

**Town of Erie  
Ordinance No. 017-2026**

**An Ordinance of the Town Council of the Town of Erie Approving  
the Rezoning a Portion of Property Within the Sierra Vista Minor  
Subdivision to Community Mixed Use (CMU) and a Portion of the  
Property to Airport (AP)**

**Whereas**, BC Land, LLC (the "Applicant") owns the real property more particularly legally described on Exhibit A (the "Property");

**Whereas**, on June 27, 2025, the Applicant filed an application to rezone (i) Parcel A of the Property to Airport (AP) and (ii) Parcel B and Parcel C of the Property to Community Mixed Use (CMU) (the "Application"), as shown in the Sierra Vista Zoning map;

**Whereas**, on April 1, 2026, the Planning Commission held a properly noticed public hearing on the Application and recommended approval of the Application; and

**Whereas**, on April 28, 2026, the Town Council conducted a properly noticed public hearing on the Application.

**Now Therefore be it Ordained by the Town Council of the Town of Erie, Colorado, as follows:**

**Section 1.** Findings of Fact. Upon reviewing the recommendation of the Planning Commission; considering the Application and supporting documentation; hearing the statements of the Applicant, Town staff, and the public; and giving due consideration to the matter, the Town Council finds and determines that the Application satisfies the criteria set forth in Section 10-7-5.B.3. of the Erie Municipal Code.

**Section 2.** Decision. Based on the foregoing findings of fact, the Town Council hereby approves the Application and rezones Parcel A of the Property to Airport (AP), Parcel B of the Property to Community Mixed Use (CMU), and Parcel C of the Property to Community Mixed Use (CMU), as set forth and in accordance with the Sierra Vista Zoning map.

**Section 3.** Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

**Section 4.** Safety. The Town Council finds that the adoption of this Ordinance is necessary for the protection of the public health, safety and welfare.

**Section 5. Effective Date.** This Ordinance shall take effect 10 days after publication following adoption.

**Introduced, Read, Passed and Ordered Published this 28th day of April, 2026.**

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Andrew J. Moore, Mayor

**Attest:**

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Debbie Stamp, Town Clerk

Exhibit A

Legal Description

**PARCEL 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:

1. NORTH 17°15'27" WEST, ON SAID WESTERLY LINE, A DISTANCE OF 636.15 FEET;
2. 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.

PARCEL A WILL BE KNOWN AS TRACT A UPON THE FINAL APPROVAL AND RECORDING OF THE SIERRA VISTA MINOR SUBDIVISION FILING NO. 2

**PARCEL 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:

1. SOUTH 04°02'11"W A DISTANCE OF 564.17 FEET;
2. 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.

PARCEL B WILL BE KNOWN AS TRACT B UPON THE FINAL APPROVAL AND RECORDING OF THE SIERRA VISTA MINOR SUBDIVISION FILING NO. 2

## **PARCEL 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:

1. SOUTH 12°59'44" EAST A DISTANCE OF 123.44 FEET;
2. 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:

1. SOUTH 00°19'43" WEST A DISTANCE OF 34.83 FEET;
2. SOUTH 03°50'44" WEST A DISTANCE OF 60.39 FEET TO A POINT OF CURVE;
3. 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';

4. SOUTH 01°13'46" WEST A DISTANCE OF 8.34 FEET;
5. SOUTH 06°58'07" WEST A DISTANCE OF 120.00 FEET;
6. 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 168<sup>TH</sup> AVENUE);

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

1. SOUTH 89°40'54" WEST A DISTANCE OF 848.15 FEET;
2. SOUTH 89°40'42" WEST A DISTANCE OF 361.51 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A;
3. SOUTH 89°40'31" WEST A DISTANCE OF 666.53 FEET;
4. 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.

PARCEL C WILL BE KNOWN AS TRACT C UPON THE FINAL APPROVAL AND RECORDING OF THE SIERRA VISTA MINOR SUBDIVISION FILING NO. 2