



TOWN OF ERIE PUBLIC HEARING NOTICE

March 14, 2025

The Town of Erie Planning & Development Department has scheduled the following item for consideration:

Applicant/Developer: Town of Erie

Project Description: I-25 Erie Gateway Planned Development Zoning

Legal Description:

PARCEL I:

A PARCEL ON LAND LOCATED IN THE NORTHWEST 1/4 AND THE EAST 1/2 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15, FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 15 BEARS S 00'03'00" E, 2643.00 FEET; THENCE S 89'50'47" E, 1375.15 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S 00'09'13" W, 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 10 AND THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY 434.48 FEET ALONG THE ARC OF A CURVE BEING PARALLEL AND 100 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 2561.11 FEET, A CENTRAL ANGLE OF 09'43'12", AND BEING SUBTENDED BY A CHORD THAT BEARS S 49'15'42" E, 433.96 FEET; THENCE S 44'24'07" E, 1415.64 FEET ALONG A LINE PARALLEL WITH AND 100.00 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S 00'11'06" W, 1317.03 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15 TO THE CENTER 1/4 CORNER OF SAID SECTION 15; THENCE S 00'10'41" W, 2164.83 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1 / 4 OF SAID SECTION 15 TO THE SOUTHEASTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 815, RECEPTION NO. 1736519 OF THE RECORDS OF WELD COUNTY, COLORADO; THENCE S 68'19'20" W, 416.98 FEET ALONG THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN SAID BOOK 815, RECEPTION NO. 1736519 TO THE EAST LINE OF SAID TRACT OF LAND; THENCE S 00'22'21" W, 291.59 FEET ALONG THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN SAID BOOK 815, RECEPTION NO. 1736519 TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 8; THENCE N 89'59'21" E, 99.45 FEET ALONG THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 8 TO THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED AS RECEPTION NO. 2673664 OF THE RECORDS OF WELD COUNTY, COLORADO; THENCE N 00'22'21" E, 227.00 FEET ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 2673664; THENCE N 68'19'20" E, 2193.00 FEET ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 2673664; THENCE N 13'47'20" E, 1065.21 FEET ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 2673664 TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTHWESTERLY 297.53 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1772.26 FEET, A CENTRAL ANGLE OF 09'37'08", AND BEING SUBTENDED BY A CHORD THAT BEARS N 49'12'41" W, 297.18 FEET; THENCE N 44'24'07" W, 3839.45 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD TO A POINT OF CURVE TO THE LEFT; THENCE NORTHWESTERLY, 317.06 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD TO THE SOUTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 10, SAID ARC HAVING A RADIUS OF 2661.11 FEET, A CENTRAL ANGLE OF 06'49'36", AND BEING SUBTENDED BY A CHORD THAT BEARS N 47'48'55" W, 316.88 FEET; THENCE N 89'50'47" W, 165.45 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 10 TO THE TRUE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

PARCEL II:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 AND THE EAST 1/2 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15, FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 15 BEARS S 00' 03'00" E, 2643.00 FEET; THENCE S 89'50'47" E, 2128.42 FEET ALONG THE NORTH LINE OF THE NORTHWEST



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1/4 OF SAID SECTION 15; THENCE S 00°09'13" W, 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 10 AND THE TRUE POINT OF BEGINNING; THENCE S 44°24'07" E, 3743.35 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD TO A POINT OF CURVE TO THE LEFT; THENCE SOUTHEASTERLY, 379.17 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD TO A LINE PARALLEL WITH AND 330.00 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, SAID ARC HAVING A RADIUS OF 1372.26 FEET, A CENTRAL ANGLE OF 15°49'54", AND BEING SUBTENDED BY A CHORD THAT BEARS S 52° 19'03" E, 377.97 FEET; THENCE N 00°21'04" E, 294.80 FEET ALONG A PARALLEL LINE WITH AND 330.00 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1 / 4 OF SAID SECTION 15 TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE N 00°21'01" E, 1315.36 FEET ALONG A LINE PARALLEL WITH AND 330.00 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION TO THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2720822 OF THE RECORDS OF WELD COUNTY, COLORADO. THENCE N 89°36'48" W, 0.43 FEET ALONG THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2720822 TO THE WEST LINE OF SAID PARCEL; THENCE N 00°23'13" E, 1253.41 FEET ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2720822 TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2720823 OF THE RECORDS OF WELD COUNTY, COLORADO; THENCE N 85°57'42" W, 547.19 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2720823 TO THE SOUTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 10; THENCE N 89°56'24" W. 1820.14 FEET ALONG SAID RIGHT OF WAY LINE TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE N 89°50'47" W, 570.21 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 10 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND THE TRUE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

PARCEL III:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 15 AND THE SOUTHWEST 1/4 OF SECTION 15, ALL IN TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1 / 4 OF SAID SECTION 15, BEING MARKED BY A FOUND 2-1 / 2 INCH DIAMETER ILLEGIBLE BRASS CAP IN ASPHALT PAVEMENT, THENCE S 89°56'36" W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 15, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, A DISTANCE OF 2680.30 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 15, BEING MARKED BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 8953 IN RANGE BOX; THENCE N 00°10'41" E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 15 A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 8, AND THE TRUE POINT OF BEGINNING; THENCE S 89°59'21" W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 8, PARALLEL WITH AND 30.00 FEET NORTH OF, BY PERPENDICULAR MEASUREMENT, THE SOUTH LINE OF THE SOUTHWEST OF SECTION 15, A DISTANCE OF 288.55 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 28285 MARKING THE SOUTHWEST CORNER OF TRACT OF LAND DESCRIBED AT RECEPTION NO. 2673664, COUNTY PUBLIC RECORDS; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 8, ALONG THE WESTERLY AND NORTHWESTERLY LINES OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. 2673664 THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1. THENCE N 00°22'21" E, A DISTANCE OF 227.00 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 28285; THENCE N 68°19'20" E, A DISTANCE OF 2193.00 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 28285; 2. THENCE N 13°47'20" E, A DISTANCE OF 1065.21 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 28285 MARKING A POINT ON THE MONUMENTED SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD. 3. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, NON-TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, SAID CURVE HAVING A CENTRAL ANGLE OF 131°7'55", A RADIUS OF 1772.26 FEET, A DISTANCE OF 411.35 FEET, THE LONG CHORD OF WHICH BEARS S 60°29'03" E, 410.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 25, RECEPTION NO. 3241716, COUNTY PUBLIC RECORDS, SAID POINT LYING 330.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1 / 4 OF SECTION 15; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 25 RECEPTION NO. 3241716, THE FOLLOWING TWO (2) COURSES: 1. THENCE S 00°21'10" W, PARALLEL WITH AND 330.00 FEET WEST OF, BY PERPENDICULAR MEASUREMENT, THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 15, A DISTANCE OF 96.35 FEET TO A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 23524; 2. THENCE S 09°55'03" W, A DISTANCE OF 1655.07 FEET TO A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 23524 MARKING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD NO.8; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 8, RECEPTION NO. 3241716, THE FOLLOWING TWO (2) COURSES: 1. THENCE S 80°39'08" W, A DISTANCE OF 594.57 FEET TO A FOUND 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED L.S. 7242; 2. THENCE S 88°13'42" W, A DISTANCE OF 1490.16 FEET TO THE TRUE POINT OF



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BEGINNING, COUNTY OF WELD, STATE OF COLORADO. TOTAL AREA CONTAINING 11,113,260 SQUARE FEET OR 255.125 ACRES, MORE OR LESS

Location: South of Weld County Road 10, West of I-25, East of Weld County Road 7



Planner: Harry Brennan

Board or Commission: Planning Commission
Hearing For: I-25 Erie Gateway Planned Development Zoning

Date of Hearing: April 2, 2025

Time: 6:30 PM

Place: Planning Commission meetings will be held in person in the Town Hall Board Room, 645 Holbrook Street (lower level, northeast entrance) **UNLESS** otherwise noted in the **Town Calendar on the Town's website**. You can access the Town Calendar by going to the Town's website, www.erieco.gov and scrolling to the bottom of the page to "Events & Meetings". Select the "Planning Commission Meeting" in the box or click "View All" for more information, dates, and access to the meeting agenda. Please note: Public Comment can be given both in person and via Zoom (please see the Town Calendar at www.erieco.gov for Zoom information).

This letter is your notice of the above referenced hearing(s). We are sending you this notice as required by Erie Municipal Code Title X, Chapter 7.2.F.4.a. or as a referral agency of the Town. Copies of the application and support material for this project are on file and available for public inspection. Applicant materials are typically posted to the Town of Erie Agenda Center, online at <https://erie.legistar.com>, the Friday before the public hearing date. Public comment is welcome during public hearings; or, you may send email comments planningapplication@erieco.gov; or, written comments to Town of Erie - Planning, P.O. Box 750, Erie, CO 80516-0750. If you have any questions, please call Planning at 303-926-2770.