



Applicant
OEO, LLC

Land Planning & Landscape Architecture

PCS Group, Inc.

Civil Engineering

KT Engineering

Traffic Consultants

LSC Transportation Consultants, Inc

Geotechnical

CTL Thompson, Inc.

Deere & Ault, Inc

Cesare, Inc

Forester

Forest Tree, LLC

Environmental

CTL Thompson, Inc.

Western Environmental, Inc.

Wetland Specialist

Ecological Resource Consultants

PROJECT HISTORY

We are requesting approval of an Annexation and Initial Zoning Approval for a property with an approved Pre-Annexation Agreement.

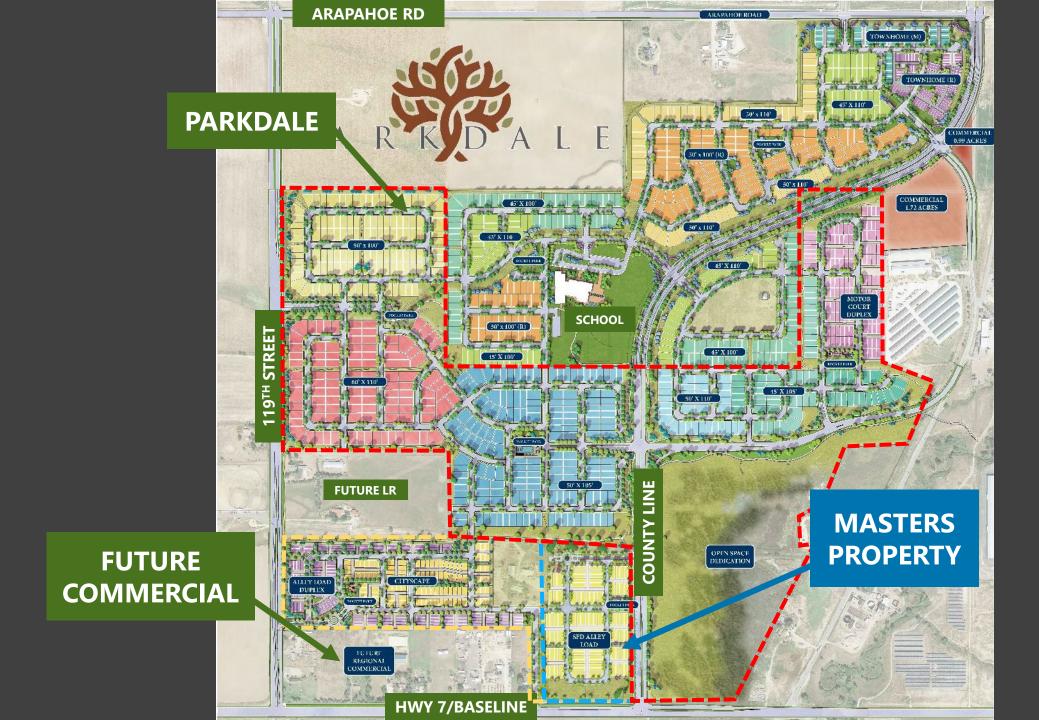
The Parkdale properties were Annexed and Zoned in the Town of Erie in the Fall of 2016 and Spring of 2017, following that we presented Sketch Plans and worked on the Initial PUD and Preliminary Plat.

In May of 2018 the PUD and Preliminary Plat for Parkdale Filing One was approved by the Board of Trustees following a unanimous recommendation for approval from the Planning Commission.

In the Fall of 2018 we Amended the Comprehensive Plan to align with the zoning that had been approved, and current thinking for the adjacent area.

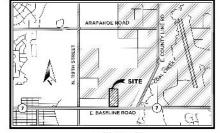
Since receiving approval on the Preliminary Plat and PUD we have been working on the Final Construction drawings, a preliminary plat for this area, Access and Offsite Agreements, etc., and construction efforts have begun.

Which, brings us to tonight. We are requesting approval of an Annexation and Initial Zoning for an area as an extension of the Parkdale community that is part of an Approved Pre-Annexation agreement.



ERIE GATEWAY SOUTH ANNEXATION NO. 8 TO THE TOWN OF ERIE

LOCATED IN THE SW QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
COUNTY OF BOULDER, STATE OF COLORADO
15.7314 ACRES
AN-001140-2020



VICINITY MAP

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUAYTER OF SECTION 35, TOWNSHIP IN NOTH RANGE 69 WEST OF THE SIXTH INDICAL MEDIAL COUNTY OF SOULDER. STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF READINGS, BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST V4 CF. SECTION 36 BBING 5 86°36°44° WIAND MONUMENTED AS FOLLOWS.

-SOUTHWEST CORNER OF SECTION SC, BEING A FOUND 2.25" ALUMINUM CAP IN RANGE 50X, PLS 20056 PLR NON RECIDAL ED 32-243.

-SOUTH 1/4 CORNER OF SECTION 38, BEING A FOUND 3,251 ALUMINUM CAP, AS A 751 W.C. ALS 4846 PER MON RECIDATED 9-10-09.

COMMENCING AT THE SOUT LIQUARTER COUNTRION SECTION 36;

THENCE NIGO2001 WILLONG THE EAST LINE OF THE SOUTHWEST GUARTER OF SECTION 36 A DISTAINCE OF PSDC FEET TO A DISTAINCE ON THE NIGHT-BELLY 3 GHT-OF-WAY LINE OF COCORMO STATE HIGHWAY NO. 7 (SADELINE NOD) \$50.0 FORM \$2.50 BIND \$15.0 FORM \$1.50 BIND \$15.0 BIN

THENCE S 89/36441 WIALONG SAID NOTHERLY DIGHT OF WAY LIKE A DISTANCE OF STAGE FEET TO THE SOUTHAST COTHER OF ERIE GATEWAY SOUTH ANNEXATION NOIT, CROWN DIGHTS RECEPT ON NOIS 68/3897.

THENCE ALONG THE EASTERLY AND SOUTHEREY DOUNCASY OF SA DERIL GATEWAY SOUTH ANNIXATION NO 7 THE COLLOWING TWO (2) COURSES;

N 0011'08' W A D STANCE OF '209.44 FEET,

 SIST 03"9" EAR DISTANCE OF 573.89 FEET TO A POINT ON THE WESTERLY BOUNDARY OF 9AID BRE GATEWAY SOUTH ANNEXATION NO. 1 ORDING, 55-2010, RECEPTION NO. 0007-2015.

THENCE'S CO'20'OF BALONG SAID WESTERLY BOUNDARY A DISTANCE OF ITYGOS FEET TO THE POINT OF RESINNING

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 683/200 SQUARE FEET OR 15.7314 ACRES YORL OR LLSS.

CONTIGUITY STATEMENT:

THE AROVE DESCRIBED LAND IS CONTIGUOUS TO THE TOWN OF ERIE AND MEETS THE RECORDING YES SET FOR HITM COLORADO REVISED STATUES 1973, SHIZ- 04-Q1 (a) THAT ONE-SIXTHOR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUX CIPALITY.

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION - 3.535.441

CNE-SIXTH OF THE TOTAL PER METER OF AREA = 589.241

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING TOWN LIMITS = 2,959.38°

THE FOTAL CONTIGUOUS PERIMETER IS 83.7% WHICH EXCEEDS THE (/6 (IE.67%) AREA REQUIRES.

GENERAL NOTES:

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

ACCORDING TO COLORADE LAW, YOU MUST COMMERCE BY LEGAL ACTION BASED LINDS ANY DEPECT IN THE SURVEY VITH'S IT THREE YEARS AFTER YOU DESCRIBED IN NO EVENT MAY MAY ACTION BASED UPON ANY DELECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CRETIFICATION SHOWN HEREOF.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 38 BEINGIN 89°38°44° ϵ .

THIS MAD IS NOT A MONUMENTED LAND SURVEY PLATIOR AN IMPROVEMENT SURVEY PLATITHE PURPOSE OF THIS PAPER IT IS SHOW THE AREA TO BE ANNEXED INTO THE TOWN OF GREE AND WAS CREATED WITHOUT THE SIND FIT OF A TITLE POLICY.

SURVEYOR'S CERTIFICATE:

I, CHRISTOMER H, MCRIVANI, A DILLY BEGISTERED PROFESSIONAL HAID SURVEYOR IN THE STATE OF COLDRADO, SO HERBEY CERTIFY THAT IF IS ANYSASTION MAP SHOWN FIREON TRULY AND CORRECTLY NERSESTING THE ADOVE DESCRIBED PARCELSO OF LAND AND THAT AT LESSI UNESSTING, VIOLOTHE PERMERANCES ON DISARY OF SAID PARCELSO) IS CONTISUOUS TO THE PRESENT HOUNDARY OF THE TOWN OF ERE.

TATTEST THE ABOVE ON THIS DAY OF 20 ...

CHRISTOPI ER F. MKELVAIN COLORADO PLES 38361 FOR ON ON BEFALF OF KITENGINGERING, LLC

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS ANNEXATION MAD IS TO BE MODIVE. AS THE PERIO GATEMAY SOUTH A WHEXATION NO. RITO THE GOWN OF SHIP YAND BY A PROMOMED AS ACCIPITED BY YOUR NAMED HO. PASSED AND ADOPTED ATTILE COULAR GRED ALL MEETING OF TILE DOARD OF TRUSTEDS OF SHIP COLORADO, HE DIGN. DAY OF

MAYOR
ATTEST TOWN CLERK

CLERK & RECORDER CERTIFICATE:

STATE OF COLORADO (1) (55).

HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FLED IN MY OFFICE ON THIS DAY OF 20 A DIAND WAS RECORDED AT RECEPTION NUMBER.

(S GNATURE)

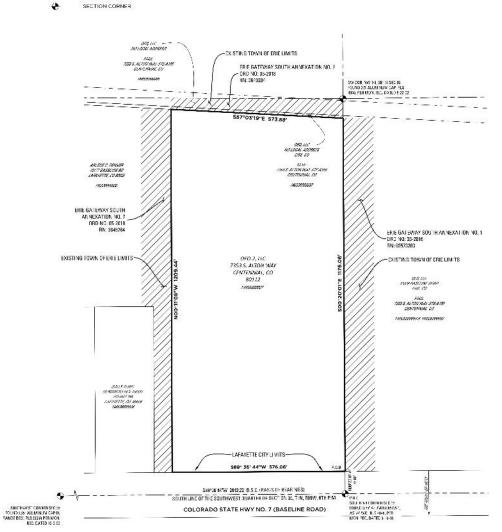
COUNTY CLERK AND RECORDER



02.26.2020	
REVISION NO.	DATE
1	05.27.2020
2	05.14.2021
3	-97.50.000 200
4	
5	

505.770.9111 505.0 J.CR NO: BY 1"=100" 0043-1913 BSS SHEET 1 OF 1





LEGEND:

ANNEXATION PROPERTY FOUNDARY

PROPERTY BOUNDARY

SECTION LINE

ABANDONED RAILROAD R.C.W. ACQUIRED BY OEO, LLC

ANNEXATION BOUNDARY CONTIGUOUS

ERIE GATEWAY SOUTH ANNEXATION NO. 8 ZONING MAP LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36.

TOWNSHIP I NORTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,

COUNTY OF BOULDER, STATE OF COLORADO

15.7314 ACRES

IZ-001141-2020

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PLANNING AREA 1 15.73 AC

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ACCESSES ACCES ARMANIA ETANERIA ZIELERA (ISAN PERINCALA) METALURUA (ISAN PERINCALA) CARE LAMBERTO - LIMBERTO METALURUA METALURUA (ISAN PERINCALA)

LEGAL DESCRIPTION:

A PARCLE OF LAND LOCALED IN THE SOUTHWEST QUARTER OF SECTION 96, TOWNSHIP TO NORTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERCIAN, COUNTY OF ROULD IN SIMILO- COLO MODO MORE MINICULARI? DESCRIBED AS FOLLOWS

BASIS OF BEARINGS: 3-A (INGS A 2E BASED) ON THE SOUTH TIME OF THE SOUTHWEST TAX OF SECTION 36, JEING \$ 89/36/441 WIAND MONUMENTED AS FOLLOWS:

SOUTHWEST CORNER OF SECTION 36, BEING A FOUND 2.251 ALUMINUM CAPIN RANGE BOX, P.S.28656 PER MONIREC DATED: 2.2.93.

SOUTH 174 CORNER OF SECTION 36, BEING A FOUND 3 251 ALUMINUM CAR AS A 751 W.C. RLS / 845 FER MOIN RECIDATED 9-10-05.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION \$6;

THENCE NIGO'20'01" WIALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36 A DISTANCE OF 75.06 FLETTO A FOINT ON THE NOR HEREY RIGHT-O PAYMENT OF COLORADO SIATE. IIG. IMAYI NOL7 (JASLLINE ROAD) SAID PO INT ALSO BEING THE SOULHWES, CORN-RIOLES EIGA EWAY SOUTH ANNEXA ION NO. 1, ORD, NO. J3-2016. RECEPTION NO. 03573283 AND THE POINT OF BEGINNING.

HENCE'S 89/38/245 VEA ONG SAID NOR HERBY RIGHT OF WAY INFIAIDISTANCE OF 575.06 FEET TO THE SOUTHEAST CORNER OF FRIE CALEWAY SOUTH ANNEXAL ON NO. 7, ORD, NO. 05/2018, RECEPTION NO. 66/9287:

THENCE ALONG THE EASTERLY AND SQUITHERLY BOUNDARY OF SAID ERIE CATEWAY. SOUTH ANNEXATION NO. 7 THE FOLLOWING TWO (2) COURSES;

1. N 00/11/08/1W A DISTANCE OF 1209.41 FEET:

2. \$ 97/03/1910 A DISTANCE OF 573.85 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID ERIC GATEWAY SOUTH ANNEXTION NO. 1, ORD, NO. 33-2016, RECEPTION NO.

HENCE'S 00 POYCE' F AFC NG SALD WEST-RIP ROUNDARY A DISTANCE OF 11 76,05 FF. O 1-11/0 N LOF BEGINNING

HE ABOVE DESCRIBED PARCE, CONTAINS AN AREA OF 685,280 SQUARE FEE, OR 15,7814.

PD NOTE:

- TE THIS PID ZONING MARIC SHALLS SIANDARDS THAT SUPERSHDE STANDARDS FOUND IN MUNICIPAL CODE TITLE TO. IN THE EVENT THAT THERE IS A DISCREPANCY SETWEEN THE MUNICIPAL CODE. CODE TITE FLO. IN THE PRINT THAT THERE IS A DISCRIPANCY SETWERLTHE MUNICIPAL CODE AND THIS TUTTER PD SHALL CONTROL. ANY REVISE ON STAM ARE NOT SPECIFICALLY ADDRESSED IN THIS PO ZONING WAS SHALL COMPT WITH THE MUNICIPAL CODE. ANY DEVELOPMENT STANDARDS NOT ADDRESSED IN THIS PD WILL COMPT WITH THE MY ZONE DISTRICT.

 2. THE TRANSCRAFT USES SHALL DRIFTE AND NO LONDERS BEFORE TITED IN THIS PD WHISH THE PROPERTY DEVELOPS WITH THE PROPERTY OF THE PROPERTY OF THE PROPERTY DEVELOPS WITH THE PROPERTY OF THE PROPERTY OF

USE TABLE					
VILLAGE	PERMITTED PRINCIPAL USES				
PLANNING AREA 1	SINGLE FAMILY ALLEY LOAD, PARKS, OPEN SPACE, UTILITIES				
PLANNING AREA 1 TEMPORARY USES	OPEN SPACE, UTILITIES, PRINCIPAL AND ACCESSORY USES AS DEFINED IN THE AG HOLDING DISTRICT IN THE MUNICIPAL CODE				

LEGEND:

ZONING HOUNDARY PROPERTY BOUNDARY SECTION LINE

> ABANDONED RATEOAD R.O.W. ACQUIRED BY OEO, LLC SECTION CORNER





BOLD AND THE SECTION OF THE SECTION

SALLY TUBER DESIGNACION RES PROST PO BOX AND

LAFATETTE OF BUSH VALLESSES

AGRICULTURE (A)

FROT LAND USF COMMUNITY

> 509°08'74 W 2543.22' (HASIS OF BEARINGS) SOUTH UNE OF THE SOUTHWEST BUARTER OF SECTION 38, T'N, RBSW. 6TH P.M. COLORADO STATE HWY NO. 7 (BASELINE ROAD)

889° 36' 44"W 576.06'

48 74 W.C., FLB 6346, FEB MON. REC CATEDS 10 CE

ARAPAHOE ROAD

VICINITY MAP

SURVEYOR'S CERTIFICATE OF STATE OF AN ACCESSANCE CARL LAND GLOBAL SENSITIVE STATE OF ACCIDIONAL AND SALES OF ACCORDING TO A SALES OF REPROBLES HE APOVE DESCRIBES LEGAL DESCRIPTIONS FOR EACH PUBLICATE ANY ZOITED BITRICT.

-- I ATTEST THE ABOVE ON THIS ____ DAY OF ___

COLORADO REGISTREO PROFESSIO NALIANDISURVEYOR A ISEAU

BOARD OF TRUSTEES APPROVAL CERTIFICATE
THIS RECOONING MARE SITO BE KNOWN AS THEY
FOR LICEWARD A JOBS APPROVED AND ACCEPTED BY OR MEANCHING. ADDITED AT THE REGULAR ISSECIAL, MESTING OF THE BOARD OF TRUBUTES OF TRUE COLORADOL 1 TO GUI

DWND HKK

MAKIN

(SURVEYOR'S HAME)

CLERK & RECORDER CERTIFICATE

EFFERY CHRIST HAR HIS FORON, AG MARWAS FURDIN BY CO-ICE ON THIS

COUNTY CLERK AND RECORDER THE S ALTER YEAR STEAMS

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SWIGHT RW 14 SETA SEC 86 DOND 25 ADMINUM CAP RES

9	DIMEN	SIONAL S	TANDAR	DS SUM	MARY CH	ART	9	7.
LOT TYPE	MINIMUM FOT STANDARDS			a 6				
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO OBLITHING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
SINGLE FAMILY ALLEY LOAD	T.F	3,275	70 F 10	7 9 x - 7	·¢	*	PR1.+3	#PN: 321 ADD: 45
	37 - 0091 FH - 048						AGC - 114	
PLANNING AREA 1 TEMPORARY USES	VK.	\$22,000	7R18 200	2014 - 25	MRT . + 50Y	- 53	P501-607	MV N. 007 PGEL 307
	300 - 003 Ft - 08		A50 100	500 - No.	455 25		ACC -603	
ASC MEGRACE TEXTURES INCLUDED IN 1 CORP (1970 - 1971 - 1981) SMIT 1 CORP (1970 - 1971 - 1971) SMIT (1970 - 1971) SMIT (19	p.							

SHEET INDEX

1......COVER - PD PLANNING AREA 2......PD STANDARDS

ESX MANAGEMENT 7353 SOUTH ALTON WAY



200 KALAMATH STREET DENVER, CO 80223 303.531.4905 www.peagroupeo.co



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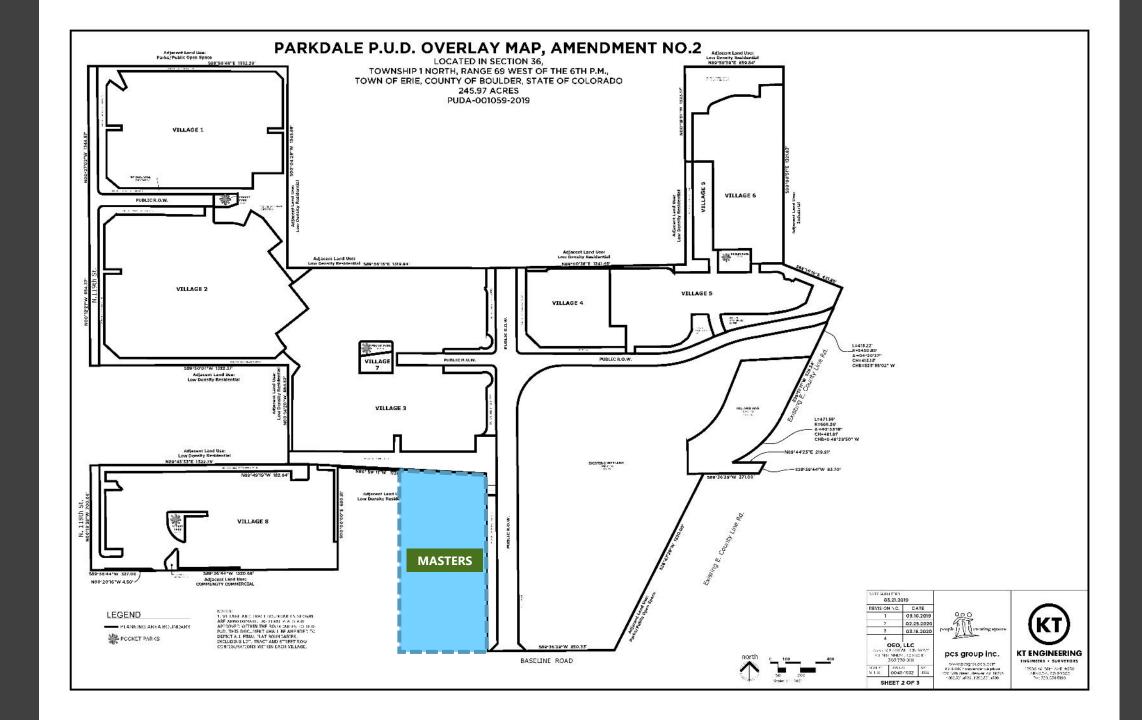
DRAWN BY: BEM CHECKED BY: JP 8-2-2021 8-30-2021 8 8 2021

SHEET NAME

COVER SHEET

SLICET NUMBER

1 OF 2



DIMENSIONAL STANDARDS SUMMARY CHART									
	MINIMUM LO	t standards							
LOT TYPE	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT	
SINGLE FAMILY ALLEY LOAD	32 37 CORNER LOTS	3,200	PRIN 10'	PRIN 5'	10'	5	PRIN 0' ACC NA	PRIN 35' ACC. NA	
PLANNING AREA 1 TEMPORARY USES	300' 300' CORNER LOTS	625,000	PRIN 2001 ACC 1001	PRIN NA ACC NA	PRIN 50 ACC 25	- NA	PRIN 500' ACC 500'	PRIN 35' ACC. 30'	

^{1.} ABOVE-GRADE FEATURES INCLUDING EAVES, AND OVERHANGS ARE PERMITTED TO ENCROACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCROAHOMENT IS ALLOWED.

PARKDALE DIMENSIONAL STANDARDS SUMMARY CHART

	MINIMUM LOT STANDARDS		MINIM				
DISTRICT	WIDTH (FT.)	AREA (S.F.)	FRONT (2,3,6,7)	SIDE (2,3,7) (TO ABUTTING STREET)		REAR (2,3,4,6)	нт.
LR (SFD-SFA) (VILLAGE 8)	25'	1,800	PRIN 11'	10'	5'	PRIN 1' (ALLEY)	

- ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING THAT IS NOT ATTACHED.
- ABOVE GRADE EAVES, ROOF OVERHANGS, ARE PERMITTED TO ENCROACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS.
- 3. BELOW GRADE WINDOW WELLS ARE PERMITTED TO ENCROACH UP TO 3 FEET INTO THE SIDE AND REAR SETBACKS.
- 4. UNENCLOSED COVERED PATIOS AND DECKS ARE PERMITTED TO ENCROACH UP TO 6 FEET INTO THE REAR SETBACK.
- REDUCTION OF FRONT SETBACK TO 15' IS ALLOWED WHEN A GARAGE DOOR IS PERPENDICULAR TO THE STREET ROW/LOT FRONTAGE.
- PROPERTY LINES ABUTTING THE EXTERIOR BOUNDARY OF THIS PUD SHALL ADHERE TO ALL REQUIRED SETBACKS OF THE UNDERLYING ZONE DISTRICT.
- 7. SFA PORCHES AND STEPS MAY EXTEND 6' INTO THE FRONT SETBACK, AND 5' INTO THE SIDE ABUTTING STREET SETBACK.

^{2.} WINDOW WELLS ARE PERMITTED TO ENCROACH UP TO 3 FEET INTO THE SIDE SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCROACHMENT IS ALLOWED. WINDOW WELLS ARE REQUIRED TO HAVE A COVER.

SPINE TRAIL

32' x 100' SFD **MASTERS PROPERTY** ALLEY LOAD SFD (32' X 100'): 93 UNITS 5.9 DU/AC **SINGLE FAMILY** POCKET PARK POCKET PARK **ALLEY SERVED SINGLE FAMILY – 93 HOMES** TOTAL 93 HOMES HIGHWAY 7

SUMMARY

- The proposal is consistent with the Pre-Annexation Agreement.
- Staff is recommending approval based on the review of approval criteria, is in compliance with both the Zoning and Town of Erie Comprehensive Master Plan.

