

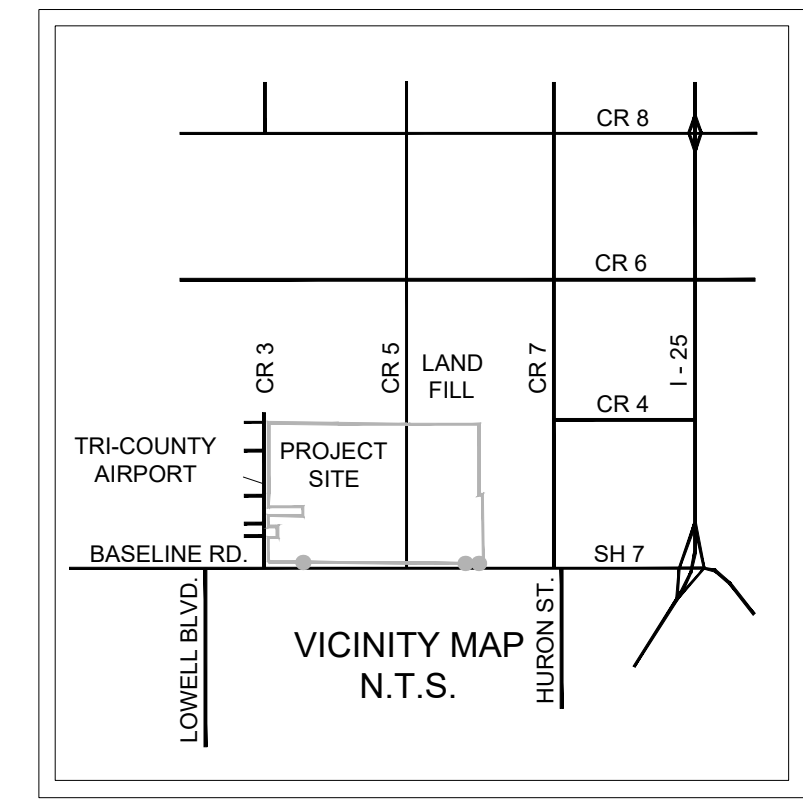
# VISTA RIDGE

## Development Plan Amendment No. 8

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

938.1 ACRES

ZON2025-00008



### LEGAL 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.

#### DEVELOPMENT PLAN AMENDMENT #1

- 1 - Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 3, adjusted Parcels 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-7, 2-8, 2-9, 10-1, 10-7, and 10-9.

#### DEVELOPMENT PLAN AMENDMENT #2

- 1 - Clarification that the Vista Ridge Development Plan No. 2793940 recorded on 9/15/2000 with Minor Amendment No. 1 recorded at Reception No. 2928673 on 2/27/2002 shall be used exclusively from now on.
- 2 - Redefined "Encroachments".
- 3 - Redefined "Alternative Development Standards".

#### DEVELOPMENT PLAN AMENDMENT #3

- 1 - Revised Article VI, Section B.4, Permitted Signs in Residential Planning Areas, and B.5, Permitted Signs in Convenience Commercial and Commercial Planning Areas.
- 2 - Added Article VI, Section B.6, Permitted Signs in Planning Areas abutting State Highway 7.

#### DEVELOPMENT PLAN AMENDMENT #4

- 1 - Added Commercial Planning Area, PA 7-5, (14.4 acres) to the Development Plan.
- 2 - Reduced Open Space Planning Area, PA 8-5, by 3.3 acres (previous Sheridan Parkway ROW).
- 3 - Illustrated Ridge View Drive in PA 7-3 and North of PA 7-5.

#### DEVELOPMENT PLAN AMENDMENT #5

- 1 - Planning Area 5-3, Land Use Regulations Article V, Section F (Medium / High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 5-3 and shall NOT apply to any other planning areas within the PD.

#### DEVELOPMENT PLAN AMENDMENT #6

- 1 - Added Medium-High Density Residential, High Density Residential and Multi-family Residential as a Permitted Use to Planning Area 7-3.
- 2 - Residential Uses within Planning Area 7-3 shall be limited to two areas.
- 3 - Added 200 dwelling units permitted in Planning Area 7-3.
- 4 - Planning Area 7-3, Land Use Regulations Article V, Section F (Medium / High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.
- 5 - Single Family Detached Residential Uses in Planning Area 7-3, Land Use Regulations Article V, Section F 4.b shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.

#### DEVELOPMENT PLAN AMENDMENT #7

- 1 - Added Medium Density Multi-family Residential and Age Restricted Housing as Permitted Uses to Planning Area 7-2A.
- 2 - Planning Area 7-2, Land Use Regulations Article V, shall be amended regarding building height, density, parking requirements and setbacks. The noted amendments shall only apply to Planning Area 7-2A and shall NOT apply to other planning areas.

#### DEVELOPMENT PLAN AMENDMENT #8

- 1 - Incorporated Planning Area 10-9 (originally intended for golf course maintenance) into Planning Area 2-6 (Low Density Single-Family Detached), revising the total acreage to 19.1 acres while maintaining the previously allowed maximum unit count of 50 units.
- 2 - Adjusted acreage for Planning Area 2-6 in the land use chart from 16.1 acres to 19.1 acres and reduced the allowed density from 3.0 DU/AC to 2.62 DU/AC.
- 3 - Removed planning Area 10-9 (Golf Course Maintenance) from the land use chart.
- 4 - Technical corrections have been made to reconcile previous mathematical errors.
- 5 - Existing residence references removed from Development Plan Language.

#### CLERK & RECORDER CERTIFICATE

STATE OF COLORADO )  
 ) ss.  
COUNTY OF WELD )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_.

\_\_\_\_\_  
WELD COUNTY  
CLERK AND RECORDER

#### TOWN COUNCIL APPROVAL CERTIFICATE

THIS ZONING MAP IS TO BE KNOWN AS THE "\_\_\_\_\_" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. "\_\_\_\_\_" PASSED AND ADOPTED AT A MEETING OF THE TOWN COUNCIL OF ERIE, COLORADO, HELD ON \_\_\_\_\_.

\_\_\_\_\_  
MAYOR  
ATTEST \_\_\_\_\_  
TOWN CLERK

#### SURVEYOR'S CERTIFICATE

I, \_\_\_\_\_, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

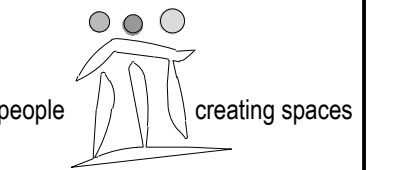
\_\_\_\_\_  
SURVEYOR'S NAME

COLORADO REGISTERED  
PROFESSIONAL LAND SURVEYOR # \_\_\_\_\_

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SURVEYING

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CaydB@AffinityHoldings.com

VISTA RIDGE  
DEVELOPMENT PLAN AMENDMENT #8  
Erie, Colorado

DRAWN BY: NCC  
APPROVED BY: PCS  
DATE: 12 March 2025  
REVISIONS: \_\_\_\_\_

SHEET TITLE  
COVER SHEET

SHEET NUMBER  
SHEET 1 OF 3

# VISTA RIDGE

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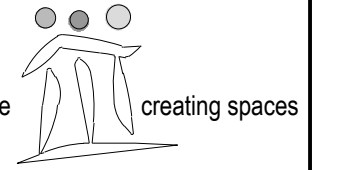
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VISTA RIDGE  
DEVELOPMENT PLAN AMENDMENT #8  
Erie, Colorado

DRAWN BY: NCC  
APPROVED BY: PCS  
DATE: 12 March 2025  
REVISIONS:

SHEET TITLE  
DEVELOPMENT  
GUIDE

SHEET NUMBER  
SHEET 2 OF 3

### GENERAL PROVISIONS:

ARTICLES I THROUGH IV AND VI AND VII IN THE VISTA RIDGE PLANNED DEVELOPMENT - DEVELOPMENT PLAN (RECEPTION NO. 2793940) AND AS SUBSEQUENTLY AMENDED SHALL REMAIN IN EFFECT. THE PROVISIONS OF THIS PLANNED DEVELOPMENT - DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE AREA. WHERE THIS PLANNED DEVELOPMENT - DEVELOPMENT PLAN DOES NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE AND OTHER APPLICABLE TOWN STANDARDS SHALL APPLY.

ARTICLE V, FROM THE VISTA RIDGE PLANNED DEVELOPMENT - DEVELOPMENT PLAN (RECEPTION NO 2793940) SHALL BE AMENDED AS FOLLOWS. THIS AMENDMENT APPLIES ONLY TO THE PORTIONS OF PLANNING AREAS 2-6 AND 2-10 AS SPECIFIED ON THE FOLLOWING SHEET AND AS DESCRIBED IN THE LEGAL DESCRIPTIONS PROVIDED ON THE COVER SHEET.

### ARTICLE V - LAND USE REGULATIONS

C. LOW DENSITY SINGLE FAMILY DETACHED PLANNING AREA - DETACHED SINGLE FAMILY DWELLING UNITS  
(MAXIMUM DENSITY OF 3.0 DWELLING UNITS PER ACRE)

1. INTENT - TO PROVIDE FOR RESIDENTIAL DEVELOPMENT FOR SINGLE FAMILY DETACHED DWELLING UNITS AND ASSOCIATED USES.
2. USES PERMITTED BY RIGHT - SEE ARTICLE V, SECTION A-2.  
LOW DENSITY SINGLE FAMILY DETACHED PLANNING AREAS 2-6 WILL ALLOW UP TO TEN (10) HORSES TO BE KEPT AND EXISTING IRRIGATION WELLS OPERATED UNTIL SUCH TIME AS THE FIRST HOMESITE IS DEVELOPED.
3. USES PERMITTED BY SPECIAL REVIEW - SEE ARTICLE V, SECTION A-3.

#### 4. CONVENTIONAL DEVELOPMENT STANDARDS

a. DENSITY. THE MAXIMUM GROSS DENSITY FOR ANY PARTICULAR LOW DENSITY SINGLE FAMILY DETACHED PLANNING AREAS SHALL NOT EXCEED 3.0 DWELLING UNITS PER ACRE.

b. BUILDING SETBACKS:

THE MINIMUM PRINCIPAL BUILDING OR ACCESSORY BUILDING SETBACK FROM ANY PUBLIC STREET RIGHT-OF-WAY, PRIVATE STREET EASEMENT LINE OR FROM ANY OTHER PROPERTY LINE SHALL BE:

	SETBACK REQUIREMENT	ACCESSORY BUILDING
BUILDING FRONT	20 FEET	35 FEET
BUILDING SIDES	5 FEET	10 FEET
BUILDING REAR	25 FEET	10 FEET

c. LOT AREA. THE AVERAGE LOT AREA (NET) WITHIN EACH PARCEL SHALL BE A MINIMUM OF SEVEN THOUSAND FIVE HUNDRED (7,500) SQUARE FEET. THE MINIMUM LOT WIDTH SHALL BE 60'.

d. BUILDING HEIGHT. NO BUILDINGS OR STRUCTURES WITHIN THE LOW DENSITY SINGLE FAMILY DETACHED PLANNING AREAS SHALL EXCEED THIRTY-FIVE (35) FEET IN HEIGHT. (MAXIMUM HEIGHT OF SPIRES ON PLACES OF WORSHIP = 60 FEET).

e. ENCROACHMENTS. ENCROACHMENTS OF NOT MORE THAN TWO (2) FEET SHALL BE ALLOWED IN ALL SIDE AND REAR YARD SETBACKS FOR ITEMS SUCH AS ROOF OVERHANGS, BAY WINDOWS, DECK AND FIREPLACES WHEN A MINIMUM 5 FOOT SIDEYARD SETBACK IS ESTABLISHED. OTHER THAN DECKS AND FIREPLACES, NO OTHER ENCROACHMENT WILL BE ALLOWED THAT REQUIRES A FOUNDATION FOR SUPPORT.

f. UNCOVERED PATIO, DECKS AND OTHER ANCILLARY STRUCTURES SHALL BE LOCATED NO CLOSER THAN:  
- 10 FEET FROM REAR PROPERTY LINES.  
- 15 FEET FROM REAR PROPERTY LINE AT GOLF COURSE.

g. COVERED PATIOS, DECKS AND ANCILLARY STRUCTURES SHALL BE LOCATED WITHIN THE SETBACK LINES.

h. ADDITIONAL PROVISIONS

i) MINIMUM FRONTAGE SHALL BE 35 FEET. MINIMUM LOT WIDTH AT THE FRONT OF THE HOME SHALL MEET THE TYPICAL LOT WIDTH STANDARD PER THE PLAT.

ii) FLAG LOTS ARE ALLOWED. NO ELEVATION OF THE HOME CAN BE MORE THAN 150 FEET FROM THE STREET R.O.W. WITHOUT ADDITIONAL FIRE LANE OR FIRE SPRINKLER PROVISIONS.

iii) PRIVATE STREETS, SHARED DRIVES AND ALLEYS ARE ALLOWED.

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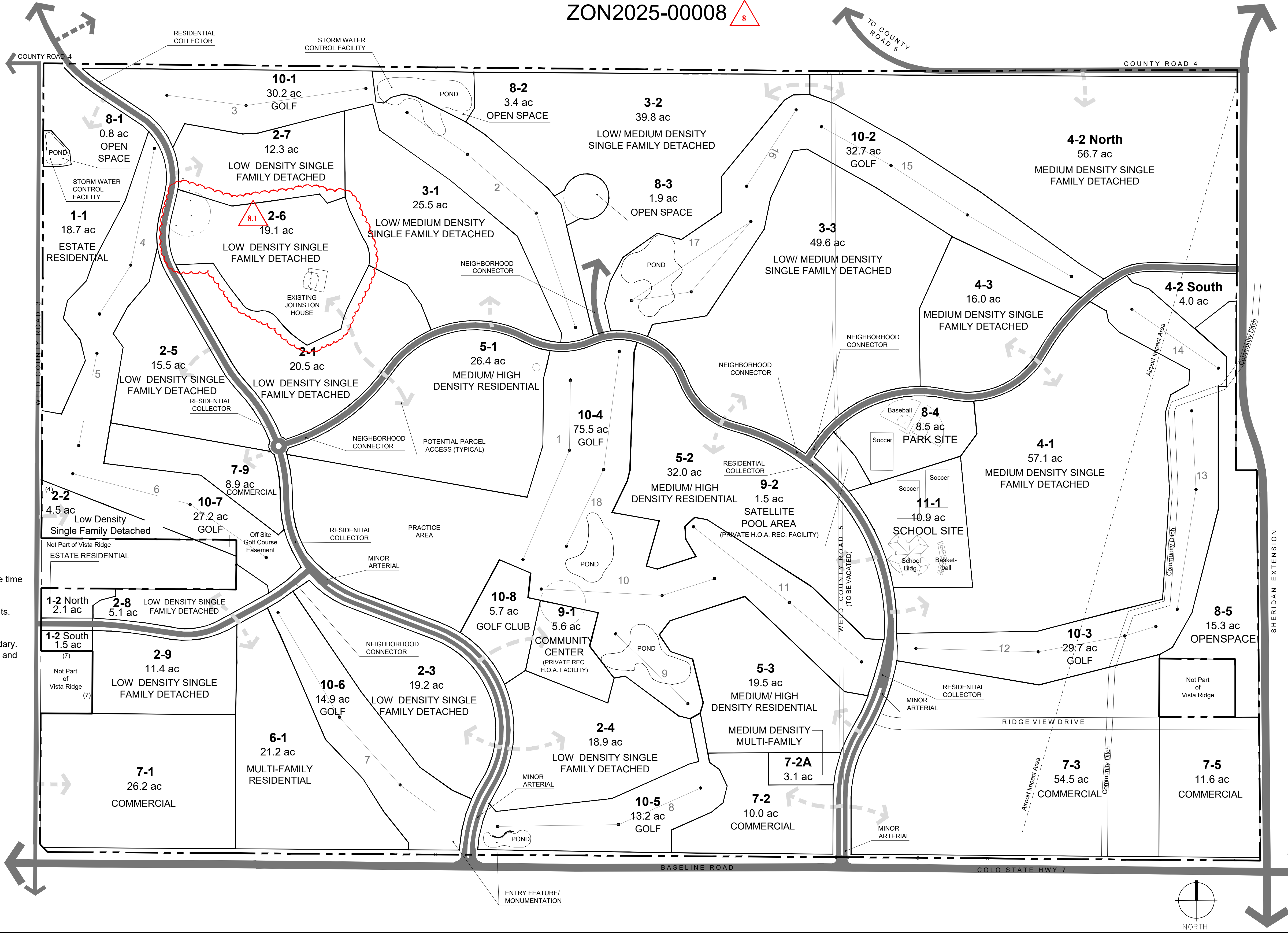
LAND USE	Net Acre	Du/Ac	Units
<b>Estate Residential</b>	<b>18.7</b>	<b>2</b>	<b>37(8)</b>
1-1	18.7	2	37(8)
1-2 North	2.1	2	4
1-2 South	1.5	2	3
<b>Total</b>	<b>22.3</b>		<b>40</b>
<b>Low Single Family Detached</b>	<b>20.5</b>	<b>3</b>	<b>72(8)</b>
2-1	20.5	3	72(8)
2-2 (See note 4 below re: units)	4.5	3	14
2-3	19.2	3	48(8)
2-4	18.9	3	48(8)
2-5	15.5	3	34(8)
2-6	19.1	2.62	50
2-7	12.3	3	43(8)
2-8	5.1	3	16
2-9	11.4	3	41(8)
<b>Total</b>	<b>126.5</b>		<b>362</b>
<b>Low/Medium Single Family Detached</b>	<b>25.5</b>	<b>4</b>	<b>100(8)</b>
3-1	25.5	4	100(8)
3-2	39.8	4	143(8)
3-3	49.6	4	199(8)
<b>Total</b>	<b>114.9</b>		<b>442</b>
<b>Medium Single Family Detached</b>	<b>57.1</b>	<b>5</b>	<b>236(8)</b>
4-1	57.1	5	236(8)
4-2 North	56.7	5	213(8)
4-2 South	4.0	5	10(8)
4-3	16.0	5	52(8)
<b>Total</b>	<b>133.8</b>		<b>511</b>
<b>Medium/High Residential</b>	<b>26.4</b>	<b>8</b>	<b>90(8)</b>
5-1	26.4	8	90(8)
5-2	32.0	8	162(8)
5-3	19.5	8	124(8)
<b>Total</b>	<b>77.9</b>		<b>376</b>
<b>Multi-Family Residential</b>	<b>21.2</b>	<b>16</b>	<b>408</b>
6-1	21.2	16	408
<b>Medium Density Multi-Family</b>	<b>3.1</b>		
7-2A	3.1		
<b>Commercial</b>	<b>26.2</b>		
7-1	26.2		
7-2	10		64(10) for 200(9)
7-3	54.5		
7-4	8.9		
7-5	14.4		
<b>Total</b>	<b>114</b>		<b>264</b>
<b>Development Totals</b>	<b>613.7</b>		<b>(3) (6)</b>

<b>Open Space</b>	<b>0.8</b>
8-1	0.8
8-2	3.4
8-3	1.9
8-4	8.5
8-5	15.3
<b>Total</b>	<b>29.9</b>
9-1 Community Center (H.O.A)	5.6
9-2 Satellite Pool (H.O.A)	1.5
<b>Total</b>	<b>7.1</b>
<b>Golf</b>	<b>30.2</b>
10-1	30.2
10-2	32.7
10-3	29.7
10-4	75.5
10-5	13.2
10-6	14.9
10-7	27.2
10-8 (Golf Club)	5.7
10-9 (School Site)	10.9
11-1 School Site	10.9
<b>Total</b>	<b>229.1</b>
R.O.W./ Infrastructure	43.0
<b>Other Acreage</b>	<b>320.0</b>
<b>Property Total</b>	<b>933.7</b>

- Units based on Net Area of Planning Areas.
- Golf Layout is preliminary, location may require minor realignment at the time of final development plans.
- Maximum number of units is 2494.
- This parcel includes one additional residential unit plus 14 proposed units.
- Layout of school and park sites are illustrative and subject to change.
- The neighborhood connector roadway within planning area 1-2 shall be located a minimum of 150 feet north of the subject area southerly boundary.
- The minimum building setback of the southerly property line of area 1-2 and the westerly property line of area 2-9 shall be fifty (50) feet.
- Units approved on recorded final plat for each Planning Area.
- 200 units total for Planning Area 7-3.
- 64 units for Planning Area 7-2 within 7-2A.

### REVISION BLOCK

- Incorporated Planning Area 10-9 (originally intended for golf course maintenance) into Planning Area 2-6 (Low Density Single-Family Detached), revising the total acreage to 19.1 acres while maintaining the previously allowed maximum unit count of 50 units.
- Adjusted acreage for Planning Area 2-6 in the land use chart from 16.1 acres to 19.1 acres and reduced the allowed density from 3.0 DU/AC to 2.62 DU/AC.
- Removed planning Area 10-9 (Golf Course Maintenance) from the land use chart.
- Technical corrections have been made to reconcile previous mathematical errors.
  - Low Single-Family Detached Net Acreage: Corrected from 123.9 acres to 126.5 acres.
  - Low Single-Family Detached Total Unit Count: Corrected from 346 units to 362 units.
  - Planning Area (PA) 8-5 Acreage: Corrected from 15.5 acres to 15.3 acres to match planning area acreage.
  - Open Space Total Acreage: Corrected from 30.1 acres to 29.9 acres.
  - Planning Area 10-9: PA 10-9 was omitted in VR AMD. 7 and shown as PA 2-10, which was not included in the Land Use Chart. This has been corrected through consolidation into PA 2-6.
  - Other Acreage Total: Corrected from 326.1 acres to 320.0 acres.
  - Property Total Acreage: Corrected from 932.9 acres to 933.7 acres, consistent with the legal description and title block.
- Existing residence references removed from Development Plan Language.



- 8.1
- 8.2
- 8.3
- 8.4
- 8.4.1
- 8.4.2
- 8.4.3
- 8.4.4
- 8.4.5
- 8.4.6
- 8.4.7
- 8.5

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APPROVED BY: PCS  
DATE: 12/13/2025  
REVISIONS: 12/13/2025

SHEET TITLE  
DEVELOPMENT  
PLAN

SHEET NUMBER  
SHEET 3 OF 3