



TOWN OF ERIE

Planning & Development – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Website: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed. Application fees must accompany application.

STAFF USE ONLY

FILE NAME:

FILE NO:

DATE SUBMITTED:

FEES PAID:

PROJECT/BUSINESS NAME: Parkdale Addition - Masters Property

PROJECT ADDRESS: TBD - generally west of County Line Road and north of Baseline Road/Hwy 7.

PROJECT DESCRIPTION: Parkdale Addition - This PD Amendment is to simply add Duplex as a permitted use.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name:

Filing #:

Lot #:

Block #:

Section:

Township:

Range:

OWNER (attach separate sheets if multiple)

Name/Company: OEO 2 LLC

Contact Person: Chris Elliot, E5X Management

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: PCS Group, Inc.

Contact Person: John Prestwich

Address: 200 Kalamath Street,

City/State/Zip: Denver, CO - 80203

Phone: 720-259-8246

Fax:

E-mail: john@pcsgroupco.com

☒ Check here if Owner is responsible for Application Billing

☐ Check here if Authorized Representative is responsible for Application Billing

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: PD

Proposed Zoning: PD

Gross Acreage: Approx. 141.5 acres

Gross Site Density (du/ac): 3.8 du/ac

Lots/Units Proposed: 534

Gross Floor Area: N/A

SERVICE PROVIDERS

Electric: Public Service

Metro District: Parkdale

Water (if other than Town):

Gas: Public Service

Fire District: Mountain View Fire

Sewer (if other than Town):

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION/DE-ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (40+ acres)	\$ 2000.00	<input type="checkbox"/> Sketch Plan	\$ 500.00 + 5.00 per lot
<input type="checkbox"/> Minor (20 acres to 40 acres)	\$ 1000.00	<input type="checkbox"/> Preliminary Plat	\$ 1000.00 + 20.00 per lot
<input type="checkbox"/> Minor (up to 20 acres)	\$500.00	<input type="checkbox"/> Final Plat	\$ 1000.00 + 10.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$1000.00
<input type="checkbox"/> Major (40+ acres)	\$ 1000.00	<input type="checkbox"/> Annexation Plat	\$ 200.00
<input type="checkbox"/> Minor (Less than 40 acres)	\$ 200.00	<input type="checkbox"/> Minor Amendment	\$200.00
ZONING/REZONING		<input type="checkbox"/> Vacation ROW or Easement	\$200.00
<input type="checkbox"/> Planned Development (PD)	\$ 5000.00 + 10.00 per acre	VARIANCE	\$300.00
<input checked="" type="checkbox"/> Planned Dev (PD/PUD Amdt)	\$ 1500.00 + 10.00 per acre		
<input type="checkbox"/> All Other Zoning/Rezoning	\$ 500.00 + 10.00 per acre	METRO DIST SERVICE PLAN	Cost to Town - \$10000.00 Deposit
<input type="checkbox"/>		SITE PLAN	
SPECIAL REVIEW USE		<input type="checkbox"/> Residential	\$ 200.00 + 10.00 per unit
<input type="checkbox"/> Oil & Gas	\$1200.00	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> All Other Types	\$500.00	<input type="checkbox"/> Non-Resi. (<10,000 sq.ft.)	\$500.00
MISCELLANEOUS		<input type="checkbox"/> Residential Amdt	\$ 200.00 + 10.00 per unit
<input type="checkbox"/> Temporary Use Permit	\$50.00	<input type="checkbox"/> Non Res Amdt (major)	\$500.00
<input type="checkbox"/> Architectural Review w/o Subd or Site Plan	\$300/model	<input type="checkbox"/> Non Res Amdt (minor)	\$100.00
OTHER FEES		WIRELESS COMMUNICATION	
<input type="checkbox"/> 3rd Party Review of Any App (incl. Legal Review)	Cost to Town (Chargeback)	<input type="checkbox"/> Wireless Facility - Admin	\$250.00
<input type="checkbox"/>		<input type="checkbox"/> Wireless Facility - Planning Commission	\$500.00

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.

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 Title 10, Section 7.2.B.5 of the Town of Erie Municipal Code, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of the Town, necessary for project review. In addition, the undersigned is aware that the applicant is responsible for all recording and publication costs associated with this application. By this acknowledgement, the undersigned hereby certify that the above information is true and correct. An application is not deemed accepted by the Town until the Town acknowledges in writing that the application materials and fees submitted are complete.**

Owner: DEO ZONE

Date: March 15, 2024

Owner: By [Signature] Manager

Date: _____

Applicant: _____

Date: _____

STATE OF COLORADO)
) ss.
County of _____)

The foregoing instrument was acknowledged before

me this _____ day of _____, 20____,

by _____.

My commission expires: _____.

Witness my hand and official seal.

LAND USE APPLICATION FORM -- JANUARY 2022

Notary Public



pcs group inc. www.pcsgroupco.com

community design | entitlement | site design | landscape architecture | community imaging

645 Holbrook, - PO Box 750
Erie, CO 80516

RE: Masters Property - OEO 2,LLC
- Town of Erie, Colorado - Letter of Authorization

The land being submitted for consideration of this application is owned by the applicant and therefore the Letter of Authorization is not application to this application.

Sincerely,

John Prestwich

John Prestwich - President, PCS Group, Inc. - RLA



The Written Narrative is included in the Zoning Document as directed by Town Staff.