



**TOWN OF ERIE**  
 Planning & Development – Planning Division  
 645 Holbrook Street – PO Box 750 – Erie, CO 80516  
 Tel: 303.926.2770 – Website: [www.erieco.gov](http://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: Village Cooperative of Erie

PROJECT ADDRESS: 3010/3020 Village Vista Dr, Erie, CO 80516

PROJECT DESCRIPTION: The building will be a 64-unit multi-family senior living cooperative with underground parking and three story wood framed structure above. Surface parking will be available with associated site infrastructure.

**LEGAL DESCRIPTION** (attach legal description if Metes & Bounds)  
 Subdivision Name: Vista Ridge

Filing #: 11 Lot #: 5B/5C Block #: 1 Section: 32 Township: 1 Range: 68

**OWNER** (attach separate sheets if multiple)  
 Name/Company: Northern Ridge Baptist Church  
 Contact Person: Jared Kidder  
 Address: 3100 Ridge View Dr  
 City/State/Zip: Erie, CO 80516  
 Phone: 720 939 2416 Fax: \_\_\_\_\_  
 E-mail: Jared Kidder @ Northern Ridge.org

**AUTHORIZED REPRESENTATIVE**  
 Company/Firm: REE Holdings-Erie, LLC  
 Contact Person: Austin Allen  
 Address: 1303 Corporate Center Drive  
 City/State/Zip: Eagan, MN 55121  
 Phone: 651.760.8307 Fax: \_\_\_\_\_  
 E-mail: aallen@reeddevelopment.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: N/A  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_

**MINERAL LEASE HOLDER** (attach separate sheets if multiple)  
 Name/Company: N/A  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_

**LAND-USE & SUMMARY INFORMATION**  
 Present Zoning: Planned Development  
 Proposed Zoning: Planned Development  
 Gross Acreage: 3.14

Gross Site Density (du/ac): 20.38  
 # Lots/Units Proposed: 64  
 Gross Floor Area: 0.219

**SERVICE PROVIDERS**  
 Electric: Xcel  
 Metro District: Vista Ridge  
 Water (if other than Town): \_\_\_\_\_

Gas: Xcel  
 Fire District: North Metro Fire  
 Sewer (if other than Town): \_\_\_\_\_

**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 type="checkbox"/> Preliminary Plat	\$ 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	
<input checked="" type="checkbox"/> Planned Dev (PD/PUD Amdt)	\$ 1500.00 + 10.00 per acre		\$300.00
<input type="checkbox"/> All Other Zoning/Rezoning	\$ 500.00 + 10.00 per acre	METRO DIST SERVICE PLAN	
<input type="checkbox"/>			Cost to Town - \$10000.00 Deposit
SPECIAL REVIEW USE		SITE PLAN	
<input type="checkbox"/> Oil & Gas	\$1200.00	<input type="checkbox"/> Residential	\$ 200.00 + 10.00 per unit
<input type="checkbox"/> All Other Types	\$500.00	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 1000.00
		<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: *[Signature]*

Date: 8/24/23

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

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

Applicant: *[Signature]*

Date: 8/24/23

STATE OF COLORADO - Minnesota )  
County of Dakota ) ss.

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of August, 2023,

by *[Signature]*  
My commission expires: 01/31/2028

Witness my hand and official seal.



Notary Public

08/23/23

Town of Erie  
645 Holbrook Street  
PO Box 750  
Erie, CO 80516

Re: Village Cooperative of Erie – PD Amendment, SP, Final Plat and Civil Construction Plans

Please accept this letter of authorization from Northern Ridge Baptist Church (Owner) for Village Cooperative of Erie (Applicant) to process the PD Amendment, Site Plan, Final Plat and Civil Construction Plan applications for the Village Cooperative of Erie development.

Sincerely,

[Handwritten Signature] 8/27/23

.....  
State of Colorado     )  
                                  )  
County of Weld        )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of August, 2023 by Jared Kidder.

Witness my hand and official seal:

My commission expires 07/01/2025

[Handwritten Signature]  
Notary Public

**KATHERINE PENDLETON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20214026404  
MY COMMISSION EXPIRES 07/01/2025**



November 30, 2023

Mr. Harry Brennan  
**Senior Planner**  
**Town of Erie Planning and Development**  
645 Holbrook Street  
Erie, CO 80516



**RE: Village Cooperative of Erie Site Plan and Minor Plat, Vista Ridge, Erie, CO  
Development Proposal Overview Narrative**

Dear Mr. Brennan:

This letter is attached to an application for a Site Plan and Minor Plat within the Vista Ridge Development with the Town Erie staff, Planning Commission and the Board of Trustees. This project is located north of Highway 7, and Vista Village Drive, west of Mountain View Boulevard in the Town of Erie. The property address is 3010/ 3020 Vista Village Drive. The property is Lots 5B and 5C Vista Ridge Filing 11, which is situated in the southeast quarter of Section 32, Township 1 North, Range 66 West of the sixth principal meridian in the Town of Erie, Weld County, Colorado. The property is approximately 3.14 acres in size. Please see the attached application for the Site Plan and Minor Plat. The project applicant and property purchaser is REE Holdings-Erie LLC. The current owner and seller of the property is Northern Ridge Baptist Church. The engineer/ planner/ surveyor and authorized representative for the project is Jim Fitzmorris; JR Engineering, LLC; 7200 South Alton Way, Suite C400; Centennial, Colorado, 80112 303-267-6185.

The property is zoned PUD (Vista Ridge Development) and is currently a vacant lot. The PD Amendment proposes to change the use of this property from commercial to medium density multi family. The surrounding properties are commercial uses to the west and south and residential uses to the north and east. This use and product will be a good transition from residential to commercial uses in this existing business park. Surrounding amenities such as existing retail, close access to Highway 7 and an existing trail system in Vista Ridge will provide benefits to the future residents.

The proposed plan is to process a PD Amendment, Site Plan (SP) and Minor Plat Amendment in conformance with the existing PD and the City's codes and comprehensive plan. We propose to create one residential lot and dedicate easements as required.

The site improvements involve development of a vacant property for use as a senior living cooperative. The building will be a 64 unit three story wood framed structure above an underground parking structure. The parking garage will provide private parking for residents without causing the visual impact of excessively sized surface parking area. In addition, a small surface parking area, drives, site utilities, site lighting and landscape areas will be provided. A private outdoor garden area will be provided for the residents. Access to the site will be gained from the existing Village Vista drive which exists along the south side of the property.

REE Holdings-Erie LLC is committed to providing a high quality building and site for the Town of Erie and its residents. The building and site design will be shown in detail during the Site Plan process.

The Site Plan and Minor Plat is being submitted with this letter.

We request the Town of Erie's support and approval for this project. The project is projected to begin construction in 2024 as soon as the planning and engineering approvals can be gained and permits can be applied for.

Sincerely,  
**JR ENGINEERING, LLC**

A handwritten signature in black ink, appearing to read "Jim Fitzmorris". The signature is written in a cursive, fluid style.

James P. Fitzmorris P.E.  
Vice President