

# LOT 1 ERIE AIR PARK REPLAT D PD ZONING MAP

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH RANGE 68 WEST OF THE 6TH P.M.  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
AREA = 10.340 ACRES  
PUD-001122-2019



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Consultant



Issue/Revisions Date No.

Project Information

**LOT 1**  
**ERIE AIR PARK REPLAT D**  
2800 AIRPORT DRIVE  
ERIE, COLORADO

Sheet Information

Sheet  
Title:  
**COVER SHEET**

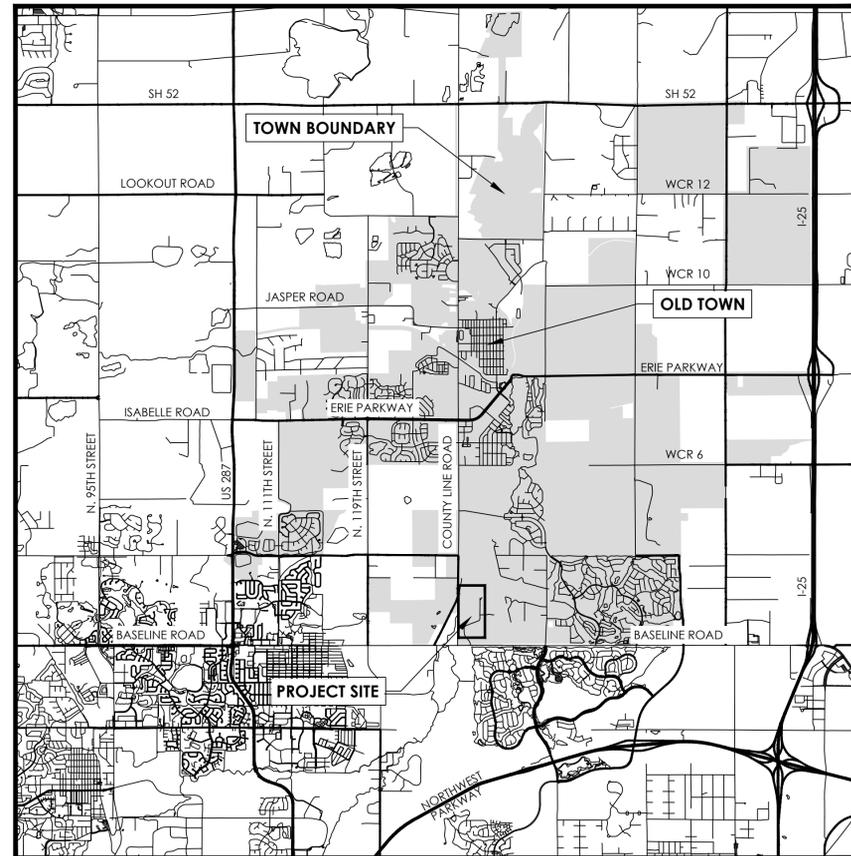
PD SUBMITTAL 05/21/2021  
Sheet Number:

**1 of 2**

Nassar Project: 2019.xx

NOTES	
1.	THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SW 1/4 OF SECTION 31, T1N, R68W OF THE 6TH P.M. BETWEEN THE FOUND MONUMENTS SHOWN ON THE FINAL PLAT AND BEARS S89°35'27"E, PER ERIE AIR PARK SUBDIVISION PLAT.
2.	THIS PD ZONING MAP MODIFIES THE USES SET FORTH IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE (UDC) AS PROVIDED FOR IN SECTION 10.3.1. THE PURPOSE OF THE PD ZONING MAP IS TO ONLY ADD USE STANDARDS TO THE PROPERTY.
3.	THE TABLE OF PERMITTED USES IN THE UDC FOR THE UNDERLYING ZONE DISTRICT(S) SHALL GOVERN THE PROPERTY UNLESS OTHERWISE ALTERED OR MODIFIED BY THIS PD.
4.	IN THE EVENT THAT THERE IS ANY DISCREPANCY BETWEEN THE UDC AND THIS PD, THE PD SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THIS PD ZONING MAP SHALL COMPLY WITH THE UDC. IN INSTANCES WHERE THIS PD DOES NOT COVER SPECIFIC DEVELOPMENT PROVISIONS, THE UDC SHALL GOVERN UTILIZING THE AP ZONE DISTRICT.

USE STANDARDS	
<b>PERMITTED USES BY RIGHT</b>	
ALL USES PERMITTED IN THE AP ZONE DISTRICT ARE PERMITTED WITHIN THIS PD. IN ADDITION, THE FOLLOWING USES SHALL BE PERMITTED IN THE LOT 1 ERIE AIR PARK REPLAT D PD ZONE DISTRICT AS DEFINED IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.	
<ul style="list-style-type: none"> <li>• AVIATION MUSEUM</li> <li>• REPAIR SHOP</li> <li>• CONTRACTOR'S SHOP, INTERIOR ONLY</li> <li>• INDUSTRIAL, LIGHT</li> <li>• LIGHT EQUIPMENT SALES, SERVICE AND RENTAL</li> <li>• LIGHT MANUFACTURING, GENERAL</li> </ul>	
<b>SPECIAL REVIEW USE</b>	
THE FOLLOWING USES, AS DEFINED IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE, SHALL BE REVIEWED PURSUANT TO THE SPECIAL REVIEW USE PROCESS AND APPROVAL CRITERIA:	
<ul style="list-style-type: none"> <li>• MUSEUM</li> <li>• COMMERCIAL AMUSEMENT, INDOOR</li> <li>• CONTRACTOR'S SHOP WITH EXTERIOR STORAGE OR STORAGE YARD</li> <li>• MINI-WAREHOUSE/SELF STORAGE</li> </ul>	



SHEET INDEX	
1	COVER SHEET
2	ZONING MAP

LEGAL DESCRIPTION
TRACT E-2, ERIE AIR PARK TRACT E MINOR SUBDIVISION, A PLAT RECORDED ON 03/22/19 AT RECEPTION NO. 4475348, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

SURVEYOR'S CERTIFICATE
I, A. JOHN BURI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PD ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH ZONE DISTRICT.
I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.
A. JOHN BURI, PLS FOR AND ON BEHALF OF SCOTT, COX & ASSOCIATES, INC.  COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 24302

BOARD OF TRUSTEES CERTIFICATE
THIS PD ZONING MAP IS TO BE KNOWN AS "LOT 1 ERIE AIRPARK REPLAT D PD ZONING MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT A MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____, 20____.
MAYOR _____
ATTEST: _____
TOWN CLERK _____

CLERK & RECORDER CERTIFICATE
STATE OF COLORADO } COUNTY OF WELD } ss.
I HEREBY CERTIFY THAT THIS PD ZONING MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.
WELD COUNTY CLERK AND RECORDER _____

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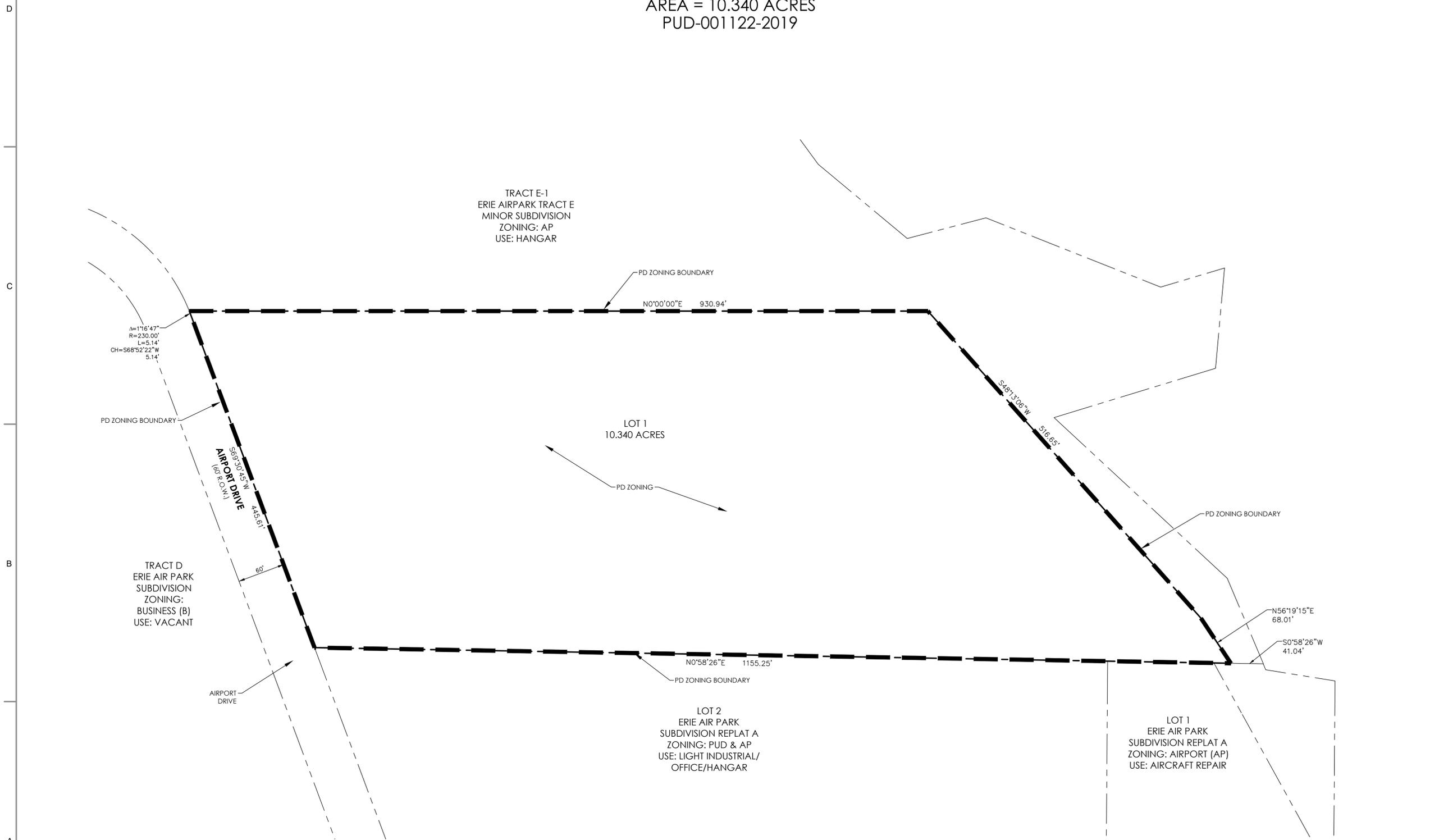
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PD SUBMITTAL 05/21/2021

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**2 of 2**

Nassar Project: 2019.xx



**1 ZONING MAP**  
 SCALE: 1" = 60'

