties.



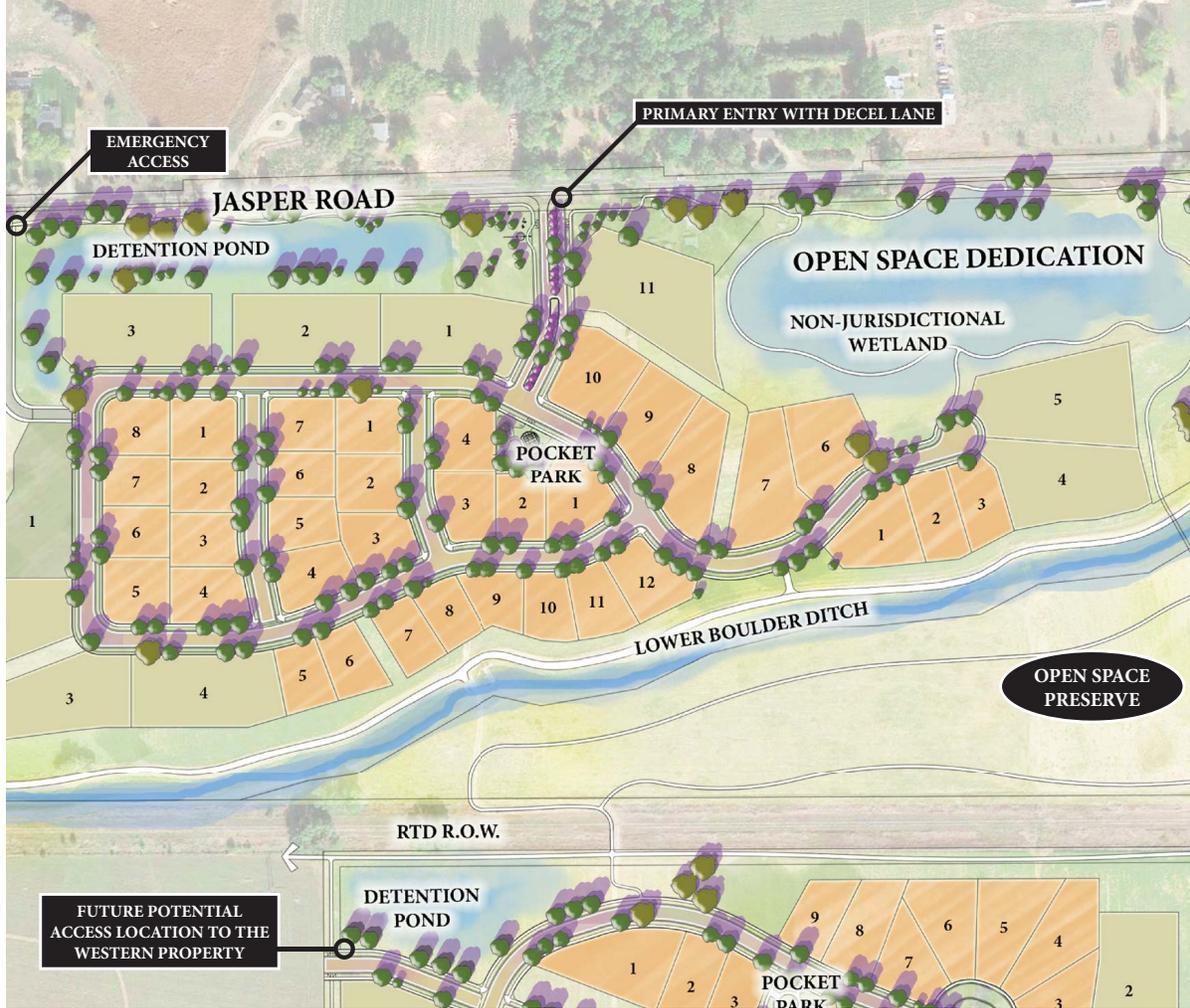
section c:

Property Analysis.



section d:

Town's Comprehensive Plan and Approval criteria.



s e c t i o n a :

GENERAL PROJECT CONCEPT AND PURPOSE OF THE REQUEST.

Project Concept

Jasper Land Investments LLC, (the 'Applicant') is pleased to present this written narrative as required for the Rezoning process, for a tract of land located in section 14, township 1 north, range 69 west of the sixth principal meridian, county of Boulder, State of Colorado, more commonly known as the Wise Farm. In this document we will discuss the property background, the proposed rezoning and rationale for the request.

We have been working with the Wise family since 2005 on this exceptional property. At this time we are requesting a Rezoning for the property from Rural Residential to Estate

Residential and AG/OS, with a PUD Zoning Overlay that will restrict the development in terms of density, and will increase the buffers and setbacks to our neighbors. In addition we are also requesting a Preliminary Plat. In total we believe that this proposal meets the spirit and intent of the comprehensive plan for the Town of Erie that was adopted in December of 2005.

We are very excited about the creation of a unique community. Based on the input that we received during the Sketch Plan process, and additional planning and engineering studies that we have completed, we have reduced our proposed



unit count from 166 units to 101 units, plus the existing home. We have also proposed significant buffers adjacent to our surrounding neighbors. Along the existing neighbors to the east of Wise Farms we have proposed an open space area that ranges in width from approximately 300' to over 500'. We are also proposing various trail corridors to connect the open space areas, and have substantial setbacks from Jasper Road to maintain the rural theme for the project. All of these open space buffers create a concept that meets the Town criteria and furthers the goals of the Comprehensive Plan.

As requested by the Town of Erie staff we are proposing to dedicate the open space land in the northeastern portion of the property that is adjacent to Jasper Rd, as well as the open space land between the Lower Boulder Ditch and the RTD right-of-way. In addition, the Town of Erie staff has requested that we pay cash-in-lieu for both the Neighborhood Park and Community Park required acreages. The dedication amount is determined by the population being generated by the proposed number of households. In this case we have reduced the number of proposed households to the point that we are generating a very modest need for Neighborhood and Community Parks. The Town of Erie staff has determined that it would be in the best interest of the Town of Erie to collect cash-in-lieu fees, versus having dedicated park space on this property.

As stated in the Unified Development Code, 10.6.7-D.1-b.i.B - Diversification Standards shall not apply to Residential Zone District (ER).

Purpose of the Request

Our proposal is for a re-zoning of the property to Estate Residential (ER) zoning, with a PUD Overlay on the full property to allow for a more creative approach for the planning

of buffers on the overall development of the property. The property is currently designated as Rural Residential on the Town of Erie zoning map. We are requesting a combination of ER and AG/OS zoning in place of RR zoning primarily for variations to lot size permitted under the different designations. The justification for the lot size variation (allowing smaller lots and setbacks) is the ability to provide a large connected open space that is available to the public, and provides significant buffers to the adjacent properties. If the project were developed under the RR zoning, the homes could be significantly closer to the existing residential areas, and we could likely not dedicate such large areas of public and private open space.

The current Town of Erie Comprehensive Plan, has designated the property as Rural Residential with a density range of 0-2 dwelling units per acre, with an average of 1 dwelling unit per acre. This designation would support 169 dwelling units on the 169 acre property. The Comprehensive Plan provides more focused guidance as the community continues to grow, and encourages a more flexible approach to future development that will promote a more balance mix of uses for the community. An update to the Town's Unified Development Code was prepared concurrent with the last Comprehensive Plan, updating many of the key ideas and policies to be codified and gives the Plan a solid foundation for implementation.

We are proposing a maximum number of 102 dwelling units on the property, or an overall density of approximately 0.60 dwelling units per acre. Our design approach, and density is consistent with the spirit and intent of the Comprehensive Plan. While the proposed development time line is dependent on project approvals and market conditions, ideally a builder could be identified, purchase lots and begin construction as early as late 2017.



A. Residential and Commercial Standards

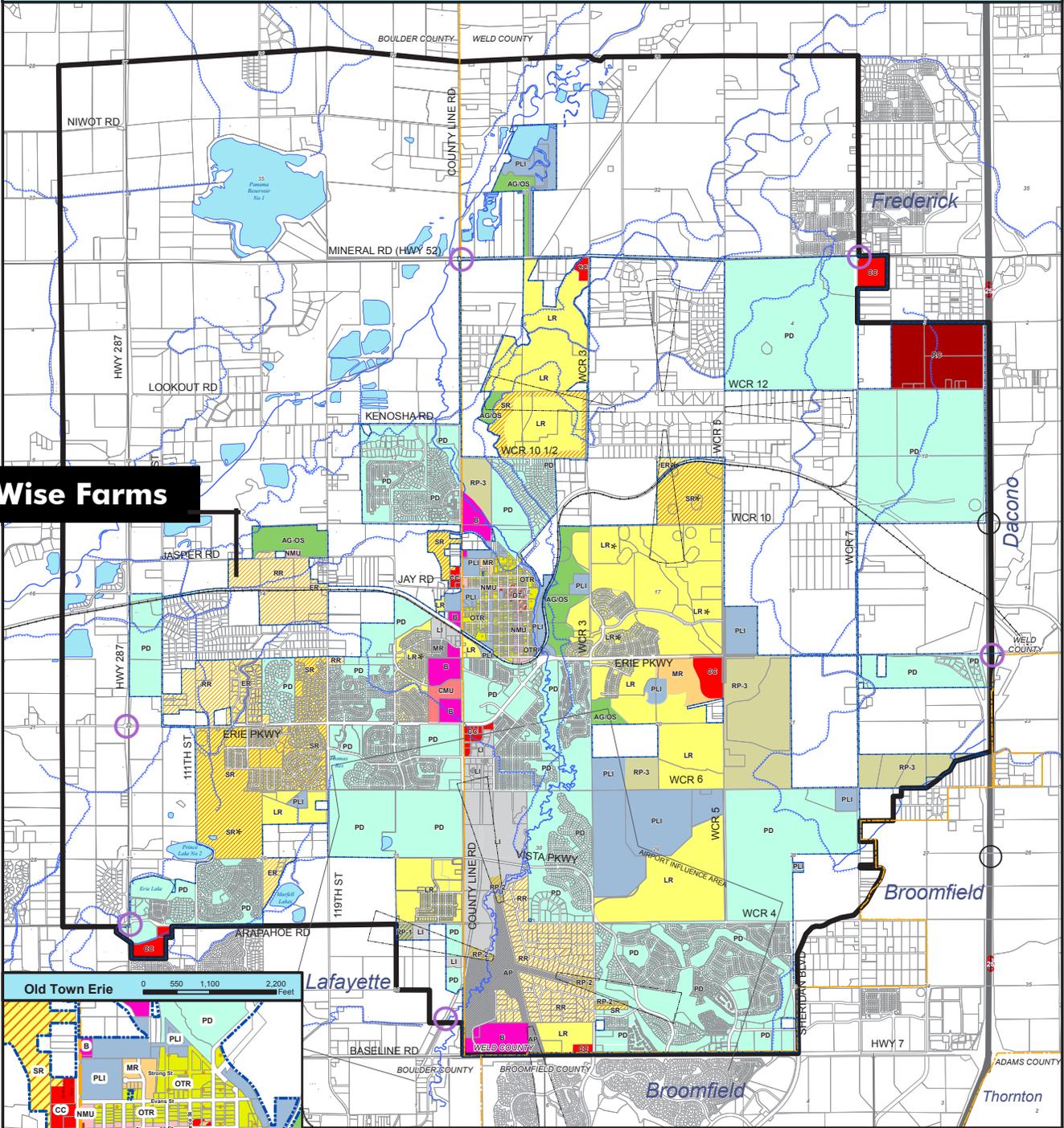
TABLE 4-1: DIMENSIONAL AND DENSITY STANDARDS – RESIDENTIAL AND COMMERCIAL DISTRICTS (Additional standards may apply. See Use-Specific Standards in Section 3.2 Density bonuses are available as an incentive to encourage a mix of dwelling unit types)								
District	Max/Min Density (DU/Acre)	Minimum Lot Standards		Minimum Setbacks (ft.) ^②				Max Height (ft)
		Width (ft)	Net Area (sq ft) ^③	Front	Street (all uses)	Interior Lot Line	Rear	
RR	0.5/na	150	80,000	Principal: 40 Accessory: 50	40	15	Principal: 40 Accessory: 15	40
ER	1/na	100	40,000	Principal: 30 Accessory: 40	30	10	Principal: 30 Accessory: 10	35
SR	3/na	75	SF: 10,000 MF: 5,000 per DU	Principal: 25 Accessory: 35	20	Prin: 10 ^① Acc: 5 ^①	Principal: 25 Accessory: 5	Prin: 35 Acc: 30
LR	5/na	SF: 50 60 corner MF: none	SF: 5,000 MF: 2,500 per DU	Principal: 20 Accessory: 30	20	5 ^①	Principal: 20 Accessory: 5	Prin: 35 Acc: 25
MR	10/5	SF: 50 60 corner MF: none	SF: 5,000 MF: 2,500 per DU		20	Prin: 5 ^① Acc: 5 ^①		Prin: 35 Acc: 25
HR	16/10	SF: 50 60 corner MF: none	SF: 5,000 MF: 2,500 per DU		20	Prin: 10 ^① Acc: 5 ^①		Prin: 35 Acc: 25

- ① Zero lot line setbacks shall be permitted for attached buildings provided that the building meets the zone district interior lot line setback on the side of the building not attached.
- ② Multiple principal buildings on a single lot shall be separated a distance equal to the distance that would be required if they were separated by a lot line.
- ③ Net area is the size of the lot; not to include tracts and streets and their right-of-ways.

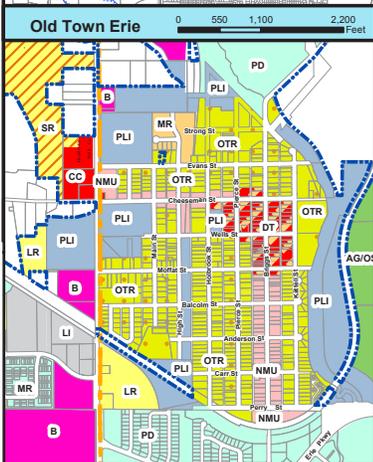
In general the Wise Farms community is proposing two lot types. Lots along the perimeter of the property are consistent with the dimensional requirements of the ER zoning. As discussed at our Sketch Plan meeting we are proposing minimum 1/4 acre lots internal to the property - this approximately matches the SR Zoning category of a minimum 10,000 sq.ft. lot. We are proposing a modification to the dimensional standards to accommodate the minimum 1/4 acre lot - in general the dimensional requirements are the same as the SR Zoning category with two exceptions, we are proposing a minimum 80' wide lot, versus the SR 75' minimum, and we are proposing a minimum lot area of 11,700 sq.ft., versus the SR minimum of 10,000 sq.ft. Again, the request for the variation to the dimensional standards allows for the dedication of significant areas of open space available to the general public. The PUD also limits the overall project density to 0.6 du/ac.



Town of Erie, Colorado Zoning Map



Wise Farms



Zoning Legend

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

- Planning Area Boundary
- Town Boundary
- Community Gateways
- I-25 Interchange (Future)

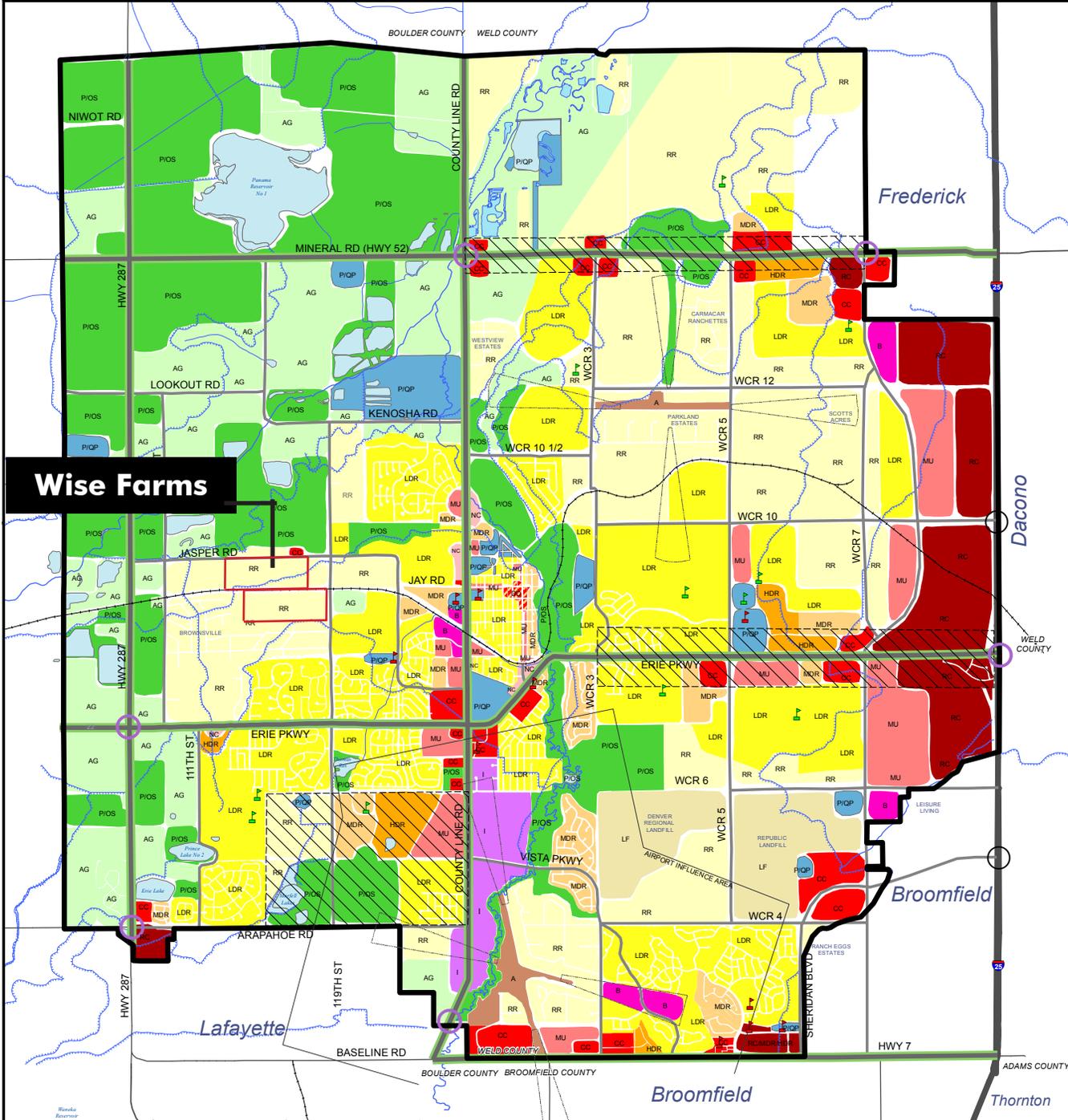


Sources: Boulder Co GIS, Weld Co GIS, CDOT, Town of Erie
 Note: This map is intended to serve as a guide for future land use patterns within the Town of Erie's Planning Area Boundary and is advisory in nature. Land use patterns depicted on the map are generalized, recognizing that development proposals may contain a mixture of land uses and density levels which achieve the intent of the Town of Erie Comprehensive Plan. Adopted Date: Dec. 21, 2005.
 The Comprehensive Plan contains guidelines for the refinement of the generalized areas depicted on the map. These guidelines should be referred to by applicants prior to the preparation of a development proposal and by Town staff, elected, and appointed officials as part of the development review process.

Map Revision Date: March 24, 2015



Town of Erie, Colorado 2005 Comprehensive Plan Land Use Plan Map



Wise Farms

Land Use Plan Legend

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



Refer to the Planning Area Boundary and is advisory in nature. Land Use patterns depicted on the map are generalized, recognizing that development proposals may contain a mixture of land uses and density levels which achieve the intent of the Town of Erie Comprehensive Plan. Adopted Date: Dec. 21, 2005.

The Comprehensive Plan contains guidelines for the refinement of the generalized areas depicted on the map. These guidelines should be referred to by applicants prior to the preparation of a development submission and by Town staff, elected, and appointed officials as part of the development review process.

Town Boundary Not Shown - Refer to Zoning Map for Town Boundary

Map Revision Date: March 20, 2015





s e c t i o n b :

RELATIONSHIP TO EXISTING LAND USE AND ADJACENT PROPERTIES

Site Location

The property is approximately 169 acres and is located just west of the intersection of Jasper Road and 119th Street (See the Vicinity Map in this section). Existing Boulder County residential development is located along the property's western, southern and eastern boundaries, existing homes are located across from the northern portion of the property on the opposite side of Jasper Road. There are extensive views to the Front Range. The gentle topography is very conducive to the proposed mix of residential and recreational uses.

Most of the surrounding area is designated as a mix of Rural Residential, Low Density Residential, and Medium Density Residential in the Town of Erie Comprehensive Plan, or County residential.

The property was annexed to the town of Erie in 1995. Town services such as schools, administration, police, water and sewer have either been provided or anticipated since annexation.

We believe that there are many opportunities for this project and proposed Zoning Overlay to respect and enhance the relationship to the adjacent properties. The ER zoning allows us to group the homes closer together, thus preserving larger areas of open space (Zoned AG/OS) that serve as an amenity to the development and a buffer to the adjacent community. While density is commonly a concern/conflict for existing residents, the PUD caps the number of lots at 102 (0.6 du/ac) which is compatible with the surrounding land uses. By grouping the homes in the interior of the site, larger open space buffers are left between the existing neighbors and the new development. An alternative would be to have larger lots directly adjacent to existing lots without buffer area under the current zoning. It is believed that grouping the homes under the proposed ER zoning and providing and AG/OS - zoned open space buffer between the new and existing development provides more of an amenity than a 'lot-to-lot' scenario could.

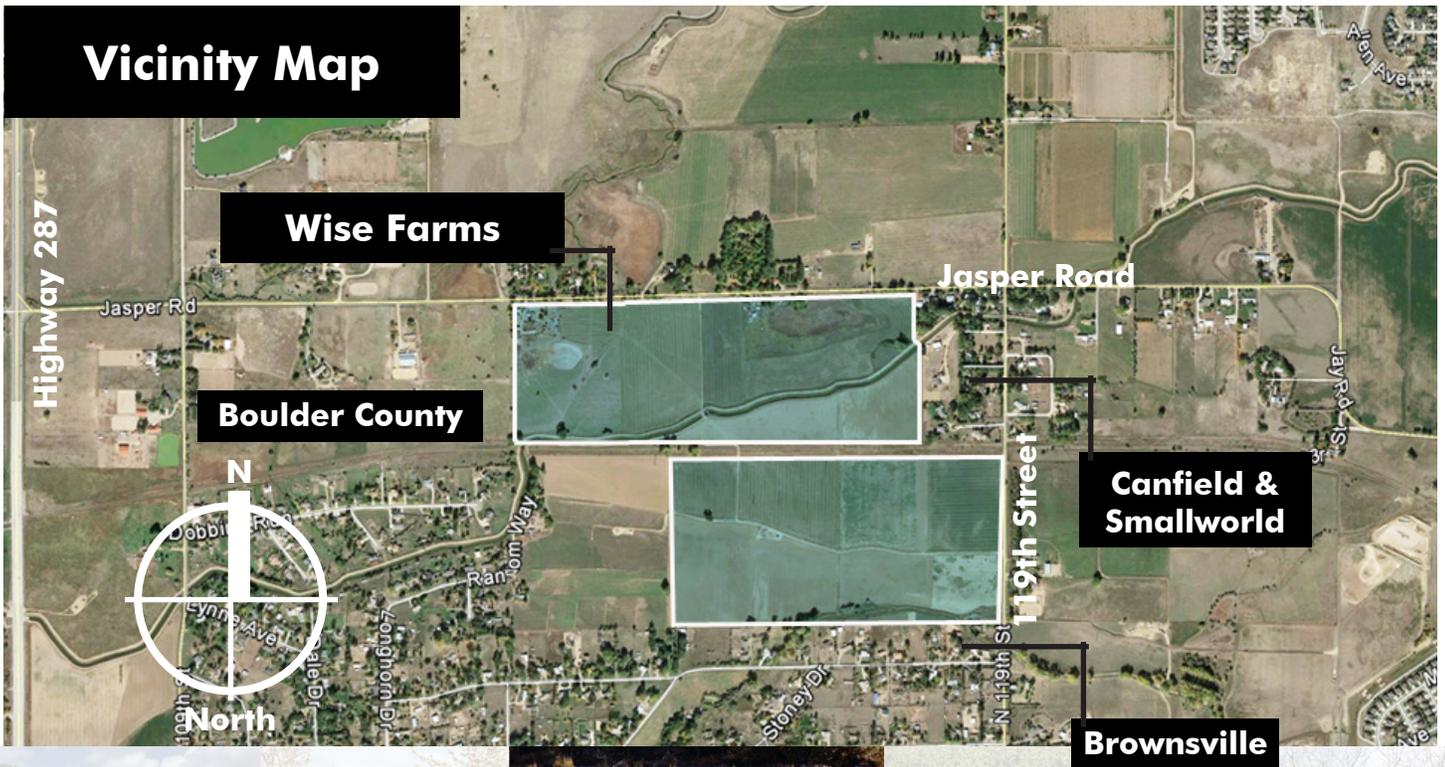
More specifically:



- The zoning that we will be requesting will translate into a community with homes that are located to preserve open space areas and the surrounding rural character.
- The design approach as depicted in the Concept Plan, PUD and Preliminary Plat will translate into significant open space buffer areas adjacent to the existing residential areas.
- As depicted in our Concept Plan, PUD and Preliminary Plat we have proposed the largest home sites, as well as a significant open space corridor, being adjacent to the existing eastern neighbors as a method of creating a transition from the Wise Farms community to the existing neighbors. In addition our plan shows a buffer area adjacent to the Canfield and Smallworld neighborhoods that ranges from approximately 300 feet to over 500 feet, an AG/OS buffer approximately 100 to 185 feet wide adjacent to the

existing Brownsville neighborhood to the south, as well as an AG/OS buffer ranging from 32 to 500 feet wide adjacent to the existing Boulder County neighbors along most of the west and north boundaries of the site.

- An open space network and looped trail system with integrated active and passive features has been provided by virtue of the lots being grouped towards the interior of the property.
- Our proposal promotes a new neighborhood contending to meet the varying needs of Erie’s residents.
- As requested by the Town of Erie staff, we have modified the site layout in order to dedicate the open space along Jasper Rd at the northeast portion of the property as well as the open space between the Lower Boulder Ditch and the RTD right-of-way.



s e c t i o n c :

PROPERTY CONSTRAINTS ANALYSIS

Site Analysis

The property has several site limitations that have effected the physical planning efforts.

There is an existing RTD ROW running through the property, and adjacent to that ROW a Town regional trail corridor has been identified, and provided for with this application. There are also some areas of subsurface mining depicted in purple on the site analysis exhibit, which we have avoided for development but can utilize these as open space areas, and to provide a significant buffer transition to our neighbors.

The existing power lines have been taken into account in the community design. We have provided setbacks to the Lower Boulder Ditch. One existing oil and gas facility and two future oil and gas facilities have been identified, one in the northwest portion of the property and one in the northeast corner of the south parcel. Surface use agreements with the operators are currently in process. All of these physical conditions help to define our proposed development.

We believe that Wise Farms provides an opportunity to



preserve an important cultural resource in the non-jurisdictional wetland across the street from the Wise Homestead Museum. We are proposing to dedicate the land including the non-jurisdictional wetland to the Town of Erie, as identified in our PUD and Preliminary Plat documents. We have provided preliminary landscape plans for these areas, and will work with the Town of Erie Parks department to refine these plans as specific programming needs are identified for this area.

The plan identifies a mix of residential and recreational uses, we are proposing to preserve significant open space areas and the surrounding rural character, as well as buffering the existing residences. We have proposed an integrated trail system with active and passive open space and pocket park area, as identified on our Concept Plan, PUD and Preliminary Plat documents.



LEGEND:



HIGHPOINT



LOWPOINT



HISTORIC HOMESTEAD



DITCH FLOW STRUCTURE



MOUNTAIN VIEWS



DRAINAGE



STANDING WATER



DEVELOPMENT RESTRICTIONS DUE TO SHALLOW MINING



DEVELOPMENT RESTRICTIONS DUE TO UNKNOWN VOIDS



EXISTING ROADS



EXISTING GAS WELL AND EASEMENTS



ELECTRIC TRANSMISSION LINE AND EASEMENT (75')



UNION PACIFIC RAILROAD LINE AND RIGHT OF WAY (100')



18"-24" SANITARY SEWER



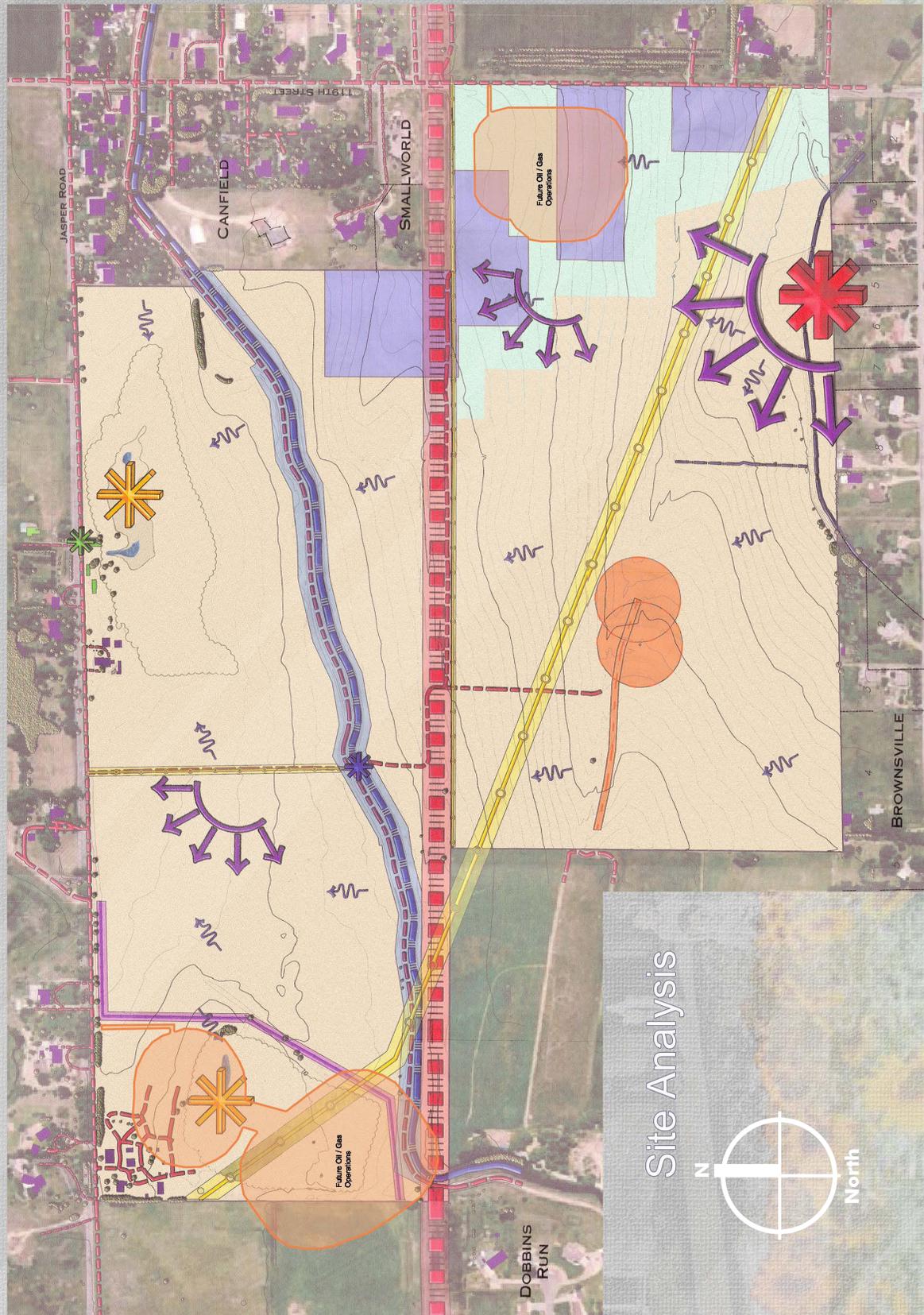
CANAL EASEMENT



EXISTING TREES



ADJACENT BUILDINGS



Site Analysis



North

Site Analysis



2005 Comprehensive Plan



s e c t i o n d :

TOWN'S COMPREHENSIVE PLAN AND REZONING APPROVAL CRITERIA.

Comprehensive Plan

"Erie is a community which recognizes the importance of conserving and enhancing its historic small town character, the roots from which it grew, preserving the natural environment in which it resides; a caring community which offers its residents an environment in which to seek a high quality of life; a balanced community with a diverse range of housing, employment, educational, shopping and recreational opportunities; and a vital community which provides financial and social support for quality of life programs."

vision statement from the 2005 Comprehensive Plan



The Town of Erie’s Comprehensive Plan provides a strong vision for the future of Erie, and has a set of Guiding Principles that help to ensure that the vision is carried out. We believe that our PUD Zoning and Preliminary Plat proposal is in compliance with the principles for the Town of Erie Comprehensive Plan, and have provided an analysis of this below.

1. A Coordinated and Efficient Pattern of Growth

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

The Wise Farms property is located within the Planning Area Boundary for the Town of Erie, and is an excellent example of taking advantage of efficient infrastructure. A 24” Sanitary Sewer line runs through the property, and the property drains to a low point with an easement for storm sewer discharge already negotiated with Boulder County. The level of development that is anticipated will not change the existing road designations, as confirmed by our Traffic study. The Comprehensive Plan identifies this property as having a residential use. Town services are close to, or as mentioned in the case of sewer, already on the property. The property was annexed to the town of Erie in 1995. Town services such as schools, administration, police, water and sewer have either been provided or anticipated since annexation, and our proposal will not negatively impact town services already anticipated.

2. Quality Design and Development

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

public places, and commercial businesses.

Our plan proposes an integrated pedestrian trail system, and connections to neighborhood amenities. We have provided a quality plan that proposes significant buffers to our adjacent neighbors.

3. Overall Economic Vitality

The Town will promote a healthy, thriving economy that provides opportunities for quality employment with livable wages for its residents.

This principle goes hand in hand with the type of community that we envision for Wise Farms. Quality employment will bring residents to Erie, and a quality community like Wise Farms will provide a wonderful opportunity for those residents to enjoy living in the Town of Erie.

4. Downtown Vitality

The Town considers the maintenance and enhancement and expansion as appropriate of Old Town’s vitality to be important to the health and well being of the community as a whole. The plan promotes development and continued enhancement of this core community area as the “center” of the community.

While this principle does not specifically relate to Wise Farms, we support this principle because it will foster a stronger community, and Wise Farms will be a part of that strong community. We hope that the Old Town will be supported by residents of Wise Farms, and will further the enjoyment of living in the Town of Erie.



5. A Comprehensive, Integrated Transportation System

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

Our proposal supports the transportation system that the Town of Erie has in place, we have made a significant effort to verify that our proposed development will not adversely impact the existing transportation network. We have located a primary entrance into Wise Farms from Jasper Road and 119th Street, and have coordinated these access locations with the Town of Erie staff. At the final plat stage we will be required to dedicate additional ROW for the future, it is not our intention to modify Jasper Road or 119th Street, with the exception of additional turn lanes for our project. The Wise Farms property is also bisected by the RTD ROW, which in the future may become a regional trail, our anticipated trail system could tie into this potential future regional trail system.

6. Stewardship of the Natural Environment

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

Our proposed zoning, with the PUD Overlay, will allow for a development approach that supports the stewardship of the natural environment on our property, and we anticipate that the potential wildlife habitat associated with the irrigation canal that runs through the property will remain. Significant buffering of the existing trees along portions of Jasper Road is being proposed, as well as significant open space areas. We

have set development back from the existing roads to protect visually sensitive areas.

7. Trails, Parks and Recreation Opportunities

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

At the request of the Town of Erie staff we are proposing to dedicate the area along Jasper Rd, and the eastern buffer as open space, in addition the overall property will include private open space. The full amount of open space is approximately 50% of the overall property. In addition the Town of Erie staff has requested that we make cash-in-lieu payments for both Neighborhood Parks and Community Parks.

8. Protected Lands Program

Lands that are permanently protected as open space will be used to maintain the small town atmosphere that has made Erie an attractive place.

Open space will serve a variety of functions, including:

Buffering Erie from other towns and cities and shaping growth;

Creating view corridors to enable residents to see mountains, plains, and agricultural areas rather than uninterrupted housing and commercial development;

Preserving agricultural lands, keeping them in



- agricultural production;*
- Restoring riparian areas and other areas of natural habitat;*
- Protecting significant archeological and cultural resources;*
- Preserving native plant and animal habitat and travel corridors for wildlife;*
- Providing areas for passive recreation that emphasizes enjoyment of nature; and*
- Distinguishing and linking neighborhoods and other activity areas within Erie through a system of continuous, connected open lands and trails.*

The Wise Farms property can further several of these guiding principles. We are proposing a dedicated Open Space area including the non-jurisdictional wetland, this area has been identified as a cultural resource, along Jasper Rd. The irrigation canal will remain intact which will preserve the native plant and animal habitat, as well as provide travel corridors for wildlife. We anticipate that our open space areas will be a combination of passive and active areas, which will be linked with a trail system, and therefore provide the possibility of enjoying the natural environment, and finally the future Regional Trail adjacent to the RTD Railroad ROW will link this community with other neighborhoods in Erie.

9. **Balanced Land Use Mix**

The Town will work to diversify and balance the mix of land uses as the Town grows. Particular emphasis will be placed on enhancing the local economic base to provide employment opportunities for residents, seeking to achieve a better balance as a place to work as well as live. In so doing, the community will seek a balance between the enhancement of Old Town’s

vitality and other existing areas of the community and the identification of opportunities for commercial and employment in outlying areas.

We support this principle, and hope to provide a quality choice of housing for residents of Erie that are also fortunate enough to be working in the local area.

10. **Stable, Cohesive Neighborhoods Offering a Variety of Housing Types**

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

The approximately 169 acre property is currently designated as Rural Residential (RR), we are proposing to re-zone the property to Estate Residential (ER). We are also proposing a PUD Overlay to restrict the density and location of development.

11. **Provide Infrastructure and Public Services Efficiently and Equitably**

Erie will coordinate future development and/or provision of



capital facility projects and infrastructure, including water, wastewater, fire protection, emergency management services, police protection, schools, parks, and other utilities that affect the quality of life and economic stability of the community.

We anticipate providing the required dedications, or providing cash-in-lieu for dedications that either can not be met on site, or are not required on site. Most of the services required for this project are already in place at this time.

RURAL RESIDENTIAL POLICIES:

RR 1.1—CHARACTERISTICS

The Rural Residential designation provides a rural setting for large-lot, very low density single-family housing. Lot sizes and layouts will be dependent upon topographical constraints and hilly terrain located in some areas of the community.

In some cases, large portions of a lot may remain in an undeveloped state, reinforcing the rural character of this development pattern. Existing Rural Residential development in Boulder and Weld Counties typically relies on individual sewage treatment systems and either individual water wells or rural water districts. New Rural Residential developments located within the Town’s incorporated area will be required to be served by municipal water and wastewater service. Single lot developments will be required to be served by municipal water and wastewater service if within 400 feet of a sewer line.

Wise Farms falls within the Rural Residential category in the Town of Erie Comprehensive Plan. Our proposed Concept Plan, PUD, and Preliminary Plat provides significant buffers from the adjacent neighbors to preserve the visual character of the area. We anticipate tying into the municipal water and wastewater services.

RR 1.2—DENSITY RANGE

Homes will typically occur at densities of between 0-2 dwelling units per acre, with average densities of 1 dwelling unit/acre. However, lots in many existing rural subdivisions in the Planning Area exceed 1 acre.

We are proposing a maximum number of 102 residential units on the approximately 169 acre property, which translates into 0.60 dwelling units per acre, which is well within the allowed density range for the Rural Residential designation. We have also provided significant buffers or larger lots adjacent to the existing neighborhoods that are also within the Rural Residential designation.

RR 1.3—LOCATION

Rural Residential neighborhoods will typically be located at the fringe of urban development, near existing rural neighborhoods, or in areas with steeper terrain or other natural features unsuitable for urban residential development. In some cases, they will serve as a transition between more intense urban neighborhoods and natural features to be protected or existing rural neighborhoods.

We are located adjacent to existing Rural Residentially designated areas, and several of the site constraints would limit urban residential development.



RR 1.4—OPEN SPACE

Open space designated through clustering, dedication, or other means should provide strong visual and physical connections to the surrounding open space and trails network—both existing and planned.

Our proposed development has approximately 50% of the property as either Park or Open Space (dedicated and non-dedicated). Approximately 27 acres is being proposed for dedication to the Town and is envisioned to be maintained in a natural state, with the exception of a trail that loops through the open space. The remaining 57 or so acres that is also proposed as AG/OS is envisioned to remain undeveloped and serve as trail corridor and landscape buffer with the exception of potential future oil operations that may operate intermittently within the property. These areas exceed the required dedication for our proposed community. Our Concept Plan, PUD, and Preliminary Plat depicts how the proposed open space provides a significant visual connection and benefit to the broader community. We fully anticipate connecting to the future regional trail in the RTD Railroad ROW, and have provided the required area for the future Regional Trail Connection.

RR 1.5—ROADWAY DESIGN

Access road and driveway configurations should follow the natural contours of topographic features to minimize slope disturbances, maximize scenic views, and conserve natural features.

In general the site does not have topographic constraints that will limit the location of internal roads or drives.

PUD Rezoning

Approval Criteria

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

1. The PUD Rezoning is consistent with the purpose of the PUD overlay district in Section 2.7.D.2 of Municipal Code, Title 10, Unified Development Code;

The proposal for the Wise Farms PUD is consistent with Section 2.7.D.2 of the Municipal Code. We have requested an underlying zoning of ER (Estate Density Residential), and AG/OS and are utilizing the PUD Overlay to further restrict the density of development, as well as to depict open space areas. The PUD Overlay will limit the number of units allowed within the property to 102, which includes creating new lots for the 2 existing residences on the property. In order to ensure compatibility with our surrounding neighbors the PUD will also establish buffer areas, and transitional lot sizes.

2. The PUD Rezoning will promote the public health, safety, and general welfare;



The PUD Overlay identifies significant setbacks from the adjacent residential neighborhoods, and provides 2 new pocket parks. We are proposing about 50% of the site as a combination of pocket park parks, trail corridors, and natural open space areas that will promote a walkable community, meeting the PUD rezoning criteria promoting public health, safety, and general welfare.

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

This narrative includes a full section outlining our compliance with the Comprehensive Plan and Unified Development Code. In general we are proposing a unique residential community with a maximum of 102 units, which equates to 0.60 dwelling units per acre. This is compatible with the Comprehensive Plan designation of 0-2 dwelling units per acre, and we believe is consistent with both the Comprehensive Plan and Municipal Code.

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

As a part of the application materials we have provided a significant amount of information that shows how facilities and services will be provided for this proposal. The property was annexed in 1995 with the expectation of being developed as a residential community.

5. The PUD Rezoning is not likely to result in significant

adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

We are proposing a significant amount of open space, much of which will be left in a natural state. The significant areas of vegetation along the irrigation canals will largely remain, and we are proposing to dedicate the area around the Mill site and associated low lying area as part of an open space dedication, this area will provide a significant cultural/historic asset to the community at large. The wildlife corridors along the canals will remain, and we have a negotiated agreement for the conveyance of storm water with Boulder County. Overall we strongly believe that our proposal will not result in any adverse impacts for the property or the Town.

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

We have commissioned a Cultural and Historical study for the property, and we have not identified any significant features on the property that are not being maintained. We have proposed significant setbacks from Jasper Road to maintain the visual character of that corridor to the greatest extent practical, and similarly our proposed community is set back a significant distance from 119th Street which will maintain the westerly views from 119th Street.

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



Our proposal is for a high quality residential neighborhood with approximately 50% of the property remaining as open space, landscape buffer, and park space. Our Concept Plan, PUD, and Preliminary Plat depict the significant buffers that are being provided to the neighboring properties. We believe that our proposal is compatible in nature and will not result in adverse impacts upon other property in with the vicinity of the Wise property.

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

The primary use of the Wise Farms property will be residential. This is in keeping with the uses on other properties within the vicinity of Wise Farms. We are proposing a mix of house sizes, and fully anticipate that this will be consistent and compatible with the homes in the area. The size and price of homes in Wise Farms will be very comparable to the surrounding area.

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

The proposed development time line is dependent on project approvals and market conditions. Planning staff has directed the applicant to not submit a draft Development Agreement as the Town prefers to draft that agreement.

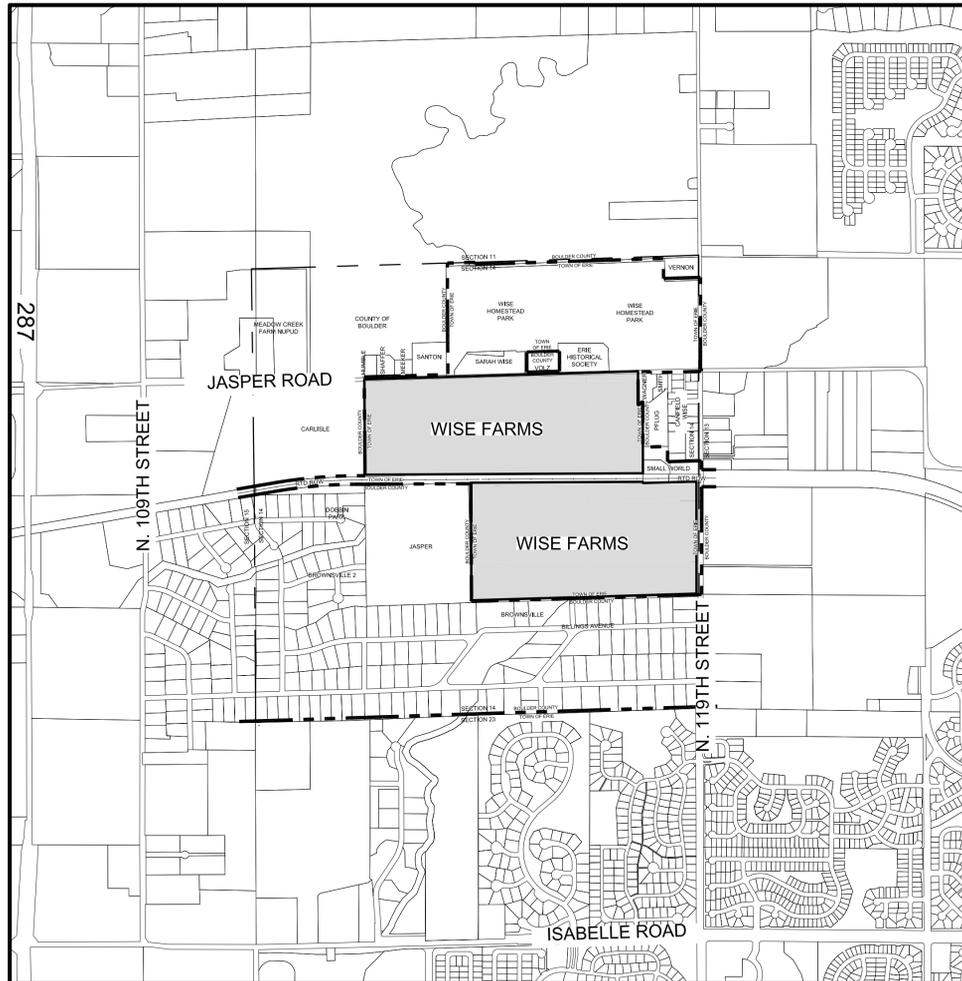
10. The PUD Plan provides public benefit(s).

The PUD plan provides nearly 84 acres of open space for both new and existing Town residents to enjoy. The plan proposes to dedicate an open space area to the town in an effort to preserve the existing non-jurisdictional wetland and associated wildlife habitat. The dedicated open space is also connected to a planned regional trail network directly benefitting the Town's residence. The cluster type development made possible by the proposed ER Zoning and large areas of AG/OS - zoned area around the perimeter of the project help to preserve the rural character of the Town, to create an open space amenity for the community and provide a buffer and smooth transition to the existing residents.



Wise Farms PUD Zoning Map

a part of section 14, township 1 north, range 69 west of the 6th p.m.
town of erie, county of boulder, state of colorado
169.05 acres
PUD-000790-2016



VICINITY MAP
1" = 1000'

SURVEYOR'S CERTIFICATE

I, _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PUD ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH PUD OVERLAY ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PUD ZONING MAP IS TO BE KNOWN AS THE "WISE FARMS PUD ZONING MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____, 20__.

MAYOR

ATTEST

TOWN CLERK

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS.

I HEREBY CERTIFY THAT THIS PUD ZONING MAP WAS FILED IN MY OFFICE ON THIS DAY OF _____, 20__ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

PLANNING COMMISSION CERTIFICATION

THIS PUD ZONING MAP WAS REVIEWED BY THE PLANNING COMMISSION ON THE _____ DAY OF _____, 20__.

CHAIRPERSON

DATE

SHEET INDEX
1.....Cover
2.....PUD Plan

OVERALL BOUNDARY DESCRIPTION

NORTH PARCEL:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE EAST-SOUTH ONE SIXTEENTH CORNER OF SAID SECTION 14 BEARS SOUTH 00°04'01" EAST, A DISTANCE OF 1316.88 FEET SAID LINE FORMING THE BASIS OF BEARINGS WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 88°24'34" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 30.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET;

THENCE CONTINUING SOUTH 88°24'34" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 627.28 FEET, TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 88°24'34" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 3.19 FEET;

THENCE NORTH 00°09'21" WEST, A DISTANCE OF 114.08 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY LINE BEING 50 FEET, BY PERPENDICULAR MEASUREMENT NORTHERLY OF THE CENTERLINE OF THE EXISTING TRACK, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°42'11" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 653.74 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 89°42'11" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1314.46 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 89°42'11" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1309.61 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14;

THENCE NORTH 00°29'33" WEST ALONG SAID WEST LINE, A DISTANCE OF 1119.88 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JASPER ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. NORTH 88°21'52" EAST, A DISTANCE OF 1314.39 FEET;
2. NORTH 88°17'58" EAST, A DISTANCE OF 1317.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;
3. CONTINUING NORTH 88°17'58" EAST, A DISTANCE OF 599.53 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 1555, AT RECEPTION NO. 953348;

THENCE SOUTH 00°09'21" EAST ALONG THE WESTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 397.57 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTH 50°52'13" EAST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 70.21 FEET;

THENCE SOUTH 00°09'21" EAST, DISTANCE OF 843.98 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING A CALCULATED AREA OF 3,782,135 SQUARE FEET OR 86.826 ACRES, MORE OR LESS.

SOUTH PARCEL:

A PARCEL OF LAND BEING A PART OF SECTION 14, 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:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE EAST-SOUTH ONE SIXTEENTH CORNER OF SAID SECTION 14 BEARS SOUTH 00°04'01" EAST, A DISTANCE OF 1316.88 FEET, SAID LINE FORMING THE BASIS OF BEARINGS WITH ALL BEARINGS CONTAINED HEREWITH BEING RELATIVE THERETO;

THENCE SOUTH 88°24'34" WEST, A DISTANCE OF 30.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE TO NORTH 119TH STREET;

THENCE SOUTH 00°04'01" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 0.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY LINE BEING 50 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE EXISTING TRACK, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°04'01" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1316.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 88°18'16" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1282.39 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING SOUTH 88°18'16" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1312.40 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 88°16'21" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 60.98 FEET TO THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO RONALD SCOTT JASPER, RONALD LEE JASPER AND VEE ANN JASPER AS DESCRIBED IN WARRANTY DEED RECORDED MAY 3, 1976, ON FILM 922 AS RECEPTION NO. 175271, OF THE RECORDS OF BOULDER COUNTY, COLORADO:

THENCE NORTH 00°19'00" WEST ALONG THE EASTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 1381.63 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY, SAID RIGHT-OF-WAY BEING 50 FEET, BY PERPENDICULAR MEASUREMENT, SOUTHERLY OF THE EXISTING TRACK;

THENCE NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 62.45 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1314.28 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING NORTH 89°42'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 653.74 FEET;

THENCE SOUTH 00°09'21" EAST, A DISTANCE OF 14.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 88°24'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 3.19 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

THENCE CONTINUING NORTH 88°24'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 620.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PREVIOUS UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE NORTH 89°42'11" EAST, ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 6.40 FEET TO THE POINT OF BEGINNING,

SAID SOUTH PARCEL CONTAINING A CALCULATED ARE OF 3,581,472 SQUARE FEET OR 82.219 ACRES, MORE OR LESS.

planning & la



pcs group, inc.
1001 16th street, 38-180
Denver, Co 80265
tel (303) 531-4905
www.pcsgroupco.com

engineering



Contact: Melinda Lundquist, P.E.
10333 E. Dry Creek Road Suite 240
Englewood, CO 80112
ph:(720)249-3539

applicant

Jasper Land Investments, LLC
Contact Person: Jim Dullea
9162 S. Kenwood Court,
Highlands Ranch, CO 80126
303.902.5400

project name

**Wise Farms
PUD Zoning Map
Town of Erie, Colorado**

sheet title

Cover Sheet

sheet number

**1
of
2**

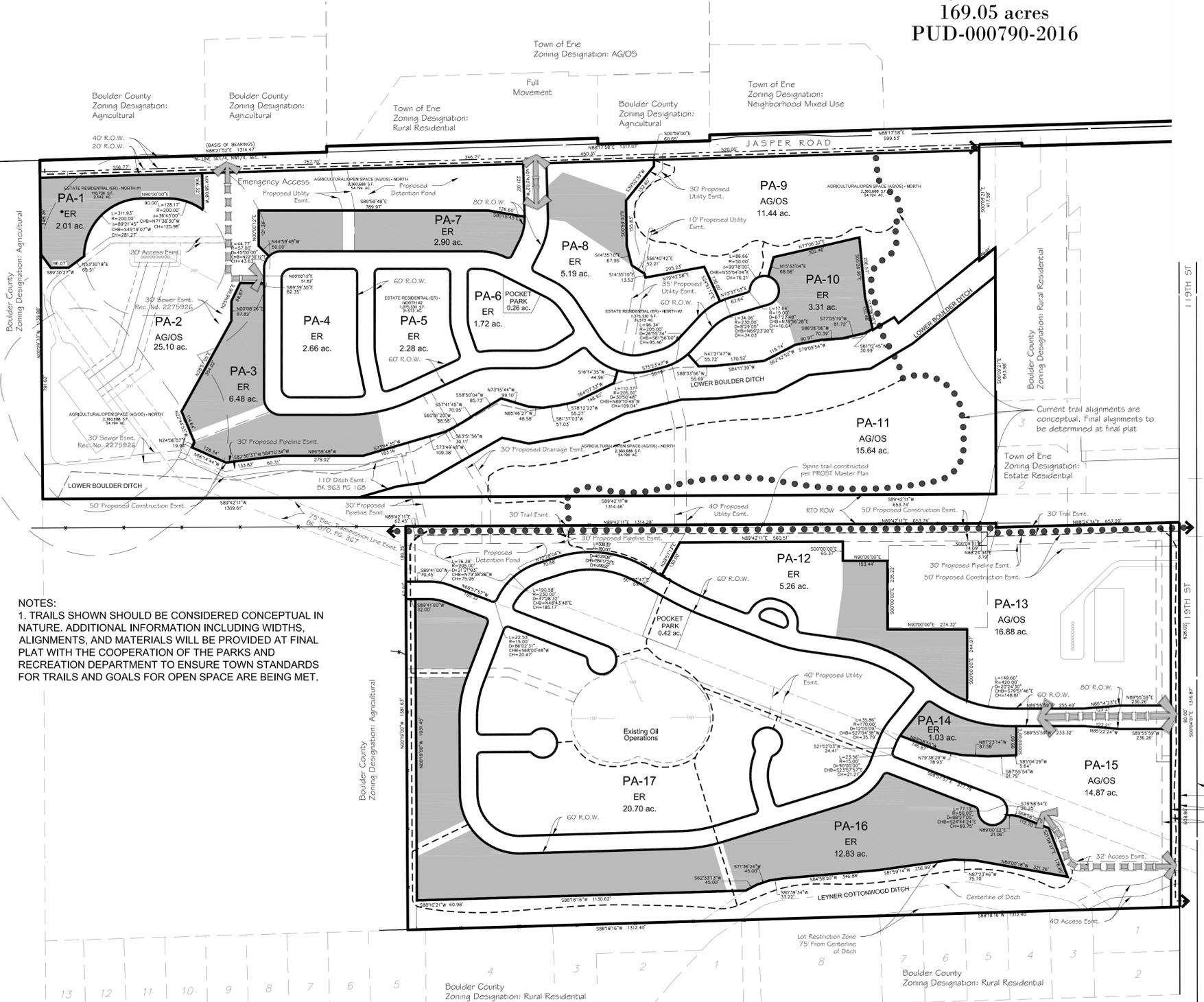
No.	Revisions	Date
3	Third Submittal	2/23/2017
2	Second Submittal	12/22/2016
1	Initial Submittal	6/23/2016

Wise Farms PUD Zoning Map

a part of section 14, township 1 north, range 69 west of the 6th p.m.
town of erie, county of boulder, state of colorado

169.05 acres
PUD-000790-2016

PLANNING AREA	MIN LOT WIDTH	MIN LOT NET AREA (SF)	FRONT SETBACK	SIDE SETBACK (STREET)	SIDE SETBACK (INTERIOR LOT LINE)	REAR SETBACK	MAX. HEIGHT
1,3-8,10,12,14,16,17 (Single Family Dwellings)	80'	11,700	25'	20'	10'	25'	35'
Interior Lots	100'	40,000	30'	30'	10'	30'	35'

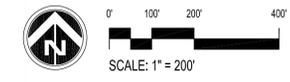


NOTES:
1. TRAILS SHOWN SHOULD BE CONSIDERED CONCEPTUAL IN NATURE. ADDITIONAL INFORMATION INCLUDING WIDTHS, ALIGNMENTS, AND MATERIALS WILL BE PROVIDED AT FINAL PLAT WITH THE COOPERATION OF THE PARKS AND RECREATION DEPARTMENT TO ENSURE TOWN STANDARDS FOR TRAILS AND GOALS FOR OPEN SPACE ARE BEING MET.

TRACT	ZONE DISTRICT	AREA (ACRES)	PRIMARY USE	DWELLING UNITS	DEDICATED OPEN SPACE (ACRES)
RESIDENTIAL					
PA-1	ER	2.01	Single Family Dwelling	1	0
PA-3	ER	6.48	Single Family Dwelling	12	0
PA-4	ER	2.66	Single Family Dwelling	8	0
PA-5	ER	2.28	Single Family Dwelling	7	0
PA-6	ER	1.72	Single Family Dwelling	4	0
PA-7	ER	2.90	Single Family Dwelling	3	0
PA-8	ER	5.19	Single Family Dwelling	6	0
PA-10	ER	3.31	Single Family Dwelling	5	0
PA-12	ER	5.26	Single Family Dwelling	9	0
PA-14	ER	1.03	Single Family Dwelling	1	0
PA-16	ER	12.83	Single Family Dwelling	12	0
PA-17	ER	20.70	Single Family Dwelling	34	0
SUBTOTAL:		66.37		102	0
NON-RESIDENTIAL					
RIGHT OF WAY		18.75			0
SUBTOTAL:		18.75			0
PA-2	AG/OS	25.10	Open Space / Oil & Gas	0	0
PA-9	AG/OS	11.44	Open Space	0	11.44
PA-11	AG/OS	15.64	Open Space	0	15.64
PA-13	AG/OS	16.88	Open Space / Oil & Gas	0	0
PA-15	AG/OS	14.87	Open Space	0	0
SUBTOTAL:		83.93		0	27.08
TOTAL:		169.05		102	27.08

Park Area	Dedication Requirement (Acres)	Dedicated Open Space and Park Provided (Acres)
Open Space	4.84	27.08
Pocket Park	0.14	0.68
Neighborhood Park	0.85	Neighborhood Park Land and Development Construction Cost Fee

	PERIMETER LOTS
	INTERIOR LOTS
	PLANNING AREA BOUNDARY
	TRAIL CONNECTIONS
	OIL & GAS SETBACKS
	EASEMENT
	ACCESS
	SPINE TRAIL PER PROST MASTER PLAN



planning & la
people creating spaces
pcs group, inc.
1001 16th street, 3B-180
Denver, Co 80265
tel (303) 531-4905
www.pcsgroupco.com

engineering
CVL
CONSULTANTS
Contact: Melinda Lundquist, P.E.
10333 E. Dry Creek Road Suite 240
Englewood, CO 80112
ph:(720)249-3539

applicant
Jasper Land Investments, LLC
Contact Person: Jim Dullea
9162 S. Kenwood Court,
Highlands Ranch, CO 80126
303.902.5400

project name

Wise Farms
PUD Zoning Map
Town of Erie, Colorado

sheet title

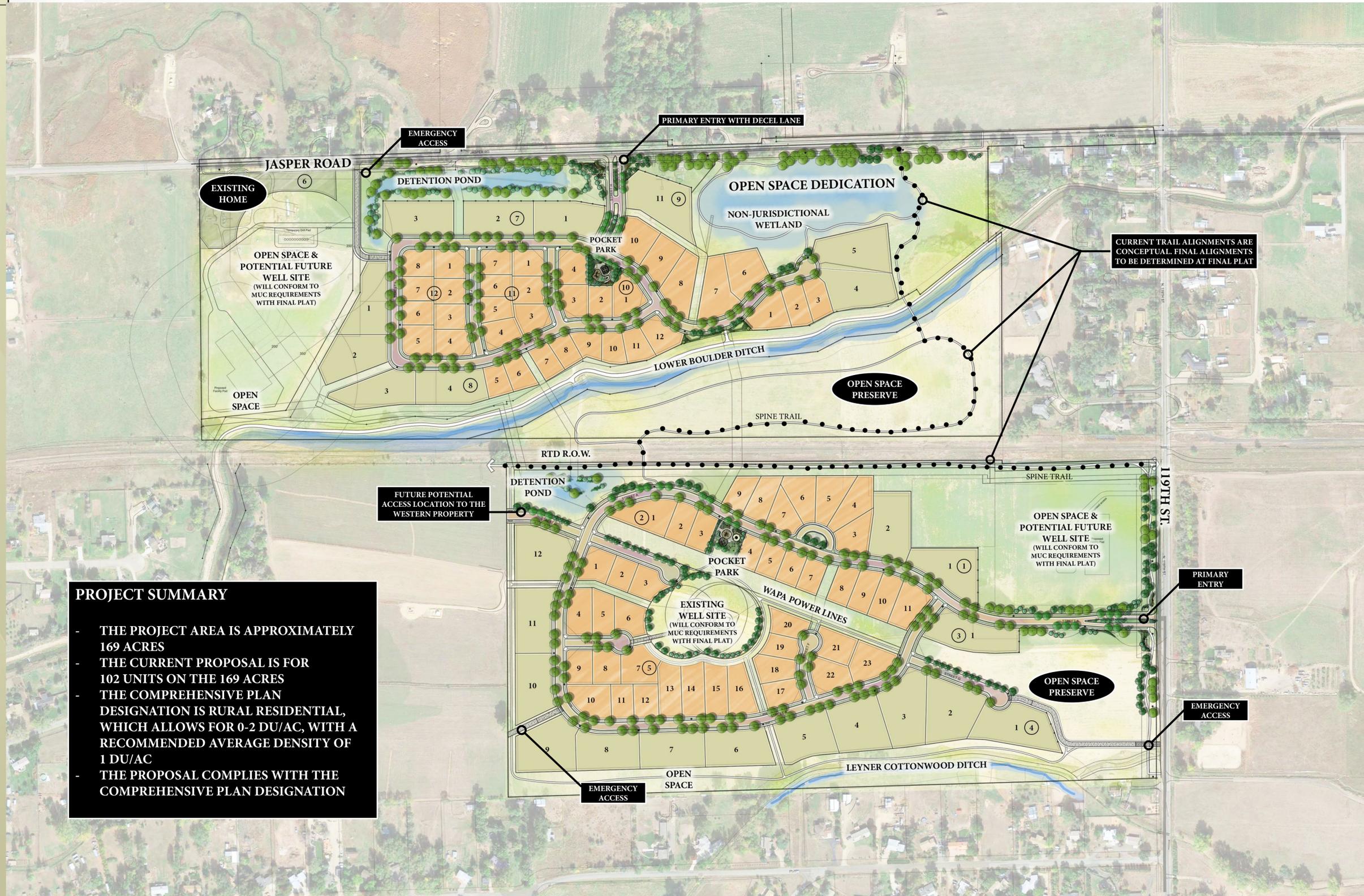
PUD Zoning
Map

sheet number

2 of 2

No. Revisions	Date
3	Third Submittal 2/23/2017
2	Second Submittal 12/22/2016
1	Initial Submittal 6/23/2016

CONCEPT PLAN EXHIBIT



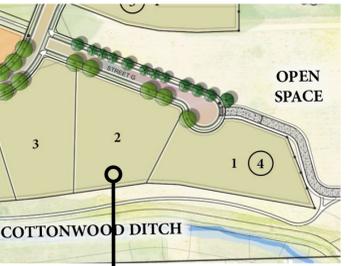
PROJECT SUMMARY

- THE PROJECT AREA IS APPROXIMATELY 169 ACRES
- THE CURRENT PROPOSAL IS FOR 102 UNITS ON THE 169 ACRES
- THE COMPREHENSIVE PLAN DESIGNATION IS RURAL RESIDENTIAL, WHICH ALLOWS FOR 0-2 DU/AC, WITH A RECOMMENDED AVERAGE DENSITY OF 1 DU/AC
- THE PROPOSAL COMPLIES WITH THE COMPREHENSIVE PLAN DESIGNATION

LEGEND

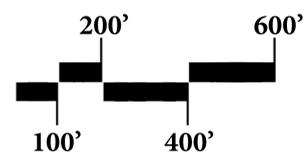


LOTS OVER 1/4 ACRE
- 77 HOMES



LOTS OVER 40,000 SF
- 25 HOMES

TOTAL NUMBER OF HOMES PROPOSED IS 102 INCLUDING THE TWO EXISTING RESIDENCES.



WISE FARMS

PREPARED FOR:
JASPER LAND INVESTMENTS, LLC
 9162 S. KENWOOD COURT, HIGHLANDS RANCH, CO - 80126 - FEBRUARY-2017

pcs group inc. www.pcsgroupco.com
 1001 16th street . B-180 . denver co 80265
 t 303 531 4905 . f 303 531 4908

ILLUSTRATIVE DEPICTION, SUBJECT TO CHANGE. 02-22-2017