



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: CDC Development dba Porchfronhomes @ Erie Village LLC

PROJECT ADDRESS: 4675 - 4711 County Line Rd

PROJECT DESCRIPTION: A mixed use development on approximately 15.29 +/- acres at County Rd 1 and Bixler. Project is: 40 Duplex / Tri-plex Row homes, 16 Single Family Residences, 21 Live /Work units and 6,000 sf +/- two story office building. Pedestrian connectivity trail system to the existing trails in Erie Village and useable open space.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Erie Village filing 5

Filing #: 5 Lot #: Block #: Section: 12 Township: 1N Range: 69

OWNER (attach separate sheets if multiple)

Name/Company: Alande Company
Contact Person: Don Johnson
Address: 11355 N 75th
City/State/Zip: Longmont, Co., 80503-9199
Phone: 303-818-9693 Fax:
E-mail: moonmountainlake@wildblue.net

AUTHORIZED REPRESENTATIVE

Company/Firm: CDC Development dba Porchfront Homes
Contact Person: Tim Coonce
Address: 102 2nd Avenue
City/State/Zip: Niwot, Co., 80503
Phone: 303-589-1146 Fax: 303-444-4198
E-mail: tcoonce@porchfronthomes.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: N/A
Address:
City/State/Zip:

MINERAL LEASE HOLDER (attach separate sheets if multiple)

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

LAND-USE & SUMMARY INFORMATION

Present Zoning: Mixed use nursing home Gross Site Density (du/ac): 5.04
Proposed Zoning: Mixed use # Lots/Units Proposed: 71 plus 6000 sf commercial
Gross Acreage: 15.29 acres +/- Gross Floor Area: 210,000 +/-

SERVICE PROVIDERS

Electric: Xcel Gas: Excel
Metro District: Fire District: Mountain View
Water (if other than Town): Sewer (if other than Town):

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
<b>ANNEXATION</b>		<b>SUBDIVISION</b>	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input checked="" 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
<b>COMPREHENSIVE PLAN AMENDMENT</b>		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input checked="" 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
<b>ZONING/REZONING</b>		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	<b>SITE PLAN</b>	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input checked="" type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input checked="" type="checkbox"/> Non-Resl. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resl. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resl. (<2,000 sq. ft.)	\$ 200.00
<b>SPECIAL REVIEW USE</b>		<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	<b>VARIANCE</b>	\$ 600.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	<b>SERVICE PLAN</b>	\$ 10,000.00

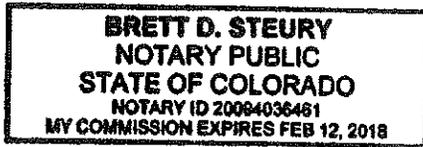
All fees include both Town of Erie Planning & Engineering review. These fees do not include referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

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: TR Johnson Date: 6/11/17  
Summit Properties LLC Date: \_\_\_\_\_  
Applicant: T. J. Conner Date: 6/7/17

STATE OF COLORADO )  
County of Boulder ) ss.

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of JUNE, 2017, by Brett D. Steury



My commission expires: 2/12/18  
Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

# Bestall Collaborative Limited

Planning Environment Construction Management Development

November 6, 2017

Mr. Marty Ostholthoff, Community Development Director  
Ms. Melinda Helmer, Planning Technician

**The Town of Erie**

645 Holbrook St. P.O. Box 750 Erie, CO 80516

RE: SK-000914-2017 Erie Village Filing No. 5 Sketch Plan  
**Erie Village Narrative**

Mr. Ostholthoff:

Alande Corporation has authorized CDC Development (dba Porchfront Homes) to move forward with a replat of its property on the Erie Village Filing No. 5. The plan is to revise the plat from an assisted living facility to a multi-use residential/commercial village. We request a Sketch Plan review from the Town as the first step in this process.

The current zoning of the property is PD Mixed-use. The proposed zoning will remain Mixed-use. The plan includes several residential home types, additional commercial office building, useable open space and trail facilities linking to the existing trail system.

- a. Total land area  
15.29ac including parcel X, south of C.W. Bixler Blvd.
- b. Total number of residential lots  
77 residential lots; including 18 live/work, 19 live/work, 40 duplex/row homes
- c. Total square footage commercial floor area  
16,000sf of total commercial – 10,000sf existing; 6,000sf additional
- d. Total land area to be preserved as open space  
135,471.6sf = 3.11 ac, including parcel X south of C.W. Bixler Blvd.
- e. Phasing  
The phasing of the proposed subdivision will begin at the northeast corner adjacent C.W. Bixler Blvd. with the Live/Work single family residential and progress to the south to the rowhouses and to the southwest along C.W. Blvd to the commercial and single family residential homes.

# Bestall Collaborative Limited

Planning Environment Construction Management Development

f. Existing Infrastructure and Services

The property has adequate service from the St. Vrain Valley School District; Mountain View Fire Rescue, Excel Energy (electric power and gas); water and sanitary sewer from the Town of Erie.

g. Public & Private Amenities

Approximately 3.1 acres (20%) of the plan is allocated to landscaped common areas and park lands to be maintained by the Home Owner Association. A park and landscape area are planned along the eastern portion of the plan transitioning to the buffer along County Line Road. The park area will include a gathering area around and under a clock tower, creating an identify for the entire Village area. It will also include the iconic Cottonwood conserved as part of the landscaped common area. A landscaped open space area is also planned across from the Village south of C.W. Bixler Blvd. New trail and sidewalk linkages will connect to the existing trail system.

h. Existing or Proposed Covenants & Restrictions

The property will remain in the existing Homeowner's Association and adhere to those CC&R's. There is a covenant recorded against the property by separate instrument concurrently with the existing plat - restricting the use and occupancy of dwelling units (2 people/unit). This covenant would need to be repealed as part of the replat of the property for the project to go forward.

We look forward to working with you on this project.

Thank you.



Jack Bestall, Principal





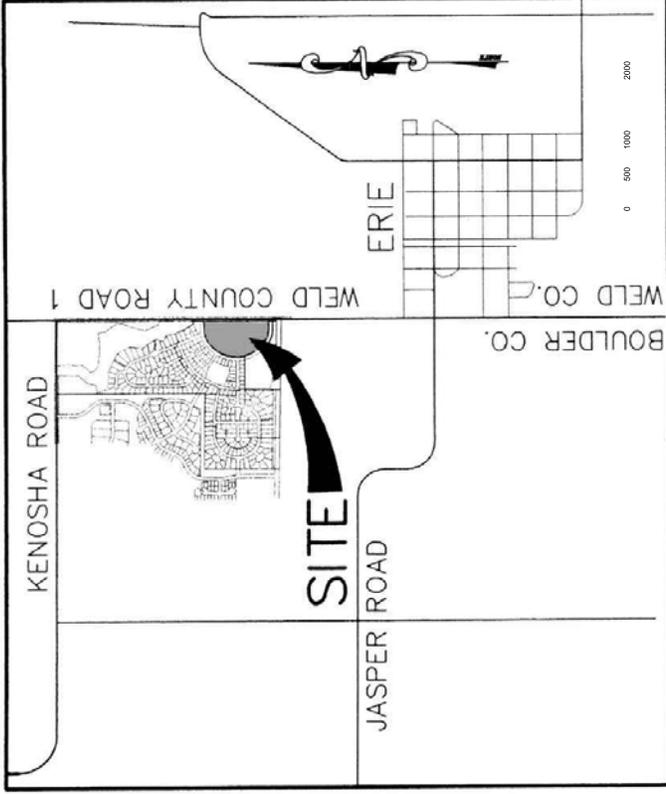






# ERIE VILLAGE FILING 5 SKETCH PLAN

TOWNSHIP 1 NORTH, RANCH 69 WEST OF THE 6TH P.M.  
 TOWN OF ERIE, BOULDER COUNTY, COLORADO  
 15.29 ACRES INCLUDING PARCEL X, 77 LOTS, 6 TRACTS  
 SK-000916-2017



VICINITY MAP

**Project Team**  
 Porchfront Homes  
 102 2nd Ave  
 Niwot, CO 80544  
 P: 303.4428453

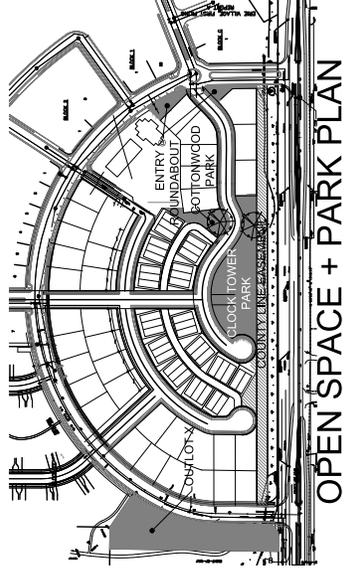
**Osmosis Architecture**  
 290 Second Ave, PO Box 1024  
 Niwot, CO 80544

**Bestall Collaborative Limited**  
 PO Box 2223  
 Evergreen, CO 80437

LAND USE SUMMARY		
	AREA	PERCENT
LINENWORK RESIDENTIAL	5.38 ACRES	35.19%
ROW HOMES	1.82 ACRES	11.88%
TRACTS	4.17 ACRES	27.25%
PUBLIC ROW	2.77 ACRES	18.08%
COMMERCIAL	1.16 ACRES	7.59%
TOTAL	15.30 ACRES	

TRACT SUMMARY			
TRACT	AREA	USE	OWNERSHIP
1	0.98 ACRES	UNDEVELOPED	HOA
2	0.88 ACRES	PARK	HOA
3	0.17 ACRES	PARK	HOA
4	0.90	OPEN SPACE	TOWN OF ERIE
5	1.05 ACRES	RESIDENTIAL	HOA
7	0.17	OPEN SPACE	HOA

PARK & OPEN SPACE	
OUTLOT X	PROVIDED AREA
0.17 ACRES	0.98 ACRES
0.88 ACRES	0.88 ACRES
0.17 ACRES	0.17 ACRES
COUNTRY LINE EASEMENT	0.17
TOTAL OPEN SPACE	3.17 ACRES



OPEN SPACE + PARK PLAN

N.T.S.

THIS SKETCH PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DOCUMENTS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS SKETCH PLAN. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREIN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER'S SERVICES ARE LIMITED TO THE DESIGN SERVICES PROVIDED HEREIN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER'S SERVICES ARE LIMITED TO THE DESIGN SERVICES PROVIDED HEREIN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

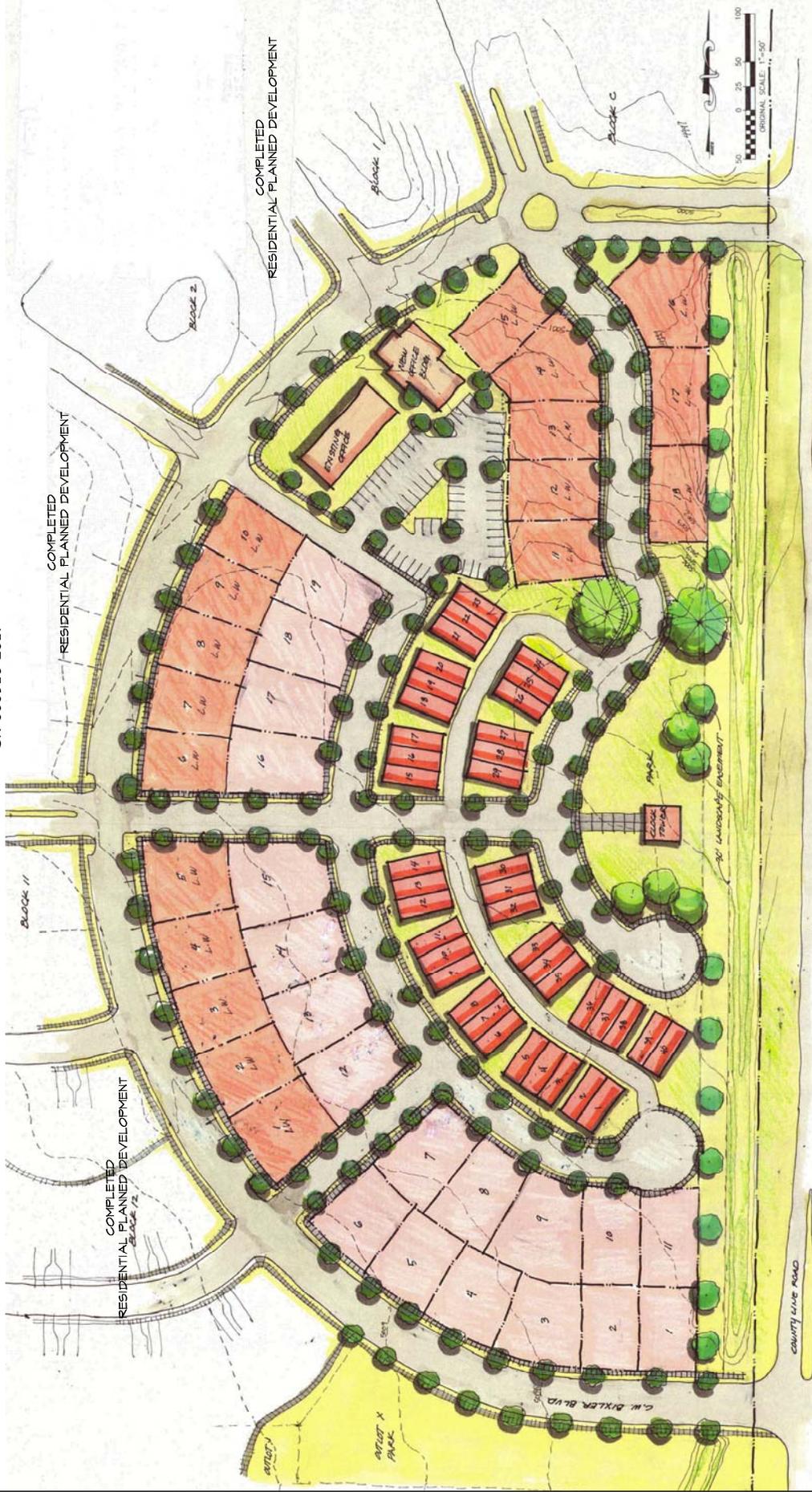
ERIE VILLAGE FILING 5 SKETCH PLAN  
 TOWN OF ERIE  
 SK-000916-2017

**osmosis**  
 ARCHITECTURE  
 290 SECOND AVE # 1024 BOX 1024 NIWOT, CO 80544  
 PHONE: 303.442.8453 FAX: 303.442.8453  
 WWW.OSMOSISARCHITECTURE.COM

CONTRACT NO.	DATE
SKETCH PLAN	11/2/2017
NO.	DATE
1	11/2/2017
2	11/2/2017
3	11/2/2017
4	11/2/2017
5	11/2/2017
6	11/2/2017
7	11/2/2017

# ERIE VILLAGE FILING 5 SKETCH PLAN

TOWNSHIP 1 NORTH, RANCH 69 WEST OF THE 6TH P.M.  
 TOWN OF ERIE, BOULDER COUNTY, COLORADO  
 15.29 ACRES INCLUDING PARCEL X, 77 LOTS, 6 TRACTS  
 SK-000916-2017



BUSINESS ZONE - WELD COUNTY

THESE PLANS HAVE BEEN PREPARED BY THE ENGINEER OR ARCHITECT AND TO THE BEST OF HIS OR HER KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS. THE ENGINEER OR ARCHITECT DOES NOT WARRANT THAT THE PLANS WILL BE CONSIDERED COMPLETELY ACCURATE OR THAT THEY WILL BE CONSIDERED COMPLETELY ACCURATE BY ANY OTHER PERSON OR ENTITY. THE ENGINEER OR ARCHITECT DOES NOT WARRANT THAT THE PLANS WILL BE CONSIDERED COMPLETELY ACCURATE OR THAT THEY WILL BE CONSIDERED COMPLETELY ACCURATE BY ANY OTHER PERSON OR ENTITY.

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ERIE VILLAGE FILING 5 SKETCH PLAN  
 TOWN OF ERIE  
 SK-000916-2017

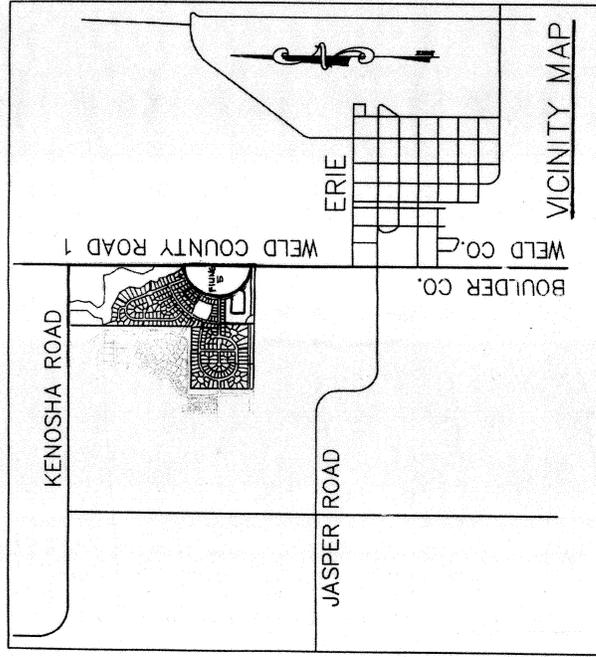
osmosis  
 engineering and architecture  
 200 S. GRAND AVENUE, SUITE 100, BOULDER, COLORADO 80502  
 PHONE: 303.440.8888 FAX: 303.440.8889  
 WWW.OSMOSISARCHITECTURE.COM

CONVERSION DATE	DATE
SKETCH PLAN	11/20/17
NO.	REVISION TITLE

DATE	16/11
DRAWN	AST, JSH
CHECKED	JAP

# ERIE VILLAGE PLANNED DEVELOPMENT "PD" DEVELOPMENT PLAN, FIFTH AMENDMENT

PDA 07-003



### PD AMENDMENT CERTIFICATES

1. **PLANNING COMMISSION CERTIFICATE**  
 THIS PD AMENDMENT WAS REVIEWED BY THE TOWN OF ERIE PLANNING COMMISSION ON THIS  
 2<sup>ND</sup> DAY OF March, 2008.  
 CHAIRMAN *[Signature]*  
 ATTEST: PLANNING COMMISSION SECRETARY *[Signature]*

2. **BOARD OF TRUSTEES CERTIFICATE**  
 THIS PD AMENDMENT IS HEREBY APPROVED BY THE TOWN OF ERIE BOARD OF TRUSTEES ON  
 THIS 2<sup>ND</sup> DAY OF March, 2008.  
 MAYOR *[Signature]*  
 ATTEST: TOWN CLERK *[Signature]*

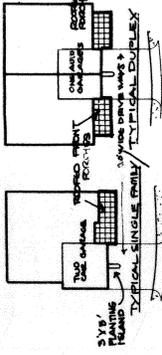
3. **CLERK & RECORDER CERTIFICATE**  
 STATE OF COLORADO }  
 COUNTY OF BOULDER }  
 I HEREBY CERTIFY THAT THIS PD AMENDMENT PLAN WAS FILED IN MY OFFICE ON THIS 2<sup>ND</sup> DAY OF March, 2008, AND WAS RECORDED AT RECEPTION NUMBER 172264. Fee \$ 51.00.  
 COUNTY CLERK *[Signature]* Deputy  
 CLERK AND RECORDER *[Signature]*





ERIE VILLAGE SENIORS HOUSING

SIZE	BUILDING	USE
A	TWO STORY ASSISTED LIVING FACILITY	104 UNITS INCLUDING SPACES USING PARKING
B	TWO STORY SENIORS APARTMENTS	38 UNITS INCLUDING 31 INBUILDING SPACES
C	ONE STORY CLUBHOUSE	INDEPENDENT SENIORS GATHERING AREA
D	EXISTING TWO STORY OFFICE BUILDING	10,500 S.F.
E	IDENTIFICATION TOWER 40' HEIGHT 14'X14'	LANDMARK
F	ENTRY SHELTER/ SIGNAGE	
G	MAJOR ENTRANCE SIGNAGE	
H	GAZEBO (5)	OWNERSHIP
I	ONE STORY DUPLEX / 2400 S.F. EACH (18)	OWNERSHIP
J	ONE STORY SINGLE FAMILY RESIDENCES / 1000S.F. EACH (5)	



SCALE 1" = 20'

- NOTES:  
 1. GARAGES SETBACK 4'-0"  
 2. ALL PARCHES ROOFED  
 3. FLOORS PROJECT 4'-0" IN FLIGHT OF GARAGES

MAXIMUM DENSITY 180 UNITS  
 INCLUDES:  
 5 SINGLE FAMILY UNITS  
 5% DUPLEX UNITS  
 (15 DUPLEX)

Concept Plan Residents

The following table identifies the approximate number of residents the Concept Plan will accommodate:

Type of Unit	# Units	Person/Unit	Residents
Assisted Living - Personalized Care Apartments	10	1.00	10
Assisted Living - Personalized Care	58	1.10	64
Assisted Living - Intermediate Care Apartments	37	1.25	47
Assisted Living - Intermediate Care	36	1.25	45
Independent Living Single Family and Duplex	41	2.00	82
Total	182	1.38	253

Concept Plan Parking

The following table identifies the parking required for, and provided by the Concept Plan:

Parking Provided	Units	Standard	Concept Plan Required Spaces
Single Family Garage	10	1.00	10
Duplex Garage	36	1.00	36
Duplex Garage	36	1.00	36
Main Parking Lot	5	0.75	4
Kitchen Parking Lot	5	0.75	4
Existing Office Building Lot	40	1.00	40
Employee Parking	40	1.00	40
Existing Parking	10	1.00	10
Existing Parking	10	1.00	10
Total Concept Plan parking spaces provided	10,528	1.00	253

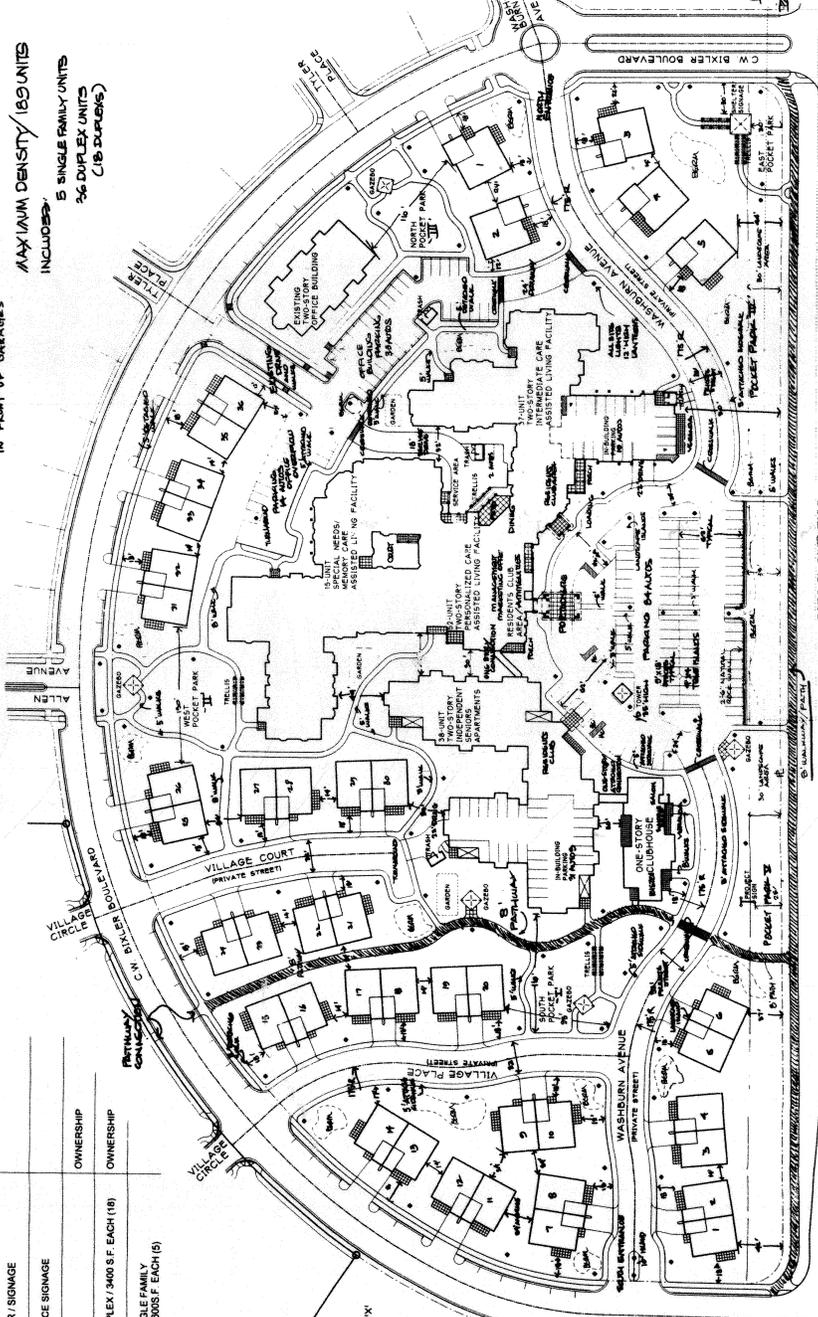
Parking for uses not listed above shall comply with the Town of Erie Municipal Code.

#	Function	Location	Approx. Size	Amplified
P1	Pocket park	South of Independent Apartments	35,000 sq ft	Yes
P2	Pocket park	West of A/E at Allen Avenue	13,000 sq ft	Yes
P3	Pocket park	East of Office Bldg at Tyler Place	9,000 sq ft	Yes
P4	Walking Area	N Bixler Blvd & County Line Road	21,000 sq ft	Yes
P5	Walking Area	Washington Avenue	15,000 sq ft	Yes
P6	Walking Area	S Bixler Blvd & County Line Road	15,000 sq ft	Yes
P7	Walking Area	East of Village entry garage, garden	10,000 sq ft	Yes
Total area (approx)			107,000 sq ft	2.5 acres

Concept Plan Park Activity Areas

The following table identifies the six functional landscaped park activity areas provided by the Concept Plan:

#	Function	Location	Approx. Size	Amplified
A1	Trail	Trail connection, golf green, garden, shuffle board, horse shoes, bocce, croquet, tennis, table tennis	35,000 sq ft	Yes
A2	Walking Area	West of A/E at Allen Avenue	13,000 sq ft	Yes
A3	Walking Area	East of Office Bldg at Tyler Place	9,000 sq ft	Yes
A4	Walking Area	N Bixler Blvd & County Line Road	21,000 sq ft	Yes
A5	Walking Area	Washington Avenue	15,000 sq ft	Yes
A6	Walking Area	S Bixler Blvd & County Line Road	15,000 sq ft	Yes
Total area (approx)			107,000 sq ft	2.5 acres



ERIE VILLAGE CORE FILING FIVE

APPENDIX 'D'

ERIE VILLAGE SENIORS HOUSING

185-UNIT CONTINUUM OF CARE RETIREMENT COMMUNITY

COLORADO



JUNCE/ASSOCIATES

401 MARINE PARKER BUILDING COLORADO 80501 (303) 733-4444 FAX 303-444-7700

SITE CONCEPT PLAN



COUNTLINE ROAD

E. ERIE - CH. PARKWAY

WASHINGTON AVENUE

VILLAGE AVENUE

WASHINGTON AVENUE

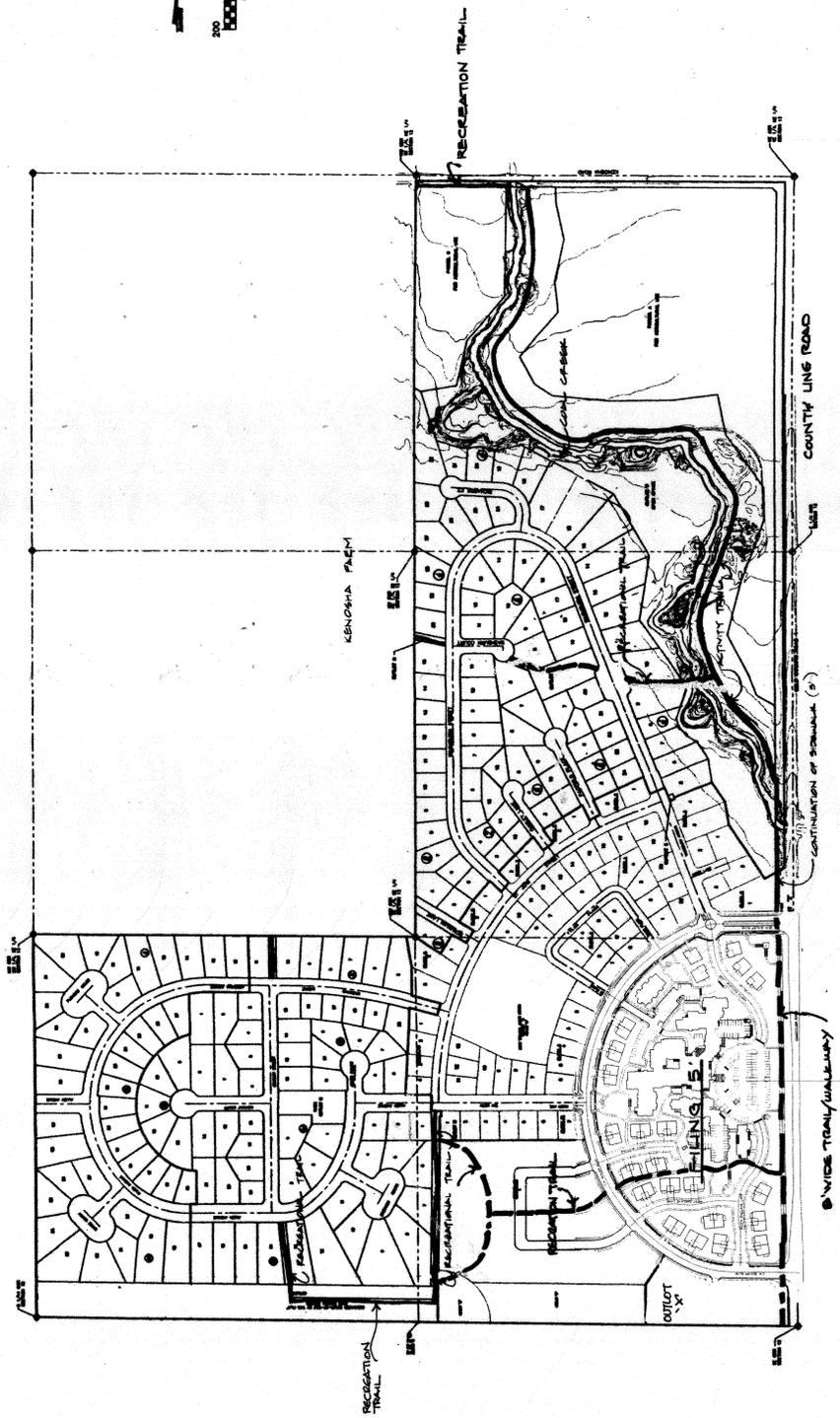
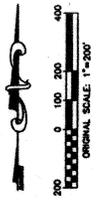
C.W. BIXLER BOULEVARD



PARADEWAY  
SIDEWALK

SCALE 1" = 60' - 0"

SHEET 4 OF 5



SHEET 5  
OF 5

ERIE VILLAGE
COMPOSITE MAP
TRAIL MAP CONCEPT PLAN



**RESTRICTIVE COVENANT**

**ERIE VILLAGE FILING 5**

**THIS RESTRICTIVE COVENANT** is made this 22<sup>nd</sup> day of April, 2008, by Annuity Properties, LLC (Grantor), whose address is 1417 Rembrandt Rd., Boulder, Colorado 80302. Grantor is the owner of real property described as:

Erie Village Filing 5  
Blocks 17 through 24, inclusive and Blocks 26 and 27  
Together with Outlots P, Q, R, S, T, U, V, W, AND Z, Erie Village, Fifth Filing Replat A  
County of Boulder, State of Colorado (herein after the "Property").

Grantors desire to restrict the use and occupancy of dwelling units constructed or to be constructed on said Property as set forth herein below.

In consideration of a fully executed Contract to Buy and Sell Real Estate dated February 9, 2008, between the Grantor as Seller, and Gary Krantz and Dennis A. Drumm as Buyers, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby agrees for itself, its successors and assigns, that each and every dwelling unit constructed or to be constructed on the Property shall be restricted as to occupancy as follows:

1. The maximum number of persons occupying a dwelling unit shall be two (2) persons.
2. At least one person occupying a dwelling unit shall be sixty-two (62) years of age or older (a "Qualified Occupant").
3. No person under the age of nineteen (19) years of age shall be allowed to occupy a dwelling unit.
4. If only one of the occupants is sixty-two (62) years of age or older and that occupant ceases to occupy the dwelling unit, the remaining occupant who is a spouse, sibling or child of the Qualified Occupant that has been in the same dwelling unit for at least the previous six (6) months (a "Remaining Occupant") may continue to reside in the same dwelling unit. However, if a second occupant is added to the dwelling unit, or if the Remaining Occupant vacates the dwelling unit, the new occupant must be a Qualified Occupant.
5. The Guest Quarters allowed in Erie Village Filing 5, as defined in the Erie Village PD Amendment No. 5, shall be exempt from the age restriction requirements.

It is intended that the Property will be used to facilitate mixed office, commercial, and residential uses associated with a continuum of care retirement community as described in the Erie Village Planned Development "PD" Development Plan, Fifth Amendment. This Restrictive Covenant shall apply to residential dwelling units only. This Restrictive Covenant shall not terminate nor

