

**TOWN OF ERIE**

Community Development Department – Planning Division

645 Holbrook Street – PO Box 750 – Erie, CO 80516

Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov**LAND USE APPLICATION***Please fill in this form completely. Incomplete applications will not be processed.***STAFF USE ONLY**

FILE NAME:

FILE NO:

DATE SUBMITTED:

FEES PAID:

PROJECT/BUSINESS NAME: Parkdale-Filing 2**PROJECT ADDRESS:** Generally north of Baseline Road/HWY 7 and East

PROJECT DESCRIPTION: Parkdale- Filing 2 is proposed to be a high quality residential addition to the Town of Erie, this proposal will include a significant amount of open space, parks, and a new entry road from Baseline/HWY 7 into the Town of Erie.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name:

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

OWNER (attach separate sheets if multiple)

Name/Company: OEO LLC

Contact Person: Chris Elliott

Address: 7353 South Alton Way

City/State/Zip: Centennial, Co 80112

Phone: 303.770.9111

Fax:

E-mail: mjanke@e5xmanagement.com

AUTHORIZED REPRESENTATIVE

Company/Firm: OEO LLC

Contact Person: Matt Janke

Address: 7353 South Alton Way

City/State/Zip: Centennial, CO - 80112

Phone: 303.770.9111

Fax:

E-mail: mjanke@e5xmanagement.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: Extraction Oil and Gas, LLC

Address: 370 17th Street, Suite 5300

City/State/Zip: Denver, CO - 80202

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: Extraction Oil and Gas, LLC

Address: 370 17th Street, Suite 5300

City/State/Zip: Denver, CO - 80202

LAND-USE & SUMMARY INFORMATION

Present Zoning: LR

Proposed Zoning: PUD

Gross Acreage: 33.96

Gross Site Density (du/ac): 5.7 du/ac, 3.0 du/ac with Parkdale

Lots/Units Proposed: 196

Gross Floor Area:

SERVICE PROVIDERS

Electric: Public Service

Metro District: N/A at this time

Water (if other than Town):

Gas: Public Service

Fire District: Mountain View Fire District

Sewer (if other than Town):

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
☐ Major (10+ acres)	\$ 4000.00	☒ Sketch Plan	\$ 1000.00 + 10.00 per lot
☐ Minor (less than 10 acres)	\$ 2000.00	☐ Preliminary Plat	\$ 2000.00 + 40.00 per lot
☐ Deannexation	\$ 1000.00	☐ Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		☐ Minor Subdivision Plat \$ 2000.00	
☐ Major	\$ 3000.00	☐ Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
☐ Minor	\$ 1200.00	☐ Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		☐ Road Vacation (paper) \$ 100.00	
☐ Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
☐ PUD Rezoning	\$ 1700.00 + 10.00 per acre	☐ Residential	\$ 1400.00 + 10.00 per unit
☐ PUD Amendment	\$ 1700.00 + 10.00 per acre	☐ Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
☐ Major PD Amendment	\$ 3700.00 + 10.00 per acre	☐ Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
☐ Minor PD Amendment	\$ 500.00	☐ Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		☐ Amendment (major) \$ 1100.00	
☐ Major	\$ 1000.00	☐ Amendment (minor) \$ 350.00	
☐ Minor	\$ 400.00	VARIANCE \$ 600.00	
☐ Oil & Gas	\$ 1200.00	SERVICE PLAN \$ 10,000.00	

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 Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, 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:

Owner:

Applicant:

Date:

Date:

Date:

STATE OF COLORADO)

County of Denver) ss.

The foregoing instrument was acknowledged before me this 11 day of July, 2018 by Christopher Elliot.

My commission expires: 12/20/21.

Witness my hand and official seal.

BRENDA L VAZQUEZ ACOSTA
Notary Public
State of Colorado
Notary ID # 20174051872
My Commission Expires 12-20-2021

Notary Public



PARKDALE

SKETCH PLAN NARRATIVE- JANUARY - 2018
PENNER/THERO PROPERTY



PROJECT TEAM

applicant:

OEO, LLC

7353 South Alton Way, Centennial, Colorado 80112
tel. 303.770.9111 - contact: Matt Janke

planning consultant:

PCS Group, Inc.

1001 16th Street - #3-B-180, Denver, Colorado 80265
tel. 720.249.8246 - contact: John Prestwich

engineering & surveyor consultant:

KT Engineering

12500 W.58th Ave #230, Arvada, Colorado 80002
tel. 720.638.5190 - contact: Ken Toland

geologic & geotechnical consultant:

CTL Thompson, Inc.

1971 West 12th Avenue, Denver, Colorado 80204
tel. 303.825.0777 - contact: Dave Glater

mine subsidence:

Western Environment and Ecology, Inc.

2217 West Powers Avenue, Littleton, Colorado 80120
tel. 303.730.3452 - contact: Greg Sherman

traffic

LSC Transportation Consultants, Inc.

1889 York Street, Denver, Colorado 80206
tel. 303.333.1105 - contact: Christopher McGranahan



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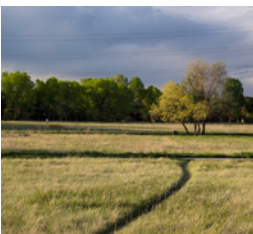
Availability and adequacy of existing infrastructure and other necessary services including schools, fire protection, water/service, and utility providers.

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Location, function and ownership/maintenance of public and private open space, parks, trails, and common areas.

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SKETCH PLAN NARRATIVE

GENERAL PROJECT CONCEPT AND PURPOSE OF THE REQUEST

OEO, LLC, (the 'Applicant') is pleased to present this document requesting a Sketch Plan approval as part of the recent annexation and rezone of a tract of land located in section 36, township 1 north, range 69 west of the sixth principal meridian, county of Boulder, State of Colorado, being presented as an addition to the Parkdale property. The Penner/Thero property is located along 119th, between the intersection of Baseline Road and Arapahoe Road.

In this document we will discuss the property background, the proposed uses and quality of the community.

The Vision.

The Penner/Thero addition to the Parkdale community creates a unique opportunity to provide more variety of home choices for the overall community. The creative vision

for Parkdale still draws its inspiration from the Town of Erie's enduring innovative spirit, its commitment to sustainable design, and its small town charm. The Vision is based in the Town of Erie's Comprehensive Plan, "on the premise that the health of the Town and the quality of life of its residents are not dependent on any one factor. The underlying premise is an understanding that the Town must seek a balance between environmental, economic and community/social considerations. Each of these components is interrelated and essential to the continued health and sustainability of the community." (Town of Erie Comprehensive Plan)

The Penner/Thero property is designed as a part of the overall Parkdale community, and the new housing choices will provide the means to live a modern lifestyle. Housing



choices throughout Parkdale are diverse in order to appeal to a wide range of ages and lifestyles while the proximity to the Town's commercial and recreation areas provides the community's basic retail, social, entertainment and service needs. Residences are situated within relatively easy walking or bicycling distance of parks, green spaces, and trail uses. The streets, trails, and bike paths that interconnect the Parkdale neighborhoods with the Pocket Parks, and other community gathering spaces are orchestrated to entice residents and visitors to enter into the social life of the community.

Setting the Stage.

The vision for The Penner/Thero Property is a small neighborhood addition to the overall Parkdale community, the design focuses around a park at the entry in to the neighborhood from 119th Street, with a central trail connecting the neighborhood to the park. The majority of homes will front to shared open space areas, and the homes will all have garages located in the rear of the house. This will allow a much greater architectural presence for the front of the homes.

Inspiration & Guiding Principles

The inspiration for the development of the Penner/Thero Property has been developed based on the following key principles, A Coordinated and Efficient Pattern of Growth, Quality Design and Development, Stewardship of the Natural Environment, Trails, Parks and Recreation Opportunities, and a Cohesive Neighborhood that will offer new housing types. The surrounding area and the natural features of the site also help shape the plan: the gently rolling terrain is conducive for residential development, the reality of existing drainage patterns, the presence of existing trail corridors on the west

and east edges of the property, the native grasses and trees that dot the landscape, the complex ecologies and a "spirit of the land" that constantly shifts with movement of the sun and seasons.

Incorporating the area's spirit and preserving and enhancing its natural beauty will distinguish this community in the marketplace, maximizing value in the development process for the Town, the community, and its future residents.

To achieve a strong sense of innovation and environmental stewardship, neighborhoods shall be designed as an extension of the existing natural features. The drainage areas will be showcased as defining elements of the community. A number of guiding principles have been identified to integrate the aesthetic and historic aspects of the property and the surrounding area into the physical setting, lifestyle, and experiences of future residents. The key guiding principles include:

- Environmental Stewardship
- Time-Honored Neighborhood Development
- Healthy Lifestyles
- Sense of Place
- Perpetuation of Town of Erie Heritage
- Gateway Entry
- Multi-Generational Community

Design:

This addition to the Parkdale community shall promote walking by providing and locating a pocket park within walking distance of all homes, as well as strong pedestrian connections to the pocket park. Streets are designed to incorporate the planting of shade trees to shade streets and



sidewalks, creating an attractive and comfortable pedestrian atmosphere. Circulation patterns limit block lengths, and provide multiple connections to distribute traffic more efficiently, provide multiple routes, and allow pedestrians to move more freely through the community. In addition the sketch plan has been designed to accommodate an extension of the east west spine trail.

The Penner/Thero property is a logical addition to the Parkdale community. We will utilize the design characteristics from the Parkdale community as a cue for the style and flavor for the Penner/Thero neighborhood streetscape elements and park features. Furthermore, the Penner/Thero addition will add to the diversity of the overall Parkdale community.

Total Number of Lots and Proposed Density

The anticipated development pattern will be compact in nature, and is a logical extension of the Parkdale community. The total property is approximately 34 acres, and at the sketch plan level we are requesting 193 single family and duplex homes, plus the existing residence, which equates to approximately 5.7 dwelling units per acre directly on the property. However, the gross density would not exceed 5 dwelling units per acre for the entire

Parkdale property that was already rezoned to the LDR designation. All residential units being proposed would be alley loaded product, 88 of these units being duplex and 105 being single family detached. In general, where homes do not have street frontage we have provided an extended driveway to allow for additional parking. All homes have 2 car attached garages, and the Erie standard street section will allow for ample guest parking.

The Request

Our goal is to complete the Sketch Plan process in early 2018 so that as the market continues to strengthen we have positioned this property for a home builder to move forward with the platting entitlement process, which would then be followed with the construction document processes. It is our hope that the platting and construction document process could be completed in 2018, and that actual development would start thereafter.

LAND SUMMARY CHART		
Type	Area (in Acres)	% of Total Area
Residential Lots	9.65	28.42%
Public Right-Of-Way	8.21	24.18%
Private Alley Right-Of-Way	2.46	7.24%
Private Open Space Tracts	6.24	18.37%
Existing Residence to Remain	7.40	21.78%
Total Subdivision Area:	33.96	100.00%

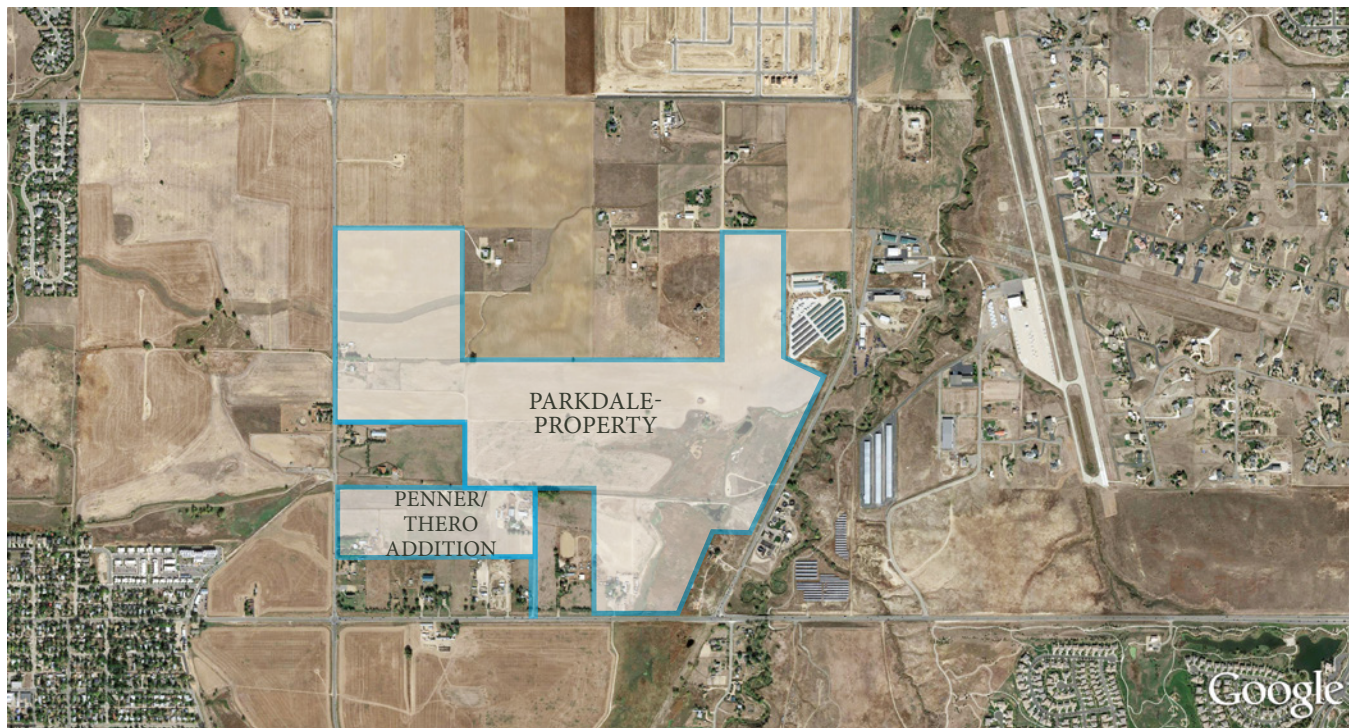


The development team assembled for this project has been active in the metropolitan market for over 30 years, bringing to this project a significant amount of expertise to ensure that what we are proposing is flexible enough to be attractive to a number of high quality home builders. In addition the proposal has been thoroughly thought through so that it complies with the Town of Erie's Comprehensive Plan, and is positioned for success as soon as the project can get to the market.

As part of the Sketch Plan request, we want to ensure that we are in compliance with the subdivision standards and requirements set forth in the municipal code while ensuring quality design.

Location, Function and Ownership/ Maintenance of Parks, Open Space, Trails, and Common Area.

Approximately 6.24 acres of the property is anticipated to remain as open space or park, which equates to approximately 18% of the property. The Penner/Thero addition to Parkdale will facilitate an important trail connection from the west to the east Coal Creek trail system. In addition the design will include a pocket park and connections to the overall Parkdale community. The park area will be easily accessible and will appeal to residents of all ages and abilities. The Sketch Plan exhibit identifies the location, anticipated function, and anticipated ownership of public and private open space, parks, trails and other common areas.



The larger Parkdale community has provided a significant amount of preservation of the existing wetland area. This addition facilitates the extension of the east west spine trail. This area is anticipated to be dedicated to the Town of Erie. In addition, several pocket parks of varying size and amenities will be built throughout the larger Parkdale community.

Phasing of the Project

This neighborhood is anticipated to develop in one phase with a connection to the road network in the larger Parkdale community, and another connection to 119th Street. Joint access will be provided to the commercial properties to the south when developed at a later date.

Availability and Adequacy of Existing Infrastructure to Schools, Fire protection, Water/Sewer Service, and Utility Providers.

The Penner/Thero neighborhood is ideally located to existing infrastructure with easy road access to services. The development of this property will provide access from 119th Street, and will provide an additional street connection to the Parkdale community. The Town of Erie public works department has confirmed that the existing Town systems have sufficient capacity for the inclusion of the Penner/Thero property as part of the Parkdale development.

An improved access point to East Baseline/Highway 7, as well as access to County Line Road through the new improved Town of Erie road sections will provide convenient access to community and commercial facilities. The Town of Erie Community recreation center and Public Library can easily be accessed through the use of an off street trail system. In addition this property is located within close proximity to other neighborhoods in Erie that are currently under construction with utilities services.

As part of this process we will be working with Boulder County School District to determine their needs, as well as fire and police providers.

Existing or Proposed Covenants, Special Conditions, Grants of Easements or Other Restrictions

At this time we are not aware of any special covenants or other restrictions to the proposed development. There are some access easements, drainage easements, and utility easements that have all been factored in the design of the sketch plan.

Thank you for your time reviewing this step in the process for moving this exciting community forward to reality.



PROVIDED DESCRIPTION:

ARLENE PENNER PROPERTY:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-800123-CO
EFFECTIVE DATE OCTOBER 30, 2017

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.; THENCE NORTHERLY 1124.98 FEET ALONG THE WEST LINE OF SAID SECTION 36 TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED RECORDED ON FILM 678 AS RECEPTION NO. 924042 OF THE BOULDER COUNTY, COLORADO RECORDS AND THE TRUE POINT OF BEGINNING; THENCE EASTERLY, 748.20 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED ON FILM 1020 AS RECEPTION NO. 290487 OF THE SAID BOULDER COUNTY, COLORADO RECORDS; THENCE SOUTHERLY, 497.00 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED AS RECEPTION NO. 290487 TO A POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED ON FILM 533 AS RECEPTION NO. 783124 OF THE SAID BOULDER COUNTY, COLORADO RECORDS; THENCE EASTERLY, 1255.28 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY DEED RECORDED IN BOOK 1321 AT PAGE 366 OF THE SAID BOULDER COUNTY, COLORADO RECORDS; THENCE SOUTHERLY, 553.00 FEET ALONG THE EASTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 1321 AT PAGE 366 TO A POINT ON A LINE 75 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE EASTERLY, 60.00 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED BY DEED RECORDED ON FILM 532 AS RECEPTION NO. 781619 OF THE SAID BOULDER COUNTY, COLORADO RECORDS; THENCE NORTHERLY, 1207.75 FEET ALONG THE WEST LINE OF SAID TRACT CONVEYED BY DEED RECORDED IN SAID FILM 532 AS RECEPTION NO. 781619 TO THE NORTHWEST CORNER THEREOF; THENCE EASTERLY, 577.25 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED RECORDED IN BOOK 1143 AT PAGE 504 OF THE SAID BOULDER COUNTY, COLORADO RECORDS; THENCE NORTHERLY, 10.00 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE SAID C B & Q RAILROAD TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO A POINT ON THE WEST LINE OF SAID SECTION 36; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 36 TO THE TRUE POINT OF BEGINNING,

COUNTY OF BOULDER, STATE OF COLORADO.

NOTES REGARDING THE TITLE COMMITMENT:

ARLENE PENNER PROPERTY:

ITEMS 1-7 ARE STANDARD EXCEPTIONS.

- ITEM 8

RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF NORTH 119TH STREET.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 9

THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- ITEM 10

RESERVATION OF THE RIGHT TO REMOVE COAL, OIL, GAS AND ALL MINERALS FOUND BENEATH THE SURFACE AS SET FORTH IN QUIT CLAIM DEED RECORDED OCTOBER 28, 1891 IN BOOK 148 AT PAGE 90, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 11

RESERVATION OF AN UNDIVIDED THREE-TENTHS OF ALL OIL, GAS AND AN UNDIVIDED ONE-HALF OF ALL OTHER MINERALS AND MINERAL RIGHTS, TOGETHER WITH THE FULL RIGHT TO ENTER UPON AND USE AS MUCH OF THE SURFACE THEREOF AS MAY BE REASONABLY NECESSARY FOR OPERATING, DRILLING AND MARKETING THE PRODUCTION THEREOF AS SET FORTH IN CORPORATION SPECIAL WARRANTY DEED RECORDED NOVEMBER 4, 1947 IN BOOK 810 AT PAGE 272, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 12

OIL AND GAS LEASE RECORDED JUNE 4, 1979 AT RECEPTION NO. 340525, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.

NOTE: AFFIDAVIT OF LEASE EXTENSION OR PRODUCTION IN CONNECTION THEREWITH RECORDED AUGUST 29, 1983 AT RECEPTION NO. 571680.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 13

OIL AND GAS LEASE RECORDED MARCH 15, 1982 AT RECEPTION NO. 486842, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.

NOTE: AFFIDAVIT OF LEASE EXTENSION OR PRODUCTION IN CONNECTION THEREWITH RECORDED AUGUST 29, 1983 AT RECEPTION NO. 571682.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 14

OIL AND GAS LEASE RECORDED FEBRUARY 3, 1983 AT RECEPTION NO. 531577, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.

NOTE: AFFIDAVIT OF LEASE EXTENSION OR PRODUCTION IN CONNECTION THEREWITH RECORDED AUGUST 29, 1983 AT RECEPTION NO. 571667.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 15

OIL AND GAS LEASE RECORDED FEBRUARY 3, 1983 AT RECEPTION NO. 531578, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.

NOTE: AFFIDAVIT OF LEASE EXTENSION OR PRODUCTION IN CONNECTION THEREWITH RECORDED AUGUST 29, 1983 AT RECEPTION NO. 571668.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 16

OIL AND GAS LEASE RECORDED SEPTEMBER 12, 1983 AT RECEPTION NO. 574634, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 17

THIS ITEM WAS INTENTIONALLY DELETED.
- ITEM 18

NOTICE OF OIL AND GAS INTERESTS AND SURFACE USE RECORDED JANUARY 23, 2001 AT RECEPTION NO. 2112330.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 19

REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED OCTOBER 23, 2007 AT RECEPTION NO. 2890878.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 20

REQUEST FOR NOTIFICATION (MINERAL ESTATE OWNER) RECORDED DECEMBER 21, 2007 AT RECEPTION NO. 2900941.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 21

EXISTING LEASES AND TENANCIES.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 22

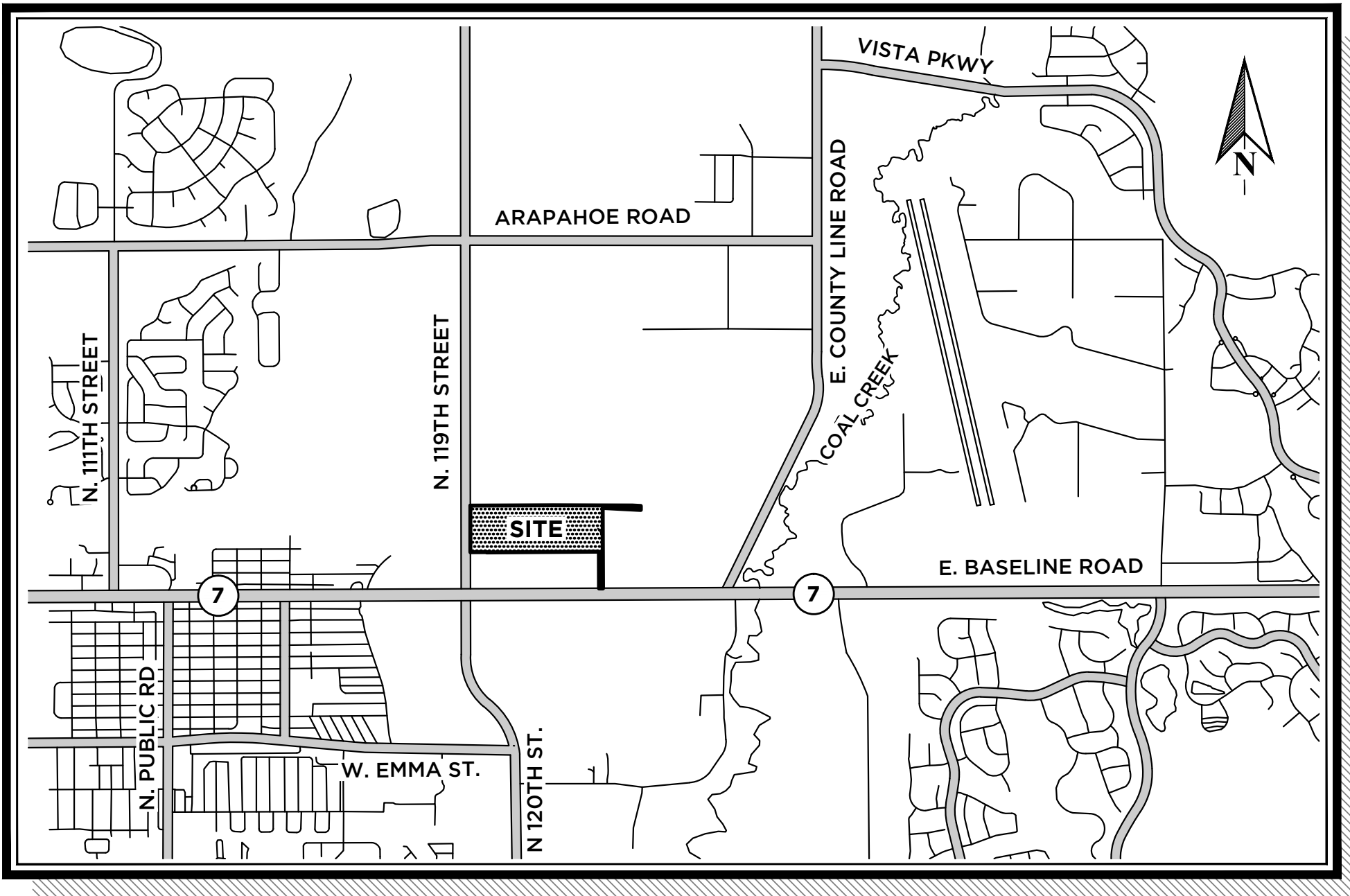
TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE MEMORANDUM OF RIGHT OF FIRST OFFER RECORDED JUNE 22, 2017 AT RECEPTION NO. 03599292.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW
- ITEM 23

REFERS TO A PREVIOUS, UNRECORDED VERSION OF THIS ALTA / NSPS LAND TITLE SURVEY.
NOTHING TO SHOW
- ITEM 24

NOTICE OF GENERAL DESCRIPTION OF AREA SERVED BY PANHANDLE EASTERN PIPE LINE COMPANY RECORDED JUNE 25, 1986 AT RECEPTION NO. 768891.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW

ALTA / NSPS LAND TITLE SURVEY
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2



VICINITY MAP
1" = 2000'

PROVIDED DESCRIPTION:

MICHAEL THERO & PATTEE DONNA PROPERTY:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-853270-CO
EFFECTIVE DATE OCTOBER 30, 2017

PARCEL A:
A TRACT OF LAND SITUATED IN THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., BOULDER COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36, THENCE NORTH 627.98 FEET ALONG THE WEST LINE OF SECTION 36 TO THE TRUE POINT OF BEGINNING, THENCE NORTH 497.0 FEET ALONG THE WEST LINE OF SAID SECTION 36, THENCE EAST 438.0 FEET PARALLEL TO THE SOUTH LINE OF SAID SECTION 36, THENCE SOUTH 497.0 FEET PARALLEL TO THE WEST LINE OF SECTION 36, THENCE WEST 438.0 FEET TO THE TRUE POINT OF BEGINNING, ALL BEARINGS USED HEREIN IN RELATION TO THE WEST LINE OF SAID SECTION 36 WHICH IS USED AND DESCRIBED AS N 00 DEGREES 00' E., EXCEPT THAT PART AS CONVEYED BY DEED RECORDED NOVEMBER 4, 1983 ON FILM 1278 AS RECEPTION NO. 586469, COUNTY OF BOULDER, STATE OF COLORADO, THE LEGAL DESCRIPTION FOR WHICH WAS CORRECTED BY DEED RECORDED SEPTEMBER 7, 1993 ON FILM 1870 AS RECEPTION NO. 1334622, COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B:
A TRACT OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., BOULDER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST ¼ OF SECTION 36 FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 36 BEARS SOUTH 00 DEGREES 05'30" WEST A DISTANCE OF 1124.98 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF THE SAID SOUTHWEST ¼ A DISTANCE OF 438.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST A DISTANCE OF 310.2 FEET; THENCE SOUTH 00 DEGREES 05'30" WEST PARALLEL TO THE WEST LINE OF THE SAID SOUTHWEST ¼ A DISTANCE OF 497.0 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE SAID SOUTHWEST ¼ A DISTANCE OF 310.2 FEET; THENCE NORTH 00 DEGREES 05'30 EAST PARALLEL TO THE WEST LINE OF THE SAID SOUTHWEST ¼ A DISTANCE OF 497.0 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

NOTES REGARDING THE TITLE COMMITMENT:

MICHAEL THERO & PATTEE DONNA PROPERTY:

ITEMS 1-7 ARE STANDARD EXCEPTIONS.

- ITEM 8

RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF NORTH 119TH STREET.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 9

RESERVATION OF AN UNDIVIDED THREE-TENTHS OF ALL OIL, GAS AND AN UNDIVIDED ONE-HALF OF ALL OTHER AS SET FORTH IN CORPORATION SPECIAL WARRANTY DEED RECORDED NOVEMBER 4, 1947 IN BOOK 810 AT PAGE 272, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 10

OIL AND GAS LEASE RECORDED JUNE 4, 1979 AT RECEPTION NO. 340525, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
NOTE: AFFIDAVIT OF LEASE EXTENSION OR PRODUCTION IN CONNECTION THEREWITH RECORDED AUGUST 29, 1983 AT RECEPTION NO. 571680.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 11

OIL AND GAS LEASE RECORDED MARCH 12, 1982 AT RECEPTION NO. 486685, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

NOTE: AFFIDAVIT OF LEASE EXTENSION OR PRODUCTION IN CONNECTION THEREWITH RECORDED AUGUST 29, 1983 AT RECEPTION NO. 571681.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 12

OIL AND GAS LEASE RECORDED FEBRUARY 3, 1983 AT RECEPTION NO. 531577, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
NOTE: AFFIDAVIT OF LEASE EXTENSION OR PRODUCTION IN CONNECTION THEREWITH RECORDED AUGUST 29, 1983 AT RECEPTION NO. 571667.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 13

OIL AND GAS LEASE RECORDED FEBRUARY 3, 1983 AT RECEPTION NO. 531578, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

NOTE: AFFIDAVIT OF LEASE EXTENSION OR PRODUCTION IN CONNECTION THEREWITH RECORDED AUGUST 29, 1983 AT RECEPTION NO. 571668.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 14

OIL AND GAS LEASE RECORDED SEPTEMBER 12, 1983 AT RECEPTION NO. 574634, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.

NOTES REGARDING THE TITLE COMMITMENTS CONTINUED:

- ITEM 15

NOTICE OF OIL AND GAS INTERESTS AND SURFACE USE RECORDED JANUARY 23, 2001 AT RECEPTION NO. 2112330.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 16

REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED OCTOBER 23, 2007 AT RECEPTION NO. 2890878.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 17

REQUEST FOR NOTIFICATION (MINERAL ESTATE OWNER) RECORDED DECEMBER 21, 2007 AT RECEPTION NO. 2900941.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 18

EXISTING LEASES AND TENANCIES.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW.
- ITEM 19

REFERS TO A PREVIOUS, UNRECORDED VERSION OF THIS ALTA / NSPS LAND TITLE SURVEY.
NOTHING TO SHOW
- ITEM 20

NOTICE OF GENERAL DESCRIPTION OF AREA SERVED BY PANHANDLE EASTERN PIPE LINE COMPANY RECORDED JUNE 25, 1986 AT RECEPTION NO. 768891.
AFFECTS PROPERTY, HOWEVER NOTHING TO SHOW

GENERAL NOTES:

1.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S CERTIFICATE SHOWN HEREON.
2.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KT ENGINEERING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION HEREON, OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR EASEMENTS OF RECORD.
3.

KT ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE INSURANCE COMMITMENT(S) MAY DISCLOSE.
4.

THE LINEAL UNITS USED ON THIS SURVEY ARE U.S. SURVEY FEET, THE BEARINGS ARE IN DEGREES-MINUTES-SECONDS.
5.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36 BEARS S 89°36'44" W AS SHOWN HEREON. BEARINGS ARE GRID BASED ON NAD 83 (2011) (EPOCH: 2010.0000), COLORADO STATE PLANE NORTH ZONE 0501.
6.

AREA OF THIS SURVEY IS 1,108,662 S.F. OR 25.4514 ACRES MORE OR LESS.
7.

DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A UNITED STATES (U.S.) FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
8.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SUCH PERSON OR ENTITY.
9.

THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
10.

DATE OF SURVEY - JUNE 2017
11.

THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES SHOWN, IF ANY, ARE BASED ON ABOVE GROUND EVIDENCE AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND UNVERIFIED. THERE ARE MOST LIKELY UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY.
12.

A SEARCH WAS MADE FOR THE OIL & GAS WELL HEADS LOCATED ON THE SUBJECT PROPERTY AS DEPICTED IN GIS MAPPING SHOWN ON THE COLORADO OIL & GAS COMMISSION (COGCC) WEB SITE. ALL WELLS APPEARING ON COGCC GIS MAPPING WERE LOCATED AND THEIR POSITIONS SHOWN ON SHEET 2. THERE MAY BE BUILDING RESTRICTIONS ASSOCIATED WITH THE GAS AND OIL WELL FACILITIES. A 150' DIAMETER SETBACK LINE WAS DEPICTED AROUND THE POSITION OF EXISTING FACILITIES. SPECIFIC RESTRICTIONS SHOULD BE VERIFIED WITH THE COGCC, LOCAL FIRE PROTECTION DISTRICTS, AND LOCAL JURISDICTIONS.
13.

ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP PANEL 0443J, MAP NO. 08013C0443J (REVISED TO REFLECT LOMR, EFFECTIVE: DECEMBER 28, 2012) NO PORTION OF THE SITE LIES WITHIN THE 100 YR FLOODPLAIN.
14.

NO WETLANDS APPEAR ON SUBJECT PROPERTY. A FIELD INVESTIGATION WAS PERFORMED IN JUNE 2017 BY AN QUALIFIED ECOLOGIST FROM ECOLOGICAL RESOURCE CONSULTANTS, INC.
15.

COORDINATE DATUM: PROJECT COORDINATES ARE GROUND BASED MODIFIED NAD 83 (2011) (EPOCH: 2010.0000), COLORADO STATE PLANE NORTH ZONE 0501. THE POINT OF ORIGIN FOR SCALING THE PROJECT TO GRID DISTANCES WAS SET AS THE CENTER 1/4 CORNER OF SECTION 36, TOWNSHIP 1 N, RANGE 69 W OF THE 6TH P.M. BEING MONUMENTED AS FOLLOWS: 2.5" ALUMINUM CAP ON A 3/4" REBAR, "RLS 4846." SAID POINT HAS COLORADO STATE PLANE NORTH ZONE COORDINATES OF N: 1245868.3460 E: 3121837.0864 AND A GROUND TO GRID COMBINED SCALE FACTOR OF 0.99972350. LOCAL COORDINATES MATCH GRID COORDINATES AT THIS POINT. THE CONVERGENCE ANGLE AT SAID POINT IS 0.28103142 DEGREES.

SURVEYOR'S CERTIFICATE:

TO: ARLENE PENNER
MICHAEL THERO & PATTEE DONNA
FIRST AMERICAN TITLE INSURANCE COMPANY.

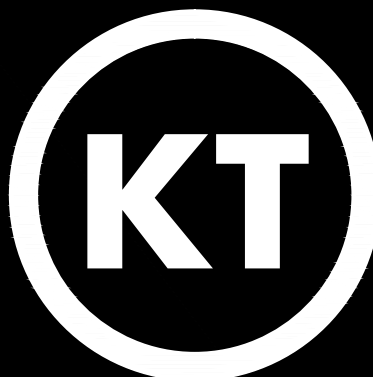
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 13, AND 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED IN JUNE OF 2017.

DATE OF PLAT OR MAP:



CHRISTOPHER H. MCELVAIN
REGISTERED COLORADO LAND SURVEYOR NO. 36561
FOR AND ON BEHALF OF KT ENGINEERING, LLC.

DATE: 11.03.2017
JOB NO: 0043-1532



KT ENGINEERING
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

Parkdale Sketch Plan No. 2

A part of section 36, township 1 north, range 69 west of the 6th p.m.
town of erie, county of boulder, state of colorado
33.96 acres - 193 lots - 24 tracts
SK-000959-2018

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APPLICANT
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PROJECT NAME

Parkdale
Town of Erie, Colorado

SHEET TITLE

Sketch Plan

SHEET NUMBER

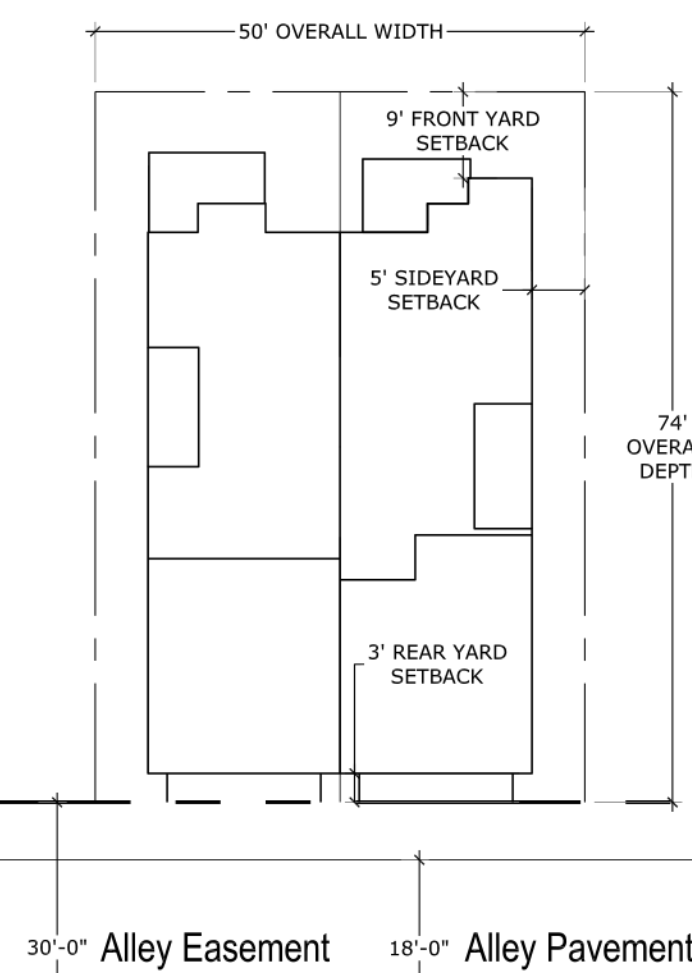
1
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4

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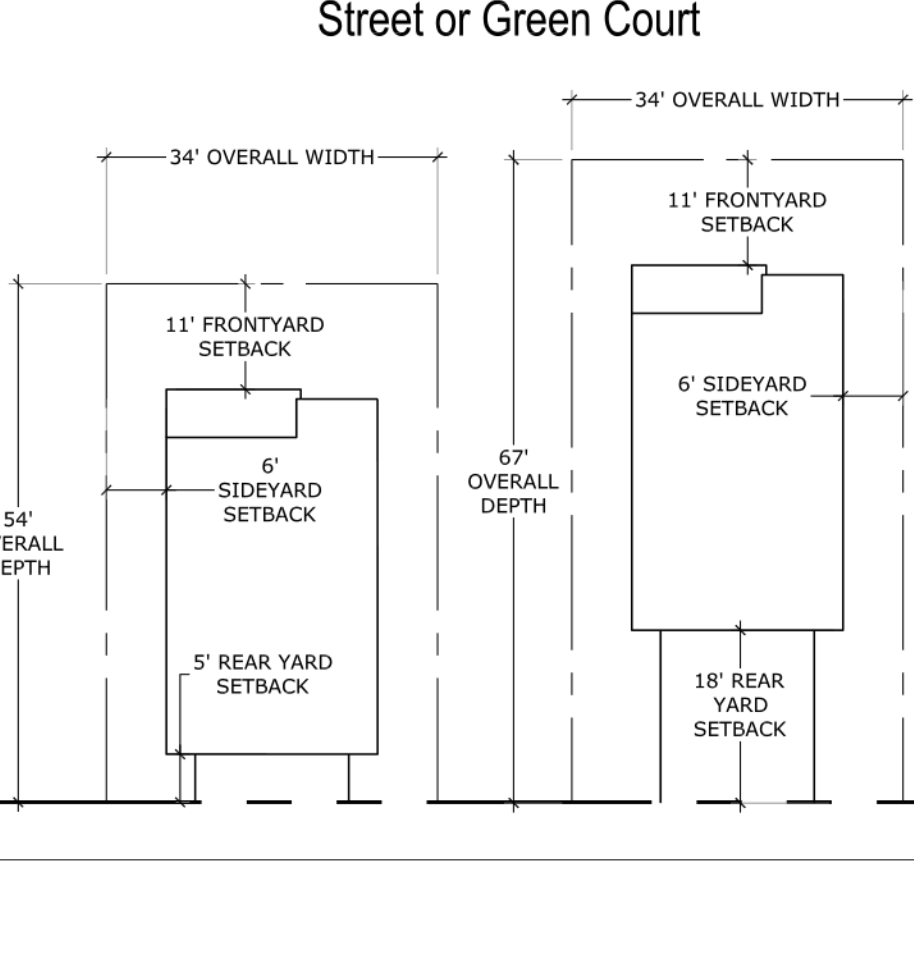


LOT TYPICAL

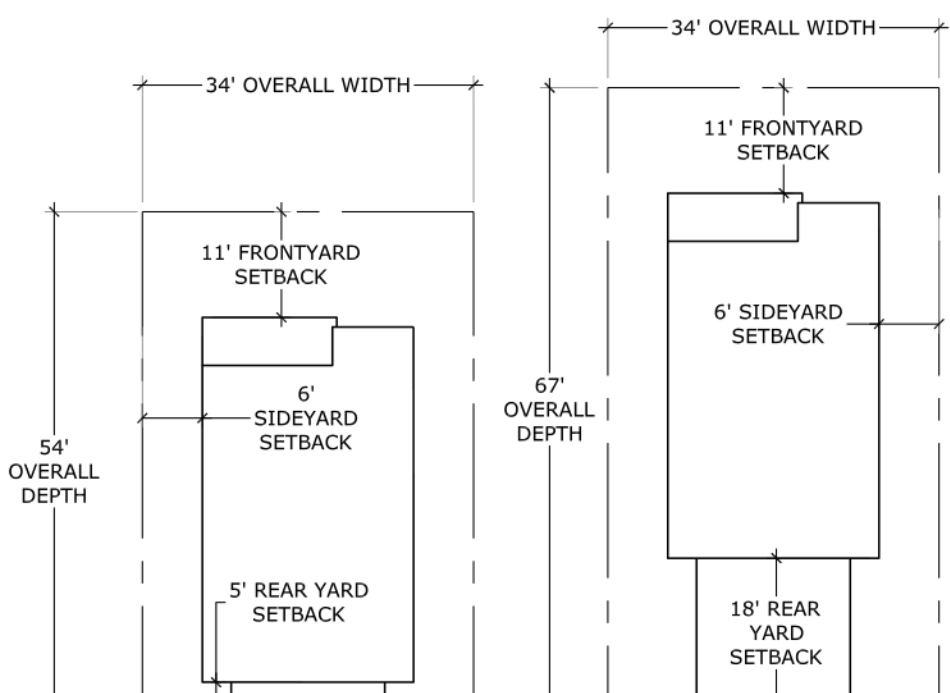
Duplex



SFD

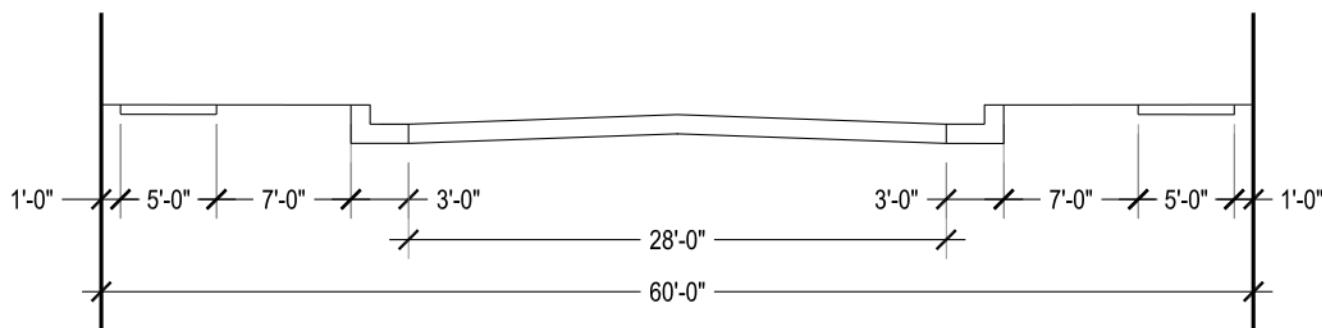


Street or Green Court



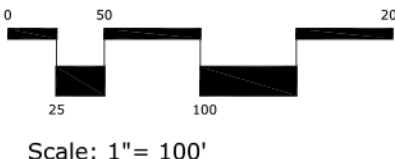
* All setbacks refer to the distance between lot line or right-of-way and the walls of a structure

Adjacent Land Use: Agricultural



TYPICAL STREET SECTION

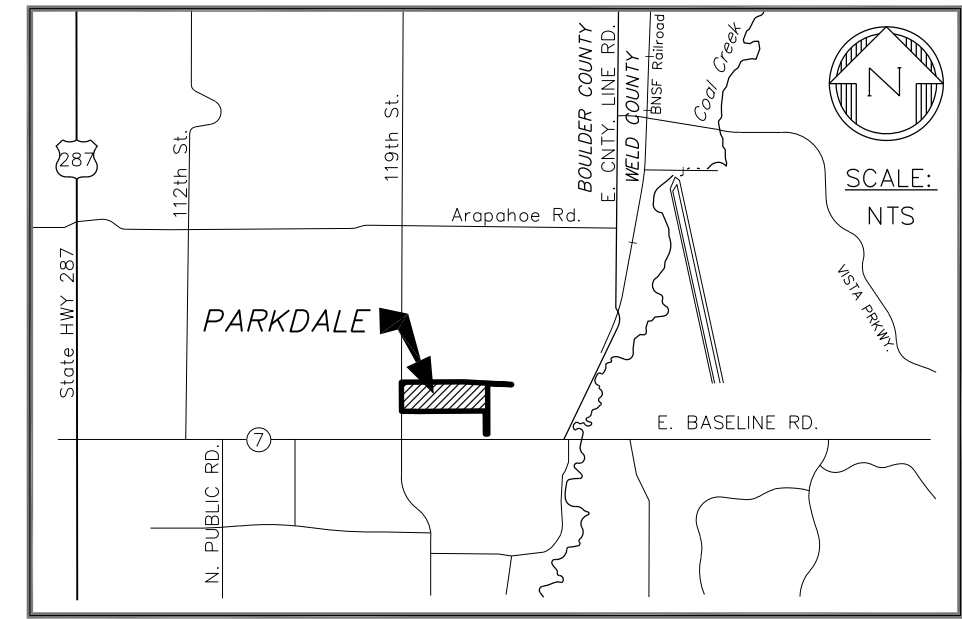
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Duplex (25' x 74' lots)	88
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SFD (34' x 67' lots)	38
Total Lot Count:	193



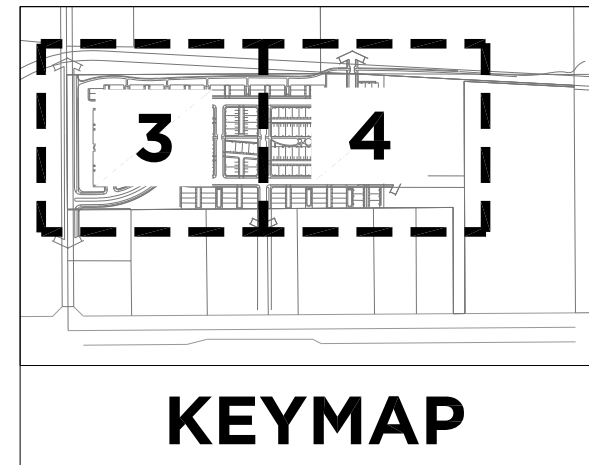
Preparation Date: 06-05-2018

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town of erie, county of boulder, state of colorado
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VICINITY MAP



KEYMAP

PLANNING & LA



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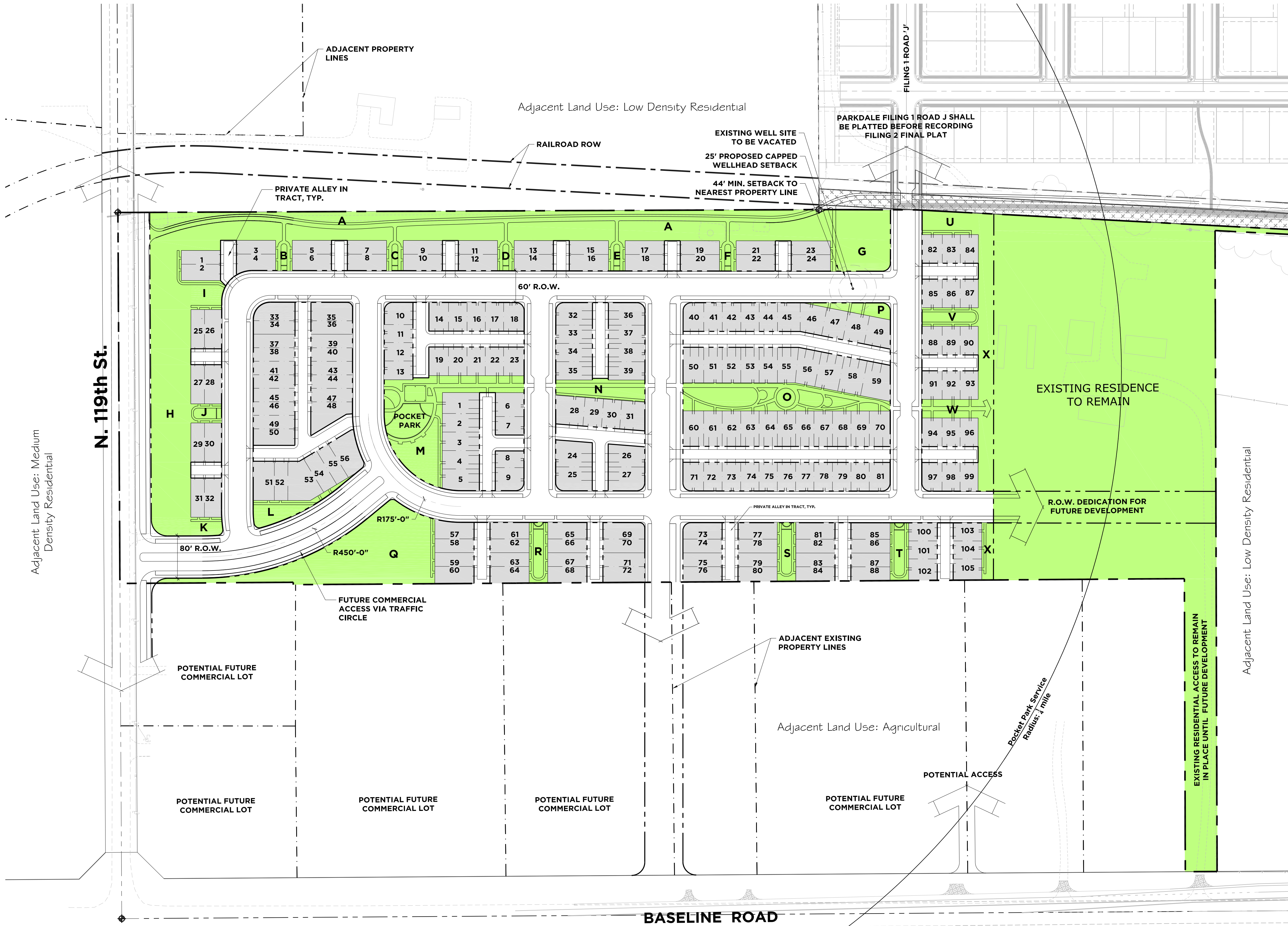
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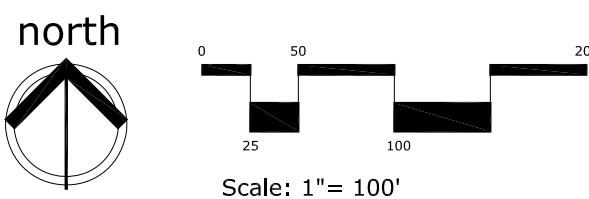


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Type	Area (in Acres)	% of Total Area
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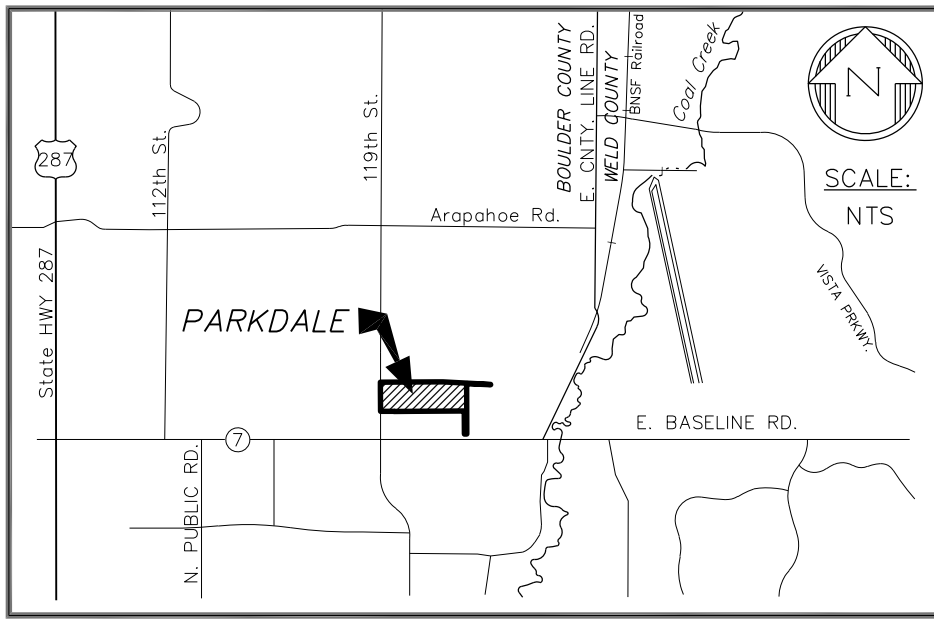
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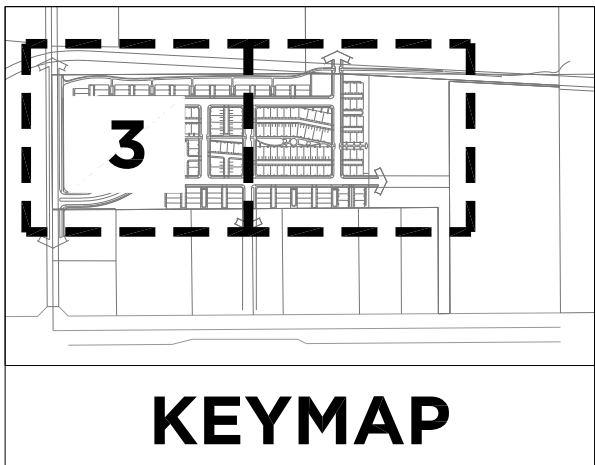
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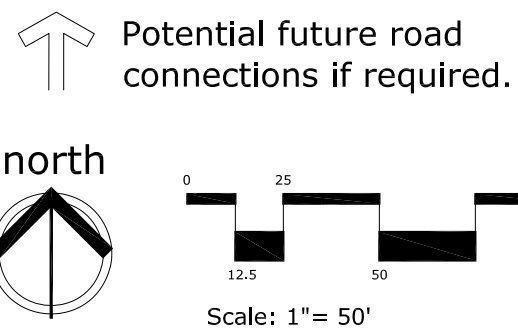


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Parkdale
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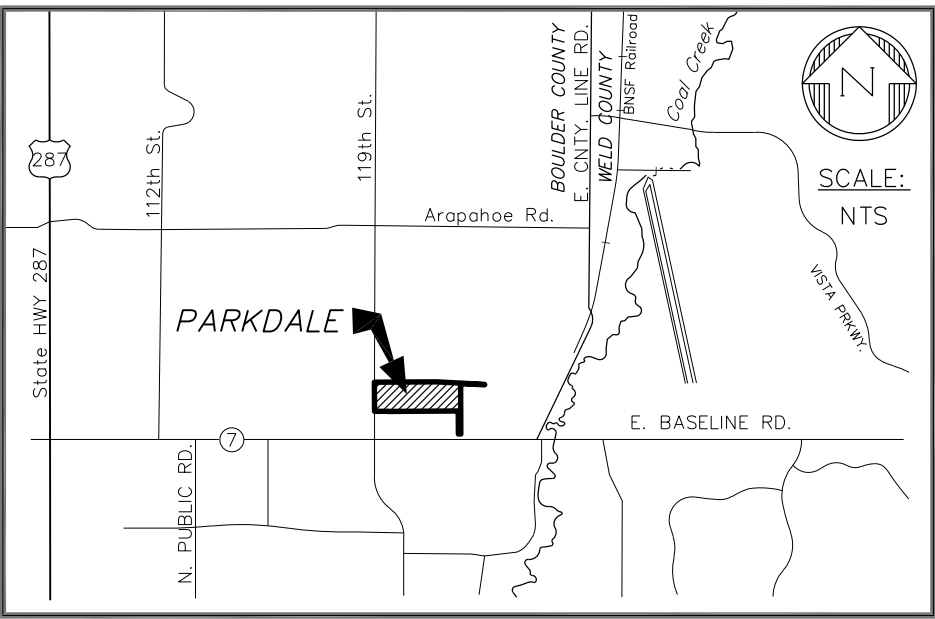
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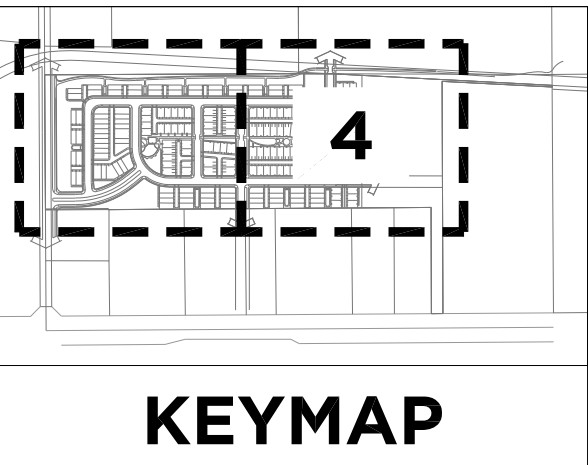
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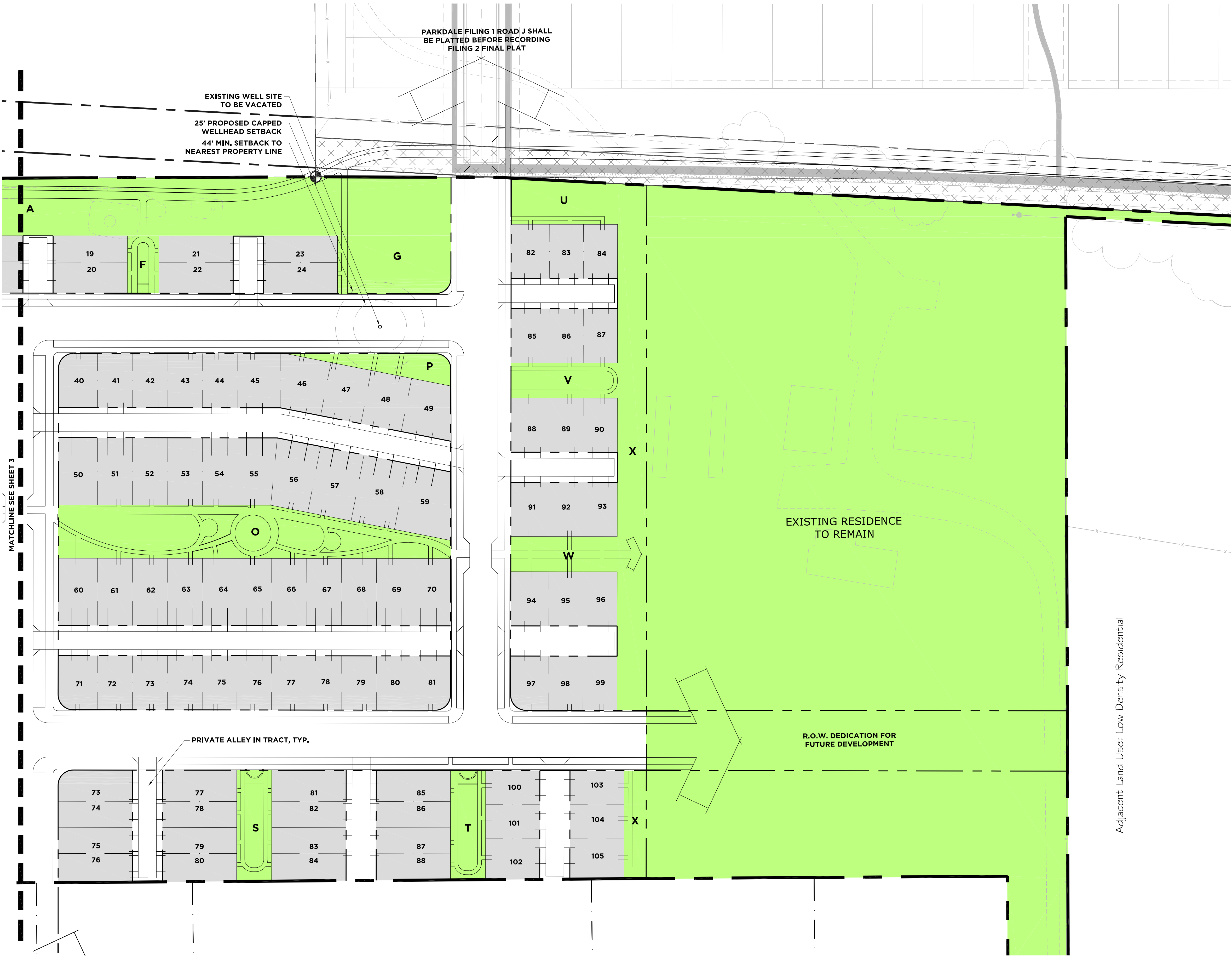
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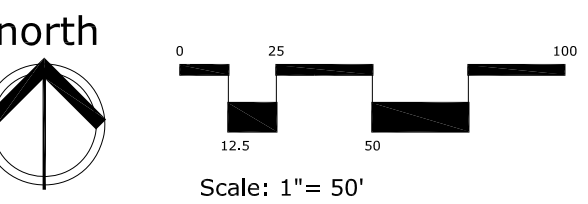


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