

# VISTA RESERVE PRELIMINARY PLAT

A REPLAT OF PARCELS 8A, 8B AND TRACT 20, VISTA RIDGE MASTER FINAL PLAT  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,  
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 19.05 ACRES – 50 RESIDENTIAL LOTS, 4 TRACTS  
 SUB2025-00012

**PROPERTY DESCRIPTION:**

PARCEL 8A, PARCEL 8B, AND TRACT 20 OF THE VISTA RIDGE MASTER FINAL PLAT RECORDED NOVEMBER 28, 2001 AT RECEPTION NO. 2903870 AT THE OFFICE OF THE WELD COUNTY RECORDER.

APPLICANT/DEVELOPER  
 AFFINITY HOLDINGS, LLC  
 13330 RED DEER TRAIL  
 BROOMFIELD, CO 80020

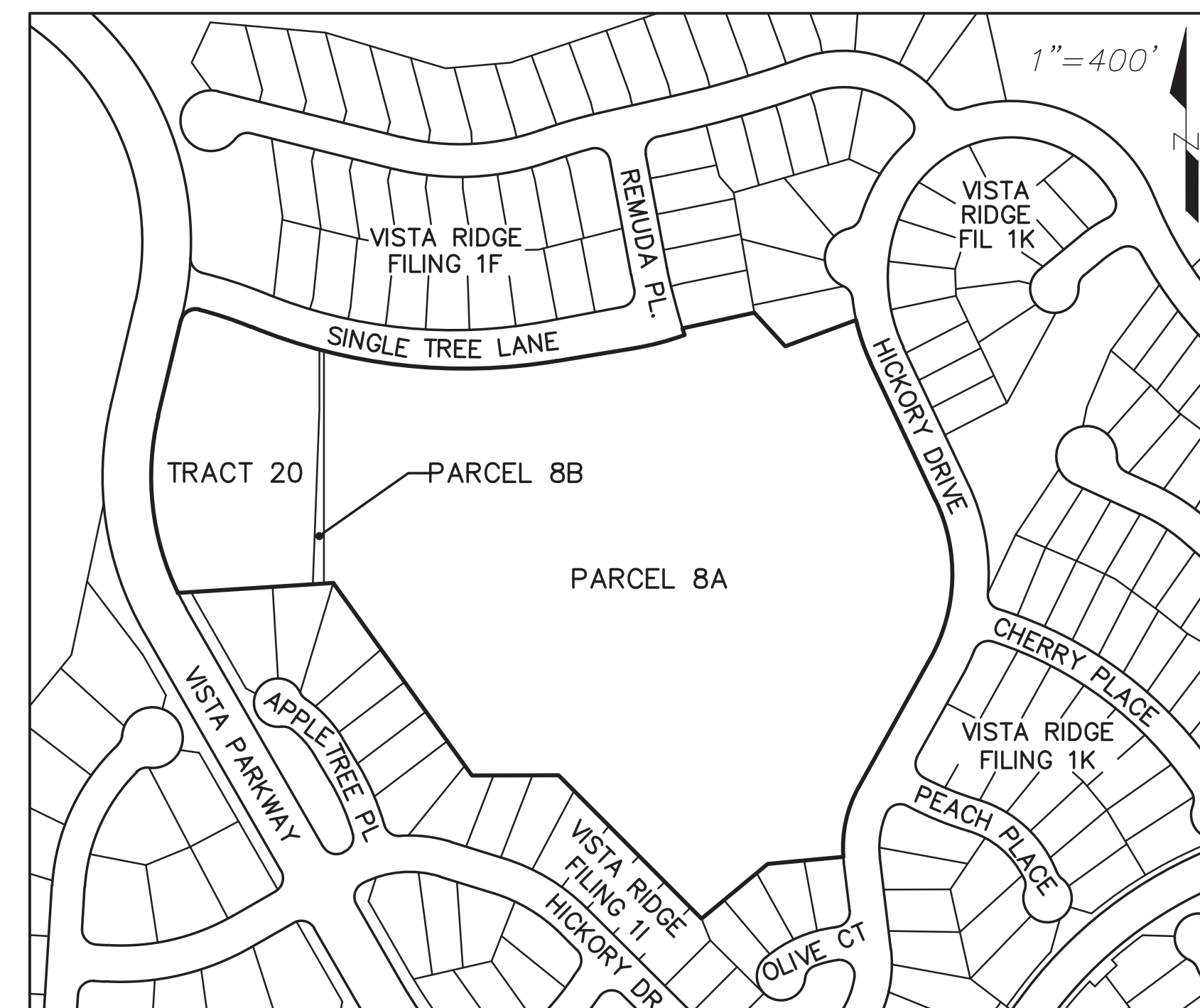
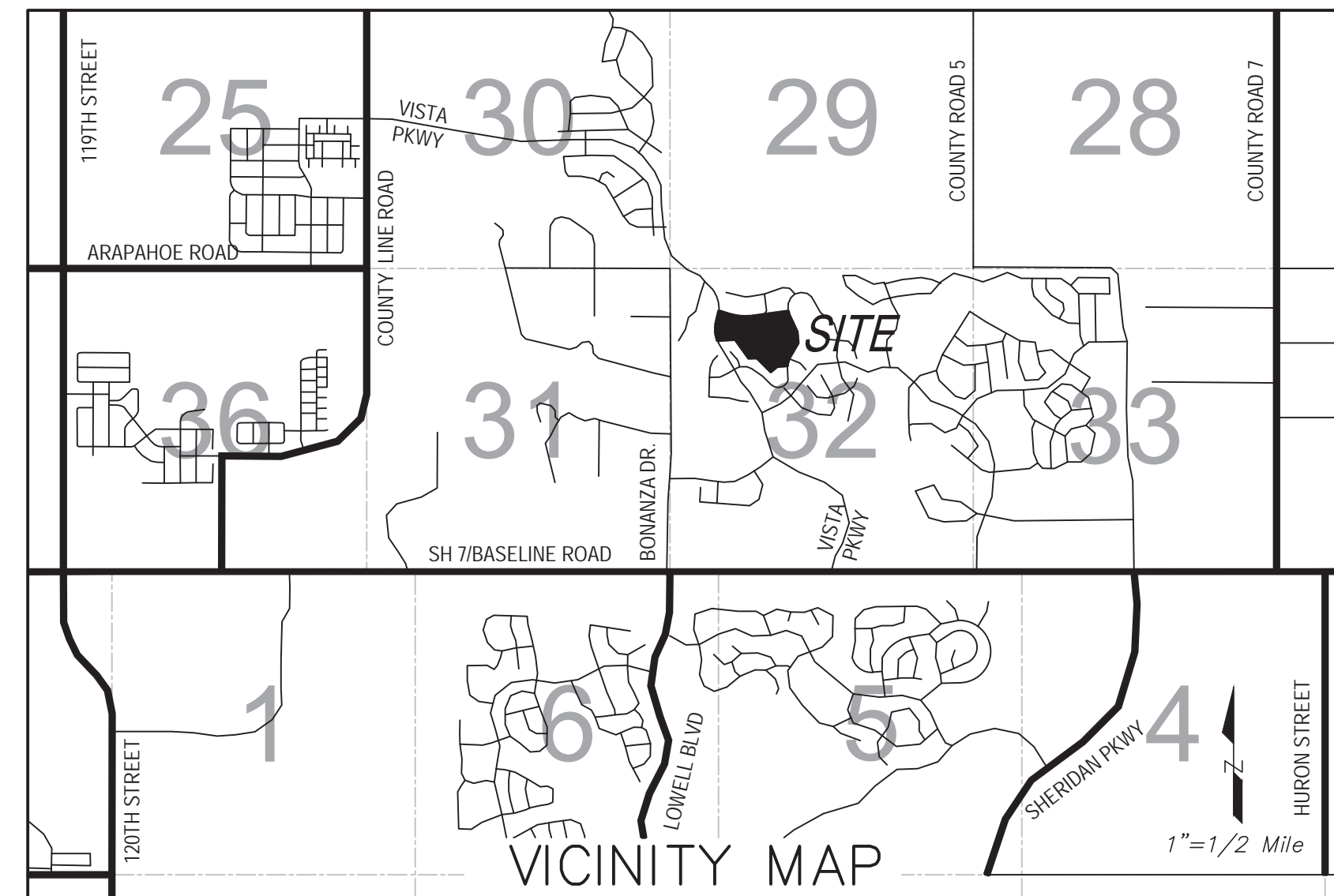
ENGINEER/SURVEYOR:  
 HURST & ASSOCIATES, INC.  
 1265 S. PUBLIC ROAD, SUITE B  
 LAFAYETTE, CO 80026  
 (303)449-9105

PLANNER & LANDSCAPE ARCHITECT:  
 PCS GROUP  
 200 KALAMATH STREET  
 DENVER, CO 80223  
 (303)531-4905

SCALE VERIFICATION

BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

NO.	DESCRIPTION	DATE	BY



**NOTES:**

- 1) NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 2) BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED UPON A PORTION OF THE EAST LINE OF PARCEL 8A, VISTA RIDGE MASTER FINAL PLAT WHICH BEARS S26°05'12"E MEASURED BETWEEN THE MONUMENTS SHOWN HEREON. PER VISTA RIDGE MASTER FINAL PLAT RECORDED AT RECEPTION NO. 2903870 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE.
- 3) DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS. SEE PERMANENT AVIGATION EASEMENT AGREEMENT RECORDED 11/19/2007 AT RECEPTION NO. 3518318 IN THE RECORDS OF WELD COUNTY, COLORADO.
- 4) BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0801300441 AND DATED DECEMBER 18, 2012 & COMMUNITY PANEL NUMBER 0801300443K AND DATED AUGUST 15, 2019 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- 5) TRACTS A, B, & C SHALL HAVE BLANKET PUBLIC ACCESS EASEMENTS AND BLANKET DRAINAGE AND DRY UTILITY EASEMENTS.
- 6) THERE ARE NO EXISTING/PROPOSED WATERCOURSES, RETENTION AND DETENTION AREAS, WETLANDS AND RIPARIAN AREAS, STREAMS, LAKES, DITCHES OR LATERALS ON PROPERTY.
- 7) LINEAR DISTANCES ARE U.S. SURVEY FEET.
- 8) MAINTENANCE DEFINITION: MAINTENANCE IS THE PROCESS OF PRESERVING CAPITAL IMPROVEMENTS, STRUCTURES, DEVELOPMENT, OR SYSTEMS TO MEET ITS FUNCTION OR ORIGINAL INTENT OF THE FACILITY. THIS IS THE PRESERVATION, CONSERVATION, KEEPING IN GOOD CONDITIONS, OPERATING SAFELY, OPERATING EFFICIENTLY, TESTING, INSPECTION, SERVICING, REPAIRING, GRADING, CLEANING, PICKING UP TRASH AND DEBRIS, PEST CONTROL, PAINTING, MOWING, PRUNING, AND PROLONGING OF THESE FACILITIES. MAINTENANCE ALSO INCLUDES THE PROVISION OF FINANCIAL SUPPORT TO MAINTAIN THE FACILITIES. FACILITIES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPING, OPEN AREAS, GRASS, SHRUBS, TREES, PLAYGROUNDS, SITE FURNITURE AND FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PONDS, SWALES, DRAIN PANS, INLETS, AND OUTLET STRUCTURES.
- 9) THE UNDERSIGNED, AS OWNER OF THE LANDS DESCRIBED HEREIN, ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ALL DRAINAGE EASEMENTS SHOWN HEREON AND RELATED DRAINAGE FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO: INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER FAILS TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH INSPECTION, MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER.
- 10) THE PLUGGED AND ABANDONED WELL IN TRACT B SHALL BE MONUMENTED PER TOWN OF ERIE UNIFIED DEVELOPMENT CODE SECTION 10.6.14-C.2 AFTER FINAL GRADING AND LOCATION NOTED PER CERTIFICATES OF LOCATION TO BE RECORDED.
- 11) PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCo) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCo AND EASEMENT ON ITS STANDARD FORM.

TRACT SUMMARY CHART				
TRACT	AREA (Ac.)	USE	OWNERSHIP	MAINTENANCE
A	1.43	LANDSCAPING, DETENTION, MONUMENT SIGN	VISTA RIDGE H.O.A.	H.O.A./METRO DISTRICT
B	1.53	LANDSCAPING, DETENTION, UTILITIES	VISTA RIDGE H.O.A.	H.O.A./METRO DISTRICT
C	0.12	LANDSCAPING	VISTA RIDGE H.O.A.	H.O.A./METRO DISTRICT
D	0.14	LANDSCAPING	VISTA RIGE H.O.A.	H.O.A./METRO DISTRICT

LAND SUMMARY CHART		
TYPE	AREA (Ac.)	% OF TOTAL AREA
RESIDENTIAL LOTS (SFD)	12.30	64.6%
TRACTS	3.22	16.9%
PUBLIC ROW	3.52	18.5%
TOTAL	19.05	100.0%

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HURST & ASSOCIATES, INC.  
 1265 S Public Road, Suite B  
 Lafayette, CO 80026  
 303.449.9105

**HURST**  
 CIVIL ENGINEERING  
 PLANNING  
 SURVEYING

VISTA RESERVE  
 PRELIMINARY PLAT  
 ERIE, COLORADO

DATE:	05/27/2026
SCALE:	1"=50'
SHEET NO.:	1 OF 2
JOB NUMBER:	2718-1
DATE:	05/27/2026
SCALE:	1"=50'
SHEET NO.:	1 OF 2

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