From: Marilynn 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 Marilynn 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From the perspection of the new property owners, those properties look sloppy, outdated and out of place.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 someplace 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





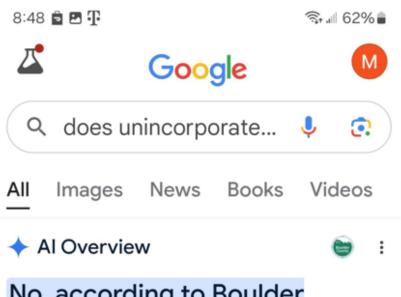
I'm sending along some pictures with the hopes that you will see what I'm talking about

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





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.

