

# PARKDALE MASTERS PROPERTY PLANNED DEVELOPMENT - DEVELOPMENT PLAN

LOCATED IN THE SOUTH HALF OF SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
AREA = 17.7772 ACRES  
PD-001390-2022

## LEGAL DESCRIPTION:

AN UNPLATTED PARCEL OF LAND RECORDED AT RECEPTION NO. 3891646 ALONG WITH TRACT 'AK', PARKDALE FILING NO. 1, A SUBDIVISION RECORDED AT RECEPTION NO. 03816093 AND TRACT 'AS', PARKDALE FILING NO. 3, A SUBDIVISION RECORDED AT RECEPTION NO. 03945416, ALL LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°36'44" W AND MONUMENTED AS FOLLOWS:

-SOUTHWEST CORNER OF SECTION 36, BEING A FOUND 2.25" ALUMINUM CAP IN RANGE BOX, PLS 28656 PER MON REC DATED 12-2-93.

-SOUTH 1/4 CORNER OF SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, AS A 75' W.C. RLS 4846 PER MON REC DATED 9-10-08.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36;

THENCE N 00°20'01" W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 75.00' FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (BASELINE ROAD) AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. S 89°36'44" W 576.06 FEET
2. N 00°11'08" W A DISTANCE OF 10.00 FEET;
3. S 89°36'44" W A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 'AS', PARKDALE FILING NO. 3;

THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY SAID TRACT 'AS' THE FOLLOWING FIVE (5) COURSES:

1. N 00°11'08" W A DISTANCE OF 543.00 FEET;
2. S 89°36'44" W A DISTANCE OF 102.21 FEET;
3. N 00°23'16" W A DISTANCE OF 99.76 FEET;

4. ALONG A CURVE TO THE RIGHT HAVING A CHORD OF N 44°36'31" E 21.21 FEET, A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET, AND A DELTA OF 89°59'33";

5. N 89°36'44" E A DISTANCE OF 147.62 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PARKDALE FILING NO. 3;

THENCE ALONG SAID EASTERLY BOUNDARY OF PARKDALE FILING NO. 3 THE FOLLOWING TWO (2) COURSES:

1. N 00°11'08" W A DISTANCE OF 541.68 FEET;
2. S 87°03'19" E A DISTANCE OF 573.88 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARKDALE FILING NO. 1;

THENCE S 00°20'01" E ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 127.34 FEET TO THE NORTHWEST CORNER OF SAID TRACT 'AK', PARKDALE FILING NO. 1;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT 'AK' THE FOLLOWING THREE (3) COURSES:

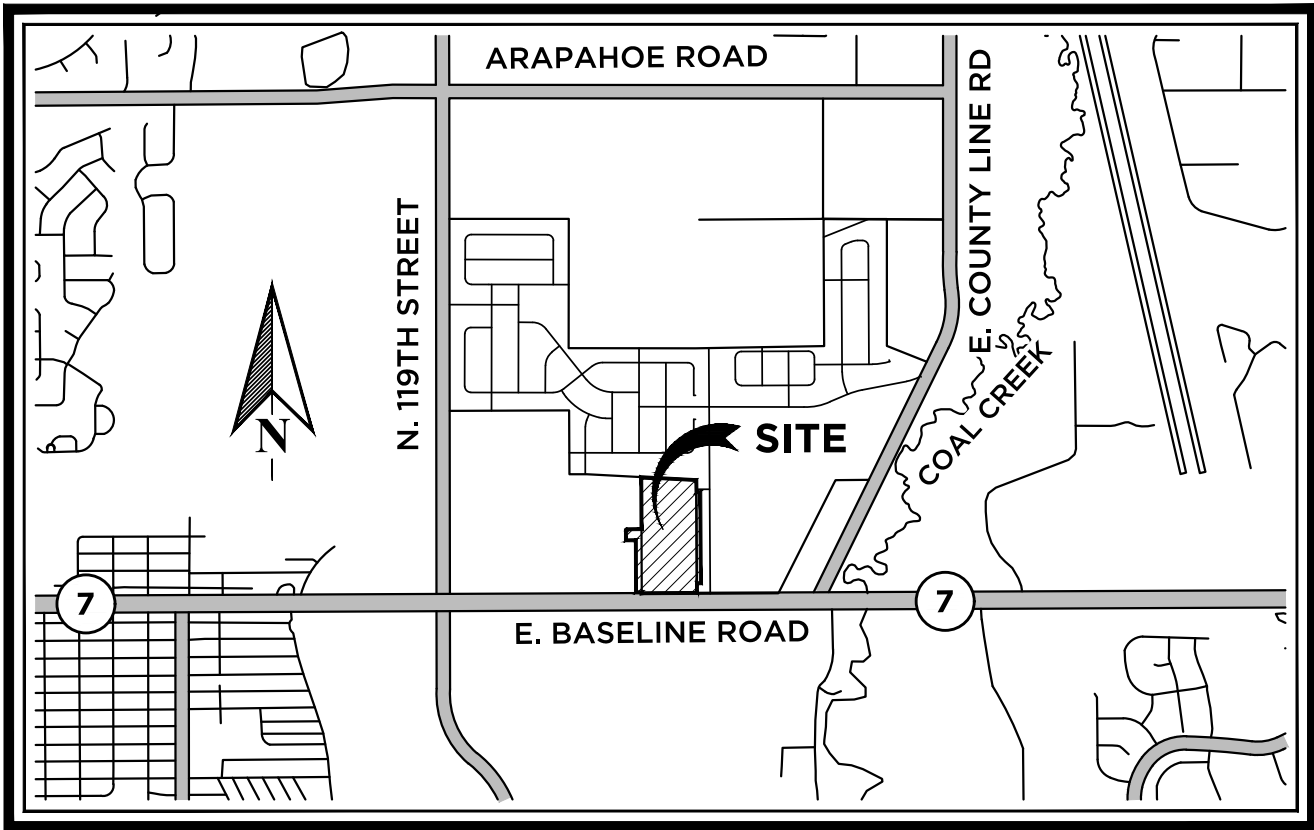
1. N 89°39'59" E A DISTANCE OF 40.00 FEET;
2. S 00°20'01" E A DISTANCE OF 948.68 FEET;
3. S 89°36'29" W A DISTANCE OF 40.00 FEET TO A POINT ON SAID WESTERLY BOUNDARY OF PARKDALE FILING NO. 1;

THENCE S 00°20'01" E ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 774,376 SQUARE FEET OR 17.7772 ACRES MORE OR LESS.

## NOTES:

1. THIS PD ZONING MAP CREATES STANDARDS THAT SUPERSEDE STANDARDS FOUND IN MUNICIPAL CODE TITLE 10. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE MUNICIPAL CODE AND THIS PD, THE PD SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THIS PD ZONING MAP SHALL COMPLY WITH THE MUNICIPAL CODE. ANY DEVELOPMENT STANDARDS NOT ADDRESSED IN THIS PD WILL COMPLY WITH THE MR ZONE DISTRICT.
2. THE EXISTING LAND USES LISTED AS TEMPORARY USES IN THE USE STANDARDS CHART ON SHEET 2 OF THIS DOCUMENT SHALL EXPIRE AND NO LONGER BE PERMITTED IN THIS PD AT THE TIME OF THE FIRST DEVELOPMENT WITHIN THE PD UNDER THE PERMITTED USES FOR PLANNING AREA 1
3. OIL & GAS SETBACKS SHALL BE AS FOLLOWS - 350' SETBACK FROM AN ACTIVE WELL SITE, 25' FOR PLUGGED AND ABANDONED WELLS SITES. NO ROW IS PERMITTED WITHIN 150' OF AN ACTIVE WELL SITE.



VICINITY MAP

1" = 2000'

## SHEET INDEX:

1. COVER SHEET
2. PD STANDARDS
3. ZONING BOUNDARY MAP

## SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER H. McELVAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING TRULY AND CORRECTLY REPRESENTS THE DESCRIBED LEGAL DESCRIPTIONS FOR EACH PD OVERLAY ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_.

CHRISTOPHER H. McELVAIN  
COLORADO P.L.S. 36561  
FOR ON ON BEHALF OF KT ENGINEERING, LLC.

## BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS PD ZONING MAP IS TO BE KNOWN AS THE "PARKDALE MASTERS PROPERTY, PLANNED DEVELOPMENT - DEVELOPMENT PLAN" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_.

MAYOR \_\_\_\_\_

ATTEST \_\_\_\_\_

TOWN CLERK

## CLERK & RECORDER CERTIFICATE:

STATE OF COLORADO )  
 )SS.  
COUNTY OF \_\_\_\_\_)

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 \_\_\_\_\_.

(SIGNATURE)

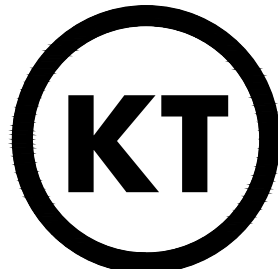
\_\_\_\_\_, COUNTY CLERK AND RECORDER

DATE SUBMITTED: 01.14.2022		
REVISION NO.	DATE	
1	06.13.2022	
2	03.27.2023	
3	04.27.2023	
PREPARED FOR: OEO 2, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111		
SCALE: 1" = 100'	JOB NO: 0043-1532	BY: BSS
SHEET 1 OF 3		



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**KT ENGINEERING**  
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## 1.0 INTRODUCTION

## 2.0 PROJECT BACKGROUND

### 3.0 PROPOSED IMPROVEMENTS

## 4.0 PROJECT NARRATIVE

## 5.0 DEVELOPMENT STANDARDS

**USE STANDARDS:**

## A. Architectural Standards – Alley Loaded Single Family Detached Residential

Each single family detached model plan and elevation shall demonstrate the following design attributes:

## 2. Orientation of Dwellings to the Street - Section 10.6.7 E2

### 3. Garages - Section 10.6.7 E3

All garages will be rear loaded.

#### 4. Front Stoop

For model plans with a front stoop; the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three feet in width.

## 5. Front Porches - Section 10.6.7 E4

For model plans with a front porch; the front porch shall be a minimum size of fifty square feet including the stoop and any projections, minimum depth of 5'.

## EXISTING USES - DEVELOPMENT STANDARDS

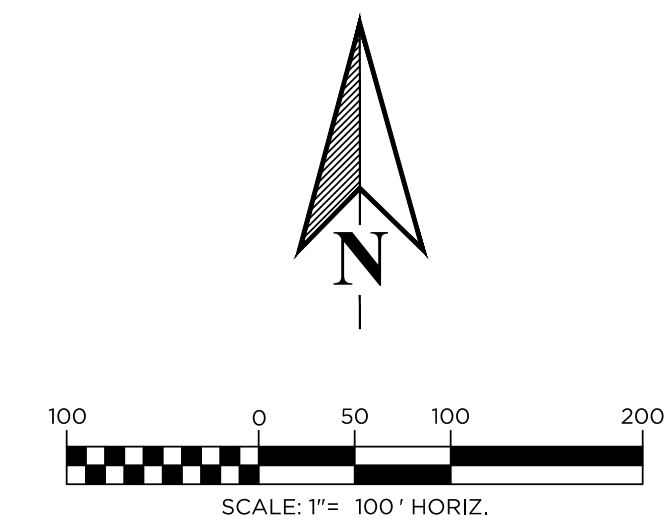
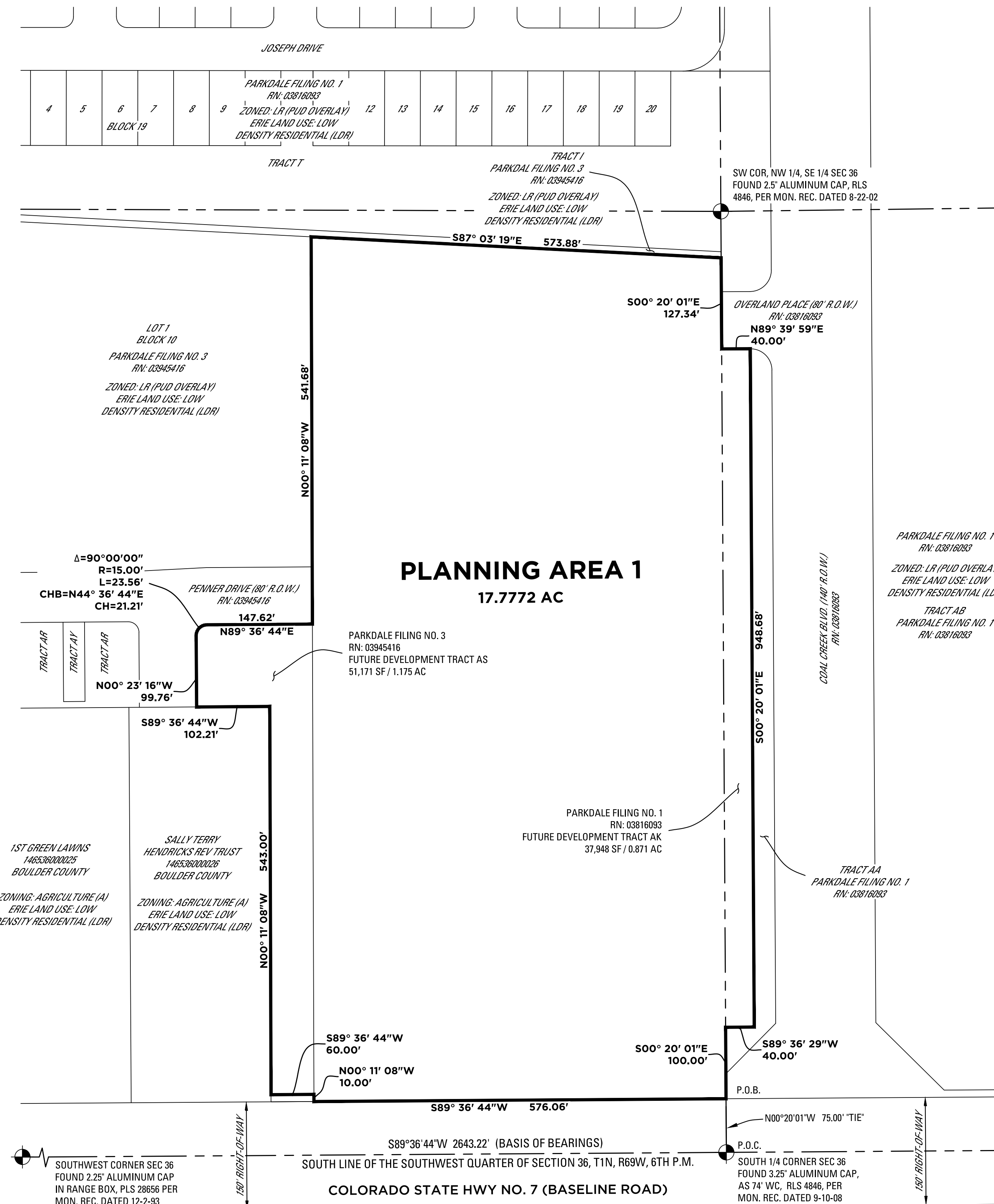
## AGH Zone District

Temporary Agricultural uses shall follow the AGH zone district development standards found in the Town of Erie UDC, except the dimensional standards found in Chapter 4.





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**LEGEND:**

- |   |                       |
|---|-----------------------|
|    | ZONING BOUNDARY       |
|    | PROPERTY BOUNDARY     |
|  | SECTION LINE          |
|  | SECTION CORNER        |
| P.O.C.  | POINT OF COMMENCEMENT |
| P.O.B.  | POINT OF BEGINNING    |

DATE SUBMITTED: <b>01.14.2022</b>		
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PREPARED FOR:  <b>OEO 2, LLC</b> 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111		
SCALE: <b>1" = 100'</b>	JOB NO: <b>0043-1532</b>	BY: <b>BSS</b>
<b>SHEET 3 OF 3</b>		



people creating spaces



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