

Error! AutoText entry not defined.

April 14, 2020

Audem Gonzales, Town of Erie
Community Development Dept.
P.O. Box 750
Erie, CO 80516
developmentreferral@erieco.gov

Re: Annexation and Initial Zoning Parkdale-Masters

Dear Audem:

You asked for comments regarding the Annexation and Initial Zoning for the Parkdale-Masters property. Below are our comments and please be advised that we will likely have additional input as the project moves forward.

The developers contacted us earlier, but the Town should assure that the property has been included into both the Northern Colorado Water Conservancy District ("NCWCD") and its Municipal Subdistrict prior to the Town providing water service to the property.

It is unlikely, but if the property is currently in the Left Hand Water District, it should be excluded from that District prior to the approval of the final plat for any subdivision of the property. Said exclusion can provide confirmation that Left Hand will continue to provide water service until such time as the Town provides water service to the property. The developers should also confirm that the property is not receiving water service from any other districts or municipalities. If so, that service needs to be terminated prior to the Town providing water service to the property.

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. The developers should confirm that the property is not currently receiving sanitary service from any other district or municipality prior to the Town providing it for the property. If so, that service needs to be terminated prior to the Town providing sanitary sewer service to the property.

April 14, 2020

Page 2

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.

Finally, all non-tributary ground water rights should be dedicated to the Town.

Please contact us with any questions or comments.

Sincerely,

VRANESH AND RAISCH, LLP

/s/ Paul Zilis
Paul Zilis, Esq.

cc: Todd Fessenden



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

April 25, 2021

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

Sent Via E-Mail

Re: Annexation and Initial Zoning Parkdale-Masters
AN-001140-2020 and IZ-001141-2020

Dear Audem:

You asked for comments regarding the most recent materials for the Annexation and Initial Zoning for the Parkdale-Masters property. We provided development referral comments on the Annexation and Initial Zoning materials in April of 2020. Based on our review of the most recent materials from the Town, it appears that the Applicant has not responded to or addressed our prior comments. As such, our April 2020 comments stand, and we request that the Applicant address those prior comments, if it has not done so already.

Thank you. Please contact us with any questions or comments.

Sincerely,

VRANESH AND RAISCH, LLP

A handwritten signature in blue ink that reads 'Andrea Kehrl'.

Andrea A. Kehrl, Esq.

cc: Todd Fessenden; Peter C. Johnson, Esq.



MOUNTAIN VIEW FIRE RESCUE

3561 N. Stagecoach Road • Longmont, CO 80504

(303) 772-0710 • FAX (303) 651-7702

March 12, 2020

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 Masters Project, located west of County Line Road and north of Highway 7 (Case Number: AN-001140-2020 & IZ-001141-2020). 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. Based on my review, I have the following comments regarding the sketch plans submitted:

- 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.
- 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.

The Fire District reserves the right to make further comments as development proceeds. Should the project be phased, phasing plans will need to be approved by the Fire District. Nothing in this review is intended to authorize or approve of any aspect of this project that does not comply with all applicable codes and standards. We appreciate being involved in the planning process, should you have any questions, please contact me at 303-772-0710 x 1121

Sincerely,



LuAnn Penfold
Fire Prevention Specialist

lp03.07.20

Audem Gonzales

From: Woodruff, Clayton <Clayton.Woodruff@RTD-Denver.com>
Sent: Wednesday, April 1, 2020 4:12 PM
To: Development Referral
Subject: RE - EGS-annex- no. 8

Audem,

The RTD has no comments regarding this project at this time

Thank you,



C. Scott Woodruff
Engineer III

Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

Audem Gonzales

From: Kristen Thompson <kthompson@northernwater.org>
Sent: Tuesday, April 7, 2020 1:36 PM
To: Development Referral
Subject: OEO, LLC Annexation & Initial Zoning AN-001140-2020 & IZ-001141-2020 - Parkdale - Masters

Audem,

The parcels for this annexation will need to be brought into the boundaries of the Northern Colorado Water Conservancy District and the Municipal Subdistrict, Northern Colorado Water Conservancy District.

Please have the applicant contact our office to file the Petitions for Inclusion.

Thank you
Kris



Kristen Thompson | Inclusion Specialist
220 Water Ave | Berthoud, CO 80513
Direct 970-622-2237
Main 800-369-RAIN (7246) | Fax 877-851-0018
www.northernwater.org | [Find us on Facebook](#)

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 email. You also have an independent obligation to review and confirm the accuracy and completeness of any information provided to you by Northern Water, and to supplement or correct the records of Northern Water with respect to any errors or omissions.



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

April 16, 2020

TO: Audem Gonzales, Planner; Town of Erie

FROM: Jennifer Severson, Principal Planner; Community Planning & Permitting,
Engineering Development Review

SUBJECT: Parkdale-Masters AN-001140-2020 & IZ-001141-2020 MEMO

The Engineering Development Review Team reviewed the above referenced docket and has the following comments:

We have no concerns with the annexation request.

Exhibit A in the Annexation Impact Report shows the aligned channel for Drainageway 2 terminate in what looks like an open field, east of the future Parkdale Pkwy alignment. Final drainage plans should address the drainage at its outlet to ensure runoff is appropriately mitigated onsite.

This concludes our comments at this time.



MOUNTAIN VIEW FIRE RESCUE

3561 N. Stagecoach Road • Longmont, CO 80504

(303) 772-0710 • FAX (303) 651-7702

April 15, 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 Masters Project, located west of County Line Road and north of Highway 7 (Case Number: AN-001140-2020 and IZ-001141-2020). 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. Based on my review, I have the following comments regarding the sketch plans submitted:

- 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.
- 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. Approved means for the turning around of apparatus must be provided when any apparatus access road exceeds 150 feet in length. Fire apparatus must be provided so that apparatus may reach within 150 feet of all portions of the building as measured around the exterior of the buildings. Access roads must be a minimum of 20-26 feet in width depending on hydrant locations and height of buildings.

The Fire District reserves the right to make further comments as development proceeds. Should the project be phased, phasing plans will need to be approved by the Fire District. Nothing in this review is intended to authorize or approve of any aspect of this project that does not comply with all applicable codes and standards. We appreciate being involved in the planning process, should you have any questions, please contact me at 303-772-0710 x 1021.

Sincerely,

LuAnn Penfold
Fire Prevention Specialist

lp04.15.21



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: Annexation and Initial Zoning Parkdale-Masters
AN-001140-2020 and IZ-001141-2020

Dear Audem:

You asked for comments regarding the most recent materials for the Annexation and Initial Zoning for the Parkdale-Masters property. We provided development referral comments on the Annexation and Initial Zoning materials in April of 2020 and April of 2021. Based on our review of the most recent materials from the Town, it appears that the Applicant has not responded to or addressed our original comments from April of 2020. As such, those comments stand, and we request that the Applicant address those prior comments, if it has not done so already.

Thank you. Please contact us with any questions or comments.

Sincerely,

VRANESH AND RAISCH, LLP

A handwritten signature in blue ink that reads 'Andrea Kehrl'.

Andrea A. Kehrl, Esq.

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



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.

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



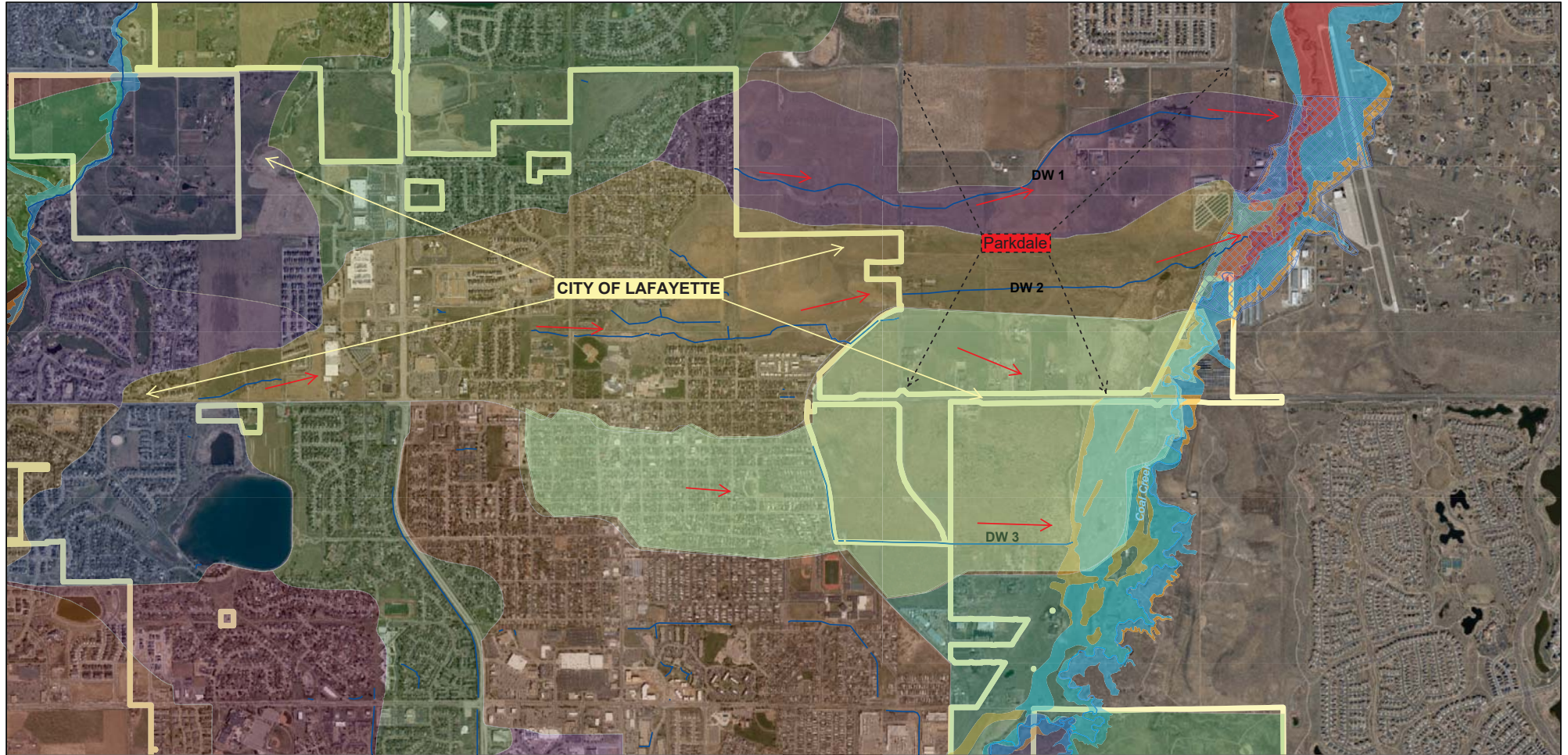
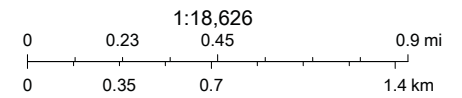


EXHIBIT REPRODUCED FROM C.O.L. GIS BASE MAP 06.20.21

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





The Town of Erie
645 Holbrook St.
P.O. Box 750
Erie, CO 80516
(303) 926-2778
agonzales@erieco.gov

Planning & Development Planning

Memo

To: Matt Janke – OEO, LLC
From: Audem Gonzales, Senior Planner
Date: April 24, 2020
Re: AN-001140-2020 Masters Property Annexation
IZ-001141-2020 Masters Property Initial Zoning
cc: Fred Starr, Chad Schroeder, John Prestwich

Town staff has reviewed the AN-001140-2020 Masters Property Annexation and IZ-001141-2020 Masters Property Initial Zoning applications for conformance with Municipal Code, Title 10 at the April 16, 2020 Development Review Team meeting.

The next step for the applications is revision and resubmittal for another referral and Development Review Team review. Please make the appropriate revisions to the application materials and provide written response to address each written comment from the Town staff and referral agencies.

Paper Copies:

- 2 Copies: Written response to staff and referral comments. For distribution to: Planning, Engineering
- 2 Copies: Updated written materials, 3-hole punched for notebooks. For distribution to: Planning and Public.
- 2 Copies: Updated 11x17 plans tri-folded and 3-hole punched for notebooks. For distribution to: Planning and Public.
- 2 Copies: Updated 24x36 plan sets, rolled. For distribution to: Engineering and Parks
- Please bind and label materials for each entity listed above for ease of distribution to each referral.

Digital Copies:

- Please submit a digital copy via dropbox or other similar program. Town Staff will provide USB's for referrals.

Planning Comments

Annexation and Initial Zoning Applications

1. The annexation petition is not signed by the owner nor is the circulator. Please submit signed copies and all required information listed in the User Guide for Annexations.
2. The annexation petition adds conditions within the document that Kendra Carberry has not permitted. She has reached out to your legal team to discuss.

3. The annexation petition lists the low density residential zoning for this property but the initial zoning application is asking for medium density. Please align all the documents to reflect the correct zoning.
4. Please submit a written phasing plan with the annexation application. What is the timeline involved for removing the existing improvements? If development is not imminent, an annexation agreement may be needed to document existing uses and setting timelines for removal. Provide staff with additional information.
5. Staff cannot find what sewer service currently serves the property. Septic or City of Lafayette? The ALTA does not show any sewer.
6. The ALTA survey does not include underground utilities (see comment above).
7. Remove the second line in the title of both maps provided. "Annexation Map" and "Zoning Map" The Titles shall be "ERIE GATEWAY SOUTH ANNEXATION NO. 8 TO THE TOWN OF ERIE" and "ERIE GATEWAY SOUTH ANNEXATION NO. 8 ZONING MAP"
8. The zoning map shall only label the zoning district within the property lines "Zoning: MR Medium Density Residential"

The review process is a cumulative process and dependent on various criteria. We reserve the right to provide further comment(s) and request additional information. Please contact me at 303-926-2778 for further clarification or to schedule a meeting to discuss the comments.



Memo

To: Audem Gonzales
From: Chad Schroeder, P.E., CFM, Development Engineer
Date: May 6, 2021
Subject: **Parkdale Masters Annexation**
CC: David Pasic
Wendi Palmer
Tyler Burhenn
Zachary Ahinga

Comments

1. The existing farmstead residence and outbuildings will be required to connect with the Town water and sanitary service lines per the current requirements of the Erie Municipal Code. Details on the timing for the connections to Town utilities will be made in the annexation agreement.
2. Dedicate an additional 10 feet of ROW for SH7 along the southern property boundary which abuts SH7.
3. When the property redevelops, the access to SH7 will be removed and the roadside ditchline restored.

Audem Gonzales

From: Kristen Thompson <kthompson@northernwater.org>
Sent: Friday, April 9, 2021 10:56 AM
To: Melinda Helmer
Cc: Chad Schroeder; Misty Hall; Luke Bolinger; Darren Champion; Matt Spinner; ekotlinsk@erieco.gov; Andy Ulmer
Subject: RE: Referral Review - Parkdale - Masters Annexation/Initial Zoning

Melinda,

This parcel is not within the boundaries of Northern Colorado Water Conservancy District nor the Municipal Subdistrict.

Ella Masters will need to file a Petition for Inclusion into both districts. We have been in communication with her representative. At this time, completed Petitions for Inclusion have not been submitted to Northern Water.

Thank you
Kris



Kristen Thompson | Inclusion Specialist
220 Water Ave | Berthoud, CO 80513
Direct: 970-622-2237
Main: 800-369-RAIN (7246)

www.northernwater.org

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From: Melinda Helmer <mhelmer@erieco.gov>
Sent: Thursday, April 1, 2021 6:31 PM
To: Chad Schroeder <cschroeder@erieco.gov>; Misty Hall <mhall@erieco.gov>; Luke Bolinger <lbolinger@erieco.gov>; Darren Champion <dchampion@erieco.gov>; Matt Spinner <mspinner@erieco.gov>; Edward Kotlinski <ekotlinski@erieco.gov>; Andy Ulmer <aulmer@erieco.gov>; LuAnn Penfold <lpenfold@mvfpd.org>; john@coloradols.com; Engineering <engineering@RTD-Denver.com>; Jim L. Struble <jstruble@northernwater.org>; Kristen Thompson <kthompson@northernwater.org>; ContractsMail <contracts@northernwater.org>; Steve Buckbee <sbuckbee@lefthandwater.org>; cpeterson@louisvilleco.gov; planning@bouldercounty.org; lrothbaum@bouldercounty.org; kwassell@bouldercounty.org; isherman@bouldercounty.org; jana.easley@cityoflafayette.com; TDAdmin@bouldercounty.org; commissioners@bouldercounty.org; drcog@drcog.org
Cc: Audem Gonzales <agonzales@erieco.gov>
Subject: Referral Review - Parkdale - Masters Annexation/Initial Zoning

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

Good Evening,

Please see the link for referral submittal documents on the above noted project: <https://erieco.sharefile.com/d-s7c3fddd732a2442ba195fab37b81d0d2>

Referral comments are due back by April 27, 2021. Staff DRT is scheduled for April 29, 2021.

If you have any questions, please let us know.

(Note for staff: High Plains Library, Union Pacific, and Vranesh & Raisch will receive referral via USPS.)

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: Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>
Sent: Tuesday, April 20, 2021 8:53 AM
To: Development Referral
Subject: RE AN 001140-2020 & IZ 01141-2020 Parkdale

The RTD has no comments on this project at this point in the process.

Thank you,



C. Scott Woodruff

Engineer III

Regional Transportation District

1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025

clayton.woodruff@rtd-denver.com

Audem Gonzales

From: Jana Easley <Jana.Easley@lafayetteco.gov>
Sent: Friday, April 23, 2021 1:09 PM
To: Melinda Helmer
Subject: Re: Referral Review - Parkdale - Masters Annexation/Initial Zoning

Hi Melinda,
Here are our comments on this referral:

1. The City of Lafayette has an existing sanitary sewer trunkline in an existing easement through the property. Developer must contact Lafayette Public Works Department to discuss the line and easement.
2. It appears the development is accommodating the drainageway. The drainageway must be built to MHFD standards and can not encumber the sewer line easement, except possibly allowing a service road in the easement with the understanding that the drainageway would be subordinate to the sanitary sewer easement.

Let me know if you have any questions.
Jana

From: Melinda Helmer <mhelmer@erieco.gov>
Sent: Thursday, April 1, 2021 6:30 PM
To: Chad Schroeder <cschroeder@erieco.gov>; Misty Hall <mhall@erieco.gov>; Luke Bolinger <lbolinger@erieco.gov>; Darren Champion <dchampion@erieco.gov>; Matt Spinner <mspinner@erieco.gov>; Edward Kotlinski <ekotlinski@erieco.gov>; Andy Ulmer <aulmer@erieco.gov>; LuAnn Penfold <lpenfold@mvfpd.org>; john@coloradols.com <john@coloradols.com>; Engineering <engineering@RTD-Denver.com>; jstruble@northernwater.org <jstruble@northernwater.org>; Kristen Thompson <kthompson@northernwater.org>; contracts@northernwater.org <contracts@northernwater.org>; sbuckbee@lefthandwater.org <sbuckbee@lefthandwater.org>; cpeterson@louisvilleco.gov <cpeterson@louisvilleco.gov>; planning@bouldercounty.org <planning@bouldercounty.org>; lrothbaum@bouldercounty.org <lrothbaum@bouldercounty.org>; kwassell@bouldercounty.org <kwassell@bouldercounty.org>; isherman@bouldercounty.org <isherman@bouldercounty.org>; Jana Easley <Jana.Easley@lafayetteco.gov>; TDAdmin@bouldercounty.org <TDAdmin@bouldercounty.org>; commissioners@bouldercounty.org <commissioners@bouldercounty.org>; drcog@drcog.org <drcog@drcog.org>
Cc: Audem Gonzales <agonzales@erieco.gov>
Subject: Referral Review - Parkdale - Masters Annexation/Initial Zoning

Good Evening,

Please see the link for referral submittal documents on the above noted project: <https://erieco.sharefile.com/d-s7c3fddd732a2442ba195fab37b81d0d2>

Referral comments are due back by April 27, 2021. Staff DRT is scheduled for April 29, 2021.

If you have any questions, please let us know.

(Note for staff: High Plains Library, Union Pacific, and Vranesh & Raisch will receive referral via USPS.)

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: Kristen Thompson <kthompson@northernwater.org>
Sent: Thursday, June 24, 2021 10:30 AM
To: Melinda Helmer
Subject: RE: Referral Review - Parkdale - Masters Property Annexation/Initial Zoning

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.

Thank you
Kris



Kristen Thompson | Inclusion Specialist
220 Water Ave | Berthoud, CO 80513
Direct: 970-622-2237
Main: 800-369-RAIN (7246)

www.northernwater.org

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From: Melinda Helmer <mhelmer@erieco.gov>
Sent: Tuesday, May 25, 2021 9:45 AM
To: Chad Schroeder <cschroeder@erieco.gov>; Andrea Kehrl <aak@vrlaw.com>; Kristen Thompson <kthompson@northernwater.org>; LuAnn Penfold <lpenfold@mvfpd.org>; john@coloradols.com; jana.easley@cityoflafayette.com; adelosrios@bouldercounty.org
Cc: Audem Gonzales <agonzales@erieco.gov>
Subject: Referral Review - Parkdale - Masters Property Annexation/Initial Zoning

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Good Morning,

Please see the link for referral documents on the above noted project:
<https://erieco.sharefile.com/d-s91932da504444566bc2975969d87b86f>

Referral comments are due back by June 22, 2021. Staff DRT is scheduled for June 24, 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: De Los Rios, Alberto <adelosrios@bouldercounty.org>
Sent: Wednesday, April 28, 2021 9:34 AM
To: Development Referral
Subject: AN-001140-2020 & IZ-001141-2020

Good morning,

Pardon the delay in response.

In general, the county did not have any major comments about this. Given that the development is meant to be near an incorporated area of the county, we support the development of housing stock, especially if there is an opportunity for affordable housing. Additionally, given that future land uses for this area are part of Erie's comprehensive plan, we support it, with the consideration of maintaining balance between future development and preservation of agricultural lands by engaging in denser, more compact development.

Our transportation division did not comment on this referral.

I hope you can still consider these comments past the deadline. Feel free to reach out if you have any questions or comments.

Best,

Alberto De Los Rios

Audem Gonzales

From: Audem Gonzales
Sent: Friday, July 2, 2021 7:38 AM
To: John Prestwich; 'Matt Janke (mjanke@e5xmanagement.com)'; celliott@e5xmanagement.com
Subject: Masters Annexation and Initial Zoning

Good morning,

The Masters Annexation Petition still needs to be provided with the current owner signature. Planning agrees that the 10' ROW required by Engineering shall be dedicated on the FP and not with annexation so that does not need to be addressed now. I reached out to Kendra about the water rights conveyance and what instrument we need to follow. I asked if it is it an Annexation Agreement or something more simple?

Again, the SRU is being reviewed next week and hopefully looks good enough that we can start planning out the public hearing process for both applications. Since Annexations have key timing elements, we need to make sure the SRU is also ready to go. Please submit the signed petition and I will check with Kendra on water right conveyance.

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

Audem Gonzales

From: Darren Champion
Sent: Wednesday, April 22, 2020 6:23 PM
To: Development Referral; Audem Gonzales
Cc: Patrick Hammer; Luke Bolinger; Parks Admin
Subject: Development Referral - Parkdale (Masters) Annexation & Initial Zoning
AN-001140-2020 & IZ-001141-2020 - Parks and Rec Comments

Hi Audem,

We have reviewed this application and find no conflicts with our interests.

Thanks,



Darren Champion *cpsi* | Parks and Open Space Project Coordinator

Town of Erie | Parks & Recreation Department
150 Bonnell Avenue | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2886 | Cell: 303-591-1280 | Fax: 303-665-9420
www.erieco.gov/parksandrec | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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Audem Gonzales

From: Andy Ulmer
Sent: Tuesday, April 6, 2021 2:21 PM
To: Audem Gonzales
Cc: Melinda Helmer
Subject: RE: Referral Review - Parkdale - Masters Annexation/Initial Zoning

Yep – Thanks Audem, no comments, Andy



Andy Ulmer | Deputy Chief Building Official
Town of Erie | Planning & Development
645 Holbrook St | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2788 | Fax: 303-926-2704
www.erieco.gov/building | [Customer Self-Service Portal](#)

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*******NOTICE*******

Town Hall is requiring all visitors to wear a facial covering / mask and practice social distancing. Please access services remotely whenever possible. Please submit building permit applications and contractor licenses electronically through the CSS Portal or email to bldgfx@erieco.gov. For more information and recent updates, please visit our main website at: <https://www.erieco.gov/110/Building-Division> or the Town website at <https://www.erieco.gov/AlertCenter.aspx?AID=COVID19-Order-Resources-Closures-2>

Thank you!

From: Audem Gonzales
Sent: Tuesday, April 6, 2021 2:10 PM
To: Andy Ulmer <aulmer@erieco.gov>
Subject: RE: Referral Review - Parkdale - Masters Annexation/Initial Zoning

They shouldn't be showing any lots. This is just an annexation of the property and initial zoning. I do believe the Masters Property was anticipating townhomes. So smaller lots make sense. I don't think building would have comments on the annexation or initial zoning of the property.

From: Andy Ulmer <aulmer@erieco.gov>
Sent: Tuesday, April 6, 2021 1:12 PM

To: Audem Gonzales <agonzales@erieco.gov>

Subject: RE: Referral Review - Parkdale - Masters Annexation/Initial Zoning

Hi Audem, did a quick look through this. It shows the lots are 32' x 100' – bit puzzled by that. What kind of units? Are these townhomes or “Wee Houses” – something like that? Andy



Andy Ulmer | Deputy Chief Building Official

Town of Erie | Planning & Development

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

Phone: 303-926-2788 | Fax: 303-926-2704

www.erieco.gov/building | [Customer Self-Service Portal](#)

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<https://www.erieco.gov/110/Building-Division> or the Town website at

<https://www.erieco.gov/AlertCenter.aspx?AID=COVID19-Order-Resources-Closures-2>

Thank you!

From: Melinda Helmer

Sent: Thursday, April 1, 2021 6:31 PM

To: Chad Schroeder <cschroeder@erieco.gov>; Misty Hall <mhall@erieco.gov>; Luke Bolinger <lbolinger@erieco.gov>; Darren Champion <dchampion@erieco.gov>; Matt Spinner <mspinner@erieco.gov>; Edward Kotlinski <ekotlinski@erieco.gov>; Andy Ulmer <aulmer@erieco.gov>; LuAnn Penfold <lpnfold@mvfpd.org>; john@coloradols.com; Engineering <engineering@RTD-Denver.com>; jstruble@northernwater.org; Kristen Thompson <kthompson@northernwater.org>; contracts@northernwater.org; sbuckbee@lefthandwater.org; cpeterson@louisvilleco.gov; planning@bouldercounty.org; lrothbaum@bouldercounty.org; kwassell@bouldercounty.org; isherman@bouldercounty.org; jana.easley@cityoflafayette.com; TDAdmin@bouldercounty.org; commissioners@bouldercounty.org; drcog@drcog.org

Cc: Audem Gonzales <agonzales@erieco.gov>

Subject: Referral Review - Parkdale - Masters Annexation/Initial Zoning

Good Evening,

Please see the link for referral submittal documents on the above noted project: <https://erieco.sharefile.com/d-s7c3fddd732a2442ba195fab37b81d0d2>

Referral comments are due back by April 27, 2021. Staff DRT is scheduled for April 29, 2021.

If you have any questions, please let us know.

(Note for staff: High Plains Library, Union Pacific, and Vranesh & Raisch will receive referral via USPS.)

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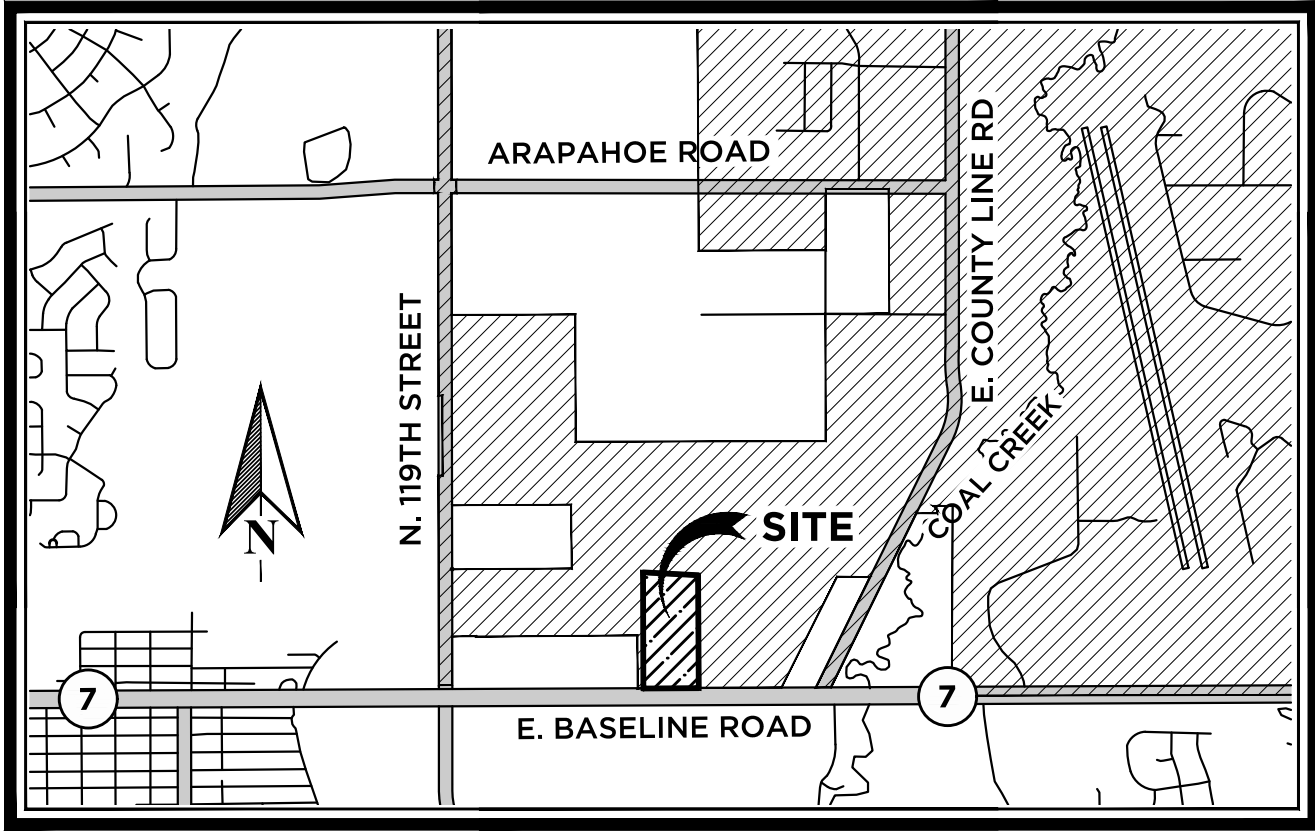
ERIE GATEWAY SOUTH ANNEXATION NO. 8 TO THE TOWN OF ERIE

LEGEND:

- ANNEXATION PROPERTY BOUNDARY
- ANNEXATION BOUNDARY CONTIGUOUS WITH THE TOWN OF ERIE
- PROPERTY BOUNDARY
- SECTION LINE
- ABANDONED RAILROAD R.O.W. ACQUIRED BY OEO, LLC
- SECTION CORNER

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

narrow to quarter
section (SW 1/4)



VICINITY MAP
1" = 2000'

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. 8 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

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER 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 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) SAID POINT ALSO BEING THE SOUTHWEST CORNER OF ERIE GATEWAY SOUTH ANNEXATION NO. 1, ORD. NO. 33-2016, RECEPTION NO. 03573283 AND THE POINT OF BEGINNING;

THENCE S 89°36'44" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 576.06 FEET TO THE SOUTHEAST CORNER OF ERIE GATEWAY SOUTH ANNEXATION NO. 7, ORD. NO. 05-2018, RECEPTION NO. 3649284;

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

- N 00°11'08" W A DISTANCE OF 1209.44 FEET;
- S 87°03'19" E A DISTANCE OF 573.88 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 1, ORD. NO. 33-2016, RECEPTION NO. 03573283;

THENCE S 00°20'01" E ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 1176.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 685,260 SQUARE FEET OR 15.7314 ACRES MORE OR LESS.

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 = 3,535.44'

ONE-SIXTH OF THE TOTAL PERIMETER OF AREA = 589.24'

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

THE TOTAL CONTIGUOUS PERIMETER IS 83.71% WHICH EXCEEDS THE 1/6 (16.67%) AREA REQUIRED.

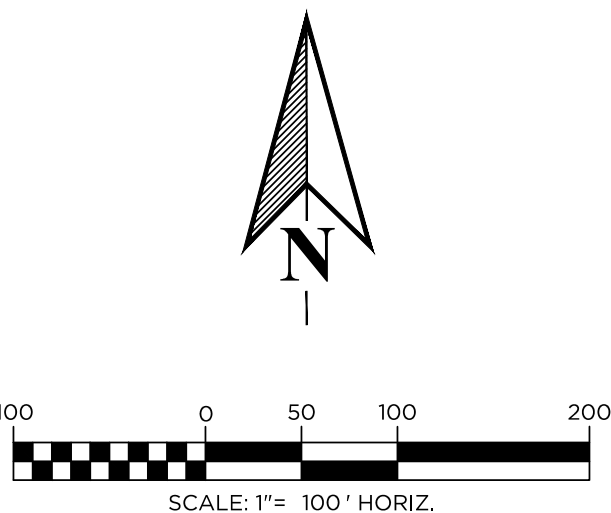
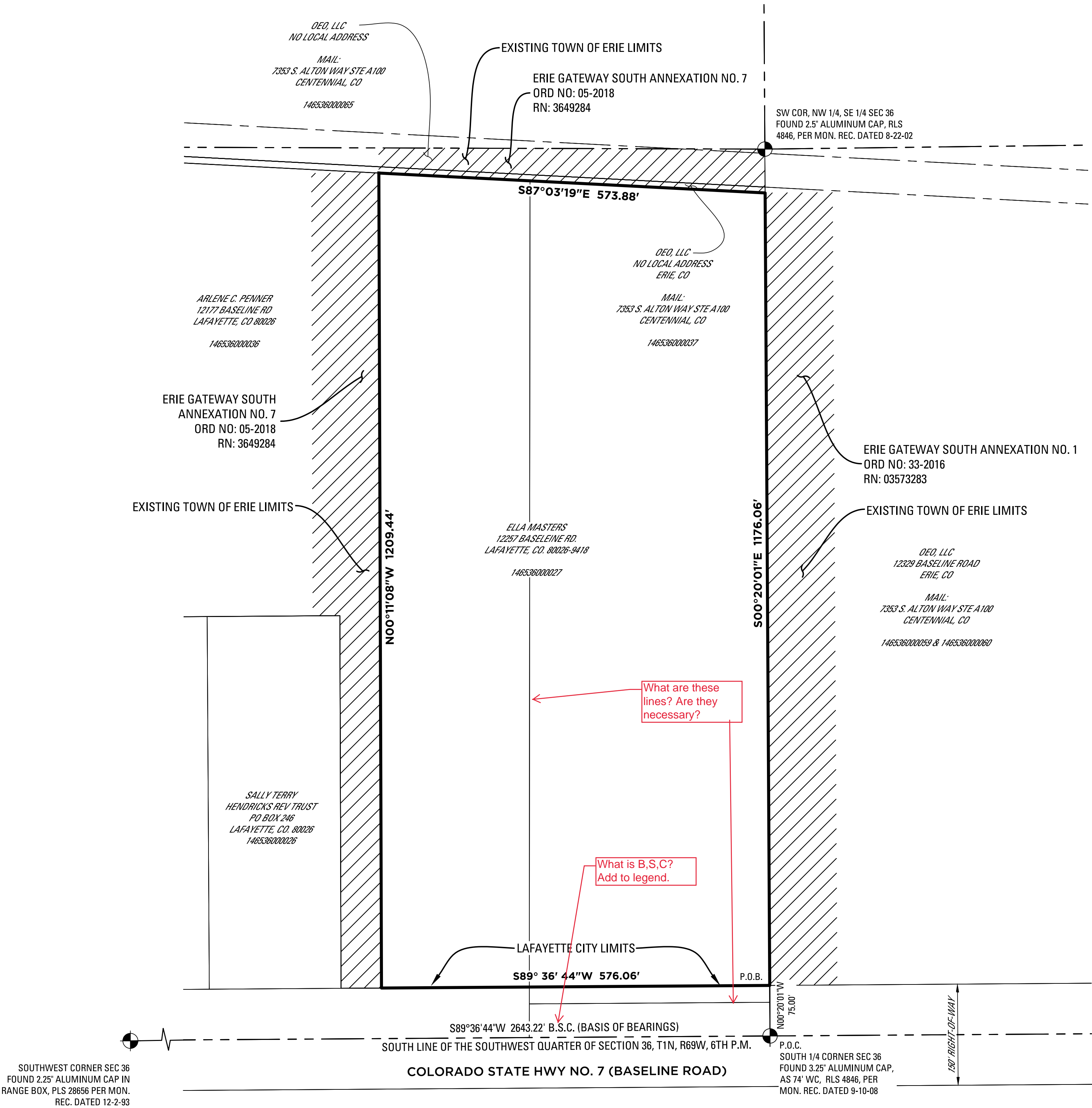
GENERAL NOTES:

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

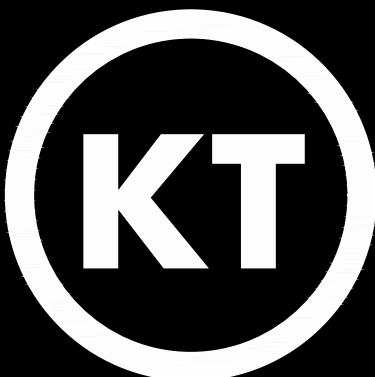
ACCORDING TO COLORADO LAW, YOU MUST COMMERCE AY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36 BEING N 89°36'44" 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.



DATE SUBMITTED: 02.26.2020	
REVISION NO.	DATE
1	03.18.2021
2	
3	
4	
5	
PREPARED FOR: OEO 2, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111	
SCALE: 1"=100'	JOB NO: 0043-1913
BY: BSS	
SHEET 1 OF 1	



KT ENGINEERING
ENGINEERS • SURVEYORS

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

LEGEND:

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



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

\\0043\1913\SURVEY\ANNEXATION\DWG\MAPS\1913-ANNEX-NO.8-MAP.DWG

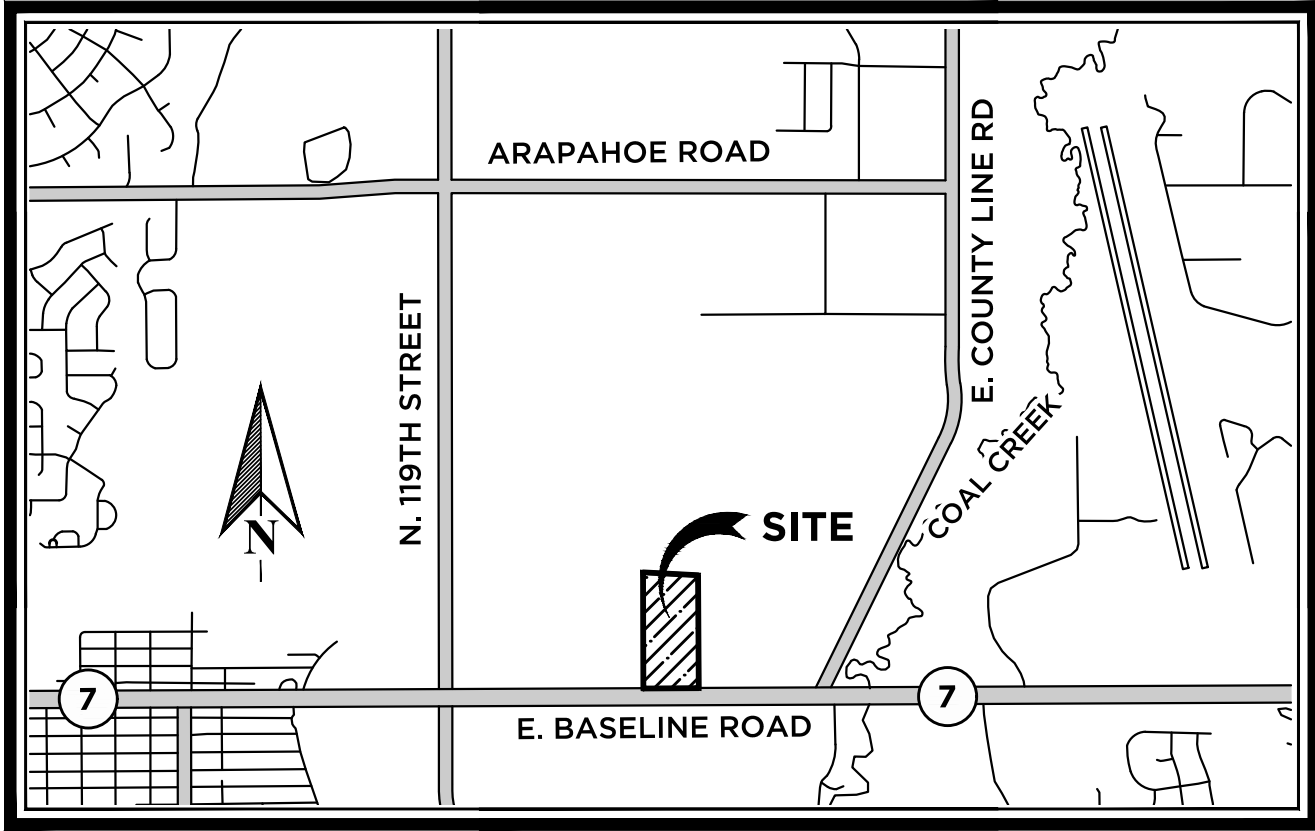
ERIE GATEWAY SOUTH ANNEXATION NO. 8 ZONING MAP

LEGEND:

- ZONING BOUNDARY
- PROPERTY BOUNDARY
- SECTION LINE
- ABANDONED RAILROAD R.O.W. ACQUIRED BY OEO, LLC
- SECTION CORNER

LOCATED IN SECTION 36, TOWNSHIP 1 NORTH,
RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
COUNTY OF BOULDER, STATE OF COLORADO
15.7314 ACRES
IZ-001141-2020

narrow to quarter
section (SW 1/4)



VICINITY MAP
1" = 2000'

MEDIUM DENSITY RESIDENTIAL ZONING LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER 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:

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-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 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) SAID POINT ALSO BEING THE SOUTHWEST CORNER OF ERIE GATEWAY SOUTH ANNEXATION NO. 1, ORD. NO. 33-2016, RECEPTION NO. 03573283 AND THE POINT OF BEGINNING;

THENCE S 89°36'44" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 576.06 FEET TO THE SOUTHEAST CORNER OF ERIE GATEWAY SOUTH ANNEXATION NO. 7, ORD. NO. 05-2018, RECEPTION NO. 3649284;

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- N 00°11'08" W A DISTANCE OF 1209.44 FEET;
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GENERAL NOTES:

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BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36 BEING N 89°36'44" E.

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.

add Zoning Map to
the title

BOARD OF TRUSTEES APPROVAL CERTIFICATE:

THIS ZONING MAP IS TO BE KNOWN AS THE "ERIE GATEWAY SOUTH ANNEXATION NO. 8" 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

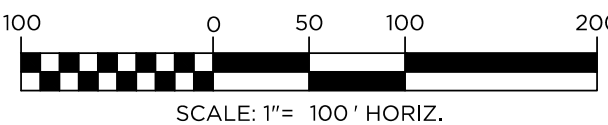
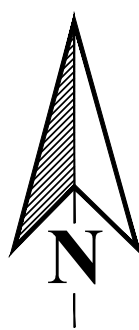
CLERK & RECORDER CERTIFICATE:

STATE OF COLORADO)
COUNTY OF _____)SS.

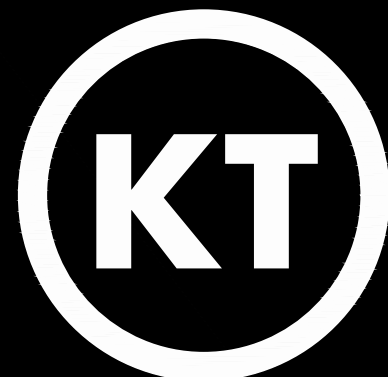
I HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20__ A.D AND WAS RECORDED AT RECEPTION NUMBER _____.

(SIGNATURE)

COUNTY CLERK AND RECORDER



DATE SUBMITTED: 02.26.2020		
REVISION NO.	DATE	
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2		
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PREPARED FOR: OEO 2, LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 303.770.9111		
SCALE: 1"=100'	JOB NO: 0043-1913	BY: BSS
SHEET 1 OF 1		



KT ENGINEERING
ENGINEERS • SURVEYORS

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

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

SOUTH 1/4 CORNER SEC 36
FOUND 3.25" ALUMINUM CAP,
AS 74' W.C. RLS 4846, PER
MON. REC. DATED 9-10-08

COLORADO STATE HWY NO. 7 (BASELINE ROAD)

160' RIGHT-OF-WAY

What are these
lines? Are they
necessary?

What is B.S.C?
Add to legend.

ERIE GATEWAY SOUTH ANNEXATION NO. 8 PD ZONING MAP

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
COUNTY OF BOULDER, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER 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:

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COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36;

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THENCE S 89°36'44" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 576.06 FEET TO THE SOUTHEAST CORNER OF ERIE GATEWAY SOUTH ANNEXATION NO. 7, ORD. NO. 05-2018, RECEPTION NO. 3649284;

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

1. N 00°11'08" W A DISTANCE OF 1209.44 FEET;
2. S 87°03'19" E A DISTANCE OF 573.88 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 1, ORD. NO. 33-2016, RECEPTION NO. 03573283;

THENCE S 00°20'01" E ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 1176.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 685,260 SQUARE FEET OR 15.7314 ACRES MORE OR LESS.

Add a note on the timing for the temporary uses. Something like "These temporary uses shall expire and no longer be permitted in this PD when the property develops with the principal uses listed in the Planning Area 1 table, etc etc." Propose language on when the temporary uses shall cease

PD-NOTE:

1. THIS PD ZONING MAP MODIFIES THE MR 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.
2. THE PROVISIONS OF THE PD-DP SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS PD-DP THROUGH ITS APPROVAL BY THE ERIE BOARD OF TRUSTEES.

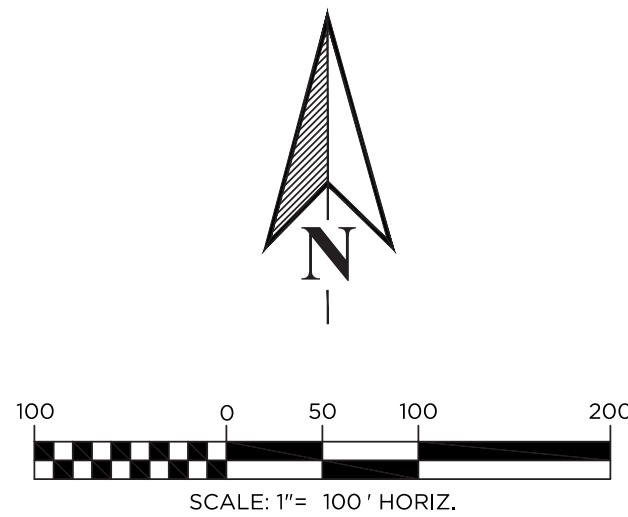
Not modifying MR standards. PD is a new zone district. The last sentence could stay but reference the MR standards.

This note can be deleted

Separate out Planning Area 1 Permitted Uses and a second Planning Area 1 Temporary Uses. Each can have a principal use column accessory use column. You can either list principal uses found in the UDC or state AGH principal and accessory uses shall apply under the temporary row. Accessory structure note can be removed and a simple N/A or not permitted can be listed under accessory column. Also, Single Family Alley Load, should that be Townhome? SFD will not be allowed in this filing. The housing diversity is already missing a third housing product with Penner Thero. The Town expressed concern with this before and is looking for a new product type on Masters.

LEGEND:

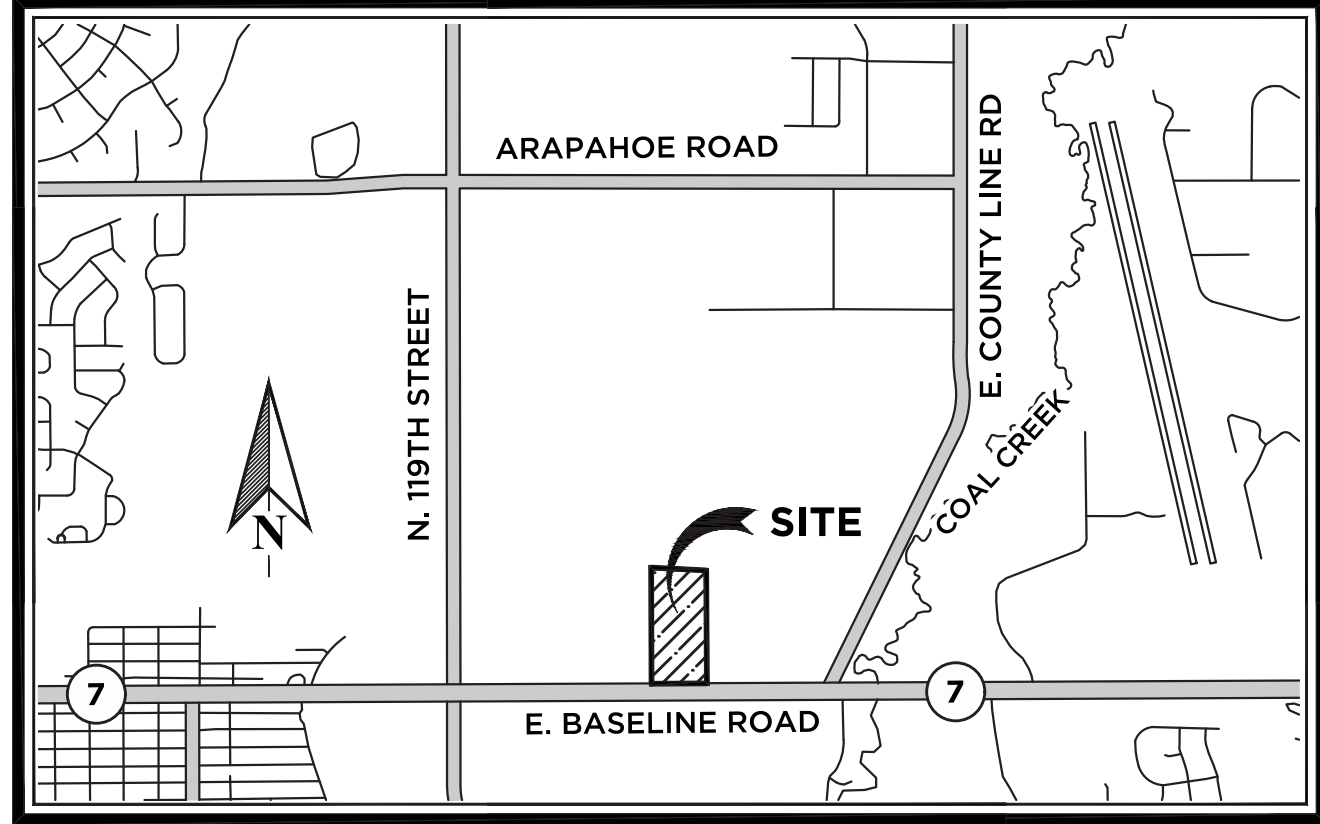
- ZONING BOUNDARY
- PROPERTY BOUNDARY
- SECTION LINE
- ABANDONED RAILROAD R.O.W. ACQUIRED BY OEO, LLC
- SECTION CORNER



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

15.7314 ACRES
PD-XXXXXX-XXXX

Use same IZ project
number as before



VICINITY MAP
1" = 2000'

SURVEYOR'S CERTIFICATE

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

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

(SURVEYOR'S NAME)

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # (SEAL)

PLANNING COMMISSION CERTIFICATE

THIS PD ZONING MAP WAS REVIEWED BY THE PLANNING COMMISSION ON THE ____ DAY OF _____, 20__.

CHAIRPERSON

DATE

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PD ZONING MAP IS TO BE KNOWN AS THE "_____" PD ZONING MAP" 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 _____, 20__.

MAYOR

ATTEST

TOWN CLERK

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)

COUNTY OF _____) ss.

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 _____.

_____, COUNTY CLERK AND RECORDER

DIMENSIONAL STANDARDS SUMMARY CHART

LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					HEIGHT
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ADJUTING STREET)	SIDE (TO INTERIOR LOT)	REAR	
SINGLE FAMILY ALLEY LOAD	32'	3,200	PRIN. - 10'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35'
	37' CORNER LOTS		ACC. - NA	ACC. - NA				
EXISTING RESIDENTIAL/AG USE	300'	625,000	PRIN. - 200'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35'
	300' CORNER LOTS		ACC. - 100'	ACC. - NA				

1. ABOVE-GRADE FEATURES INCLUDING PAVES, AND OVERHANGS ARE PERMITTED TO ENCR OACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCR OACHMENT IS ALLOWED.
2. WINDOW WELLS ARE PERMITTED TO ENCR OACH UP TO 3 FEET INTO THE SIDE SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCR OACHMENT IS ALLOWED. WINDOW WELLS ARE REQUIRED TO HAVE A COVER.

N/A for attached
products

15'. We do not allow
10' anywhere else.
We have gone down
to 12' before. Also,
you can keep 15' and
simple state
encroachments for
covered porches and
stairs are permitted.

Remove Acc. Already
listed in table of uses
as not permitted

SHEET INDEX

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

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7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

LAND PLANNING



200 KALAMATH STREET
DENVER, CO 80223
303.531.4905
www.pcsgroupco.com

ENGINEERING



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

MASTERS PD
ERIE, COLORADO

DRAWN BY: BEM

CHECKED BY: JP

DATE: 8-2-2021

SHEET NAME

COVER
SHEET

SHEET NUMBER

1 OF 2

ERIE GATEWAY SOUTH ANNEXATION NO. 8 PD ZONING MAP

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
COUNTY OF BOULDER, STATE OF COLORADO

15.7314 ACRES
PD-XXXXXX-XXXX

The intent of this area was to build a new product type with a more dense layout. We expected to see Townhomes at this location. These PD standards do not work for Townhome development.

PLANNING AREA 1 – DEVELOPMENT STANDARDS

The Standards presented here are intended to modify the following sections of the Unified Development Code:

A. Architectural Standards – Alley Loaded Single Family Detached Residential

1. Architectural Variety and Character - Section 10.6.7 E1.c

a. Architectural Variety

i. Design Standards

- (A) No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- (B) No identical model plan elevation shall be repeated within every 4 lots on the same side of any street.
- (C) A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.

b. Architectural Character - Section 10.6.7 E1.d

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

i. Design Standards

- (A) Each elevation shall include a minimum of two windows (or one window and one door) per floor.
- (B) Each front elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged. 50% of rear elevations are required to include more than one wall plane.
- (C) A variety of roof forms should be used. Single unbroken roof pitches should be avoided, except where a single roof treatment is an essential element of the Architectural Style.
- (D) The main roof should extend beyond the primary facade by a minimum of one foot.
- (E) An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation design enhancements shall be consistent with the design elements of the front elevations.
- (1) The addition of one window unit.
- (2) A change in wall plane by providing one or more of the following options:
- An additional wall plane change. Minimum six feet in width and one foot projection.
 - A projecting or cantilevered living space.
 - A bay or boxed window.
- (3) A covered porch or deck.
- (4) The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
- (5) The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
- (F) Columns or posts extending more than 36 inches above the ground which support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above. (No exposed 4"x4" posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8"x8" minimum finished.

c. Materials

- (A) All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long-lasting appearance.
- (B) When masonry cladding is used it shall be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six feet from the corner.

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

Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit facing and generally visible from the front lot line of the property and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of the homes shall repeat the predominant relationship of building to buildings and buildings to street along the same block or the facing block. An exception shall be made for alley-loaded dwelling units that do not have street frontage but do front onto a park or landscaped common area. In such case where the dwelling unit does not have street frontage, 1 primary pedestrian doorway shall be oriented toward a common pedestrian walk that connects to a street.

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

Uses and Structures

The approximately 15.7 acre property includes an existing House, two Barns, five outbuildings which are generally empty, except that they are occasionally used to shelter an animal, and a fenced Horse Arena. The closest outbuilding to the property line is approximately 27 feet from the eastern property line.

Special Review Use & Operation Plan

As defined by the Town of Erie Unified Development Code (UDC), agricultural uses consist of:

The use of land for agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal and poultry husbandry; excluding the raising of hogs, pigs or other livestock fed from garbage or offal. Accessory uses may include dwelling units for proprietors and employees, barns, storage of grain, animal raising, feed preparation, and wholesale sales of products produced on-site. Specific use types include, but are not limited to: Agricultural Cultivation; Agricultural Grazing; or Produce Stand.

The agricultural uses proposed by the applicant for the Master's property would include irrigated and non-irrigated fields of up to 15 acres, for hay, grasses, alfalfa, and other domestic crops. The following numbers of animals are proposed under the agricultural and grazing uses:

- a. Horses up to 10 animals
- b. Cattle up to 10 animals
- c. Sheep up to 10 animals
- d. Goats up to 5 animals
- e. Chickens up to 25 animals
- f. Ducks and Geese up to 5 animals

All animal waste would be disked into the agricultural fields as compost to promote sustainable farming practices and manage odor. In addition, the farm would utilize a variety of equipment typical to farming operations. Types of equipment would include: tractors, balers, disking and ground maintenance machines, trucks, trailers, front end loaders, mowers, plows, mulchers, and other necessary and customary equipment. The applicant's agriculture uses would be consistent with the agricultural definition contained within the UDC, and with how the property has been operated for many years in the past. Furthermore, the agriculture uses would be considered an interim use until development occurs.

Write a note that the temporary Ag uses shall follow the AGH zone district development standards found in the UDC, except the dimensional standards found in Chapter 4, Page 1 of the PD is establishing dimensional standards for the uses and not using the UDC standards.

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MASTERS PD
ERIE, COLORADO

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

SHEET NAME
**PD
NOTES &
ARCHITECTURAL
STANDARDS**

SHEET NUMBER
2 OF 2