



# VISTA RESERVE

Erie, CO

**Vista Ridge Development Plan Amendment #8**


**&**

**Preliminary Plat**

PLANNING COMMISSION / 07.15.2026

PROJECT TEAM

**Affinity Holdings LLC.**  
Developer

 **pcs group**  
Land Planning and Landscape Architecture

**HURST**  
Civil Engineering

 **TRANSPORTATION  
CONSULTANTS, INC**  
Traffic Engineering

 **MPi Designs**  
Irrigation Consultant

# Affinity Holdings

Affinity Holdings President and CEO, Cayd Bader, has been in the home building and land development business since his youth, learning the business from his Grandfather in the Midwest. Cayd's work includes a large array of exceptional Custom Homes and Boutique Custom Home Developments across Colorado's Front Range. Cayd has won multiple industry awards, including the prestigious BAR awards "Custom Home of the Year" and "Best Custom Home". He was also selected to serve as a judge in the "MAME" awards for L.A and San Diego, California's top honors in the housing industry. In addition, Cayd has built in Denver's "Parade of Homes" and been featured in Home Depot's special addition book "Patios" for his outstanding work.

Affinity Homes provides specialized services that include the following:

- Custom Community Creation
- Land Consulting
- Land Acquisition
- Project Development
- High End Home Building

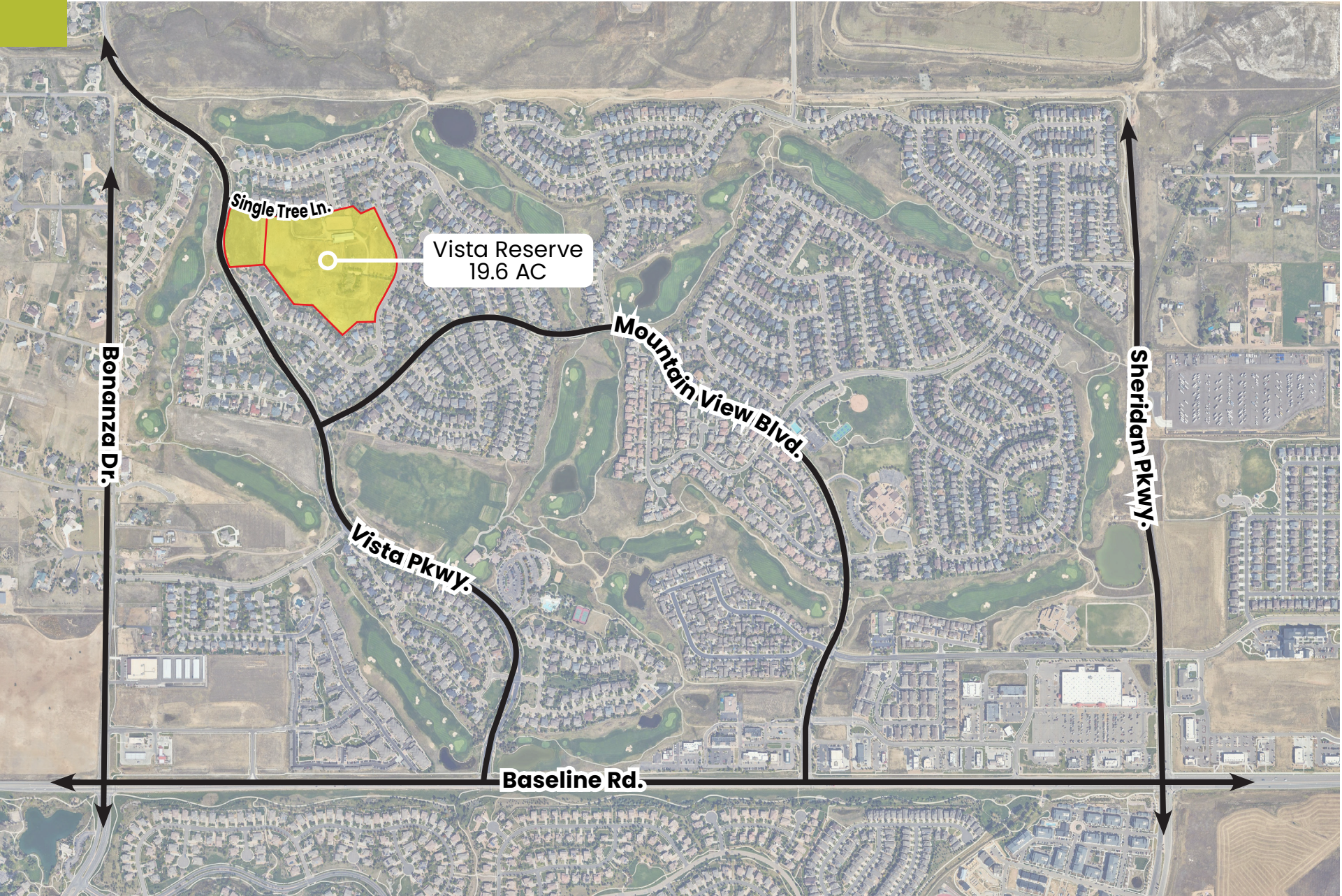


**AFFINITY**  
HOLDINGS



Neighborhood Meeting - 01.20.2026

# site location



# Town of Erie 2024 Comprehensive plan

## -Key Opportunity Sites

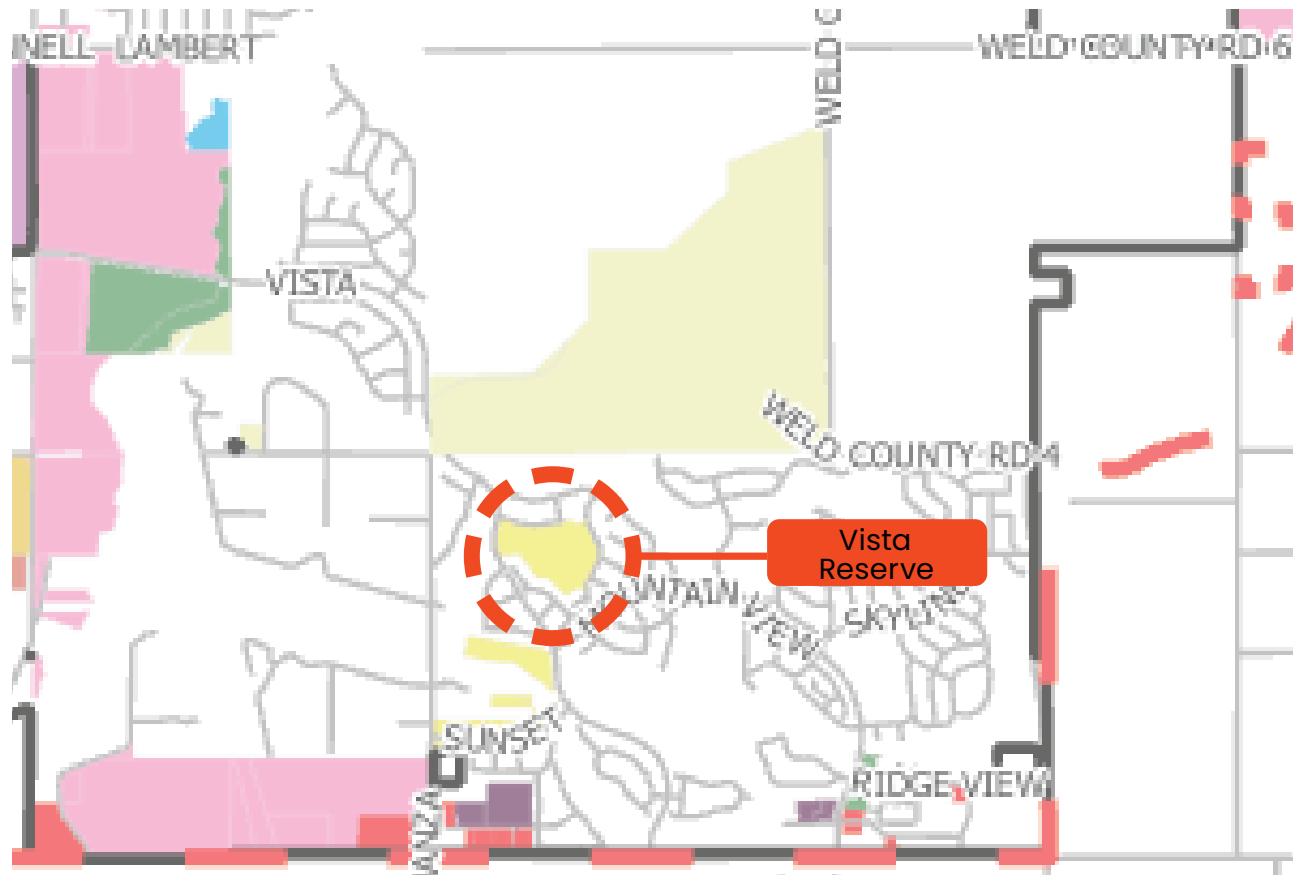
Livability & Social Health

	EXISTING (2023)	ENTITLED	PLANNED	OPPORTUNITY SITES 2050-2055 ESTIMATE	TOWN OF ERIE BUILDOUT 2050-2055 ESTIMATE
<i>Description</i>	<i>Already built</i>	<i>Approved development</i>	<i>In development review process; not approved</i>	<i>Potential development in vacant<sup>1</sup> and underutilized<sup>2</sup> parcels in the Planning Area</i>	
Housing Units	12,000 units	5,000 units	10,000 units	0 - 3,000 units	27,000 - 30,000 units
Population	36,000 residents	13,000 residents	24,000 residents	0 - 7,000 residents	73,000 - 80,000 residents
Commercial & Industrial Square Footage	1,700,000 sq. ft.	400,000 sq. ft.	3,400,000 sq. ft.	0 - 6,100,000 sq. ft.	5,500,000 - 11,600,000 sq. ft.
Employment	5,000 jobs	1,000 jobs	7,000 jobs	0 - 12,000 jobs	13,000 - 25,000 jobs
Jobs to Housing Ratio	0.42	0.2	0.8	4	0.48 - 0.83

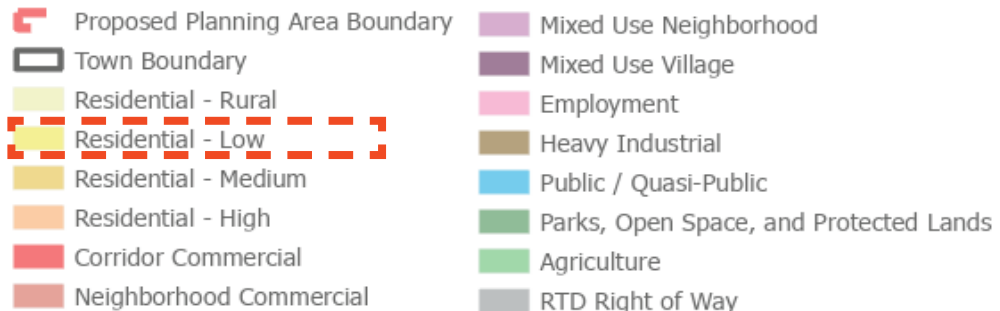
1 Vacant parcels consist of land without a primary use or structure. Underutilized parcels have land values that exceed the value of existing improvements or structures.  
 2 Underutilized parcels are those that have land values that exceed the value of the existing improvements or structure.

Table 2. Estimated Build Out Projections

Note: Housing units, population, and jobs rounded to the nearest thousand. Commercial square footage rounded to the nearest hundred thousand. Existing housing units and population are sourced from Planning & Development estimates in 2023. Existing Commercial & Industrial Square Footage and Employment are sourced from the Economic Market Analysis data collected in 2023.



From 2024 Town of Erie - Comprehensive Plan  
 Future Land Use Map - Opportunity Sites



# Vista Ridge PD Amd #7

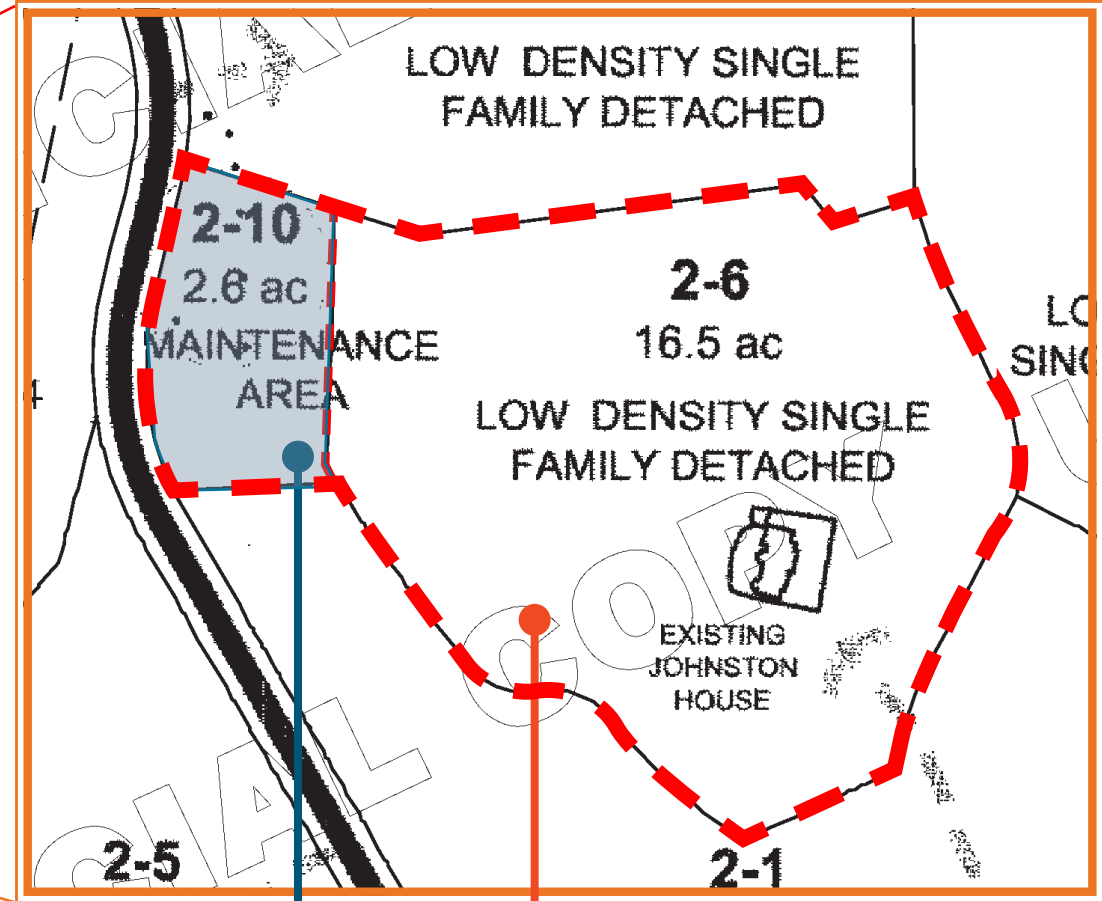
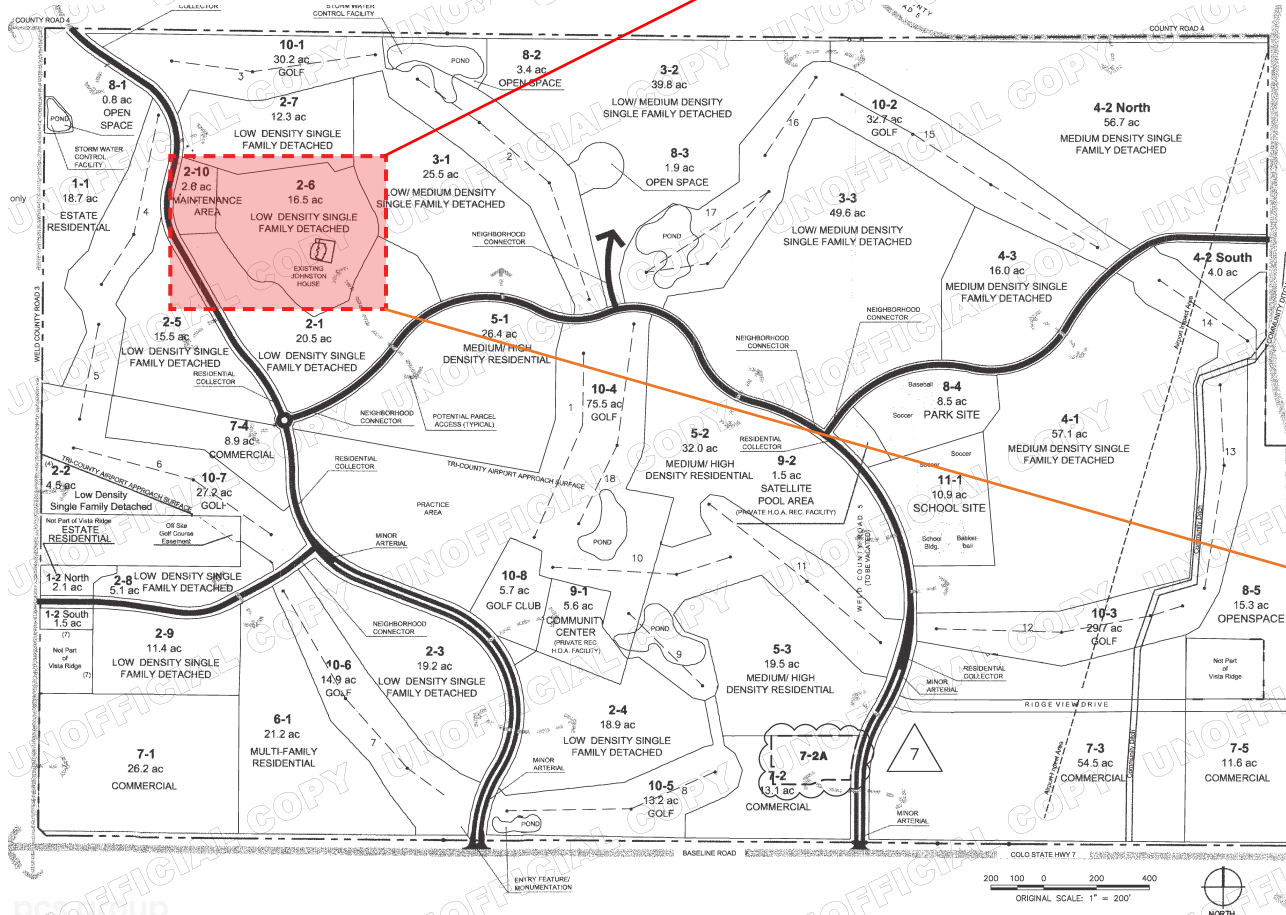
Existing Vista Ridge PD

## VISTA RIDGE DEVELOPMENT PLAN AMENDMENT NO. 7

PORTIONS OF SECTION 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

933.7 ACRES

PDA-001637-2023 ORDINANCE No. 009-2024



**PARCEL 2-6 : 16.5 AC**  
**LOW DENSITY SFD**  
**50 UNITS ALLOWED @ 3 DU/AC**

**PARCEL 2-10 : 2.6 AC**  
**GOLF COURSE MAINTENANCE AREA**

# Vista Ridge PD Amd #8

Proposed Vista Ridge PD Amendment

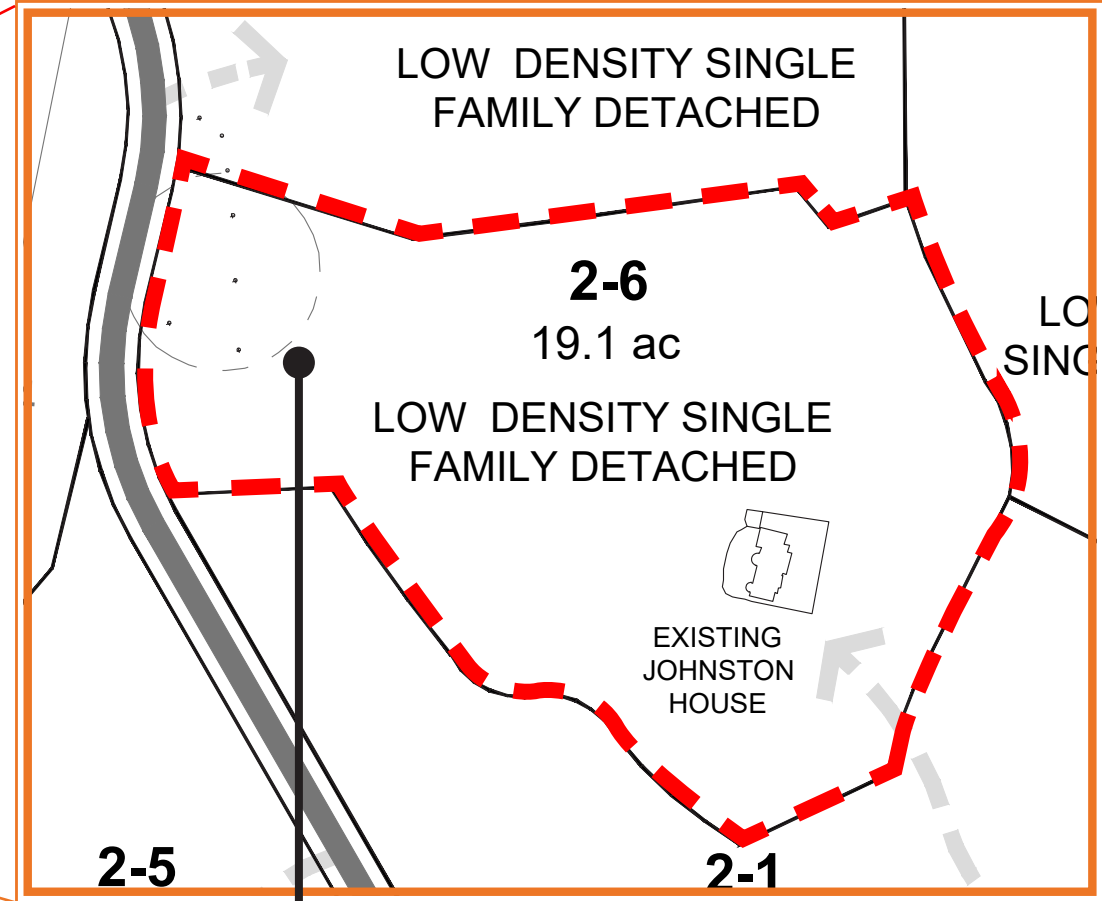
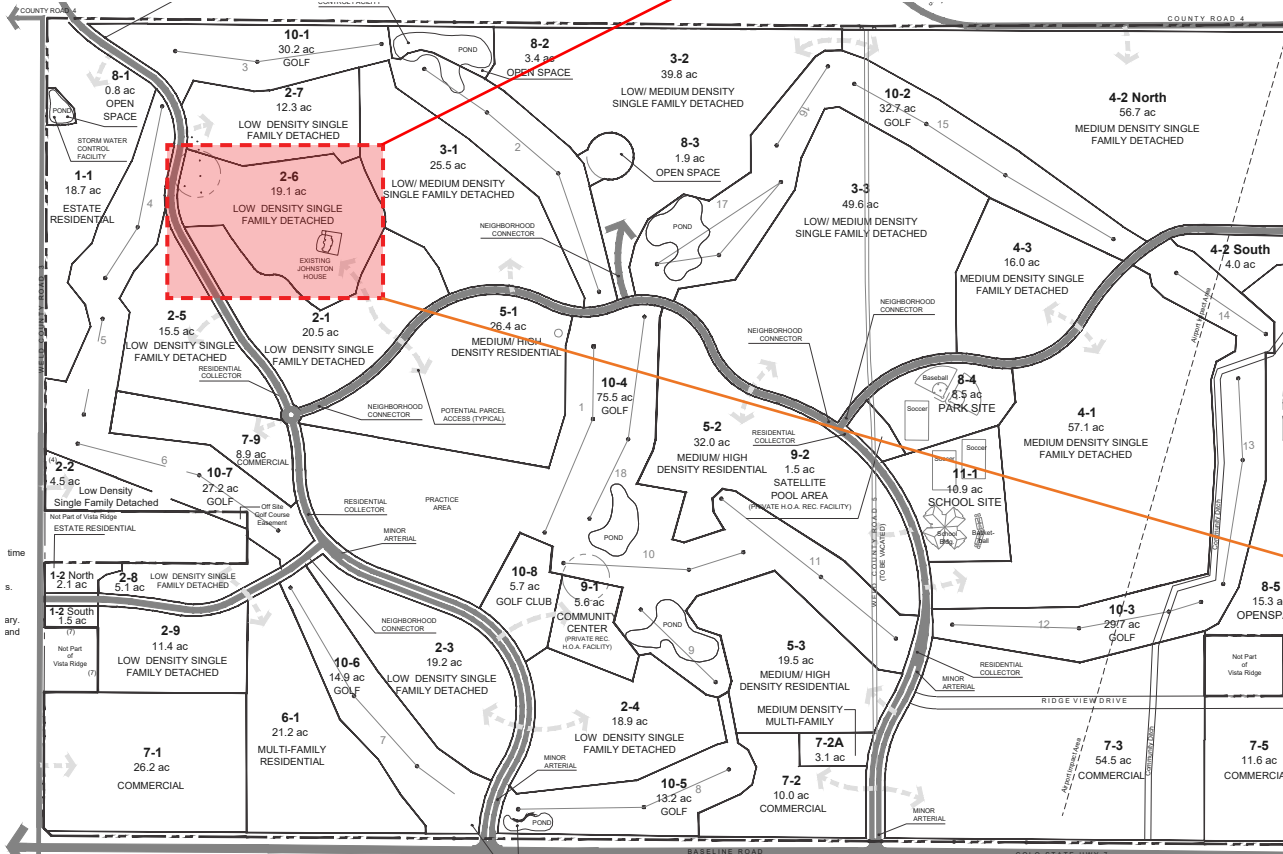
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PDA-001637-2023 ORDINANCE No. 009-2024



**PARCEL 2-6 (2-6 & 2-10 COMBINED) : 19.1 AC**  
**LOW DENSITY SFD**  
**50 UNITS ALLOWED @ 2.62 DU/AC**

# vista ridge pd land use regulations

LAND USE	Net Acre	Du/Ac	Units (1)
<b>Estate Residential</b>			
1-1	18.7	2	33(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>			
2-1	20.5	3	72(8)
2-2 (See note 4 below re: units)	4.5	3	14
2-3	19.2	3	46(8)
2-4	18.9	3	46(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>

- **Maintains** the original PD's **50-unit maximum** for Parcel 2-6
- **Reduces** the allowed **density** for Parcel 2-6 from **3.0 DU/AC to 2.62 DU/AC.**
- **Combines** Parcels 2-6 and 2-10 into a total development area of **19.1 acres.**

## 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.

# illustrative site plan

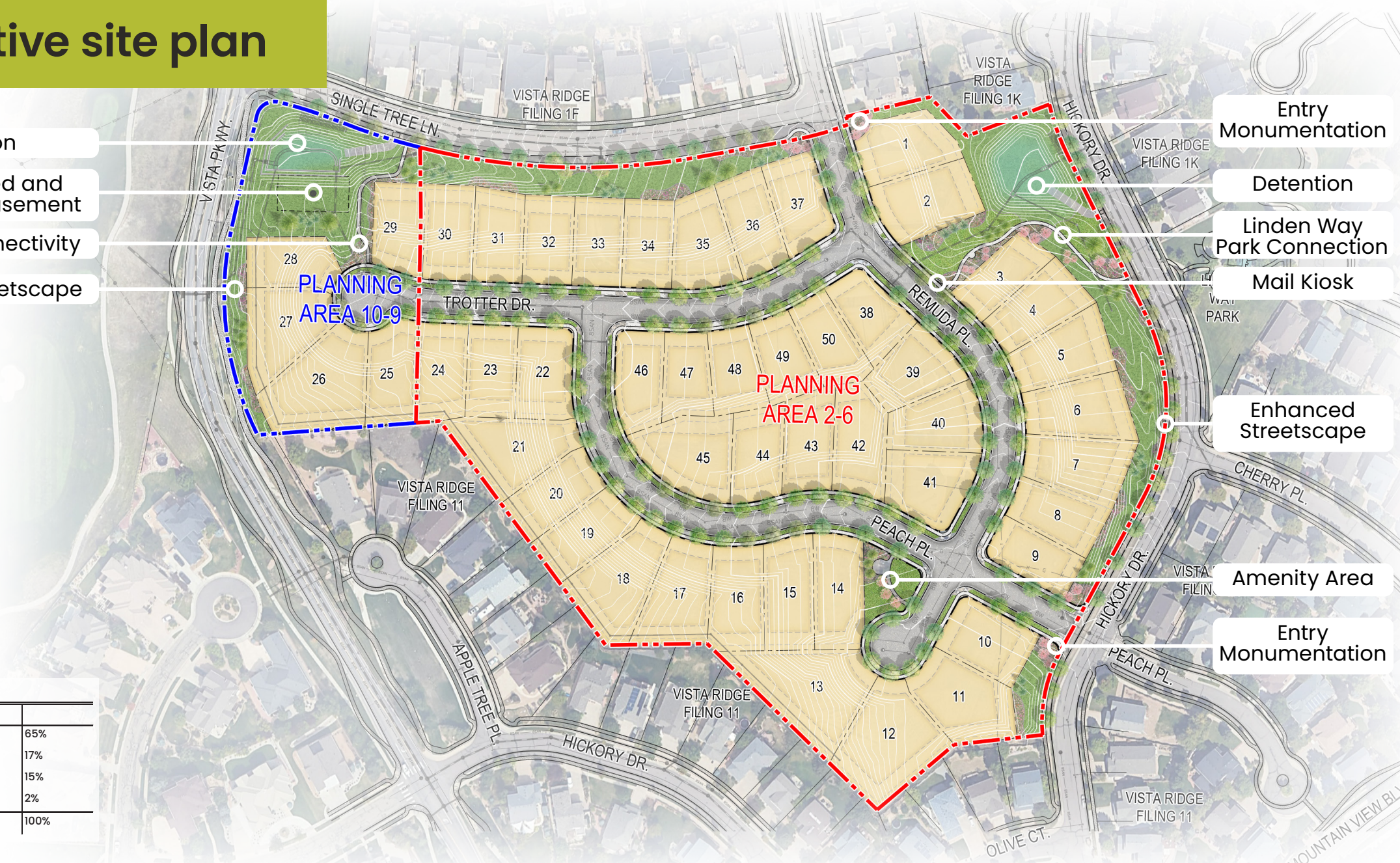
- Detention
- 50' x 100' Capped and Abandoned Oil Easement
- Pedestrian Connectivity
- Improved Streetscape

- Entry Monumentation
- Detention
- Linden Way Park Connection
- Mail Kiosk
- Enhanced Streetscape
- Amenity Area
- Entry Monumentation

PLANNING AREA 10-9

PLANNING AREA 2-6

Land Use		
Type	Area	
Residential Lots	12.39 AC	65%
Tracts	3.284 AC	17%
Public ROW	2.904 AC	15%
Detention	0.471 AC	2%
<b>Total</b>	<b>19.05 AC</b>	<b>100%</b>



# Site Diagram



Detention

Landscape Buffer

Pedestrian Connectivity

Improved Streetscape

Minimum Lot Dimensions  
Per Vista Ridge Development Plan

60 Min. Lot Width

Min. 25' Rear Setback

125' Min. Lot Length

7,500 Sq. Foot  
Minimum  
Average Lot Size

Min 5'  
Side  
Setback

Min. 20' Front Setback

PLANNING  
AREA 10-9

PLANNING  
AREA 2-6

Detention

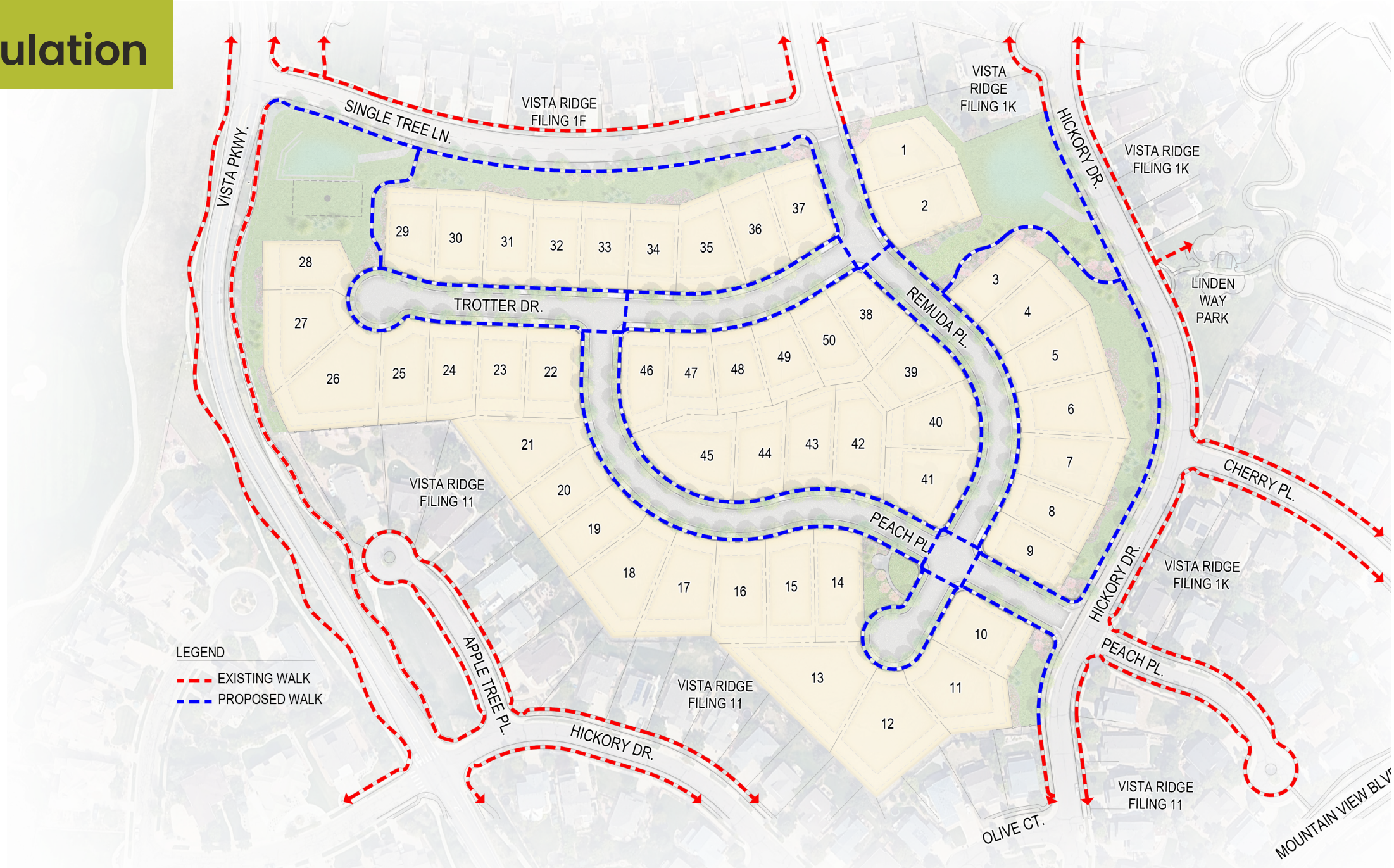
Linden Way  
Park Connection

Landscape  
Buffer

Amenity Area

Entry

# site circulation



# Architecture

- **Custom Homes**
- **2,000 – 3,500 SF**
- **2-3 Car Garage**
- **Ranch, 2 Story, and Walkouts**
- **Values starting around \$1M**



# Site Renderings – Hickory Dr. Streetscape



Key Map



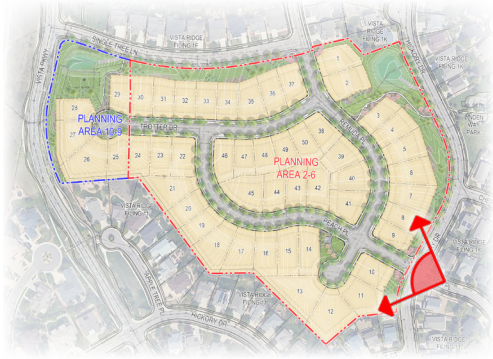
# Site Renderings – Enhanced Trail Corridor



Key Map



# Site Renderings – Entry Perspective



Key Map



# Site Renderings – Single Tree Ln. Streetscape



Key Map



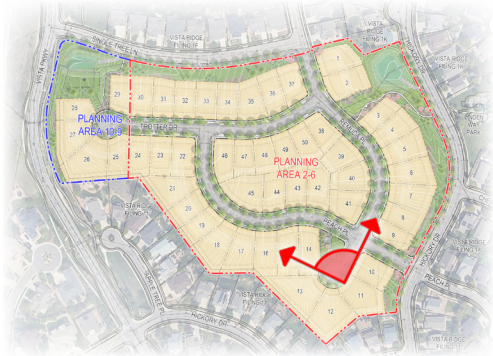
# Site Renderings – Enhanced Trail Corridor



Key Map



# Site Renderings – Pocket Park



Key Map



# approval criteria – pd amendment

## **From Erie Municipal Code: Section 10-7-20.C.2 – Approval Criteria**

- ✓ a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC sections 10-2-5 and 10-7-6.
- ✓ b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection 10-6-1 C.
- ✓ c. The PD zone district will promote the public health, safety, and general welfare.
- ✓ d. The PD zone district is generally consistent with the town's comprehensive plan; transportation master plan; parks, recreation, open space, and trails master plan, and other pertinent town plan and policy documents.
- ✓ e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.
- ✓ f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.

## approval criteria – pd amendment

- ✓ g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.
- ✓ h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.
- ✓ i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.
- ✓ j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.
- ✓ k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.
- ✓ l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.
- ✓ m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.

# approval criteria – preliminary plat

## **From Erie Municipal Code: Section 10-7-7.D.2 – Approval Criteria**

- ✓ a. The subdivision is generally consistent with the town's comprehensive plan.
- ✓ b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
- ✓ c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.
- ✓ d. The subdivision complies with all applicable use, development, and design standards set forth in chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this chapter or this UDC. Applicants shall refer to the development standards in chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.

## approval criteria – preliminary plat

- ✓ e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions, including, but not limited to, wetlands, water quality, erosion control, and wastewater regulations.
- ✓ f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
- ✓ g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
- ✓ h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
- ✓ i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.
- ✓ j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.



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