

*Revised June 12, 2008*

May 28, 2008

Marty Ostholthoff  
Erie Community Development Department  
645 Holbrook St.  
Erie, CO. 80516

**RE: Vista Ridge Filing No. 12 Minor Subdivision**

Dear Marty,

Edgemark is pleased to submit the Minor Subdivision application for the proposed Vista Ridge Filing No. 12 commercial development at the northeast corner of Highway-7 and Mountain View Boulevard. This letter provides our responses to the project narrative questions required for approval of the subdivision. The Project Narrative questions are shown in **bold** and our answers are shown in *italics*.

**General project concept and purpose of the request;**

*Edgemark is requesting approval of a Minor Subdivision for Vista Ridge Filing No. 12 located at the NEC of Highway-7 and Mountain View Boulevard. The 18-acre site would be platted into three lots. Lot 1 (1.5 acres) and Lot 2 (.9 acres) would be platted at the southwest corner of the subdivision. The remainder parcel, Lot 3 (15.57 acres) would be used to provide a storm water facility located at the northwest corner of the subdivision and would be replatted into more lots for commercial development in the future. Edgemark has also filed a Site Plan application concurrently with the subdivision application for lot 1. The proposed use for lot 1 is a 14,490 square foot Walgreens pharmacy with drive through lane.*

**The total land area to be subdivided;**

*18.0238 acres (parcel 32 Vista Ridge Subdivision)*

**The total number of lots, and if residential the proposed density;**

*Three lots for commercial development*

**If non-residential, the total square footage of floor area proposed;**

*14,490 on lot 1. No users yet for lots 2 & 3*

**The total land area to be preserved as open space;**

*None*

**A brief description regarding the phasing of the proposed subdivision;**

*Pending City approval of the subdivision plat, on site- and offsite work will requires four months to complete. Once the site work has been completed, the construction of the retail building on lot 1 will take approximately six months to complete. Edgemark is actively marketing lot 2 for retail and office development. Lot 3 would be retained by the Vista Ridge Development Corporation for future subdivision and development.*

**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;**

*This is a commercial subdivision and will not impact the school system enrollment. Fire Protection is provided by the Mountain View Fire District. Water and sanitary sewer services are provided by the Town. Water and sewer lines are presently located within the streets abutting the property. Electric power is provided by United Power and natural gas is provided by Xcel Energy. Dry utilities are also presently available to the site.*

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

*Trail systems within the property along Hwy-7 will be constructed. There is an existing walk along Mountain View. The walk on the private property will be maintained by the lot owner and sidewalk in the right-of-way will be maintained by the owners association.*

**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**

*The Vista Ridge Master Declaration and covenants was recorded in December 2001 and is included within the title documents. Additional conditions and grants of easements are also in the Title Documents (Tab 4). The mineral rights on the Coal Creek Center property are owned by RME Petroleum Company c/o Anadarko Petroleum Corporation. There are no operational wells on the property. All mining ownership and lease information of record can be found in the Title documents found in Chapter 4 of this application submittal.*

If you have any questions, please call me at (303)571-4650

Sincerely,  
**Edgemark Development, LLC.**

A handwritten signature in black ink, appearing to read "Brett A. Limbaugh". The signature is stylized and cursive.

Brett A. Limbaugh