
From: Marilyn Cole <mjcole3386@gmail.com>
Sent: Thursday, April 24, 2025 11:16 AM
To: Planning & Development Department <planningdivision@erieco.gov>
Subject: Attention Planning Director

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My name is Marilyn and I am sending this email in hopes to get some information on the Parkdale development.

The development site is north of highway 7 (aka Baseline Rd) and east of 119th Street.

I am the executor of the John A Eifler trust.

My dad's house location is 11983 Baseline Rd which is in unincorporated Boulder County.

I do not live on the property.

My daughter and son-in-law are residing there.

It is the first driveway east of the little church which is off 119th Street.

I will start with a question..

Are the 7 addresses that remain along Baseline Rd - going to be annexed into the Parkdale development plan and, if so, could you give me an ideal of when when would be annexed

If they are NOT going to be annexed and developed into the Parkdale plan, then I have a big complaint.

The houses are constructed only 15 ft from the north boundary of our property which is zoned agricultural.

I feel that it is irresponsible and unfair that they were constructed so close to our boundary line if there was never an intention to annex the remaining houses into the Parkdale plan in the very near future.

In the opinion of the property owners, it is both an infringement and a privacy issue.

From the perspective of the new property owners, those properties look sloppy, outdated and out of place. They don't look bad from the highway view but definitely from the rear view of all the properties.

I would just like to know the intentions.....

Are they going to purchase some of the property for a buffer.

or....

Building apartment complex

or....

Some kind of community commercial area

or....

an open space area with parks and bike trails

Our situation right now is so detrimental to the welfare of our horses that we are considering having to pay the high price of boarding them somewhere else.

And I resent the indifference from the Erie planning department if there is no intention of including and annexing some or all of these places into the Parkdale development plan



I'm sending along some pictures with the hopes that you will see what I'm talking about

If you could please get back in touch with me my email address is
mjcole3386@gmail.com

My phone number is
720-280-8014

If you go to route of calling me please leave me a message and I will return your call
Thanks,
Marilynn





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No, according to Boulder County zoning laws, a new housing development in unincorporated Boulder County cannot build homes just 15 feet from an agricultural property without any buffer; there are likely required setbacks and buffer zones stipulated in the land use code, meaning a minimum distance must be maintained between residential development and agricultural land. [🔗](#)



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