

**TOWN OF ERIE**

Community Development Department – Planning Division

645 Holbrook Street – PO Box 750 – Erie, CO 80516

Tel: 303.926.2770 – Fax: 303.926.2706 – Web: [www.erieco.gov](http://www.erieco.gov)**LAND USE APPLICATION***Please fill in this form completely. Incomplete applications will not be processed.***STAFF USE ONLY**

FILE NAME:

FILE NO:

DATE SUBMITTED:

FEES PAID:

**PROJECT/BUSINESS NAME:** Canyon Creek Filing No. 7 & 8**PROJECT ADDRESS:** Fil 7 - NW corner of Telleen Ave and Jasper Rd. - Fil 8: SE corner Jasper Rd. and the RTD ROW**PROJECT DESCRIPTION:** Development of 109 Single Family Detached Homes in Fil 7, and 88 Paired Homes in Fil 8**LEGAL DESCRIPTION** (attach legal description if Metes & Bounds)

Subdivision Name: Canyon Creek

Filing #:

Lot #:

Block #:

Section:

Township:

Range:

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

Name/Company: Johnson Development Company

Contact Person: Con Gerdes

Address: 10 Churchill Drive

City/State/Zip: Englewood CO 80113

Phone: 303-748-2155

Fax:

E-mail: cgerdes@me.com

**AUTHORIZED REPRESENTATIVE**

Company/Firm: Land Perspectives LLC

Contact Person: Roger Hollard

Address: 4663 S Fountain Cir

City/State/Zip: Littleton CO 80127

Phone: 303-726-2147

Fax:

E-mail: RGHollard@gmail.com

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

Name/Company: Johnson Development Company

Address: 10 Churchill Drive

City/State/Zip: Englewood CO 80113

**MINERAL LEASE HOLDER** (attach separate sheets if multiple)

Name/Company: See attached

Address:

City/State/Zip:

**LAND-USE & SUMMARY INFORMATION**

Present Zoning: Planned Development SFD and MDR

Proposed Zoning: same

Gross Acreage: 70.594

Gross Site Density (du/ac): 2.79 du/ac

# Lots/Units Proposed: 197

Gross Floor Area:

**SERVICE PROVIDERS**

Electric: Xcel Energy

Metro District: N/A

Water (if other than Town):

Gas: Xcel Energy

Fire District: Mountain View Fire

Sewer (if other than Town):

**PAGE TWO MUST BE SIGNED AND NOTARIZED**



DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input checked="" type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	
<input type="checkbox"/> Oil & Gas	\$ 1200.00		\$ 600.00
		SERVICE PLAN	
			\$ 10,000.00
All fees <b>include</b> both Town of Erie Planning & Engineering review. These fees <b>do not include</b> referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.			

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner:

Date:

Owner:

Date:

Applicant:

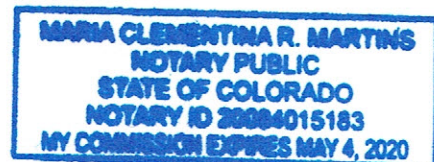
Date:

STATE OF COLORADO )

County of Arapahoe ) ss.

The foregoing instrument was acknowledged before me this 21 day of June, 2019, by C. Howard Johnson.

My commission expires: 05/04/2020  
Witness my hand and official seal.



Maria Clementina R. Martins  
Notary Public

**CANYON CREEK APPLICATIONS  
LETTER OF AUTHORIZATION**

Town of Erie  
Board of Trustees and Staff

July 11, 2019

Re: Canyon Creek Fil 7 and 8 Property consisting of 70.626 acres (the "Property")

Dear Trustees and Town Staff:

Please be advised that as the Owners of the Property, we hereby give Stratus Canyon Creek LLC, their agents and assigns, the authority to represent, submit and process any and all Sketch Planning, Preliminary Platting, Final Platting and Metropolitan District formation, including any and all related applications and actions for the Property on our behalf.

Please let us know if you have any questions.

Owners:  
JOHNSON DEVELOPMENT CO

  
By: C Howard Johnson

As:

STATE OF COLORADO     )  
  ) ss.  
County of Arapahoe     )

The foregoing letter of authorization was acknowledged before me this 18<sup>th</sup> day of July,  
2019, by C. Howard Johnson as President/owner

My commission expires: 05/04/2020  
Witness my hand and official seal.

Maria Clementina R. Martins  
Notary Public

MARIA CLEMENTINA R. MARTINS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20084015183  
MY COMMISSION EXPIRES MAY 4, 2020

## STRATUS COMPANIES

8480 E Orchard Road ste 1100  
Greenwood Village CO 80111

### CANYON CREEK FIL 7 & 8 PRELIMINARY PLAT NARRATIVE

Town of Erie  
Board of Trustees

July 23, 2019  
Revised March 25, 2020

This application for preliminary plat is for the final two parcels located in the Canyon Creek PD along the western section of the Town. The application request is for approval of single family detached housing in future filing 7 (the southwest parcel) and single family attached housing in future filing 8 (the northeast parcel)

Proposed filing 7 represents a total request of 107 single family detached lots planned over 37.3 acres, for a gross density of 2.9 du/acre. The proposal anticipates that a total of 11.6 acres will be classified as open space, with an additional 0.35 acres for a park. The project will be constructed starting adjacent to Jasper Road, then continuing to the west. Ultimately the builder may want to divide the filing into more than one plat. The final sequence will be determined once the preliminary plat is finalized.

Proposed filing 8 represents a total request of 88 single family attached lots (paired homes) planned over 33.0 acres, for a gross density of 2.7 du/acre. This parcel is significantly restricted due to a large oil/gas operations area and a regional detention pond that encumbers the parcel and impacts 18.7 acres. The current usable acreage for this site is 14.3 acres yielding a net density of 6.2 du/acre. The proposal anticipates that a total of 11.7 acres will be classified as open space (including the proposed regional detention as discussed in the Sketch Plan review), with an additional 1.3 acres for a park. The project will be constructed starting adjacent to Jasper Road, then continuing to the east. Ultimately the builder may want to divide the filing into more than one plat. The final sequence will be determined once the preliminary plat is finalized.

The property is within and served by; St Vrain Valley School District, Mountain View Fire Protection District, Northern Colorado Water Conservancy District and Urban Drainage and Flood Control district. Electric and Gas service will be provided by XCEL and as appropriate, United Power. The applicant will be making an application to form a title 32 metropolitan district to offset development funding costs. The property is not located in any other metropolitan districts.

Development of the property will cause Jasper Road to be extended to the north to connect with Jay Road. Water and sewer mains will also be extended north to tie into Town facilities, completing various loops integral to the operation of Erie's systems.

The major open space areas and major trails that will be created in the community will be dedicated to the Town of Erie. The minor open space areas, pocket parks and internal trails will be owned and maintained by a homeowners association (yet to be created by the future builder).

Oil and Gas operations exist on the property. There are established surface use agreements in place which prohibit any future wells from being drilled.

As stated, the property is in the St Vrain Valley RE-IJ school district and served by the following schools: Red Hawk Elementary, Erie Middle School and Erie High School. Based on the final number of homes created in the community it is anticipated that 81 new students will be participating in the relevant schools (42 elementary, 19 middle and 20 high school). The petitioner will coordinate with St Vrain Valley during processing of the preliminary plat to determine the impacts to the school district and actions required to mitigate any concerns.

Thank you for your consideration in reviewing this application.

*Roger G Hollard*

Roger Hollard

Stratus Companies