



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: Spring Hill

PROJECT ADDRESS: Generally South of HWY 52 and West of County Road 3

PROJECT DESCRIPTION: Spring Hill is proposed to be a high quality residential addition to the Town of Erie, this proposal will include a significant amount of open space, parks, and trails.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name:

Filing #: _____ Lot #: _____ Block #: _____ Section: 36 Township: 1 North Range: 69 West

OWNER (attach separate sheets if multiple)

Name/Company: I & J Partnership/Moradi Holdings

Contact Person: Sam Kermanian

Address: 9301 Wilshire Blvd

City/State/Zip: Beverly Hills, CA 90210

Phone: 310.247.0755 Fax: 310.247.0758

E-mail: Skermanian@ICOinvestment.com

Check here if Owner is responsible for Application Billing

AUTHORIZED REPRESENTATIVE

Company/Firm: ME Erie, LLC

Contact Person: Matt Janke/Chris Elliott

Address: 7353 South Alton Way

City/State/Zip: Centennial, CO - 80112

Phone: 303.770.9111 Fax: _____

E-mail: mjanke@e5xmanagement.com

Check here if Authorized Representative is responsible for Application Billing

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: _____

Address: _____

City/State/Zip: _____

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: _____

Address: _____

City/State/Zip: _____

LAND-USE & SUMMARY INFORMATION

Present Zoning: LR

Proposed Zoning: PD

Gross Acreage: 301.89

Gross Site Density (du/ac): 2 du/ac

Lots/Units Proposed: 632

Gross Floor Area: _____

SERVICE PROVIDERS

Electric: Public Service

Metro District: N/A at this time

Water (if other than Town): _____

Gas: Public Service

Fire District: Mountain View Fire District

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
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Minor Plat Amendment	\$400.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (constructed)	\$1000.00
<input type="checkbox"/> Initial Zoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Road Vacation (paper)	\$100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre		
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2,200.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
SPECIAL REVIEW USE		<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (major)	\$1100.00
<input type="checkbox"/> Minor	\$ 400.00	<input type="checkbox"/> Amendment (minor)	\$350.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	VARIANCE	
MISCELLANEOUS		<input type="checkbox"/> Metro Dist Service Plan	\$10,000.00
<input type="checkbox"/> Outdoor Café Permit/R.O.W. Encroachment	\$50.00		
<input type="checkbox"/>			

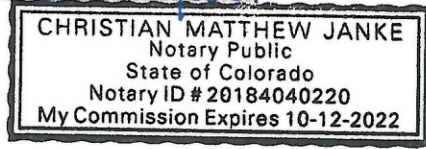
All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT 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 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 staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.**

Owner: By [Signature]
 Owner: [Signature]
 Applicant: By [Signature]

Date: March 30, 2021
 Date: _____
 Date: March 30, 2021

STATE OF COLORADO)
) ss.
 County of Arapahoe)
 The foregoing instrument was acknowledged before
 me this 30th day of March, 2021,
 by Christopher Elliott.



My commission expires: Oct 12, 2022
 Witness my hand and official seal.

[Signature]
 Notary Public



Spring Hill Preliminary Plat Narrative

March - 2021 - Updated Feb. - 2026

March, 2021 - Updated Feb. - 2026

Town of Erie
Community Development Department
645 Holbrook Street
Erie, CO 80516

RE: Preliminary Plat, Spring Hill

To Whom It May Concern:

ME Erie, LLC (“Applicant”) is pleased to submit the enclosed Preliminary Plat application for the property located west of Weld County Road 3, and south of Hwy 52. This project consists of a parcel with an area of approximately 300 acres that is located in the Town of Erie and is currently zoned PD, and identified as Residential Low in the Comprehensive Plan.

General Project Concept and Purpose of the Request

The creative vision for Spring Hill draws its inspiration from the open space and trail corridors that have helped shape the design of the community. Spring Hill is envisioned as a series of crafted neighborhoods that are generally organized around park areas. Park areas also are used as community identity features. This community will strike a balance between the natural environment and the land uses required to provide an active lifestyle with access to all the services needed to support residents of every age. The property includes approximately 300 acres of vacant agricultural land with three irrigation ditches bisecting the property. In addition there are some wetland areas that will be preserved, and existing wells scattered throughout the property that have been plugged and abandoned.

Parks and trails provide transitions between the built environment and natural open space areas, enhancing the connection between humans and nature. Trails and trail connections encourage Spring Hill residents to live an active lifestyle, and link the community to adjacent communities with the extension of a Regional Spine Trail. Approximately 162 acres of land has been set aside for Open Space uses, with approximately 35 acres proposed to be dedicated to the Town of Erie for Open Space and Trail corridor. In addition to the Open Space areas, approximately 4 additional acres are being depicted for Park type uses - Pocket Parks. In our discussions with the Town of Erie Park's department we understand that the Town does not desire a Town owned or maintained Neighborhood Park in this location.







The property is zoned PD, in the Town of Erie. The property was annexed to the Town of Erie in February of 2014, the overall maximum allowed number of dwelling units supported by the Residential Low Designation in the Comprehensive Plan would be between 600 - 1,800 units; however, the annexation agreement limits the maximum number of dwelling units to 632. This Preliminary Plat submittal includes 632 units, or an approximate gross density of 2.1 dwelling units per acre.

There are many public benefits to this style of community design. The design of Spring Hill is composed of a well-connected street network that disperses traffic and increases pedestrian connections, there are many pedestrian connections throughout the community to get to the Regional Spine Trail. A “sense of place” refers to unique characteristics that help define that location from any other place. This sense of place can be expressed in a number of ways including the natural and built environment. Spring Hill’s natural setting and incredible views provide an already established sense of place with the wetland areas, irrigation ditches, the future Regional Spine trail, a future school and pocket parks. Whether residents are walking along the internal trails, playing and socializing in the parks throughout the community, bicycling along the Regional Spine trail, or taking in the views of the Front Range, they will always recognize this area as a unique “place” and a place they are proud to call home, and perhaps more importantly this style of community crafting provides areas for social interaction, areas to linger with friends, sit and talk, or simply hang out with neighbors. In addition, this community concept provides approximately 57% of the homes within the community backing on to, or looking directly at a park or open space area.

The Spring Hill community is intended to become a community where all residents can achieve an optimal lifestyle regardless of age, thus creating a multi-generational community. The Spring Hill plan anticipates providing an array of amenities that equally address the needs and inspirations of residents of multiple life stages, from young, single professionals to families. Park programming for Spring Hill will be universal in accommodation and appeal to all age groups. This philosophy recognizes that a successful community requires seamless integration of all age groups, engaging people across all life stages, and recognizing the independence and value of all generations. The community’s physical and activity structure should support to the fullest extent possible each individual’s journey toward fulfilling their ultimate human potential through all life stages providing both active and passive activities throughout the community. The design of this community includes a mix of housing, providing a range of housing types, sizes and prices throughout the community.

The Total Land Area to be Subdivided, Number of Residential Lots & Density

The property is zoned Planned Development (PD), in the Town of Erie. The property was annexed to the Town of Erie in February of 2014, with an annexation agreement that limits the maximum number of dwelling units to 632. This Preliminary Plat submittal includes 632 units, or an approximate gross density of 2.1 dwelling units per acre. The specific lot/home size breakdown is shown below.

LAND SUMMARY CHART	
LOT OR PRODUCT SIZE	TOTAL UNITS
 21' X 77' (T-HOME)	70
 20' X 60' (DUPLEX)	148
 45' X 110'	112
 50' X 110'	151
 60' X 110'	107
 65' X 120'	44
TOTAL	632

**361 HOMES BACK TO OR FRONT
OPEN SPACE / PARKS*

The Total Land Area to be Preserved as Open Space

Parks and trails provide transitions between the built environment and natural open space areas, enhancing the connection between humans and nature. Trails and trail connections encourage Spring Hill residents to live an active lifestyle, and link the community to adjacent communities with the extension of a Regional Spine Trail.

Approximately 162 acres of land has been set aside for Open Space uses, with approximately 35 acres proposed to be dedicated to the Town of Erie for Open Space and Trail corridor. In addition to the Open Space areas, approximately 4 additional acres are being depicted for Park type uses - Pocket Parks. In our discussions with the Town of Erie Park's department we understand that the Town does not desire a Town owned or maintained Neighborhood Park in this location.

Brief Description regarding Phasing

At this time we anticipate multiple phases for the development of the Spring Hill property; however, the number of phases has not been determined at this stage of the entitlement process. It seems logical that the development will start at the south and move to the north, any phasing for the property will meet the Town of Erie and Life Safety requirements.



Infrastructure, Utilities and Service Providers

The property will be served by Town Water and Sewer, and all services are in close proximity to the project. We have confirmed that the property will be served by United Power for Electricity, Xcel for Gas, Comcast and Century Link for Internet and Cable, and Waste Connection for Trash disposal.

Location, Function & Ownership of Public and Private Open Space

The Preliminary Plat includes a table that identifies tracts with their proposed ownership, use function. Additionally, the preliminary landscape plans detail the design intent for all tracts. Again, approximately 163 acres of land has been set aside for Open Space uses, with approximately 36 acres proposed to be dedicated to the Town of Erie for Open Space and Trail corridor. In addition to the Open Space areas, approximately 4 additional acres are being depicted for Park type uses - Pocket Parks. In our discussions with the Town of Erie Park's department we understand that the Town does not desire a Town owned or maintained Neighborhood Park in this location.

Description of any Special Conditions, or other Restrictions

Final surface use agreements are in place with the various mineral owners, information has been included with this Preliminary Plat submittal. These agreements assures that there are no future drilling sites located within this community, and that the existing facilities that would impact residential uses will be removed.

Additionally, agreements are in place with the Lower Boulder Ditch, and the Boulder/Weld Drainage Ditch for the required crossings, and for the under grounding of a portion of the Erie/Coal Creek Cottonwood Extension.

Thank you for your consideration of the project and we look forward to reviewing the plans with the Town of Erie.

Sincerely,

ME Erie, LLC