

HAMMER ANNEXATION

- ANNEXATION
- INITIAL ZONING

Request

Anadarko E&P Onshore, LLC requests annexation to the Town of Erie for ~45 acres of property and initial zoning to HI - Heavy Industrial.

Location



Adjacent Zoning and Land Use

	CURRENT ZONING	COMPREHENSIVE PLAN – LAND USE MAP DESIGNATION
NORTH	Weld County AG - Agricultural	RR – Rural Residential and B - Business
SOUTH	Town of Erie – PD – Planned Development	LDR – Low Density Residential
EAST	Weld County AG - Agricultural	B - Business
WEST	Town of Erie – PD – Planned Development	RR – Rural Residential

Annexation Agreement

In January of 2019, Anadarko E&P Onshore LLC entered into an Annexation Agreement with the Town of Erie.

1. The agreement requires the applicant to file an annexation petition within 30 days after oil and gas wells have been drilled and completed.
2. The property shall be located within a Town of Erie Urban Renewal Area
3. The property shall be initially zoned to an industrial zoning
4. The owner shall convey 40' of right-of-way along WCR 7 within 30 days of the effective date of the annexation
5. The Town and Owner shall enter into a Master Encroachment License Agreement

Annexation Map

HAMMER ANNEXATION TO THE TOWN OF ERIE

LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, T1N, R68W, 6TH P.M.
TOWN OF ERIE, WELD COUNTY, COLORADO

45.10 ACRES
AN-001267-2021

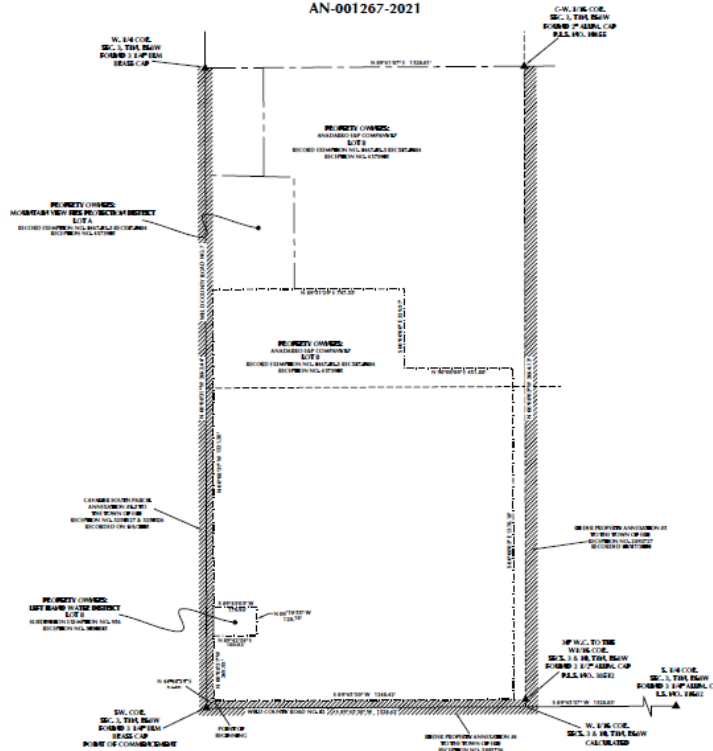
ANNEXATION AREA

A portion of the West One-half (W1/2) of the Southwest One-quarter (SW1/4) of Section 3, T1N, R68W, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of said Section 3 and proceeding N44°48'29"E, 42.46 feet to the East right-of-way line of Weld County Road 7 and the Point of Beginning;

Thence along said East right-of-way line, N00°08'31"W, 269.95 feet;
Thence departing said East right-of-way line, N89°42'54"E, 180.02 feet;
Thence N00°10'55"W, 120.10 feet;
Thence S88°43'03"W, 179.94 feet to a point on said East-right-of-way line;
Thence along said East right-of-way line, N00°08'31"W, 1321.38 feet;
Thence departing said East right-of-way line, N89°51'29"E, 797.55 feet;
Thence S00°00'00"E, 451.88 feet;
Thence S00°08'03"E, 1378.18 feet to a point on the North right-of-way line of Weld County Road 12;
Thence along said North right-of-way line, S89°45'30"W, 1248.42 feet to the Point of Beginning.

Said parcel contains 45.10 acres (1,964,590 sq. ft.), more or less.



PERIMETER SUMMARY:

627.00' ANNEXATION PERIMETER
45.10' PERIMETER TOTAL
45.10' PERIMETER TOTAL

SURVEYOR'S NOTES:

1. BASE OF SECTION 3, T1N, R68W, 6TH P.M. IS THE CORNER OF SECTION 3, T1N, R68W, 6TH P.M.
2. ALL MEASUREMENTS ARE IN FEET AND INCHES.

SURVEYOR'S CERTIFICATE

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

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20__.



RANDALL K. FRENCH
COLORADO REGISTERED PROFESSIONAL SURVEYOR NO. 38512

NOTICE

ACCORDING TO COLORADO LAW, WHEN ANY CONVEYANCE OF REAL ESTATE IS FILED FOR RECORD, THE SURVEYOR'S CERTIFICATE MUST BE FILED WITH THE CONVEYANCE. IF THE CONVEYANCE IS NOT FILED WITH THE CONVEYANCE, THE SURVEYOR'S CERTIFICATE SHALL BE VOID.

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS ANNEXATION MAP IS TO BE KNOWN AS THE "HAMMER ANNEXATION TO THE TOWN OF ERIE" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. ____ PASSED AND ADOPTED AT A MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO HELD ON ____ 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 ____.

COUNTY CLERK AND RECORDER

LEGEND

- ▲ FOUND PLUS MONUMENT AS INDICATED
- ANNEXATION BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- TOWN OF ERIE LIMITS

HAMMER ANNEXATION TO THE TOWN OF ERIE
LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, T1N, R68W, 6TH P.M.
TOWN OF ERIE, WELD COUNTY, COLORADO



CONSULTING, LLC
3000 S. 10th Avenue
Suite 100
Denver, CO 80202
Phone: 303.733.1111
Fax: 303.733.1112

DATE	2021
BY	RF
DATE	2021
BY	RF
DATE	2021
BY	RF

Annexation: Approval Criteria

Annexation Criteria (Section 7.3 of the UDC)

a) The Annexation is in compliance with the Municipal Annexation Act of 1965 (C.R.S. 31-12-101, et seq., as amended).

Initial Zoning: Approval Criteria

Initial Zoning Criteria (Section 7.4 of the UDC)

- a) The initial zoning will promote the public health, safety, and general welfare.
- b) The initial zoning is generally consistent with the town's comprehensive master plan and the purposes of this UDC.
- c) The initial zoning is generally consistent with the stated purpose of the proposed zoning district.
- d) Adequate facilities and services (including streets and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.
- e) The initial zoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be significantly mitigated.
- f) The initial zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property.
- g) Future uses on the subject tract will be compatible in scale with uses on the other properties in the vicinity of the subject property.
- h) The initial zoning is generally consistent with the Towns' economic development goals and objectives in bringing positive growth and sustainable revenues to the Town.

Public Notice

Annexation Public Notice:

The Annexation is in compliance with the required noticing requirements of C.R.S. 31-12-108; with published notice in the Colorado Hometown Weekly, on May 19, 2021, May 26, 2021, June 2, 2021, June 9, 2021, and June 16, 2021.

Initial Zoning Public Notice:

The required notice for this Initial Zoning application is in compliance with Section 10.7.4 of the Municipal Code as follows:

Published in the Colorado Hometown News:	June 2, 2021
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Property Posted as required:	June 4, 2021
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Letters to Adjacent Property Owners:	June 4, 2021
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Staff Recommendation

Findings of Fact – Resolution No. 21-089

Staff finds the Hammer Annexation application in compliance with Section 7.3, Annexations, of Title 10 of the Municipal Code and with C.R.S. 31-12-108. Staff recommends the Town Board of Trustees adopt the resolution, making certain findings of fact in favor of the proposed annexation.

Annexation – Ordinance No. 13-2021

Staff finds the Hammer Annexation application in compliance with Section 7.3, Annexations, of Title 10 of the Municipal Code and with C.R.S. 31-12-108. Staff recommends the Town Board of Trustees adopt the ordinance, annexing the property into the Town of Erie.

Initial Zoning – Ordinance No. 14-2021

Staff finds the Hammer Annexation Initial Zoning application in compliance with Section 7.4, Initial Zoning, of the Town of Erie Municipal Code and recommends the Town Board of Trustees adopt the ordinance, zoning the property to HI – Heavy Industrial.

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