

## Audem Gonzales

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**From:** Audem Gonzales  
**Sent:** Friday, July 2, 2021 8:17 AM  
**To:** John Prestwich; 'Matt Janke (mjanke@e5xmanagement.com)'; celliott@e5xmanagement.com  
**Subject:** Parkdale Northern Annexations and Initial Zoning review  
**Attachments:** Parkdale - Northern Properties; Re: Referral Review - Parkdale Northern Properties AN/IZ; Development Referral - Parkdale - Northern Parcels and Masters annexation and zoning; FW: Referral Review - Parkdale Northern Properties AN/IZ; Parkdale Northern properties - Annexation and initial zoning (AN-001279-2021 & IZ-001280-2021)); RE: Referral Review - Parkdale Northern Properties AN/IZ

Good morning,

For the Parkdale Northern Annexation application, I have the following comments:

1. The petition is not provided by David Leiker. Several petitions are out of date and need recent signatures within 180 days of any public hearing.
2. I have no signed applications from any owner other than OEO, LLC. Letters of authorization would work. Must have recent dates.
3. Take off all the easements shown on the Annexation Map. It should only contain the boundary.
4. Please provide a list of which properties are to be incorporated into future plats by retaining the house, etc.

### Initial Zoning application

1. Letters of authorization are out of date. They need to be current. One is dated from 2018. We need all owners for the properties to provide an application or current letter of authorization.
2. List: LR-Low Density Residential on the zoning map within the boundary of the zoning and remove all the current zoning and land use labels. We do not need existing zoning and future land use designations.
3. Remove all easements shown on the map.
4. List out the use for each property. Will ag-related uses be retained? Ag is not permitted in LR zoning so again we have an issue with creating non-conforming uses. Staff is creating a new zone district for this scenario so we can stop going through the SRU process. It's going to be called Ag-Holding. It will permit all ag-related uses until properties are rezoned in the future. It will also permit multiple accessory structures with very open dimension standards. The goal is to allow these properties to be annexed and sit until future development occurs. This zone district will be created in the next couple months.

Also, find outside reviewing agency comments attached to this email. Please provide written comment for any review needing a response. Please re-submit the application package back to the Planning office via digital submittal. We can provide a link for uploading if you need.

If you would like to meet to discuss any of these comments, I'm happy to set up a zoom meeting.

Thank You,



**Audem Gonzales**  
Senior Planner, Planning & Development  
Town of Erie  
645 Holbrook Street | P.O. Box 750 Erie, CO 80516  
Phone: 303-926-2778  
[agonzales@erieco.gov](mailto:agonzales@erieco.gov) | [www.erieco.gov/planning](http://www.erieco.gov/planning)





5303 Spine Road, Suite 202 Boulder, Colorado 80301  
Telephone: 303.443.6151 www.vrlaw.com

June 22, 2021

Audem Gonzales  
Town of Erie Planning & Development  
developmentreferral@erieco.gov

*Sent Via E-Mail*

Re: Parkdale – Northern Properties – Annexation and Initial Zoning  
(AN-001279-2021 & IZ-001280-2021)

Dear Audem:

This letter provides our development referral comments regarding the annexation and initial zoning for the Parkdale Northern properties, which you requested to receive by June 24.

All parcels must be included into both the Northern Colorado Water Conservancy District (“NCWCD”) and its Municipal Subdistrict before receiving any water service from the Town. The title commitments provided by the applicant do not indicate whether the parcels are so included, but it is possible that they are. The Town should confirm that all parcels are included in both the NCWCD and its Municipal Subdistrict before providing them water service.

The current materials from the applicant do not indicate whether the property is currently served by Left Hand Water District (“Left Hand”). The Town should confirm whether the property is served by Left Hand. If it is, the property should continue to be served by Left Hand until the property is connected to the Town water system and is capable of receiving water service from the Town, at which time the property should be excluded from Left Hand Water District. The applicant shall be responsible for any transfer fees due to Left Hand.

June 22, 2021

Page 2

The Town should not provide sanitary sewer service to the property until such time as it provides water service. This is necessary for the Town to properly account for the sanitary sewer return flows to the Town's wastewater and reuse systems.

It should also be determined whether there are any appurtenant decreed surface water rights that should be conveyed to the Town. If so, the applicant should comply with Town Municipal Code Section 8-1-9 regarding dedication of water rights.

In addition, the applicant must dedicate to the Town all non-tributary ground water rights associated with the property.

We may provide additional comments as the development process continues. Please contact us with any questions or comments.

Sincerely,

VRANESH AND RAISCH, LLP



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Andrea A. Kehrl, Esq.

cc: Todd Fessenden; Peter Johnson, Esq.; Alison Gorsevski, Esq.



## Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

**To:** Audem Gonzales

**From:** Hannah Hippely, AICP, Long-Range Planning Manager

**Subject:** AN-001279-2021 Erie Gateway South Annexation No. 9 and IZ-001280-2021 Initial Zoning

**Date:** 6/22/21

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Boulder County appreciates the opportunity to submit these comments regarding the proposed annexation and initial zoning applications.

After reviewing the provided materials, Boulder County has the following comments:

Several county open space parcels are in the vicinity of the proposed project, including Arapahoe 119 Open Space immediately to the northwest. Many of these open space properties are leased to agricultural tenants, who actively manage them for agricultural purposes. The county allows standard agricultural practices on these properties, which may involve odors, pesticide application, dust, night operations, etc. The county does not plan to change the uses of these properties at this time. In addition, the county would not likely support any future easement requests for things such as drainage improvements or utilities on these open space properties. Boulder County will continue to protect and preserve the open space values that Boulder County residents continue to support.

Although the files listed EXHIBIT A- ANNEX IMPACT REPORT this file was a map and an annexation impact report was not found in the provided materials.

Sincerely,

Hannah L. Hippely, AICP  
Long Range Planning Manager



June 21, 2021

Audem Gonzales, Planner  
Town of Erie  
PO Box 750  
Erie, CO 80516

Re: Parkdale – Northern Properties AN-001279-2021 & IZ-001280-2021  
Masters Annexation and Zoning AN-001140-2020 & IZ-001141-2020

Dear Mr. Gonzales:

Thank you for the opportunity to review the Northern Properties and Masters annexation and zoning referrals.

The IGA between Erie and Lafayette specifically addresses certain infrastructure in the Parkdale development area, including:

- State Highway 7 access permit
- Intersection improvements at 119th Street and State Highway 7
- Lafayette Water Reclamation facility
- Lafayette water re-use main
- De-annexation of County Line Road

In addition, there are three historic tributary basins for Drainageway 1, 2 & 3 which partially overlap onto Parkdale, and the Coal Creek regional trail lies just east of Parkdale.

Please refer to the City Engineer's memo for specifics on these matters and feel free to reach out to me with any questions.

Sincerely,

*Jana Easley*

Jana Easley  
Planning Manager

enc: City Engineer's Memo  
Redlined Map

cc: Fritz Sprague, City Administrator  
Kady Doelling, Deputy City Administrator  
Jeff Brasel, Planning and Building Director  
Jeff Arthur, Public Works Director  
Pat Sorenson, City Engineer



## MEMORANDUM

**Date:** June 18, 2021  
**To:** Jana Easley, Planning Manager  
**From:** Pat Sorenson, PE, City Engineering Contract Development Review Consultant  
**Subject:** Parkdale Development for Town of Erie – City of Lafayette May 26, 2021, Referral

The Coal Creek UDFCD (MHFD) Master Plan designated historic tributary basins for Drainageway (DW) 1, 2 & 3 which partially overlap onto Parkdale. (See attached exhibit) DW 1 affects a west-east corridor in the northerly portion of Parkdale. DW 1 needs to be considered by Parkdale for right of way, installation, operations, and maintenance prior to, during and even after any development. DW 2 affects a significant west-east corridor through the central part of Parkdale, such drainageway also serving a larger tributary basin extending to 1 mile west of US 287. DW 2 needs to be considered by Parkdale for right of way, installation, operations, and maintenance prior to, during and even after any development. DW 3 does not appear to affect Parkdale, however a significant southerly portion of Parkdale is tributary to DW 3 and therefore Parkdale should be considered for participation in right of way, installation, operations, and maintenance prior to and during and even after any development.

The disconnection/annexation of E. County Line Rd., starting north of SH7 and then ending at the new southeasterly intersection at the proposed industrial-residential public two-way loop street system within Parkdale (north of the City of Lafayette Water Reclamation Facility) needs to remain per the IGA between Erie and Lafayette. The new intersection is necessary for the continuation of the existing 24-hour City of Lafayette Water Reclamation Facility full movement vehicle access and traffic flow; such traffic flow now needing to extend through the previously mentioned proposed industrial-residential public two-way loop street system and through to the proposed new traffic signal system at CO 7.

The cost of any new improvements to support the disconnection of East County Line Road and the new signalized access at CO 7 for the Parkdale development shall be in accordance with the IGA between Erie and Lafayette.

The trail connection near the east side of Parkdale extending to the existing regional system on the east side of Coal Creek should be completed in the first Phase of Parkdale.

Previous comments on City re-use line and existing trunkline remain as governed by agreements. Previous comments on the City as issuing authority for CO 7 remain as well.

Feel free to reach to me out anytime with question or concerns or if you would like to meet to go over this matter. I can be contacted at 720-560-0381 or [patric.sorenson@lafayetteco.gov](mailto:patric.sorenson@lafayetteco.gov).

cc: Joliette Woodson, PE, City of Lafayette Interim City Engineer  
Mick Forrester, City of Lafayette Water Reclamation Facility Water Quality Manager



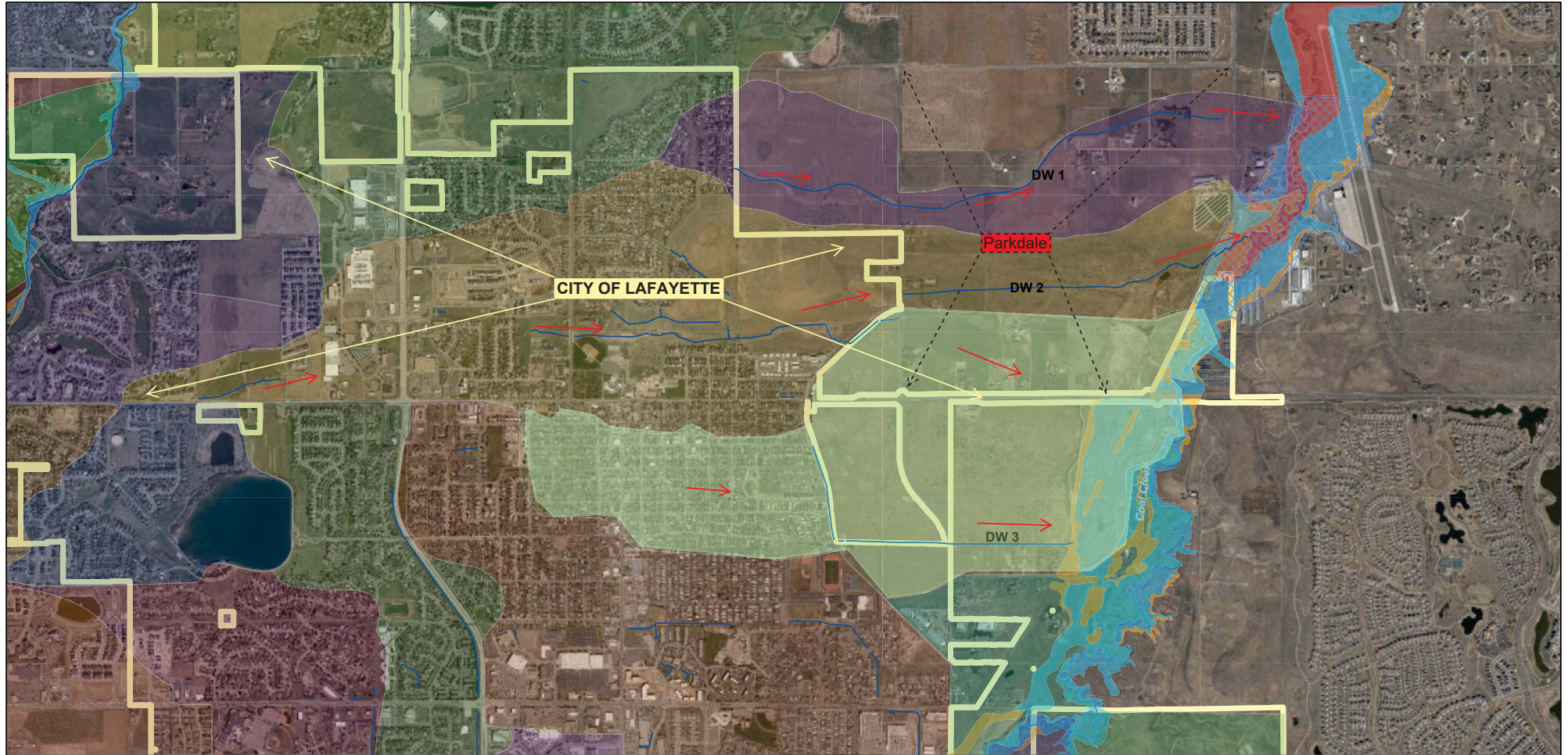
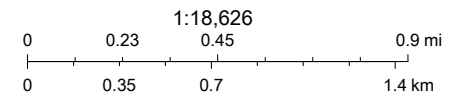


EXHIBIT REPRODUCED FROM C.O.L. GIS BASE MAP 06.20.21

URBAN DRAINAGE AND FLOOD CONTROL DISTRICT  
AKA MILE HIGH FLOOD DISTRICT  
MASTER PLAN DRAINAGEWAYS  
TO COAL CREEK



# ERIE GATEWAY SOUTH ANNEXATION NO. 9 TO THE TOWN OF ERIE

## ANNEXATION MAP

LOCATED IN THE NORTHEAST 1/2 OF SECTION 36, TOWNSHIP 1 NORTH,  
RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,  
COUNTY OF BOULDER, STATE OF COLORADO  
121.4108 ACRES  
AN-000000-2021

SHEET 1 OF 2

### LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 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 THE NORTHEAST 1/4 OF SECTION 36 BEING S 89°00'36" W AND MONUMENTED AS FOLLOWS:

-SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36 BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 2 TO THE TOWN OF ERIE, ORD NO 34-2016;

THENCE ALONG THE NORTHERLY LINE OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 2 TO THE TOWN OF ERIE, ORD NO 34-2016 THE FOLLOWING TWO (2) COURSES:

- 1) S 89°00'36" W A DISTANCE OF 1341.46 FEET;
- 2) N 89°56'15" W A DISTANCE OF 1319.94 FEET TO A POINT ON THE EASTERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 3 TO THE TOWN OF ERIE, ORD NO 35-2016;

THENCE N 00°04'29" E ALONG SAID EASTERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 3 TO THE TOWN OF ERIE, ORD NO 35-2016 AND THE EASTERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 4 TO THE TOWN TOWN ERIE, ORD NO 36-2016 A DISTANCE OF 1345.89 FEET TO THE NORTHEAST CORNER OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 4 TO THE TOWN OF ERIE, ORD NO 36-2016, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36;

THENCE S 89°58'43" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1332.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT R-4 OF A PLAT OF SURVEY RECORDED AT RECEPTION NO. 90807363;

THENCE N 00°00'45" W ALONG THE WESTERLY LINE OF SAID TRACT R-4 A DISTANCE OF 659.63 FEET TO THE SOUTHWEST CORNER OF DONLEY ANNEXATION, ORD NO. 658;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID DONLEY ANNEXATION ORD NO. 658 THE FOLLOWING THREE (3) COURSES:

- 1) N 89°56'07" E A DISTANCE OF 659.86 FEET;
- 2) N 89°56'49" E A DISTANCE OF 660.11 FEET;
- 3) N 00°01'24" W A DISTANCE OF 634.63 FEET TO A POINT ON THE SOUTHERLY LINE OF ARAPAHOE ROAD ANNEXATION NO. 2, ORD. NO. 551;

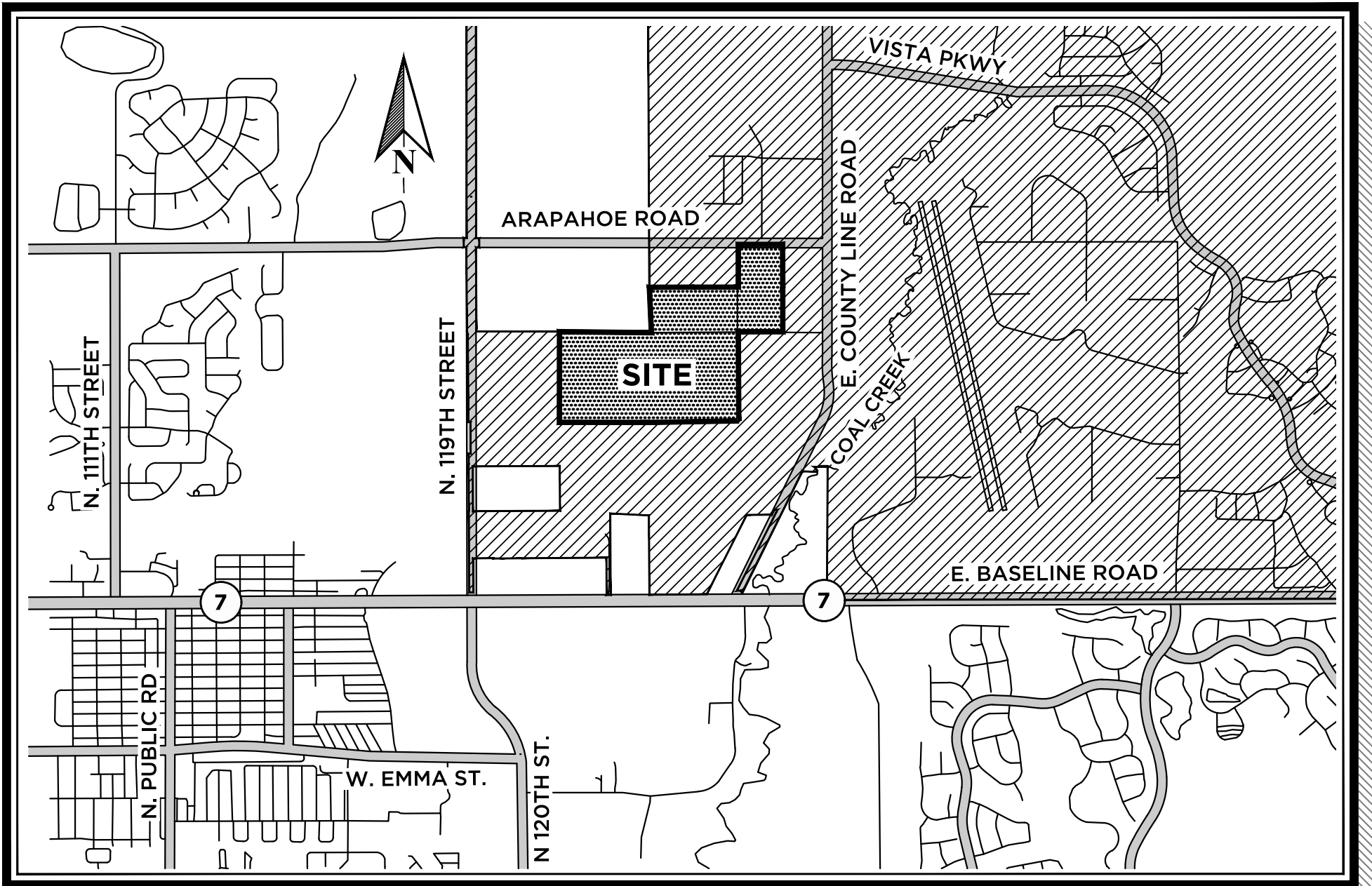
THENCE S 89°57'39" E ALONG SAID SOUTHERLY LINE A DISTANCE OF 659.27 FEET TO A POINT ON THE WESTERLY LINE OF ZAHN ANNEXATION, ORD. NO. 482;

THENCE S 00°02'56" E ALONG SAID WESTERLY LINE A DISTANCE OF 1295.67 FEET TO THE NORTHEAST CORNER OF ERIE GATEWAY SOUTH ANNEXATION NO. 1 TO THE TOWN OF ERIE, ORD NO 33-2016;

THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 1 TO THE TOWN OF ERIE, ORD NO 33-2016 THE FOLLOWING TWO (2) COURSES:

- 1) S 89°59'59" W A DISTANCE OF 659.84 FEET;
- 2) S 00°18'01" E A DISTANCE OF 1323.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,288,656 SQUARE FEET, OR 121.4108 ACRES MORE OR LESS.



### VICINITY MAP

1" = 2000'

### CONTIGUITY STATEMENT:

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE TOWN OF ERIE AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUES 1973, 31-12-104-(1) (a) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 11,891.88'

ONE-SIXTH OF THE TOTAL PERIMETER OF AREA = 1,981.98'

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING TOWN LIMITS = 9,899.84'

THE TOTAL CONTIGUOUS PERIMETER IS 83.25% WHICH EXCEEDS THE 1/6 (16.67%) REQUIRED.

### GENERAL NOTES:

THE LINEAL UNITS USED ON THIS MAP ARE U.S. SURVEY FEET, ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.

ACCORDING TO COLORADO LAW, YOU MUST COMMERCE AY 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.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 BEING N 89°00'36" E.

THIS MAP IS NOT A MONUMENTED LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO SHOW THE AREA TO BE ANNEXED INTO THE TOWN OF ERIE AND WAS CREATED WITHOUT THE BENEFIT OF A TITLE POLICY.

### SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER H. McELVAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL(S) OF LAND AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL(S) IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF ERIE.

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 ANNEXATION MAP IS TO BE KNOWN AS THE "ERIE GATEWAY SOUTH ANNEXATION NO. 9 TO THE TOWN OF ERIE" 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 )  
COUNTY OF \_\_\_\_\_ )SS.

I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_.

(SIGNATURE)

COUNTY CLERK AND RECORDER



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

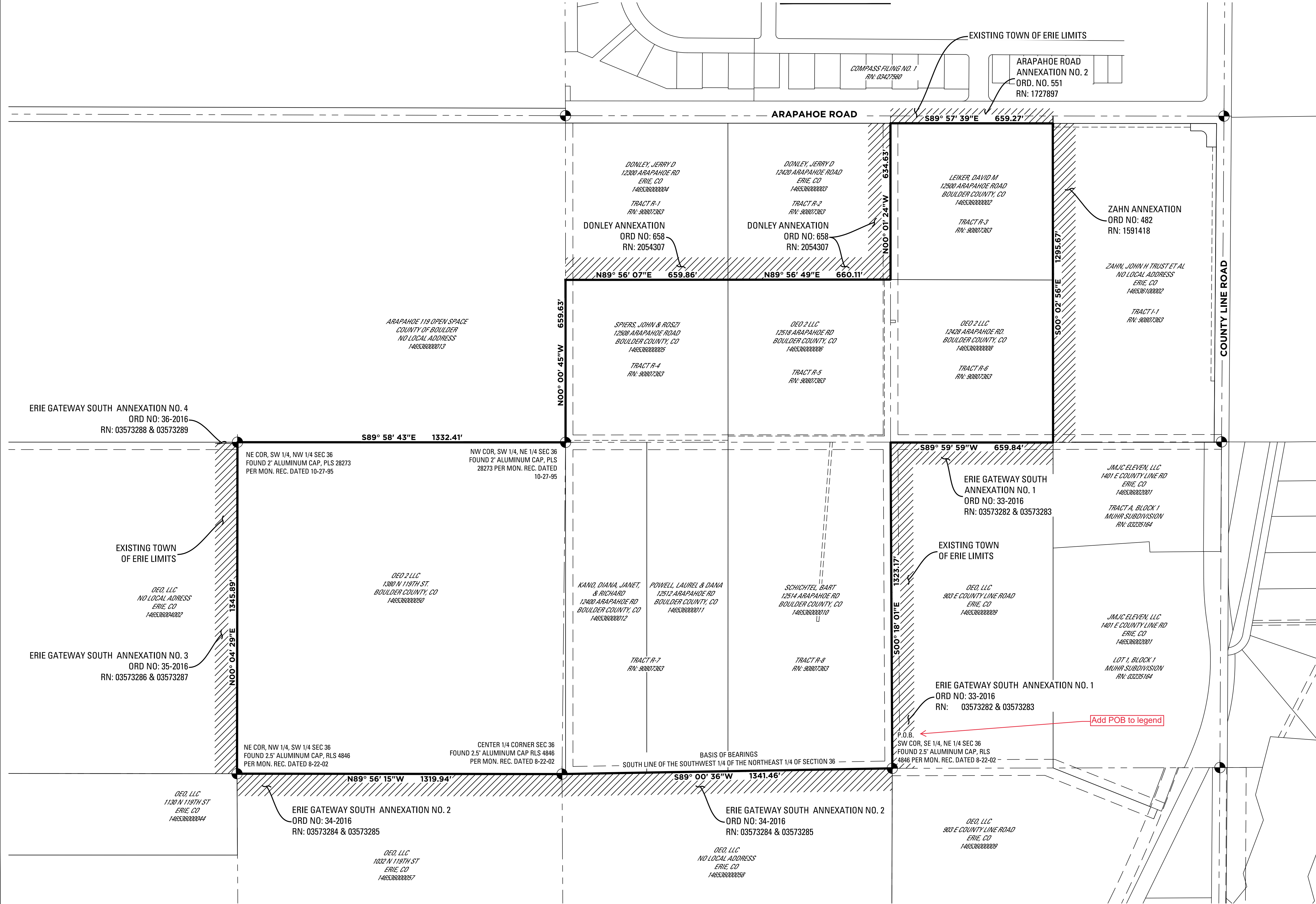
DATE: 04.16.2021

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COUNTY OF BOULDER, STATE OF COLORADO  
121.4108 ACRES  
AN-000000-2021

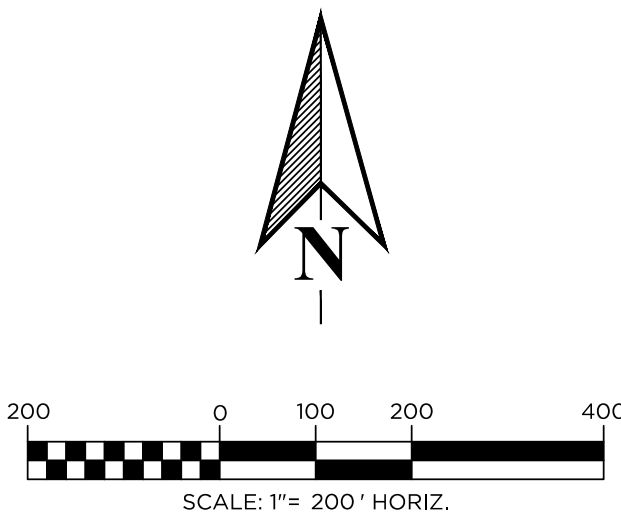
NORTH 1/2

SHEET 2 OF 2



## LEGEND

- ANNEXATION PROPERTY BOUNDARY
- ANNEXATION BOUNDARY CONTIGUOUS WITH THE TOWN OF ERIE
- PROPERTY BOUNDARY
- SECTION LINE
- SECTION CORNER



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

DATE: 04.16.2021

# ERIE GATEWAY SOUTH ANNEXATION NO. 9 ZONING MAP

LOCATED IN THE NORTH 1/2 OF SECTION 36, TOWNSHIP 1 NORTH,  
RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,  
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121.4108 ACRES  
IZ-001280-2021

SHEET 1 OF 2

## LOW DENSITY RESIDENTIAL ZONING LEGAL DESCRIPTION:

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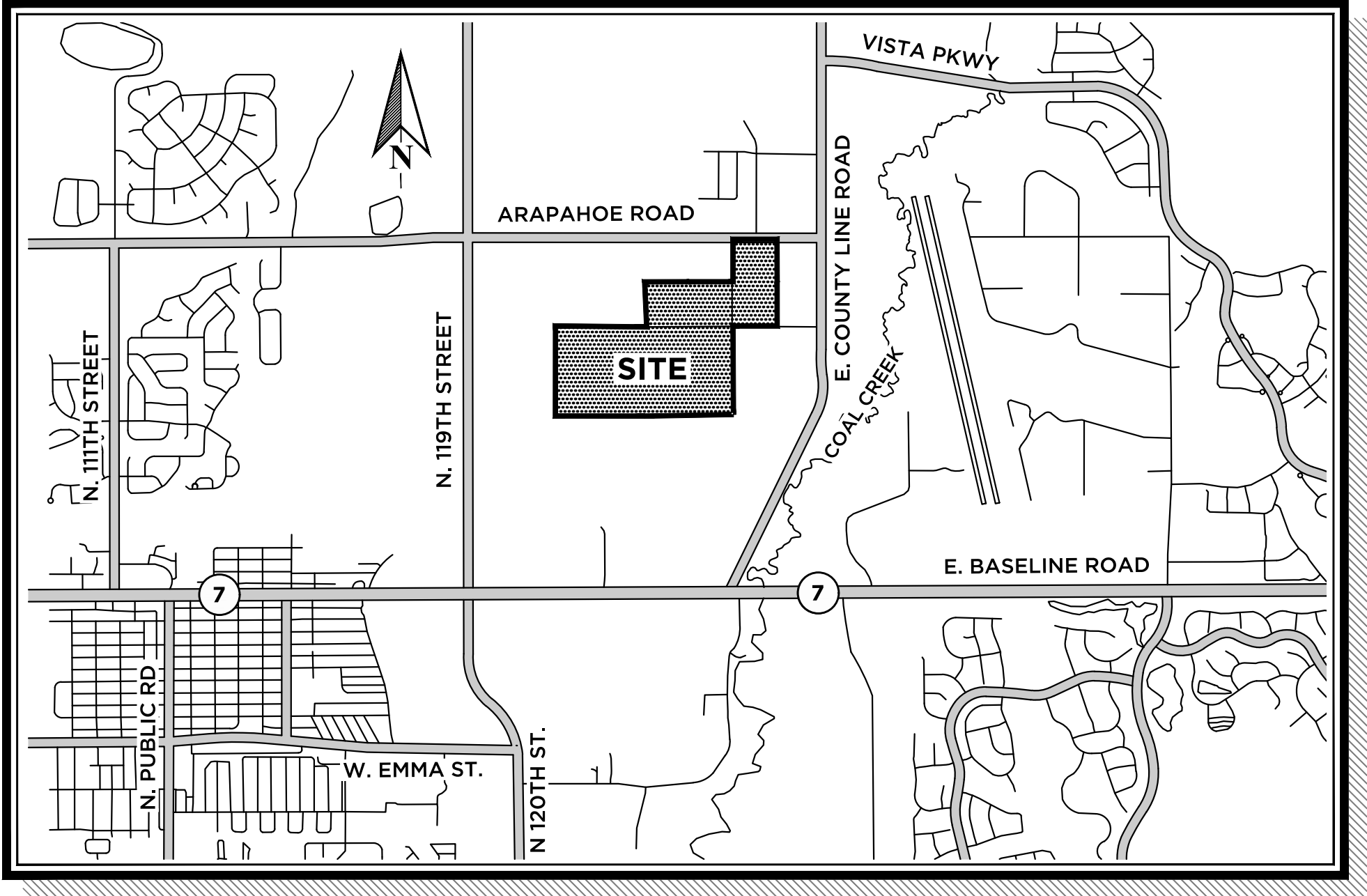
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I ATTEST THE ABOVE ON THIS \_\_\_\_DAY OF \_\_\_\_\_,20\_\_.

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

## BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS ZONING MAP IS TO BE KNOWN AS THE "ERIE GATEWAY SOUTH ANNEXATION NO.9" 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

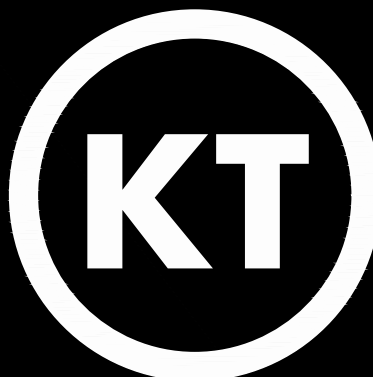
## CLERK & RECORDER CERTIFICATE:

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

I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_.

\_\_\_\_\_  
(SIGNATURE)

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



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ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

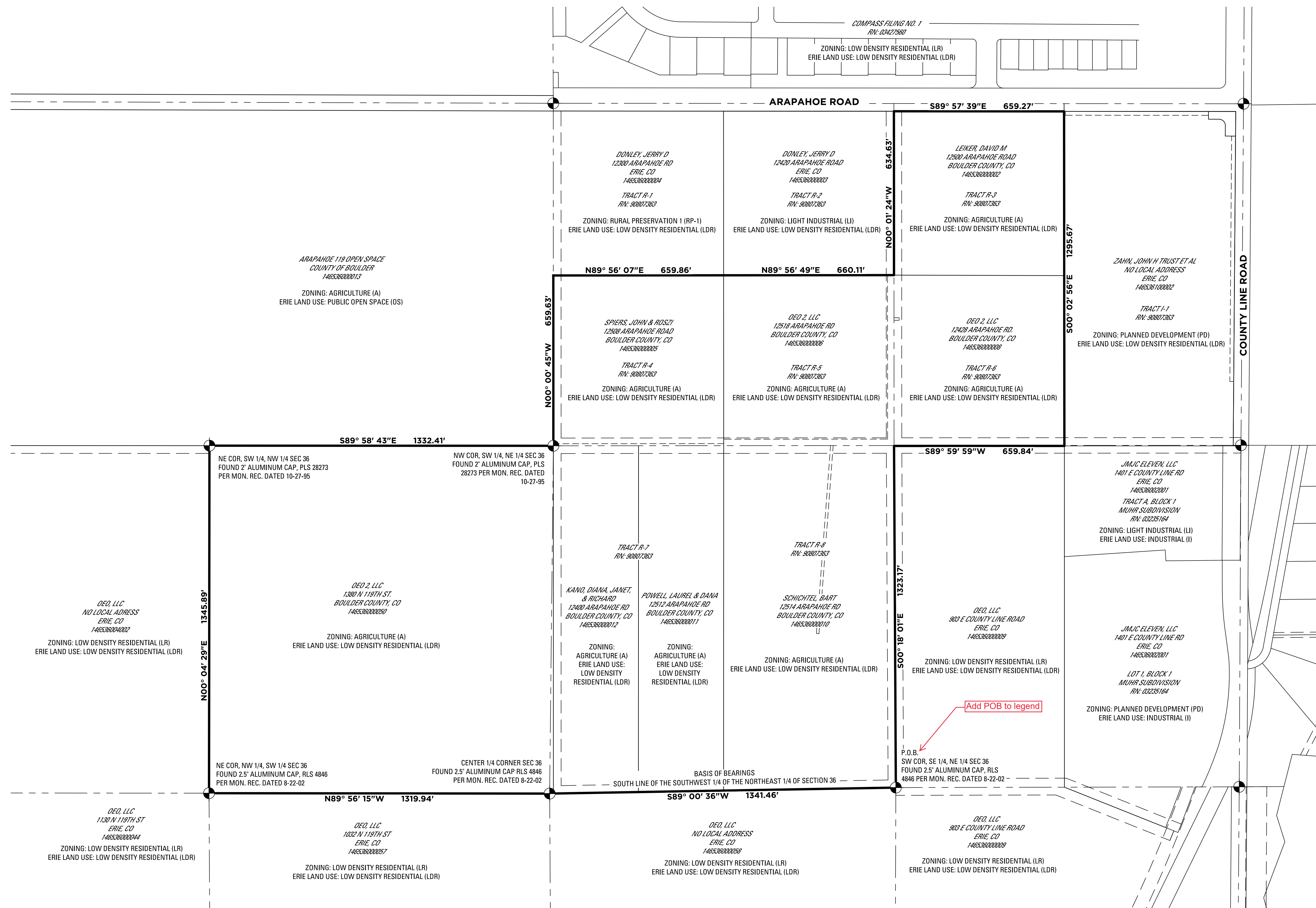
DATE: 4.16.2021

# ERIE GATEWAY SOUTH ANNEXATION NO. 9 ZONING MAP





**LOCATED IN THE NORTHEAST 1/2 OF SECTION 36, TOWNSHIP 1 NORTH,  
RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,  
COUNTY OF BOULDER, STATE OF COLORADO**

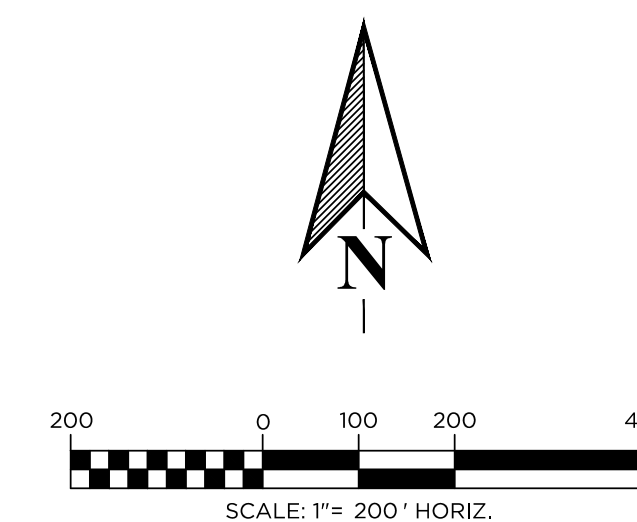
**121.4108 ACRES**  
**IZ-001280-2021**

**SHEET 2 OF 2**



## LEGEND

- |   |                          |
|---|--------------------------|
|  | <b>ZONING BOUNDARY</b>   |
|  | <b>PROPERTY BOUNDARY</b> |
|  | <b>SECTION LINE</b>      |
|  | <b>SECTION CORNER</b>    |



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

**12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190**

DATE: 4.16.2021

## Audem Gonzales

---

**From:** Kristen Thompson <kthompson@northernwater.org>  
**Sent:** Thursday, June 24, 2021 10:17 AM  
**To:** Melinda Helmer  
**Subject:** RE: Referral Review - Parkdale Northern Properties AN/IZ

Melinda,

This development site is outside of the boundaries of the Northern Colorado Water Conservancy District (Northern Water) and the Municipal Subdistrict. Petitions for Inclusion into Northern Water and the Municipal Subdistrict will need to be completed to obtain water service.

Thank you  
Kris

**Disclaimer Notice:** An allotment of Colorado-Big Thompson water is subject to the Water Conservancy Act, C.R.S 37-45-101 et seq, the authority of the Board of Directors of the Northern Colorado Water Conservancy District, and other relevant laws and regulations. The information provided in this email is not binding on Northern Water because the legal rights to Colorado-Big Thompson Project Allotments are subject to the continuing discretion of the Board of Directors of Northern Water and other legal limitations and requirements. Northern Water staff and counsel cannot provide you with legal advice, and you are advised to seek legal counsel with respect to the subject matter of this



**Kristen Thompson** | Inclusion Specialist  
220 Water Ave | Berthoud, CO 80513  
Direct: 970-622-2237  
Main: 800-369-RAIN (7246)  
[www.northernwater.org](http://www.northernwater.org)  
[Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#)

---

**From:** Melinda Helmer <mhelmer@erieco.gov>  
**Sent:** Friday, May 14, 2021 5:08 PM  
**To:** Chad Schroeder <cschroeder@erieco.gov>; Misty Hall <mhall@erieco.gov>; LuAnn Penfold <lpenfold@mvfpd.org>; john@coloradols.com; Engineering <engineering@RTD-Denver.com>; aldancer@up.com; Andrea Kehrl <aak@vrlaw.com>; Jim L. Struble <jstruble@northernwater.org>; Kristen Thompson <kthompson@northernwater.org>; ContractsMail <contracts@northernwater.org>; cpeterson@louisvilleco.gov; mhottt@highplains.us; planning@bouldercounty.org; commissioners@bouldercounty.org; attorney@bouldercounty.org; lrothbaum@bouldercounty.org; kwassell@bouldercounty.org; isherman@bouldercounty.org; jana.easley@cityoflafayette.com; transportation@bouldercounty.org  
**Cc:** Audem Gonzales <agonzales@erieco.gov>  
**Subject:** Referral Review - Parkdale Northern Properties AN/IZ

External Message - Please be cautious when replying or opening links or attachments in this email

Good Afternoon,

Please see the link for referral documents for the above noted projects:  
<https://erieco.sharefile.com/d-se88ca429f7e647b4a193ea28cdef011e>

Referral comments are due back by June 22<sup>nd</sup>. Staff DRT is scheduled for June 24<sup>th</sup>.

(Staff note: Denver Regional Council of Governments will receive a referral via USPS.)

Please let me know if you have any questions.

Regards,



**Melinda Helmer, CMC** | Planning Technician

Town of Erie | Planning & Development

645 Holbrook Street | P.O. Box 750 | Erie, CO 80516

Phone: 303-926-2770 | Fax: 303-926-2706

[www.erieco.gov/plannng](http://www.erieco.gov/plannng) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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## **MOUNTAIN VIEW FIRE RESCUE**

3561 N. Stagecoach Road • Longmont, CO 80504

(303) 772-0710 • FAX (303) 651-7702

May 18, 2021

Ms. Audem Gonzales  
Town of Erie Planning & Development  
P.O. Box 750  
Erie, CO 80516-0750

Dear Ms. Gonzales:

I have reviewed the submitted material pertaining to annexation and zoning changes for the Parkdale Northern Properties Project, located south of Arapahoe Road and west of County Line Road Masters (Case Number: AN-001279-2021 & IZ-001280-2021). The property named is within the boundaries of the Mountain View Fire Protection District and receives fire protection from the District. The Fire District does not object to the proposed annexation and subsequent development, provided the development is able to meet the requirements of the Fire District. All applicable codes as they pertain to water supply, fire hydrant locations, street designs and any other applicable fire code requirements as they pertain to building construction must be met.

A minimum fire flow of 1,000 gallons per minute, measured at a residual pressure of 20 pounds per square inch, is required for one- and two-family dwellings not exceeding 3,600 gross square feet. Larger residences require a minimum fire flow of 1,500 gallons per minute and may require more depending on the building size and type of construction as per Appendix B of the International Fire Code. Commercial projects require a minimum of 1,500 g.p.m. and more depending on building construction type and fire protection systems.

Construction plans for the utilities, showing the configuration of streets, the location of fire hydrants, the size of water mains and available fire flows will need to be submitted to the Fire District for review and approval. It should be noted, the maximum spacing between fire hydrants on public streets and along fire apparatus access roads is 500 feet in residential portions of subdivisions and 300 feet in commercial portions subdivisions. The installation fire hydrants, water mains and access roads is required to parallel construction and storage of combustible materials on site.

Fire apparatus roads must be designed and maintained to support the imposed loads of fire apparatus (75,000 pounds) and must have a surface that provides all-weather driving capabilities. The developer needs to be made aware that all access roads must be approved before building permits and construction may begin. Dead-end roads shall not exceed 750 feet in length.

We appreciate being involved in the planning process, should you have any questions, please contact me at (303) 772-0710 x 1021.

Sincerely,

A handwritten signature in blue ink, appearing to read 'LuAnn Penfold', with a stylized flourish extending from the end.

LuAnn Penfold  
Fire Prevention Specialist

lp05.13.21

## Audem Gonzales

---

**From:** Audem Gonzales  
**Sent:** Friday, September 24, 2021 2:04 PM  
**To:** John Prestwich  
**Cc:** celliott@e5xmanagement.com; mjanke@e5xmanagement.com  
**Subject:** Parkdale Northern Properties Review  
**Attachments:** 2021 9-9 Ehrhart.pdf; 2021 9-14 Boulder County.pdf; Re: 2nd Referral Review - Parkdale Northern Properties Annexation/Initial Zoning

Good afternoon,

Town staff finished reviewing the Erie Gateway South Annexation No. 9 application as well as the Initial Zoning application. I attached the reviewing agency comments to this email. See Planning's responses below:

1. As noted before, we need all current signed petitions and letters of authorization. The applicant indicated they will be provided in the near future.
2. The Annexation Map looks complete. The Initial Zoning Map will change significantly when PD is proposed. Please follow the format of the Masters PD. Please separate out each product type with its own village on the PD to make the PD easier to use. We expect to see the high density residential portion in this PD since we did not get a new product type with Masters.
3. Submit a draft Annexation Agreement with your next round so we can begin that process with our Town Attorney.

If you have any questions on the PD you will submit, please reach out to me.

Thank You,



### Audem Gonzales

Senior Planner, Planning & Development  
Town of Erie  
645 Holbrook Street | P.O. Box 750 Erie, CO 80516  
Phone: 303-926-2778  
[agonzales@erieco.gov](mailto:agonzales@erieco.gov) | [www.erieco.gov/planning](http://www.erieco.gov/planning)  
[Facebook](#) | [Twitter](#) | [LinkedIn](#)

# ERIE GATEWAY SOUTH ANNEXATION NO. 9 ZONING MAP

LOCATED IN THE NORTH 1/2 OF SECTION 36, TOWNSHIP 1 NORTH,  
RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,  
COUNTY OF BOULDER, STATE OF COLORADO  
121.4108 ACRES  
IZ-001280-2021

SHEET 1 OF 2

## LOW DENSITY RESIDENTIAL ZONING LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 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 THE NORTHEAST 1/4 OF SECTION 36 BEING S 89°00'36" W AND MONUMENTED AS FOLLOWS:

-SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36 BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 2 TO THE TOWN OF ERIE, ORD NO 34-2016;

THENCE ALONG THE NORTHERLY LINE OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 2 TO THE TOWN OF ERIE, ORD NO 34-2016 THE FOLLOWING TWO (2) COURSES:

- 1) S 89°00'36" W A DISTANCE OF 1341.46 FEET;
- 2) N 89°56'15" W A DISTANCE OF 1319.94 FEET TO A POINT ON THE EASTERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 3 TO THE TOWN OF ERIE, ORD NO 35-2016;

THENCE N 00°04'29" E ALONG SAID EASTERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 3 TO THE TOWN OF ERIE, ORD NO 35-2016 AND THE EASTERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 4 TO THE TOWN TOWN ERIE, ORD NO 36-2016 A DISTANCE OF 1345.89 FEET TO THE NORTHEAST CORNER OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 4 TO THE TOWN OF ERIE, ORD NO 36-2016, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36;

THENCE S 89°58'43" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1332.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT R-4 OF A PLAT OF SURVEY RECORDED AT RECEPTION NO. 90807363;

THENCE N 00°00'45" W ALONG THE WESTERLY LINE OF SAID TRACT R-4 A DISTANCE OF 659.63 FEET TO THE SOUTHWEST CORNER OF DONLEY ANNEXATION, ORD NO. 658;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID DONLEY ANNEXATION ORD NO. 658 THE FOLLOWING THREE (3) COURSES:

- 1) N 89°56'07" E A DISTANCE OF 659.86 FEET;
- 2) N 89°56'49" E A DISTANCE OF 660.11 FEET;
- 3) N 00°01'24" W A DISTANCE OF 634.63 FEET TO A POINT ON THE SOUTHERLY LINE OF ARAPAHOE ROAD ANNEXATION NO. 2, ORD. NO. 551;

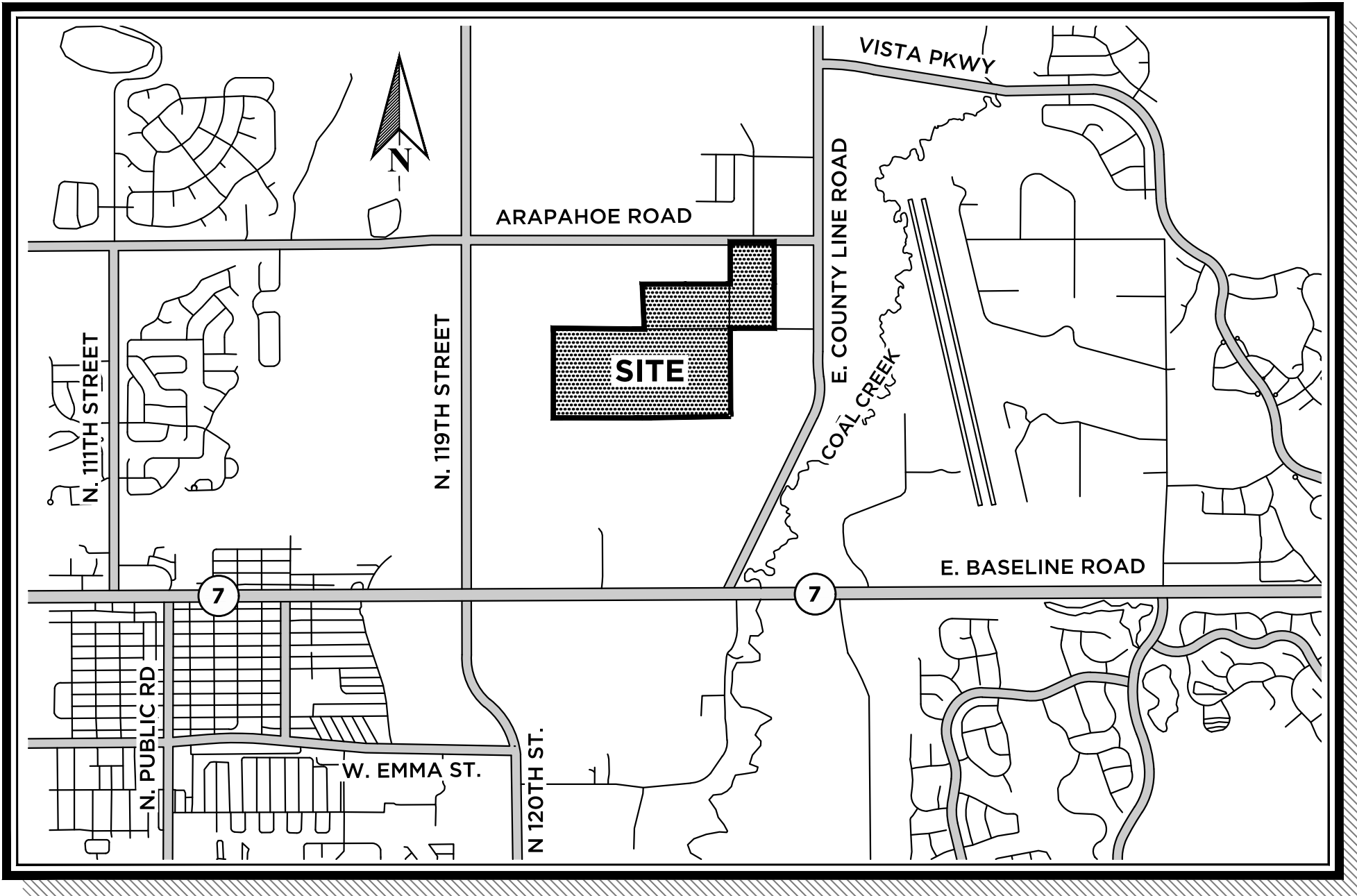
THENCE S 89°57'39" E ALONG SAID SOUTHERLY LINE A DISTANCE OF 659.27 FEET TO A POINT ON THE WESTERLY LINE OF ZAHN ANNEXATION, ORD. NO. 482;

THENCE S 00°02'56" E ALONG SAID WESTERLY LINE A DISTANCE OF 1295.67 FEET TO THE NORTHEAST CORNER OF ERIE GATEWAY SOUTH ANNEXATION NO. 1 TO THE TOWN OF ERIE, ORD NO 33-2016;

THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 1 TO THE TOWN OF ERIE, ORD NO 33-2016 THE FOLLOWING TWO (2) COURSES:

- 1) S 89°59'59" W A DISTANCE OF 659.84 FEET;
- 2) S 00°18'01" E A DISTANCE OF 1323.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,288,656 SQUARE FEET, OR 121.4108 ACRES MORE OR LESS.



## VICINITY MAP

1" = 2000'

Capitalize

## GENERAL NOTES:

THE LINEAL UNITS USED ON THIS MAP ARE U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.

ACCORDING TO COLORADO LAW, YOU MUST COMMERCE 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.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 BEING S 89°00'36" W.

## 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 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 ZONING MAP IS TO BE KNOWN AS THE "ERIE GATEWAY SOUTH ANNEXATION NO.9" 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 )  
COUNTY OF \_\_\_\_\_ )SS.

I HEREBY CERTIFY THAT THIS ANNEXATION 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: 04.16.2021		
REVISION NO.		DATE
1		07.21.2021
2		
3		
4		
5		
PREPARED FOR: <b>OEO 2, LLC</b> 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111		
SCALE: NA	JOB NO: 0043-1814	BY: BSS
<b>SHEET 1 OF 2</b>		



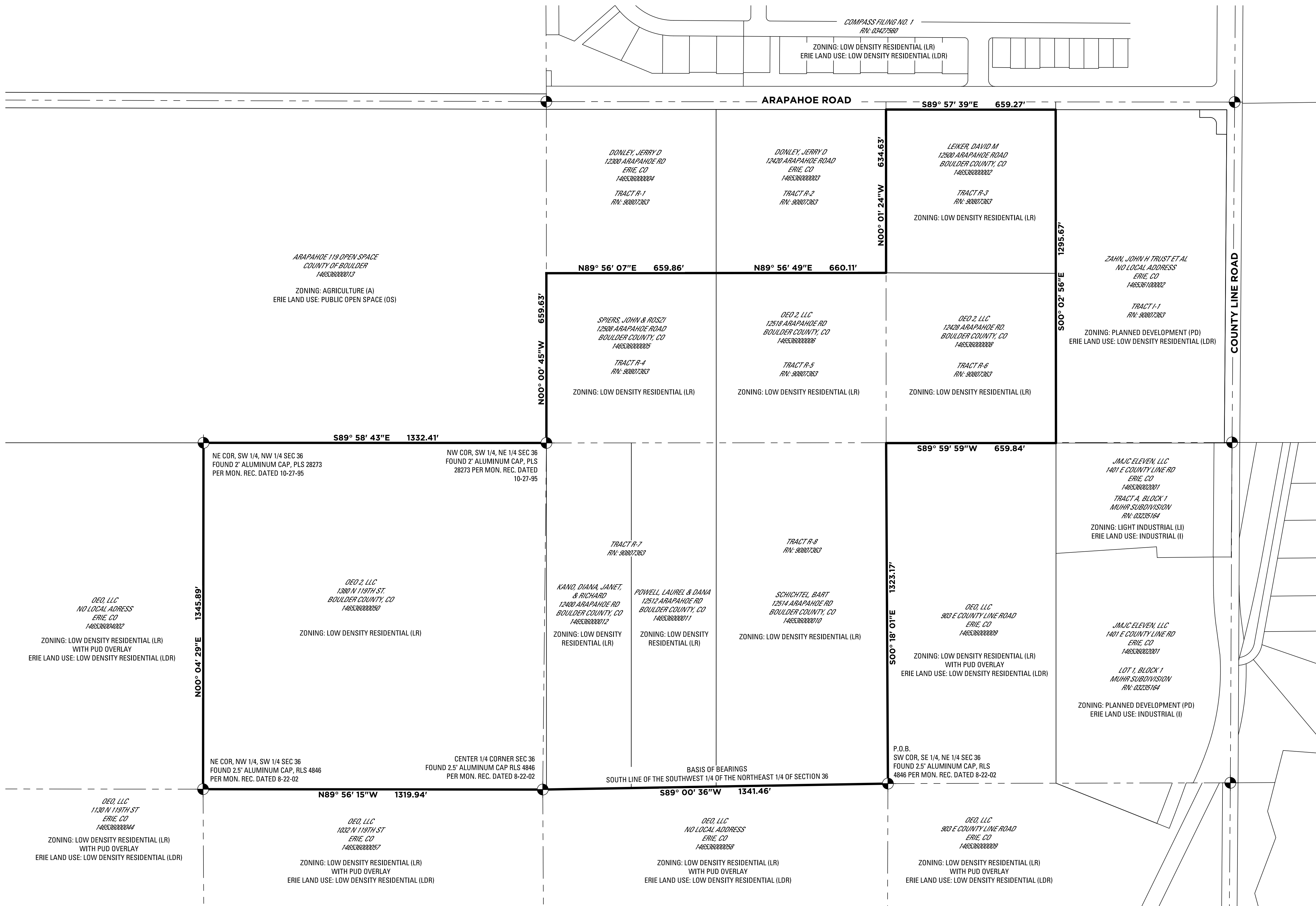
KT ENGINEERING  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190

# ERIE GATEWAY SOUTH ANNEXATION NO. 9 ZONING MAP

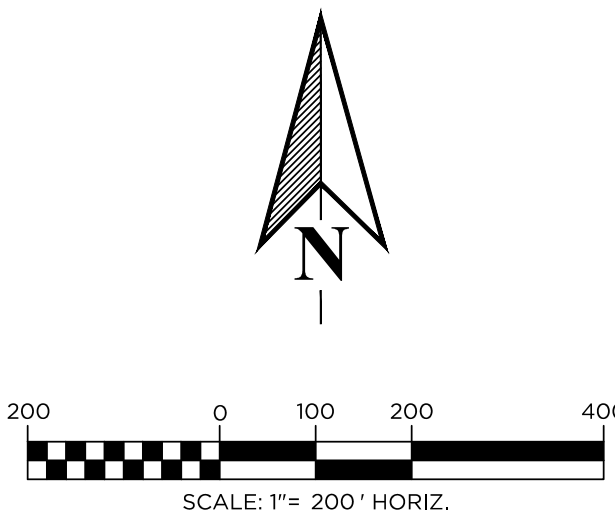
LOCATED IN THE NORTH 1/2 OF SECTION 36, TOWNSHIP 1 NORTH,  
RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,  
COUNTY OF BOULDER, STATE OF COLORADO  
121.4108 ACRES  
IZ-001280-2021

SHEET 2 OF 2

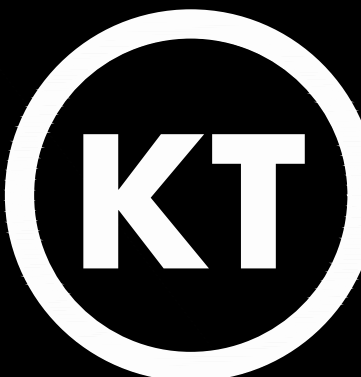


## LEGEND

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



DATE SUBMITTED: 04.16.2021	
REVISION NO.	DATE
1	07.21.2021
2	
3	
4	
5	
PREPARED FOR: <b>OEO 2, LLC</b> 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE: 1"=100'	JOB NO: 0043-1814
	BY: BSS
SHEET 2 OF 2	



**KT ENGINEERING**  
ENGINEERS • SURVEYORS

12500 W. 58th AVE. #230  
ARVADA, CO 80002  
PH: 720.638.5190



## Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

**To:** Audem Gonzales

**From:** Hannah Hippely, AICP, Long-Range Planning Manager

**Subject:** AN-001279-2021 Erie Gateway South Annexation No. 9 and IZ-001280-2021  
Initial Zoning – 2<sup>nd</sup> Referral

**Date:** 9/14/2021

---

Boulder County appreciates the opportunity to submit these comments regarding the proposed annexation and initial zoning applications. In addition to the previously provided comments related to county open space and the continuing agricultural uses of those properties Boulder County has the following comments:

Boulder County, the Town of Erie and other SH7 corridor partners have for several years been evaluating the feasibility of new transit service along SH7 between Boulder and Brighton. This has been a collaborative effort of all agencies along the corridor and as development continues to occur along the corridor the developers should become part of the regional effort to advance transportation solutions. The new regional BRT stops are spaced far enough apart that the bus can maintain competitive travel times to a private car. Spacing of stops too close together creates too much dwell time picking up/dropping off passengers. The closest stop on SH7 to the Parkdale development is at the intersection of Baseline (SH7) and 119<sup>th</sup>/120<sup>th</sup>. It is absolutely critical that as the Parkdale design progresses that safe and dignified non-motorized connections be made between residential units and the regional bus stops. This would include not just sidewalks, but multiuse paths designed for all levels of abilities and non-motorized modalities.

Also, to help increase the use of transit and advance regional transportation solutions, the county recommends that the Parkdale neighborhood be required to have a neighborhood Eco Pass. RTD continues to make this program more accessible to new neighborhoods. Boulder County helped establish both Lyons and Nederland's Communitywide Eco Pass programs and would be happy to support this implementation in Erie as well. The cost for the program could be included within the metro district fees that are being proposed to pay for the infrastructure and ongoing maintenance of this development.

It is our understanding that there will be a new signalized intersection on SH7 at Coal Creek Parkway. Similar to the other intersections along SH7, this intersection must be designed with transit priority lanes that allow BRT vehicles to bypass congestion that occurs at the signal. Boulder County requests to be a reviewing agency of the design of the intersection at the conceptual, FIR and FOR levels.

Sincerely,

Hannah L. Hippely, AICP  
Long Range Planning Manager

## Audem Gonzales

---

**From:** John Ehrhart <john@coloradols.com>  
**Sent:** Thursday, September 9, 2021 11:43 AM  
**To:** Melinda Helmer  
**Cc:** Audem Gonzales  
**Subject:** Re: 2nd Referral Review - Parkdale Northern Properties Annexation/Initial Zoning  
**Attachments:** EGS ANNEX 9 ZONING MAP-ELS Comments.pdf

Melinda

No further comments on the Annexation Map.

1 minor comment on the Zoning Map (attached).

Best,  
John

John P. Ehrhart, PLS  
Ehrhart Land Surveying, LLC  
Mapping the Future Together  
303-828-3340

On Fri, Aug 20, 2021 at 4:30 PM Melinda Helmer <[mhelmer@erieco.gov](mailto:mhelmer@erieco.gov)> wrote:

Good Afternoon,

Please see the link for referral documents on the above noted projects:

<https://erieco.sharefile.com/d-s3dd74a8a27f346588b2fe6313bd5fea9>

Referral comments are due back by September 14, 2021. Staff DRT is scheduled for September 16, 2021.

Please let me know if you have any questions.

Regards,



**Melinda Helmer, CMC** | Planning Technician  
Town of Erie | Planning & Development  
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516  
Phone: 303-926-2770 | Fax: 303-926-2706

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## Audem Gonzales

---

**From:** Audem Gonzales  
**Sent:** Tuesday, February 8, 2022 9:08 PM  
**To:** John Prestwich; Brian Swain  
**Subject:** RE: Parkdale North

This plat will go to our DRT for review and comment. After that we will know how close it is to being ready. We cannot move forward with setting the annexation date until items are 99% done. This is because once we start the clock with annexation, we have a certain amount of time to complete it. Can you send the PD and annexation agreement as well. I want to run through those again.

Thanks,  
Audem

---

**From:** John Prestwich <[john@pcsgroupco.com](mailto:john@pcsgroupco.com)>  
**Sent:** Monday, February 7, 2022 2:08 PM  
**To:** Audem Gonzales <[agonzales@erieco.gov](mailto:agonzales@erieco.gov)>; Brian Swain <[bswain@kteng.net](mailto:bswain@kteng.net)>  
**Subject:** Parkdale North

Hey Audem, now that the Annexation Plat has been submitted what is the process for getting the Northern Properties to a hearing for Annexation and Initial Zoning? Thanks!



**john prestwich, pla**

president

200 kalamath street denver, co 80223

**office.** (720) 259-8246 **cell.** (303) 885-6261

[www.pcsgroupco.com](http://www.pcsgroupco.com)



## Audem Gonzales

---

**From:** John Ehrhart <john@coloradols.com>  
**Sent:** Thursday, November 4, 2021 11:43 AM  
**To:** Melinda Helmer  
**Cc:** Audem Gonzales  
**Subject:** Re: 3rd Referral Review - Parkdale Northern Properties Annexation

No further comments on this one.

John P. Ehrhart, PLS  
Ehrhart Land Surveying, LLC  
Mapping the Future Together  
303-828-3340

On Mon, Nov 1, 2021 at 8:31 AM Melinda Helmer <[mhelmer@erieco.gov](mailto:mhelmer@erieco.gov)> wrote:

Good Morning,

Please see the link for referral documents on the above noted project:

<https://erieco.sharefile.com/d-sac167fde2ab24affa26702d198fddbca>

Referral comments are due back by November 30, 2021. Staff DRT is scheduled for December 2, 2021.

Please let me know if you have any questions.

Regards,



***Melinda Helmer, CMC*** | Planning Technician  
Town of Erie | Planning & Development  
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516  
Phone: 303-926-2770 | Fax: 303-926-2706

[www.erieco.gov/planning](http://www.erieco.gov/planning) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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---

Memo

To: Audem Gonzales  
From: Chad Schroeder, P.E., CFM, Development Engineering Supervisor  
Date: December 7, 2021  
Subject: **Parkdale Northern Properties Annexation**  
CC: David Pasic  
Wendi Palmer  
Tyler Burhenn  
Zachary Ahinga

---

**Comments for Annexation (Engineering points from the Parkdale Pre-Annexation Agreement):**

1. The Phase 1 segment of Coal Creek Boulevard shall be fully constructed prior to the issuance of building permits on either the Dortch Property and/or the Kano Property.
2. The remainder of Coal Creek Boulevard (Phase 2) shall be fully constructed prior to the issuance of building permits on any of the remaining annexed northern properties (Jung, Powell, Schichtel, Owens, Spiers, or Leiker).
3. On each final plat for any of the northern annexed properties, the developer shall dedicate or convey to the Town all required additional right-of-way to accommodate roadway and intersection improvements to Coal Creek Boulevard, 119th Street, and Arapahoe Road within the Development, as deemed necessary by the Town.
4. Prior to the issuance of any building permit for the northern annexed properties, developer shall install a 12" water line connection to the existing water system in the Compass Subdivision, in compliance with the Town's Water Master Plan dated August 2020 and all other applicable Town regulations.
5. A regional detention pond shall be constructed in compliance with the *Outfall System Plan – East of Coal Creek* prior to issuance of any building permit for any of the northern annexed properties.

**Other Comments:**

6. The final buildout of Coal Creek Boulevard shall include the installation of a water line along the east side of the Coal Creek Boulevard to replace the existing 14-inch asbestos concrete water line along Count Line Road which shall be removed.
7. Ponding occurs on 12420 Arapahoe Road property that abuts the western Leiker property boundary. The ponding from the 12420 Arapahoe Road property shall be able to drain out into the northern annexed properties' storm drainage system when the Leiker property is developed.