

SIERRA VISTA ZONING

LOCATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
60.392 ACRES - 3 TRACTS
ZON2025-00005



LEGAL DESCRIPTION (EXISTING) CMU ZONING PARCEL (TRACT C)

A PARCEL OF LAND BEING A PORTION ON THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING ALSO A PORTION OF TRACT A, TRACT B AND TRACT C OF SIERRA VISTA MINOR SUBDIVISION, RECORDED SEPTEMBER 17, 2018 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 4431602, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE NORTH 89°40'29" EAST, ON THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 246.47 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT B;

THENCE ON THE WESTERLY LINE OF SAID TRACT B THE FOLLOWING (2) TWO COURSES:

- SOUTH 12°59'44" EAST A DISTANCE OF 123.44 FEET;
 - SOUTH 17°15'27" EAST A DISTANCE OF 636.15 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT A;
- THENCE SOUTH 17°15'42" EAST, ON SAID WESTERLY LINE, A DISTANCE OF 180.98 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°40'54" EAST A DISTANCE OF 469.43 FEET;

THENCE NORTH 00°20'01" EAST A DISTANCE OF 435.63 FEET;

THENCE NORTH 89°40'54" EAST A DISTANCE OF 300.00 FEET;

THENCE SOUTH 00°20'01" WEST A DISTANCE OF 435.63 FEET;

THENCE NORTH 89°40'54" EAST A DISTANCE OF 1,248.97 FEET TO THE EXTERIOR OF SAID SIERRA VISTA MINOR SUBDIVISION, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF BONANZA DRIVE;

THENCE ON THE LINE COMMON TO SAID EXTERIOR AND SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (6) SIX COURSES:

- SOUTH 00°19'43" WEST A DISTANCE OF 34.83 FEET ;
- SOUTH 03°50'44" WEST A DISTANCE OF 60.39 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 512.50 FEET, A CENTRAL ANGLE OF 02°36'58" AND AN ARC LENGTH OF 23.40';
- SOUTH 01°13'46" WEST A DISTANCE OF 8.34 FEET;
- SOUTH 06°58'07" WEST A DISTANCE OF 120.00 FEET;
- SOUTH 01°13'46" EAST A DISTANCE OF 98.28 FEET TO SAID EXTERIOR, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF SAID COLORADO STATE HIGHWAY NO. 7 (EAST 168TH AVENUE);

THENCE ON THE LINE COMMON TO SAID EXTERIOR AND SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING (4) FOUR COURSES:

- SOUTH 89°40'54" WEST A DISTANCE OF 848.15 FEET;
- SOUTH 89°40'42" WEST A DISTANCE OF 361.51 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A;
- SOUTH 89°40'31" WEST A DISTANCE OF 666.53 FEET;
- NORTH 89°59'45" WEST A DISTANCE OF 13.49 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A;

THENCE NORTH 17°15'42" WEST, ON THE WESTERLY LINE, A DISTANCE OF 359.21 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 18.412 ACRES (802,034 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION AP ZONING PARCEL (TRACT A)

A PARCEL OF LAND BEING A PORTION ON THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING ALSO A PORTION OF TRACT A AND TRACT B OF SIERRA VISTA MINOR SUBDIVISION, RECORDED SEPTEMBER 17, 2018 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 4431602, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE NORTH 89°40'29" EAST, ON THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 246.47 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°40'29" EAST, ON THE LINE COMMON TO SAID NORTH LINE OF THE SOUTH HALF AND THE NORTH LINE OF SAID TRACT B, A DISTANCE OF 1,044.88 FEET;

THENCE SOUTH 89°40'54" WEST A DISTANCE OF 300.00 FEET;

THENCE SOUTH 00°20'01" WEST A DISTANCE OF 435.63 FEET;

THENCE SOUTH 89°40'54" WEST A DISTANCE OF 469.43 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT A;

THENCE NORTH 17°15'42" WEST, ON THE WESTERLY LINE OF SAID TRACT A, A DISTANCE OF 180.98 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT B;

THENCE ON SAID WESTERLY LINE THE FOLLOWING (2) TWO COURSES:

- NORTH 17°15'27" WEST, ON SAID WESTERLY LINE, A DISTANCE OF 636.15 FEET;
- NORTH 12°59'44" WEST A DISTANCE OF 123.44 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15.875 ACRES (691,497 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION (PROPOSED) CMU ZONING PARCEL (TRACT B)

A PARCEL OF LAND BEING A PORTION ON THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING ALSO A PORTION OF TRACT A, TRACT B AND TRACT C OF SIERRA VISTA MINOR SUBDIVISION, RECORDED SEPTEMBER 17, 2018 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 4431602, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE NORTH 89°40'29" EAST, ON THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 246.47 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT B; THENCE CONTINUING NORTH 89°40'29" EAST, ON THE LINE COMMON TO SAID NORTH LINE OF THE SOUTH HALF AND THE NORTH LINE OF SAID TRACT B, A DISTANCE OF 1,044.88 FEET THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°40'29" EAST, ON THE LINE COMMON TO SAID NORTH LINE OF THE SOUTH HALF AND THE NORTH LINE OF SAID TRACT B, A DISTANCE OF 1,285.29 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT B, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF BONANZA DRIVE;

THENCE ON THE LINE COMMON TO SAID TRACT B AND SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES:

- SOUTH 04°02'11" W A DISTANCE OF 564.17 FEET;
- SOUTH 00°18'10" WEST A DISTANCE OF 183.35 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT B;

THENCE SOUTH 00°19'43" WEST, ON THE LINE COMMON TO THE EASTERLY LINE OF SAID TRACT C AND SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 156.53 FEET;

THENCE SOUTH 89°40'54" WEST A DISTANCE OF 1,248.97 FEET;

THENCE NORTH 00°20'01" EAST A DISTANCE OF 902.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 26.105 ACRES (1,137,137 SQUARE FEET), MORE OR LESS.

GENERAL NOTES

- BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°29'51" EAST BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH ZONE (501) COORDINATES, BEING MONUMENTED AT THE WEST END BY A 2" ALUMINUM CAP STAMPED, "PLS 14083 1995" RECOVERED 0.2' BELOW THE SURFACE, BEING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1 AND ON THE EAST END BY A 2-1/2" ALUMINUM CAP STAMPED, "PLS 20142 2015" RECOVERED 0.3' BELOW THE SURFACE, BEING THE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS MAP WAS PREPARED WITHOUT ANY BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

PLANNING COMMISSION CERTIFICATE

THIS ZONING MAP, ZON2025-00005, WAS VIEWED BY THE PLANNING COMMISSION ON THE

____ DAY OF _____, 20____ A.D.

CHAIRPERSON OF ERIE PLANNING COMMISSION

TOWN COUNCIL APPROVAL CERTIFICATE

THIS ZONING MAP IS TO BE KNOWN AS THE "SIERRA VISTA ZONING MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT A

MEETING OF THE TOWN COUNCIL OF ERIE, COLORADO, HELD ON

_____, 20____.

MAYOR

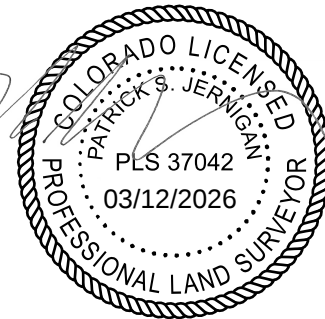
ATTEST: _____
TOWN CLERK

SURVEYOR'S CERTIFICATE

I, PATRICK S. JERNIGAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTION FOR EACH ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS ____ 12 ____ DAY OF ____ MARCH ____ 20 26 ____.

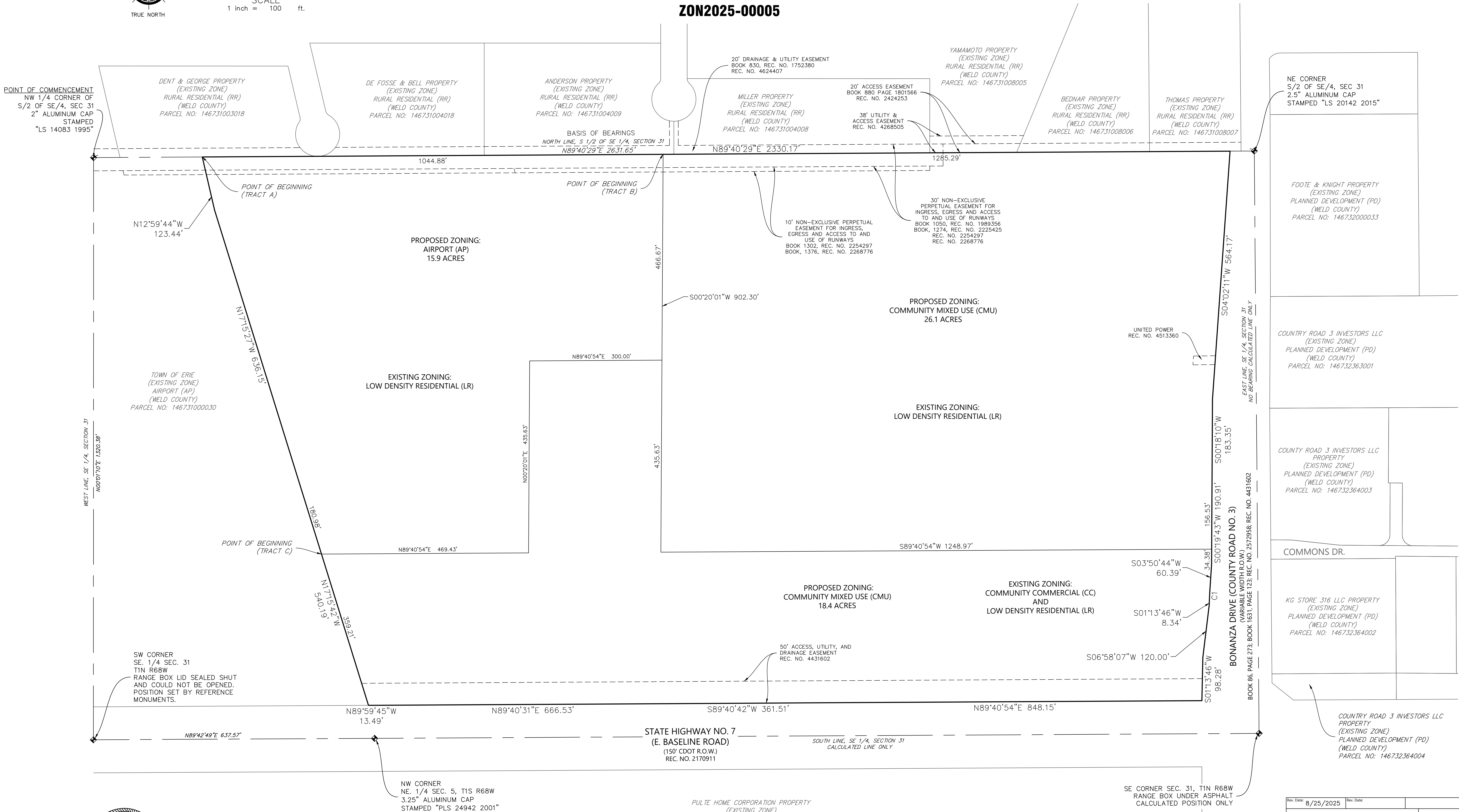
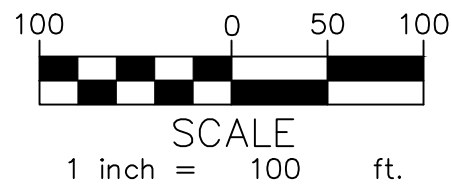
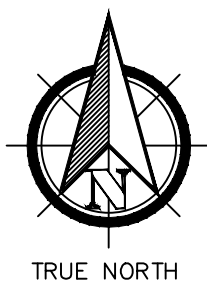
PATRICK S. JERNIGAN
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 37042
FOR AND ON BEHALF OF LJA SURVEYING, INC.



Rev. Date: 8/25/2025	Rev. Date:	
		4700 S. Syracuse Street Suite 500 Denver, CO 80237 303-390-4510 www.lja.com
Date: 3/11/2026	Job No: 1061-0006	Sheet: 1 of 2

SIERRA VISTA ZONING

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TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
60.392 ACRES - 3 TRACTS
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