



**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](http://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:** Compass Filing No. 3 - Amendment No. 1  
**PROJECT ADDRESS:** Southeast Corner of Section 25, Township 1 North, Range 69 West of the 6th Principle meridian  
**PROJECT DESCRIPTION:** Amendment of Blocks 1 through 7, Block 9, and Tracts A, B, E, and F, Compass Filing No. 3

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

Subdivision Name: Compass Filing No. 3  
Filing #: 3      Lot #: \_\_\_\_\_      Block #: 1-7, 9      Section: 25      Township: 1N      Range: 69w

**OWNER** (attach separate sheets if multiple)  
Name/Company: CalAtlantic Group Inc.  
Contact Person: Kent Pedersen  
Address: 6161 South Syracuse Way, Suite 200  
City/State/Zip: Greenwood Village, CO, 80111  
Phone: 303-486-5002      Fax: \_\_\_\_\_  
E-mail: kent.pedersen@calatl.com

**AUTHORIZED REPRESENTATIVE**  
Company/Firm: Ware Malcomb  
Contact Person: David Nighswonger  
Address: 990 S. Broadway, Suite 230  
City/State/Zip: Denver, CO. 80209  
Phone: 303-689-1511      Fax: \_\_\_\_\_  
E-mail: dnighswonger@waremalcomb.com

**MINERAL RIGHTS OWNER** (attach separate sheets if multiple)  
Name/Company: Allen-Cowley Living Trust  
Address: 1242 East Jackson Street  
City/State/Zip: Phoenix, AZ, 85034

**MINERAL LEASE HOLDER** (attach separate sheets if multiple)  
Name/Company: Noble Energy, Inc.  
Address: 1625 Broadway, Suite 2200  
City/State/Zip: Denver, CO. 80202

**LAND-USE & SUMMARY INFORMATION**

Present Zoning: LR      Gross Site Density (du/ac): \_\_\_\_\_  
Proposed Zoning: No change      # Lots/Units Proposed: \_\_\_\_\_  
Gross Acreage: No change      Gross Floor Area: \_\_\_\_\_

**SERVICE PROVIDERS**

Electric: Xcel Energy      Gas: Xcel Energy  
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 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 type="checkbox"/> Major	\$ 3000.00	<input checked="" 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 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
<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>	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	<b>SERVICE PLAN</b>	
		\$ 10,000.00	
All fees <b>include</b> both Town of Erie Planning & Engineering review. These fees <b>do not include</b> 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: CAL ATLANTIC GROUP INC Date: 1/25/18

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

Applicant: Kent Pedersen, OVP Date: 1/25/18

STATE OF COLORADO )  
 County of Arapahoe ) ss.  
 The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2018, by Kent Pedersen.

**JENNIFER S. WAITON**  
**NOTARY PUBLIC**  
 STATE OF COLORADO  
 NOTARY ID 20144027146  
 COMMISSION EXPIRES JUL. 10, 2018

My commission expires: July 10, 2018  
 Witness my hand and official seal.

Jennifer S. Waiton  
 Notary Public



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Subdivision Name: Compass Filing No. 3

Filing #: 3      Lot #: \_\_\_\_\_      Block #: 1-7,9      Section: 25      Township: 1N      Range: 69W

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

Name/Company: Compass Homeowners Association Inc.

Contact Person: Kent Pedersen

Address: 9781 S. Meridian Blvd, Suite 120

City/State/Zip: Englewood, CO 80112

Phone: (303) 486-5002      Fax: \_\_\_\_\_

E-mail: Kent.Pedersen@Lennar.com

**AUTHORIZED REPRESENTATIVE**

Company/Firm: Ware Malcomb

Contact Person: David Nighswonger

Address: 990 S. Broadway, Suite 230

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**SERVICE PROVIDERS**

Electric: <u>Xcel Energy</u>	Gas: <u>Xcel Energy</u>
Metro District: _____	Fire District: <u>Mountain View</u>
Water <i>(if other than Town)</i> : _____	Sewer <i>(if other than Town)</i> : _____

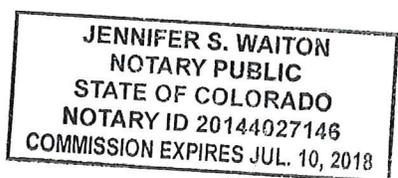
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Owner: Kent Pedersen Date: 4/20/18  
 Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF COLORADO )  
 County of Douglas ) ss.  
 The foregoing instrument was acknowledged before  
 me this 20<sup>th</sup> day of April, 2018,  
 by Kent Pedersen.



My commission expires: 7-10-18  
 Witness my hand and official seal. Jennifer S. Waiton  
 Notary Public



# WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS  
BRANDING | CIVIL ENGINEERING

February 15, 2018

Town of Erie  
Community Development Department  
645 Holbrook Street  
Erie, CO 80516

Re: Compass Filing No. 3 – Amendment No. 1

To Whom It May Concern:

Please accept the enclosed Compass Filing No. 3 – Amendment No. 1 Final Plat Application and Construction Documents for review. This submittal is to request review and acceptance of the submitted Compass Filing No. 3 – Amendment No. 1 Final Plat documents and to review the enclosed construction documents for eventual permit issuance for construction of streets, utility and storm drainage infrastructure. Below is a general description of the project in conformance with Town of Erie narrative outline provided in the *“February 2008, Final Plat Users Guide”* as found on the Town of Erie website.

Compass Filing No. 3 – Amendment No. 1 Final Plat adjusts lots in Blocks 1 through 7, Block 9, and Tracts A, B, E, and F of the Compass Filing 3 subdivision. Lot widths for Lots 11 through 20, Block 1, Compass Filing No. 3 were reduced. All other lots in the plat amendment are wider than the lots in Compass Filing No. 3. Tracts A, B, E, and F were amended as a result of the changes in the lots.

The plat amendment contains 11 fewer lots than the Compass Filing No. 3 subdivision plat. Here is a summary of the changes to the number of lots per block:

- Block 1 – no change
- Block 2 – loss of 2 lots
- Block 3 – loss of 2 lots
- Block 4 – loss of 2 lots
- Block 5 – loss of 2 lots
- Block 6 – loss of 1 lot
- Block 7 – loss of 1 lot
- Block 9 – loss of 1 lot

The total land area to be preserved as open space will be 266,536 Square Feet or 6.11 Acres. Compass Filing No. 3 – Amendment No. 1 Final Plat project will be completed in one Filing. Availability and adequacy of existing utility infrastructure and public services:

- I. Existing water line connections exist at the south property boundary, at filing 1 and filing 2.
- II. A sanitary sewer stub is provided at the boundary with Filing 1.
- III. Portions of the west side of County Line Road will require widening to accommodate the Vista Parkway connection

# WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS  
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- IV. Natural provided by Public Service Company of Colorado.
- V. Electricity will be connected at Filing 1 and Filling 2.
- VI. Telephone is provided by Comcast and/or Century Link and will be extended throughout the site.
- VII. The development is within the Boulder Valley School District. The entire Compass development will approximately produce the following number of students:
  - Elementary School: 218 students
  - Middle School: 76 students
  - High School: 81 Students
- VIII. Law enforcement is to be provided by the Town of Erie Police Department. No special security or additional officers will be necessary to patrol this neighborhood.
- IX. The Mountain View Fire Protection District will serve this development.

Public easements dedicated with Compass Filing No. 3 are being vacated and new public easements are dedicated with this plat amendment. The street rights-of-way dedicated with Compass Filing No. 3 are not changing in the plat amendment. New construction plans with adjusted water and sanitary sewer services for the amended lots have been submitted to Matt Wiederspahn, Erie Public Works Department.

Sincerely,  
**Ware Malcomb**

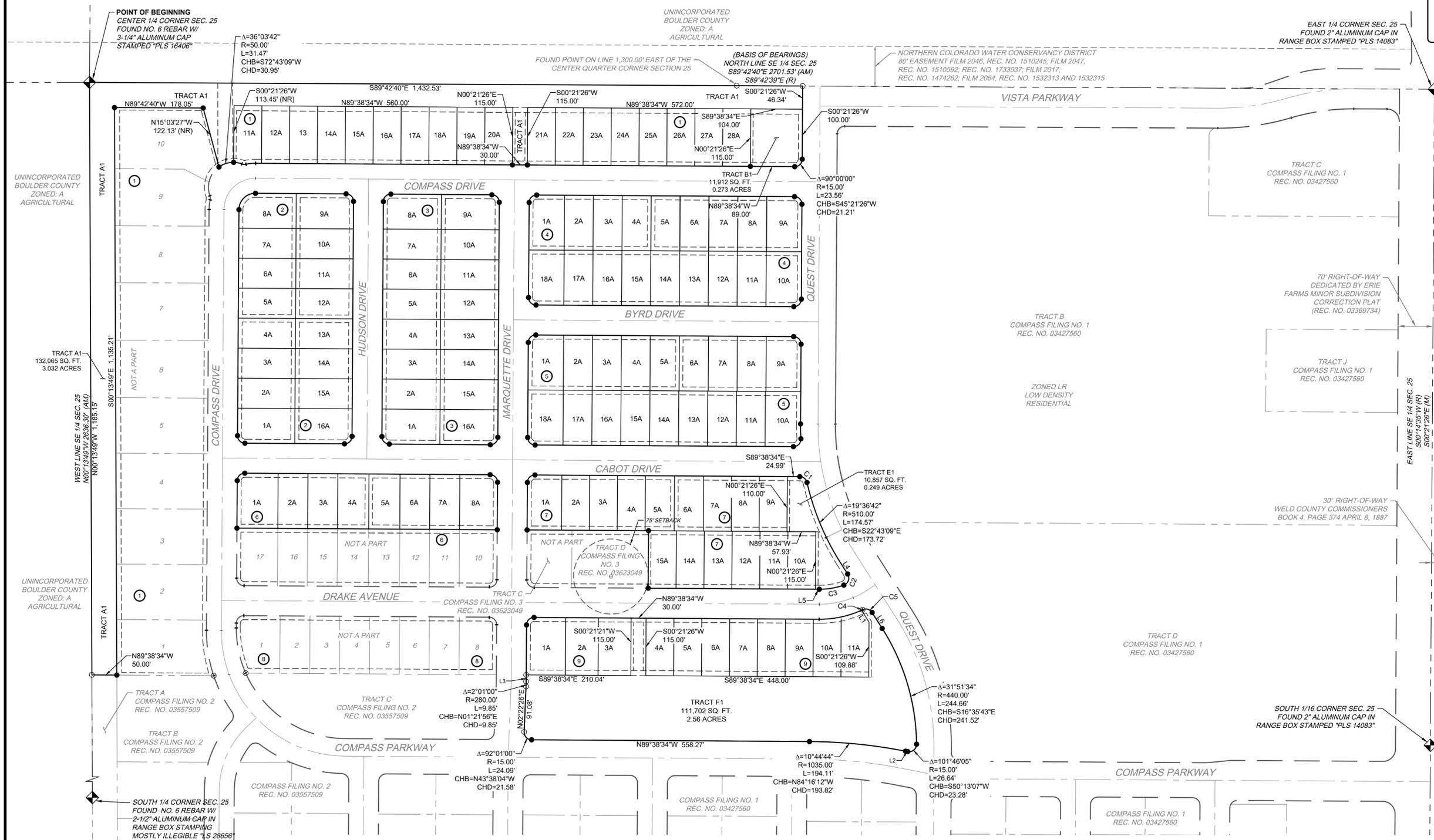


Thomas C. Jansen, PE  
Principal

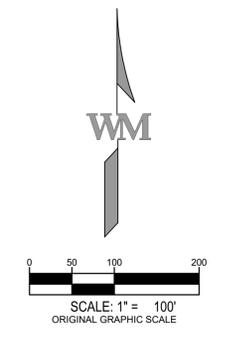


# COMPASS FILING NO. 3 - AMENDMENT NO. 1

AN AMENDMENT OF BLOCKS 1 THROUGH 7, BLOCK 9 AND TRACTS A, B, E AND F, COMPASS FILING NO. 3  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,  
 TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
 27.39 AC - 120 LOTS - 4 TRACTS  
 MPA-000962-2018



- LEGEND**
- SITE BOUNDARY LINE
  - RIGHT-OF-WAY LINE
  - TRACT AND LOT LINE
  - - - SECTION LINE
  - - - EXISTING RIGHT-OF-WAY LINE
  - SET 18" NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP PLS. NO. 25965
  - FOUND 18" NO. 5 REBAR W/ 1 1/2" YELLOW PLASTIC CAP PLS. NO. 25965
  - ◆ SECTION CORNER AS NOTED
  - SQ. FT. SQUARE FEET
  - ROW RIGHT-OF-WAY
  - REC. NO. RECEPTION NUMBER
  - CHB CHORD BEARING
  - CHD CHORD DISTANCE
  - (NR) NON-RADIAL LINE
  - U.E. UTILITY EASEMENT
  - ① BLOCK NUMBER



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	76°43'46"	15.00'	20.09'	S51°16'41"E	18.62'
C2	103°02'42"	15.00'	26.98'	S18°59'51"W	23.49'
C3	19°50'14"	145.00'	50.20'	S80°26'19"W	49.95'
C4	0°41'37"	205.00'	2.48'	N65°29'12"E	2.48'
C5	82°20'07"	15.00'	21.56'	S73°41'33"E	19.75'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N32°31'33"W	28.12
L2	N78°53'50"W	4.36
L3	N00°21'26"E	13.26
L4	S32°31'30"E	27.11
L5	N89°38'34"W	7.75
L6	S32°31'30"E	37.75

JOB NO. 16080  
 DATE: 1/18/2018  
 SCALE: 1" = 100'  
 Sheet 2 of 6

990 south broadway  
 suite 230  
 denver, co 80209  
 p 303.561.3333  
 waremalcomb.com

**WARE MALCOMB**  
 CIVIL ENGINEERING & SURVEYING

NO.	DATE	CITY COMMENTS	REMARKS
1	04/19/2018		

DRAWN BY: AJ PA/PM: TJ

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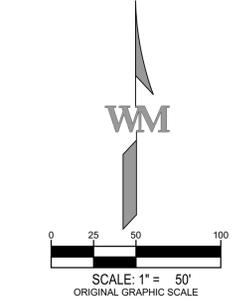
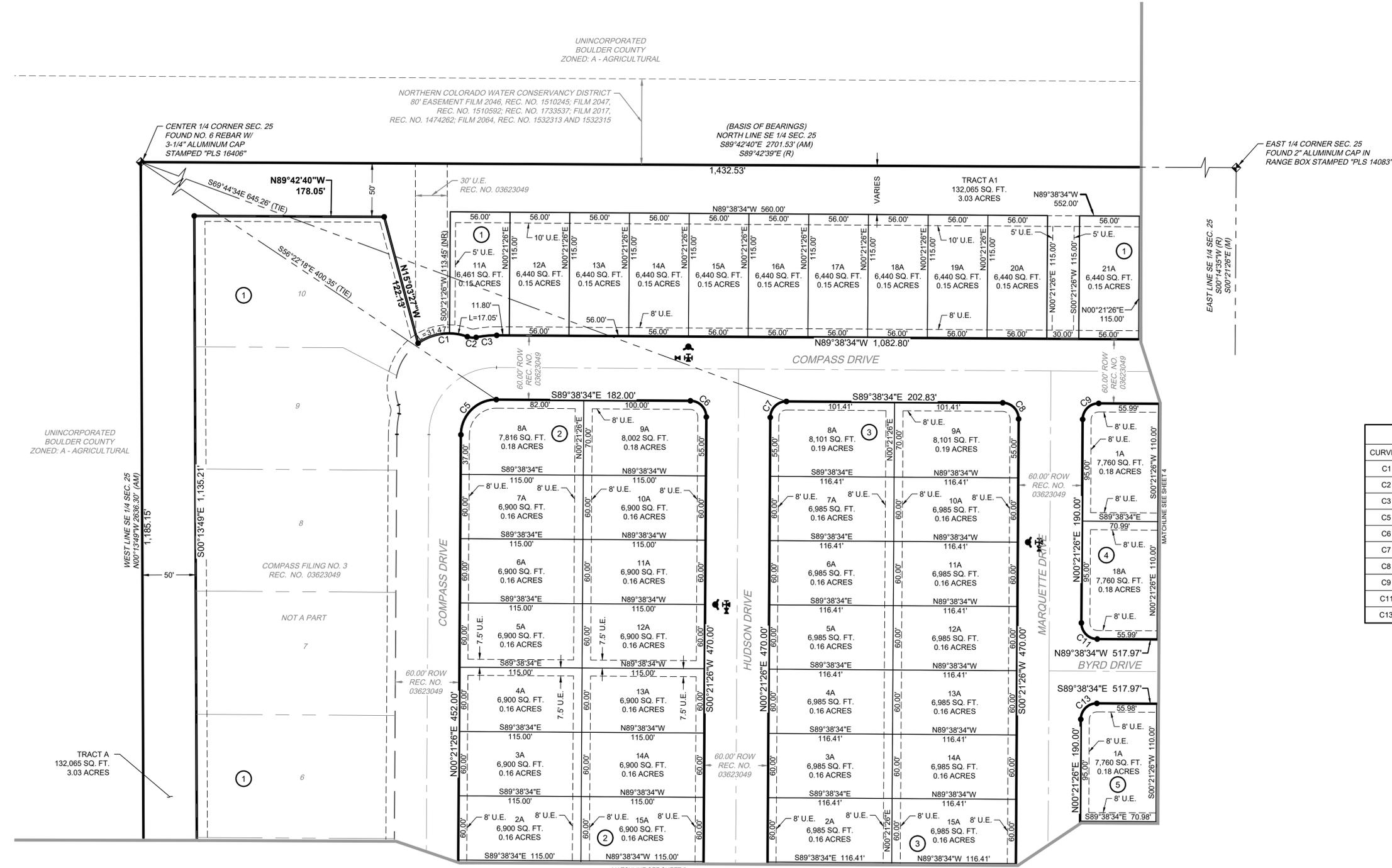


KEY MAP  
N.T.S.

**LEGEND**

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CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	55°36'05"	50.00'	48.52'	S82°29'20"W	46.64'
C2	31°53'48"	15.00'	8.35'	N85°39'31"W	8.24'
C3	11°57'51"	93.00'	19.42'	S84°22'31"W	19.38'
C5	90°00'00"	33.00'	51.84'	N45°21'26"E	46.67'
C6	90°00'00"	15.00'	23.56'	S44°38'34"E	21.21'
C7	90°00'00"	15.00'	23.56'	N45°21'26"E	21.21'
C8	90°00'00"	15.00'	23.56'	S44°38'34"E	21.21'
C9	90°00'00"	15.00'	23.56'	N45°21'26"E	21.21'
C11	90°00'00"	15.00'	23.56'	N44°38'34"W	21.21'
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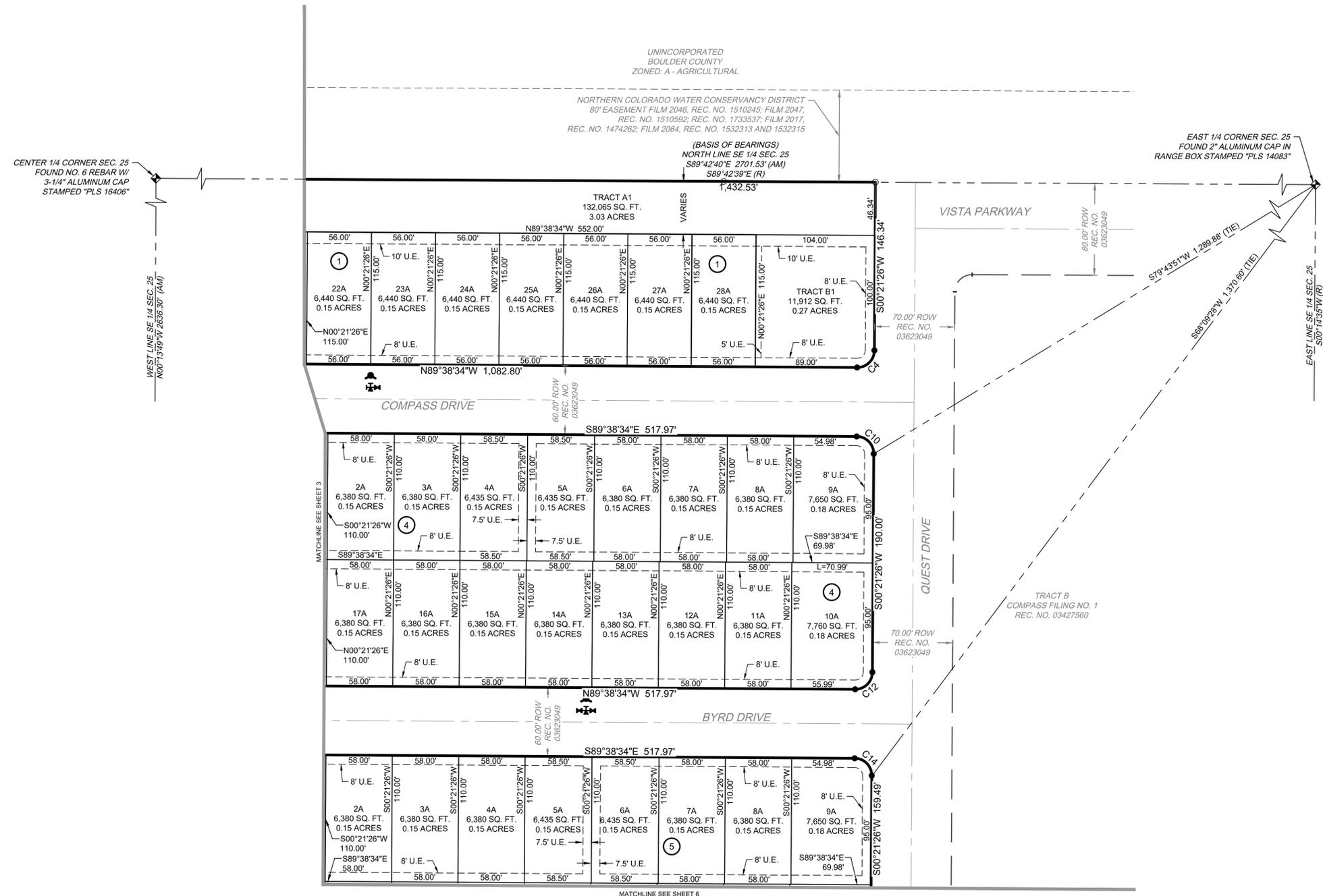
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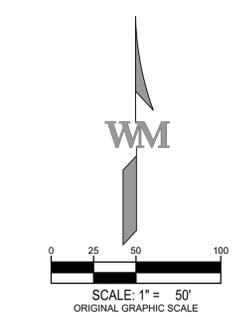
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C12	90°00'00"	15.00'	23.56'	S45°21'26"W	21.21'
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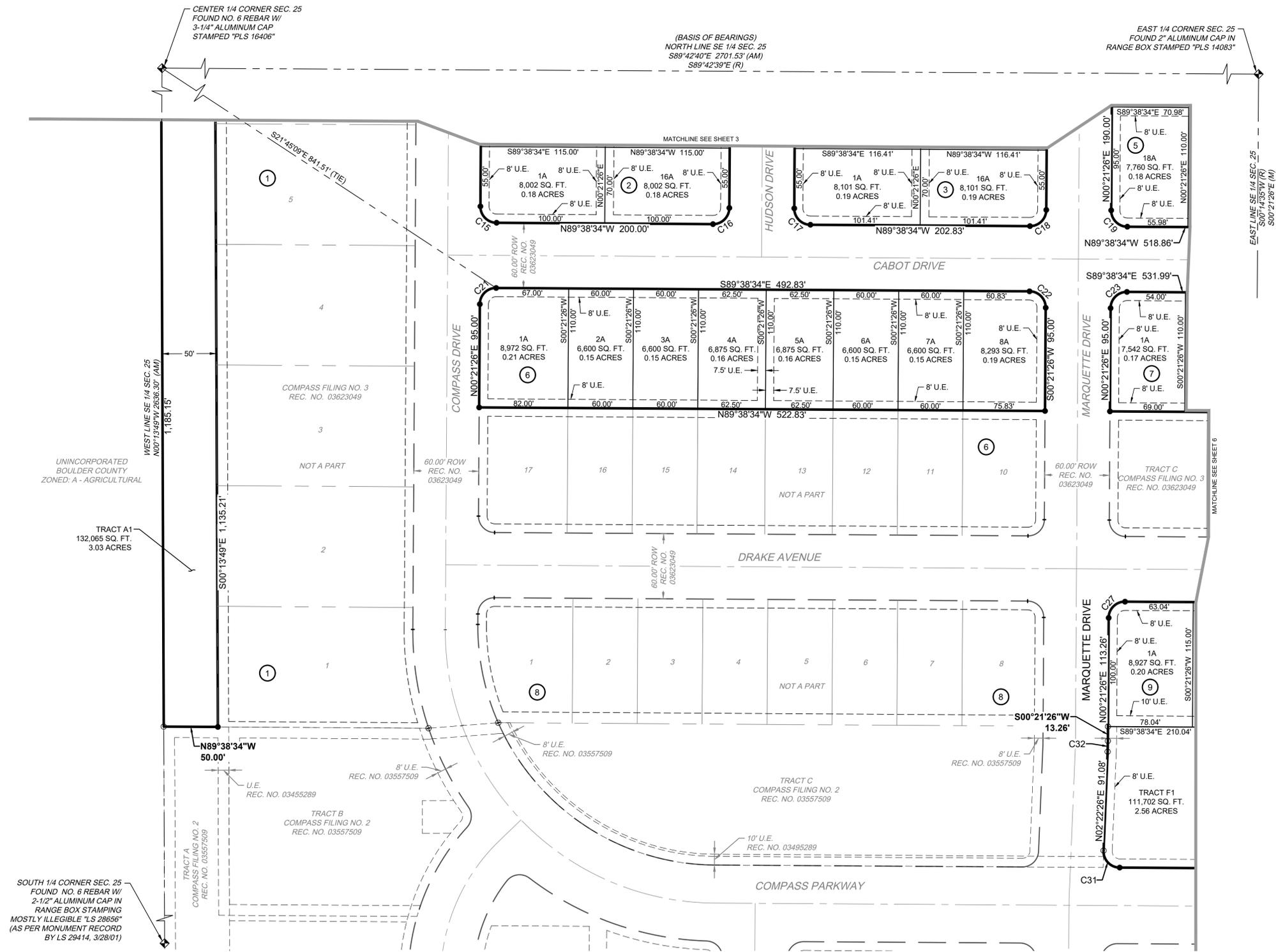
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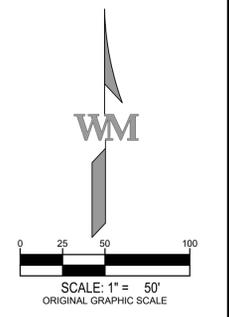
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  - ROW RIGHT-OF-WAY
  - REC. NO. RECEPTION NUMBER
  - CHB CHORD BEARING
  - CHD CHORD DISTANCE
  - (NR) NON-RADIAL LINE
  - U.E. UTILITY EASEMENT
  - ① BLOCK NUMBER

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C15	90°00'00"	15.00'	23.56'	N44°38'34"W	21.21'
C16	90°00'00"	15.00'	23.56'	S45°21'26"W	21.21'
C17	90°00'00"	15.00'	23.56'	N44°38'34"W	21.21'
C18	90°00'00"	15.00'	23.56'	S45°21'26"W	21.21'
C19	90°00'00"	15.00'	23.56'	N44°38'34"W	21.21'
C21	90°00'00"	15.00'	23.56'	N45°21'26"E	21.21'
C22	90°00'00"	15.00'	23.56'	S44°38'34"E	21.21'
C23	90°00'00"	15.00'	23.56'	N45°21'26"E	21.21'
C27	90°00'00"	15.00'	23.56'	N45°21'26"E	21.21'
C31	92°01'00"	15.00'	24.09'	N43°38'04"W	21.58'
C32	2°01'00"	280.00'	9.85'	N01°21'56"E	9.85'



JOB NO. 16080  
 DATE: 1/18/2018  
 SCALE: 1" = 50'  
 Sheet 5 of 6

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**WARE MALCOMB**  
 CIVIL ENGINEERING & SURVEYING

NO.	DATE	CITY COMMENTS	REMARKS
1	04/19/2018		

DRAWN BY: AJ PA/PM: TJ

