

ERIE HIGHLANDS PUD ZONING MAP AMENDMENT NO. 3

A PART OF THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

305.126 ACRES
PUDA-001151-2020

OVERALL BOUNDARY DESCRIPTION:

ALL THOSE CERTAIN PORTIONS OF ERIE HIGHLANDS FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 4044915, AND ERIE HIGHLANDS FILING NO. 1, 1st AMENDMENT AS RECORDED UNDER RECEPTION NO. 4108023, AND ERIE HIGHLANDS FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 4108025, AND ERIE HIGHLANDS FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 4128216, AND ERIE HIGHLANDS FILING NO. 4, AS RECORDED UNDER RECEPTION NO. 4128218, OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTH HALF OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 20, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO BEAR NORTH 88°48'39" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 88°48'39" EAST, A DISTANCE OF 2,648.08 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, NORTH 88°48'06" EAST, A DISTANCE OF 2648.24 FEET TO THE NORTHEAST CORNER OF SAID SECTION 20;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°00'25" WEST, A DISTANCE OF 1720.04 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 509 AT PAGE 79, IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY;

THENCE DEPARTING SAID EAST LINE AND ALONG SAID NORTHERLY BOUNDARY, SOUTH 78°55'29" WEST, A DISTANCE OF 430.59 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1179 AT PAGE 541, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°59'35" WEST, A DISTANCE OF 27.44 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL, SOUTH 00°00'25" WEST, A DISTANCE OF 5.38 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL DESCRIBED IN BOOK 509 AT PAGE 79;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 78°55'29" WEST, A DISTANCE OF 769.24 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 814 AT PAGE 251, IN SAID RECORDS;

THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARIES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 78°55'29" WEST, A DISTANCE OF 250.00 FEET;
- 2) SOUTH 11°04'31" EAST, A DISTANCE OF 125.00 FEET;
- 3) NORTH 78°55'29" EAST, A DISTANCE OF 250.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL DESCRIBED IN BOOK 509 AT PAGE 79;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL, NORTH 78°55'29" EAST, A DISTANCE OF 744.76 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL DESCRIBED IN BOOK 1179 AT PAGE 541;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°00'25" WEST, A DISTANCE OF 76.02 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1044 AT RECEPTION NO. 1983198, IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL, SOUTH 89°05'08" WEST, A DISTANCE OF 225.15 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL;

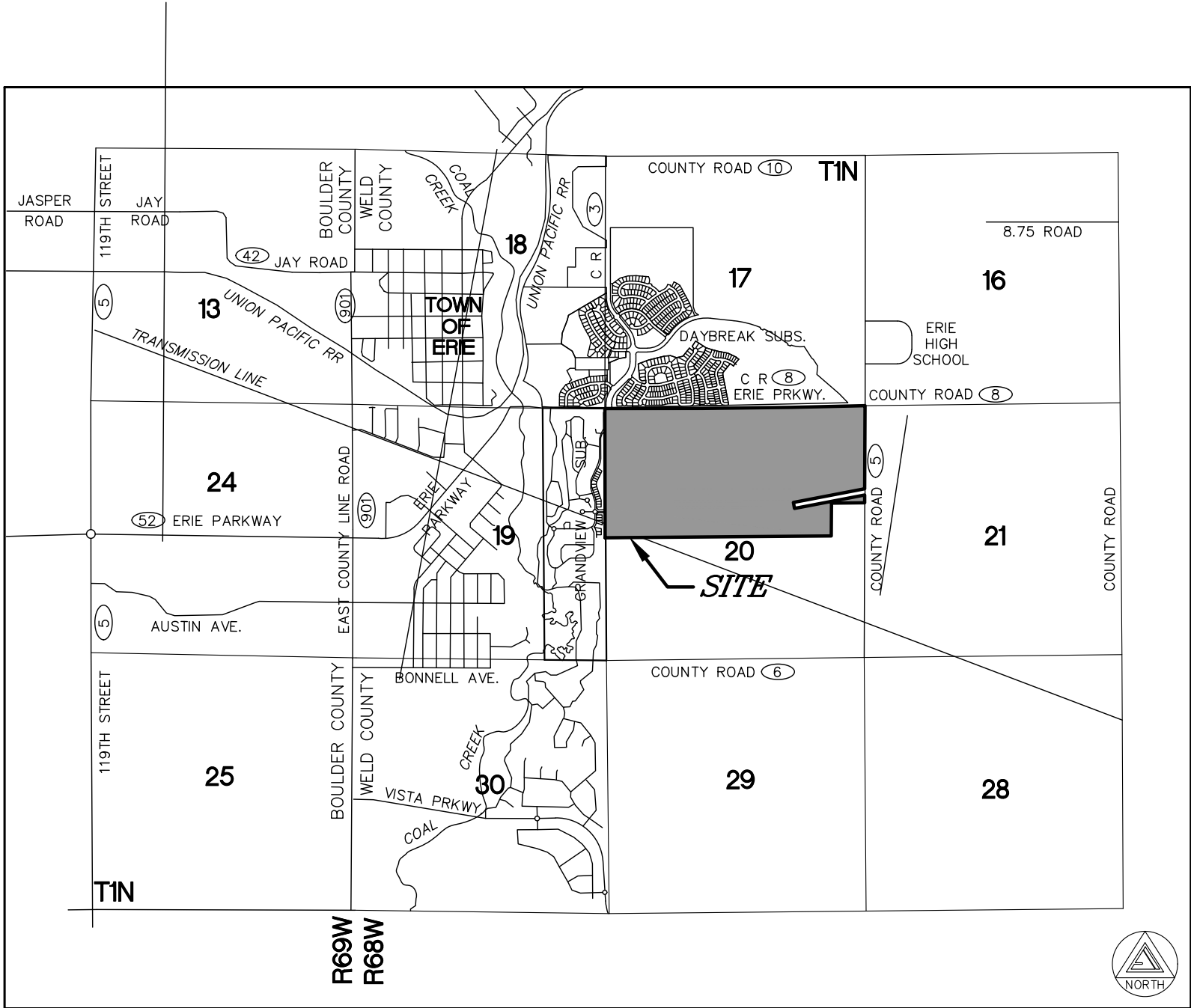
THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL, SOUTH 00°00'21" WEST, A DISTANCE OF 650.47 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL AND A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°05'07" WEST, A DISTANCE OF 1,962.78 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, SOUTH 89°05'29" WEST, A DISTANCE OF 2640.94 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00°21'43" WEST, A DISTANCE OF 2628.51 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 305.126 ACRES, (13,291,297 SQUARE FEET), MORE OR LESS.



VICINITY MAP
SCALE: 1"=3000'

- NOTES:
1. THIS PUD ZONING MAP MODIFIED THE STANDARDS SET FORTH IN THE TOWN OF ERIE UDC AS PROVIDED FOR IN SECTION 10.2.7.D.
 2. IN THE EVENT THAT THERE IS ANY DISCREPANCY BETWEEN THE CODE AND THIS PUD, THE PUD SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THIS PUD ZONING MAP SHALL COMPLY WITH THE CODE.
 3. THE MAXIMUM NUMBER OF UNITS ALLOWED IN THIS PUD IS 978.
 4. DISTANCES ON THIS MAP ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
 5. AMENDMENT NO.2 ADDS SHEET 4 AND MODIFIES/ADDS DETAILS WHICH RELATE ONLY TO PLANNING AREA 9 AND MAKES NO CHANGES TO TO OTHER PLANNING AREAS IN THE PUD.
 5. AMENDMENT NO.3 ADDS SHEET 5 AND MODIFIES/ADDS DETAILS WHICH RELATE ONLY TO PLANNING AREA 10.

SURVEYOR'S CERTIFICATE

I, TONY PEALL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PUD ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTION.

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

TONY PEALL

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #

PLANNING COMMISSION CERTIFICATE

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

CHAIRPERSON

DATE

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PUD ZONING MAP IS TO BE KNOWN AS THE "ERIE HIGHLANDS PUD ZONING MAP AMENDMENT NO. 3" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____, 20__.

MAYOR

ATTEST _____
TOWN CLERK

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

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

COUNTY CLERK AND RECORDER

SHEET INDEX

- | | |
|-----|--------------------|
| 1 | COVER |
| 2 | PUD PLAN |
| 3 | PUD NOTES |
| 4-5 | PUD NOTES/EXHIBITS |

APPLICANT / OWNER CLAYTON PROPERTIES GROUP II, INC. 4908 TOWER ROAD DENVER, CO 80249 (303) 486-8500 CONTACT: BRUCE RAU	PLANNER TERRACINA DESIGN 10200 E. GIRARD AVE. SUITE A-314 DENVER, CO 80231 (303)632-8867 CONTACT: LAYLA ROSALES
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ENGINEER CORE CONSULTANTS 1950 WEST LITTLETON BLVD. SUITE 109 LITTLETON, COLORADO 80120 (303) 703-4444 CONTACT: DAVID FORBES	SURVEYOR AZTEC CONSULTANTS 300 E. MINERAL AVENUE, SUITE 1 LITTLETON, COLORADO 80122 (303)713-1898 CONTACT: TONY PEALL
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ERIE HIGHLANDS PUD ZONING MAP AMENDMENT NO. 3

A PART OF THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

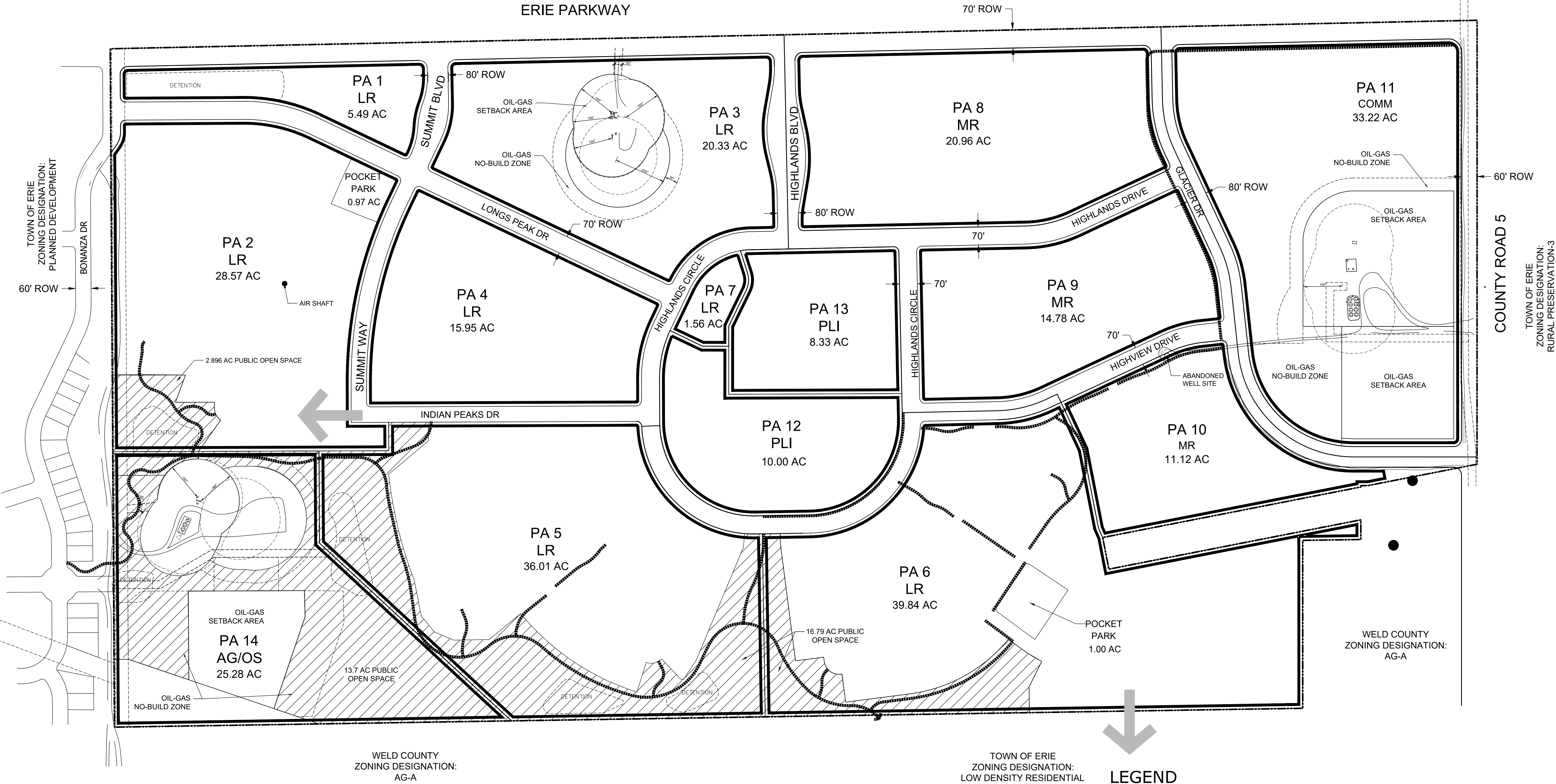
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DEVELOPMENT SUMMARY		
LAND USE	ACRES	% ACRES
Residential	173.08	56.7%
Commercial	33.22	10.9%
School	10.00	3.3%
Parks & Open Space	43.69	14.3%
Right-of-Way	33.56	11.0%
Oil, Gas and Utilities	11.58	3.8%
TOTAL	305.13	

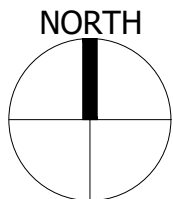
PARKS & OPEN SPACE		
PARK AREA	ACRES REQUIRED	ACRES TO BE PROVIDED
COMMUNITY PARK	13.64	FEE IN LIEU
NEIGHBORHOOD PARK	8.19	8.33
POCKET PARK	1.36	1.97
OPEN SPACE (PUBLIC)	46.39	33.39 + FEE IN LIEU

TOWN OF ERIE
ZONING DESIGNATION: LOW
DENSITY RESIDENTIAL

ERIE PARKWAY



- LEGEND**
- OPEN SPACE (PUBLIC)
 - TRAIL CONNECTIONS
 - OIL & GAS- SUA SETBACKS
 - OIL & GAS- NO-BUILD ZONE



Scale: 1"=200'

0 100 200 400

ERIE HIGHLANDS
PUD ZONING MAP AMENDMENT NO. 3
TOWN OF ERIE, COLORADO

SHEET TITLE

PUD PLAN

SHEET NUMBER

2

SHEET 2 OF 5

March 16, 2021



PROJECT NAME

ERIE HIGHLANDS PUD ZONING MAP AMENDMENT NO. 3

A PART OF THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

305.126 ACRES
PUDA-001151-2020

ARCHITECTURAL STANDARDS-SINGLE FAMILY RESIDENTIAL DETACHED - PA 1-8

1. Architectural Variety and Character

a. Architectural Variety

i. Design Standards

- No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- No identical model plan elevation shall be repeated more than once within every 4 lots on the same side of any street.
- A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.

b. Architectural Character

Each single family detached model plan and elevation shall demonstrate the following design attributes:

i. Design Standards

- Each elevation shall include a minimum of two windows (or one window and one door) per floor.
- Each front and rear elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged.
- A variety of roof forms should be used. Single unbroken roof pitches should be avoided, except where a single roof treatment is an essential element of the Architectural Style. (e.g. Mansard)
- The main roof should extend beyond the primary façade by a minimum of one foot.
- An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation design enhancements shall be consistent with the design elements of the front elevation.

- The addition of one window unit.
- A change in wall plane by providing one or more of the following options:
 - An additional wall plane change. Minimum six feet in width and one foot projection.
 - A projecting or cantilevered living space.
 - A bay or boxed window.
- A covered porch or deck.
- The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
- The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment.

- Columns or posts extending more than 36 inches above the ground which support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above. (No exposed 4"x4" posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8"x8" minimum finished.

ii. Materials

- All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.
- When masonry cladding is used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six feet from the corner.

2. Orientation of Dwellings to the Street

Each residence shall have at least one primary pedestrian doorway for access to the dwelling unit facing and generally visible from the front lot line of the property, and within twelve feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street. An exception shall be made for alley-loaded single-family detached dwelling units that do not have street frontage but do front onto a park, or landscaped common area . In such case where the dwelling unit does not have street frontage, one primary pedestrian doorway shall be oriented toward a common pedestrian walk that connects to a street.

3. Garages

These regulations for garages shall be applied to non-living space or storage areas within garages whether used for storage of automobiles or other items.

a. Diversity of Garage Orientation:

- Except for garages oriented to alleys, all single family homes shall provide garages that meet one of the requirements below, and a variety in garage orientation by providing a minimum of two of the following garage orientations on any subdivision filing.

- Recessed garage; where the primary garage door generally faces the front lot line and the garage is recessed a minimum of two feet behind the most forward plane of the main floor living space or a front porch.
- Projecting garages; where the primary garage door generally faces the front lot line and the garage projects no more than fifteen feet from the front door.
- Side loaded garages.
- Garages recessed a minimum of two feet beneath a second floor living space.

b. Width / Façade Ratio

The width of a front loaded garage shall not exceed 65% of the width of the front elevation.

c. Three or More Car Garage Orientation

The third of more bay of any three or more garage shall either:

- Have a different orientation from the first two; or
- Shall be recessed behind the first two by at least two feet when having the same orientation; or
- Shall be tandem to the first two.

4. Front Stoop

For model plans with a front stoop; the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three feet in width from the side of the front door. Covered platforms that exceed three feet in width from the side of the front door shall be considered a front porch.

5. Front Porches

For model plans with a front porch; the front porch shall be a minimum size of fifty square feet, excluding the stoop with a minimum depth of five feet.

DEVELOPMENT STANDARDS									
PLANNING AREA	ZONE DISTRICT	MIN LOT WIDTH	MIN LOT NET AREA (SF)	FRONT SETBACK	FRONT SETBACK (PORCH)	STREET SETBACK	INTERIOR LOT LINE SETBACK	REAR SETBACK	MAX. HEIGHT
PA-1	LR	60'(4)	6,000	16'(2)	10'	10'(1)(4)	5'(1)	20'(3)	35'
PA-2	LR	45'(4)	4,500	16'(2)	10'	10'(1)(4)	5'(1)	20'(3)	35'
PA-3	LR	60'(4)	6,000	16'(2)	10'	10'(1)(4)	5'(1)	20'(3)	35'
PA-4	LR	50'(4)	5,000	16'(2)	10'	10'(1)(4)	5'(1)	20'(3)	35'
PA-5	LR	60'(4)	6,000	16'(2)	10'	10'(1)(4)	5'(1)	20'(3)	35'
PA-6	LR	45'(4)	4,500	16'(2)	10'	10'(1)(4)	5'(1)	20'(3)	35'
PA-7	LR	45'	4,500	15'	N/A	N/A	5'(1)	5'	35'
PA-8	MR	45'(4)	4,500	16'(2)	10'	10'(1)(4)	5'(1)	20'(3)	35'

- Permitted encroachments. Side setbacks shall allow for encroachments up to twelve(12) inches beyond the building foundation for window wells and above grade features including eaves, counterforts, fireplace box out, stoops, bay windows, room cantilevers and overhangs provided that the living space of the projection does not exceed six (6) feet in width. There shall be no more than two above grade encroachments per elevation totaling no more than twenty (20) sf.
- Front loaded garages shall be set back twenty (20) feet. A sixteen(16) foot front setback allowed with side loaded garage
- Unenclosed covered patios may project up to eight (8) feet into a rear setback. The projection shall be at least five feet from the property line.
- The minimum lot width shall be measured from the front setback line and shall be increased on corner lots to accommodate the additional side on street setback.

LAND USE SUMMARY

TRACT	ZONE DISTRICT	AREA (ACRES)	PRIMARY USE	DWELLING UNITS	PUBLIC OPEN SPACE PROVIDED	PARKS
LOW DENSITY RESIDENTIAL						
PA 1	LR	5.49	SFD	7		
PA 2	LR	28.57	SFD	125	2.896	0.97
PA 3	LR	20.33	SFD	37		
PA 4	LR	15.95	SFD	86		
PA 5	LR	36.01	SFD	84	16.79	1.00
PA 6	LR	39.84	SFD	146		
PA 7	LR	1.56	AMENITY	0		
SUBTOTAL		147.75				
RIGHT OF WAY		17.02				
SUBTOTAL		164.77		485	19.69	1.97
MEDIUM DENSITY RESIDENTIAL						
PA 8	MR	20.96	SFD	120		
PA 9	MR	14.79	SFD	170		
PA 10	MR	11.24	TH/ APT	203		
SUBTOTAL		46.99				
RIGHT OF WAY		10.21				
SUBTOTAL		57.20		493		
COMMUNITY COMMERCIAL						
PA 11		33.22	COMM			
SUBTOTAL		33.22				
RIGHT OF WAY		6.33				
SUBTOTAL		39.55				
PUBLIC LAND AND INSTITUTIONS						
PA 12		10.00	SCHOOL			
PA 13		8.33	N PARK			8.33
SUBTOTAL		18.33				
AGRICULTURAL / OPEN SPACE						
PA 14		25.28	OPEN SPACE		13.70	
SUBTOTAL		25.28				
TOTAL		305.13		978	33.39	10.30

NOTES

- Density: Dwelling units may be transferred between planning areas in the same zone district as long as the maximum density allowed within that zone district is not exceeded.
- Erie Parkway: Thirty (30) foot landscape buffer not required when a local road is directly adjacent. (i.e. frontage road condition). Thirty (30)foot landscape buffer is required when lots abut Erie Parkway right of way.
- Fencing along Erie Parkway shall not exceed six feet in height which may include opaque fencing in straight runs limited to approximately 600 feet in length without a break and shall be limited to 30% of the total frontage of Erie Parkway. Masonry columns shall not exceed six feet in height with a four inch cap and shall be provided on corners of lots a minimum of every three lots for all opaque fencing along Erie Parkway.
- Double frontage lots abutting collector or local roads shall be an additional 10 feet in depth. A twenty (20) foot landscape buffer will be provided along local and collector roads abutting double frontage lots.
- Planning areas shown with apartments and townhomes land use designation shall be allowed to develop with lower density uses including single family attached and detached as long as the minimum housing diversity requirements and minimum gross density for the zone district are met.
- The trail along Highview Drive within PA-6 and PA-10 shall be located within a landscape tract and meander.



10200 E. Girard Ave, A-314
Denver, CO 80231
PH: 303.652.8827

PROJECT NAME

ERIE HIGHLANDS
PUD ZONING MAP AMENDMENT NO. 3
TOWN OF ERIE, COLORADO

SHEET TITLE

PUD NOTES

SHEET NUMBER

3

SHEET 3 OF 5

March 16, 2021

DESIGN STANDARDS - PA 9

1.

Architectural Variety
- A.

Street Fronting Lots
- i.

No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- ii.

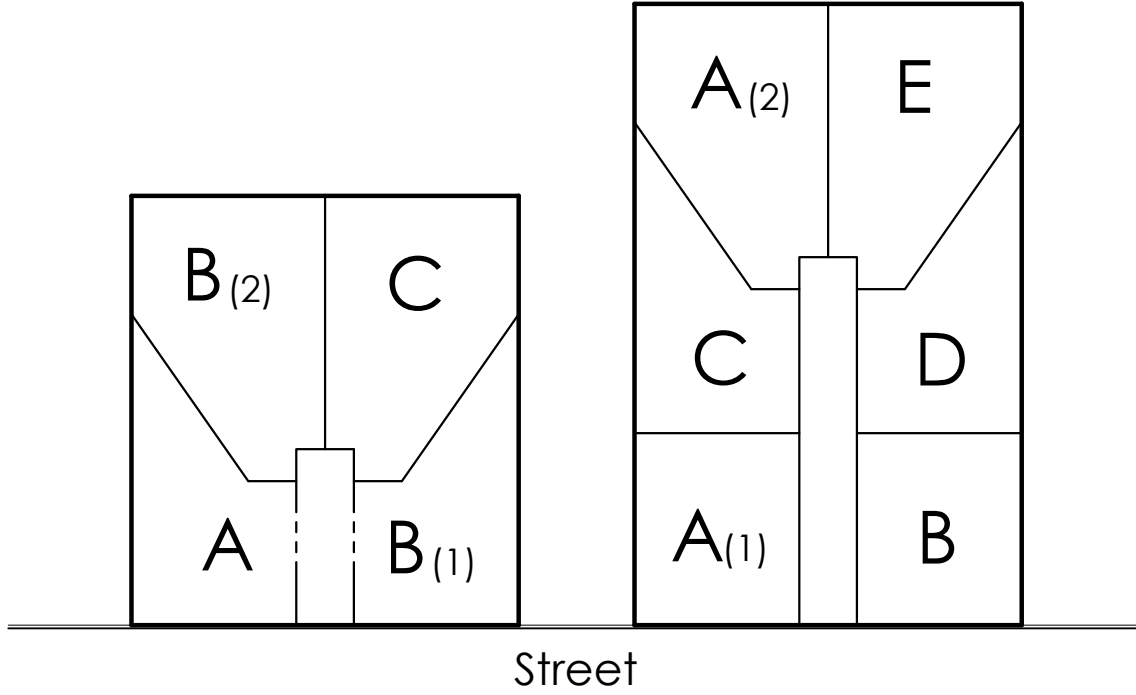
No identical model plan elevation shall be repeated more than once within every 4 lots on the same side of any street.
- iii.

A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.
- B.

Within the Motorcourts
- i.

No more than two (2) of the same model are permitted within a motorcourt.
- ii.

If two (2) of the same model do exist within the same motorcourt, they shall be of different elevations.



MOTORCOURT VARIETY EXHIBIT

Scale: NTS

2.

Architectural Character - Each model plan and elevation shall demonstrate the following design attributes:
- A.

All Street Side Models shall meet the following:
- i.

Each Front, Street Side, and Street Rear Elevation shall include a minimum of two windows (or one window and one door) per floor. Acceptable minimum window size shall be a single window 4 sq ft minimum or a group of windows within the same room totaling 4 sq ft. Windows on the Front and Street Side Elevations shall have windows laid out in a pattern that reflects rhythm, balance, symmetry, and intentional design.
- ii.

Each Street Side Elevation shall include a covered wrap around porch.
- iii.

Each Interior Rear and Interior Side Elevation shall include a minimum of 20 sf of window area which may include windows within doors.
- iv.

Each Front Elevation shall include more than one wall plane.
- v.

The main roof shall extend beyond the primary façade by a minimum of one foot.
- B.

All Middle Lot Elevations shall meet the following:
- i.

Each Front and Street Rear Elevation shall include a minimum of two windows (or one window and one door) per floor. Acceptable minimum window size shall be a single window 4 sq ft minimum or a group of windows within the same room totaling 4 sq ft.
- ii.

Each Interior Rear and Interior Side Elevation shall include a minimum of 20 sf of window area which may include doors.
- iii.

Each Front Elevation shall include more than one wall plane.
- iv.

The main roof shall extend beyond the primary façade by a minimum of one foot.
- C.

All Rear of Cul De Sac Models shall meet the following:
- i.

Each Front and Rear Elevation shall include a minimum of two windows (or one window and one door) per floor. Acceptable minimum window size shall be a single window 4 sq ft or a group of windows within the same room totaling 4 sq ft.
- ii.

Interior Side Elevations shall include a minimum of 20 sf of window area which may include doors.
- iii.

Each Front Elevation shall include more than one wall plane.
- iv.

Windows are required in the garage door.
- v.

The main roof shall extend beyond the primary façade by a minimum of one foot.
- D.

Enhanced Elevation
- An elevation of the home that faces a street, park, trail corridor or open space area shall provide an “Enhanced Elevation.” An “Enhanced Elevation” shall provide three or more of the following design enhancements listed below in addition to those elements required above. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation design enhancements shall be consistent with the design elements of the front elevation.
- i.

A change in wall plane by providing one or more of the following options:
- a.

An additional wall plane change. Minimum six feet in width and one foot projection.
- b.

A projecting or cantilevered living space.
- c.

A bay or boxed window.
- ii.

A porch, patio, or deck that is covered.
- iii.

The use of architectural detail elements such as: shutters, vents, eave and/or gable brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters, decorative variations in the style of the same material, etc. which in combination, create an enhanced architectural style.
- iv.

The use of two or more exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other material. The second material shall cover a minimum of 15% of the façade.
- E.

Columns or posts extending more than 36 inches above the ground which support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above. (No exposed 4”x4” posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8”x8” minimum finished.
- F.

Materials
- i.

All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.
- ii.

Masonry cladding shall be used only in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a fence line, a door or window or other logical point.

ERIE HIGHLANDS PUD ZONING MAP AMENDMENT NO. 3

A PART OF THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
305.126 ACRES
PUDA-001151-2020

3.

Motorcourt Design
- A.

The motorcourt, which includes the driveway on the shared tract and the private garage aprons on private lots, shall be colored pavers installed in a decorative pattern.
4.

Orientation of Dwellings
- A.

Each residential lot shall be provided with lot frontage on the motorcourt which provides access to a public street.
- B.

Dwellings in middle and rear of cul-de-sac lots shall be oriented towards the motor court with both the primary pedestrian door and garage facing the motorcourt.
- C.

Dwellings on street side lots shall have the primary pedestrian door facing the street and the garage door shall face the motorcourt.
5.

Garages
- A.

Regulations for garages shall be applied to non-living space and/or storage areas within garages whether used for storage of automobiles or other items.
- B.

All garages will face the motorcourt.
- C.

The width of a garage shall not exceed 67% of the width of the front elevation
6.

Front Porches
- A.

A front porch that is a minimum of 50 square feet and five feet in depth inclusive of the front stoop is required on all models not adjacent to the street.
- B.

Street Side models shall include a wrap-around porch that extends a minimum of 12 feet wide on the side with a minimum depth of five feet. The porch shall be a minimum of 100 square feet inclusive of the front stoop.
7.

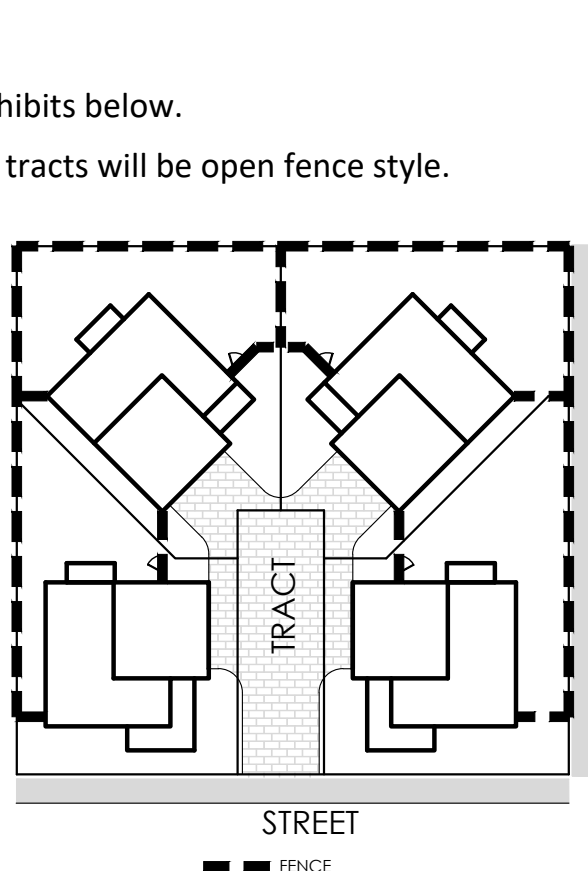
Fencing
- A.

Fences must be located as shown in the exhibits below.
- B.

Fences adjacent to open spaces, trails, and tracts will be open fence style.
8.

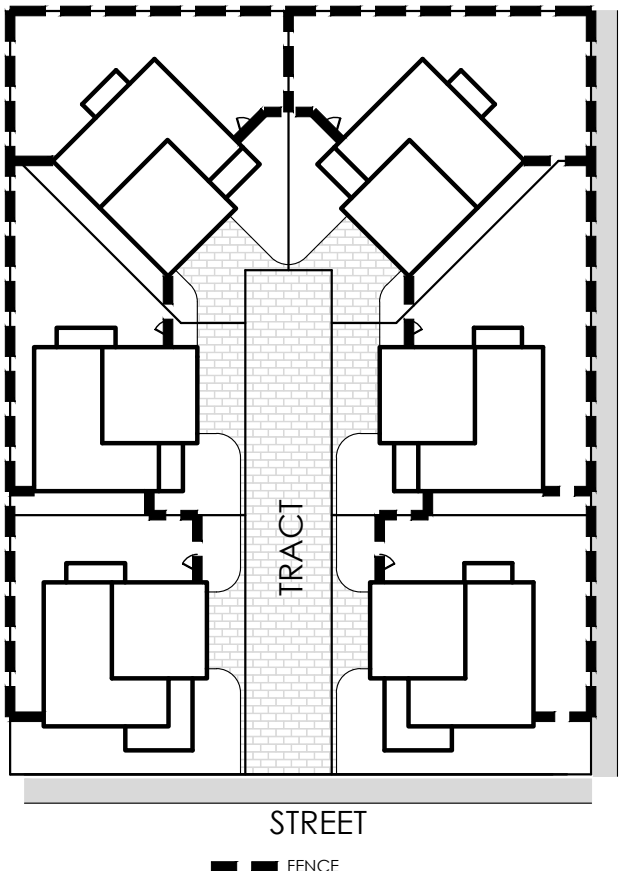
Rear and Side Yards
- A.

50% of the combined side and rear yards, identified as the fenced in area below, shall be either landscaped with live plant material or paving material which creates patio. The other 50% of the area shall be landscaped in a way that covers bare dirt with rock, mulch or other material suitable to prevent erosion, suppress weeds, and provide an attractive and long lasting appearance.



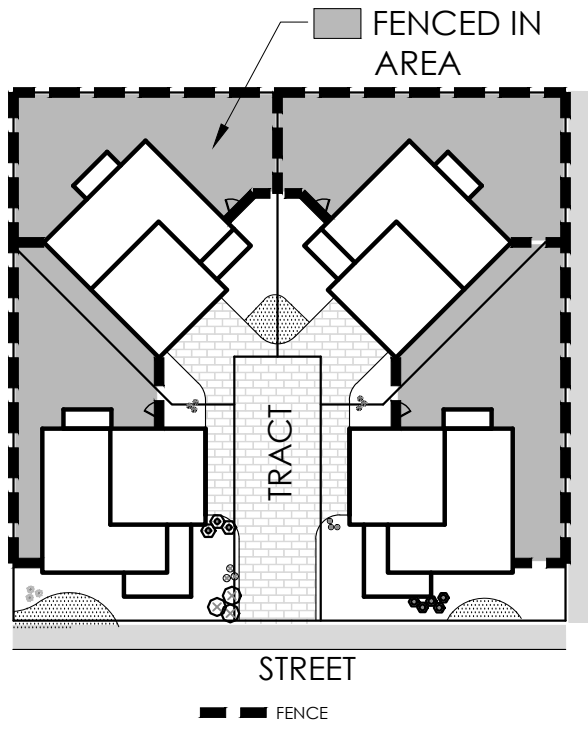
4 PACK FENCING EXHIBIT

Scale: NTS



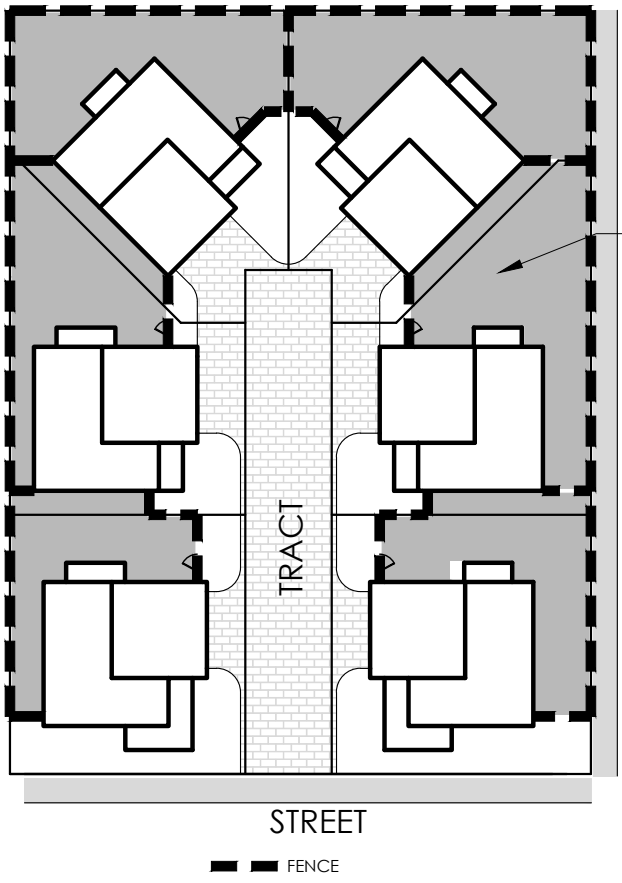
6 PACK FENCING EXHIBIT

Scale: NTS



4 PACK REAR YARD EXHIBIT

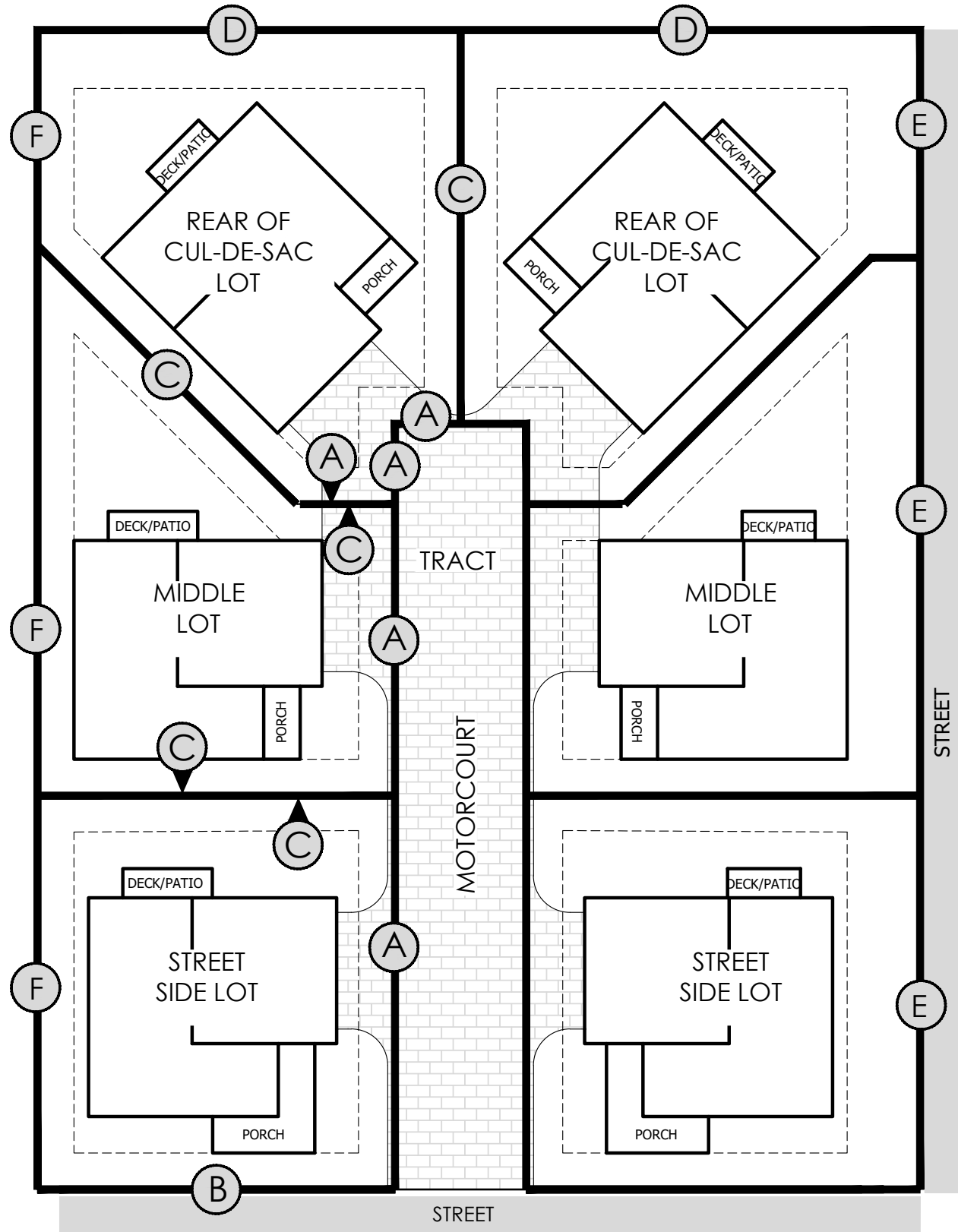
Scale: NTS



6 PACK REAR YARD EXHIBIT

Scale: NTS

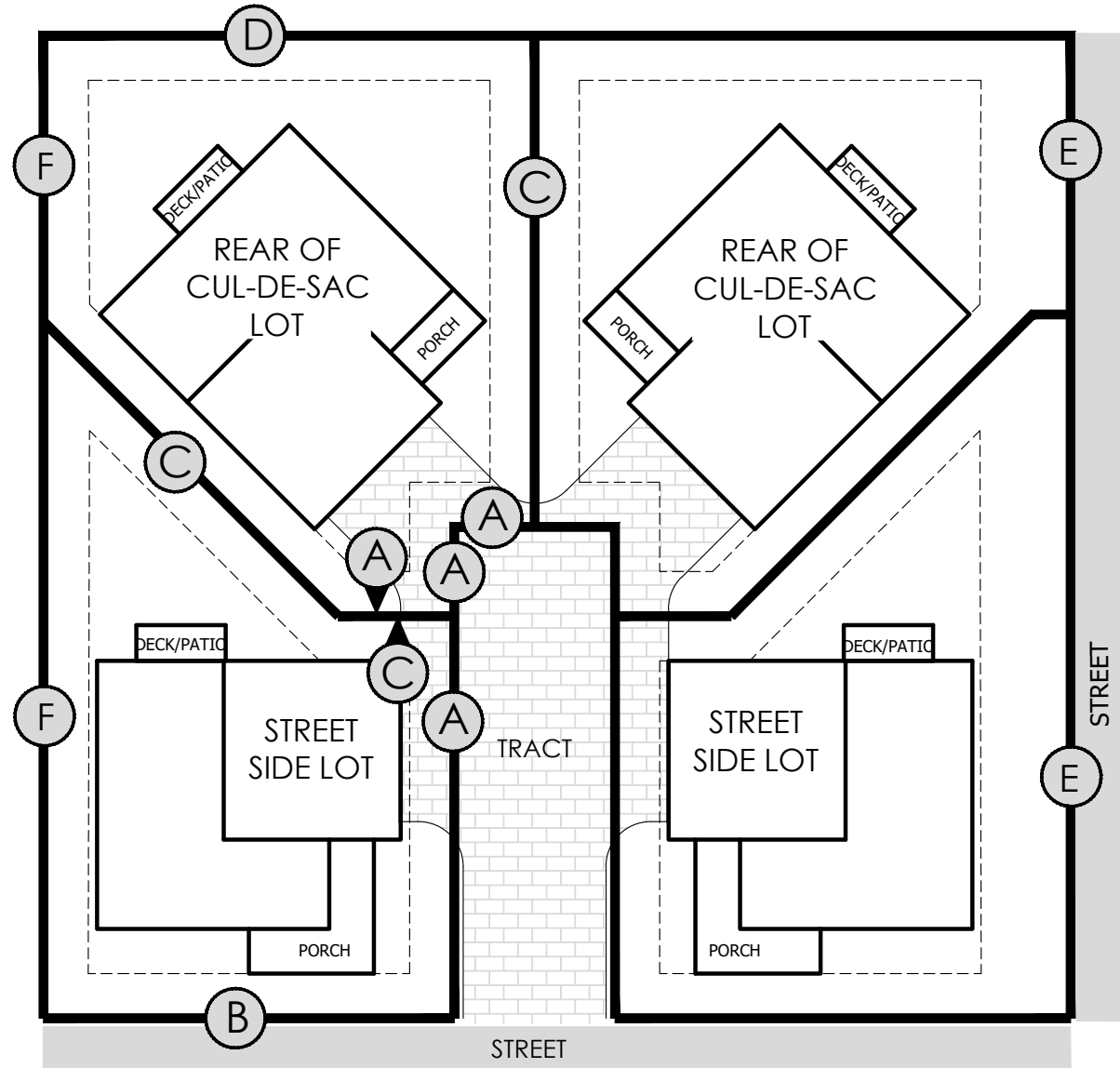
DEVELOPMENT STANDARDS - PA9									
ZONE DISTRICT	MIN LOT WIDTH (3)	MIN LOT NET AREA (SF)	(A) FRONT SETBACK	(B) ¹ STREET SIDE SETBACK	(C) INTERIOR SIDE SETBACK	(D) REAR SETBACK	(E) STREET REAR SETBACK	(F) INTERIOR REAR SETBACK	MAX. HEIGHT
MR	45'	2,500	5'	5'	5'	8'	10'	5'	35'
1) Stairs are allowed to encroach into the street side setback.									
2) Accessory Structures are not permitted.									
3) Lot width measured from street side front setback.									



LOT LINES
(A) FRONT
(B) STREET SIDE
(C) INTERIOR SIDE
(D) REAR
(E) STREET REAR
(F) INTERIOR REAR

6 PACK DEFINITIONS KEY

Scale: NTS



LOT LINES
(A) FRONT
(B) STREET SIDE
(C) INTERIOR SIDE
(D) REAR
(E) STREET REAR
(F) INTERIOR REAR

4 PACK DEFINITIONS KEY

Scale: NTS

ERIE HIGHLANDS PUD ZONING MAP AMENDMENT NO. 3

A PART OF THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

305.126 ACRES
PUDA-001151-2020

DESIGN STANDARDS PA-10

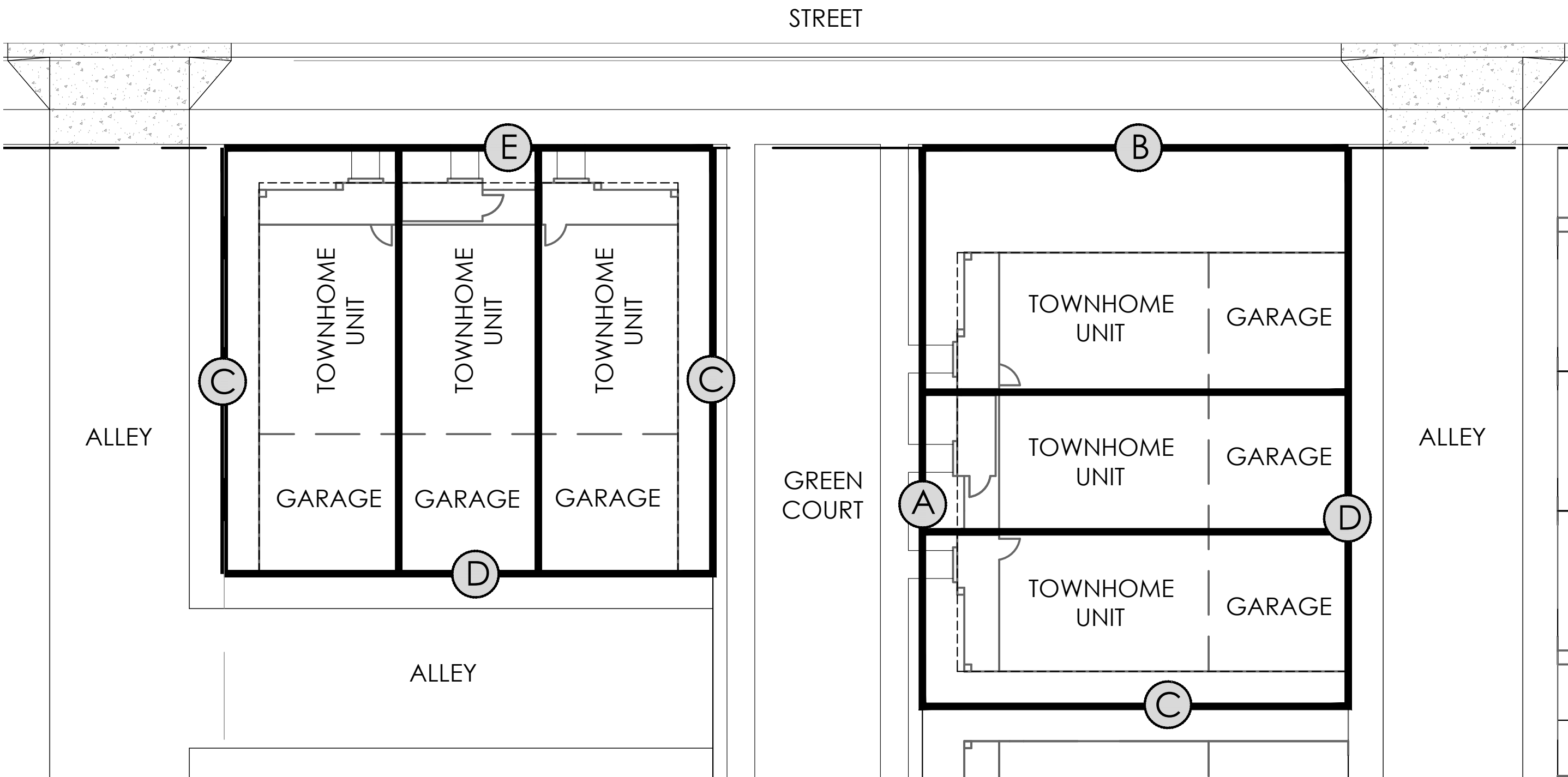
The standards presented here are intended to modify the following sections of the Unified Development Code.

- Architectural Character - Section 10.6.7.F.1.d.ii. (A)
 - Design Standards
 - Elevations of a multi-family building visible from streets or common open space shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall be used on these visible elevations.
- Architectural Variety - Section 10.6.7.F.1.e.ii. (B){2}

Architectural features shall comply with either A or B below:

 - Individual dwelling units may be differentiated within a building through 2 or more of the following methods:
 - Use of distinct color variation between individual units
 - Use of distinct variations in materials between individual units
 - Use of distinct variations in architectural style or features, such as a porch or similar feature between individual units
 - Use of distinct variations in roof form
 - A variation in the plane of the front facade to provide a minimum 3 foot variation between individual dwelling units
 - If individual units are not differentiated within a building then the facades of the entire building shall be articulated thru the incorporation of 2 or more of the following:
 - Balconies
 - Bay or box windows
 - Insets or other relief in the wall plane
 - Porches
 - Dormers
 - Variations in materials
 - Variations in roof forms
- Garages - Section 10.6.7.F.2.b
 - All garages shall face the alley.
- Landscaping - Section 10.6.7.F.3
 - Alleys
 - To break up the appearance of long expanses of garages, the use of planting area on either side of the alley where the alley intersects with a public street shall be employed.
 - To screen headlights, the use of opaque planting materials at the ends of alleys shall be employed as necessary.

DEVELOPMENT STANDARDS - PA10								
ZONE DISTRICT	MIN LOT WIDTH	MIN LOT NET AREA (SF)	(A) FRONT SETBACK 3,5	(B) STREET SIDE SETBACK 3,4,5	(C) INTERIOR SIDE SETBACK 2,3,4,5	(D) REAR	(E) STREET FRONT	MAX. HEIGHT
MR	N/A	1,200	5'	15'	5'	0'	5'	35'
1) Accessory Structures are not permitted.								
2) Zero lot line setbacks shall be permitted for attached buildings provided that the building meets the zone district interior lot line setback on the side of the building that is not attached.								
3) Covered porches may project up to one (1) foot into front setback provided there are at least three (3) feet from the property line								
4) Window wells may project not more than two (2) feet into side setback provided window wells are at least three (3) feet from side lot line.								
5) Above grade eaves, roof overhangs and roofs over porches may project up to two (2) feet into front and side setbacks provided they are at least three (3) feet from the property line								



TOWNHOUSE DEFINITIONS KEY

Scale: NTS

LOT LINES
(A) FRONT
(B) STREET SIDE
(C) INTERIOR SIDE
(D) REAR
(E) STREET FRONT

———— LOT LINE
----- SETBACK BOUNDARY