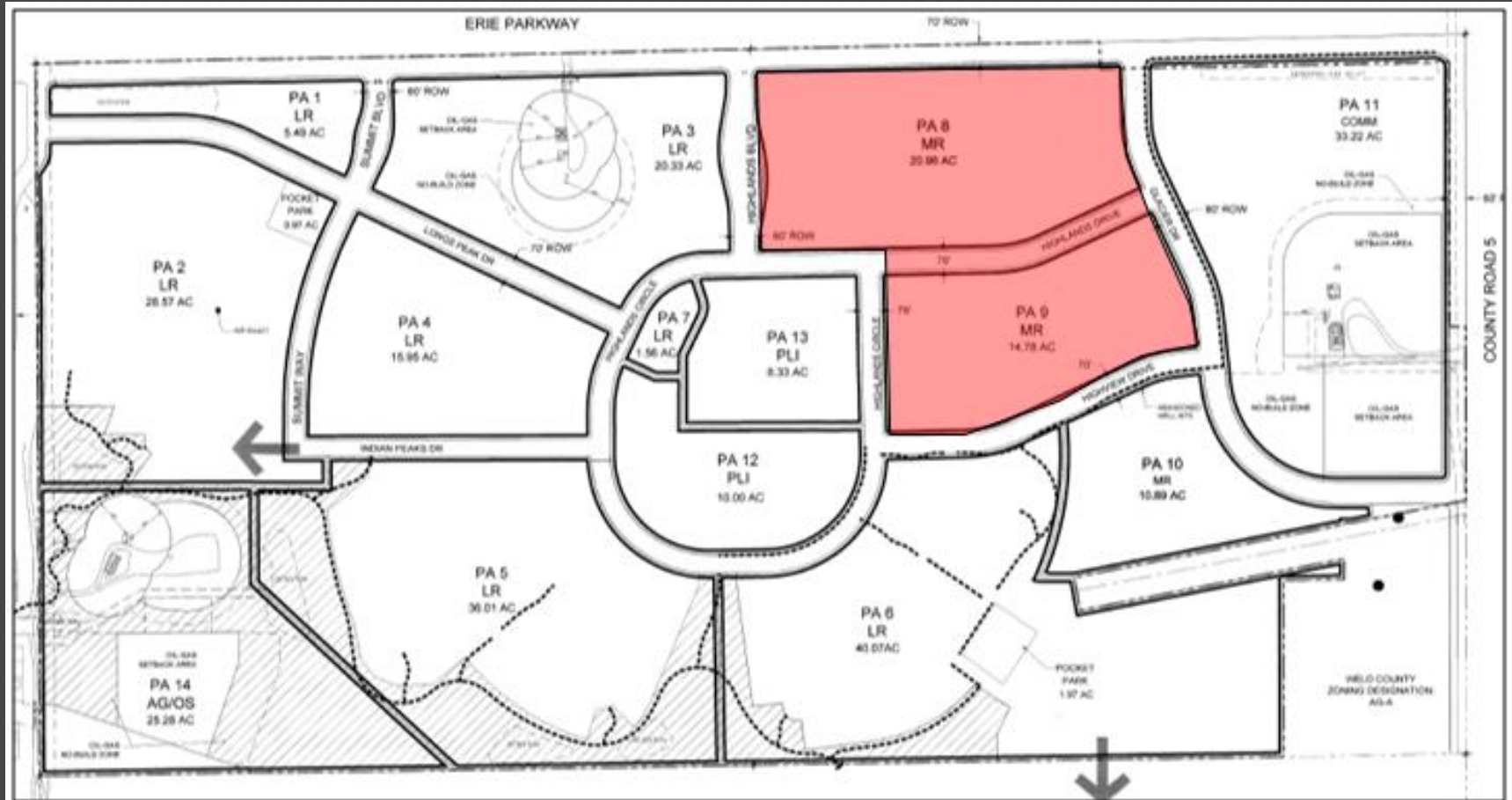


ERIE HIGHLANDS PA 8 & 9 SKETCH PLAN

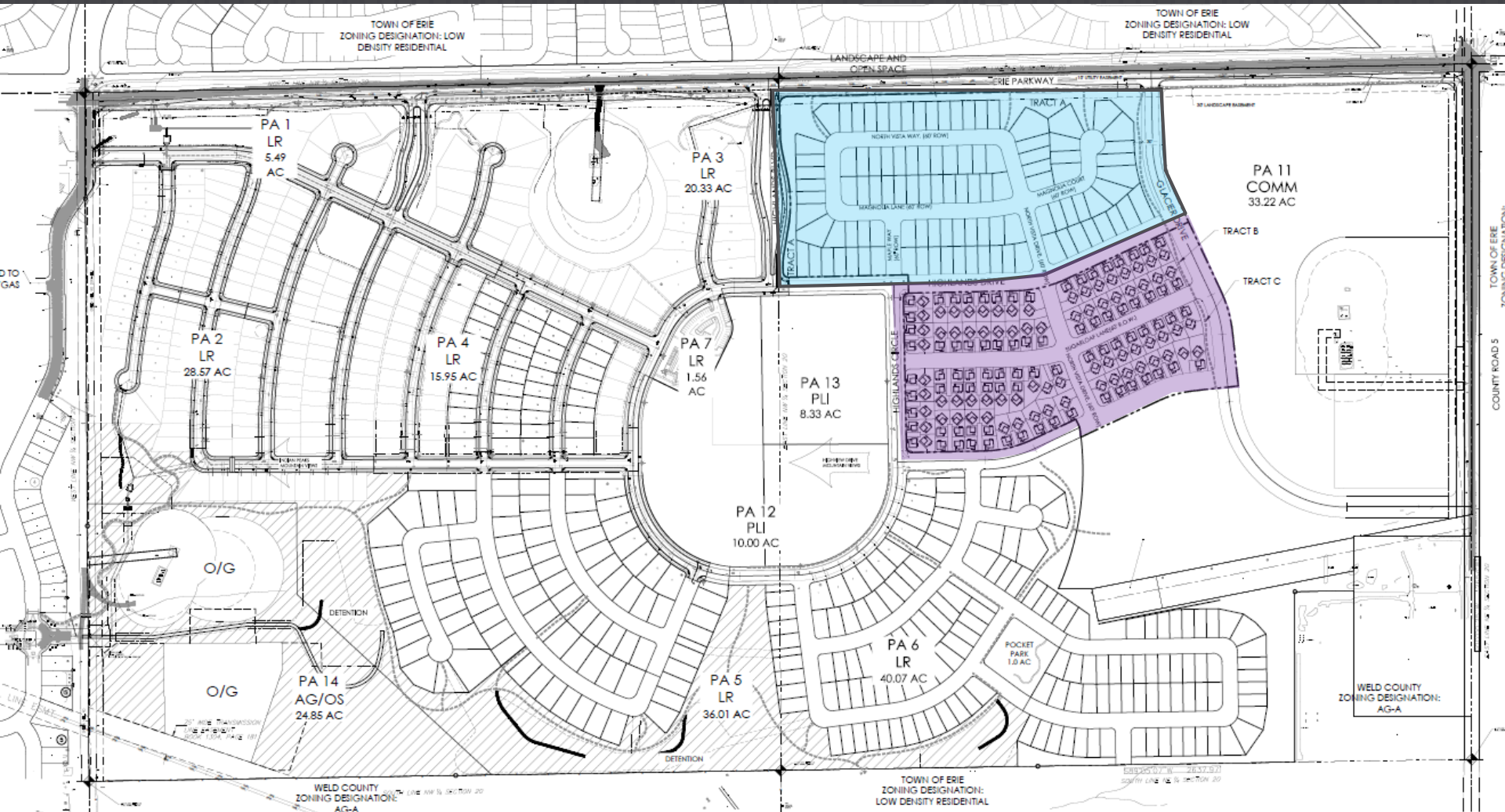
Board of Trustees— June 27, 2017

Location



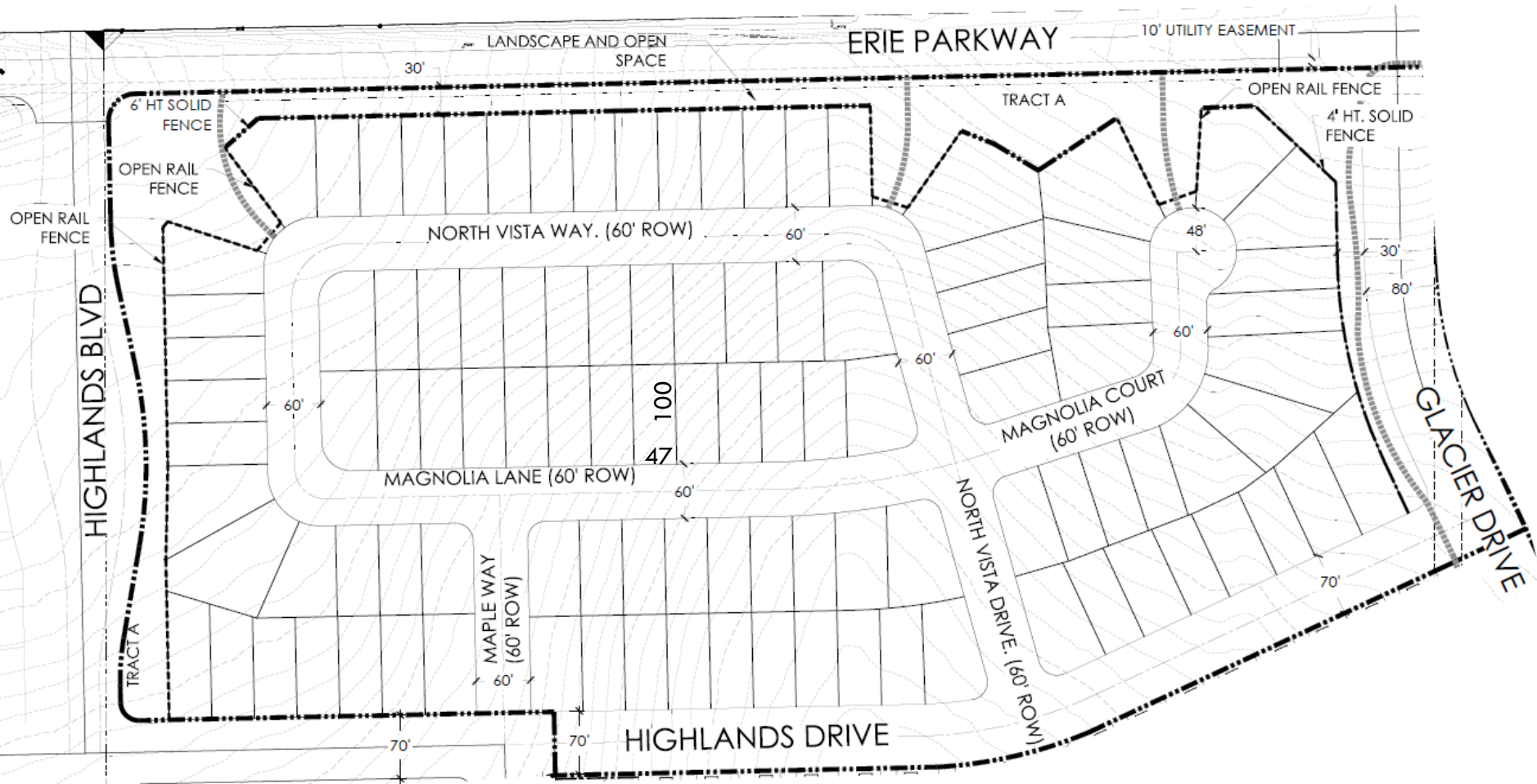
Sketch Plan

PA	UNITS	PA AREA (AC)	UNITS/ACRE
PA8	104	23.62	4.4
PA9	156	16.88	9.2



MR Requires 5 DU/Acre Minimum proposed is 6.4 DU/Acre

Sketch Plan Planning Area 8

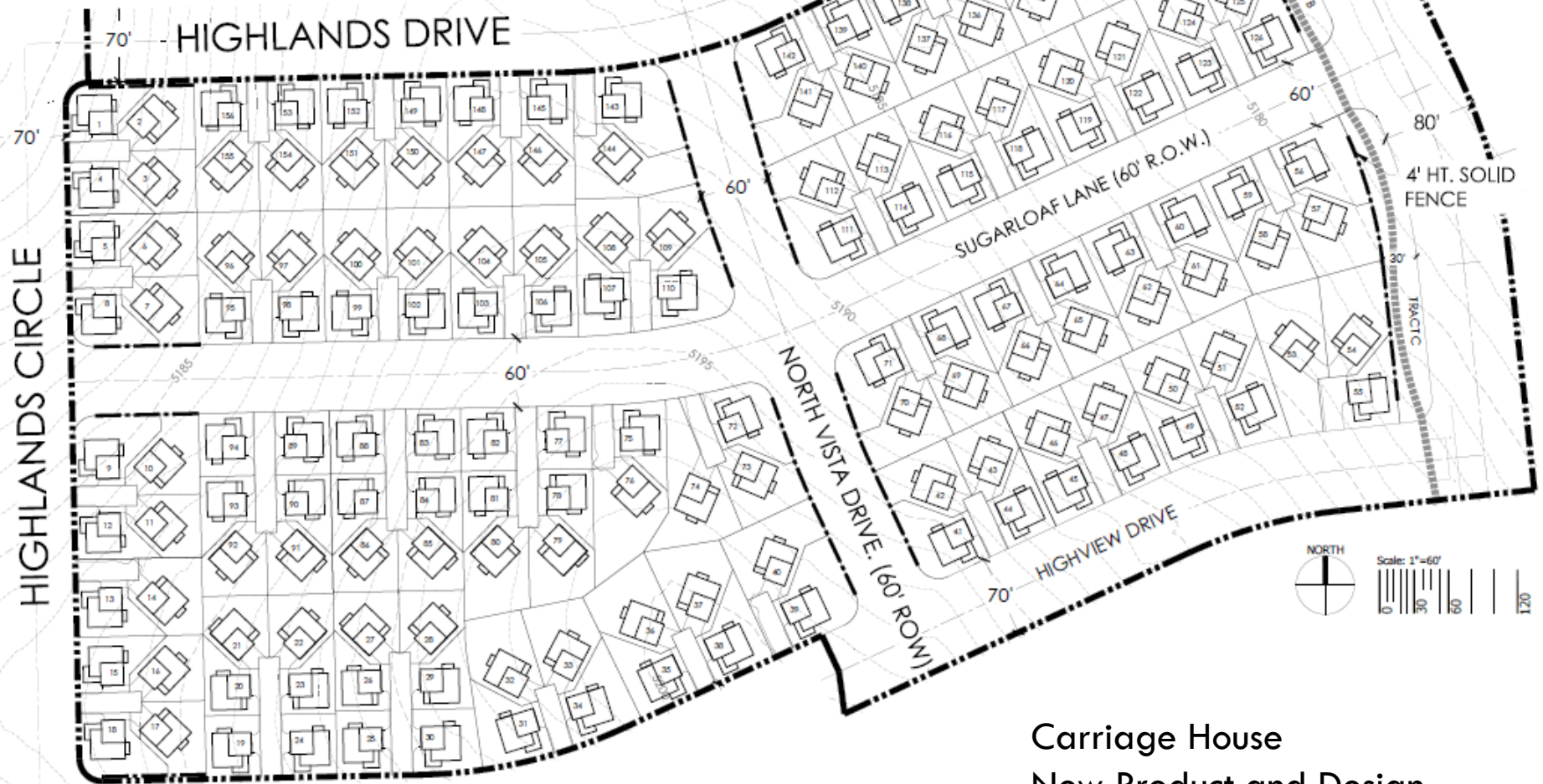


PA	UNITS	PA AREA (AC)	UNITS/ACRE
PA8	104	23.62	4.4
PA9	156	16.88	9.2

Meet UDC and Current PUD

ERIE HIGHLANDS- PA 8 & 9 SKETCH PLAN

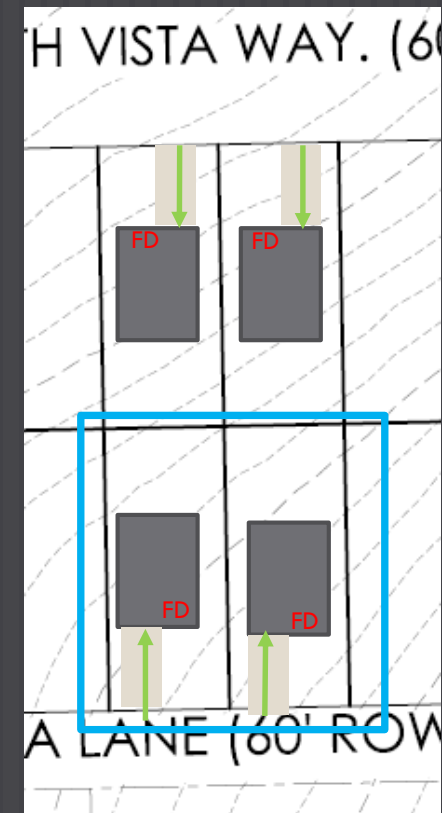
A PART OF THE NORTH HALF OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
40.50 ACRES- 260 LOTS/3 TRACTS
SK-000765-2016



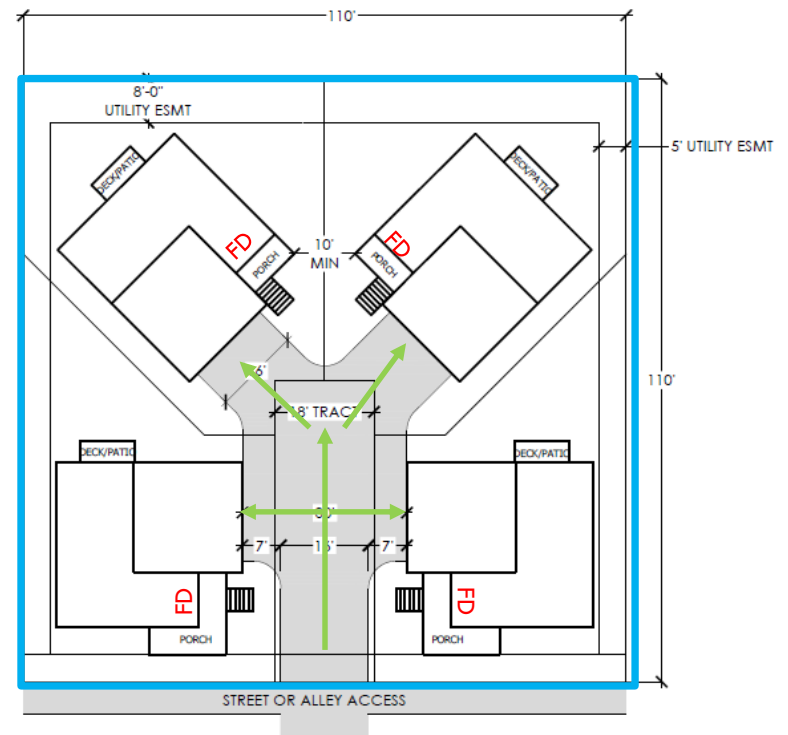
Carriage House
New Product and Design

PA	UNITS	PA AREA (AC)	UNITS/ACRE
PA8	104	23.62	4.4
PA9	156	16.88	9.2

Development Pattern



Orientation and
Dimensional
Modifications
Through
PUD



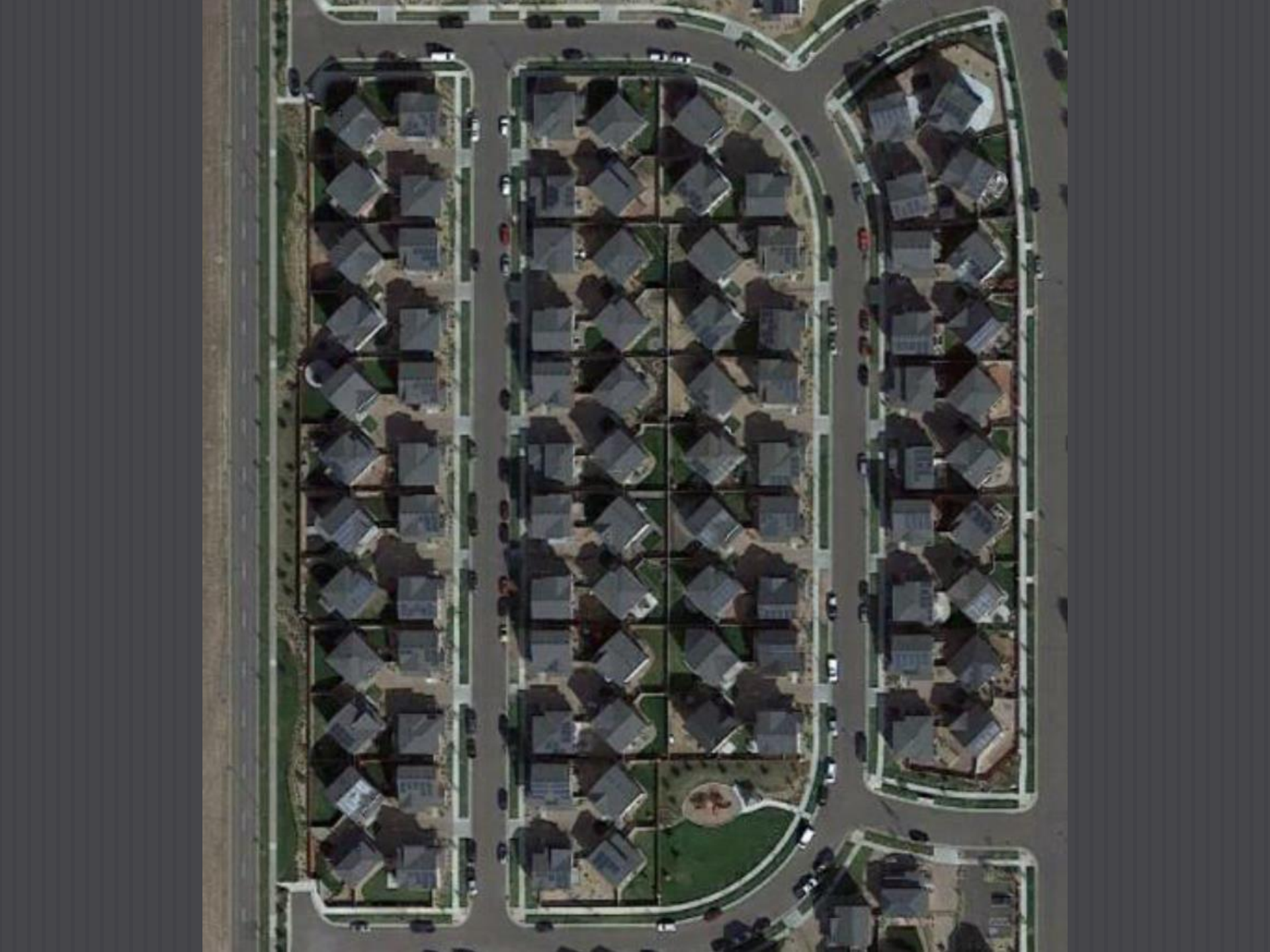
TYPICAL CARRIAGE HOUSE EXHIBIT

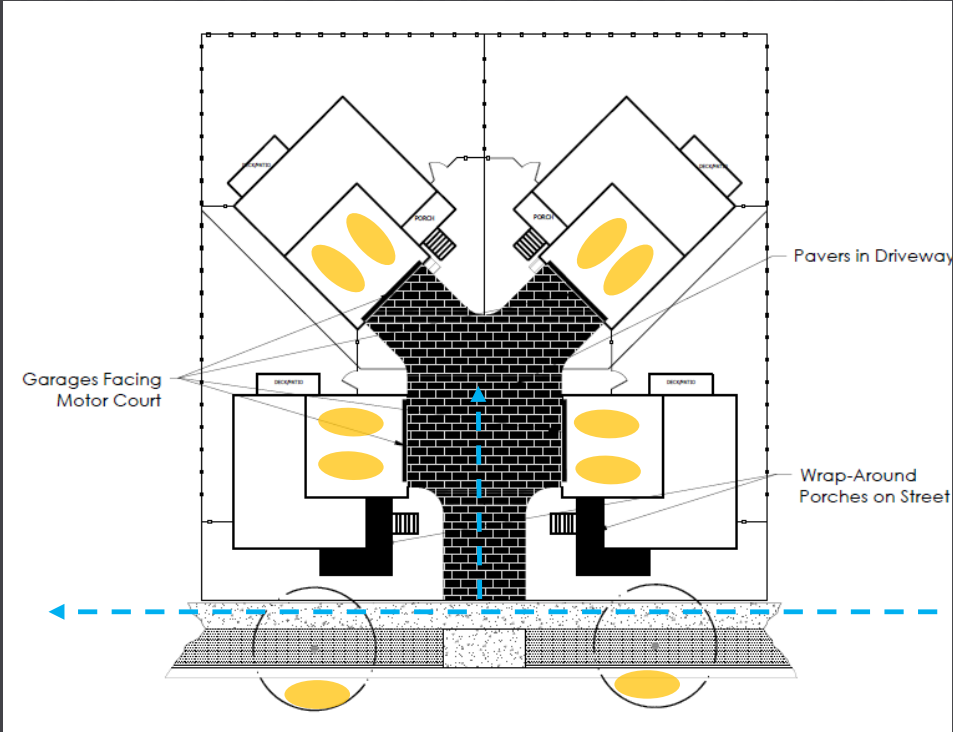
Scale: 1"=20'





Appropriate Type and Quality of Development?





Provide Guest Parking

Neighborhood Character





THREE STORY CUL DE SAC ELEVATION

FRONT



LEFT SIDE



REAR



TWO STORY CUL DE SAC ELEVATION

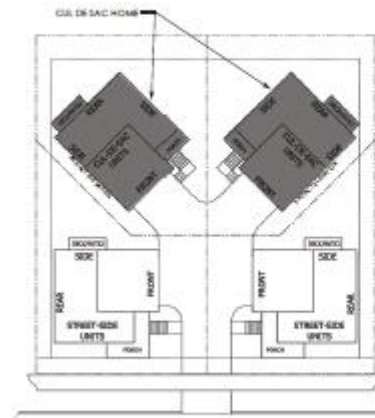
FRONT



LEFT SIDE



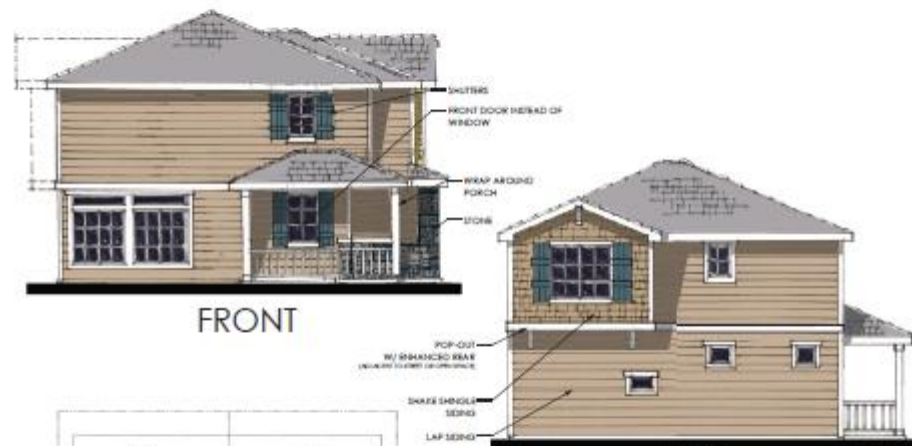
PRIVACY SIDE



REAR



SIDE

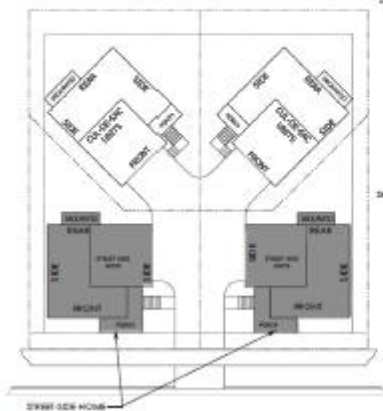


FRONT

SIDE



REAR



SIDE



FRONT

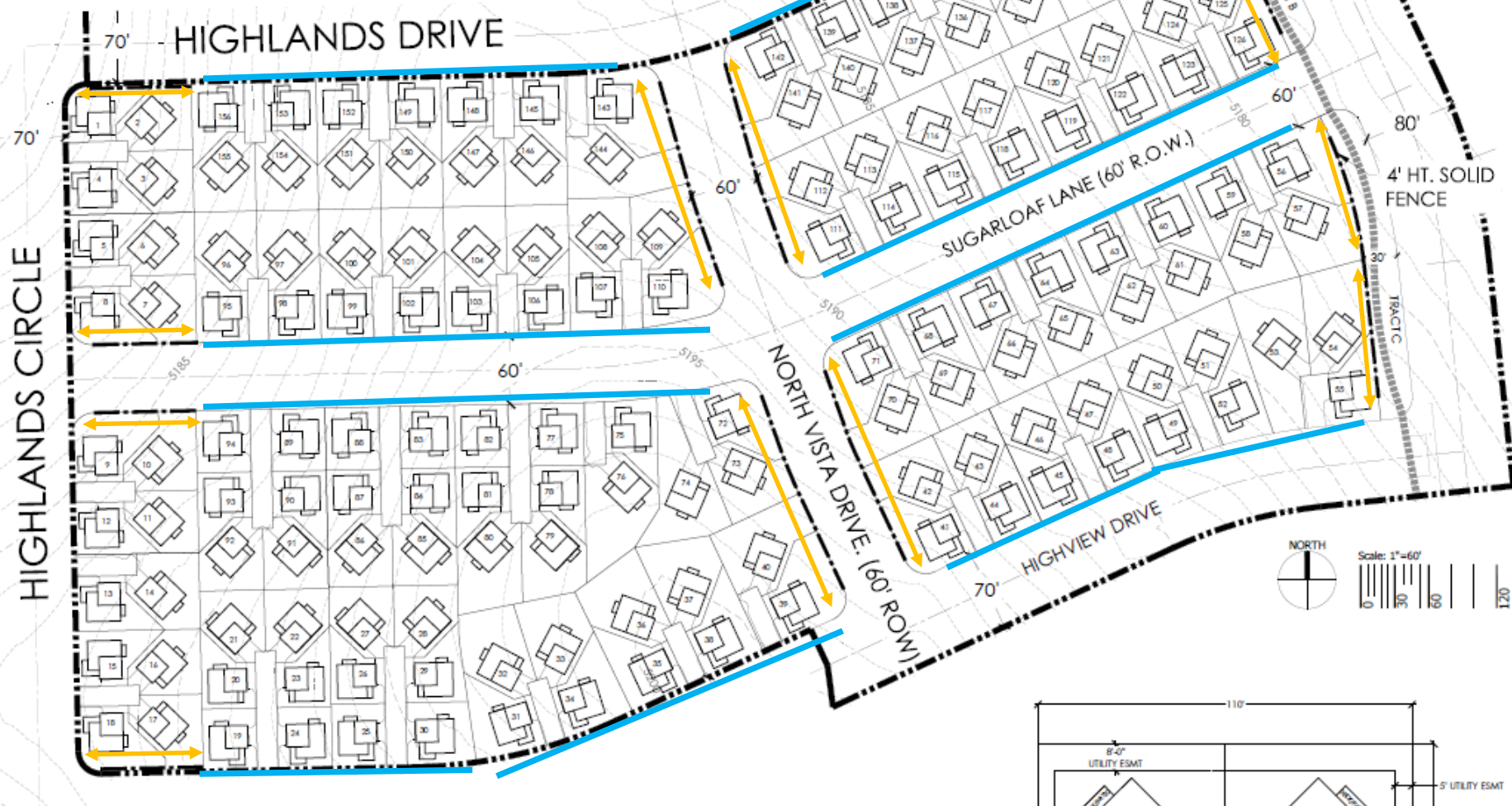
SIDE

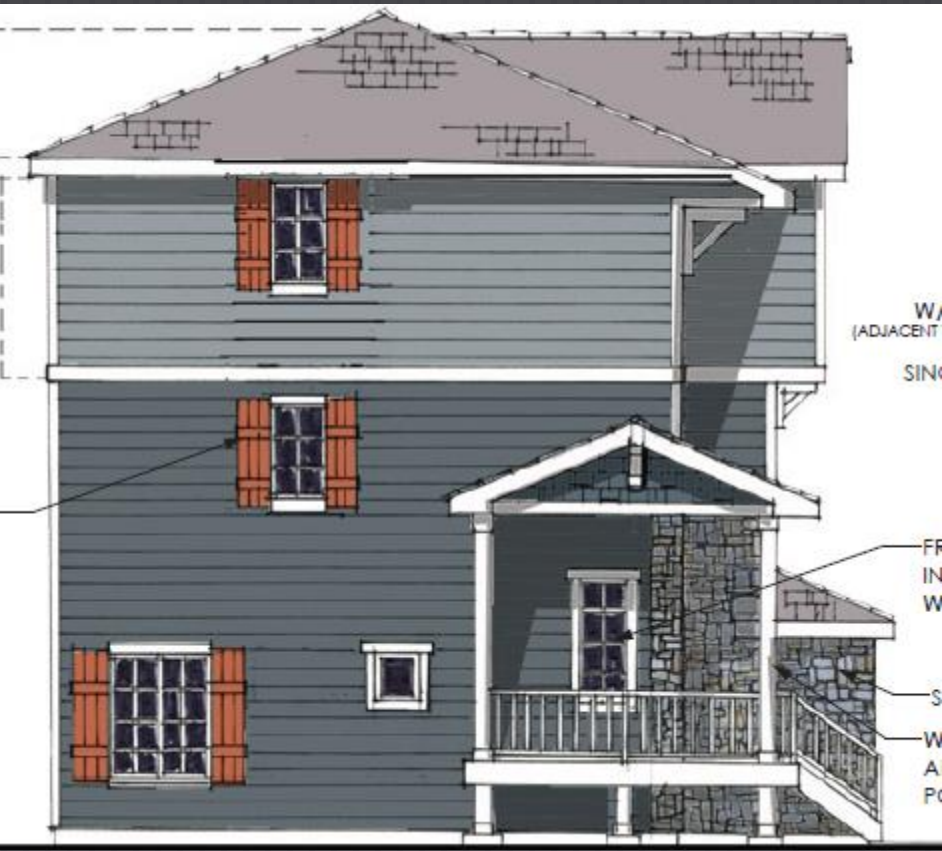


REAR

ERIE HIGHLANDS- PA 8 & 9 SKETCH PLAN

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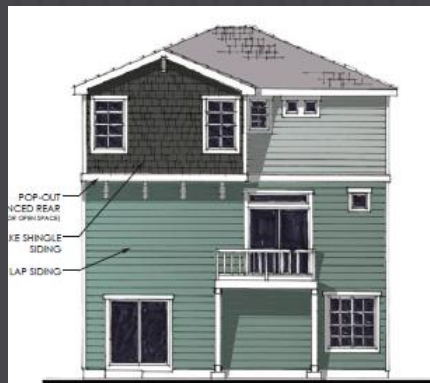
Street Side Architecture With Same Quality As Auto Court Side



PRIVACY SIDE



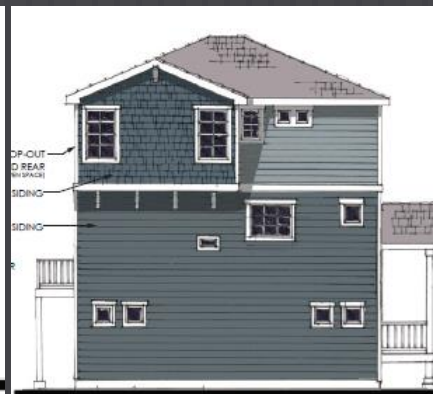
REAR



REAR



PRIVACY SIDE



SIDE



REAR



SIDE



REAR

Enhance Edge Architecture