



**TOWN OF ERIE**

Community Development Department – Planning Division  
645 Holbrook Street – PO Box 750 – Erie, CO 80516  
Tel: 303.926.2770 – Fax: 303.926.2706 – Web: [www.erieco.gov](http://www.erieco.gov)



**LAND USE APPLICATION**

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY			
FILE NAME:	Rex Ranch Annexation No. 2		
FILE NO:	AN - 000900 - 2017	DATE SUBMITTED:	6/16/2017 FEES PAID: 2,000

**PROJECT/BUSINESS NAME:** Rex Ranch Filing 3 (Gilliland Tract)

**PROJECT ADDRESS:** 2839 N. 119th Street, Lafayette, CO, 80026

**PROJECT DESCRIPTION:** Annexation and Re-zoning of 3.76 acre tract in Boulder County

**LEGAL DESCRIPTION** (attach legal description if Metes & Bounds)

Subdivision Name: See attached legal description

Filing #:	Lot #:	Block #:	Section:	Township:	Range:

**OWNER** (attach separate sheets if multiple)

Name/Company: Thaine Gilliland

Contact Person: Thaine Gilliland

Address: 2839 N. 119th Street

City/State/Zip: Lafayette, CO 80026

Phone: 303.909.7658 Fax: \_\_\_\_\_

E-mail: [rtgill16@msn.com](mailto:rtgill16@msn.com)

**AUTHORIZED REPRESENTATIVE**

Company/Firm: HT Flatiron LP

Contact Person: Chad Murphy or Dave Klebba

Address: 1515 Wynkoop, Suite 800

City/State/Zip: Denver, CO 80202

Phone: 720.932.0522 Fax: \_\_\_\_\_

E-mail: [chad.murphy@hines.com](mailto:chad.murphy@hines.com) / [dave.klebba@hines.com](mailto:dave.klebba@hines.com)

**MINERAL RIGHTS OWNER** (attach separate sheets if multiple)

Name/Company: See attached

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**MINERAL LEASE HOLDER** (attach separate sheets if multiple)

Name/Company: See attached

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**LAND-USE & SUMMARY INFORMATION**

Present Zoning: Ag

Proposed Zoning: Residential

Gross Acreage: 3.76

Gross Site Density (du/ac): 2

# Lots/Units Proposed: 7 or 8 depending on density allowance

Gross Floor Area: NA

**SERVICE PROVIDERS**

Electric: \_\_\_\_\_

Metro District: Will incorporate into Rex Ranch Metro District

Water (if other than Town): \_\_\_\_\_

Gas: \_\_\_\_\_

Fire District: \_\_\_\_\_

Sewer (if other than Town): \_\_\_\_\_

**PAGE TWO MUST BE SIGNED AND NOTARIZED**

DEVELOPMENT REVIEW FEES			
<b>ANNEXATION</b>		<b>SUBDIVISION</b>	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input checked="" type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
<b>COMPREHENSIVE PLAN AMENDMENT</b>		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
<b>ZONING/REZONING</b>		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input checked="" type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	<b>SITE PLAN</b>	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
<b>SPECIAL REVIEW USE</b>		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	<b>VARIANCE</b>	\$ 600.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	<b>SERVICE PLAN</b>	\$ 10,000.00
All fees <b>include</b> both Town of Erie Planning & Engineering review. These fees <b>do not include</b> referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.			

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 Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: [Signature]  
 Owner: \_\_\_\_\_  
 Applicant: [Signature]

Date: 5/13/17  
 Date: \_\_\_\_\_  
 Date: 6/14/17

STATE OF COLORADO )  
 ) ss.  
 County of Boulder )  
 The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 2017, by Thaine Gilliland.



My commission expires: June 5, 2021.  
 Witness my hand and official seal.

[Signature]  
 Notary Public



**JANSEN STRAWN**  
CONSULTING ENGINEERS  
A WARE MALCOMB COMPANY

June 16, 2017

Town of Erie  
Community Development Department – Planning Division  
645 Holbrook Street  
PO Box 750  
Erie, CO 80516

Re: Letter of Intent for the Submittal of: Rex Ranch Filing No.3 Annexation & Zoning

Dear Sir or Madam,

Please accept the enclosed submittal of the Land Use Application for the development of the above referenced property ( $\pm 4.00$  acres). The site consists of a parcel of land that is located in the north half of the northeast quarter of Section 26, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado. More specifically, the site is bounded to the east by 119th Street (100 ft. existing right-of-way), and to the north, west and south by the proposed Rex Ranch Filing No. 1 site. Access to this site will be located within the Rex Ranch Filing No. 1 site and not along 119<sup>th</sup> Street.

The developer of the property, Hines Flatirons HT, intends to process a Final Plat that subdivides this property and integrates it into the Filing 1 subdivision of 53.79 acres. Replatting Filing 3 into the Filing 1 Subdivision will increase the acreage total to  $\pm 57.79$  acres.

There are ample utility resources available around the site. The proposed water will connect to an 8" stub on the south side of the site that is connected to the line going in with Filing 1. The proposed sanitary has many options surround this parcel, but the best option is to the south near the waterline stub.

We look forward to working closely with the Town of Erie over the coming months to complete this project. Should you have any questions or comments, please do not hesitate to contact me at (303) 561-3333

Sincerely,  
**Jansen Strawn Consulting Engineers, Inc.**

Monica Unger, PE  
Senior Project Manager  
CC: David Klebba, Hines Flatirons HT

**ROBERT GILLILAND**  
2839 N. 119<sup>th</sup> Street  
Lafayette, Colorado 70026

May 17, 2017

HT Flatiron LP  
1515 Wynkoop, Suite 390  
Denver, Colorado 80202

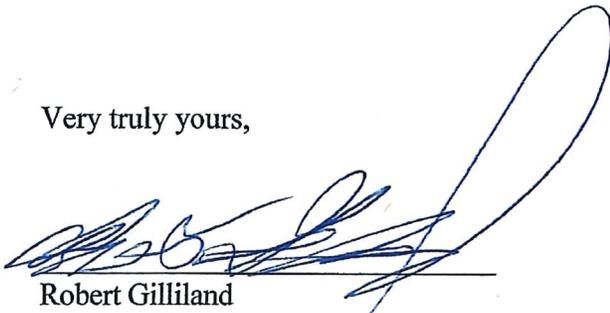
Re: ~3.87 acres generally located at 2839 N. 119<sup>th</sup> Street, Lafayette, Colorado 70026 (the "**Property**") which is the subject of that certain Purchase and Sale Agreement dated September 15, 2016 (the "**Agreement**") between Robert Gilliland ("**Seller**") and HT Flatiron LP ("**Purchaser**")

To Whom It May Concern:

Reference is hereby made to the foregoing Agreement pursuant to which Seller has agreed to sell the Property to Purchaser. Please accept this letter as the undersigned Seller's confirmation that Purchaser has the authority to obtain Purchaser's development approvals necessary to fully entitle the Property for single family use pursuant to a land plan created by Purchaser, including, without limitation, to process, execute and finalize any of the following on behalf of Seller and the Property: annexations, rezoning, site plan approvals, development plan approvals and preliminary and final platting (including all applications). Electronic copies of this letter shall be treated the same as originals.

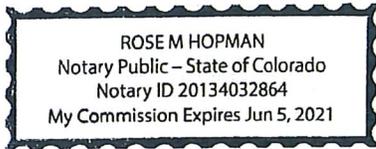
[signature page follows]

Very truly yours,

  
Robert Gilliland

STATE OF COLORADO       §  
  §  
COUNTY OF Boulder       §

This instrument was acknowledged before me on the 13<sup>th</sup> day of May, 2017, by Robert Gilliland.



  
Notary Public in and for the State of Colorado  
Printed Name: Rose Hopman  
My Commission Expires: 6/05/2021 *ph*