



TOWN OF ERIE

Planning & Development – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Website: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed. Application fees must accompany application.

STAFF USE ONLY

FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

PROJECT/BUSINESS NAME: Vista Reserve

PROJECT ADDRESS: 1401 Hickory Drive Erie, CO 80516

PROJECT DESCRIPTION: The project entails proposing 50 fee simple lots on 19.05 acres of land zoned for low density single family homes.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name:

Filing #: Lot #: Block #: Section: 32 Township: 1 North Range: 68 West

OWNER (attach separate sheets if multiple)

Name/Company: Johnston Linda Jane Living Trust

Contact Person: Linda Johnston Pendleton

Address: 1401 Hickory Drive

City/State/Zip: Erie, CO 80156

Phone: 303.903.1402 Fax:

E-mail: lindaj_j@yahoo.com

AUTHORIZED REPRESENTATIVE

Company/Firm: PCS Group

Contact Person: Paul Shoukas

Address: 200 Kalamath St

City/State/Zip: Denver, CO 80223

Phone: 720.259.8248 Fax:

E-mail: paul@pcsgroupco.com

Check here if Owner is responsible for Application Billing

Check here if Authorized Representative is responsible for Application Billing

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: Johnston Linda Jane Living Trust

Address: 1401 Hickory Drive

City/State/Zip: Erie, CO 80156

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: Vista Ridge Development Corporation, LLC

Address: 50 County Rd 3

City/State/Zip: Erie, CO 80156

LAND-USE & SUMMARY INFORMATION

Present Zoning: PUD	Gross Site Density (du/ac): 2.6
Proposed Zoning: PUD	# Lots/Units Proposed: 50
Gross Acreage: 19.03 Acres	Gross Floor Area: NA

SERVICE PROVIDERS

Electric: United Power	Gas: Xcel Energy
Metro District: Vista Ridge Metro District	Fire District: Mountain View
Water (if other than Town): Town of Erie	Sewer (if other than Town): Town of Erie

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION/DE-ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (40+ acres)	\$ 2000.00	<input type="checkbox"/> Sketch Plan	\$ 500.00 + 5.00 per lot
<input type="checkbox"/> Minor (20 acres to 40 acres)	\$ 1000.00	<input checked="" type="checkbox"/> Preliminary Plat \$2,000	\$ 1000.00 + 20.00 per lot
<input type="checkbox"/> Minor (up to 20 acres)	\$500.00	<input type="checkbox"/> Final Plat	\$ 1000.00 + 10.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$1000.00
<input type="checkbox"/> Major (40+ acres)	\$ 1000.00	<input type="checkbox"/> Annexation Plat	\$ 200.00
<input type="checkbox"/> Minor (Less than 40 acres)	\$ 200.00	<input type="checkbox"/> Minor Amendment	\$200.00
ZONING/REZONING		<input type="checkbox"/> Vacation ROW or Easement	\$200.00
<input type="checkbox"/> Planned Development (PD)	\$ 5000.00 + 10.00 per acre	VARIANCE	\$300.00
<input checked="" type="checkbox"/> Planned Dev (PD/PUD Amdt)	\$ 1500.00 + 10.00 per acre	\$1,690	
<input type="checkbox"/> All Other Zoning/Rezoning	\$ 500.00 + 10.00 per acre	METRO DIST SERVICE PLAN	Cost to Town - \$10000.00 Deposit
<input type="checkbox"/>		SITE PLAN	
SPECIAL REVIEW USE		<input type="checkbox"/> Residential	\$ 200.00 + 10.00 per unit
<input type="checkbox"/> Oil & Gas	\$1200.00	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> All Other Types	\$500.00	<input type="checkbox"/> Non-Resi. (<10,000 sq.ft.)	\$500.00
MISCELLANEOUS		<input type="checkbox"/> Residential Amdt	\$ 200.00 + 10.00 per unit
<input type="checkbox"/> Temporary Use Permit	\$50.00	<input type="checkbox"/> Non Res Amdt (major)	\$500.00
<input type="checkbox"/> Architectural Review w/o Subd or Site Plan	\$300/model	<input type="checkbox"/> Non Res Amdt (minor)	\$100.00
OTHER FEES		WIRELESS COMMUNICATION	
<input type="checkbox"/> 3rd Party Review of Any App (incl. Legal Review)	Cost to Town (Chargeback)	<input type="checkbox"/> Wireless Facility - Admin	\$250.00
<input type="checkbox"/>		<input type="checkbox"/> Wireless Facility - Planning Commission	\$500.00

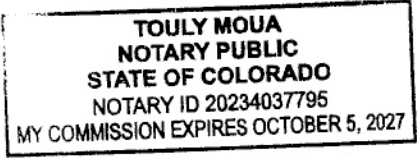
All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff.

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 Title 10, Section 7.2.B.5 of the Town of Erie Municipal Code, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of the Town, necessary for project review. In addition, the undersigned is aware that the applicant is responsible for all recording and publication costs associated with this application. By this acknowledgement, the undersigned hereby certify that the above information is true and correct. An application is not deemed accepted by the Town until the Town acknowledges in writing that the application materials and fees submitted are complete.**

Owner: Linda J Pendleton
 Owner: _____
 Applicant: _____

Date: 8/4/25
 Date: _____
 Date: _____

STATE OF COLORADO)
 County of Weld) ss.
 The foregoing instrument was acknowledged before
 me this 4 day of August, 2025
 by Linda J Pendleton
 My commission expires: 10/05/2027
 Witness my hand and official seal.



Touly Moua
 Notary Public



VISTA RESERVE

PLANNED DEVELOPMENT - NARRATIVE
AUGUST 2025



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General Project Concept and Purpose of the Request

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PROJECT TEAM

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VISTA RIDGE PD AMENDMENT #10 NARRATIVE

Section A – General Project Concept and Purpose of the Request

Preface

PCS Group, on behalf of Affinity Holdings, LLC, is pleased to present this Planned Development (PD) Amendment request for Planning Areas 2-6 and 2-10 (Maintenance Area) within the Vista Ridge development, located in Section 32 & 33, Township 1 North, Range 6B West of the 6th Principal Meridian, Town of Erie, Weld County, Colorado. The purpose of this request is to rezone approximately 2.6 acres previously designated for golf course maintenance (Planning Area 2-10) to Low Density Single-Family Detached Residential. Vista Reserve encompasses both Planning Areas 2-6 and 2-10 within the Vista Ridge Development Plan. Together, the two planning areas comprise approximately 19.05 acres and will allow up to 57 single-family detached units.

Site Location

The site is bordered by similar Low and Low/Medium density Single Family Detached neighborhoods to the north, east, and south, with golf course and estate residential/open space uses across Vista Parkway to the west. Adjacent streets include Single Tree Lane, Hickory Drive and Vista Parkway, providing connections to the greater Vista Ridge community.



PD Amendment

This PD Amendment proposes redevelopment of underutilized land by replacing an unused golf course maintenance parcel with low density residential development. This community is envisioned as a semi-custom neighborhood with 7500 SF lots, high quality architecture and landscaping, which integrates into the greater Vista Ridge community. The proposal aligns with the Town of Erie Comprehensive plan and proposes low density residential development with strong neighborhood connectivity. A Preliminary Plat application is being submitted concurrently with this PD Amendment. The conceptual site plan for Vista Reserve illustrates a single phase of development consisting of 50 single-family detached lots, two access points connecting to the existing street network, and landscaped buffer areas along Hickory Drive and Single Tree Lane. Pedestrian connections extend to adjacent pocket parks and the broader Vista Ridge trail system, while two on-site detention ponds provide storm water management and additional green space.



Land Use

Type	Area	% Of Total
Residential Lots	12.62 AC	66%
Tracts	2.86 AC	15%
Public ROW	3.57 AC	19%
Total	19.05 AC	100%

The proposed Vista Reserve site plan includes a total of 50 single-family residential lots that are a minimum of 7,500 SF in size, all of which comply with the setback requirements established in the Vista Ridge PUD. The project is situated within Planning Areas 2-6 and 2-10 of the Vista Ridge Development Plan and maintains with the low density zoning designation set forth in Vista Ridge PUD Amendment #10. The site layout, lot sizes, architectural treatments, and landscaping have been designed to align blend with the broader Vista Ridge community, ensuring visual continuity, neighborhood cohesion, and compatibility with adjacent developments. This supports the intent of the low density PD zone district by incorporating high-quality residential homes while avoiding the need for modifications to the development standards.

Compliance with Approval Criteria

The Vista Reserve PD Amendment meets the Town of Erie's approval criteria for Planned Development zoning. The project is consistent with the purpose and intent of the PD low density district, aligns with the Town's comprehensive plan, and incorporates design elements that enhance neighborhood quality.

a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC sections

The proposed amendment meets the intent of the Vista Ridge Development Plan by rezoning a parcel of land that is no longer needed for a golf course maintenance area to Low Density Single-Family Detached residential. This change creates a more appropriate and compatible land use that reflects the surrounding neighborhood character, which is predominantly single-family residential. Rezoning this parcel from a maintenance facility that is typically associated with noise, traffic, and operational impacts, to low density single family residential uses, minimizes potential conflicts with existing adjacent homes and creates a more complementary community fabric.

The amendment supports broader planning principles of compatibility, efficiency, and housing diversity. By placing new single-family homes in an infill setting, the proposal uses existing infrastructure and road networks, reducing the need for new public improvements and preserves more rural and agricultural land elsewhere in the Town. The additional residential units contribute to the overall build-out of Vista Ridge, helping meet local housing demand while maintaining the low-density character envisioned in the Development Plan.

b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection

The plan acknowledges the adjacent pocket park amenities and incorporates pedestrian connections to access to those community facilities. In addition to these linkages, the design proposes enhanced landscape buffers along edges

of the site, creating visual screening from adjacent neighborhoods. Detention facilities have been designed to serve dual purposes, functioning not only as storm water management infrastructure but also as open space buffers that contribute to the overall visual aesthetic of the neighborhood. These elements strengthen connectivity, enhance the quality of the public realm, and utilize the benefits of open space amenities within the community.

c. The PD zone district will promote the public health, safety, and general welfare.

The layout introduces a network of new sidewalks and pedestrian connections that link directly to surrounding pocket park amenities. These improvements strengthen neighborhood connectivity, encourage walkability, and create access to recreational spaces. The proposed plan will promote health and wellness for residents and provide safe and accessible pedestrian routes to use.

d. The PD zone district is generally consistent with the town's comprehensive plan; transportation master plan; parks, recreation, open space, and trails master plan, and other pertinent town plan and policy documents.

The approved Development Plan is already consistent with many of the Town's guiding principles as outlined in the Comprehensive Plan, the Transportation Master Plan, and the Parks, Recreation, Open Space, and Trails Plan. The proposed rezoning of 2.6 acres from a golf course maintenance area to Low Density Single-Family Residential directly supports these policies by adding new low-density housing opportunities while enhancing neighborhood connectivity. Unlike the existing maintenance area—which is not as compatible with adjacent residential uses - the proposed rezoning better integrates into the surrounding neighborhood, creating a more use. The plan provides improved pedestrian connections through this portion of the site, linking residents to nearby amenities, open space, and trail systems. These improvements promote and further the Town's goals of encouraging healthy, active lifestyles and strengthening the overall quality of life for residents.

e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.

The parcel is an infill development opportunity, served by existing municipal water and sewer infrastructure located within the adjacent streets. Other services, including police, fire protection, and schools have already been allocated for this parcel as part of the existing zoning and previously approved Development Plan. Nearby parks and open space are available to serve the site, ensuring recreational needs are met without diminishing service levels for surrounding development.

f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.

The parcel will utilize the existing neighborhood street network and provide two access points at intersections that were originally designed and intended to serve this site as part of Vista Ridge. These local streets were designed to accommodate the level of development proposed, ensuring efficient circulation.

Within the parcel, new public streets are anticipated that will be constructed to Town standards. On-street parking will be available along these internal streets, complemented by additional off-street parking provided in garages and driveways on individual lots.

g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.

The proposed rezoning is designed to encourage walkability and active lifestyles by integrating new sidewalks and pathways. These connections link to nearby pocket parks, the Vista Ridge trail system, and Linden Way Park, ensuring that residents have convenient access to existing recreational amenities.

h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.

The site currently contains minimal existing vegetation, as its present use is for horse stabling and related activities. No wetlands or designated floodplains are located within the property boundaries, and no endangered or protected species have been identified on the site. Redeveloping a site that does not contain significant vegetation, ecological constraints, or protected habitats, aligns with best practices for minimizing environmental disturbance while transitioning the land into a more productive use.

i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.

Impacts to adjacent neighborhoods are minimized through a proposed 30-foot perimeter landscaped buffer around the property, compatible lot sizes, and setbacks that provide compatibility and transition between this new development and existing homes. These buffers are designed to soften visual impacts and introduce additional vegetation and screening, enhancing privacy for surrounding residents.

Lot dimensions mirror the character of adjacent neighborhoods in consistency in scale, massing, and orientation. Building setbacks comply with the Development Plan and reinforce this compatibility which helps integrate the proposed development into the overall Vista Ridge community.

j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.

The proposal offers a single-family home product that is comparable in size, scale, and character to the adjacent residential neighborhoods. This continuous transition between the new development and the existing homes reinforces the established fabric of the community. In contrast, the existing zoning for a golf course maintenance facility is far less compatible with the surrounding residential uses. Maintenance yards are typically characterized by large

equipment storage, noise, and visual impacts that do not align with the residential environment. By rezoning the parcel to accommodate single-family homes, the proposal introduces a land use that is more consistent with its context, while also minimizing potential conflicts and improving neighborhood cohesion.

k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.

While the rezoning is primarily focused on single-family detached homes, it also introduces a range of lot sizes to provide greater variety within the neighborhood. This gives diversity to that the community avoids a “one-size-fits-all” design and instead reflects a spectrum of housing opportunities, from smaller, more efficient lots to larger, more traditional home-sites. In addition, the homes are anticipated to be semi-custom, offering flexibility in architecture and design that supports individuality while maintaining a cohesive neighborhood character.

l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.

The proposed site plan incorporates curvilinear streets that are aligned with the property’s natural topography. This enhances visual interest within the community while also creating a more organic and context-sensitive layout. Responding to the existing grade, the design allows for thoughtful building placement that minimizes grading, respects natural landforms, and produces a more attractive neighborhood setting.

In addition, the use of curvilinear streets introduces visual relief across the site, breaking up long blocks and avoiding the monotony of rigid, grid-like patterns. The plan integrates open space tracts that include pedestrian connections which promote movement through the community

m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.

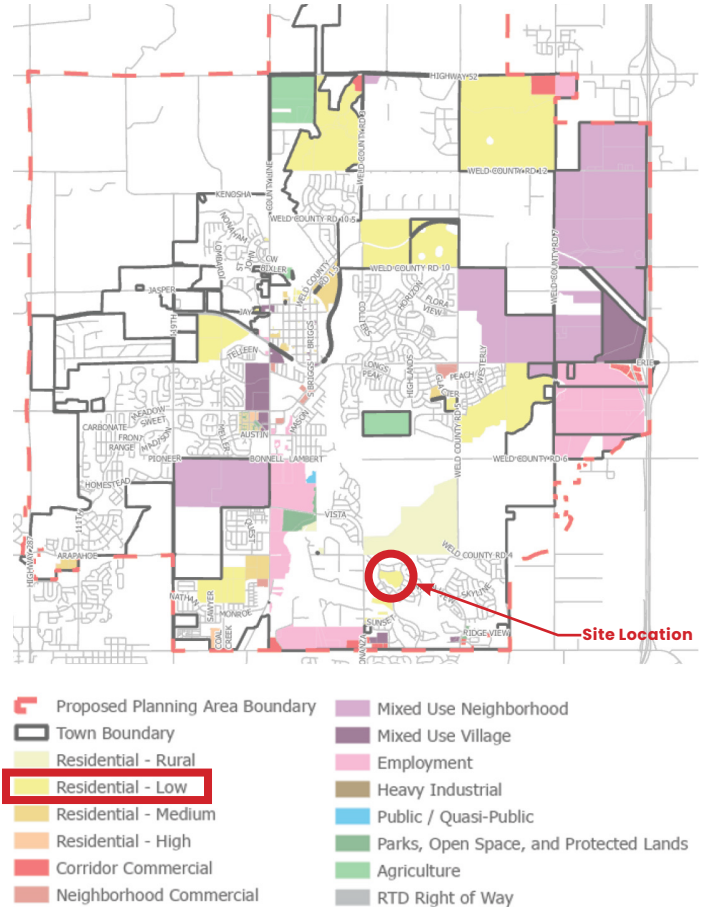
This amendment will rezone an underutilized golf course maintenance parcel into a high-quality residential neighborhood that is more compatible in both use and aesthetics with the surrounding community. Converting the site from a maintenance function to residential, the amendment addresses an ongoing land use mismatch and replaces it with homes that contribute to the character, vitality, and cohesiveness of the area.

The proposed neighborhood strengthens community connections by integrating pedestrian walkways, open space buffers, and landscaped corridors that tie into the existing Vista Ridge system of parks and trails. This creates greater connectivity for residents, encouraging walkability and access to nearby amenities.

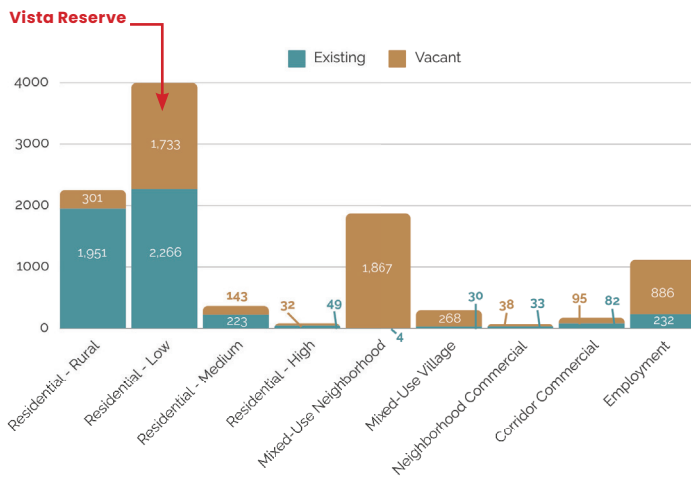
Section C - Public Benefit and Compatabilty

Vista Reserve is a part of the Vista Ridge Development Plan which complies with the Town of Erie's comprehensive planning principles, aligning with the Town's Comprehensive Plan that identify this area as an opportunity site for responsible residential growth. The project contributes to the Town's goal of expanding its low-density housing inventory and promotes the public health, safety, and welfare and integrates existing infrastructure, including utility services, and emergency access without compromising service levels to surrounding neighborhoods, as the density proposed was accounted for in the original development plan. The site plan includes internal street connections designed to accommodate safe and efficient vehicular circulation, while also incorporating pedestrian-friendly design elements that support walkability and access to adjacent open space and trail systems, consistent with the Town's transportation and parks master plans.

2024 Comprehensive Plan - Opportunity Sites



2024 Comprehensive Plan - Existing Vs. Opportunity Site Land



2024 Comprehensive Plan - Estimated Buildout Projections

	EXISTING (2023)	ENTITLED	PLANNED	OPPORTUNITY SITES 2050-2055 ESTIMATE	TOWN OF ERIE BUILDOUT 2050-2055 ESTIMATE
<i>Description</i>	<i>Already built</i>	<i>Approved development</i>	<i>In development review process; not approved</i>	<i>Potential development in vacant¹ and underutilized² parcels in the Planning Area</i>	
Housing Units	12,000 units	5,000 units	10,000 units	0 - 3,000 units	27,000 - 30,000 units
Population	36,000 residents	13,000 residents	24,000 residents	0 - 7,000 residents	73,000 - 80,000 residents
Commercial & Industrial Square Footage	1,700,000 sq. ft.	400,000 sq. ft.	3,400,000 sq. ft.	0 - 6,100,000 sq. ft.	5,500,000 - 11,600,000 sq. ft.
Employment	5,000 jobs	1,000 jobs	7,000 jobs	0 - 12,000 jobs	13,000 - 25,000 jobs
Jobs to Housing Ratio	0.42	0.2	0.8	4	0.48 - 0.83



Environmental and community impacts have been considered. The design preserves continuity within the Vista Ridge community and avoids significant adverse impacts to the natural topography. The removal of the existing Johnson House is proposed to facilitate efficient redevelopment of the site, and follows the Town’s long-term vision for the area. The residential character, lot dimensions, and setbacks are compatible with existing development in the vicinity and comply with the Vista Ridge Development Plan. Visual relief is achieved through building placement, curvilinear streets, open space integration, and diverse lot size configurations. Vista Reserve follows the intent of the low density single family PD zone district, offering high-quality residential development that preserves community character and connects to existing amenities - consistent with the Town’s expectations for innovation, connectivity, and responsible land use planning.

Section D - Development Timeline, Infrastructure, and Drainage

Spring 2025	Summer-Fall 2025	Winter 2026	Summer 2026
Preparation of PD Amendment and Preliminary Plat Documents. Conduct Neighborhood Meetings.	Submittal and Public Hearings for PD Amendment and Preliminary Plat (Planning Commission and Town Council)	Preparation and Submittal of Detailed Construction Documents and Final Plat. Finalize Agreements, and Start Horizontal Construction.	Begin Homebuilding, Homes are put up for sale, and Residents Begin to Move in.

Timeline

The proposed development and phasing is dependent on project approvals and market conditions. However, construction is expected to begin immediately after Final Plat approval. The applicant intends to request an early grading permit during the entitlement process so construction may commence allow the project to be built out as timely as possible.

The site plan will be constructed in one phase. Most infrastructure such as roads, sewer, and water services are expected to be installed prior to vertical construction. The remaining hard surface improvements such as roads, parking areas, sidewalks, and paths will be constructed after horizontal construction, and before vertical construction. All necessary utilities are available within the existing street right-of-ways adjacent to the Vista Reserve site. Meetings with various providers have confirmed that the existing infrastructure is of sufficient size to serve the proposed Vista Reserve development. No offsite improvements for dry utilities are anticipated. Below is a list of the available providers

Gas:	Xcel Energy	1-800-481-4700
Electric:	United Power	303-637-1300
Phone:	Century Link	1-877-744-4416
Internet:	Comcast	1-800-934-6489



Vista Reserve is located within the southern boundary of the Town of Erie, an area well-served by existing municipal infrastructure and public services. The site benefits from established access to public safety services, including fire protection, police, and emergency response, all of which maintain adequate coverage levels for the area. Utility infrastructure—such as water, wastewater, stormwater, and electric services—is in place and has sufficient capacity to accommodate the proposed development. Additionally, the site is proximate to open space and recreational amenities that support active lifestyles and neighborhood engagement. Public schools serving the area are accessible and integrated into the broader planning framework which have already accounted for the density proposed, ensuring educational needs are met for future residents. The project's location and integration within existing service areas ensure that Vista Reserve can be fully supported without adversely impacting the levels of service provided to existing developments in the Town of Erie.

Potable Water and Sanitary Services

Water and sanitary services will be provided by the Town of Erie. Currently the Vista Ridge PD anticipated the amount of units proposed and the Town has adequate services to provide to the site. Most of the public infrastructure such as roads, sewer and water services are expected to be installed prior to vertical construction.

Drainage:

Vista Reserve is located with the Coal Creek Drainage Basin and does not lie with the 100-year floodplain. There are no on-site designated wetlands. Storm runoff from the eastern one-third of the site drains northeasterly at an average slope near 5% to the existing curb line of Hickory Drive. Storm runoff from the western two-thirds of the site drains westerly and northwesterly at slopes between 5% and 10% to the existing curb lines of Vista Parkway and Single Tree Lane or through the lots of Vista Ridge Filing 11 to Hickory Drive or Apple Tree Place.

The storm sewer system of Vista Ridge was designed to accommodate the project site being developed with single-family residences without on-site detention. To lessen the impact of project onto the existing storm sewer system, two on-site detention ponds will be constructed.





VISTA RESERVE

PRELIMINARY PLAT - NARRATIVE
AUGUST 2025



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PROJECT TEAM

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environmental

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tel. 303.872.7084 - contact: Tim DeMasters

tdemasters@corvusenv.com



PRELIMINARY PLAT NARRATIVE

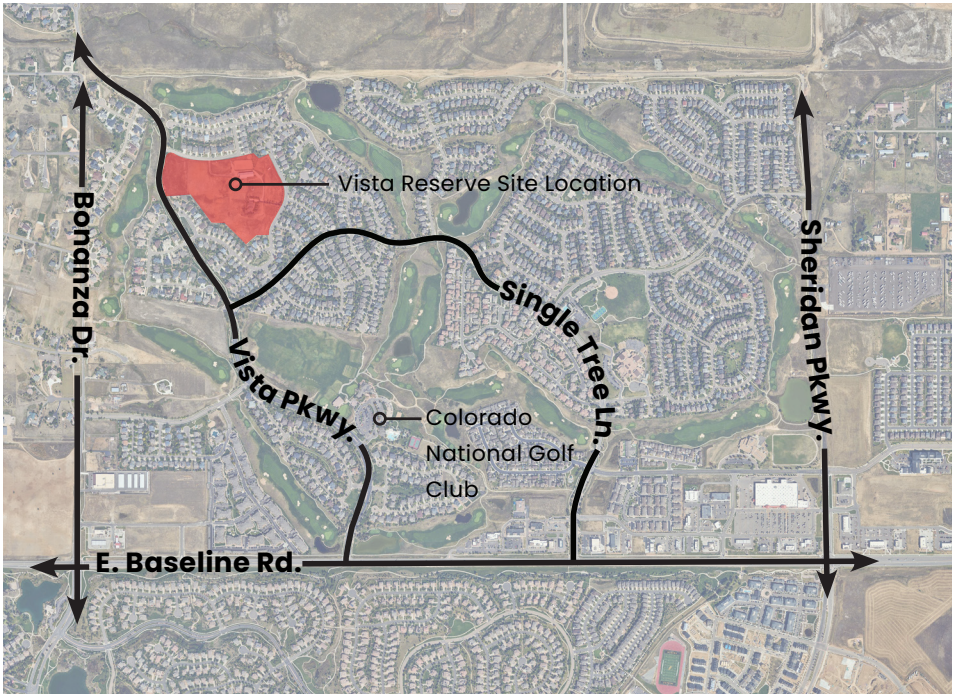
Section A – General Project Concept and Purpose of the Request

Preface

PCS Group, on behalf of Affinity Holdings, LLC, is pleased to present this document requesting preliminary plat approval as part of the entitlement request for Planning Areas 2-6 and 2-10 within the Vista Ridge development, located in Section 32 & 33, Township 1 North, Range 6B West of The 6th Principal Meridian, Town of Erie, County of Weld, State of Colorado. In total, the two planning areas encompass approximately 19.05 acres, and propose 50 single-family detached homes.

Site Location

The Proposed site is an infill property within the Vista Ridge Development Plan, encompassing approximately 19.05 acres of land zoned for Low Density Single Family Detached homes. A portion of the site includes 2.6 acres which was previously allocated in the Planned Development for golf course maintenance. Because the golf course maintenance area was constructed in a different location within the Vista Ridge Community, this parcel is being rezoned to low



density single family in a concurrent application as PD Amendment #10. The parcels of ground are bordered by similar Low or Low/Medium Density Single Family Detached housing on the north, east, and south, with golf and Open Space/ Estate Residential across Vista Parkway to the West. The site is bounded by neighboring roads, including Single Tree Lane to the north, Hickory Drive to the East and South, and Vista Parkway, a connector road, to the West.

Existing Conditions

The site as it exists today has a single residence with a horse coral and accessory barn. The residence is centrally located on the high point of the property. The eastern one-third of the site slopes to the northeast at an average slope near 5%. The western two-thirds of the site slopes to the west and northwest predominantly at slopes between 5% and 10%. The Johnston Linda Jane Living Trust is the recorded owner of the mineral rights associated with the Vista Reserve site.



Project Vision

The community is envisioned as a semi-custom residential neighborhood, characterized by 7,500 SF lots arranged in an enclave-style layout. Designed to complement the existing fabric of the Vista Ridge community, the development will adhere to the architectural and landscaping standards outlined in the Vista Ridge Development Plan, ensuring a cohesive aesthetic and harmonious integration with the surrounding neighborhood.

Section B - Conceptual Site Plan



Land Use

Type	Area	% Of Total
Residential Lots	12.62 AC	66%
Tracts	2.86 AC	15%
Public ROW	3.57 AC	19%
Total	19.05 AC	100%

Lot Type

Bld Env	Total
70' x 70'	7 Lots
60' x 70'	22 Lots
50' x 70'	21 Lots
Total	50 Lots
Density	2.62 DU/AC

Site Plan Design

The proposed development will include 50 high-quality, single-family detached homes, achieving a comfortable and compatible density of approximately 2.62 dwelling units per acre. This density is less than the approved 3 DU/AC, and falls within the low single family detached zone district. Lots have an average size of 7,500 SF as a minimum net average area and are a minimum of 60' wide. There are two access points into the property which are located

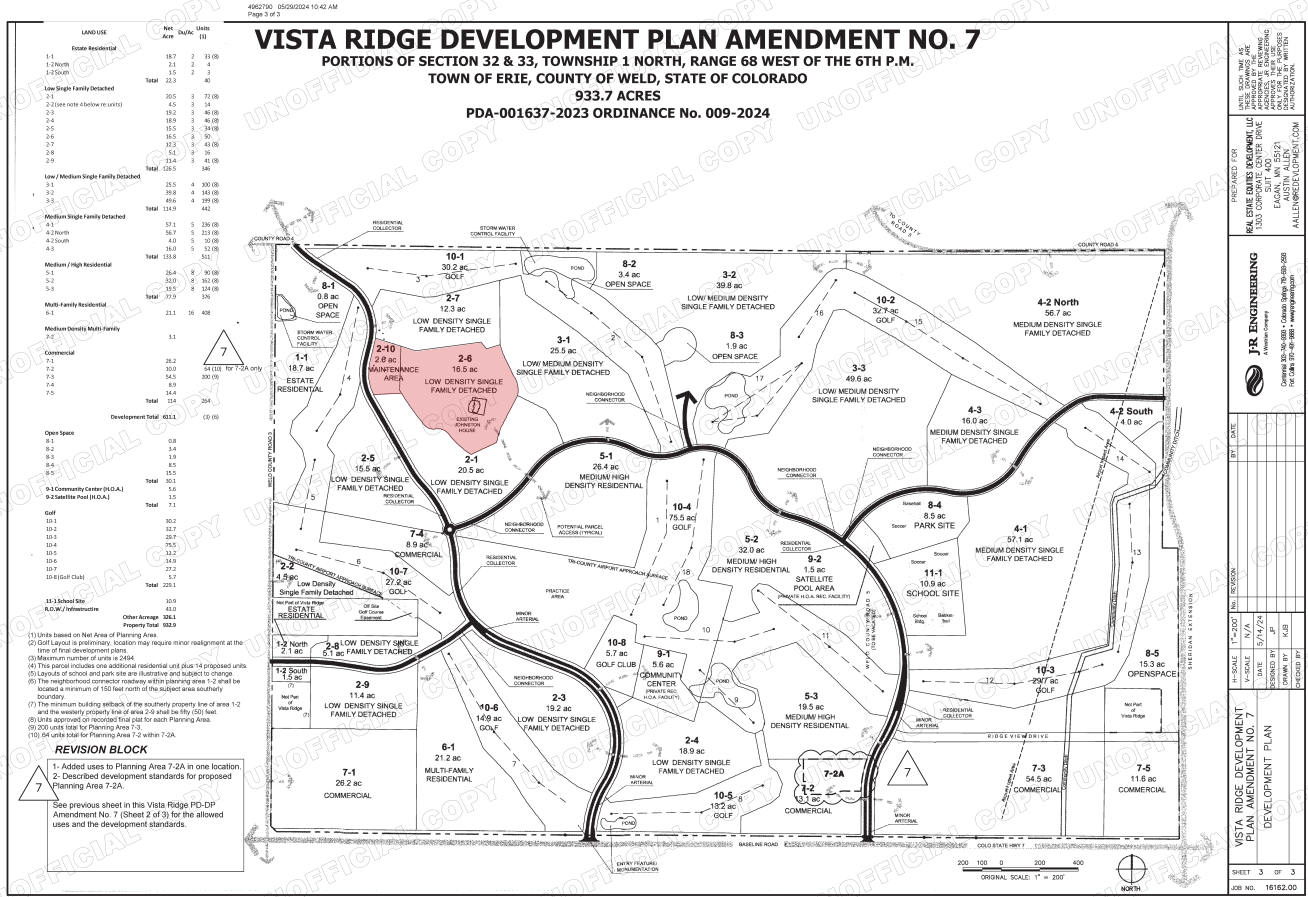
at existing intersections and are continuations of Peach Place and Remuda Place. Secondary monumentation is proposed at each entrance, to establish wayfinding and create an entry sequence into the community. A minimum 30' landscape buffer is provided along Hickory Drive and Single Tree Lane. These buffers provided along all road-facing boundaries of the site minimize visual impacts on neighboring properties, enhancing streetscape appeal for the surrounding neighborhoods. These buffers create attractive, landscaped transitions which elevate the community's visual character while respecting the privacy and views of some of the adjacent residents.

Leveraging the site's unique natural topography, the project maximizes opportunities for walk-out basements to capture views of the Rocky Mountains. The street network is intentionally designed with pedestrian-friendly sidewalks and on-street parking, fostering a walkable neighborhood environment. Enhanced pedestrian connectivity throughout the site integrates itself into the greater Vista Ridge pedestrian and trail network, promoting community interaction, active lifestyles, and convenient access to surrounding amenities. The proposed walks connect from the site to existing adjacent pocket parks across Hickory Drive and Single Tree Lane. The streets have a 60' ROW and are anticipated to be public roads that are dedicated to the town. They are designed to the Town of Erie standards and follow the Vista Ridge Development Plan. Two neighboring pocket parks, one to the west and one to the north of the Vista Reserve Property, will be connected by pedestrian pathways. These connections will provide residents with direct access to recreational amenities and improved connectivity to the broader Vista Ridge pedestrian network.

Maintenance responsibilities for these landscaped tracts as well as detention areas will be clearly defined and documented in future agreements and the community's covenants and restrictions. Public ROW's will be maintained by the Vista Ridge HOA, with details formalized in a maintenance agreement with the Town of Erie. Additionally, the plan includes two detention ponds on-site, which will manage stormwater effectively and further enhance the community's green space.



Section C - Compliance With Planning, Zoning, and Development Standards.



Vista Ridge PUD

Established to guide cohesive growth, the Vista Ridge Development Plan was originally approved in 2000 to create a vibrant Golf Course community within Erie, Colorado, emphasizing Single Family housing, integrated open spaces, and recreational amenities. Adopted in alignment with the Town of Erie's comprehensive planning objectives, the Development Plan framework ensures consistent standards in architecture, landscaping, and infrastructure across developments. The proposed Vista Reserve project is situated within this Development Plan, respecting the established guidelines to further the community's vision.

The proposed project is situated within Planning Areas 2-6 and 2-10 of the Vista Ridge Development Plan, currently zoned as Low-Density Single Family Detached Residential. This zoning designation permits a maximum density of three dwelling units per acre, allowing for up to 57 residential units within the parcel. This amendment will not alter existing zoning allowances, densities, roadway configurations, or other standards currently approved for Low Density Single Family Detached. Additionally, the existing Johnson House, located within Parcel 2-6, is proposed for removal as part of the site redevelopment.

The proposed site plan proposes a total lot count of 50 homes, following all setback requirements noted in the Vista Ridge PUD. The proposed site plan has a proposed density of 2.62 DU/AC which is less than the allowed 3.0 DU/AC

Density allowed in the Vista Ridge Development Plan.

The proposed Vista Reserve site plan adheres to the development standards outlined within the existing Vista Ridge Development Plan amendment #10. This includes compliance with zoning designations, density requirements, architectural and landscaping standards. The site layout, setbacks, lot sizes, and overall community design have all been structured to align with the development plan, ensuring consistency and integration within the broader Vista Ridge development.

Development Standards

Building Setback Requirements

- Front Setback
_____ 20 Feet
- Rear Setback
_____ 25 Feet
- Side Setback
_____ 5 Feet

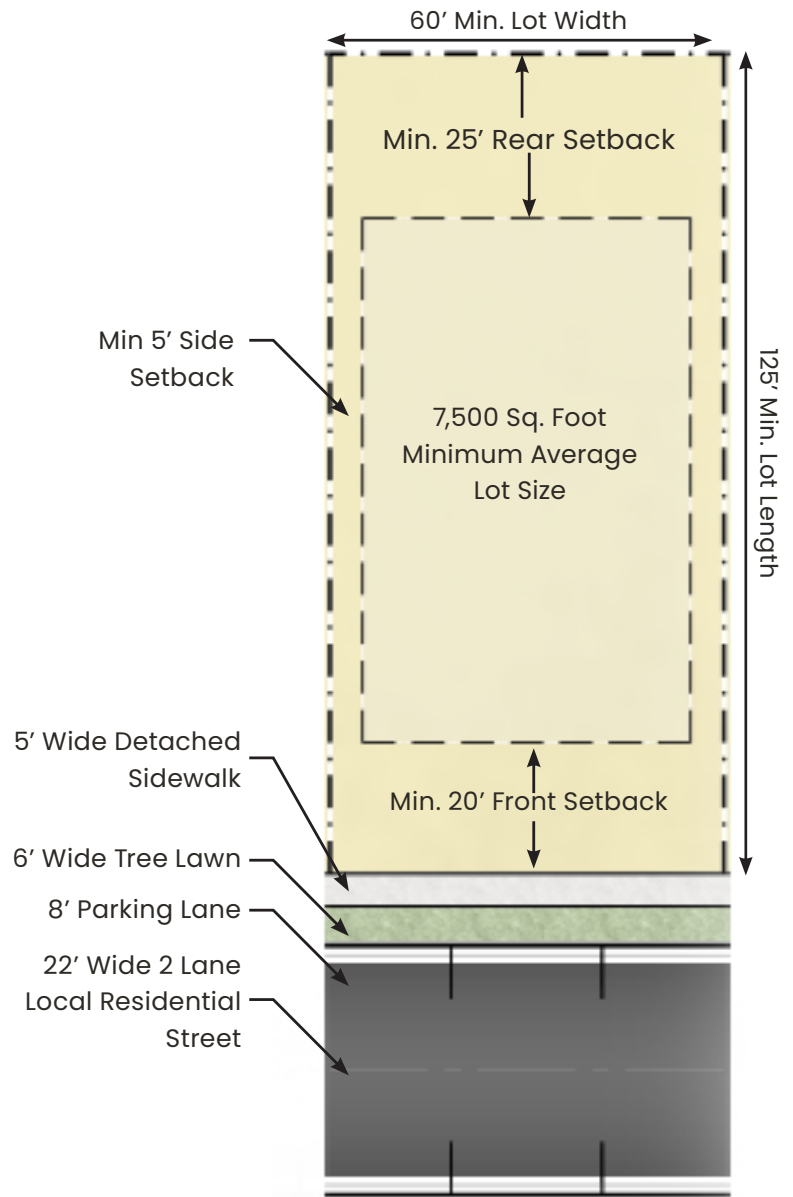
Lot Requirements

- Minimum Lot Area
_____ 7500 Sq. Feet
- Minimum Lot Width
_____ 60 Feet
- Minimum Lot Length
_____ 125 Feet
- Maximum Building Height
_____ 35 Feet

Encroachments

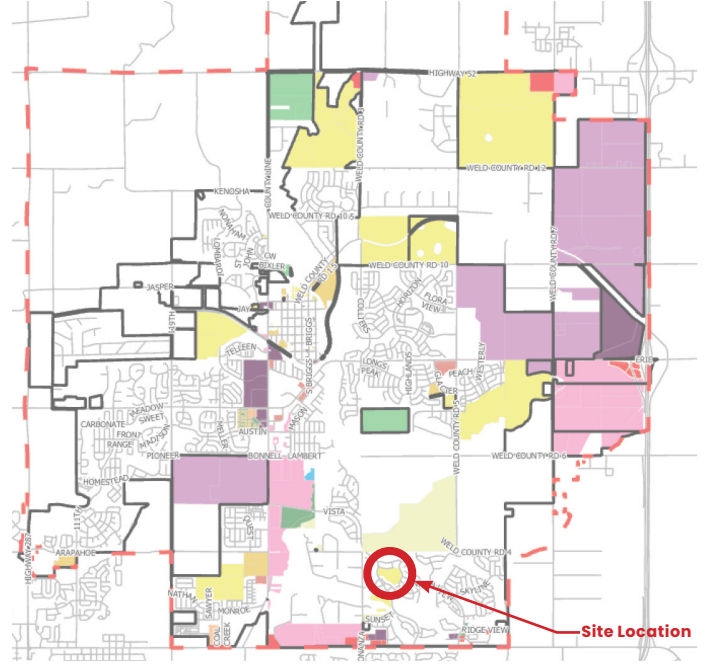
- Side/Rear Yard Encroachments
_____ 2 Feet From Property Line
- Uncovered Patios, Decks, and Other Ancillary Structures
_____ 10 Feet From Rear Property Line
- Covered Patios, Decks, and Other Ancillary Structures
_____ Must Be Within Setback Lines

Site Plan - Minimum Lot Dimensions

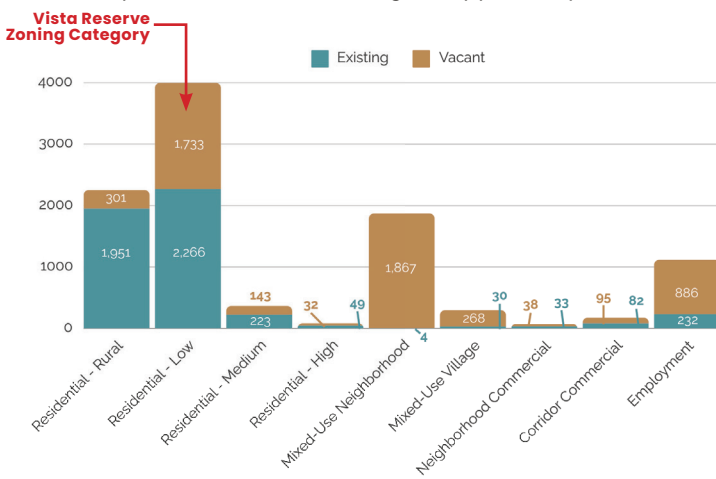


The proposed project aligns with the goals outlined within the Town of Erie's Comprehensive Plan, which identifies this site as a key opportunity site. The Parcels existing zoning as Low Density Residential positions is favorably, contributing to the Town's identified desire to develop an additional 1,733 low density residential units. Given its location, alignment with zoning objectives, and careful integration with existing community standards, Vista Reserve is positioned to effectively support the Town's residential growth goals, enhancing both the quality of life and community within Erie.

2024 Comprehensive Plan - Opportunity Sites



2024 Comprehensive Plan - Existing Vs. Opportunity Site Land Area



2024 Comprehensive Plan - Estimated Buildout Projections

	EXISTING (2023)	ENTITLED	PLANNED	OPPORTUNITY SITES 2050-2055 ESTIMATE	TOWN OF ERIE BUILDOUT 2050-2055 ESTIMATE
<i>Description</i>	<i>Already built</i>	<i>Approved development</i>	<i>In development review process; not approved</i>	<i>Potential development in vacant¹ and underutilized² parcels in the Planning Area</i>	
Housing Units	12,000 units	5,000 units	10,000 units	0 - 3,000 units	27,000 - 30,000 units
Population	36,000 residents	13,000 residents	24,000 residents	0 - 7,000 residents	73,000 - 80,000 residents
Commercial & Industrial Square Footage	1,700,000 sq. ft.	400,000 sq. ft.	3,400,000 sq. ft.	0 - 6,100,000 sq. ft.	5,500,000 - 11,600,000 sq. ft.
Employment	5,000 jobs	1,000 jobs	7,000 jobs	0 - 12,000 jobs	13,000 - 25,000 jobs
Jobs to Housing Ratio	0.42	0.2	0.8	4	0.48 - 0.83

Section D – Compliance with approval criteria

a. The subdivision is generally consistent with the town’s comprehensive plan.

The proposed amendment meets the intent of the Vista Ridge Development Plan and in turn, supports the broader planning principles of compatibility, efficiency, and housing, complimenting the Town’s Comprehensive Plan. By placing new single-family homes within an infill setting, the proposal uses existing infrastructure and road networks, reducing the need for new public improvements and preserves more rural and agricultural land elsewhere in the Town. The additional residential units contribute to the overall build-out of Vista Ridge, helping meet local housing demand while maintaining the low-density character envisioned in the Development Plan.

b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.

The proposed amendment aligns with the intent of the Vista Ridge Development Plan by adhering to the Low-Density Single-Family Detached (RSF) zoning designation. The revised layout is below the maximum allowable density established for the property and complies with the bulk and dimensional standards outlined in the approved Development Plan. The proposed site plan is consistent with both the technical requirements and the broader planning objectives for the area while maintaining the character envisioned within the Vista Ridge community.

c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the town’s standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

The layout introduces a connected network of new sidewalks and pedestrian pathways that directly link to surrounding pocket park amenities. These improvements strengthen neighborhood connectivity, encourage walkability, and provide residents with convenient access to recreational spaces. By promoting easy access to nearby amenities, the plan fosters health and wellness for the community and reinforces a pedestrian-friendly environment.

Because this is an infill property, open space and park requirements have already been addressed within the overall Vista Ridge master plan. This parcel complements those amenities by enhancing the connections to adjacent parks and recreational areas, rather than duplicating facilities already in place.

The site itself contains minimal existing vegetation, as its current use is limited to horse stabling and related activities. No wetlands, designated floodplains, or protected species have been identified within the property boundaries. Redeveloping a site without significant ecological resources or sensitive habitats aligns with best planning practices, minimizing environmental disturbance while transitioning the land into a more productive and compatible residential

use.

d. The subdivision complies with all applicable use, development, and design standards set forth in chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this chapter or this UDC. Applicants shall refer to the development standards in chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.

The application is consistent with the Vista Ridge Development Plan and complements the Town's Use Regulations by proposing single-family residential development on this parcel. The plan adheres to the bulk and dimensional standards established in the approved Development Plan, with no setback deviations requested.

The subdivision layout is designed to align with the Town's subdivision standards, incorporating curvilinear roads that add visual interest, respond to the site's natural topography, and create shorter block lengths that foster a more pedestrian-friendly scale. These elements support a neighborhood character that is compatible with surrounding development while complimenting the intent of the Vista Ridge Development Plan.

e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions, including, but not limited to, wetlands, water quality, erosion control, and wastewater regulations.

The proposed subdivision complies with applicable regulations, standards, and requirements of federal and state governments, as well as other relevant jurisdictions. Specifically, the site does not contain any designated wetlands or floodplains, and therefore avoids impacts to federally or state-regulated waters. The proposed development adheres to water quality and erosion control requirements by directing runoff into proposed detention facilities within the site and then to existing Vista Ridge stormwater system, which has current infrastructure already designed to accommodate this property. Best management practices will be implemented to minimize erosion and protect downstream water quality during construction.

Wastewater service for the site will connect to existing municipal systems, consistent with previously allocated service capacity under the Vista Ridge Development Plan. Coordination with the Town of Erie, utility providers, and applicable state agencies will ensure all wastewater, water quality, and environmental protection standards are met. Collectively, the subdivision aligns with applicable federal, state, and local requirements, ensuring compliance and minimizing potential environmental impacts.

f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.

The proposed subdivision will not result in significant adverse impacts on the natural environment. The site does not

contain wetlands, floodplains, or critical wildlife habitat, and existing vegetation is minimal due to its prior use as a horse stabling area. Stormwater will be managed through the on site detention and water quality facilities designed and constructed as part of the Vista Ridge Development Plan, ensuring runoff is controlled and treated in compliance with Town and state standards.

Potential impacts to air and noise will be temporary in nature, limited to construction activities, and mitigated through best management practices such as dust control measures and restricted construction hours. Long-term residential use is inherently low-impact compared to commercial or maintenance yard operations that were previously anticipated for this site.

Wildlife and vegetation impacts are minimal, and new landscape buffers, street trees, and open space areas will enhance habitat value while contributing to the overall character of the neighborhood.

g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.

The subdivision has been designed to integrate with the surrounding Vista Ridge community. Two primary access points are provided from existing neighborhood streets, aligning with intersections planned in the original Vista Ridge roadway network. Internal public streets are designed to Town standards and connect efficiently to these existing routes, to ensure both vehicular and emergency access is maintained.

Sidewalks and pedestrian pathways within the subdivision tie directly into the larger Vista Ridge pedestrian network for safe and accessible connections to nearby pocket parks, and community amenities. The layout emphasizes curvilinear streets and pedestrian-scale block lengths, which not only respond to the site's natural topography but also create logical pedestrian linkages throughout the neighborhood.

These design elements strengthen connectivity to adjacent neighborhoods, enhance walkability, and support the Town's goal of integrating infill neighborhoods into the existing community.

h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.

The subdivision has been designed to ensure compatibility with surrounding neighborhoods and to minimize potential adverse impacts on adjacent properties. The proposed use of single-family detached homes is consistent in scale and character with nearby residential developments and is more compatible than the parcel's previous designation as a golf course maintenance area.

Impacts are further mitigated through the inclusion of 30-foot landscaped buffers along key edges of the site, creating visual screening and a softer transition to neighboring properties. Lot sizes and setbacks are comparable to those in

adjacent subdivisions, promoting continuity in character and density. Additionally, curvilinear street layouts, shorter block lengths, and integrated open space tracts introduce breaks in building massing and provide visual relief for both residents and neighbors.

Traffic impacts are anticipated to be minimal, as the roadway network was originally designed to accommodate the density proposed. Pedestrian pathways will connect to existing trails and parks, increasing accessibility without creating conflicts with adjacent properties.

i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.

Public services and facilities are available to serve the property while maintaining acceptable levels of service for existing development. The parcel is located within the Vista Ridge Development Plan area, where municipal water, sewer, and stormwater systems have already been extended and sized to accommodate the anticipated build-out of the community. Police, fire, and emergency services have also been allocated for this property through the original zoning and subdivision approvals, so that service levels will remain consistent.

Recreation facilities, trails, and parks have been provided throughout the larger Vista Ridge community, with this parcel benefitting from direct pedestrian connections to nearby pocket parks, and the Vista Ridge trail system. The Town's school district previously accounted for student population from this property during the original entitlement process, and no adverse impact on school capacity is anticipated.

j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Construction of the development is anticipated to occur in a single phase. Adequate infrastructure is already in place to serve the property, with available capacity in existing water, sanitary and storm systems to accommodate the proposed residential uses. The site benefits from established municipal water, sewer, and stormwater facilities within the Vista Ridge Development Plan, allowing for efficient connections without the need for offsite improvements.

Section E – Development Timeline, Infrastructure, and Drainage

Spring 2025

Preparation of PD Amendment and Preliminary Plat Documents. Conduct Neighborhood Meetings.

Summer-Fall 2025

Submittal and Public Hearings for PD Amendment and Preliminary Plat (Planning Commission and Town Council)

Winter 2026

Preparation and Submittal of Detailed Construction Documents and Final Plat. Finalize Agreements, and Start Horizontal Construction.

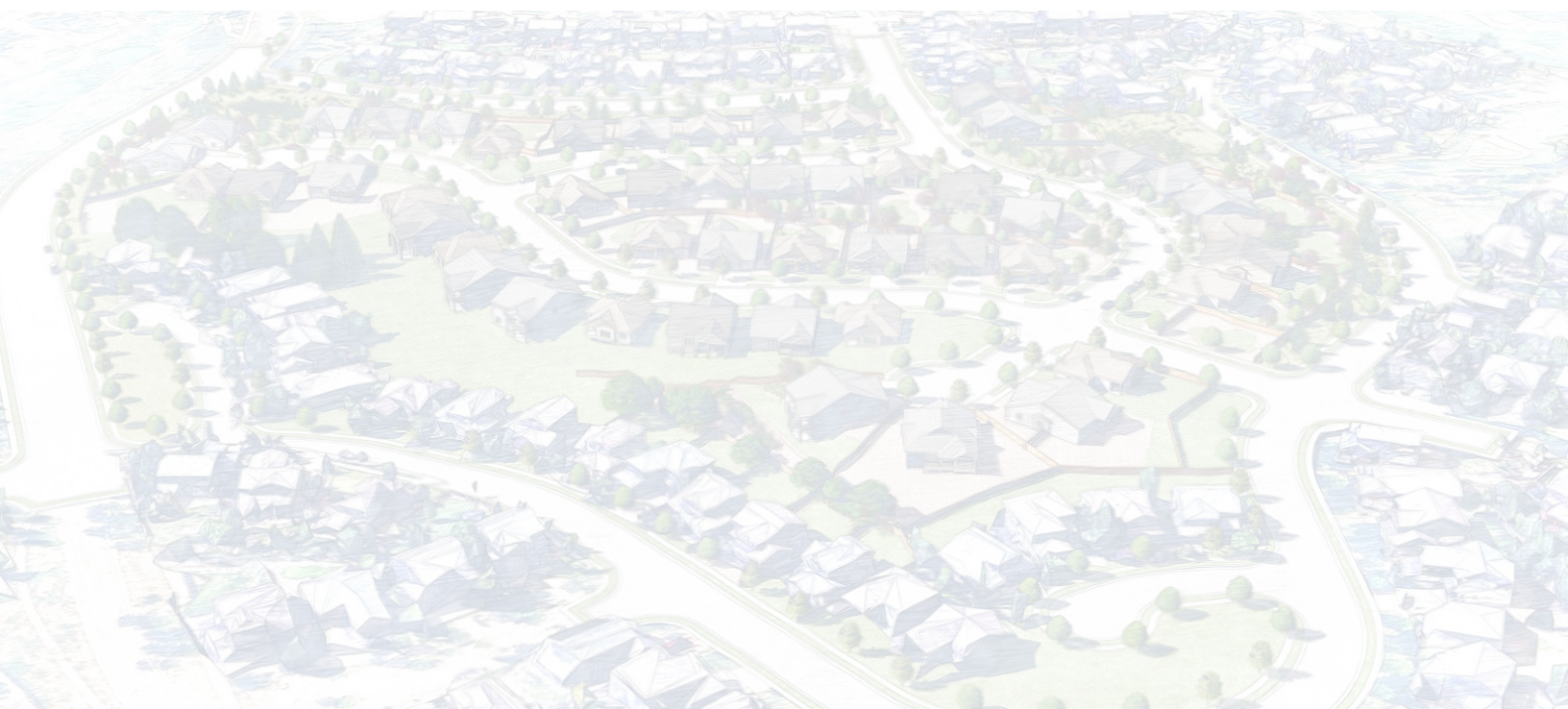
Summer 2026

Begin Homebuilding, Homes are put up for sale, and Residents Begin to Move in.

Timeline

The proposed development and phasing is dependent on project approvals and market conditions. However, construction is expected to begin immediately after Final Plat approval. The applicant intends to request an early grading permit during the entitlement process so construction may commence and allow the project to be built out as timely as possible.

The site plan will be constructed in one phase. Most infrastructure such as roads, sewer, and water services are expected to be installed prior to vertical construction. The remaining hard surface improvements such as roads, parking areas, sidewalks, and paths will be constructed after horizontal construction, and before vertical construction.



Utilities:

All necessary utilities are available within the existing street right-of-ways adjacent to the Vista Reserve site. Meetings with various providers have confirmed that the existing infrastructure is of sufficient size to serve the proposed Vista Reserve development. No off-site improvements for dry utilities are anticipated. Below is a list of the available providers

Gas:	Xcel Energy	1-800-481-4700
Electric:	United Power	303-637-1300
Phone:	Century Link	1-877-744-4416
Internet:	Comcast	1-800-934-6489

Potable Water and Sanitary Services

Water and sanitary services will be provided by the Town of Erie. Currently the Vista Ridge PD anticipated the amount of units proposed and the Town has adequate services to provide to the site. Most of the public infrastructure such as roads, sewer and water services are expected to be installed prior to vertical construction.

Drainage:

Vista Reserve is located with the Coal Creek Drainage Basin and does not lie with the 100-year floodplain. There are no on-site designated wetlands. Storm runoff from the eastern one-third of the site drains northeasterly at an average slope near 5% to the existing curb line of Hickory Drive. Storm runoff from the western two-thirds of the site drains westerly and northwesterly at slopes between 5% and 10% to the existing curb lines of Vista Parkway and Single Tree Lane or through the lots of Vista Ridge Filing 11 to Hickory Drive or Apple Tree Place.

The storm sewer system of Vista Ridge was designed to accommodate the project site being developed with single-family residences without on-site detention. To lessen the impact of project onto the existing storm sewer system, two on-site detention ponds will be constructed.