



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: REDTAIL RANCH

PROJECT ADDRESS: WCR 4 AND WCR 5

PROJECT DESCRIPTION: PRELIMINARY PLAT FOR REDTAIL RANCH

LEGAL DESCRIPTION *(attach legal description if Metes & Bounds)*

Subdivision Name: See attached legal

| | | | | | |
|-----------|--------|----------|----------|-----------|--------|
| Filing #: | Lot #: | Block #: | Section: | Township: | Range: |
|-----------|--------|----------|----------|-----------|--------|

OWNER *(attach separate sheets if multiple)*

Name/Company: STRATUS REDTAIL RANCH LLC

Contact Person: RICHARD DEAN

Address: 8480 E. ORCHARD ROAD, SUITE 1100

City/State/Zip: GREENWOOD VILLAGE, CO 80111

Phone: (720) 214-5000 Fax:

E-mail:

AUTHORIZED REPRESENTATIVE

Company/Firm: TERRACINA DESIGN

Contact Person: LAYLA ROSALES

Address: 10200 E GIRARD AVE SUITE A-314

City/State/Zip: DENVER, CO 80231

Phone: 303-632-8867 Fax:

E-mail: lrosales@terracinadesign.co

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: ENCANA OIL & GAS (USA) INC

Address: 370 1 st Street, Suite 1700

City/State/Zip: Denver, CO 80202

MINERAL LEASE HOLDER *(attach separate sheets if multiple)*

Name/Company:

Address:

City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: LR

Proposed Zoning:

Gross Acreage: 293.9 ACRES

Gross Site Density (du/ac): 1.92

Lots/Units Proposed: 587

Gross Floor Area: N/A

SERVICE PROVIDERS

Electric: UNITED POWER

Metro District: REDTAIL RANCH METRO DISTRICT

Water *(if other than Town)*:

Gas: XCEL ENERGY

Fire District: MOUNTAIN VIEW FIRE RESCUE 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: *[Signature]*

Date: 1/6/2021

Owner: _____

Date: _____

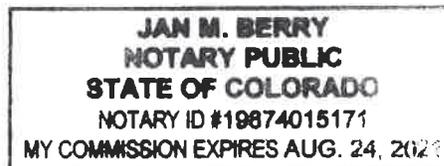
Applicant: _____

Date: _____

STATE OF COLORADO)
County of Jefferson) ss.

The foregoing instrument was acknowledged before me this 6th day of January, 2021, by Richard O Dean manager Red Tail Ranch

My commission expires: 8/24/2021
Witness my hand and official seal.



[Signature]
Notary Public 16800 W Colfax Ave Golden CO 80401

REDTAIL RANCH LEGAL DESCRIPTION:

PORTIONS OF W1/2 NE1/4, E1/2 NE1/4 AND S 1/2 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE S89°53'54"W, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 5 (80' WIDE) AS DESCRIBED AT RECEPTION NO. 1973755 IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S00°33'04"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2628.75 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 60' WIDE RIGHT-OF-WAY AS DESCRIBED IN BOOK 86 AT PAGE 273 AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, THENCE N89°52'25"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2582.89 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N89°51'56"W, A DISTANCE OF 2592.85 FEET TO A POINT ON THE EASTERLY LINE OF A 60' WIDE RIGHT-OF-WAY LINE AS DESCRIBED IN SAID BOOK 86 AT PAGE 273; THENCE N00°46'44"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1011.94 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2360787, RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO; THENCE TRAVELING ALONG THE SOUTH AND EASTERLY PORTION OF SAID PARCEL OF LAND, THE FOLLOWING (3) THREE COURSES:

1. S89°59'07"E, A DISTANCE OF 1264.97 FEET TO A POINT;
2. N45°48'01"E, A DISTANCE OF 1075.96 FEET TO A POINT;
3. N00°40'10"W, A DISTANCE OF 850.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29;

THENCE N89°55'44"E, ALONG SAID NORTH LINE, A DISTANCE OF 549.46 FEET TO A POINT ON THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE CONTINUING ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29, N89°55'15"E, A DISTANCE OF 479.08 FEET TO A POINT; THENCE N48°09'00"E, A DISTANCE OF 1110.81 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N00°36'26"W, ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 370.76 FEET TO A POINT ON THE SOUTHERLY LINE OF RIGHT-OF-WAY (60' WIDE) AS DESCRIBED IN BOOK 868 AT PAGE 89 AND AT RECEPTION NO. 1687926 AS RECORDED IN WELD COUNTY COLORADO; THENCE NORTH 68°34'00"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1364.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 5; THENCE S00°32'52"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1607.21 FEET TO THE POINT OF BEGINNING.

Redtail Ranch

Preliminary Plat Narrative

April 3, 2023

a. General project concept and purpose of the request:

Redtail Ranch is a 289.9-acre master planned community that has been designed to integrate seamlessly with the surrounding neighborhoods. Special consideration was given to the adjacent neighbors by providing open space and landscape buffers along the south edges of the community. This will ensure that existing residents benefit from the development of Redtail Ranch by creating permanent landscape areas adjacent to their homes.

The plan shows 587 homes, including estate, traditional single family, and duplexes. Several New Urbanist principles are utilized within the community. The design intent is to create a traditional neighborhood form and sense of place by utilizing a modified grid street network. Also shown on the plan is an integrated open space and trail system to promote connectivity and walkability.

The property consists of 289.9 acres and zoned LR. The site is consistent with the LR zoning and includes 587 homes at a density of 2.0 dwelling units per acre. The approved Annexation Agreement allows for 598 units and a density of 2.0 dwelling units per acre. After the Preliminary Plat is approved a Final Plat will be submitted for the first phase of development.

b. The total land area to be subdivided totals: 289.9 acres

| DEVELOPMENT SUMMARY | | |
|--|--------------|----------------|
| LAND USE | UNITS | % UNITS |
| Townhomes Alley Loaded (Min. 32' x 100')* (Alley 30' Tract) | 117 | 19.9% |
| Duplex Front Loaded (Min. 45' x 110')** | 68 | 11.6% |
| Single-family Detached Lots (Min. 56' x 110')*** | 376 | 64.0% |
| Single-family Detached Large Lots (Min. 10,000 SF) | 26 | 4.4% |
| TOTAL | 587 | 100.0% |
| * Townhomes - Corner lots are a min. 45' x 100' Adjacent To tract 37'x100' | | |
| ** Duplex - Corner lots are a min. 60' x 110' | | |
| *** Standard Lots - Corner lots are a min. 69' x 110' | | |

c. The total number of lots, and if residential the proposed density:

The Preliminary plat shows a total of 587 dwelling units at a gross density of 2.0 DU/acre.

d. N/A

e. The total land area to be preserved as open space

The plan proposes three pocket parks (2.92 acres). In addition to the parks, 29.4 acres of dedicated open space is proposed on the southwest corner to protect the existing drainage and natural feature on the site. The plan also includes an additional 134.7 acres of private landscape tracts and buffer areas.

f. A brief description regarding the phasing of the proposed subdivision:

Development will begin in the southeast portion of the property and work towards the west.

g. A brief description regarding the availability and adequacy of existing infrastructure and other necessary services including schools, fire protection, water/sewer service, and utility providers:

The property is within the Town of Erie's infrastructure service area and will be designed in accordance with the Town of Erie Master Plans for water, sanitary sewer, and drainage. Engineering reports prepared in 2015 demonstrate that there is available capacity in the Town's existing infrastructure for water and sanitary. Streets will be constructed in accordance with the Town of Erie's standards. Fire protection will be provided under the Mountain View Fire Protection District. Dry Utilities will be provided by United Power and Xcel.

The development is anticipated to increase the demand on the St. Vrain Valley School District RE-1J (the "School District") due to the predicted increase in the number of school age children who will reside in the development. Stratus anticipates entering into an agreement with the School District for cash in lieu as a school site is not anticipated in this community.

h. A brief description regarding the location, function and ownership/maintenance of public and private open space, parks, trails, common areas, common

buildings:

Redtail Ranch will satisfy the pocket and open space dedication requirements on site and provide cash-in-lieu for the neighborhood park and community park. The dedicated open space 29.4 acres will be owned and maintained by the Town. The three pocket parks (2.92 acres) and 134.7 acres of landscape tracts and buffer areas will be owned and maintained by the metro district.

As part of the Trails and Open Space Master Plan we will dedicate an east/west spine trail in the center of the property that will be owned and maintained by the Town. We have also created an internal system of neighborhood trails within the site that will be owned and maintained by the metro district.

i. *A brief description regarding the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision.*

Environmental

In 2017, CDPHE officially notified the EPA that it suspected there were buried drums containing hazardous chemicals dumped onto the Pratt family's land (Redtail Ranch) in the 1960s. All the barrels and contaminated soil were safely removed, and the EPA signed off on the completed clean-up in October 2018.

As part of the next step, Stratus looked at the longer-term issues of containing any remaining solid waste and establishing monitoring systems to ensure protection of the area's groundwater. In March 2019, CDPHE approved Stratus' conceptual design for the project and in May 2020, Stratus received an approval letter for the submitted Corrective Measures Design (CMD) from the CDPHE. The approval letter can be found in Tab 10 and the full digital report is available upon request.

We have also included a No Action Determination Approval letter from CDPHE Dated December 11, 2020, stating that "no further action is required to assure that this property, when used for the purposes identified in the No Action Petition (Residential), is protective of existing and proposed uses and does not pose an unacceptable risk to human health or the environment at the site."

We have also included the soil vapor observations memorandum in response to the Pinyon report. Any additional information or discussions will be held and responded to during the Preliminary Plat process.

Gas Pipeline along CR5

County Road 5 has an existing 100' right-of-way and the intent is to expand County Road 5 to a 2-Lane minor arterial with a 120' right-of-way. In previous discussion with the Town it was determined that the existing slope to the west of County Road 5 was too steep and expanding the road to west would create a major disturbance to the existing grade. To mitigate the impact to the existing grade it was proposed that the additional 20' of right-of-way will be dedicated on our property to the west side of County Road 5.

There are existing gas lines on the east side of County Road 5 and there is concern that the road expansion will be impacted by the gas lines. Based on the proposed County Road 5 full build-out design, the gas line will be out of the paved portion of County Road 5 and will not impact the roadway. The plan only shows a portion of Road C that will cross the gas line and we are working with the gas line representatives on that road crossing.

Oil and Gas Operations

The oil and gas facilities on the property are in compliance with the Surface Use Agreement and the operators have drilled the site to its maximum capacity. No additional oil and gas development will occur on this property.