

VISTA RIDGE

Development Plan

OWNERS CERTIFICATE.

Vista Ridge Development Corporation

[illegible]

OWNERS CERTIFICATE.

Allan E. Pezolt, Revocable Living Trust

A PARCELS OF LAND SITUATED ALONG SECTION 22, TOWNSHIP 1 NORTH, RANGE 48 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, AND MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 22 FROM WHERE THE NORTHWEST CORNER OF SECTION 18 IS 8°29'46" N., 362.77 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 N. 151°44'11" E., 117.00 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22 S. 8°09'29" E. 131.24 FEET;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 S. 8°09'29" E. 1271.34 FEET TO A POINT 4.00 FEET WESTWARD OF THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 22;

THENCE S84°16'11" W. WITH SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 22, 116.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22;

THENCE ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER S. 8°09'44" E. 4.00 FEET TO THE EAST QUARTER CORNER OF SECTION 22;

THENCE ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 S. 15°12'01" E. 17.00 FEET;

THENCE ALONG SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22 S. 89°41' N. 1°07.3 FEET;

OR SECTION 32 N. 89°09'21" E. 650.22 FEET;

THENCE ALONG WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 N. 89°09'21" E. 650.22 FEET;

THENCE ALONG SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 S. 89°22'22" W. 66.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32;

THENCE ALONG SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 N. 89°09'41" E. 650.06 FEET;

THENCE ALONG EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 S. 89°09'21" E. 650.06 FEET;

THENCE ALONG EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 S. 89°09'21" E. 124.57 FEET TO A POINT 150.00 FEET Distant NORTHWEST OF SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32;

THENCE S84°16'11" W. WITH 150.00 FEET OF SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32 N. 89°22'22" W. 66.90 FEET;

THENCE ALONG WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 N. 89°08'45" E. 256.60 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32;

THENCE ALONG SAID NORTH LINE S. 89°22'22" E. 13.67 FEET TO THE CENTER QUARTER CORNER OF SECTION 32;

THENCE ALONG SAID CENTER CORNER OF SECTION 32 S. 89°09'15" E. 263.57 FEET TO THE POINT OF BEGINNING.

TO CORNER 2641.00 FEET.

OWNERS CERTIFICATE

Kenneth Johnston and Linda Johnston

[illegible]

PLANNING & ZONING COMMISSION CERTIFICATE.

Approved by the Erie Planning & Zoning Commission this 15th day of Feb. A.D., 2000

David L. Jones
Chairman

Kathleen D. Danziger
Planning & Zoning Commission Secretary

BOARD OF TRUSTEES CERTIFICATE.

Approved by the Eric Board of Trustees this 27th day of Feb A.D., 2020


Mayor

RECORDER'S CERTIFICATE

This Development Plan was filed for record in the office of the County Clerk and Recorder of Weld County at _____ o'clock, _____ M., on the _____ day of _____ A.D., 20____, in the book _____ page, _____ reception no. _____ map _____.

Weld County Clerk and Recorder

by:

Owner
Florida Petroleum

acknowledged before me this 21st day of Oct A.D. 2006

Witness My Hand and Seal Norma J. Crnic

My commission expires 5/16/10

Notary Public

STATE OF COLORADO
NOTARY PUBLIC
NORMA J. CRNIC

My Commission Expires May 16, 2001

Executed this _____ day of _____ A.D. 20__

The foregoing certificate of ownership was acknowledged before me this ____ day of ____ A.D. 20__

My commission expires _____

OWNERS CERTIFICATE.

Vista Ridge L.L.C.

County of El Paso, ss.
 The foregoing certificate of ownership was acknowledged before me this 22 day of Aug, A.D. 2000.
 Witness My Hand and Seal _____

My commission expires 11-22-2023
Notary Public
Debra Stang

**NUSZER
KOPATZ**

inter design associates

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Vista Ridge

Erie, Colorado

Cover Sheet

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Vista Ridge

Development Guide

ARTICLE I - GENERAL PROVISIONS

A. Application

Provisions of this Planned Development Guide (PD Guide) shall apply to the undeveloped parcels of land as delineated on the Vista Ridge General Development Plan attached hereto as Exhibit "A," and referred to hereinafter as the "GD Plan". The legal descriptions for the tracts of land covered by this PD Guide are attached as Exhibits "B" through "B7". Please see these Exhibits for any exceptions that may not be contained within the PD Plan.

This PD Guide shall not control the use of property or affect the rights of property owners outside of the boundary illustrated on the attached GD Plan.

However, that this provision shall not limit, affect, or preclude in any way the ability of Vista Ridge, LLC ("VR") to extend the provisions of this PD Guide and GD Plan to other land that may be later acquired and annexed to the Town of Erie.

GENERAL PROVISIONS

1. Authority

This GD Plan is authorized by Chapter 5 "Planned Development District" of the Town of Erie Zoning Resolution adopted August 1, 1998 pursuant to the Colorado Planned Unit Development Act of 1972.

2. Applicability

The provisions of the GD Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this GD Plan through its approval by the Director of Community Development or the Erie Town Board.

3. Adoption

The adoption of this GD Plan shall evidence the findings and decision of the Erie Town Board of Trustees that this GD Plan for the Vista Ridge Development ("Vista Ridge") is in general conformity with the Town of Erie Comprehensive Plan approved December 5, 1996 and as amended October 19, 1999, is authorized by the provision of Chapter 5 of the Town of Erie Zoning Code; and that such Chapter 5 and this GD Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

4. Relationship to Town of Erie Regulations

The provisions of this GD Plan shall prevail and govern the development of the Vista Ridge Development, provided, however, that where the provisions of this GD Plan do not address in general terms a particular subject, the relevant provisions of the Town of Erie Zoning Code shall be applicable. However, the intent of this GD Plan shall be the test where applying any sections of the Town ordinance.

5. Enforcement

To further the mutual interest of the residents, occupants, and owners in the Vista Ridge Development and of the public in the preservation of the integrity of the GD Plan, the provisions of this PD Guide relating to the use of the land and the general location of common open space, golf course, and community center shall run in favor of the Town of Erie and shall be enforceable at law or in equity by the Town without limitation on any power or regulation otherwise granted by law.

6. Conflict

Where there is more than one provision within the GD Plan and the PD Guide that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Community Development.

7. Maximum Level of Development

The total number of dwelling units or the total commercial, business, industrial or corporate center intensity approved for development within the GD Plan is the maximum development requested for platting or construction (including density transfers). The actual number of dwelling units or level of development for commercial, business, industrial or corporate center properties may be less due to developer's subdivision or site improvement plan requirements. Where level of development is not specifically addressed, the Town Ordinance shall apply. The Town and VR shall be prohibited from unilaterally changing any provision of this Guide.

8. Project Tracking

At the time of subdivision final plat, the applicant shall provide an updated summary of the development ("Tracking Chart"), along with the final plat submitted to the Community Development Department in order to assure maximum development limits are not exceeded.

ARTICLE II - CONTROL PROVISIONS

A. Transfer of Density

Residential dwelling units, as shown on the GD Plan, shall be the maximum number of dwelling units within all residential land use parcels as set forth in the GD Plan and as provided for in Exhibit "A," attached hereto for the Vista Ridge Development, except as provided below. A transfer of dwelling units from Planning Area to Planning Area within a Parcel shall be allowed. The transfer of dwelling units shall be considered a Minor Amendment of the GD Plan as provided for in this PD Guide. The resulting GD Plan Amendment shall be monitored by the Community Development Department as provided for herein.

For the district's Low Density Residential, Low/Medium Density Residential, Medium Density Residential, Medium/High Density Residential, and Multi-Family Residential planning areas, the density of a planning area within the above referenced districts may be increased up to twenty percent (20%), provided that a commensurate decrease in density is implemented in one or more other residential planning areas within Vista Ridge. In no case shall the overall density of Vista Ridge exceed 2494 dwelling units.

B. Planning Area Boundaries

The Planning Area boundaries within the various Parcels are the boundaries as shown in the GD Plan. Minor modifications to the Planning Areas and arterial and collector street modifications may be accomplished by the developer at the time of site specific plan review without any amendment to the PD Guide or to the GD Plan itself, pursuant to Town Zoning Code Section 10.5-13.

C. Road Alignments

The GD Plan is intended to depict general locations of roads and individual Planning Areas. In granting preliminary plat approval, the Community Development Department or Erie Town Board shall allow modifications for the purpose of establishing:

1. Final road alignments;
2. Final configuration of planning areas, provided that the size of a planning area does not increase by more than 25%;
3. Final access and parking location;
4. Landscaping adjustments and drainage improvements/layout.

D. Borrow Sites

Any area within Vista Ridge, except public school, park and open space land may be used by Vista Ridge and its assigns as a borrow or fill site for construction materials. However, dedicated public land may not be used for borrow or fill sites without prior authorization for the Town of Erie excluding initial overlot grading. If lands proposed for dedication (as shown on the GD Plan) are to be used for borrow or fill sites, prior written authorization for the Town of Erie shall be obtained. No material from a borrow or fill site shall be used for commercial purposes outside of Vista Ridge. Uses permitted for borrow or fill material within Vista Ridge shall include, but not be limited to, overlot grading, street upgrade and base course, utility bedding, foundation backfill, floor subbase and landscaping. Use of borrow sites shall comply with approved grading and erosion control plans for Vista Ridge and with the Town of Erie's erosion control criteria. Once a borrow or fill site becomes permanently inactive, it shall be reclaimed by VR, including regrading and reseeding with appropriate vegetation.

ARTICLE III - DEFINITIONS

A. Word Usage

In the interpretation of this PD Guide, the provisions and rules of this section shall be observed and applied in conjunction with the provisions of the Town of Erie's Zoning Ordinance, as may be amended, except when the context requires otherwise.

1. Words used or defined in one tense or form shall include other tenses and derivative forms.

2. The masculine gender shall include the feminine and the feminine shall include the masculine.

B. DEFINITIONS

Purposes

Unless otherwise stated, the definitions contained in Chapter 2 of the Town of Erie Zoning Ordinance, as amended, shall apply to this Planned Development and accompanying Planned Development (PD) District Standards. In the event of conflict, these PD District Standards control.

Unless the context clearly indicates otherwise in these PD District Standards, the following terms shall have the stated definitions:

- a. **Dwelling, Single Family, Cluster** - A form of development that combines reduced lot size with compensating amounts of commonly owned private open space within the proposed development.
- b. **Dwelling Unit, Patio Home** - A type of single family dwelling unit in which the private individual open space associated with each dwelling is consolidated into a garden or patio area commonly located toward the side or rear of the lot. This patio area replaces the conventional front, side and rear yards associated with traditional single family dwelling detached units.
- c. **Open Space** - Land which is free of structures or impervious surfaces which are not directly related to the use of open space.
- d. **Planning Area (PA)** - The areas for development referred to on the Planned Development Plan.

ARTICLE IV - ARCHITECTURAL STANDARDS

A. An architectural Control Committee (ACC) will be established in the Covenants, Conditions, and Restrictions for each parcel and become a committee under the Homeowners Association of that parcel. The ACC will review and approve all models and elevations of homes to be constructed. This would be in addition to the Town's review at time of site improvement plan and final plat approval. A comprehensive set of architectural standards will be created for each parcel with the first phase of development in that parcel. The following concepts shall be the basis for the architectural standard.

1. Varied architectural styles shall be encouraged within each neighborhood.
2. Where floor plans are offered on a repeating basis, alternative elevations shall be developed and the same elevation shall not be repeated adjacent to or across the street from one another.
3. A variety of design elements shall contribute to the overall character of a home's elevation and its appearance from the street.
4. Careful scrutiny shall be given to the massing, proportions, and overall scale of each design and how such massing relates to adjacent uses.
5. Large, unbroken planes on the front and rear elevations shall be prohibited. Side elevations without windows shall not be allowed except for where the Uniform Building Code does not allow windows. Windows alone do not constitute an unbroken plane.
6. Size, shapes, proportions and trim of doors and windows shall be consistent with the architectural style of the home.
7. Masonry, stone, synthetic stone or stucco (stone elements) will be required as a design addition on the front of each unit. Use of these materials on the sides and rear will also be required adjacent to the golf course and streets. Stone elements shall be required in the percentages listed below calculated by the total square footage of each wall face excluding all window and door openings and area of dormers.

FRONT	REAR	SIDE WHEN ADJACENT TO THE GOLF COURSE	SIDE WHEN ADJACENT TO A PUBLIC STREET
PERCENT OF TOTAL SURFACE AREA	50%	30%	30%
PERCENT OF TOTAL SURFACE AREA	25%	15%	15%
MINIMUM HEIGHT	20%	10%	10%
8. Front setbacks varied by a minimum of two (2) feet are required from house to house in order to provide visual relief and variety throughout the street scene.
9. Alternative garage loading (i.e. side load) will be encouraged. A reduction of the front yard setback of a maximum 20% will be considered by town staff at time of platting for all alternative garage loading options.

ARTICLE V - LAND USE REGULATIONS

A. Residential Planning Areas - General

1. **Intent** - To provide for residential development and associated uses.

2. **Uses Permitted by Right** - Unless specifically stated elsewhere in this Article, the following uses are permitted by right in all Residential Planning Areas:
 - a. Single family detached or attached dwelling units. No more than one unit will be allowed per-platted lot.
 - b. Attached or detached private garages.
 - c. Commonly associated accessory uses incidental to the principal use or building and located on the same site as the principal use or building including, but not limited to, approved storage sheds, children's playhouses, private greenhouses, home occupations (pursuant to town zoning code), private tennis courts and private swimming pools provided such accessory use has been approved by the Homeowner's Association.

- d. Household pets. (Number and kind limited per Town of Erie Code.)

- e. Private and/or common open space. Open space development standards as defined herein shall apply.

- f. Private recreational uses, country clubs, golf courses, common recreational facilities including, but not limited to, tennis courts, swimming pools, and jogging, riding, hiking, and biking trails. (The Community Development Department shall require some level of site plan review for uses in this paragraph.)

- g. Parks, playgrounds and other recreational areas.

- h. Any other uses consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Director of Community Development. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for "Special Review Uses" contained within the Town of Erie Zoning Code as hereafter amended.

- i. Crop Production (Until the commencement of construction within the Planning Area where crop production is occurring.)

- j. Grazing (Until the commencement of construction within the Planning Area where grazing is occurring.)

- k. Temporary construction trailers and model homes including sales centers.

3. **Uses Permitted by Special Review** - Unless specifically stated otherwise elsewhere in this Article, the following uses are permitted by special review in all Residential Planning Areas:
 - a. Churches, church schools and synagogues.
 - b. Nursery schools and day/child care centers.
 - c. Public and quasi-public buildings and structures such as police stations, fire stations, libraries and emergency care facilities.
 - d. Caretaker's residences.
 - e. Stables, corrals and horses may be allowed on lots two (2) acres or greater in size.

4. **Development Standards** - Unless specifically stated in this Article, the following standards apply to all Residential Planning Areas:
 - a. Conventional and Alternative Development Standards. In the following sections of this Article, a distinction is made between "Conventional" and "Alternative" Development Standards. Either of these forms of development, as defined for each Land Use Category, is permissible within a given Planning Area or portion thereof.

- B. **Estate Residential Planning Area** (Density range of 2.0 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.

3. **Uses Permitted by Special Review** - See Article V, Section A-3.

4. Development Standards

- a. **Density** - The maximum gross density for this Planning Area shall not exceed 2.0 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:

Dwelling Unit	Accessory Building	
Building Front	25 feet	45 feet
Building Sides	10 feet	13 feet
Building Rear	30 feet	15 feet

- c. **Lot Area** - The average lot area (net) within each parcel shall be a minimum of ten thousand (10,000) square feet. The minimum lot width shall be 80 feet.

- d. **Building Height** - No buildings or structures shall exceed thirty-five (35) feet in height (maximum height of spire on places of worship = 60')

- 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, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.

- f. **Uncovered patios, decks and other ancillary structures** shall be located no closer than:
 - 10' from rear property line
 - 15' from rear property line at golf course

- g. **Covered patios, decks and other ancillary structures** shall be located within the setback lines.

h. Additional Provisions

- i. **Minimum frontage** shall be 35'. 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' from the street R.O.W. without additional fire lane or fire sprinkler provisions or as otherwise required by the fire department.

- iii) Private streets, shared drives and alleys are allowed. Subject to review and approval by town staff.



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Denver, Colorado 80004
303.554.3894 (FAX)
mailto:info@nuser-kopatz.com
(303) 850-9700
(303) 850-9797 fax

Vista Ridge
Erie, Colorado

PROJECT: 293/211
DRAWN BY: BUI
CHECK BY: CK
ISSUE DATE: 6.29.00
REVISIONS: 00/00/00

Cover Sheet



278340 08/16/2000 70:34A JA Smit Tallamero
4 of 9 R 90.00 D 0.00 Ward County SD

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.
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 Area 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	35 feet
Building Sides	5 feet
Building Rear	10 feet

c. Lot Area - The average lot area (ac) within each parcel shall be a minimum of seven thousand five hundred (7,500) square feet. The minimum lot width shall be 60 feet.

- 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')
- 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, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.
- f. Uncovered patios, decks and other ancillary structures shall be located no closer than:
 - 10' from rear property line
 - 15' from rear property line at golf course

- g. Covered patios, decks and other ancillary structures shall be located within the setback lines.

h. Additional Provisions

- i. Minimum frontage shall be 35'. 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' from the street R.O.W. without additional fire lane or fire sprinkler provisions.
- iii) Private streets, shared drives and alleys are allowed.

D. Low/Medium Density Single Family Detached Planning Area - Detached Single Family Dwelling Units (Maximum density of 4.0 dwelling units per acre)

1. Intent - To provide for residential development for single family dwelling units and associated uses.
2. Uses Permitted by Right - See Article V, Section A-2.
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/Medium Density Single Family Detached Planning Area shall not exceed 4.0 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	30 feet
Building Sides	5 feet
Building Rear	10 feet

c. Lot Area - The average lot area (ac) within each parcel shall be a minimum of six thousand (6,000) square feet. The minimum lot width shall be 50 feet.

- d. Building Height - No buildings or structures within the Low/Medium Density Single Family Detached Planning Areas shall exceed thirty-five (35) feet in height. (maximum height of spires on places of worship = 60')
- 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, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.
- f. Uncovered patios, decks and other ancillary structures shall be located no closer than:
 - 10' from rear property line
 - 15' from rear property line at golf course

- g. Covered patios, decks and other ancillary structures shall be located within the setback lines.

b. Additional Provisions

- i. Minimum frontage shall be 35'. 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' from the street R.O.W. without additional fire lane or fire sprinkler provisions or as otherwise required by the fire department.
- iii) Private streets, shared drives and alleys are allowed.

Subject to review and approval by town staff.

5. Alternative Development Standards

- a. Alternative Standards - Alternative standards shall apply where zero (0) lot line, clustered single family detached or attached dwelling units are built. No minimum lot size shall be required but the maximum density shall be 6.0 dwelling units per acre over the designated Planning Area. For example, for a Planning Area containing one hundred (100) acres, if a maximum number of units of six hundred (600) dwelling units were clustered in an area of seventy (70) acres, then the remaining thirty (30) acres would be reserved as private open space.
- b. 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, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.

- c. Uncovered patios, decks and other ancillary structures shall be located no closer than:

- 10' from rear property line
- 15' from rear property line at golf course

- d. Covered patios, decks and other ancillary structures shall be located within the setback lines.

e. Additional Provisions

- i. Minimum frontage shall be 35'. 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' from the street R.O.W. without additional fire lane or fire sprinkler provisions.
- iii) Private streets, shared drives and alleys are allowed.

E. Medium Density Single Family Planning Area - Detached or Attached Single Family Dwelling Units (Maximum density of 5.0 dwelling units per acre)

1. Intent - To provide for residential development for single family dwelling units and associated uses.
2. Uses Permitted by Right - See Article V, Section A-2.
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 Medium Density Single Family Detached or Attached Planning Area shall not exceed 5.0 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	30 feet
Building Sides	5 feet
Building Rear	10 feet

c. Lot Area - The average lot area (ac) within each parcel shall be a minimum of five thousand (5,000) square feet. The minimum lot width shall be 45 feet.

- d. Building Height - No buildings or structures within the Medium Density Single Family Detached Planning Areas shall exceed thirty-five (35) feet in height. (maximum height of spires on places of worship = 60')
- 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, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.
- f. Uncovered patios, decks and other ancillary structures shall be located no closer than:
 - 10' from rear property line
 - 15' from rear property line at golf course

- g. Covered patios, decks and other ancillary structures shall be located within the setback lines.

h. Additional Provisions

- i. Minimum frontage shall be 35'. 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' from the street R.O.W. without additional fire lane or fire sprinkler provisions or as otherwise required by the fire department.
- iii) Private streets, shared drives and alleys are allowed. Subject to review and approval by town staff.

5. Alternative Development Standards

- a. Alternative Standards - Alternative standards shall apply where zero (0) lot line, clustered single family detached or attached dwelling units are built. No minimum lot size shall be required but the maximum density shall be 5.0 dwelling units per acre over the designated Planning Area. For example, for a Planning Area containing one hundred (100) acres, if a maximum number of units of six hundred (600) dwelling units were clustered in an area of seventy (70) acres, then the remaining thirty (30) acres would be reserved as private open space.
- b. 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, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.

- c. Uncovered patios, decks and other ancillary structures shall be located no closer than:

- 10' from rear property line
- 15' from rear property line at golf course

- d. Covered patios, decks and other ancillary structures shall be located within the setback lines.

c. Additional Provisions

- i. Minimum frontage shall be 35'. 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' from the street R.O.W. without additional fire lane or fire sprinkler provisions or as otherwise required by the fire department.
- iii) Private streets, shared drives and alleys are allowed.

Subject to review and approval by town staff.

F. Medium/High Density Planning Area - Detached or Attached Single Family Dwelling Units (Maximum density of 8.0 dwelling units per acre)

1. Intent - To provide for residential development for single family attached or detached dwellings including town homes, patio homes, cluster single family and associated uses.

2. Uses Permitted by Right - See Article V, Section A-2.

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 Medium/High Density Residential Planning Area shall not exceed 8.0 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 or from any other adjacent building shall be:

Setback Requirements	Accessory Building
Building Front	30 feet
Building Sides	5 feet
Building Rear	10 feet

c. Lot Area - The average lot area (ac) within each parcel shall be a minimum of four thousand five hundred (4,500) square feet.

- d. Building Height - No buildings or structures within the Medium/High Density Residential Planning Areas shall exceed thirty-five (35) feet in height. (maximum height of spires on places of worship = 60')
- 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, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.
- f. Uncovered patios, decks and other ancillary structures shall be located no closer than:
 - 10' from rear property line
 - 15' from rear property line at golf course

- g. Covered patios, decks and other ancillary structures shall be located within the setback lines.

h. Additional Provisions

- i. Minimum frontage shall be 30'. 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' from the street R.O.W. without additional fire lane or fire sprinkler provisions or as otherwise required by the fire department.
- iii) Private streets, shared drives and alleys are allowed.

Subject to review and approval by town staff.

5. Alternative Development Standards

- a. Alternative Standards - Alternative standards shall apply where zero (0) lot line, unique clustered single family detached or attached dwelling units are built. No minimum lot size shall be required but the maximum density shall be 8.0 dwelling units per acre over the designated Planning Area. For example, for a Planning Area containing one hundred (100) acres, if a maximum number of units of eight hundred (800) dwelling units were clustered in an area of seventy (70) acres, then the remaining thirty (30) acres would be reserved as private open space.

b. Building Setbacks:

The minimum principal building or accessory building setback from any public street right-of-way, private street easement or from any other adjacent building shall be:

Setback Requirements	Accessory Building
Building Front	30 feet
Building Sides	5 feet or 0 feet **
Building Rear	10 feet

* where a driveway exists, a minimum of twenty (20) feet shall be required.
** or a minimum of ten (10) feet between structures.

- c. Building Height - No buildings or structures within the Medium/High Density Planning Areas shall exceed thirty-five (35) feet in height. (maximum height of spires on places of worship = 60')
- d. 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, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.

- e. Uncovered patios, decks and other ancillary structures shall be located no closer than:

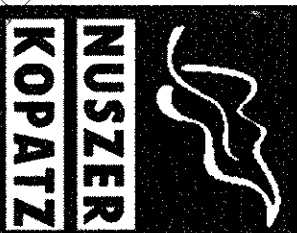
- 10' from rear property line
- 15' from rear property line at golf course

- f. Covered patios, decks and other ancillary structures shall be located within the setback lines.

g. Additional Provisions

- i. Minimum frontage shall be 30'. 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' from the street R.O.W. without additional fire lane or fire sprinkler provisions or as otherwise required by the fire department.
- iii) Private streets, shared drives and alleys are allowed.

Subject to review and approval by town staff.



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Vista Ridge
Erie, Colorado

PROJECT:	99/C011
DRAWN BY:	BU
CHECK BY:	CK
DATE:	6.29.00
REVISIONS:	00000000

Cover Sheet

SHEET NUMBER



2725940 09/15/2008 11:34 AM State of Colorado
5 of 9 R 90.00 D 0.00 Weld County CO

G-Multi-Family Planning Area (Maximum density 20.0 dwelling units per acre)

1. Intent - To provide for residential development allowing for a variety of dwelling units including, but not limited to, condominiums and apartments.

2. Uses Permitted by Right - See Article V, Section A-2.

3. Uses Permitted by Special Review - All uses stated in Article V, Section A-3 are permitted.

- a. Any other uses consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Director. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for "Special Review Uses" contained within the Town of Erie Zoning Ordinance as hereafter amended.

4. Conventional Development Standards

- a. Density. The maximum gross density for any particular Planning Area shall not exceed 20.0 dwelling units per acre, exclusive of publicly dedicated streets.

b. Building Setbacks:

The minimum principal or accessory building setback from any public street right-of-way, private street easement line or from any other property line (other than common property line with adjoining single family dwelling unit) shall be:

Building Front	20 feet
Building Sides	20 feet
Building Rear	30 feet

- c. Building Height. No buildings or structures within the Multi-Family Planning Area shall exceed forty-five (45) feet in height (maximum height of spires on places of worship = 60)

- d. Building Separation. Where Multi-Family Dwelling Units are directly adjacent to (not separated by a street) Single Family Dwelling Units, commercial, industrial or business park uses, the minimum building separation between uses shall be fifty (50) feet. However, landscape and parking areas may be located within this fifty (50) feet but parking may not be located closer than thirty (30) feet to Single Family Detached residential.

- e. Common Open Space. A minimum of twenty percent (20%) of each Multi-Family Planning Area shall be provided as common open space to be owned and maintained by a Homeowner's Association. This twenty percent (20%) shall be landscaped in accordance with the Town of Erie approved Site Development Plan. Common open space includes all landscape areas as well as sidewalks and other paved pedestrian areas, i.e. pools and pool decks.

f. Buffer Requirements

- i) Unless previously provided, where Multi-Family Dwelling Units are located directly adjacent to (not separated by a street) Single Family Dwelling Units, commercial industrial or business park uses, a minimum twenty (20) foot wide landscaped buffer shall be provided. Such landscape design shall be in accordance with the Town of Erie approved Site Development Plan.

- ii) Where Multi-Family uses are located adjacent to SH 7 or any major arterial, a twenty (20) foot wide landscaped buffer shall be provided within the forty (40) foot building setback. The purpose of such buffer shall be to provide a visual relief to building lines that may be seen from the highway so as to break up a continuous view into these areas. However, "windows" into such areas may occur at intermittent points as appropriate along the frontage. Such buffer shall be designed in an undulating fashion to provide a varied setback for parking areas rather than a straight, unbroken line. The buffer may contain a combination of natural and/or improved landscaping and berming and entryway features including entryway signs.

H. Allowable Project Densities

The following represents the residential planning area designations, allowable density ranges. The Land Use Summary on the GID Plan shall govern the specific planning areas in Vista Ridge.

Planning Area Designations	Maximum Density (Dwelling Units "du")
Esate Residential	2.0 du/acre
Low Density Detached	3.0 du/acre
Low/Medium Density Detached	4.0 du/acre
Medium Density	5.0 du/acre
Medium/High Density	8.0 du/acre
Multi-Family Dwellings	20.0du/acre

I. Density Transfers

Density transfers within and between designated Planning Areas are allowed. In order to assist the Town of Erie in maintaining a current count of dwelling units allocated, an updated project "Tracking Chart" (See Exhibit) shall be provided to the Director of Community Development with all Final Plat submittals.

1. Commercial Planning Area

1. Intent - To provide for a range of retail goods and services, businesses and professional services which support residential uses, complimentary public community services and facilities. The Commercial Planning Areas shall be subject to the Town of Erie Commercial Design Guidelines when approved by the Board of Trustees.

2. Uses Permitted by Right

- a. Commercial retail, including, but not limited to, convenience food marts with gas pumps, dry cleaners and laundromats, beauty salons, drug stores, liquor stores (with drive-up facilities), hardware stores, restaurants and fast-food restaurants with drive-up windows.

- b. Commercial service including, but not limited to, printing and publishing offices, office supply stores, banks with drive-up windows and satellite banking facilities, postal satellite facilities and emergency care clinics.

c. Commercial recreational.

- d. Professional offices, including a sales information center.

- e. Attached or detached parking structures or garages.

- f. Commonly associated accessory uses incidental to principal use of building and located on the same site as the principal use or building including, but not limited to, storage building, heating and ventilating, air conditioning structure and similar uses.

- g. Private and/or common open space.

- h. Private clubs, private parks and recreational uses including, but not limited to, country clubs, golf courses, tennis courts, swimming pools and jogging, biking and hiking trails.

- i. Bus stops and/or Park-n-Ride facilities.

- j. Parks, playgrounds and other recreational facilities.

- k. Buildings, garages and utility stations related to emergency services such as ambulance, fire, police and rescue.

- l. Nursery schools and day/child care centers.

- m. Churches, church schools and synagogues.

- n. Neighborhood public services, health and education facilities such as community centers, libraries and museums.

- o. Any other uses consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Director of Community Development. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for "Special Review Uses" contained within the Town of Erie Zoning Ordinance as hereafter amended.

- p. Congregate residences

3. Development Standards

- a. Building Setback. Street. The minimum principal and accessory building setback from any public street right-of-way line shall be thirty (30) feet.

- b. Building Height. No buildings or structures within the Commercial Planning Area shall exceed fifty (50) feet in height (maximum height of spires on places of worship = 60)

- c. Common Open Space. A minimum of fifteen percent (15%) of the Commercial Planning Area shall be provided as landscaped open space with plant material to be maintained by a Property Owner's Association, or the property owner.

- d. Special Application - Site Design Criteria. Gas Pumps and Gasoline Stations.

- i) Minimum setback of twenty (20) feet for gasoline pumps from the adjacent right-of-way or federal, state or local requirements, whichever is greater.

- ii) Minimum landscape strip adjacent to street - ten (10) feet.

- e. Buffer requirements. Unless previously provided, where convenience commercial uses are located directly adjacent to (not separated by a street), any type of Single Family or Multi-Family Dwelling Units, a minimum fifty (50) foot wide landscaped buffer shall be provided, plus (1) for every foot of height over 40'. Such landscape design shall be in accordance with the Town of Erie approved Site Development Plan.

K. Private Recreation Planning Area (Planning Areas)

1. Intent - To provide for a full range of community support facilities.

2. Uses Permitted by Right

- a. Private recreational and parks uses, sales centers during development and construction, clubs, common recreational facilities including, but not limited to, tennis courts, swimming pools, and jogging, biking and hiking trails, and club support facilities such as restaurants and tennis shops.

- b. Parks, playgrounds and other recreational uses.

- c. Private and/or common open space.

- d. Land application of waste water effluent, except for active recreation areas in designated parks.

- e. Common associated accessory uses incidental to principal use or building and located on the same site as the principal use or building including, but limited to, properly screened storage sheds and similar uses.

- f. Neighborhood public service, health and education facilities such as community centers, libraries and museums. Schools and administrative facilities for elementary and secondary education.

- g. Nursery schools and day/child care centers.

- h. Any other uses consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Director of Community Development. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for "Special Review Uses" contained within the Town of Erie Zoning Ordinance as hereafter amended.

3. Uses Permitted by Special Review

- a. Land application of wastewater effluent within active recreation areas in designated parks, open space areas and right-of-way landscaped areas.

4. Development Standards

- a. Building Setback. Street. The minimum building setback from any public street right-of-way line, private street easement line or from any other property line shall be:

Building Front	30 feet
Building Sides	30 feet
Building Rear	30 feet

- b. Building Height. No buildings or structures within the Private Recreation Planning Area shall exceed thirty-five (35) feet in height (maximum height of spires on places of worship = 60)

- c. Land Application. Land application of wastewater effluent shall be conducted according to the applicable requirements, standards and regulations adopted by the Town of Erie and the State of Colorado.

- d. Precise configuration of individual Private Recreation Planning Areas shall be shown on final plats of adjacent residential developments. Such areas may occur within any designated Planning Area.

L. Golf Planning Area

A. Uses by Right

1. Private or public golf course
2. Driving Range
3. Clubhouse

B. Accessory Uses

1. Accessory uses shall be those uses and structures naturally and normally incidental to the uses by right listed above.

C. Development Standards

- 1) Development regulations and standards will be specifically established for club use and recreation facilities through the Site Improvement Plan review process.

M. Public Parks, Open Space, and Community Center Planning Area

1. Intent - To provide for public and private park and open space uses and community center uses which complement residential development.

2. Delineation of Parks and Open Space

- a. Configuration. Sites for park and open space use shall be located within Vista Ridge in the general amounts and locations delineated on the GID Plan. Precise configuration of individual park sites shall be shown on final plats of adjacent residential developments. Such parks may occur within any designated Planning Area.

- b. Qualifications. All parks and open space shall conform to the following provisions:

- i) Be intended for passive and/or active recreation uses.

- ii) Be left in its natural undisturbed state, re-established to its natural state or landscaped creating an environment appropriate for recreation.

- iii) Be accessible and usable to the residents of Erie when not inconsistent with public safety objectives.

- iv) Areas which qualify as open space include, but not limited to:

- (a) Walkways, pedestrian paths, equestrian trails, bicycle paths, open plazas and malls, concourses, terraces, natural drainage ways, open space buffers, playgrounds.

- (b) Areas used for design purposes such as planted or landscaped areas, flower beds and planters excluding landscaped areas within parking lots and landscaped medians.

- (c) Aquatic areas, ponds and lakes.

- (d) Stormwater detention or retention areas provided no conflicts exist with the active recreational uses.

- (e) Areas specifically designated as parks, lot-lots or playgrounds.

- (f) Buffer areas.

- (g) Golf course.

3. Uses Permitted by Right

- a. Parks, playgrounds and other recreational uses.

- b. Passive recreational uses.

- c. Active recreation uses including, but not limited to, the following facilities: baseball diamonds, softball diamonds, golf courses (including land application of wastewater effluent on the golf course), soccer fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, community centers, and jogging, hiking or biking trails.

- d. Land application of treated wastewater effluent is permitted within parks and open space areas not designated for active recreation.

- e. Land application of wastewater effluent within golf course fairways, rough and green areas.

- f. Any other uses consistent with the purposes of this section and reasonably similar to the uses set forth herein may be allowed at the discretion of the Director of Community Development. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for "Special Review Uses" contained within the Town of Erie Zoning Ordinance as hereafter amended.

4. Uses Permitted by Special Review

- a. Stadiums for athletic events provided no sports lighting is incorporated.

- b. Neighborhood public service, health and education facilities including, but not limited to, libraries, museums, community centers and performance centers.

- c. Public and quasi-public buildings and structures including, but not limited to, police stations, fire stations and emergency care facilities, if determined to be appropriate by the community development director.

- d. Land application of treated wastewater effluent within active recreation areas in designated parks.

- e. County Clubs.

5. Trails

- a. Local Trails. All other trails including those devoted to jogging, riding, hiking and/or biking shall be local, accessible to the public and shall be owned, operated and controlled by the Metropolitan District or a Homeowner's Association.

6. Title and Access to Public Park and Open Space Areas

- a. Title. Public parks and open space areas will be conveyed at the time of the final platting of the adjacent properties to the Town of Erie by warranty deed including a title insurance policy.

- b. Access. The Town of Erie will be provided with easements within private parks and open space areas in order to construct and maintain drainage improvements and regional trails.

7. Development Standards

- a. Building Setback. Street. 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:

Building Front	30 feet
Building Sides	30 feet
Building Rear	30 feet

- b. The preceding setback requirements shall not be applicable to signs, walls and other landscaped features within the landscaped entryways. Sign requirements and corner vision requirements shall control.

- c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height except for indoor tennis court complexes and gymnasiums. (maximum height of spires on places of worship = 60)

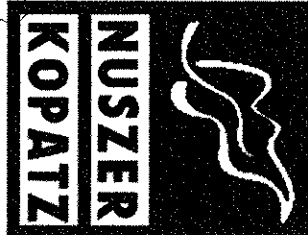
- d. Land Application. Land application of wastewater effluent shall be conducted according to the applicable requirements, standards and regulations adopted by the Town of Erie and the State of Colorado.

N. Planning Area - School

This Planning Area provides for a proposed park and elementary school.

A. Uses by Right

1. Community park and recreation facilities
2. Neighborhood park or playground
3. Elementary school



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Erie, Colorado

PROJECT:

DATE: 05/01/11

DRAWN BY: JLU

CHECK BY: CK

ISSUE DATE: 6/23/00

REVISIONS: 00.00.00

SHEET TITLE:

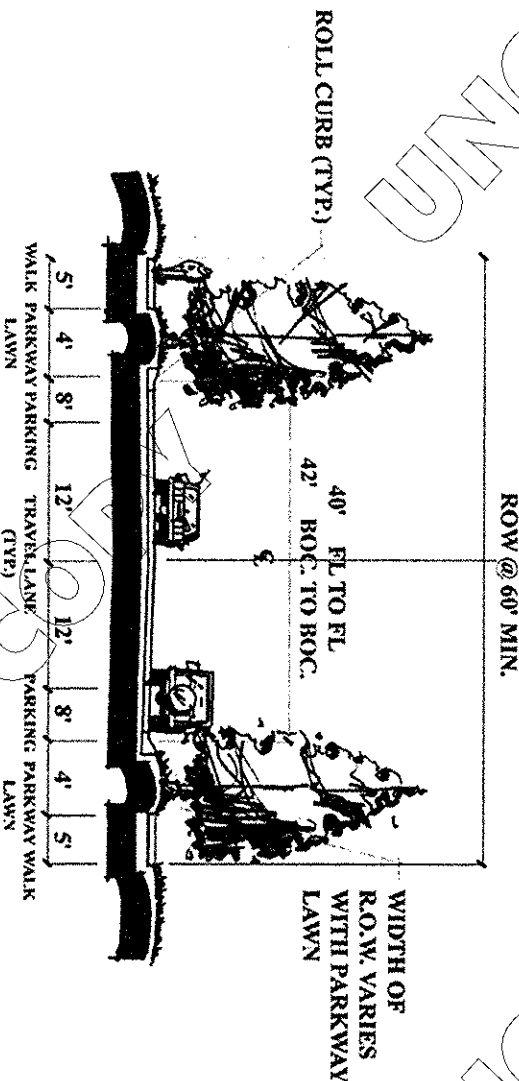
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SHEET NUMBER:

C. Two-Lane Neighborhood Connector Street

The two-lane neighborhood connector is designed to provide a transition from residential collector streets to local residential streets. The circulation feature is characterized by two, 12' drive lanes and two 8' parking lanes located within a 60' R.O.W. Other street section characteristics include 4' parkway lawns, and 5' wide detached sidewalks. Neighborhood connector streets will have a 25 mph speed limit. (See figure 3).

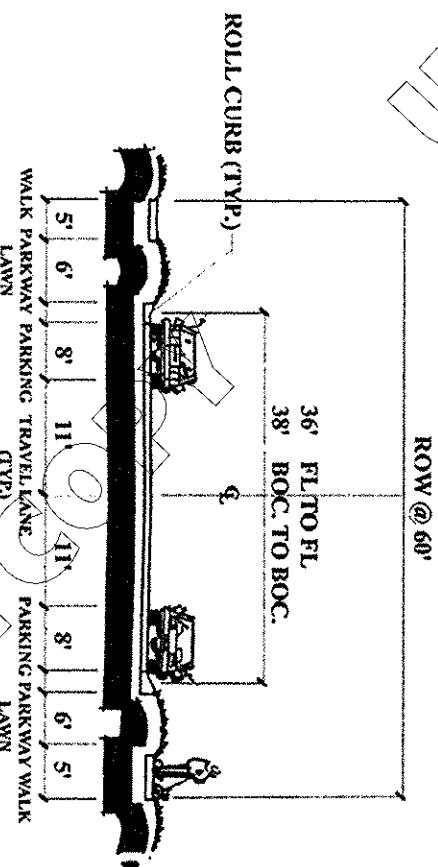
Figure 3 Neighborhood Connector W/ Parking
1000-2000 ADT
Not to Scale



D. Two-Lane Local Residential Street

Local streets will comprise many of the streets in Vista Ridge. Two-lane Local Streets are intended to strictly circulate traffic within neighborhoods and will be publicly owned and maintained. The streets are characterized by two, 11' drive lanes flanked by 8' parking lanes, 6' parkway lawns and 5' detached sidewalks located within a 60' R.O.W. Local streets will have a 15 mph speed limit. (See figure 4).

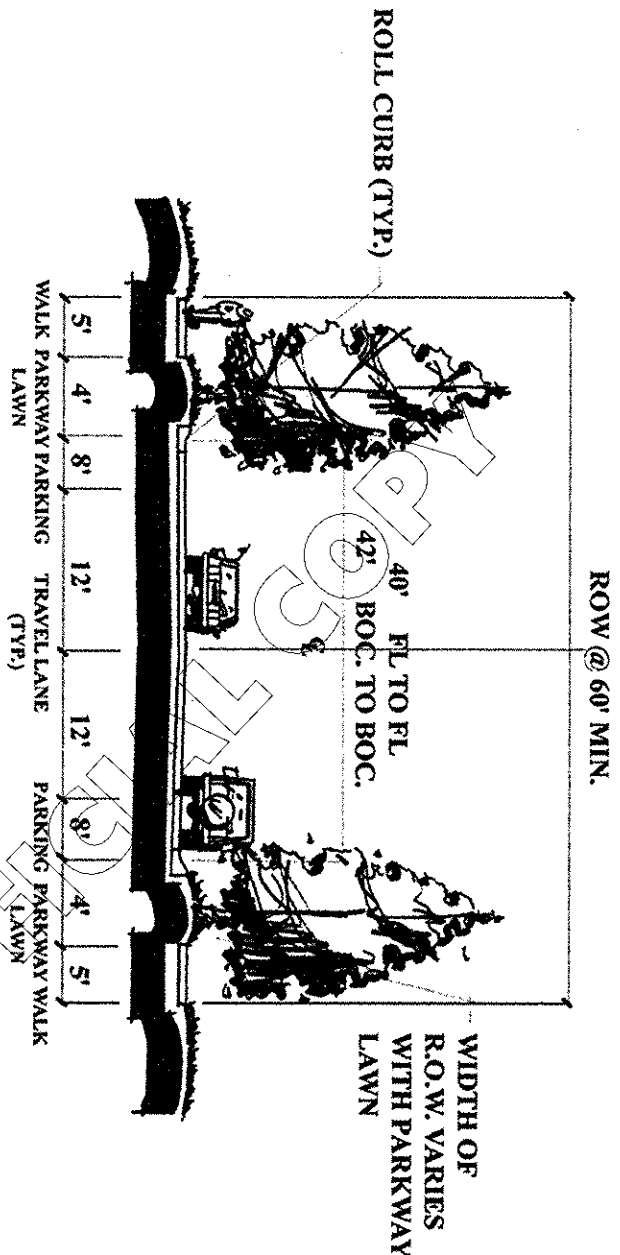
Figure 4 Local Street
800-1000 ADT
Not to Scale



E. Two-Lane Low Volume Local Residential Street

Low volume local residential streets will comprise the majority of streets in Vista Ridge. These streets are intended to circulate traffic to sub-neighborhoods and individual homes and will be publicly owned and maintained. The streets are characterized by two, 10' drive lanes, flanked by 6' parking lanes, 5' parking lawns and 5' detached sidewalks located within a 54' R.O.W. Low volume local streets are designed for a 10 mph speed limit (See figure 5).

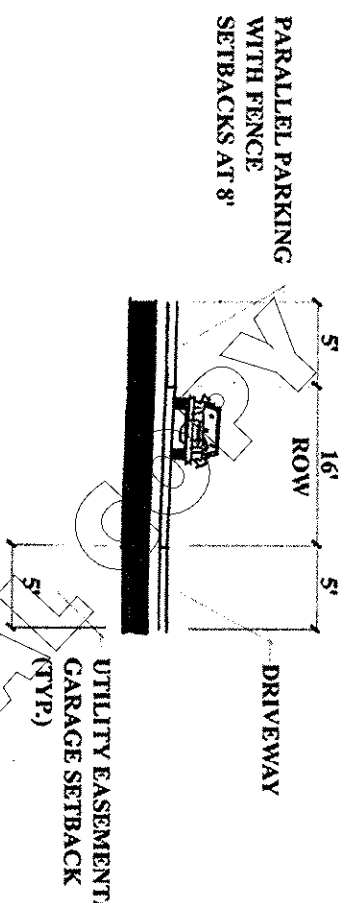
Figure 5 Low Volume Local Street
Less Than 800 ADT
Not to Scale



F. Alleys

Alleys are characterized by a minimum 16' wide paved section within a 16' right-of-way. They are to provide access to rear-loaded garages. An additional 2' setback shall be provided from the edge of pavement to the garage doors and fences. Any home that has an alley at the rear of the lot it is located on, should have its garage accessed from the alley (See figure 6).

Figure 6 Alley
Not to Scale



G. Private Residential Streets

Private residential streets may be built to a variety of standards depending on the specific need. Design standards for private streets may include the following: (1) special curb treatments; (2) reduced pavement widths and (3) special paving treatments, including stamped concrete or unit pavers. Private streets shall be designed for speeds not to exceed 15 mph. A typical cross section for a private street with reduced pavement should include two ten foot drive lanes for a total width of 20', with one additional 6' parking lane for a total pavement of 27 feet, or two parking lanes, with a street width to 32 feet (See figure 7 and 7A).

Private streets may or may not have sidewalks on one or both sides of the street, subject to Site Improvement Plan review and approval. Attached walks may be allowed under specific circumstances.

All private street standards shall be approved by town staff at time of platting.

Figure 7 Private Streets
Not to Scale

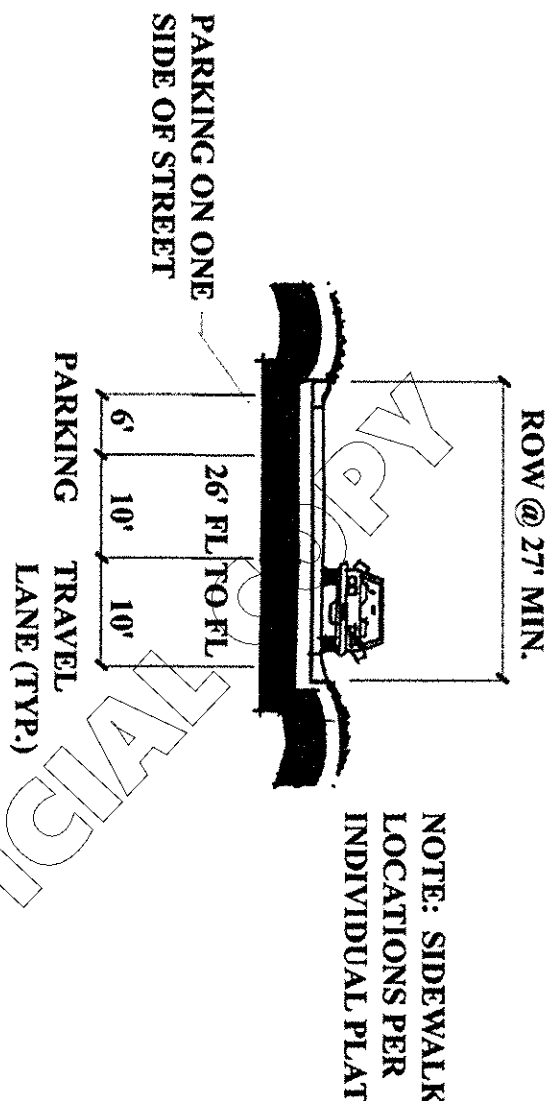
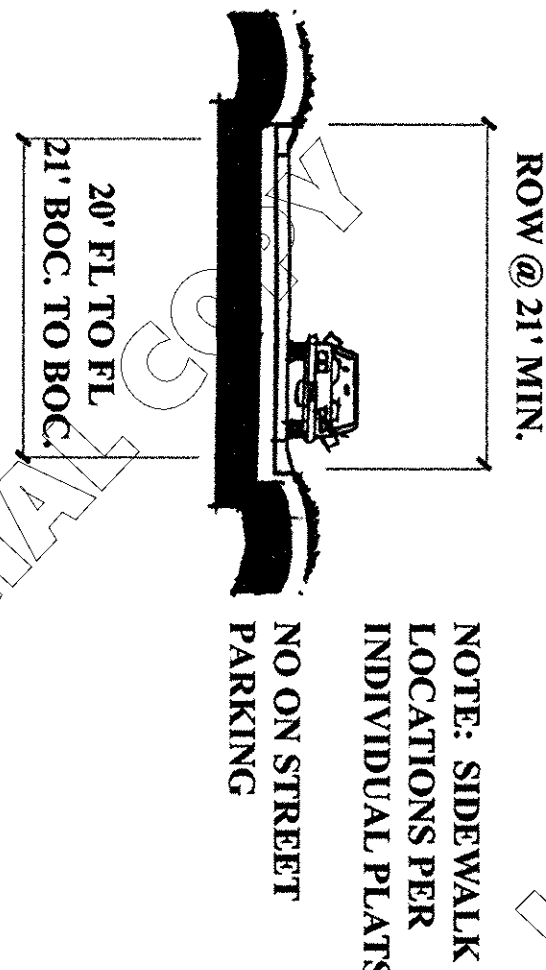


Figure 7A Private Streets
Not to Scale



H. Additional Design Standards

A. Cut-De-Sac Design Standards (Subject to site specific design approved by Mountain View Fire Protection District)

- Maximum cut-de-sac length of 750'.
Some
- Maximum 24 units on a cut-de-sac.
N/A
- Turnarounds for Cut-de-sac 151' to 500' long will be 70' in diameter flowline-to-flowline; Turnarounds for Cut-de-sac 501' to 750' long will be 96' in diameter flowline-to-flowline.
Some
- Landscape islands will be allowed within Cut-de-sac turnarounds.
N/A
- Alternate cut-de-sac turnaround designs will be permitted for cut-de-sacs serving less than 12 units and lengths less than 500'.
Not allowed
- No turnaround is required for cut-de-sac less than 150' long, serving less than 9 units and where end of cut-de-sac is visible from the intersecting street.
N/A

A. Residential Driveway Access

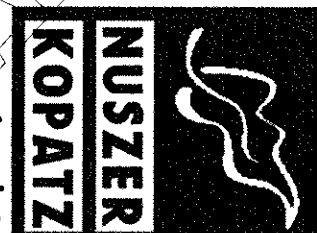
- Community Aerial Streets:
 - No residential driveway access allowed.
- Residential collector street
 - No individual drive access allowed
 - Shared drive access allowed for 2-4 units with off-street turnarounds provided
- Neighborhood connector street
 - Individual access allowed with off-street turnarounds provided
 - No access within 50' of an intersection, measured from curbline
- Local residential/low volume residential street
 - Individual driveway access allowed
 - No drive within 20' of an intersection measured from curbline

	Design Speed	Minimum Radius	Minimum Tangent Offset	Minimum Intersection Spacing	Minimum Curve Offset	Minimum Sight Distance	Stopping Sight Distance	Maximum Grade	Maximum Intersection
Community Arterial	40	650'	200'	400'	30'	200' Left 200' Right	350'	5%	3% Flat 100'
Residential Collector	35	475'	150'	300'	30'	200' Left 200' Right	275-325'	6%	3%-50'
Neighborhood Connector	30	300'	100'	200'	25'	200' Left 200' Right	200'	6%*	3%-50'
Local Residential	25	175'	50'	125'	15'	150' Left 150' Right	150'	8%*	4%-50'
Low Volume Local Residential	25	175'	50'	125'	15'	200' Left 200' Right	150'	8%*	4%-50'
Alley	10	30'	N/A	75'	5'	100'	50'	8%*	5%-50'
Shared Private Drives	N/A	N/A	N/A	N/A	N/A	100'	50'	12%	8%-20'

* 50' @ 30 Degree Turns Low Volume Conditions

** 24' Offset or wider Turns - South Aspect (From 30 Degrees or North) Side

NOTE: The intended design standards are subject to staff review at the time of platting.



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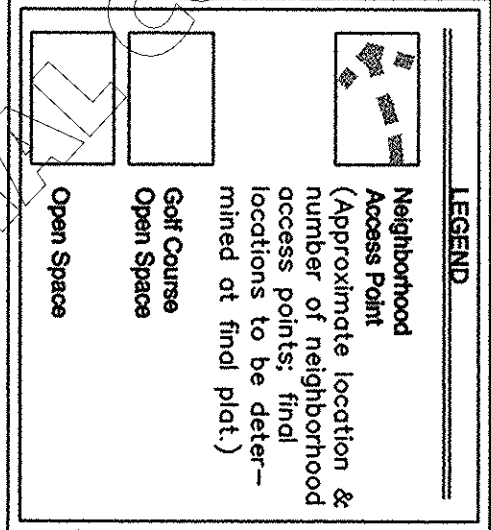
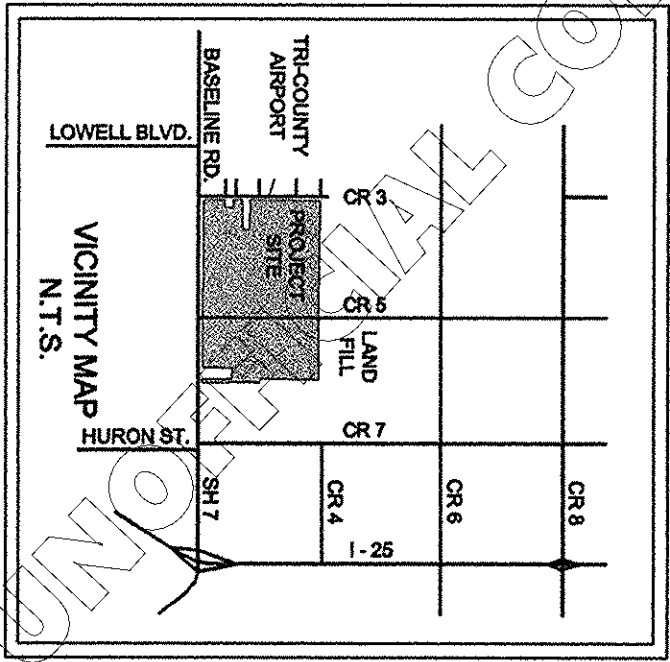
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Vista Ridge
Erie, Colorado

Cover Sheet

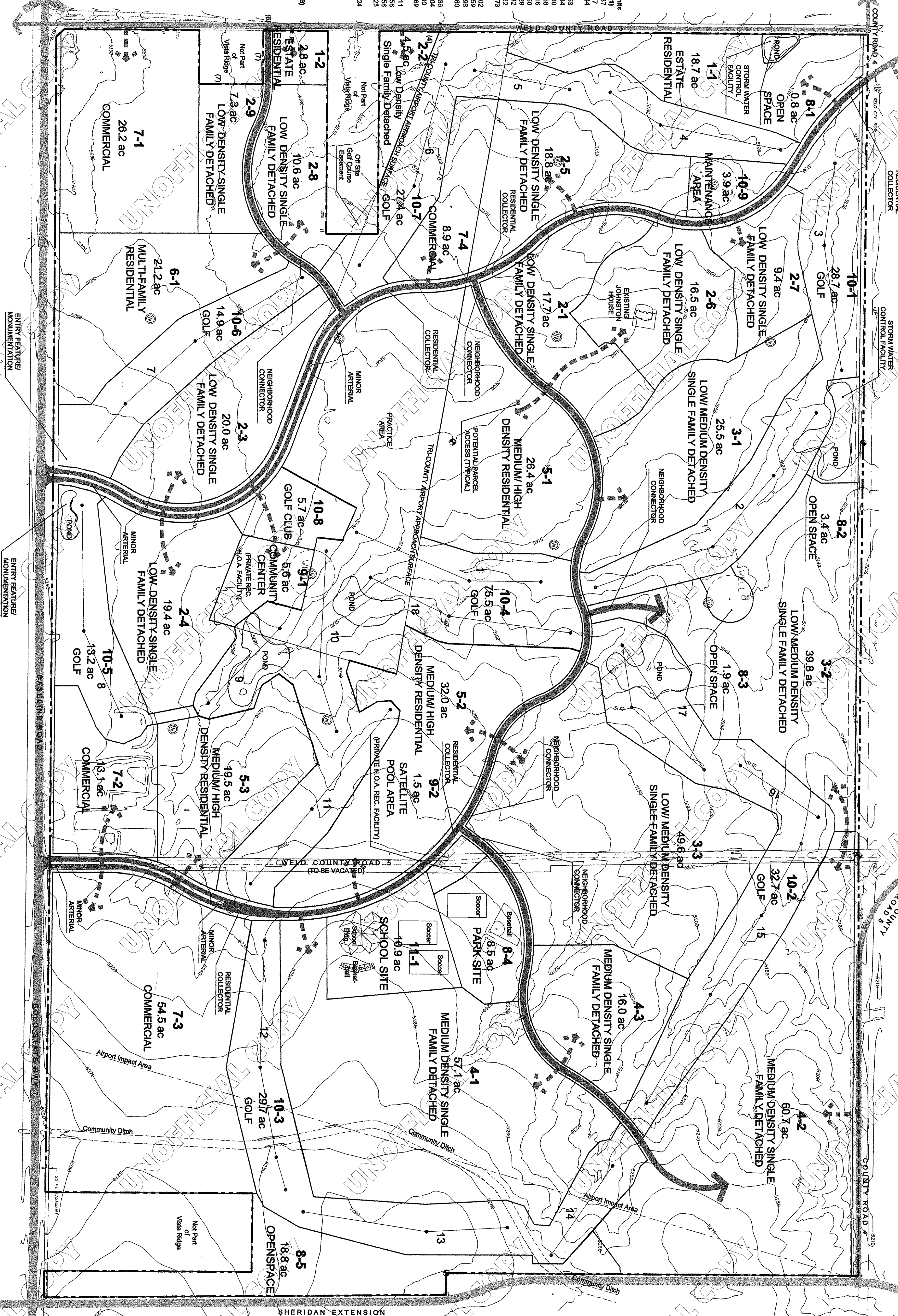
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Vista Ridge General Development Plan



Landuse	Net DuAc Units
Estate Residential	(1)
1-1	18.7
1-2	5.8
Total	22.0
Low Single Family Detached	
2-1	17.7
2-2 (see note 4 below re units)	3.3
2-3	4.0
2-4	18.8
2-5	18.8
2-6	16.5
2-7	9.4
2-8	10.6
2-9	7.3
Total	124.2
Low Medium Single Family Detached	
3-1	25.5
3-2	4
3-3	48.6
Total	114.9
Medium Single Family Detached	
4-1	57.1
4-2	60.7
4-3	16.0
Total	133.8
Medium / High Residential	
5-1	28.4
5-2	32.0
5-3	19.5
Total	77.9
Multi-Family Residential	
6-1	21.2
6-2	20
Total	424
Commercial	
7-1	28.2
7-2	19.1
7-3	54.5
7-4	8.9
Total	102.7
Open Space	
8-1	0.8
8-2	3.4
8-3	1.9
8-4	8.5
8-5	18.8
Total	33.4
Community Center (H.O.A.)	
9-1	5.6
9-2	1.5
Total	7.1
School	
10-1	28.7
10-2	32.7
10-3	29.7
10-4	75.5
10-5	19.2
10-6	14.9
10-7	27.4
10-8	5.7
10-9	3.9
10-10	10.8
Total	231.7
Other Averages	45.0
Property Total	922.6

- (1) Units based on Net Area of Parcels
(2) Units based on Net Area of Parcels
(3) Units based on Net Area of Parcels
(4) This parcel includes one additional residential unit plus 14 proposed units
(5) Layout of school and park sites are illustrative
(6) The neighborhood connector roadway with planning areas 1-2 shall be located a minimum of 150 feet north of the minimum building setback of the southern property shall be 150 feet
(7) The minimum building setback of the southern property shall be 150 feet
(8) The minimum building setback of the southern property shall be 150 feet



OWNER
Vista Ridge LLC
16 Driver Lane
Littleton, CO 80123
(303) 795-2800

CIVIL ENGINEERING
HURST & ASSOC.
4899 Pearl E. Circle
Suite 108
Boulder, CO 80301
(303) 448-9105

LAND PLANNING
Redstone
Development Services
1331 18th St.
Second Floor
Denver, CO 80202
(303) 623-3465

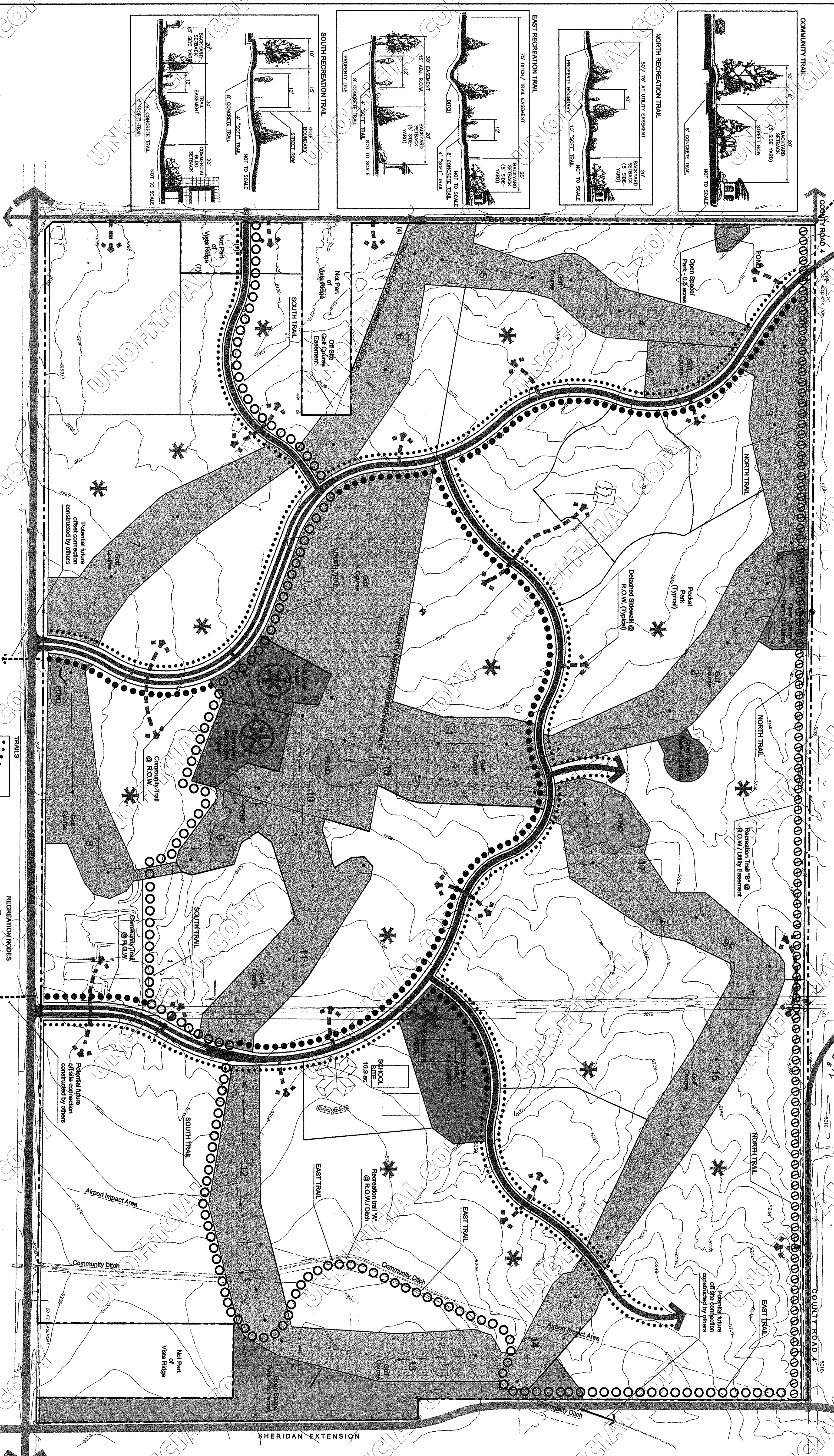
CONSULTANTS
NUSNER
KOPATZ
105 CHERRY STREET
DENVER, CO 80204
303.534.3881 FAX
nkn@nknkpatz.com

SCALE
1"=300'
DATE
2/22/00

NORTH

SHEET NUMBER
8 of 9

Vista Ridge Park/ Trail/ Recreation/ Concept Plan



2793940 09/15/2000 10:34A JA Suki Tsukamoto
9 of 9 R 90.00 D 0.00 Weld County CO

Potential future
off site connection
constructed by others
(To Future Coal Creek Trail)