Print Form

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

SERVICE PROVIDERS

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

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		**SUBDIVISION**	
☐ Major (10+ acres)	$ 4000.00	☒ Sketch Plan	$ 1000.00 + 10.00 per lot
☐ Minor (less than 10 acres)	$ 2000.00	☐ Preliminary Plat	$ 2000.00 + 40.00 per lot
☐ Deannexation	$ 1000.00	☐ Final Plat	$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		☐ Minor Subdivision Plat	$ 2000.00
☒ Major	$ 3000.00	☐ Minor Amendment Plat	$ 1000.00 + 10.00 per lot
☐ Minor	$ 1200.00	☐ Road Vacation (constructed)	$ 1000.00
ZONING/REZONING		☐ Road Vacation (paper)	$ 100.00
☐ Rezoning	$ 1700.00 + 10.00 per acre	**SITE PLAN**	
☐ PUD Rezoning	$ 1700.00 + 10.00 per acre	☐ Residential	$ 1400.00 + 10.00 per unit
☐ PUD Amendment	$ 1700.00 + 10.00 per acre	☒ Non-Resi. (>10,000 sq. ft.)	$ 2200.00
☐ Major PD Amendment	$ 3700.00 + 10.00 per acre	☐ Non-Resi. (>2,000 sq. ft.)	$ 1000.00
☐ Minor PD Amendment	$ 500.00	☐ Non-Resi. (<2,000 sq. ft.)	$ 200.00
SPECIAL REVIEW USE		☐ Amendment (major)	$ 1100.00
☐ Major	$ 1000.00	☐ Amendment (minor)	$ 350.00
☐ Minor	$ 400.00	**VARIANCE**	$ 600.00
☐ Oil & Gas	$ 1200.00	**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: [signature] Date: 6/11/17

Owner: Summit Properties LLC Date:

Applicant: [signature] Date: 6/7/17

STATE OF COLORADO)
County of BOULDER) ss.
)

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

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

BRETT D. STEURY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004036461
MY COMMISSION EXPIRES FEB 12, 2018

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 = 3.11ac, 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.

720.810.6480 jack@bestallcollaborative.com PO Box 2223 Evergreen Colorado 80437

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

Parcel Description
(PROVIDED BY LAND TITLE GUARANTEE COMPANY)

PARCEL A:

BLOCKS 17 THROUGH 24, INCLUSIVE AND BLOCKS 26 AND 27, TOGETHER WITH OUTLOTS P, Q, R, S, T, W, AND Z, ERIE VILLAGE FIFTH FILING REPLAT A, COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B:

OUTLOT X, ERIE VILLAGE FIFTH FILING, COUNTY OF BOULDER, STATE OF COLORADO.

ALTA/NSPS LAND TITLE SURVEY

BLOCKS 17, 18, 19, 20, 21, 22, 23, 24, 26 & 27, TOGETHER WITH OUTLOTS P, Q, R, S, T, W & Z, ERIE VILLAGE 5TH FILING–REPLAT A & OUTLOT X, ERIE VILLAGE 5TH FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 5

TOTAL AREA = 546,281 SQ FT, OR 12.54 ACRES, MORE OR LESS

Vicinity Map
NOT TO SCALE

Notes

1. LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABZ70545461, DATED 06-12-2017 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PORCHFRONT HOMES, LLC. AND LAND TITLE GUARANTEE COMPANY, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°20'50"W ALONG THE EAST SECTION LINE OF SECTION 12, BETWEEN A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX, BEING THE SOUTHEAST QUARTER CORNER SECTION 12, AS DESCRIBED IN MONUMENT RECORD DATED NOVEMBER 30, 2016 AND A FOUND 2 1/2" ALUMINUM CAP IN RANGE BOX, BEING THE EAST QUARTER CORNER SECTION 12, AS DESCRIBED IN MONUMENT RECORD DATED NOVEMBER 30, 2016 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, 0501 ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
6. WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. A PRIVATE UTILITY LOCATER WAS HIRED FOR THE PREPARATION OF THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103. (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 11)
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
9. THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
10. BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK NEAR THE NORTHEAST CORNER OF OUTLOT Z, BEING A SET MAGNAIL WITH AN ELEVATION OF 5002.98 FEET. A CHECK SHOT WAS TAKEN ON CITY AND COUNTY OF BROOMFIELD BENCHMARK LUCY, BEING A BROOMFIELD DISK ON A #5 REBAR LOCATED 4.7 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 5297.00 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.
11. SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
12. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND/OR ZONE D, AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08013C-0441 J, DATED DECEMBER 18, 2012. THE MAP DOES NOT DIFFERENTIATE BETWEEN ZONE X UNSHADED AND ZONE D. FLOOD INFORMATION IS SUBJECT TO CHANGE (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 3).
13. DATES OF FIELDWORK: AUGUST 9, 10, 11, 13, 2017 (CREW CHIEF J. FOWLER)
14. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
15. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 546,281 SQ. FT. OR 12.54 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 4).
16. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#31	DEC. 16, 2005	REC. NO. 2744998	CONDITIONS OF THE PLAT OF ERIE VILLAGE, FIFTH FILING REPLAT A. (AFFECTS PARCEL A)

17. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#5	DEC. 16, 1876	ESI. 28080143	HOMESTEAD CERTIFICATE
#10	DEC. 17, 1952	BOOK 919, PAGE 15	OIL AND GAS LEASE
#11	JUN. 27, 1977	REC. NO. 229368	OIL AND GAS LEASE
	MAY 02, 1980	REC. NO. 394038	DECLARATION OF UNITIZATION
	SEP. 14, 1992	REC. NO. 01219224	AMENDMENT TO DECLARATION OF UNITIZATION
	MAR. 09, 2011	REC. NO. 03137258	AFFIDAVITS OF PRODUCTION
	MAR. 09, 2011	REC. NO. 03137261	AFFIDAVITS OF PRODUCTION
	FEB. 05, 2013	REC. NO. 03287557	WELLBORE SPECIFIC DECLARATION OF POOLING
#12	JUL. 08, 1985	REC. NO. 00698467	PIPELINE RIGHT-OF-WAY AGREEMENT
	NOV. 12, 1985	REC. NO. 00725442	RE-RECORDED PIPELINE RIGHT-OF-WAY AGREEMENT
#13	JUN. 25, 1986	REC. NO. 00768891	UNDERGROUND FACILITY CONDITIONS AND OBLIGATIONS
#14	APR. 26, 1994	REC. NO. 01420288	TERMS AND CONDITIONS OF ANNEXATION ORDINANCE NO. 448
	APR. 26, 1994	REC. NO. 01420293	TERMS AND CONDITIONS OF ANNEXATION PLAT
#15	APR. 26, 1994	REC. NO. 01420289	TERMS AND CONDITIONS OF ZONING ORDINANCE NO. 449
#16	APR. 26, 1994	REC. NO. 01420290	TERMS AND CONDITIONS OF ANNEXATION AGREEMENT
	AUG. 16, 2005	REC. NO. 2713718	FIRST AMENDMENT OF ANNEXATION AGREEMENT
#17	JUL. 24, 1996	REC. NO. 1627735	SUBDIVISION IMPROVEMENT AGREEMENT
	JUN. 10, 2008	REC. NO. 2935227	FIRST AMENDMENT OF SUBDIVISION IMPROVEMENT AGREEMENT
#19	SEP. 06, 1996	REC. NO. 01640352	DRY-UP COVENANT
#18	JUL. 24, 1996	REC. NO. 01627736	CONDITIONS OF THE PLAT OF ERIE VILLAGE, FIRST FILING
#20	JAN. 09, 1998	REC. NO. 1761801	NOTICES OF RIGHT TO USE SURFACE OF LANDS
	JUN. 03. 2002	REC. NO. 2292885	NOTICES OF RIGHT TO USE SURFACE OF LANDS
#21	AUG. 18, 1998	REC. NO. 1836936	COVENANTS AND RESTRICTIONS
	SEP. 25, 1998	REC. NO. 1852647	AMENDMENTS TO COVENANTS AND RESTRICTIONS
	JUL. 06, 2001	REC. NO. 2170399	AMENDMENTS TO COVENANTS AND RESTRICTIONS
#22	OCT. 09, 1998	REC. NO. 1858286	TERMS AND CONDITIONS OF COST SHARING AGREEMENT
	NOV. 25, 1998	REC. NO. 1874842	TERMS AND CONDITIONS OF COST SHARING AGREEMENT
#23	FEB. 08, 1999	REC. NO. 1903167	TERMS AND CONDITIONS OF ORDINANCE NO. 616 FINAL PLAT APPROVAL
#24	FEB. 08, 1999	REC. NO. 1903172	CONDITIONS OF THE PLAT OF ERIE VILLAGE, FIFTH FILING
#25	SEP. 09, 1999	REC. NO. 1979726	EASEMENT AND CONDITIONS OF ERIE VILLAGE PLAN MAP
	OCT. 01, 2001	REC. NO. 2202407	AMENDMENT OF ERIE VILLAGE PLAN MAP
	JUN. 10, 2008	REC. NO. 2935226	AMENDMENT OF ERIE VILLAGE PLAN MAP
#26	MAY 29, 2001	REC. NO. 2154226	TERMS AND CONDITIONS OF DEVELOPMENT PLAN
	MAY 29, 2001	REC. NO. 2154227	TERMS AND CONDITIONS OF DEVELOPMENT PLAN
#27	AUG. 01, 2000	REC. NO. 2065802	TAX, LIEN, FEE, OR ASSESSMENT IN NORTHERN COLORADO WATER CONSERVANCY DISTRICT.
#28	NOV. 26, 2002	REC. NO. 2362630	TERMS AND CONDITIONS IN AGREEMENT FOR AGRICULTURAL LAND USE
#29	MAR. 13, 2003	REC. NO. 2411969	PARK AND LANDSCAPE CONSTRUCTION LETTER OF AGREEMENT
#30	DEC. 11, 2001	REC. NO. 2230415	TERMS AND CONDITIONS AS TO MINERAL INTERESTS
	JUL. 09, 2002	REC. NO. 2305663	TERMS AND CONDITIONS AS TO MINERAL INTERESTS
	AUG. 19, 2004	REC. NO. 2619482	TERMS AND CONDITIONS AS TO MINERAL INTERESTS
	JUL. 25, 2005	REC. NO. 2706681	TERMS AND CONDITIONS AS TO MINERAL INTERESTS
	DEC. 21, 2007	REC. NO. 2900941	TERMS AND CONDITIONS AS TO MINERAL INTERESTS
#32	MAY 10, 2006	REC. NO. 2775746	REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT

(AFFECTS ALL PARCELS)

#33	JAN. 27, 2006	REC. NO. 2753294	GRANT OF DETERMINABLE EASEMENT AGREEMENT

(AFFECTS PARCEL B)

#34	JUN. 10, 2008	REC. NO. 2935228	RESTRICTIVE COVENANT
#35	JUN. 10, 2009	REC. NO. 03006434	CONVEYANCE OF MINERAL RIGHTS

(AFFECTS PARCEL A)

18. FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.

Depositing Certificate
SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS ____ DAY OF _____________, 20__.

Surveyor's Certificate
TO PORCHFRONT HOMES, LLC. AND LAND TITLE GUARANTEE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5 AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 13, 2017.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN B. GUYTON COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRONS, INC.

DRAFT
WORKING COPY ONLY. FINAL VERSION WILL HAVE STAMP AND SIGNATURE

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PORCHFRONT HOMES
&
Others (See Note 3)

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Flatirons, Inc.
Surveying, Engineering & Geomatics
www.FlatironsInc.com
655 FOURTH AVE, LONGMONT, CO 80501, PH: (303) 776-1733, FAX: (303) 776-4355
3825 IRIS AVE, STE 395, BOULDER, CO 80301, PH: (303) 443-7001, FAX: (303) 443-9830
3660 DOWNING ST, UNIT E, DENVER, CO 80205, PH: (303) 936-6997

DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION WILL HAVE STAMP AND SIGNATURE
(SEAL)

JOB NUMBER: 17-70,166
DATE: 08-29-2017
DRAWN BY: J. HEYWORTH
CHECKED BY: JZG/BOL/WW

SHEET 1 OF 5

ALTA/NSPS LAND TITLE SURVEY

BLOCKS 17, 18, 19, 20, 21, 22, 23, 24, 26 & 27, TOGETHER WITH OUTLOTS P, Q, R, S, T, W & Z, ERIE VILLAGE 5TH FILING–REPLAT A & OUTLOT X, ERIE VILLAGE 5TH FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 5

Boundary Closure Report Blocks 17-22 and Outlots P, Q R, S, T, W, & Z.

LENGTH: 53.03'	RADIUS: 55.00'	DELTA: 055°14'38"
CHORD: 51.00'	COURSE: N89°39'47"E	
LENGTH: 14.90'	RADIUS: 55.00'	DELTA: 015°31'23"
CHORD: 14.86'	COURSE: N54°16'47"E	
LENGTH: 7.40'	RADIUS: 10.00'	DELTA: 042°23'58"
CHORD: 7.23'	COURSE: N67°43'05"E	
COURSE: N88°55'04"E	LENGTH: 154.34'	
LENGTH: 55.43'	RADIUS: 35.00'	DELTA: 090°44'44"
CHORD: 49.82'	COURSE: S45°43'35"E	
COURSE: S00°20'10"E	LENGTH: 1087.67'	
LENGTH: 55.54'	RADIUS: 35.00'	DELTA: 090°55'28"
CHORD: 49.90'	COURSE: S45°07'33"W	
COURSE: N89°24'43"W	LENGTH: 139.23'	
LENGTH: 33.94'	RADIUS: 295.00'	DELTA: 006°35'29"
CHORD: 33.92'	COURSE: N86°06'58"W	
LENGTH: 52.33'	RADIUS: 295.00'	DELTA: 010°09'47"
CHORD: 52.26'	COURSE: N77°44'20"W	
LENGTH: 45.01'	RADIUS: 295.00'	DELTA: 008°44'31"
CHORD: 44.97'	COURSE: N68°17'12"W	
LENGTH: 268.13'	RADIUS: 612.26'	DELTA: 025°05'31"
CHORD: 265.99'	COURSE: N51°22'11"W	
LENGTH: 397.22'	RADIUS: 612.26'	DELTA: 037°10'19"
CHORD: 390.29'	COURSE: N20°13'19"W	
COURSE: N89°39'22"E	LENGTH: 146.74'	
COURSE: N00°20'11"W	LENGTH: 75.00'	
COURSE: N89°39'49"E	LENGTH: 160.00'	
COURSE: N00°20'11"W	LENGTH: 170.00'	
COURSE: N89°39'49"E	LENGTH: 74.50'	
COURSE: N00°20'11"W	LENGTH: 332.01'	

PERIMETER: 3322.42' AREA: 479489 SQ. FT.
ERROR CLOSURE: 0.00 COURSE: N06°01'29"E
ERROR NORTH: 0.004 EAST: 0.000

PRECISION 1: 3322420000

Boundary Closure Report Block 23

COURSE: S81°23'11"E	LENGTH: 70.00'
COURSE: S08°36'49"W	LENGTH: 120.00'
COURSE: N81°23'11"W	LENGTH: 70.00'
COURSE: N08°36'49"E	LENGTH: 120.00'

PERIMETER: 380.00' AREA: 8400.00 SQ. FT.
ERROR CLOSURE: 0.00 COURSE: N00°00'00"E
ERROR NORTH: 0.000 EAST: 0.000

PRECISION 1: 380000000.00

Boundary Closure Report Block 24

COURSE: S66°09'09"E	LENGTH: 70.00'
COURSE: S23°50'51"W	LENGTH: 120.00'
COURSE: N66°09'09"W	LENGTH: 70.00'
COURSE: N23°50'51"E	LENGTH: 120.00'

PERIMETER: 380.00' AREA: 8400.00 SQ. FT.
ERROR CLOSURE: 0.00 COURSE: N00°00'00"E
ERROR NORTH: 0.000 EAST: 0.000

PRECISION 1: 380000000.00

Boundary Closure Report Block 26

COURSE: N89°39'49"E	LENGTH: 70.00'
COURSE: S00°20'11"E	LENGTH: 100.00'
COURSE: S89°39'49"W	LENGTH: 70.00'
COURSE: N00°20'11"W	LENGTH: 100.00'

PERIMETER: 340.00' AREA: 7000.00 SQ. FT.
ERROR CLOSURE: 0.00 COURSE: N00°00'00"E
ERROR NORTH 0.000 EAST: 0.000

PRECISION 1: 340000000.00

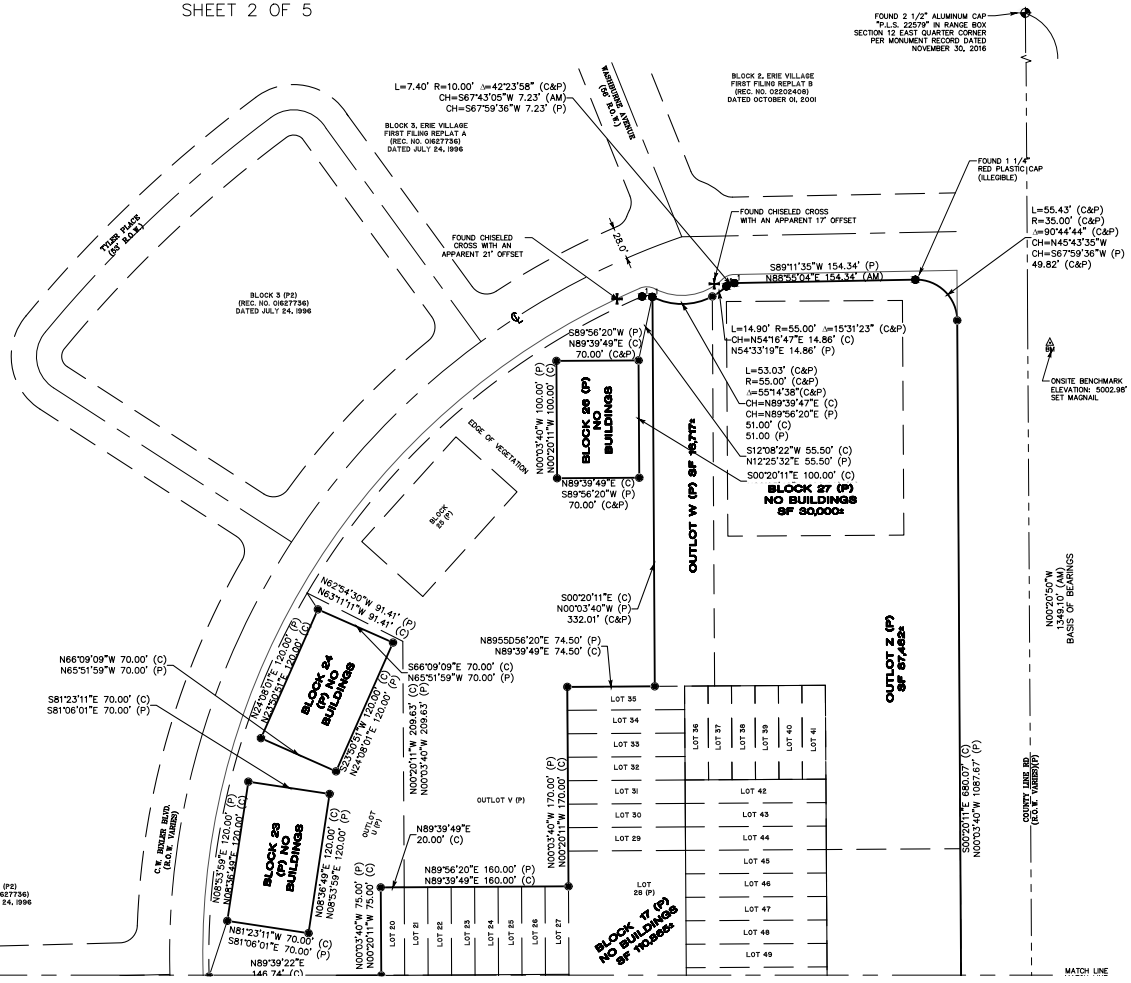
GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- FOUND BRASS TAG AS DESCRIBED
- SET TEMPORARY BENCHMARK AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- CALCULATED POSITION (NOT FOUND OR SET)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF ERIE VILLAGE, FIFTH FILING REPLAT A AT RECEPTION NO. 2744998 DATED DECEMBER 16, 2005
- (P1) AS PER THE PLAT OF ERIE VILLAGE, FIFTH FILING AT RECEPTION NO. 1903172 DATED FEBRUARY 08, 1999
- (P2) AS PER THE PLAT OF ERIE VILLAGE, FIRST FILING FINAL PLAT AT RECEPTION NO. 01627736 DATED JULY 24, 1996



Depositing Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS _____ DAY OF _____, 20___.

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ALTA/NSPS LAND TITLE SURVEY
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JOB NUMBER: 17-70,166
DATE: 08-29-2017
DRAWN BY: J. HEYWORTH
CHECKED BY: JZG/BOL/WW

BY:JHEYWORTH FILE:70166-ALTA-CTZ.DWG DATE:9/14/2017 11:50 AM

ALTA/NSPS LAND TITLE SURVEY

BLOCKS 17, 18, 19, 20, 21, 22, 23, 24, 26 & 27, TOGETHER WITH OUTLOTS P, Q, R, S, T, W & Z, ERIE VILLAGE 5TH FILING–REPLAT A & OUTLOT X, ERIE VILLAGE 5TH FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 3 OF 5

Boundary Closure Report Blocks 17-22 and Outlots P, Q R, S, T, W, & Z

LENGTH: 53.03'	RADIUS: 55.00'	DELTA: 055°14'38"
CHORD: 51.00'	COURSE: N89°39'47"E	
LENGTH: 14.90'	RADIUS: 55.00'	DELTA: 015°31'23"
CHORD: 14.86'	COURSE: N54°16'47"E	
LENGTH: 7.40'	RADIUS: 10.00'	DELTA: 042°23'58"
CHORD: 7.23'	COURSE: N67°43'05"E	
COURSE: N88°55'04"E	LENGTH: 154.34'	
LENGTH: 55.43'	RADIUS: 35.00'	DELTA: 090°44'44"
CHORD: 49.82'	COURSE: S45°43'35"E	
COURSE: S00°20'10"E	LENGTH: 1087.67'	
LENGTH: 55.54'	RADIUS: 35.00'	DELTA: 090°55'28"
CHORD: 49.90'	COURSE: S45°07'33"W	
COURSE: N89°24'43"W	LENGTH: 139.23'	
LENGTH: 33.94'	RADIUS: 295.00'	DELTA: 006°35'29"
CHORD: 33.92'	COURSE: N86°06'58"W	
LENGTH: 52.33'	RADIUS: 295.00'	DELTA: 010°09'47"
CHORD: 52.26'	COURSE: N77°44'20"W	
LENGTH: 45.01'	RADIUS: 295.00'	DELTA: 008°44'31"
CHORD: 44.97'	COURSE: N68°17'12"W	
LENGTH: 268.13'	RADIUS: 612.26'	DELTA: 025°05'31"
CHORD: 265.99'	COURSE: N51°22'11"W	
LENGTH: 397.22'	RADIUS: 612.26'	DELTA: 037°10'19"
CHORD: 390.29'	COURSE: N20°13'19"W	
COURSE: N89°39'22"E	LENGTH: 146.74'	
COURSE: N00°20'11"W	LENGTH: 75.00'	
COURSE: N89°39'49"E	LENGTH: 160.00'	
COURSE: N00°20'11"W	LENGTH: 170.00'	
COURSE: N89°39'49"E	LENGTH: 74.50'	
COURSE: N00°20'11"W	LENGTH: 332.01'	

PERIMETER: 3322.42' AREA: 479489 SQ. FT.
ERROR CLOSURE: 0.00 COURSE: N06°01'29"E
ERROR NORTH: 0.004 EAST: 0.000

PRECISION 1: 3322420000

Boundary Closure Report Outlot X

COURSE: N33°47'32"E	LENGTH: 112.04'	
LENGTH: 90.52'	RADIUS: 673.26'	DELTA: 007°42'11"
CHORD: 90.45'	COURSE: S60°03'05"E	
LENGTH: 158.42'	RADIUS: 356.00'	DELTA: 025°29'47"
CHORD: 157.11'	COURSE: S76°39'49"E	
COURSE: S89°25'22"E	LENGTH: 141.35'	
LENGTH: 54.41'	RADIUS: 35.00'	DELTA: 089°04'32"
CHORD: 49.10'	COURSE: S44°52'27"E	
COURSE: S00°20'11"E	LENGTH: 40.24'	
COURSE: N89°25'22"W	LENGTH: 470.41'	
COURSE: N00°34'38"E	LENGTH: 60.00'	

PERIMETER: 1127.40' AREA: 42936 SQ. FT.
ERROR CLOSURE: 0.00 COURSE: S12°38'28"E
ERROR NORTH: −0.002 EAST: 0.000

PRECISION 1: 1127390000

Legend

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- FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
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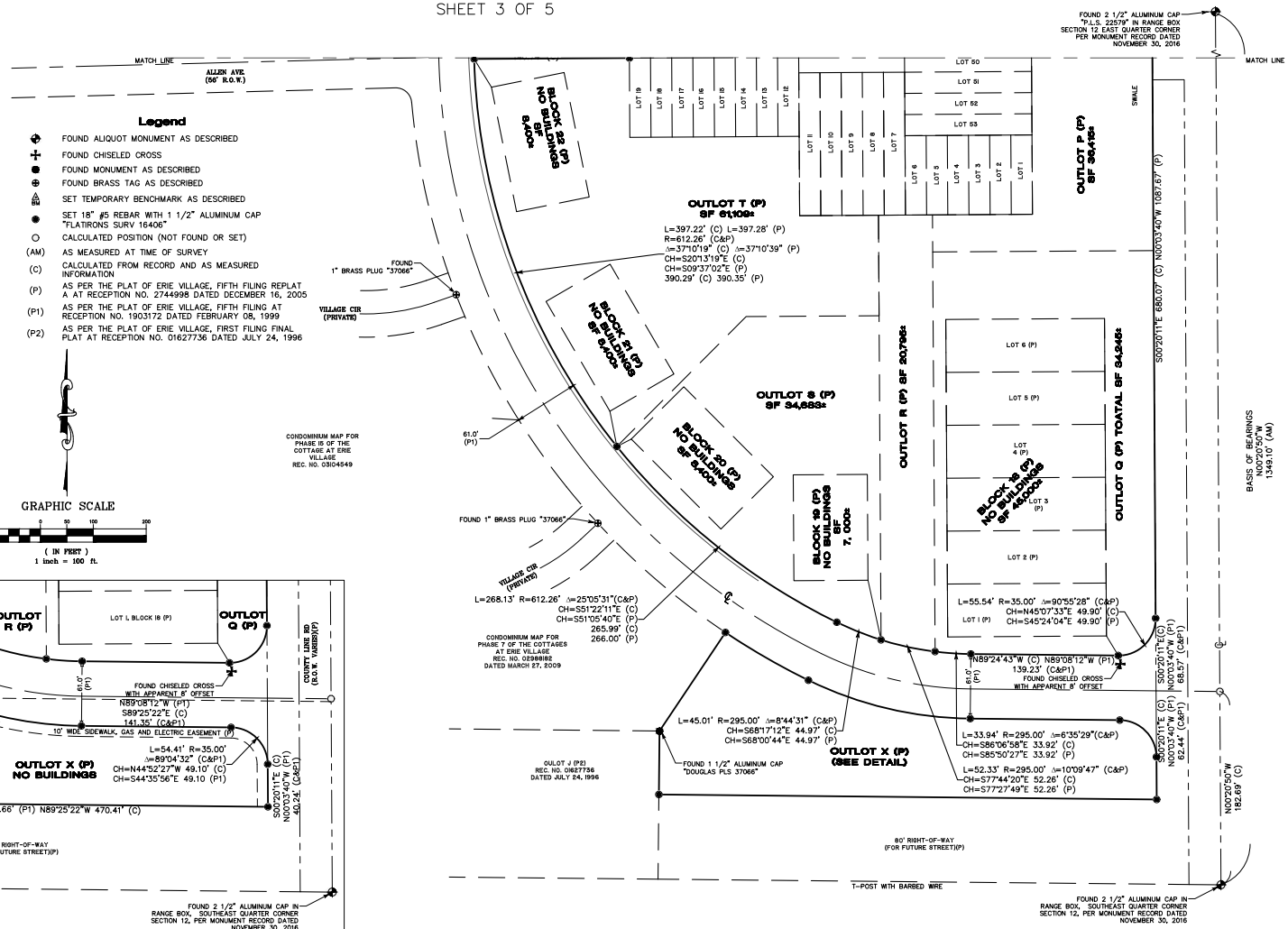
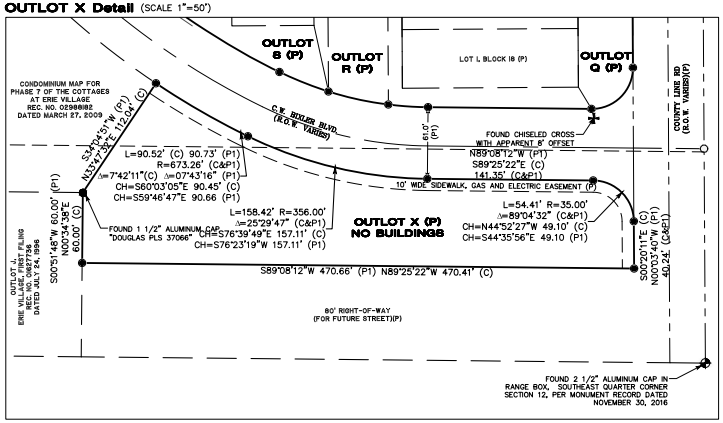
GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



OUTLOT X Detail (SCALE 1"=50')



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SHEET 3 OF 5

BY:JHEYWORTH FILE:70166-ALTA-C17.DWG DATE:9/14/2017 11:50 AM

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SHEET 4 OF 5

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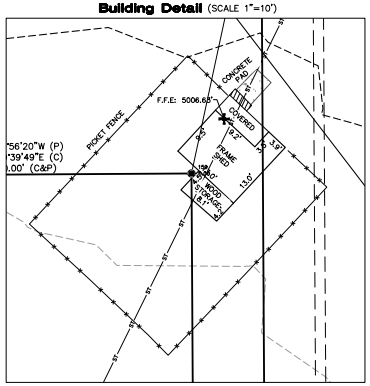
- SIGN
- DOUBLE POLE SIGN
- X"/X' DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- X"/X' CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SS — SANITARY SEWER LINE
- SS(m) — SANITARY SEWER LINE SCALED FROM MAPS
- SANITARY SEWER MANHOLE
- CLEANOUT
- ST — STORM SEWER LINE
- ST(m) — STORM SEWER LINE SCALED FROM MAPS
- STORM SEWER MANHOLE
- CURB INLET
- GRATE INLET
- E — ELECTRIC LINE
- ER — ELECTRIC RISER
- LIGHT POLE
- OHU — OVERHEAD UTILITY LINE
- UTILITY POLE
- GUY WIRE
- FO — FIBEROPTIC LINE
- FO(m) — FIBEROPTIC LINE SCALED FROM MAPS
- FO — FIBEROPTIC MANHOLE
- FOR — FIBEROPTIC RISER
- FOV — FIBEROPTIC VAULT
- TR — TELEPHONE RISER
- G — GAS LINE
- GAS VALVE
- LOCATION OF BUILDING HEIGHT/FINISHED FLOOR
- FLAGPOLE
- CENTERLINE
- FFE — FINISHED FLOOR ELEVATION
- ELEV — ELEVATION
- INV — INVERT

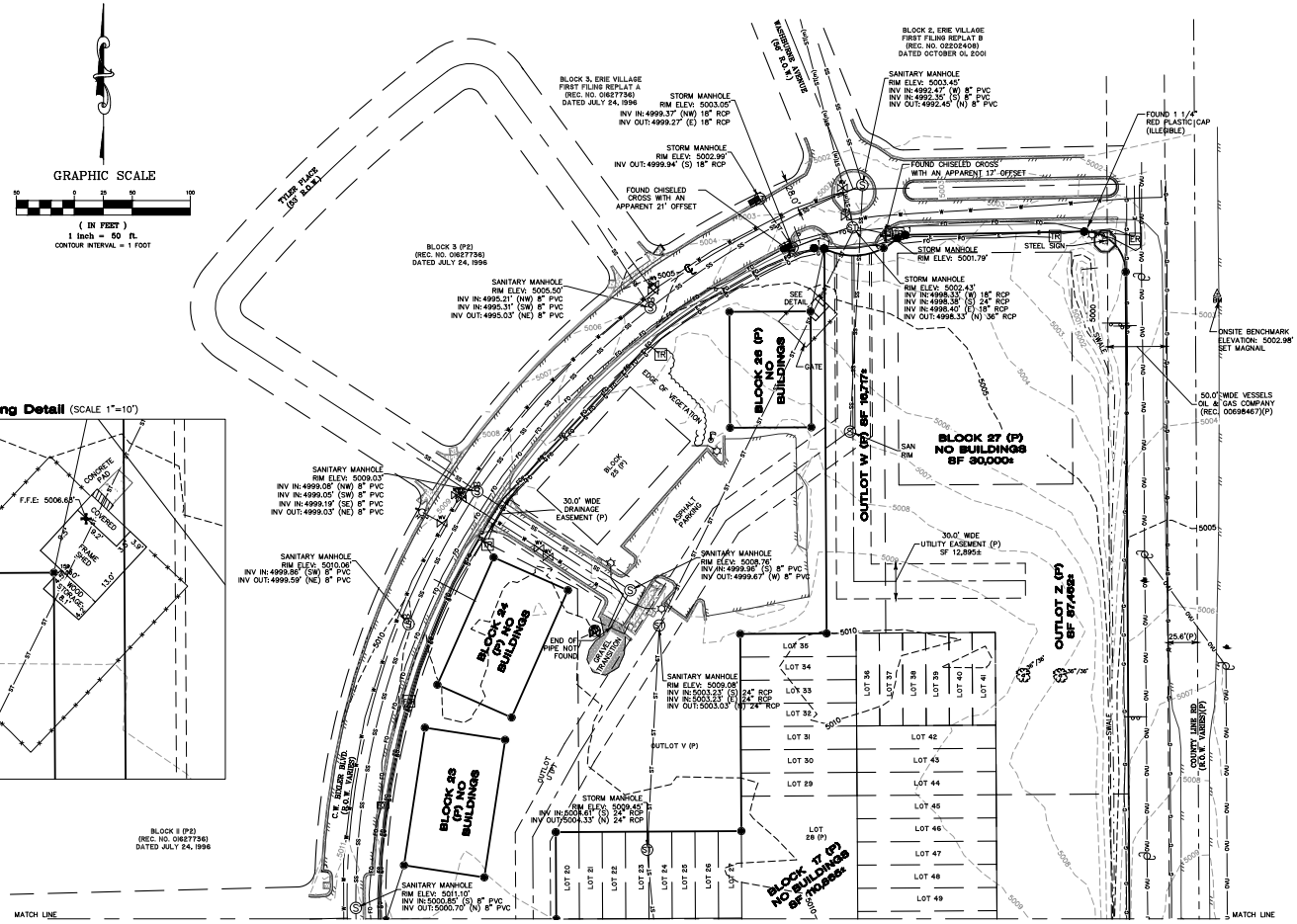
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.
CONTOUR INTERVAL = 1 FOOT

Building Detail (SCALE 1"=10')





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SHEET 4 OF 5

BY:JHEYWORTH FILE:70166-ALTA-C17.DWG DATE:9/14/2017 11:50 AM

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SHEET 5 OF 5

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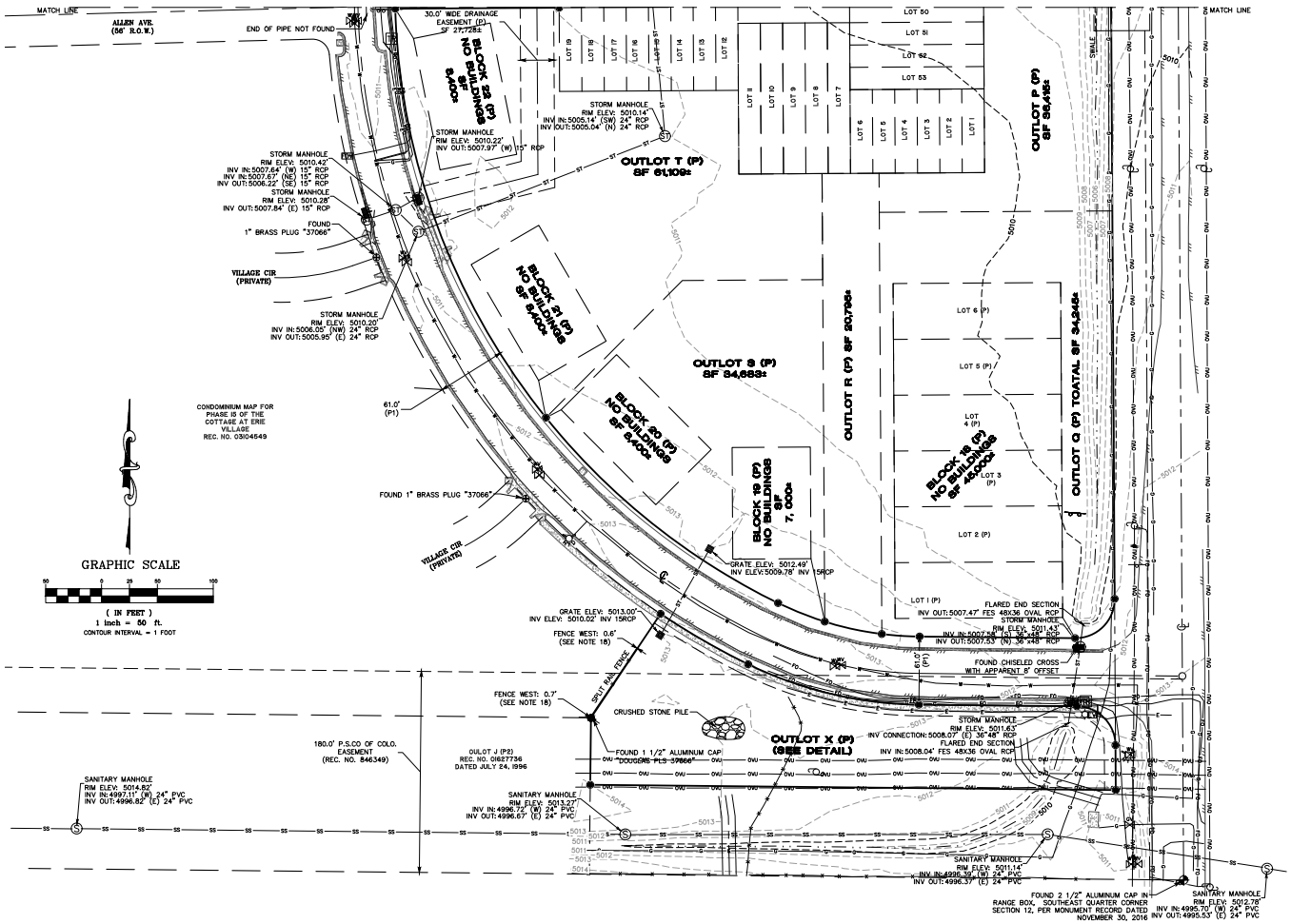

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SHEET 5 OF 5

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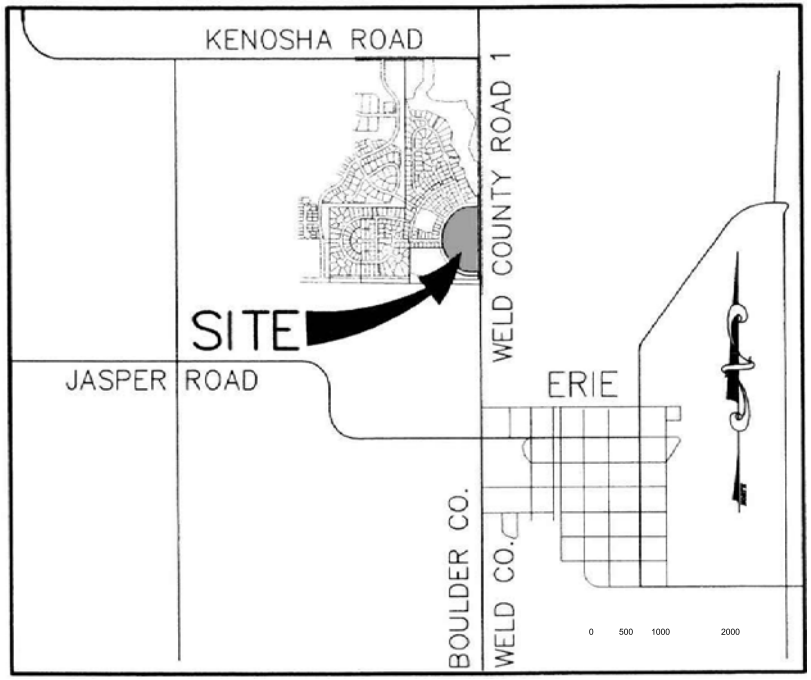
ERIE VILLAGE FILING 5 SKETCH PLAN

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

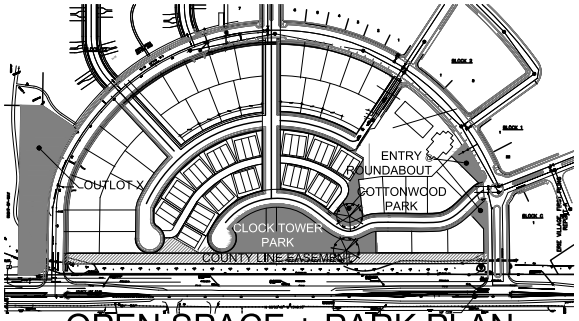
		AREA	PERCENT
	LIVE/WORK RESIDENTIAL	5.38 ACRES	35.19%
	ROW HOMES	1.82 ACRES	11.89%
	TRACTS	4.17 ACRES	27.25%
	PUBLIC ROW	2.77 ACRES	18.08%
	COMMERCIAL	1.16 ACRES	7.59%
	TOTAL	15.30 ACRES	

TRACT SUMMARY

TRACT		AREA	USE	OWNERSHIP	MAINTENANCE
1	OUTLOT X	0.99 ACRES	UNDEVELOPED	HOA	HOA
2	CLOCKTOWER PARK	0.89 ACRES	PARK	HOA	HOA
3	COTTONWOOD PARK	0.17 ACRES	PARK	HOA	HOA
4	COUNTY LINE EASEMENT	0.90	OPEN SPACE	TOWN OF ERIE	TOWN OF ERIE
5	TREE LAWN @ RESIDENTS	1.05 ACRES	RESIDENTIAL	HOA	RESIDENT
7	ENTRY @ ROUNDABOUT	0.17	OPEN SPACE	HOA	HOA

PARK & OPEN SPACE

		PROVIDED AREA
	OUTLOT X	0.99 ACRES
	CLOCKTOWER PARK	0.89 ACRES
	COTTONWOOD PARK	0.17 ACRES
	COUNTY LINE EASEMENT	0.90
	ENTRY @ ROUNDABOUT	0.17
	TOTAL OPEN SPACE	3.11 ACRES



OPEN SPACE + PARK PLAN

N.T.S.

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

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CURRENT/REVISION ISSUE:	DATE:
SKETCH PLAN	11/2/2017

NO.	REVISION TITLE:	DATE:

JOB #:	16011
DRAWN:	AEP, TJH
CHECKED:	AEP

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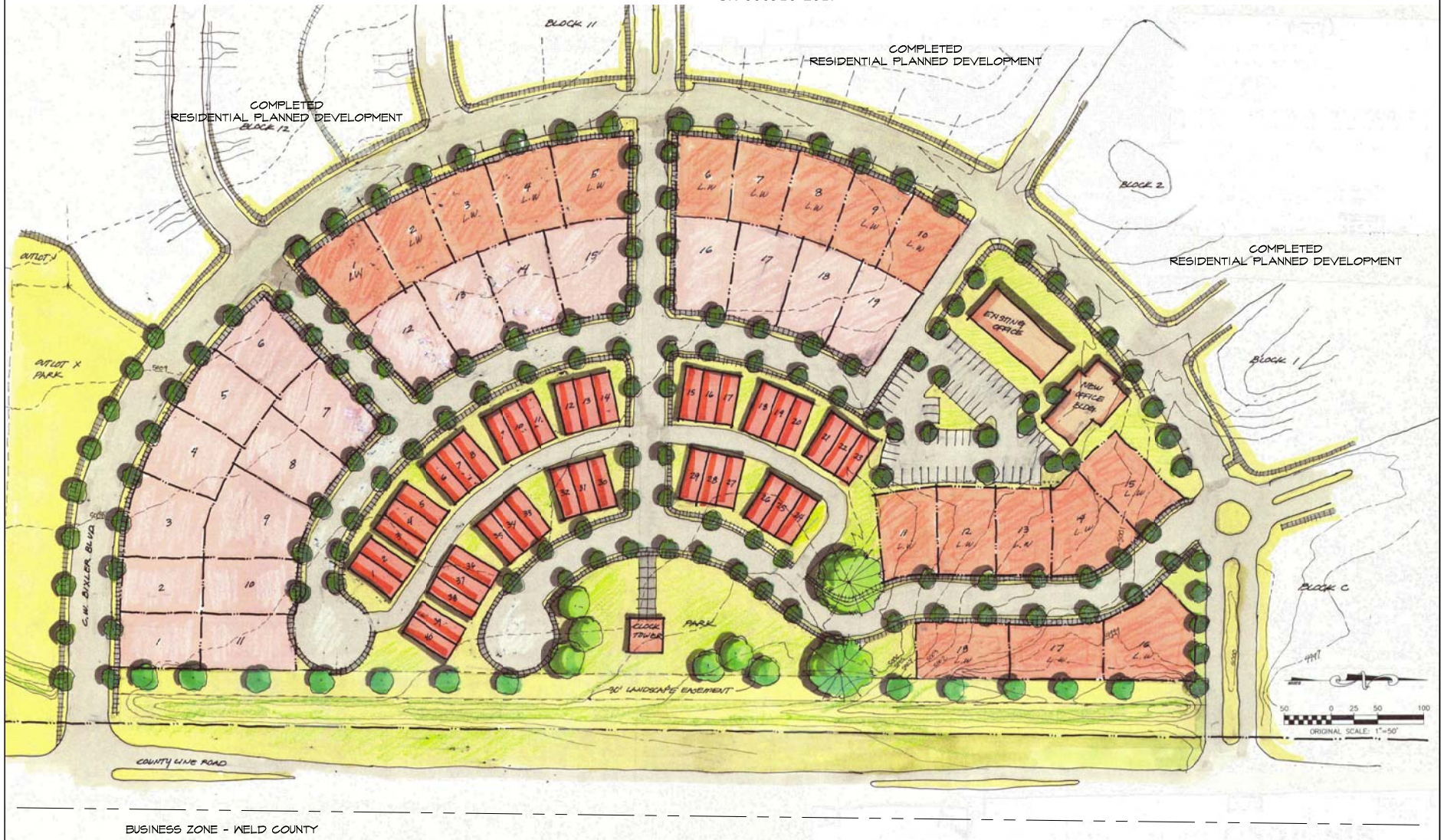

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DUTY OF COOPERATION
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ERIE VILLAGE FILING 5 SKETCH PLAN
TOWN OF ERIE
SK-000916-2017

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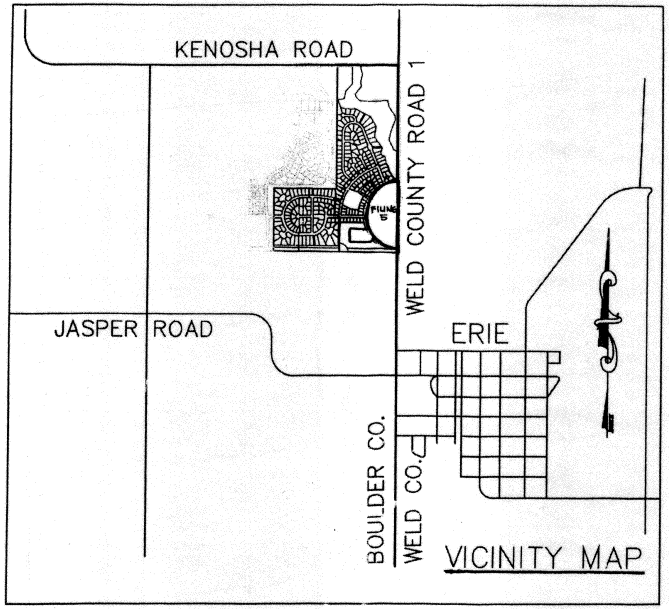
CURRENT/REVISION ISSUE:	DATE:
SKETCH PLAN	11/2/2017

NO.	REVISION TITLE:	DATE:

JOB #:	16011
DRAWN:	AEP, TJH
CHECKED:	AEP

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 5th DAY OF March, 2008.

CHAIRMAN

ATTEST: PLANNING COMMISSION SECRETARY

2. **BOARD OF TRUSTEES CERTIFICATE**

THIS PD AMENDMENT IS HEREBY APPROVED BY THE TOWN OF ERIE BOARD OF TRUSTEES ON THIS 22nd DAY OF April, 2008.

MAYOR

ATTEST: TOWN CLERK

3. **CLERK & RECORDER CERTIFICATE**

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS PD AMENDMENT PLAN WAS FILED IN MY OFFICE ON THIS 10th DAY OF June, 2008 A.D. AND WAS RECORDED AT 12:29 P.M. RECEPTION NUMBER 2935226, P.69 F.4 #33,34,35,36,37, Fee $51.00

(SIGNATURE) Hillary Hall Sally McCoy Deputy
BOULDER COUNTY
CLERK AND RECORDER

Erie Village Planned Development "PD" Development Plan, Fifth Amendment
PDA 07-003

I GENERAL PROVISIONS

Authority
This Planned Development Amendment, hereafter referred as "Development Plan" is authorized by the Town of Erie Municipal Code.

Applicability
The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs or assigns shall be bound by this Development Plan, as amended and approved by the Director or Town Board of Trustees.

Adoption
The adoption of this Development Plan shall evidence the findings and decision of the Town of Erie Board of Trustees that this Development Plan for Erie Village is in general conformity with the Town of Erie Comprehensive Plan and is authorized by and is in compliance with the Town of Erie Municipal Code,

Relationship to Town Regulations
The provisions of this Development Plan shall prevail and govern the development of Erie Village, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Town of Erie Municipal Code, as amended, or any other applicable ordinance or regulation of the Town of Erie, shall be applicable.

Enforcement
To further the mutual interest of residents, occupants, and owners of the Planned Development Amendment and of the public in the preservation of the integrity of the Planned Development Amendment, the provisions of this Development Plan regulating the use of land and the location of common open space shall run in favor of the Town of Erie and shall be enforceable at law or in equity by the Town without limitation on any power or regulation.

Conflict
Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or composes higher standards or requirements shall govern unless determined otherwise by the Director.

Maximum Level of Development
The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Area is the maximum development requested for platting or construction (plus approved density transfers, if any). The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to the subdivision or site plan requirements or other requirements by the Town Board of Trustees.

Project Tracking
At the time of subdivision final plat, the applicant shall provide a summary of the development to date, along with the final plat submittal to ensure maximum development limits are not exceeded.

Fifth Amendment
This Planned Development, Fifth Amendment is intended to :
- Update zoning references throughout the document to reflect adoption of the Municipal Code Title 10.
- Amend the provisions of the prior plans relative to Filing 5 to accommodate the Continuum of Care Retirement Community proposed for Filing 5.

II SINGLE FAMILY RESIDENTIAL (Filings 1-2-3-4)

Erie Village is designed in density rings putting the smaller lots and highest density near the Filing 5 core (Core). Filings further from the core have larger lots and lower carriage house density.

Lot Setback Minimums
Front Setback: Filing 1: 20 feet
Filings 2-4: 16 feet (excluding sidewalk)
Side Setback: Five Feet
Side Setback adjoining street on corner lot: Filing 1: 10 feet; Filings 2-4: 16 feet
Rear Setback: Eight feet except on double frontage lots where it is 16 feet.

Height Limit Thirty five feet for Filings 1 through 4.

Maximum Lot Coverage 35% for single family.

Accessory Dwelling Units or Uses in Single Family Areas
Thirty nine percent of Erie Village lots permit accessory dwelling units and accessory uses by right. (Called carriage houses in earlier documentation.) Carriage houses are now classified as accessory dwelling units to conform with the general requirements in the Municipal Code. Uses may include home occupation, studio or residential use. Accessory dwelling units may be leased to non-owners for residential uses.

The specific lots permitting accessory dwelling units by right are listed on the attached "Accessory Apartment Schedule, Exhibit A" Accessory dwelling units will not be permitted by right or special review on lots not listed on Exhibit "A". Accessory buildings will conform to the Erie building code and general requirements in the Municipal Code.

Minimum Architectural Standards: Single Family Residential
The following reflect the minimum acceptable standard for houses in Erie Village. The Erie Village Homeowner Association Architectural Review Committee (EVHAARC) works from more detailed guidelines based on these standards. Variation from these standards requires approval by EVHAARC and the Erie Planning Commission.

Design and Building Features
- Plans will be submitted to EVHAARC for approval prior to construction.
- Substantially identical home designs (including mirrored plans) must be a minimum of 400 feet apart in any direction and have different elevations and detailing.
- All houses shall have covered front porches of at least 6 feet in depth and 8 feet in width. Porches may not be two stories in height and the floor must be a minimum of eighteen inches above the adjacent finished grade and in no case less than 18" above the enfronting curb height.
- Roofs shall be symmetrical hipped, gambrel or gabled (including clipped) with a pitch of no less than 6:12 for two story residences or 8:12 for single story. For "skirted" or "flared", the minimum pitch is 3:12. Flat roofs may be used only if they are occupiable and accessible from an interior room.
- Garages opening to the front of the lot must be set back a minimum of 20 feet from the front of the principal building. If entered from the side, the garage front elevation may not be forward of the house front and must have appropriate window or other treatment compatible with the house. Openings for garage doors may be no wider than 9 feet nor more than 8 feet high.
- Eave depth must be 18" minimum for the principal building (and accessory apartment if applicable) and 12" for gable overhangs. Eaves must be closed with soffits.

Materials
- Exterior walls may be of wood shingles, wood or hardboard clapboard with no more than 5 ½ inches exposed to the weather, board and batten, brick, natural or architectural stone, or stucco.
- Window or door frames will be solid wood or quality vinyl.

Accessory Dwelling Units and Accessory Buildings
- Materials and design shall conform to the principal residence in style, material and color treatment.

III MIXED USE CORE AREA (Filing 5)

The core area is intended to facilitate mixed office, commercial, and residential uses associated with a continuum of care retirement community as depicted on the Concept Plan included herein as Appendix D.

Concept Plan
The Concept Plan shows the general configuration of the Continuum of Care Retirement Community that is intended, and would be permitted, by this PD zoning; however, the Concept Plan is illustrative in nature and does not represent a Site Plan. Any deviation from the Concept Plan requested or required by the Town for Site Plan approval is permissible under this PD zoning and such deviation shall not be construed to require further PD amendment. Development of the property will be subject to the Town codes and regulations in place at the time a development application is made to the Town.

Age Restrictions
The occupancy of all residential dwelling units in Erie Village Filing 5 shall be restricted 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.

Permitted Uses
The following uses listed in the Erie UDC are permitted by right in the Mixed Use Core Area (Filing 5):
1. Single Family, Duplex and Multi-Family.
2. Assisted Living Facilities (including special needs care* as part of the assisted living facility)
3. Adult Day Care* (as part of the assisted living facility)
4. Dental or Medical Offices, Clinics and Labs
5. Community Gardens, Open Space, and Parks
6. Residential Assembly (HOA)
7. Automated teller machines
8. Bars/Taverns and Restaurants (indoor and outdoor)
9. Office, Business or Professional
10. Parking Lots
11. Parking Structures (only integrated into a building with another principal use)
12. Convenience Store, General Retail and Personal Service Establishments
13. Clock Tower
14. Gazebos/Trellis/Sheds
15. Trash Enclosures
16. Recreation and Exercise Equipment (indoor and outdoor)
17. Maintenance Equipment and Supply Storage (only in enclosed parking structure or garage)
18. Guest Quarters*

**Use Definitions:*

Special Needs Care: Supportive personalized care with protective oversight and supervision on a 24-hour basis in a separate, secured group living area of not more than 15 units in a CODHE state licensed Assisted Living Facility. Supportive personalized care includes assistance with activities of daily living, 3 daily meals, housekeeping, linen service, social and recreational activities, and supervision and assistance of medication, bathing, dressing, toileting and other care as needed including aid with meals. Special needs care does not include skilled nursing care.

Adult Day Care: A day time community based program located on the main floor of the Assisted Living Building for seniors, age 62 and older, providing a variety of health assistance, social and related support services within a protective environment; fully supervised by a trained staff.

Guest Quarters: One guest suite of 500 to 600 s.f. to accommodate any guest of the seniors housing community residents or the Operations Management Company for no longer than 10 days. This guest room shall not be offered to the public.

Residential/Assisted Living Uses

Lifestyle	Intended Amenities and Services	Type of Residential Unit	#Units	%Units*
Assisted Living, Personalized Care	Complete amenities/services, 3 meals/day, supportive care focused program,	Multi-Family, Apartment,	67	37%
Assisted Living, Intermediate Care	Complete amenities/services, 1 meal/day, optional supportive care program.	Multi-Family, Apartment,	37	20%
Independent Living	Basic amenities/services, 10 meals/mo, optional services and care.	Multi-Family, Apartment	38	20%
Independent Living	Basic amenities/services, 10 meals/mo, optional services and care program.	Single Family Attached, Duplex	36	20%
Independent Living	Basic amenities/services, 10 meals/mo, optional services and care program.	Single Family Detached	5	3%
Total Units: *(based on Concept Plan)*			183	100%
Maximum Number of Units: *(the number of units may vary as noted below, but shall not exceed)*			189	

*This percentage distribution is the intended distribution of the various types of residential units at build-out assuming the anticipated market demand for the units is realized. The assisted living facility and assisted living units will be constructed as Phase 1. The independent living multi-family apartments will be built in Phase 1, or as a separate Phase 2, depending on market demand. Construction of the independent living duplexes and detached single family units will begin in Phase 1 and continue to build-out as sales warrant. To ensure the intended distribution of units is achieved, the number of units of each type shall not vary more than 10 percent up or down unless approved by the Director of Community Development, with the exception that the number of single family detached units may be 3 to 7 units. In no event shall the total number of residential units exceed 189.

Residential Density
The maximum gross density based on the 17.2 acre Filing 5 shall not exceed 11 units per acre. The maximum number of units shall be 180 Units.

Building Setbacks and Spacing
All buildings shall setback at least 16 feet from any street. Additionally, all duplex and single family units shall setback at least 16 feet from parking lots and access drives (measured from back of curb). The following minimum spacing between detached structure standards are established:
- 25 feet between two-story structures
- 20 feet between two-story and one-story structures
- 20 feet between one-story structures, rear to rear
- 15 feet between one-story structures, rear to side
- 10 feet between one-story structures, side to side

Building Height
Building height shall not exceed 35 feet.

Streets
Interior streets shall be privately owned and maintained by the Owners Association. Streets shall be as shown on Exhibit C, Street Sections, Filing 5 Private Street.

Parking Standards
The following identifies the parking standards by use or type of residential unit:

Use	Spaces per unit
Assisted Living Apartment:	0.50 space/unit
Intermediate Care Apartment:	0.75 space/unit
Independent Living Apartment:	1.00 space/unit
Duplex:	2.00 spaces/unit
Single Family	2.00 spaces/unit
Employee Parking:	1.00 space/employee (at maximum shift)
Guest parking:	0.25 space/multi-family unit
Existing Office Building	See Municipal Code

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

Walkways
All walkways shall meet Town of Erie standards; however, the streets internal to Filing 5 may have attached sidewalks. All walkways shall be maintained by the Owners Association.

Parks and Open Space
The amount of park and open space land to be dedicated, and the method of meeting the dedication requirement shall be determined by the Board of Trustees as provided in the Municipal Code; however, this PD zoning acknowledges that the number of people residing in Filing 5 shall be based on the 1.38 persons per unit standard specified on the Concept Plan.

Common Area Maintenance
The Owners Association shall be responsible for all exterior maintenance in the Continuum of Care Retirement Community, including all structures, landscaped areas, private streets, parking areas, driveways, trails and walkways, recreation equipment, lights and signs.

IV AGRICULTURAL AREA & USES
Areas designated "Agricultural" in Filing 2, will continue to be farmed, as will all other areas until they are developed. Requests for structures & parking will be submitted for review and approval as the need develops to support agricultural sales, or recreation, and recreational parking.

Setbacks, sizes and heights follow standards in the Resource Preservation category in the Municipal Code. Minimum architectural standards enumerated above do not apply to agricultural or recreational buildings which may be located in the agricultural parcels platted in Filing 2.

Undeveloped land in all Filings in Erie Village will continue to be farmed until improved.

V MULTI-FAMILY RESIDENTIAL
The multi family parcel is vested for a total of 98 dwelling units. Parcel size is 7.248 acres plus 1.821 acres of open space previously dedicated to the Town of Erie. Calculated on the larger site, density is 9.25 units per acre; calculated on the smaller site, density is 13.5 units per acre. The site may be developed at this density under the existing Town Of Erie Multifamily development and zoning code.

Streets: Because there is no thoroughfare through the multifamily residential, all streets and sidewalks will be owned and maintained by the property owner and multifamily homeowner association.
Landscaping: A landscape plan will be submitted for Town Staff review and approval.

Multifamily Bulk and Density Standards:
Lot Setback / Building Separation Minimums:
Front Setback' 16'
Side to Side Building Separation: 8'
Rear Setback (West Property Line) – Dwelling Unit: 15'
Rear Setback (West Property Line) – Optional Garage: 9'
Rear Setback (North Property Line) – Dwelling Unit: 25'
Rear Setback (North Property Line) – Optional Garage: 19'
Rear Setback (South Property Line) – 15'
Rear to Side Setback – 30'
CW Bixler Setback – 20'
Side Setback adjoining Street – 16'
Height limit: 35'
Maximum Building Coverage: 35%

Private Street Section: The 51' ROW as detailed on sheet 3 of 5

VI GENERAL

Road Width
Road widths have been carefully reviewed with the Town and are shown on the street sections in Exhibit "C".

Medians & Islands
Erie Village Homeowners Association will be responsible for landscaping, watering and maintenance of median strips, common areas and cul de sac islands. Although it is not the intent of the Town to take over maintenance of these areas, the Town shall have the right to do so.

Sidewalks
In Filing 1, sidewalk width and location relate to projected usage with sidewalks on both sides of major thoroughfares, one side of lower traffic streets and excluded in short cul de sacs. In subsequent Filings detached sidewalks will be located on both sides of the street except that cul de sacs may have attached sidewalks.

Flood Plain Standards
Lots adjacent to Coal Creek include land which is in the 100 year flood plain but outside the floodway. The flood plain is clearly identified on the final plat. Title insurance or other written notification will inform purchasers of such lots that no buildings are permitted within the 100 year flood plain. (Note that FEMA permits building on such lots without flood insurance as long as the dwelling is out of the flood plain.)

Landscaping
A landscape plan for all public areas will be submitted in compliance with Town regulations and standards for Town Staff review and approval.

Open Space Fencing Standards and Restrictions
Only fences following design criteria, in Appendix E, in locations approved by Town Staff are permitted on property lines adjacent to parks, open space, drainage areas and pedestrian trail outlots. Fences in drainage areas or the flood plain will be open rail type fence, approximately 42 inches tall with the bottom rail no lower than 6 inches from the ground and will follow approved by the Town. Permanent chain link fence is not allowed in Erie Village. Title insurance and/or other written notification will inform purchasers of improvement restrictions on land in Public Service Company Easements. In no case will residences, garages or accessory buildings be permitted in such easements.

Parks & Open Space
Open space will be kept in a natural state with native grass coverage. Developer will restore it wherever disturbed by development. Park improvement plans will be submitted for Staff review and approval. The right-of-way dedicated in this area and adjacent to Outlot K and Outlot O will be developed as open space by the developer and maintained by the Town of Erie. The dedicated area along Coal Creek may be designated as open space or as nature preserve as the Town prefers. Its trails will be part of the Boulder Creek - Coal Creek trail system. Trails and open space in Outlot "B" will be maintained by the Town of Erie.

Three tot lots larger than one half acre serve the 189 residences in Filings 2-3-4. No tot lots were required in Filing 1. The tot lot for Filing 2 will be in outlot "I", for Filing 3 and 4 in Outlot "M". Before the 155th single family building permit is issued, a tot lot will be built in Filing 1, Outlot "A".

The Erie Village Homeowner's Association will be responsible for the maintenance of parks, trails and open space which primarily benefit the homeowners. The town may take over maintenance when and if it chooses.

FILING 5 STREET SECTION

APPENDIX A

Lots Permitting Accessory Dwelling Units by Right

Block	Filing 1 Lot	Filing 2 Lot	Filing 3 Lot	Filing 4 Lot
C	1,3			
1	2,3,6,7,10,11 13,14,16,17			
2	3,4,5,6			
3	12,13			
4		9,15,16,17,22		
5		5,6,8,11,12, 18,19,23,24		
6		5,6,7,8		
7		14,15		
8		4,5,6		
9	2,3		5, 11	12,13,14,15 16,18,25,26.
10	2,3		7,10,11,12,13	
11	1,2,3,4,5,6			
No Block 12				
13			5,6,7,8,9,10, 12 13,14,15,16,17	18,19,21,22,23 24,25,26,28
14			1,2,3	
No Block 15				
16			1,2,4,5,7,8,9,13 14,15,17,18	
TOTAL	Filing 1 28	Filing 2 23	Filing 3 34	Filing 4 17

ALL FILINGS 102 Accessory Dwelling Unit Lots

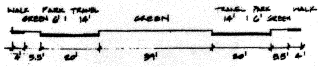
APPENDIX B

Uses Permitted in Filing 2 Agricultural Parcels (Rural Preservation)

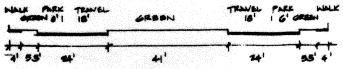
Uses Permitted By Right: Agriculture, Produce Stand, Publicly Owned Facility - Erie

Uses Which May Be Permitted By Special Review: Open Space and Parks, Publicly Owned Facility – Other

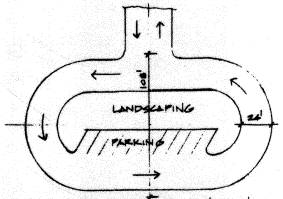
ERIE VILLAGE DEVELOPMENT PLAN
Street Sections (TYPICAL)



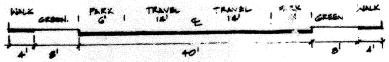
90' R.O.W. · WASHBURN ST. (TRAFFIC CALMING MEDIAN)



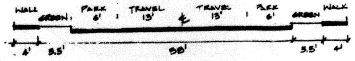
108' R.O.W. · BRENNAN CT; DAVIS CT; FLOWERS CT



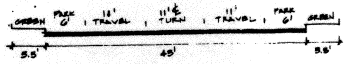
SKETCH PLAN OF ABOVE 108' R.O.W.



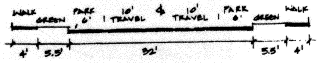
64' R.O.W. · ALLEN AVENUE
(NOTE: CONNECTS TO 54' R.O.W. @ KENOSHA FARM & 56' @ FILING 1)



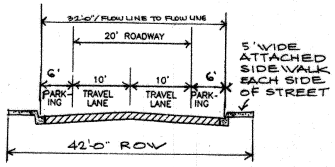
57' R.O.W. · NONAHAM LANE



56' R.O.W. · CAL DIXLER BLVD
(NOTE: CONTINUATION OF FILING 1, SIDEWALK LOCATED OUTSIDE R.O.W.)



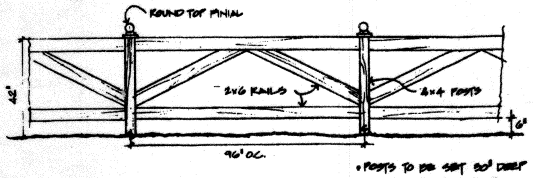
51' R.O.W. · ALLEN CT; WASHBURN CT; RICHARDS CT; BROFIELD PL; OAKLEY LN; GREENING AVE; CONWAY ST; CONWAY CT; WASHBURN ST.
ALL STREETS WITHIN MULTIFAMILY PARCEL
(NOTE: SAME AS FILING 1, EXCEPT SIDEWALKS ARE NOW INCLUDED IN R.O.W. FOR FILINGS 2-4)



FILING 5 / PRIVATE STREET

ERIE VILLAGE DEVELOPMENT PLAN APPENDIX E
Fence Design for Areas in Flood Plain or Drainage Ways

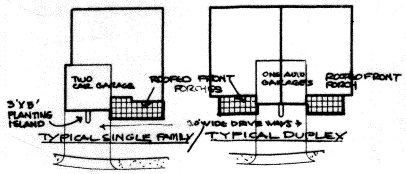
- ATTACH ALL RAILS WITH 3" MIN DECK SCREWS
- 2" x 4" WIRE MESH GRID MAY BE ATTACHED ON THE PRIVACY SIDE AT OWNERS OPTION



- POSTS TO BE SET 30" DEEP
- ALL WOOD STAINED TWO COATS SHERWIN-WILLIAMS LOGWOOD SW 3893 OR EQ.
- ALL WOOD TO BE REDWOOD

ERIE VILLAGE SENIORS HOUSING

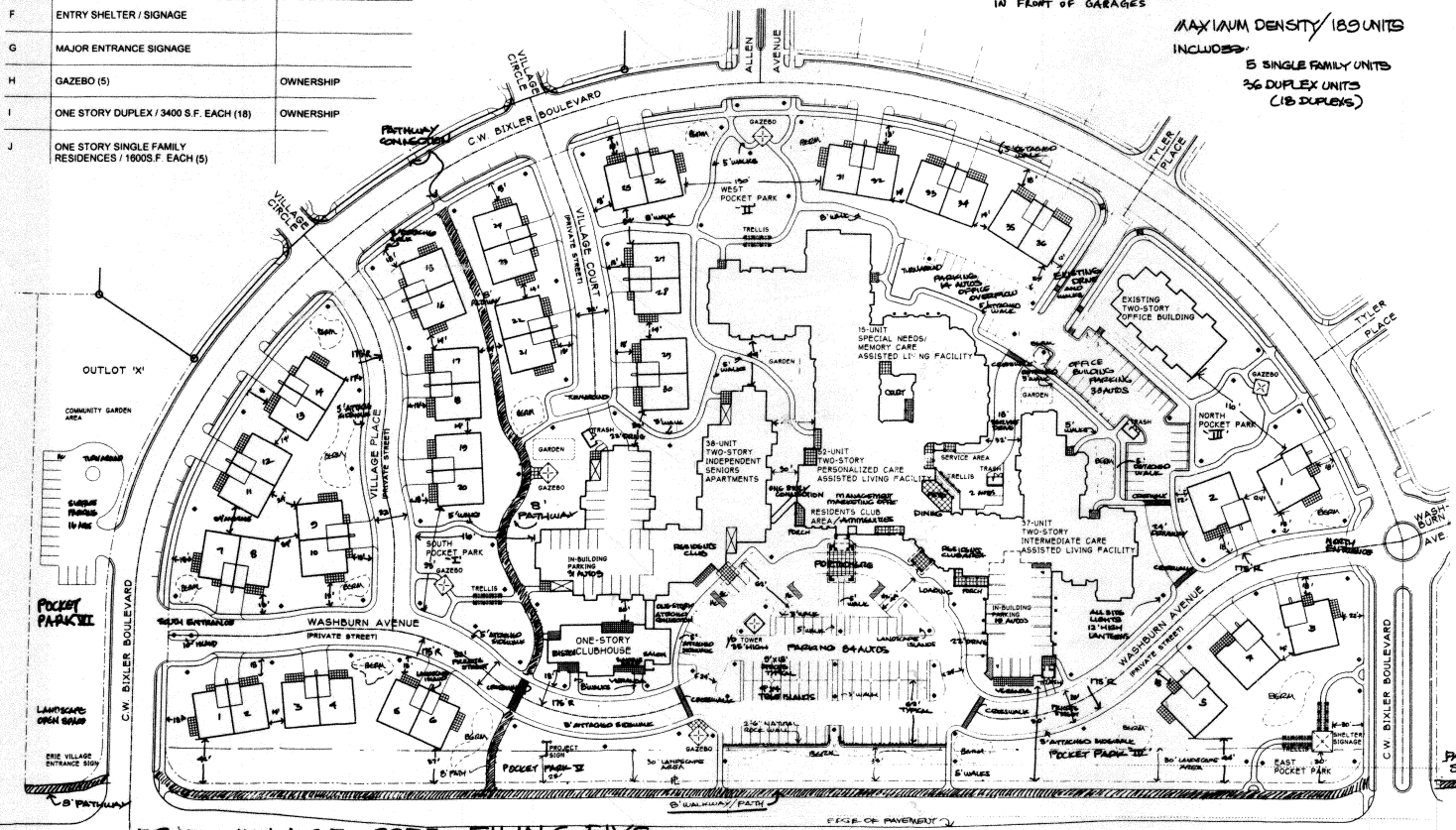
SIZE	BUILDING	USE
A	TWO STORY ASSISTED LIVING FACILITY	104 UNITS INCLUDING 19 INBUILDING PARKING SPACES
B	TWO STORY SENIORS APARTMENTS	38 UNITS INCLUDING 31 INBUILDING SPACES
C	ONE STORY CLUBHOUSE	INDEPENDENT SENIORS GATHERING AREA
D	EXISTING TWO STORY OFFICE BUILDING	10,500 S.F.
E	IDENTIFICATION TOWER 40' HEIGHT 14'X14'	LANDMARK
F	ENTRY SHELTER / SIGNAGE	
G	MAJOR ENTRANCE SIGNAGE	
H	GAZEBO (5)	OWNERSHIP
I	ONE STORY DUPLEX / 3400 S.F. EACH (18)	OWNERSHIP
J	ONE STORY SINGLE FAMILY RESIDENCES / 1600S.F. EACH (5)	



SCALE 1" = 20'

NOTES
1. GARAGES SETBACK 4'-0"
2. ALL PORCHES ROOFED
3. PROCHES PROJECT 4'-0" IN FRONT OF GARAGES

MAXIMUM DENSITY/189 UNITS
INCLUDES:
5 SINGLE FAMILY UNITS
36 DUPLEX UNITS (18 DUPLEXES)



NOTE: PARKING SPACES SHALL BE A.D.A COMPLIANT

Concept Plan Residents

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

Type of Unit	# Units	Persons/Unit	Residents
Assisted Living - Personalized Care Apartments			
- Protective Care	15	1.00	15
- Personalized Care	52	1.10	58
Assisted Living - Intermediate Care Apartments	37	1.25	47
Independent Living Apartments	38	1.33	51
Independent Living Single Family and Duplex	41	2.00	82
Total	183	1.38	253

Concept Plan Parking

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

Parking Required	Units	Standard	Concept Plan Required Spaces
Assisted Living Apartment:	67	0.50 space/unit	34
Intermediate Care Apartment:	37	0.75 space/unit	28
Independent Living Apartment:	38	1.00 space/unit	38
Duplex:	36	2.00 spaces/unit	72
Single Family	5	2.00 spaces/unit	10
Employee Parking:	40	1.00 space/employee (at maximum shift)	40
Guest parking:	142	0.25 space/multi-family unit	36
Existing Office Building:	10,428	1.00 space/300sq.ft. (current office use)	35
Total Concept Plan spaces required:			293

Parking Provided	Concept Plan Provided Spaces
Single Family Garages:	10
Single Family Driveways:	10
Duplex Garages:	36
Duplex Driveways:	36
Multifamily Garages:	50
Main Parking Lot:	84
Kitchen Parking Lot:	3
Existing Office Building Lot:	47
Total Off-street parking spaces:	276
- On-street, Private Streets:	70
- On-street, Bixler Blvd (east side):	32
Total On-street parking spaces:	102
Total Concept Plan parking spaces provided:	378

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

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	Amenities
P1	Pocket park	South of Independent Apartments,	35,000 sq ft	Trail connection, golf green, garden, shuffle board, horse shoes, bocce, croquet, gazebo, child play area
P2	Pocket park	West of ALF at Allen Avenue	13,000 sq ft	Walkway, trellis, gazebo, child play
P3	Pocket park	East of Office Bldg at Tyler Place	9,000 sq ft	Walkway, gazebo, office bldg. patio
P4	Gathering Area	N Bixler Blvd. & County Line Road	21,000 sq ft	Walkway, trellis, shelter
P5	Shelter Area	County Line Road, east of Clubhouse	10,000 sq ft	Trail connection, shelter, overlook
P6	Outlot X	S Bixler Blvd. & County Line Road	19,500 sq ft	Erie Village entry signage, garden
Total area (approx)			107,500 sq ft	2.5 acres

ERIE VILLAGE CORE FILING FIVE

APPENDIX 'D'

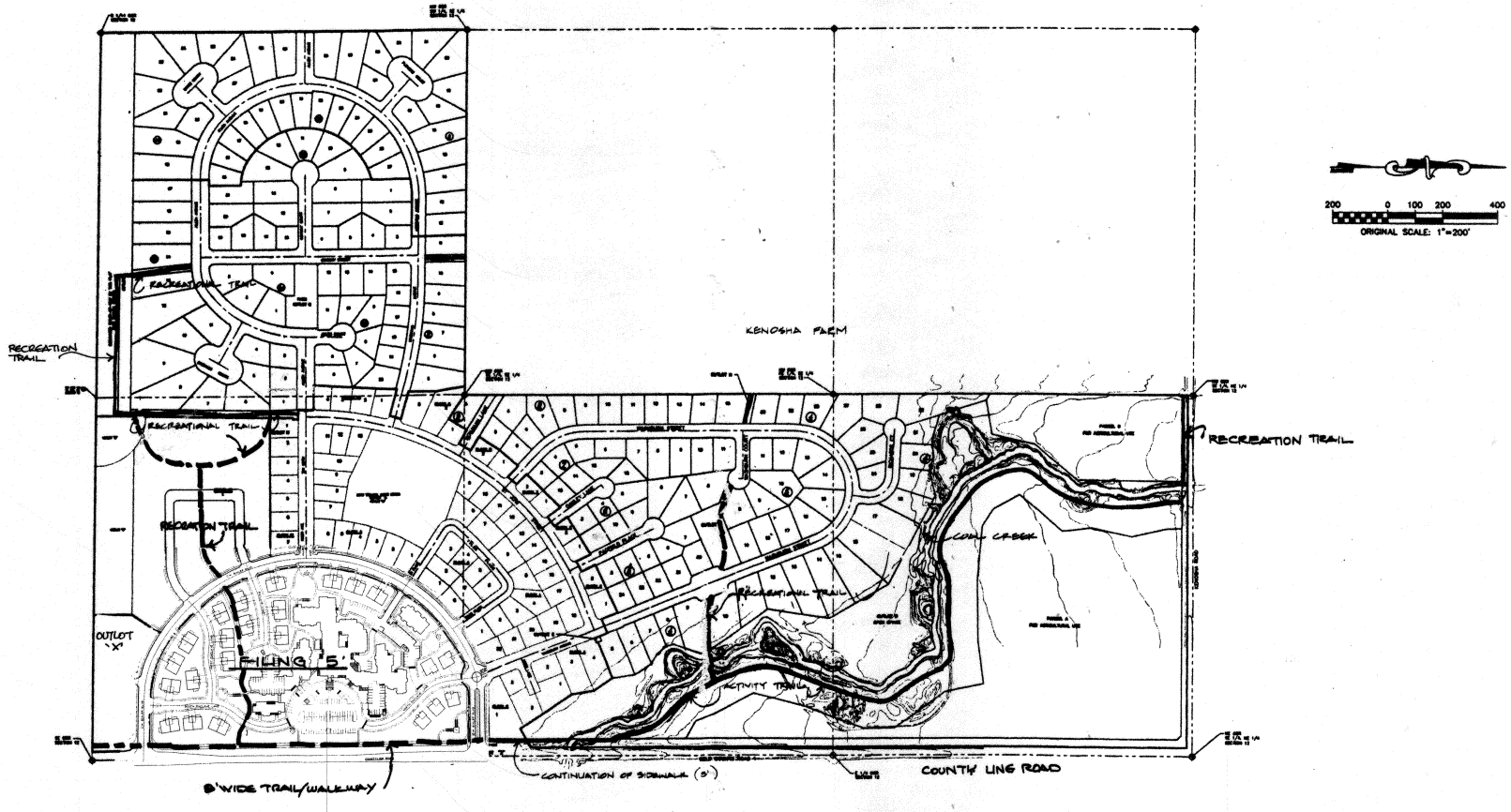
ERIE VILLAGE SENIORS HOUSING
183-UNIT CONTINUUM OF CARE RETIREMENT COMMUNITY
ERIE, COLORADO

JUNGE/ASSOCIATES
461 ARAPAHOE AVENUE, BOULDER, COLORADO 80303 FAX 303 444-5085 303 444-7983

SITE CONCEPT PLAN
SCALE 0 50' 100' 200'

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 22nd day of April, 2008, by Annuit 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

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shall it be amended without the prior written approval of the Town of Erie Board of Trustees.

Grantor has executed this Restrictive Covenant as of the day and year first written above.

ANNUIT:
ANNUIT PROPERTIES LLC,
a Colorado limited liability company

By: _____
Donald Johnson, Manager

By: _____
John Hess, Manager

Unofficial Copy

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

The foregoing Restrictive Covenant was acknowledged before me this 22 day of April, 2008, by Donald Johnson, Manager and John Hess, Manager, Annuit Properties LLC.

WITNESS my hand and official seal.
My commission expires: March 13, 2011

ROSALEE J. BRIDGES NOTARY PUBLIC STATE OF COLORADO

_____
Notary Public