



MOUNTAIN VIEW FIRE RESCUE

3561 N. Stagecoach Road • Longmont, CO 80504

(303) 772-0710 • FAX (303) 651-7702

November 3, 2020

Ms. Shannon Moeller
Town of Erie
645 Holbrook Street
Erie, CO 80516

Dear Ms. Moeller:

I have reviewed the submitted material pertaining to the rezoning of the Westerly property (Case Number: RZ-001099-2020 & PUD-001198-2020).

The Fire District does not object to the rezoning and PUD. All applicable codes must be met as they pertain to street designs and water supply for fire protection.

Plans for the street and hydrant layout must be submitted to the Fire District for review and approval.

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

lp11.01.20

From: Rogers, Tracy (CONTR) <Rogers@WAPA.GOV>
Sent: Tuesday, November 3, 2020 11:28 AM
To: Melinda Helmer <mhelmer@erieco.gov>
Subject: RE: [EXTERNAL] Referral Review - Westerly PUD & Rezoning

Hello,

WAPA requires a License Agreement if there is any work to be done within the easement of our high voltage transmission line. The main purpose of this is to protect our line and your contractors during installation. It looks like there will be landscaping installed in the SWSW and SWSE Quarter of Section 21, Township 1N, Range 68W.

Erie Land Co. or their contractor can contact me for further information and a Right-of-Way Application.

Thanks for your cooperation and have a great day!

*Thanks,
Tracy*

Tracy Rogers | Realty Technician

Wyandotte Services on contract to
Western Area Power Administration | Rocky Mountain Region | Loveland, CO
(O) 970.461.7654 | rogers[at]wapa.gov



From: Melinda Helmer <mhelmer@erieco.gov>
Sent: Monday, November 2, 2020 11:21 AM
To: Misty Hall <mhall@erieco.gov>; Luke Bolinger <lbolinger@erieco.gov>; Darren Champion <dchampion@erieco.gov>; Matt Spinner <mspinner@erieco.gov>; John@coloradols.com; Rogers, Tracy (CONTR) <Rogers@WAPA.GOV>; molly@farmersres.com; Kristine Ranslem <kranslem@weldgov.com>; weld-districts@weldgov.com; LuAnn Penfold <lpenfold@mvfpd.org>; CGS LUR@mines.edu; Jason Duetsch - DNR <jason.duetsch@state.co.us>; Tyler Asnicar <tyler.asnicar@state.co.us>; Charles.Buck <Charles.Buck@FHUENG.COM>
Cc: Shannon Moeller <smoeller@erieco.gov>; Tyler Burhenn <tburhenn@erieco.gov>
Subject: [EXTERNAL] Referral Review - Westerly PUD & Rezoning

Good Morning,

Please find the attached link for referral documents regarding the above noted project:
<https://erieco.sharefile.com/d-s58f07c9d97040a69>

Comments are due back by December 8, 2020. Staff DRT is scheduled for December 10, 2020.

Please let me know if you have any questions.

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

December 7, 2020

Shannon Moeller
Planning & Development
Town of Erie
developmentreferral@erieco.gov

Location:
Section 21,
T1N, R68W of the 6th P.M.
40.0392, -105.0061

Subject: Westerly Rezoning & PUD Amendment (RZ-001199-2020 and PUD-001198-2020)
Town of Erie, Weld County, CO; CGS Unique No. WE-19-0046 4

Dear Ms. Moeller:

Colorado Geological Survey has reviewed the Westerly rezoning and PUD referral. The rezoning application states, "the proposal is for some minor adjustments to the existing zoning boundary on the south to align with the Sketch Plan." The PUD amendment involves adding the adjacent Swink parcel (63.36 acres) to the Westerly development. The available referral documents include a Westerly Illustrative Plan (September 1, 2020) and a set of six Westerly – P.U.D. Overlay District sheets (Matrix/PCS Group/Southern Land Company, September 30, 2020).

No geologic or geotechnical information was included with the available referral documents, but CGS has previously reviewed a Mine Subsidence Investigation, Dearmin/Swink Property, 420.58 Acres in Section 21, Township 1 North, Range 68 West, Weld County, Colorado (Western Environment and Ecology, Inc., December 15, 2018).

Historic coal mines, subsidence hazard, and maximum foundation length restrictions. Proposed Villages 3 and 4 as shown on the PUD Overlay Map (sheet 4 of the 9/30/2020 Westerly – P.U.D. Overlay District plans), within the Swink portion of the site, are partially undermined by the Eagle Mine. Western Environment recommends a maximum allowable foundation dimension of 93 feet within most of proposed Village 3 and approximately the eastern half of proposed Village 4.

It appears that most of the proposed "Townhome Alley Load" lots within proposed Village 3 are outside of Western's 93 ft. maximum foundation length restriction area, but all of the proposed "Duplex Alley Load" lots, and many of the SFD lots within Village 4, will be subject to the restriction.

CGS has no objection to approval of the rezoning and PUD amendment as proposed, but would like to continue to review this project for conformance with Western's subsidence hazard mitigation recommendations. Foundation length restriction plat notes, similar to the notes on the Westerly Filing No. 1 plat, will probably be needed.

CGS reminds the Town and applicant that the southern portion of Tract L, Westerly Filing No. 1, is undermined by the Columbine Mine and has a maximum foundation length restriction of 98 feet.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over the typed name and title.

The Farmers Reservoir and Irrigation Company
80 South 27th Avenue
Brighton, CO 80601
303-659-7373

TO: Town of Erie

DATE: December 8, 2020

EMAILED TO: Shannon Moeller

APPLICANT: Erie Land Company

RE: Rezoning & Planned Unit Development

CASE #: RZ-001199-2020 & PP-001198-2020

DEAR Ms. Moeller:

I wish to submit the following information regarding the above referenced project.

 X The concerns of Farmers Reservoir and Irrigation Company are in the area of encroachment to the Right of Way of the canal. FRICO requires a minimum of 25' on each side of the canal for a maintenance road plus the distance to the toe of the ditch embankment. The boundaries of the Right of Way must be agreed upon.

 X Drainage is another concern that must be addressed as FRICO does not allow any developed storm flow into our canals. This will apply if any development happens.

 X FRICO does not allow the drip line of trees to be within FRICO's ROW.

 X No construction of any structure can be put on our ROW. No use of any sort including pedestrian or vehicle on our ROW is approved.

 Please send drainage study and additional information regarding your project so that we may complete our review and that review criteria can be sent to you, if applicable.

 FRICO does not accept retention ponds adjacent to our facilities, however, we may grant a variance with submittal of application and engineering deposit for review of drainage plan and other documents.

 Canal road may not be used for access without approval and executed agreement.

 X FRICO will require a license agreement **-Crossing of the Community Canal under Erie Parkway, any crossing of the canal will need a license agreement.**

 X FRICO will require an access permit **-Crossing of the Community Canal under Erie Parkway, any crossing of the canal will need a license agreement.**

 X FRICO will require a seepage agreement

 X FRICO will require an easement agreement **-for the east half of Sec 21, T1N, R68W**

 FRICO No comments on application/proposal

 X We request to comment again.

The applicant has or X has not completed a Project Review Application and submitted a deposit for review fees with the Ditch Company. In addition to the above comments, FRICO's comments are limited to this set of plans.

Please email Scott Edgar, FRICO General Manager or Eve Craven should you have any questions.

Sincerely,

Scott Edgar
Scott@farmersres.com
FRICO, General Manager



Eve Craven
Eve@farmersres.com
FRICO, Projects Coordinator

From: Tyler Burhenn <tburhenn@erieco.gov>

Sent: Wednesday, December 16, 2020 2:27 PM

To: Shannon Moeller <smoeller@erieco.gov>; Luke Bolinger <lbolinger@erieco.gov>; Darren Champion <dchampion@erieco.gov>

Subject: RE: Referral Review - Westerly PUD & Rezoning

No comments from engineering.

Thank you,



Tyler Burhenn | Civil Engineer

Town of Erie | Planning and Development Department

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

Phone: 303-926-2798 | Fax: 303-926-2706

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

Erie, Colorado - the BEST place to raise a family!

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From: Darren Champion <dchampion@erieco.gov>
Sent: Wednesday, December 16, 2020 10:36 AM
To: Shannon Moeller <smoeller@erieco.gov>; Luke Bolinger <lbolinger@erieco.gov>; Tyler Burhenn <tburhenn@erieco.gov>
Subject: RE: Referral Review - Westerly PUD & Rezoning

Hi Shannon,

Parks does not have any comments for this application.

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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The Town of Erie
645 Holbrook St.
P.O. Box 750
Erie, CO 80516
(303) 926-2774
smoeller@erieco.gov

Planning & Development Planning

Memo

To: John Prestwich, PCS Group
From: Shannon Moeller, Senior Planner
Date: December 15, 2020
Re: RZ-001199-2020 Westerly Rezoning No. 2
PUD-001198-2020 Westerly PUD Amendment No. 1
cc: Heidi Majerik, Southern Land Company; Fred Starr; Deborah Bachelder; David Pasic; Tyler Burhenn; Luke Bolinger; Patrick Hammer; Darren Champion

Town staff has reviewed the initial submittal of the RZ-001199-2020 Westerly Rezoning No. 2 and PUD-001198-2020 Westerly PUD Amendment No. 1 application for conformance with Municipal Code, Title 10 at the December 10, 2020 Development Review Team meeting. A list of the Town staff that have commented and referral agencies that have responded are listed below. Referral comments received by the Town after the date of this memo shall be forwarded on to the applicant. The next step for the application 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.

All resubmittals shall be provided by requesting a link from Melinda Helmer, Planning Technician, mhelmer@erieco.gov. Please request a link in advance of a planned resubmittal.

Digital Copies:

- 1 Digital Copy of written response and all resubmittal documents. Digital copies will be distributed to the following referral agencies:
 1. Town of Erie – internally distributed to: Planning
 2. Ehrhart Land Surveying
 3. FRICO
- The following agencies provided comments that do not require an additional referral:
 1. MVFPD
 2. WAPA
 3. CGS
 4. Town of Erie – Parks, Engineering

Planning Comments

PUD AMENDMENT

GENERAL

1. Please ensure that the southern boundary of the PUD overlay, and total number of acres in the villages and overall PUD overlay, is adjusted consistent with the staff comments on the rezoning for the LR / AG-OS zoning boundary line (see comments below).
2. Because the underlying zoning and standards are identical for Village 1 and the proposed Village 4:
 - a. On the Sheet 4 overlay map, please relabel "Village 4" as "Village 1."
 - b. In the Sheet 4 Use Table, eliminate the Village 4 row.
 - c. In the Sheet 4 Dimensional Standards Summary Chart, eliminate the Village 4 label.
 - d. In the Sheets 2-3 legal descriptions for the villages, revise to combine Village 1 and Village 4 within one legal description.

SHEET 1

3. Please adjust the vicinity map and legal descriptions so that they depict only the areas where PUD overlay will exist, e.g. not across the AG-OS zoned land, etc.
4. The sheet header states that the PUD overlay contains 287 acres, but the sum of the individual villages shown on sheet 4 is 289. Please clarify or correct.

SHEET 4

5. In the Use Table, eliminate single-family front load and single family alley load from the Village 3 row as this is a medium density area and these uses are not proposed on the conceptual plan.

REZONING

GENERAL

6. Please clarify if anything is changing with the boundary line between the LR / NMU zoned areas. The square footage of this area appears slightly different than the previously approved zoning map.
7. Please revise the location of the proposed LR / AG-OS zoning boundary line so that it aligns with anticipated lot or tract line(s) to avoid placing a lot or tract within two separate zoning districts per section 10.5.4.E.4. Please revise the proposed LR / AG-OS zoning boundary line to align with the anticipated property line generally at the rear of lots and south of the neighborhood park, for example the line shown in **purple** below:



8. In keeping with the above comment, please submit an application for a Minor Plat Amendment (administrative review) to be reviewed concurrently with the next resubmittal of this rezoning application. The MPA is necessary to revise the location of the tract line to align with the proposed zoning boundary line. The Minor Plat Amendment would be recorded concurrently with the rezoning.

NEIGHBORHOOD MEETING

9. Per Section 10.7.5.B.4 and 10.7.6.D.4, a Neighborhood Meeting is required for Rezoning and PUD Amendment applications. The requirements for a Neighborhood Meeting are provided in Section 10.7.2.D. Staff recommends holding the meeting after responding to these initial review comments.

INFORMATIONAL COMMENTS

The following comments are informational in nature and do not require a response at this time:

1. PUD Amendment and Rezoning Review Process: At the time that the PUDA and Rezoning are acceptable to staff, the items shall be placed on the next available Planning Commission meeting as a public hearing. Prior to the hearing, the applicant shall be responsible for providing all items requested by staff. After the PC hearing, a Board of Trustees hearing is required. If the BOT approves the items, the PUDA and Rezoning documents shall be recorded. The Minor Plat Amendment (described in above comments) is an administrative review and would be recorded concurrently.

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 303-926-2774 or smoeller@erieco.gov for further clarification. Staff is happy to schedule a virtual meeting to discuss the comments.

Sincerely,

Shannon Moeller, AICP
Senior Planner

ATTACHMENTS:

1. Referral Comments: MVFPD, WAPA, CGS, FRICO, Ehrhart



The Town of Erie
645 Holbrook St.
P.O. Box 750
Erie, CO 80516
(303) 926-2774
smoeller@erieco.gov

Planning & Development Planning

Memo

To: John Prestwich, PCS Group
From: Shannon Moeller, Senior Planner
Date: April 15, 2021
Re: RZ-001199-2020 Westerly Rezoning No. 2
PUD-001198-2020 Westerly PUD Amendment No. 1
cc: Heidi Majerik, Southern Land Company; Fred Starr; Deborah Bachelder

Town staff has reviewed the initial submittal of the RZ-001199-2020 Westerly Rezoning No. 2 and PUD-001198-2020 Westerly PUD Amendment No. 1 application for conformance with Municipal Code, Title 10 at the April 15, 2021 Development Review Team meeting. A list of the Town staff that have commented and referral agencies that have responded are listed below. Referral comments received by the Town after the date of this memo shall be forwarded on to the applicant. The next step for the application 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.

All resubmittals shall be provided by requesting a link from Melinda Helmer, Planning Technician, mhelmer@erieco.gov. Please request a link in advance of a planned resubmittal.

Digital Copies:

- 1 Digital Copy of written response and all resubmittal documents. Digital copies will be distributed to the following referral agencies:
 1. Town of Erie – internally distributed to: Planning
 2. Ehrhart Land Surveying
- The following agencies did not provide a referral response:
 1. FRICO

Planning Comments

PUD AMENDMENT

1. Repeat Comment: In the Use Table on sheet 4, eliminate the single family products from Village 3. These products were not depicted in this village on the conceptual plan that was approved as part of the annexation agreement.
2. Please revise the PUD Overlay extents consistent with the LR zoning district boundary as described in the rezoning comment below.

REZONING

3. The proposal to extend the AG-OS zoning across the future neighborhood park would present an issue for the location of future “athletic fields and courts” within the future neighborhood park as these uses are only allowed in this zoning district by Special Review Use. Please maintain the neighborhood park within the LR zoning district by locating the LR / AG-OS boundary line at the southern extents of the anticipated neighborhood park. Alternatively, the entire AG-OS zoning district throughout Dearmin/Swink could be rezoned from AG-OS to PLI, but this would involve a more extensive rezoning.
4. Please see attached redlines for minor changes to the Zoning Map.

NEIGHBORHOOD MEETING

5. Per Section 10.7.5.B.4 and 10.7.6.D.4, a Neighborhood Meeting is required for Rezoning and PUD Amendment applications. The requirements for a Neighborhood Meeting are provided in Section 10.7.2.D. The neighborhood meeting can be held after addressing the above-mentioned comments.

INFORMATIONAL COMMENTS

The following comments are informational in nature and do not require a response at this time:

1. PUD Amendment and Rezoning Review Process: At the time that the PUDA and Rezoning are acceptable to staff, the items shall be placed on the next available Planning Commission meeting as a public hearing. Prior to the hearing, the applicant shall be responsible for providing all items requested by staff. After the PC hearing, a Board of Trustees hearing is required. If the BOT approves the items, the PUDA and Rezoning documents shall be recorded.

The Final Plat to adjust the tract lines in the area of the rezoning, which will also establish some new and revised lots within Westerly Filing 1, requires Planning Commission and BOT hearings. The Final Plat will be reviewed on the same hearing dates as the PUD and Rezoning.

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 303-926-2774 or smoeller@erieco.gov for further clarification. Staff is happy to schedule a virtual meeting to discuss the comments.

Sincerely,

Shannon Moeller, AICP
Senior Planner

ATTACHMENTS:

1. Referral Comments: Ehrhart
2. Redlines: Planning – Zoning Map

WESTERLY - ZONING MAP

A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

276.27 ACRES

RZ-001199-2020

BASIS OF BEARINGS STATEMENT:

THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE WEST END BY A FOUND 2-1/2 INCH ALUMINUM CAP WITHIN A MONUMENT CASING STAMPED WITH THE APPROPRIATE TEXT AND SYMBOLOGY FOR THE NORTHWEST CORNER OF SECTION 21 AND "LS 23501" AND MONUMENTED ON THE EAST END BY A FOUND REBAR WITH 2 INCH ALUMINUM CAP ILLEGIBLY STAMPED ENCASED IN A STANDARD MONUMENT WELL BEARING NORTH 89°38'17" EAST A DISTANCE OF 2663.55 FEET.

OVERALL LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 2,663.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°16'01" EAST, COINCIDENT WITH THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,049.90 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°16'04" EAST, COINCIDENT WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 1,229.70 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE COMMUNITY DITCH AS DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY IN BOOK 63, PAGE 644, UNDER RECEPTION NO. 23030;

THENCE COINCIDENT WITH SAID WESTERLY BOUNDARY OF THE COMMUNITY DITCH THE FOLLOWING TWENTY-ONE (21) COURSES:

1. THENCE SOUTH 76°41'08" WEST A DISTANCE OF 77.18 FEET TO A 225.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;
2. THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 26°32'10" AN ARC DISTANCE OF 104.21 FEET;
3. THENCE NORTH 76°46'42" WEST A DISTANCE OF 223.90 FEET TO A 425.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;
4. THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 15°24'26" AN ARC DISTANCE OF 114.29 FEET;
5. THENCE SOUTH 87°48'52" WEST A DISTANCE OF 145.31 FEET TO A 325.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 02°11'09" EAST;
6. THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 34°36'07" AN ARC DISTANCE OF 196.27 FEET;
7. THENCE SOUTH 53°12'44" WEST A DISTANCE OF 80.82 FEET TO A 425.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 36°47'15" EAST;
8. THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 13°09'14" AN ARC DISTANCE OF 97.57 FEET;
9. THENCE SOUTH 40°03'31" WEST A DISTANCE OF 199.79 FEET;
10. THENCE SOUTH 43°18'24" WEST A DISTANCE OF 274.93 FEET;
11. THENCE SOUTH 41°54'01" WEST A DISTANCE OF 126.84 FEET;
12. THENCE SOUTH 43°57'21" WEST A DISTANCE OF 169.36 FEET TO A 225.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
13. THENCE SOUTHERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 62°08'24" AN ARC DISTANCE OF 244.02 FEET;
14. THENCE SOUTH 18°11'03" EAST A DISTANCE OF 8.91 FEET TO A 175.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 71°48'56" EAST;
15. THENCE SOUTHEASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 39°02'42" AN ARC DISTANCE OF 119.26 FEET;
16. THENCE SOUTH 57°13'46" EAST A DISTANCE OF 50.68 FEET TO A 425.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHEASTERLY;
17. THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 24°57'41" AN ARC DISTANCE OF 185.15 FEET;
18. THENCE SOUTH 82°11'27" EAST A DISTANCE OF 100.58 FEET TO A 575.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;
19. THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 22°03'40" AN ARC DISTANCE OF 221.40 FEET;
20. THENCE SOUTH 60°07'47" EAST A DISTANCE OF 347.74 FEET TO A 475.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
21. THENCE SOUTHEASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 02°24'14" AN ARC DISTANCE OF 19.93 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 6 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE SOUTH 00°34'03" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 89°25'57" WEST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 2,049.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE NORTH 00°06'17" WEST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 904.30 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY UNDER RECEPTION NO. 2978817;

THENCE COINCIDENT WITH SAID PARCEL BOUNDARY, THE FOLLOWING FIVE (5) COURSES:

1. THENCE NORTH 89°53'43" EAST, COINCIDENT WITH SAID WESTERLY EXTENSION AND SOUTH LINE, A DISTANCE OF 837.64 FEET;
2. THENCE NORTH 00°06'17" WEST A DISTANCE OF 457.00 FEET;
3. THENCE SOUTH 89°53'43" WEST A DISTANCE OF 608.07 FEET;
4. THENCE NORTH 00°06'17" WEST A DISTANCE OF 230.00 FEET;
5. THENCE SOUTH 89°53'43" WEST, COINCIDENT WITH THE NORTHERLY LINE OF SAID EXTERIOR BOUNDARY AND ITS WESTERLY EXTENSION, A DISTANCE OF 229.57 FEET TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°06'17" WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 1,064.00 FEET TO THE NORTHWEST CORNER OF THE SAID SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°00'31" EAST, COINCIDENT WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,654.72 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 12,034,466 SQUARE FEET (276.27332 ACRES), MORE OR LESS.

LOW DENSITY RESIDENTIAL (LR) LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 912.10 FEET;

THENCE SOUTH 00°21'43" EAST A DISTANCE OF 70.00 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JULY 18, 2019 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 4506864;

THENCE SOUTH 00°24'06" EAST A DISTANCE OF 230.92 FEET;

THENCE SOUTH 48°32'14" WEST A DISTANCE OF 182.44 FEET TO A 48.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 41°27'42" EAST;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 48°04'50" AN ARC DISTANCE OF 40.70 FEET;

THENCE SOUTH 00°27'32" EAST A DISTANCE OF 32.42 FEET TO A 507.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 00°44'28" WEST;

THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°03'12" AN ARC DISTANCE OF 168.76 FEET;

THENCE SOUTH 71°14'16" WEST A DISTANCE OF 38.58 FEET TO A 40.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 62.83 FEET;

THENCE SOUTH 18°18'44" EAST A DISTANCE OF 67.50 FEET;

THENCE NORTH 71°41'16" EAST A DISTANCE OF 78.58 FEET TO A 400.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°15'27" AN ARC DISTANCE OF 267.09 FEET;

THENCE SOUTH 70°03'17" EAST A DISTANCE OF 144.50 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°25'38" AN ARC DISTANCE OF 251.80 FEET TO A 933.88 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 88°31'21" EAST;

THENCE NORTHERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 16°19'47" AN ARC DISTANCE OF 266.16 FEET;

THENCE SOUTH 71°45'45" EAST A DISTANCE OF 61.10 FEET TO A 93.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'37" AN ARC DISTANCE OF 30.94 FEET;

THENCE NORTH 89°16'38" EAST A DISTANCE OF 46.45 FEET;

THENCE SOUTH 13°58'51" WEST A DISTANCE OF 72.68 FEET TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHEASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 109°08'30" AN ARC DISTANCE OF 28.57 FEET TO A 850.00 FOOT RADIUS COMPOUND CURVE;

THENCE EASTERLY, COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 21°22'17" AN ARC DISTANCE OF 317.05 FEET TO A 15.00 FOOT COMPOUND CURVE;

THENCE NORTHERLY, COINCIDENT WITH SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 84°07'44" AND ARC DISTANCE OF 22.02 FEET;

THENCE NORTH 21°00'43" WEST A DISTANCE OF 41.78 FEET TO A 10.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 68°59'33" WEST;

THENCE NORTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 69°21'30" AN ARC DISTANCE OF 12.11 FEET;

THENCE SOUTH 89°38'19" WEST A DISTANCE OF 173.31 FEET TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE SOUTHWESTERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°05'03" AN ARC DISTANCE OF 23.85 FEET;

THENCE SOUTH 00°01'08" EAST A DISTANCE OF 14.42 FEET;

THENCE SOUTH 89°16'38" WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°04'04" WEST A DISTANCE OF 159.88 FEET;

THENCE NORTH 89°38'19" EAST A DISTANCE OF 162.65 FEET;

THENCE NORTH 00°25'16" WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°03'27" WEST A DISTANCE OF 239.97 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 8, 2005 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 3338310;

THENCE NORTH 00°21'43" WEST A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 985.11 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°16'01" EAST, COINCIDENT WITH THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,196.92 FEET TO A 490.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 11°08'02" EAST;

THENCE SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 58°15'43" AN ARC DISTANCE OF 498.26 FEET;

THENCE SOUTH 20°36'15" WEST A DISTANCE OF 4.00 FEET TO A 1,035.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 28°04'16" AN ARC DISTANCE OF 507.08 FEET TO A 15.00 FOOT RADIUS REVERSE CURVE;

THENCE SOUTHERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 87°29'21" AN ARC DISTANCE OF 22.90 FEET;

THENCE SOUTH 38°48'50" EAST A DISTANCE OF 341.01 FEET TO A 106.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHEASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 11°09'29" AN ARC DISTANCE OF 20.64 FEET;

THENCE NORTH 62°20'39" EAST A DISTANCE OF 109.00 FEET TO A 215.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 62°20'39" WEST;

THENCE SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 161°55'03" AN ARC DISTANCE OF 607.59 FEET TO A 1,445.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 27°18'00" WEST;

THENCE WESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°29'57" AN ARC DISTANCE OF 491.77 FEET TO A 465.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 89°57'29" WEST;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 42°19'02" AN ARC DISTANCE OF 343.44 FEET;

THENCE SOUTH 42°21'34" WEST A DISTANCE OF 312.04 FEET;

THENCE SOUTH 89°53'43" WEST A DISTANCE OF 364.08 FEET TO THE EXTERIOR BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY UNDER RECEPTION NO. 2978817.

LOW DENSITY RESIDENTIAL (LR) LEGAL DESCRIPTION (CONTINUED):

THENCE NORTHERLY AND WESTERLY, COINCIDENT WITH SAID EXTERIOR BOUNDARY, THE FOLLOWING FOUR (4) COURSES:

1. THENCE NORTH 00°06'17" WEST, A DISTANCE OF 156.57 FEET;
2. THENCE SOUTH 89°53'43" WEST A DISTANCE OF 608.07 FEET;
3. THENCE NORTH 00°06'17" WEST A DISTANCE OF 230.00 FEET;
4. THENCE SOUTH 89°53'43" WEST, COINCIDENT WITH THE NORTHERLY LINE OF SAID EXTERIOR BOUNDARY AND ITS WESTERLY EXTENSION, A DISTANCE OF 229.57 FEET TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°06'17" WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 1,064.00 FEET TO THE NORTHWEST CORNER OF THE SAID SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE NORTH 00°00'31" EAST, COINCIDENT WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2,654.72 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 8,986,185 SQUARE FEET (206.29443 ACRES), MORE OR LESS.

NEIGHBORHOOD MIXED USE (NMU) LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 912.10 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 89°38'17" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 766.34 FEET;

THENCE SOUTH 00°21'43" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 8, 2005 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 3338310;

THENCE SOUTH 00°03'27" EAST A DISTANCE OF 239.97 FEET;

THENCE SOUTH 00°25'16" EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°38'19" WEST A DISTANCE OF 162.65 FEET;

THENCE SOUTH 00°04'04" EAST A DISTANCE OF 159.88 FEET;

THENCE NORTH 89°18'53" EAST A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°01'08" WEST A DISTANCE OF 14.42 FEET TO A 15.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 88°33'16" EAST;

THENCE NORTHEASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 91°05'03" AN ARC DISTANCE OF 23.85 FEET;

THENCE NORTH 89°38'19" EAST A DISTANCE OF 173.31 FEET TO A 10.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 00°21'57" EAST;

THENCE SOUTHEASTERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°21'30" AN ARC DISTANCE OF 12.11 FEET;

THENCE SOUTH 21°00'43" EAST A DISTANCE OF 41.78 FEET TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY;

THENCE SOUTHERLY, COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°07'44" AN ARC DISTANCE OF 22.02 FEET TO A 850.00 FOOT RADIUS COMPOUND CURVE;

THENCE WESTERLY, COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 21°22'17" AN ARC DISTANCE OF 317.05 FEET TO A 15.00 FOOT RADIUS COMPOUND CURVE;

THENCE NORTHWESTERLY, COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 109°08'30" AN ARC DISTANCE OF 28.57 FEET;

THENCE NORTH 13°58'51" EAST A DISTANCE OF 72.68 FEET;

THENCE SOUTH 89°16'38" WEST A DISTANCE OF 46.45 FEET TO A 93.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;

THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'37" AN ARC DISTANCE OF 30.94 FEET;

THENCE NORTH 71°45'45" WEST A DISTANCE OF 61.10 FEET TO A 933.88 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 72°11'33" EAST;

THENCE SOUTHERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 16°19'47" AN ARC DISTANCE OF 266.16 FEET TO A 1,000.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 05°31'05" EAST;

THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°25'38" AN ARC DISTANCE OF 251.80 FEET;

THENCE NORTH 70°03'17" WEST A DISTANCE OF 144.50 FEET TO A 400.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°15'27" AN ARC DISTANCE OF 267.09 FEET;

THENCE SOUTH 71°41'16" WEST A DISTANCE OF 78.58 FEET;

THENCE NORTH 18°18'44" WEST A DISTANCE OF 67.50 FEET TO A 40.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHEASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 62.83 FEET;

THENCE NORTH 71°41'16" EAST A DISTANCE OF 38.58 FEET TO A 507.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;

THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°03'12" AN ARC DISTANCE OF 168.76 FEET;

THENCE NORTH 00°27'32" EAST A DISTANCE OF 32.42 FEET TO A 48.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 89°32'32" EAST;

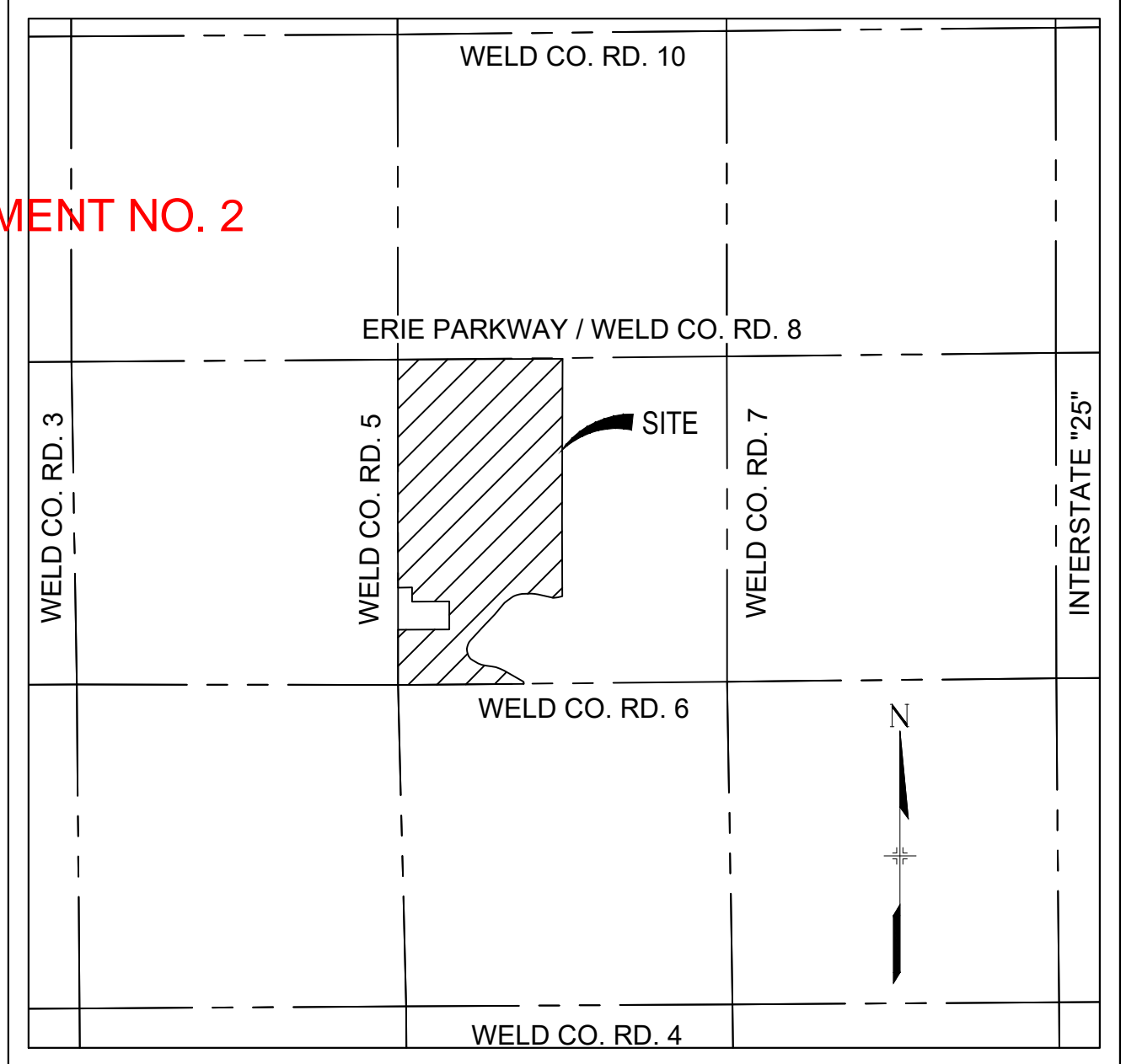
THENCE NORTHEASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 48°04'50" AN ARC DISTANCE OF 40.70 FEET;

THENCE NORTH 48°32'14" EAST A DISTANCE OF 182.44 FEET;

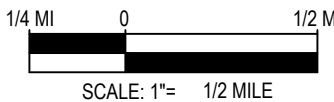
THENCE NORTH 00°24'06" WEST A DISTANCE OF 230.92 FEET TO THE SOUTHERLY LINE OF THE WELD COUNTY ROAD 8 RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JULY 18, 2019 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 4506864;

THENCE NORTH 00°21'43" WEST A DISTANCE OF 70.00 FEET TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21 AND THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 509,969 SQUARE FEET (11.70728 ACRES), MORE OR LESS,



VICINITY MAP



SURVEYOR'S CERTIFICATION:

I, JEFFREY A. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTION FOR EACH ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2021.

JEFFREY A. MILLER
COLORADO LICENSED
PROFESSIONAL LAND SURVEYOR NO. 38467
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

Add Planning Commission Certificate

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS ZONING MAP IS APPROVED AND ACCEPTED BY THE ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO HELD ON _____, 2021.

MAYOR

ATTEST

TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

WESTERLY - ZONING MAP

A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

276.27 ACRES

RZ-001199-2020

AGRICULTURAL/OPEN SPACE (AG/OS) LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°38'17" EAST, COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 2663.55 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°16'01" EAST, COINCIDENT WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 2196.92 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°16'01" EAST, COINCIDENT WITH THE EAST LINE, A DISTANCE OF 452.98 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°16'04" EAST, COINCIDENT WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 1,229.70 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE COMMUNITY DITCH AS DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY IN BOOK 63, PAGE 644, UNDER RECEPTION NO. 23030;

THENCE COINCIDENT WITH SAID WESTERLY BOUNDARY OF THE COMMUNITY DITCH THE FOLLOWING TWENTY-ONE (21) COURSES:

1. THENCE SOUTH 76°41'08" WEST A DISTANCE OF 77.18 FEET TO A 225.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;
2. THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 26°32'10" AN ARC DISTANCE OF 104.21 FEET;
3. THENCE NORTH 76°46'42" WEST A DISTANCE OF 223.90 FEET TO A 425.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;
4. THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 15°24'28" AN ARC DISTANCE OF 114.29 FEET;
5. THENCE SOUTH 87°48'52" WEST A DISTANCE OF 145.31 FEET TO A 325.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 02°11'09" EAST;
6. THENCE WESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 34°36'07" AN ARC DISTANCE OF 196.27 FEET;
7. THENCE SOUTH 53°12'44" WEST A DISTANCE OF 80.82 FEET TO A 425.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 36°47'15" EAST;
8. THENCE SOUTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 13°09'14" AN ARC DISTANCE OF 97.57 FEET;
9. THENCE SOUTH 40°03'31" WEST A DISTANCE OF 199.79 FEET;
10. THENCE SOUTH 43°18'24" WEST A DISTANCE OF 274.93 FEET;
11. THENCE SOUTH 41°54'01" WEST A DISTANCE OF 126.84 FEET;
12. THENCE SOUTH 43°57'21" WEST A DISTANCE OF 169.36 FEET TO A 225.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
13. THENCE SOUTHERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 62°08'24" AN ARC DISTANCE OF 244.02 FEET;
14. THENCE SOUTH 18°11'03" EAST A DISTANCE OF 8.91 FEET TO A 175.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTHEASTERLY;
15. THENCE SOUTHEASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 39°02'42" AN ARC DISTANCE OF 119.26 FEET;
16. THENCE SOUTH 57°13'46" EAST A DISTANCE OF 50.68 FEET TO A 425.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHEASTERLY;
17. THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 24°57'41" AN ARC DISTANCE OF 185.15 FEET;
18. THENCE SOUTH 82°11'27" EAST A DISTANCE OF 100.58 FEET TO A 575.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;
19. THENCE EASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 22°03'40" AN ARC DISTANCE OF 221.40 FEET;
20. THENCE SOUTH 60°07'47" EAST A DISTANCE OF 347.74 FEET TO A 475.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
21. THENCE SOUTHEASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 02°24'14" AN ARC DISTANCE OF 19.93 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE SOUTH 00°34'03" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21;

THENCE SOUTH 89°25'57" WEST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 2,049.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE NORTH 00°06'17" WEST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21, A DISTANCE OF 904.30 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY UNDER RECEPTION NO. 2978817;

THENCE COINCIDENT WITH SAID PARCEL BOUNDARY, THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 89°53'43" EAST, COINCIDENT WITH SAID WESTERLY EXTENSION AND SOUTH LINE, A DISTANCE OF 837.64 FEET;
2. THENCE NORTH 00°06'17" WEST A DISTANCE OF 300.43 FEET;

THENCE NORTH 89°53'43" EAST A DISTANCE OF 364.08 FEET;

THENCE NORTH 42°21'34" EAST A DISTANCE OF 312.04 FEET TO A 465.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHERLY, COINCIDENT WITH SAID TANGENT, THROUGH A CENTRAL ANGLE OF 42°19'02" AN ARC DISTANCE OF 343.44 FEET TO A 1,445.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 07°48'02" WEST;

THENCE EASTERLY, COINCIDENT WITH NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°29'57" AN ARC DISTANCE OF 491.77 FEET TO A 215.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 44°15'42" EAST;

THENCE NORTHEASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 161°55'03" AN ARC DISTANCE OF 607.59 FEET;

THENCE SOUTH 62°20'39" WEST A DISTANCE OF 109.00 FEET TO A 106.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 62°20'39" WEST;

THENCE NORTHWESTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 11°09'29" AN ARC DISTANCE OF 20.64 FEET;

THENCE NORTH 38°48'50" WEST A DISTANCE OF 341.01 FEET TO A 15.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 87°36'23" AN ARC DISTANCE OF 22.94 FEET TO A 1,035.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 41°19'35" WEST;

THENCE NORTHEASTERLY, COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 28°04'10" AN ARC DISTANCE OF 507.05 FEET;

THENCE NORTH 20°36'15" EAST A DISTANCE OF 4.00 FEET TO A 490.00 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS EASTERLY;

THENCE NORTHEASTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 58°15'43" AN ARC DISTANCE OF 498.26 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 2,538,312 SQUARE FEET (58.27162 ACRES), MORE OR LESS.

POINT OF COMMENCEMENT
NW CORNER, SECTION 21
FOUND NO. 6 REBAR WITH
2-1/2" ALUMINUM CAP STAMPED
"POWERS ELEVATION COMPANY 1993
PLS 23501" IN A MONUMENT CASING

TOWN OF ERIE ZONING:
PUBLIC LANDS AND INSTITUTIONS
CURRENT LAND USE:
HIGH SCHOOL, SPORTS FIELDS
AND STADIUM

COUNTY OF WELD ZONING:
AGRICULTURAL
CURRENT LAND USE:
AGRICULTURAL

N1/4 CORNER, SECTION 21
FOUND REBAR WITH 2" ALUMINUM
CAP ILLEGIBLY STAMPED IN A
MONUMENT CASING

TOWN OF ERIE ZONING:
LOW-DENSITY RESIDENTIAL
CURRENT LAND USE:
AGRICULTURAL/VACANT

TOWN OF ERIE ZONING:
COMMUNITY COMMERCIAL
CURRENT LAND USE:
AGRICULTURAL/OIL WELL

ZONING LEGEND

	NEIGHBORHOOD MIXED USE (NMU)
	LOW DENSITY RESIDENTIAL (LR)
	AGRICULTURAL/OPEN SPACE (AG/OS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°27'32"W	32.42
L2	S71°45'45"E	61.10
L3	N89°16'38"E	46.45
L4	S13°58'51"W	72.68
L5	N21°00'43"W	41.78
L6	S88°38'19"W	173.31
L7	S00°01'08"W	14.42
L8	S89°16'38"W	30.00
L9	N00°04'04"W	159.90
L10	N89°38'19"E	162.65

LINE TABLE		
LINE	BEARING	LENGTH
L11	N00°21'43"W	30.00
L12	S76°41'08"W	77.18
L13	S87°48'52"W	145.31
L14	S53°12'44"W	80.82
L15	S40°03'31"W	199.79
L16	S41°54'01"W	126.84
L17	S43°57'21"W	169.36
L18	S18°11'03"E	8.91
L19	S57°13'46"E	50.68
L20	S82°11'27"E	100.58

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	048°04'50"	48.50	40.70	S24°29'53"W	39.62
C2	019°03'12"	507.50	168.76	S81°12'52"W	167.99
C3	090°00'00"	40.00	62.83	S26°41'16"W	56.57
C4	038°15'27"	400.00	267.09	S89°11'00"E	262.15
C5	014°25'38"	1000.00	251.80	S77°16'06"E	251.14
C6	016°19'47"	933.88	266.16	N09°38'33"E	265.26
C7	018°57'37"	93.50	30.84	S81°14'33"E	30.80
C8	109°08'30"	15.00	28.57	S40°56'28"E	24.44
C9	084°07'44"	15.00	22.02	N21°03'09"E	20.10
C10	069°21'30"	10.00	12.10	N55°41'12"W	11.38
C11	091°05'03"	15.00	23.85	S44°05'47"W	21.41
C12	087°29'21"	15.00	22.90	S04°55'51"W	20.74
C13	011°09'29"	106.00	20.64	S33°14'05"E	20.61
C14	026°32'10"	225.00	104.21	S89°57'13"W	103.28
C15	015°24'26"	425.00	114.29	N84°28'55"W	113.94
C16	034°36'07"	325.00	196.27	S70°30'48"W	193.30
C17	013°09'14"	425.00	97.57	S46°38'08"W	97.36
C18	062°08'24"	225.00	244.02	S12°53'09"W	232.24
C19	039°02'42"	175.00	119.26	S37°42'29"E	116.96
C20	024°57'41"	425.00	185.15	S69°42'37"E	183.69
C21	022°03'40"	575.00	221.40	S71°09'37"E	220.03
C22	002°24'14"	475.00	19.93	S58°55'40"E	19.93

LEGEND	
	ZONING DISTRICT BOUNDARY
	TOWN OF ERIE BOUNDARY
	RIGHT-OF-WAY

DEVELOPER

ERIE LAND COMPANY, LLC
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: HEIDI MAJERIK
heidi.majerik@southernland.com

SOUTHERN LAND
COMPANY

SURVEYOR

MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: BOB MEADOWS
bob_meadows@matrixdesigngroup.com



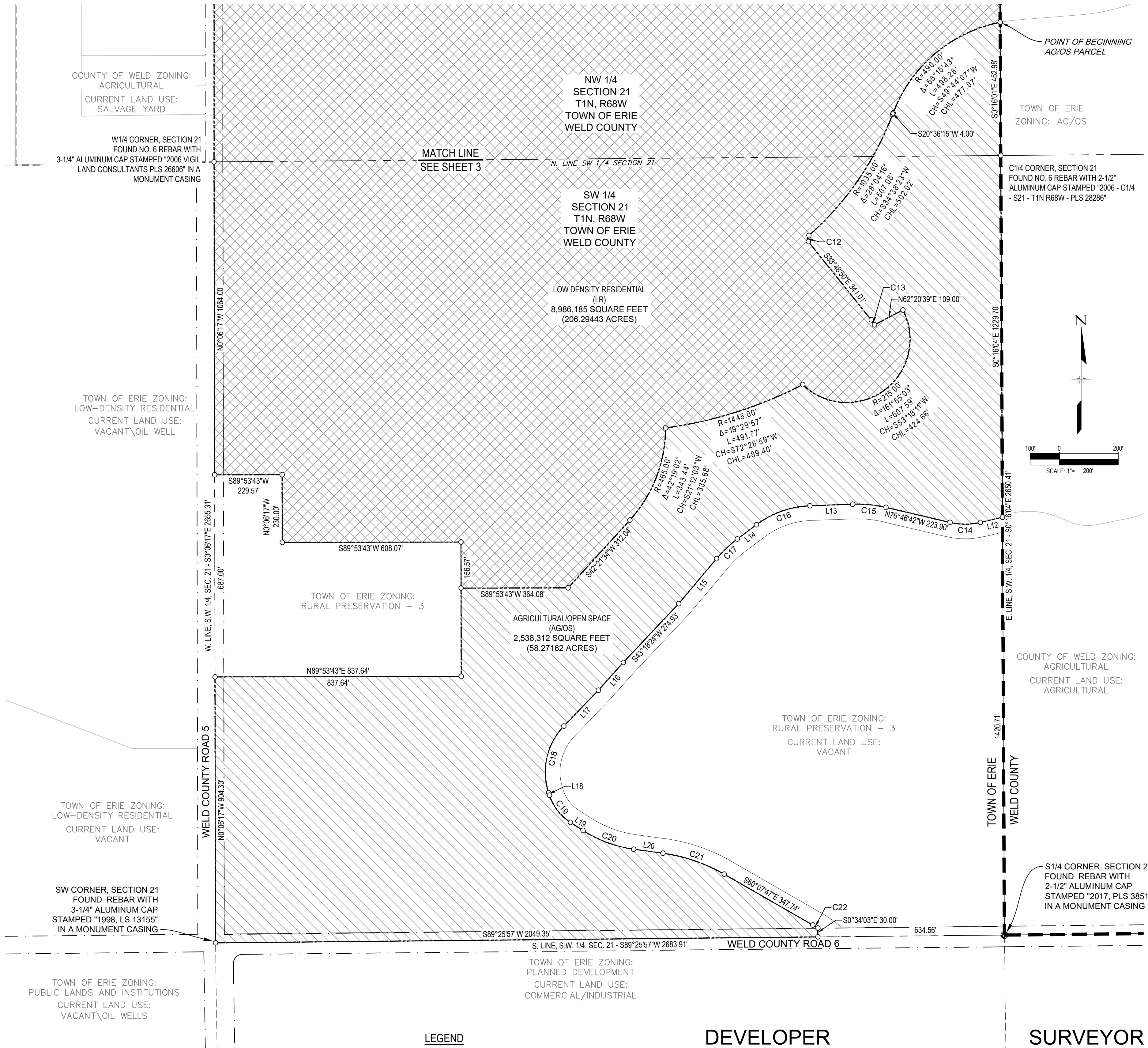
WESTERLY - ZONING MAP

A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

276.27 ACRES

RZ-001199-2020



ZONING LEGEND

	NEIGHBORHOOD MIXED USE (NMU)
	LOW DENSITY RESIDENTIAL (LR)
	AGRICULTURAL/OPEN SPACE (AG/OS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°27'32\"W	32.42'
L2	S71°45'45\"E	61.10'
L3	N88°16'38\"E	46.45'
L4	S13°58'51\"W	72.68'
L5	N21°00'43\"W	41.78'
L6	S88°38'19\"W	173.31'
L7	S00°01'08\"W	14.42'
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C10	069°21'30\"	10.00'	12.10'	N55°41'12\"W	11.38'
C11	091°05'03\"	15.00'	23.85'	S44°09'47\"W	21.41'
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C13	011°09'29\"	106.00'	20.64'	S33°14'05\"E	20.61'
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C22	002°24'14\"	475.00'	19.93'	S88°55'40\"E	19.93'

LEGEND

	PROPOSED ZONING DISTRICT BOUNDARY
	TOWN OF ERIE BOUNDARY
	RIGHT-OF-WAY

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SHEET

DATE:

3 of 3

2021.03.20