



Town of Erie

645 Holbrook Street
Erie, CO 80516

Meeting Agenda

Open Space and Trails Advisory Board

Monday, September 14, 2026

6:30 PM

Town Hall Community Room

1. **Call Meeting to Order**
2. **Roll Call and Verification of Quorum**
3. **Approval of the Agenda**
4. **Approval of Minutes**
 - a. Approval of Open Space and Trails Advisory Board August 17, 2026, Meeting Minutes
5. **Public Comment**
6. **General Business**
 - a. Council Liaison Report
 - b. Review of Bylaws
 - c. Rezoning Application: ZON2026-0000; 1025 Weld County Road 1 1/2 Review
 - d. Member Comments/Staff Report
7. **Adjournment**

Next regular in-person meeting: Monday, October 12, 2206 @ 6:30 p.m.

Translation Services

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or other accommodation should [email the Town Clerk's Office](#) or call 303-926-2710. Please submit requests at least 48 hours prior to the meeting.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor [llame a la Ciudad](#) 303-926-2710. Por favor envíe sus solicitudes al menos 48 horas antes de la reunión.



Open Space & Trails Advisory Board Meeting Minutes

Special Meeting: Monday, August 17, 2026

1. Call Meeting to Order: 6:33 pm
2. Roll Call and Verification of Quorum
 - Ed Guignon
 - Tim Payne
 - Ken Martin (Chair)
 - Dave Tazik (Secretary)
 - Kathy Kron (Division Manager, Parks Planning and Development)
 - Shane Greenburg (Senior Parks Planner)
 - Luke Bolinger, (Staff Liaison)
 - John Mortellaro (Council Liaison)
3. Approval of the Agenda: *Approved*
4. Approval of Previous Meeting Minutes: *OSTAB July 13, 2026 Meeting Minutes Approved*
5. Public Comment: *None*
6. General Business
 - a. Council Liaison Report: John Mortellaro
 - i. *Two ballot initiatives coming up: (1) Proposed lodging tax in conjunction with Sundance Film Festival (3.5%); (2) Proposed property sales tax increase of 0.501% to fund expansion of Erie Community Center. This will bring Boulder County residents to 9.336%; Weld County residents to 7.90%.*
 - ii. *There is a public referendum opposing the sale of Erie's mineral rights to SM Energy that will be up for a vote by the residents, but it may not make it on the November ballot.*
 - iii. *Council will hold a study session to review the 2027 budget, which will be considered for approval in November.*
 - iv. *Council discussion of the Page property is scheduled for November 10th.*
 - b. Quarterly Development Update: Shane Greenburg and Kathy Kron (see attachment files)
 - i. *Current Developments: Included discussion of Summerfield, Westerly, Parkdale, and Canyon Creek.*
 - ii. *Upcoming Developments: Included discussion of Spring Hill, Redtail Ranch, North Westerly, and North Station. Farther over the horizon will be Sierra Vista and Vista Ridger, Erie Village, and Old Town Infill. The annexation agreement for future trails and open space at the Front Range Landfill was also discussed.*
 - c. Friends of Coal Creek Update: Chair Martin attended a recent meeting and will attend their next meeting in October. Presently, they are working on wildlife plans. For more information, go to <https://friendsofcoalcreek.org/>

d. Trail Connection Discussion and Group Trail Ride Dates: *discussion deferred*

7. Member Comments and Questions

1. *Chair Martin will be absent for September 14 OSTAB meeting*
2. *Luke Bolinger explained the town's rezoning process as it relates to the Page property, which has taken approximately 4 months.*
3. *Re: Pollinator initiatives, further coordination will take place when staff update the Open Space Management Plan, part of the 2027 budget and work plan*
4. *OSTAB will have a joint meeting with the Planning Commission on October 21 to discuss reserved open space.*
5. *Tim Payne is leading a Trail Awareness Day initiative. Plan is to lead an organized rides along various routes to raise awareness regarding the town's trail system. Tim to coordinate with town staff as part of the 2027 work plan.*

7. Adjournment: 7:38 pm

Next regular in-person meeting: Monday, September 14, 2026 @ 6:30 p.m.



Town of Erie

Bylaws of the _____ Advisory Board

Revision/Review Date: _____	Approved by Advisory Board: _____	Approved by Town Council: _____
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Amended and Restated Bylaws of the _____ Advisory Board.

Section 1. Introduction. These Amended and Restated Bylaws ("Bylaws") of the Open Space and Trails Advisory Board (OSTAB) are adopted pursuant to the authority stated in Title 3 of the Erie Municipal Code. These Bylaws replace any previous Bylaws for the Board.

Section 2. Office. The office of the Board shall be considered the Erie Town Hall, 645 Holbrook Street, Erie, CO 80516, or such other place in the Town of Erie as the Town Manager may designate from time to time.

Section 3. Purpose and Duties.

- A. **Advisory.** Except as otherwise provided by Town Charter or Municipal Code, the Board shall be advisory in character.
- B. **Duties.** The duties of the Board are set forth in Title 3 of the Erie Municipal Code, and include:
 - 1. To advise the town council, by written report, in connection with matters relating to the planning, acquisition, development, maintenance and management of open space and trails throughout the town;
 - 2. To promote and encourage the development, public awareness and proper use of open space and trails throughout the Erie planning area;
 - 3. To coordinate with Boulder and Weld Counties and neighboring jurisdictions in the identification and acquisition of open space and trails;
 - 4. To assess open space and trail related provisions of the town's plans and ordinances, and if determined to be necessary, recommend, by written report, amendments to the town council;
 - 5. To recommend, by written report, grants or other sources of funding for open space acquisition and trail development;
 - 6. To promote open space and trails awareness at town events or at the request of interested individuals or groups;
 - 7. To perform such other functions associated with open space and trails as the town council may from time to time direct;
 - 8. To perform such other duties as may be directed by the town council from time to time; and

9. To make recommendations, by written report, to the town council on the expenditure of the receipts from the trails, natural areas and open space tax created by Ordinance 02-2004.

Section 4. Members

- B. **Number of Members.** The Board shall consist of seven members whom the Town Council shall appoint.
- C. **Residency Requirement.** Members shall be residents of the Town at the time of their appointment and at all times while serving on the Board (Erie Municipal Code 3-1-2).
- D. **Compensation.** Members shall serve without compensation.
- E. **Removal.** Pursuant to Section 10.01(5) of the Home Rule Charter, following notice and an opportunity to be heard, the Town Council may remove any member for any of the following reasons, by a two-thirds affirmative vote of the Town Council then in office:
 1. A conflict of interest;
 2. A violation of law, regulation, or policy;
 3. Nonattendance to duty, which shall include failure to attend three consecutive regularly scheduled meetings without a leave of absence approved by the board, committee or commission; or
 4. Being a plaintiff or complainant in a lawsuit or administrative action against the town.

Section 5. Terms

- A. **Term of Members.** Each member shall be appointed for a staggered four-year term. Appointments are made in April of odd numbered years. A member's term of office shall commence May 1 and shall expire April 30 of the appointment years. Notwithstanding the foregoing, the Town Council may prescribe a shorter term at any time if necessary to preserve the stagger in terms.
- B. **Vacancies.** At the end of any member's term the Town Council shall advertise for interested applicants and consider all applicants regarding such vacancy. Members may reapply for vacant positions.
- C. **Appointments.** Per the Home Rule Charter, appointment authority shall rest with the Town Council. Appointments shall be made by majority vote. Appointments are made in April of odd-numbered years.

Section 6. Meetings

- A. **Schedule.** The Board shall set a regular meeting schedule at the first meeting of each year identifying the date, time, and location of meetings. In the event any regular meeting falls on a legal holiday observed by the Town of Erie, the Board shall designate a new meeting time a minimum of one month prior to the holiday meeting date.
- B. **Open.** All meetings shall be open to the public and governed by the Colorado Open Meetings Law, C.R.S. § 24-6-401, et seq.

- C. **Notice.** All meetings shall be posted in accordance with state statutes and the Home Rule Charter.
- A. **Quorum.** A quorum shall be one-half of the total number of actual members of the Board, rounded up to the nearest whole. In the absence of a quorum, no formal action shall be taken except to adjourn the meeting to a subsequent date.
- D. **Voting.** Except when expressly stated otherwise, all actions shall be approved by a majority of those members present.
- E. **Minutes.** The Board shall keep minutes of its meetings and file such minutes with the Town Clerk.
- F. **Agenda.** At regular meetings the Board will consider all matters properly brought before the Board as scheduled agenda items.
- G. **Special Meetings.** The Chair or staff liaison may call special meetings if a decision is needed outside of the normal meeting schedule. Special meetings shall be open to the public and posted under the same requirements as regular meetings.
- H. **Cancelling a Meeting.** Any scheduled meeting may be cancelled by members or the Staff Liaison in the event there are no items for the board to discuss or in the event unforeseen emergent conditions exist which make conduct of the meeting impractical.
- I. **Virtual Attendance.** The conditions under which members of the Board may attend virtually or have virtual meetings are outlined in the Town's Virtual Participation and Virtual Meeting Policy.
- J. **Executive Sessions.** The Board may enter into executive session only when authorized by applicable law and approved by the Town Attorney. Executive Sessions are only for a purpose permitted under the Colorado Open Meetings Law. An executive session may occur only during a properly noticed regular or special meeting and shall require the affirmative vote of two-thirds of the quorum present. Before entering executive session, the Board shall announce the specific topic to be discussed and the legal basis for the executive session. Discussion during the executive session shall be limited to the announced topic, and only Board members, Town staff, legal counsel, or other individuals whose participation is necessary for the stated purpose may attend.

Section 7. Conflict of Interest Any member of the Board who has a financial, personal, or official interest in, or conflict (or appearance of a conflict) with any matter pending before the Board, of such nature that it prevents or may prevent that member from acting on the matter in an impartial manner, will offer to voluntarily excuse themselves, leave the room, and refrain from discussion and voting on said item as a Board member.

Section 8. Proceedings

The following shall be the regular order of business:

1. Call Meeting to Order
2. Roll Call and Verification of Quorum
3. Approval of the Agenda
4. Approval of Previous Meeting Minutes
5. Public Comment

6. General Business
7. Adjournment

Each formal action of the Board required by law, Town Ordinance, rule or regulation shall be embodied in a formal motion or resolution entered, in full, in the minutes after a vote as provided in Section 5.

Section 9. Rules of Procedure The Town Council Rules of Procedure and Code of Conduct shall govern the Board in all cases to which they are applicable. The Town Council may choose to update and amend these Rules from time to time.

Section 10. Officers

- A. **Election.** Election of officers for the upcoming year shall be conducted at the first meeting following new appointments (generally the May meeting).
- B. **Offices.** Officers of the Board shall consist of Chair, Vice-Chair, and Secretary.
- C. **Presiding Officer.** The Chair shall preside at all meetings of the Board. The Vice-Chair shall perform the duties of the Chair in the Chair's absence or inability to act. In the event of the absence or inability to act of both the Chair and Vice-Chair, the remaining members shall select some other member of the Board to temporarily perform the duties of the Chair.
- D. **Secretary.** The Secretary shall record and submit minutes of all meetings to the Town Clerk.

Section 11. Absences

- A. Any member who cannot attend the regularly scheduled meeting of the Board shall notify the Chair and staff Liaison of their intent to be absent.
- B. Nonattendance to duty, which shall include failure to attend three consecutive regularly scheduled meetings without a leave of absence approved by the Board, may be considered as cause for removal from the Board.

Section 12. Amending Bylaws

- A. These bylaws may be amended at any meeting of the Board provided notice of the proposed amendment or amendments is distributed to each member in writing a minimum of three days prior to the meeting.
- B. The affirmative vote of a majority of the Board in attendance shall be required for adoption of any proposed amendment.
- C. Any amendments to these bylaws approved by the Board must also be approved by the Town Council at a regular Council meeting.

Section 13. Relationship to Town Council and Town Staff

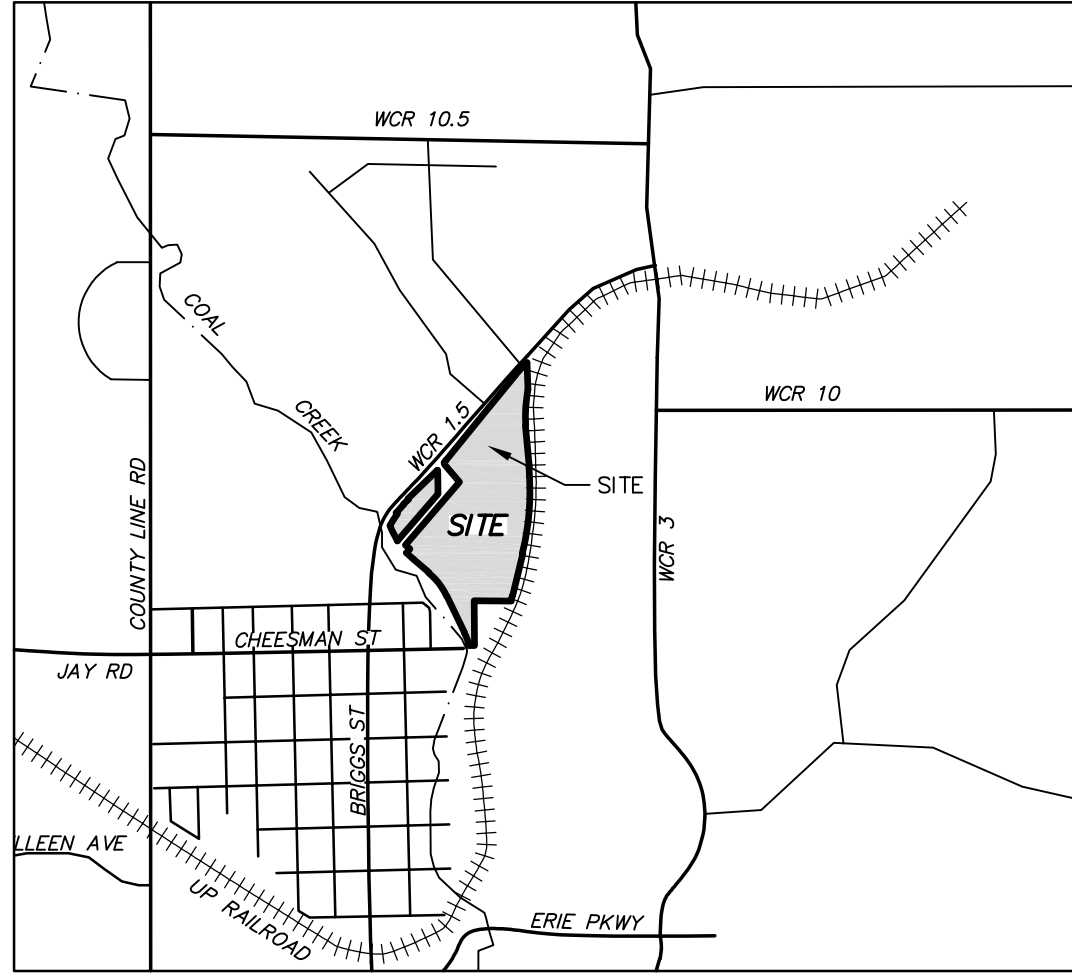
- A. **Staff Liaison.** The Town Manager shall appoint a Town staff member to act as liaison to the Board. Such liaison may advise the Board, make recommendations, and bring items for discussion. Such liaison is not a member of the Board, does not vote on matters before the Board, and may not be counted as a part of a quorum.

- B. **Relationship to Town Staff.** No Board member shall direct or interfere with the work of any Town employee.
- C. **Council liaison.** A Town Council Member shall be appointed as the liaison to the board. A secondary liaison may also be appointed if the Council so desires. The liaison(s) may attend regular meetings and be the conduit of bidirectional information to and from the Town Council. The liaison is not a member of the Board, nor is the liaison entitled to a vote.
- D. **Reports.** The board shall annually prepare a written report which shall then be presented to the Town Council at a public meeting as required by the Code.

Revision History

Date of Review	Responsible Party	Summary of Change(s)

COAL CREEK ZONING MAP
LOCATED IN THE N 1/2 SECTION 18 AND THE
SE 1/4 OF SECTION 7, T1N, R68W OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
46.508 ACRES



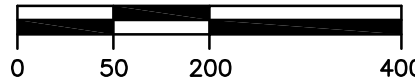
VICINITY MAP
1" = 2000'

LEGEND

- SECTION CORNER
- AREA BEING ZONED
- ZONING AREA BOUNDARY



SCALE: 1" = 200'



ZONING DESCRIPTION:

TWO PARCELS OF LAND LOCATED IN THE NORTH HALF OF SECTION 18, AND THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18, THENCE S89°14'27"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 826.58 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 1.5, SAID POINT BEING THE POINT OF BEGINNING; THENCE N39°08'33"E ALONG SAID SOUTHEASTERLY LINE OF COUNTY ROAD 1.5 A DISTANCE OF 522.13 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND ALONG A 1370.44 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 07°30'32", AND CHORD BEARING N42°55'24"E A DISTANCE OF 179.47 FEET) AN ARC LENGTH OF 179.60 TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE S02°15'45"E ALONG SAID WEST LINE A DISTANCE OF 275.38 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG A 1482.50 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 14°40'42", AND CHORD BEARING S03°52'23"W A DISTANCE OF 378.76 FEET) AN ARC LENGTH OF 379.80; THENCE S05°09'07"E A DISTANCE OF 424.97 FEET TO A POINT OF CURVATURE; THENCE ALONG A 2815.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 18°11'44", AND CHORD BEARING S04°12'20"W A DISTANCE OF 914.46 FEET) AN ARC LENGTH OF 918.53; THENCE S13°33'14"W A DISTANCE OF 454.67 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG A 1382.50 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 02°08'56", AND CHORD BEARING S14°19'58"W A DISTANCE OF 51.85 FEET) AN ARC LENGTH OF 51.85; THENCE N89°42'43"W A DISTANCE OF 386.91 FEET; THENCE S00°41'10"E A DISTANCE OF 467.05 FEET TO A POINT ON THE NORTH LINE OF CHEESMAN STREET EXTENDED EASTERLY; THENCE S89°07'17"W ALONG SAID NORTH LINE A DISTANCE OF 57.31 FEET TO A POINT OF NON-TANGENT CURVATURE, SAID POINT BEING ON THE EASTERLY BOUNDARY OF COAL CREEK; THENCE CONTINUING ALONG SAID EASTERLY LINE FOR THE FOLLOWING FIVE (5) COURSES: 1) ALONG A 750.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 10°54'36", AND CHORD BEARING N19°49'07"W A DISTANCE OF 142.60 FEET) AN ARC LENGTH OF 142.81; 2) N28°24'39"W A DISTANCE OF 421.34 FEET TO A POINT OF CURVATURE; 3) ALONG A 745.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 24°15'42", AND CHORD BEARING N37°32'44"W A DISTANCE OF 313.12 FEET) AN ARC LENGTH OF 315.47; 4) N49°35'55"W A DISTANCE OF 210.53 FEET TO A POINT OF NON-TANGENT CURVATURE; ALONG A 830.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 06°50'18", AND CHORD BEARING N46°15'50"W A DISTANCE OF 99.06 FEET) AN ARC LENGTH OF 99.06 TO A POINT ON THE BOUNDARY OF THE PROPERTY DESCRIBED IN DEED RECORDED DECEMBER 7, 1955 AT RECEPTION NO. 1218561; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING FIVE (5) COURSES: 1) N40°40'10"E A DISTANCE OF 52.85 FEET; 2) N49°19'50"W A DISTANCE OF 60.00 FEET; 3) N40°40'07"E A DISTANCE OF 865.27 FEET; N40°20'04"W A DISTANCE OF 238.81 FEET; 5) N16°42'34"W A DISTANCE OF 21.53 FEET TO A POINT OF NON-TANGENT CURVATURE, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 1.5; THENCE ALONG SAID RIGHT OF WAY AND ALONG A 867.72 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 01°47'40", AND CHORD BEARING S37°19'55"W A DISTANCE OF 27.17 FEET) AN ARC LENGTH OF 27.18; THENCE S45°48'00"W ALONG SAID RIGHT OF WAY A DISTANCE OF 27.81 FEET TO A POINT ON THE BOUNDARY OF THE PROPERTY DESCRIBED IN DEED RECORDED DECEMBER 7, 1955 AT RECEPTION NO. 1218561, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID BOUNDARY OF RECEPTION NO. 1218561 FOR THE FOLLOWING THREE (3) COURSES: 1) S40°22'28"E A DISTANCE OF 8.15 FEET; 2) S00°51'28"E A DISTANCE OF 241.80 FEET; 3) S40°52'01"W A DISTANCE OF 647.94 FEET TO A POINT OF NON-TANGENT CURVATURE, SAID POINT BEING ON THE EASTERLY BOUNDARY OF COAL CREEK; THENCE ALONG SAID EASTERLY BOUNDARY AND ALONG A 1235.71 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 08°14'46", AND CHORD BEARING N26°46'18"W A DISTANCE OF 177.69 FEET) AN ARC LENGTH OF 177.69; THENCE ALONG A 826.47 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 10°12'10", AND CHORD BEARING N32°07'56"E A DISTANCE OF 146.98 FEET) AN ARC LENGTH OF 147.17; THENCE N52°46'01"W A DISTANCE OF 15.00 FEET TO A POINT OF NON-TANGENT CURVATURE, THENCE ALONG A 841.47 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 08°08'03", AND CHORD BEARING N41°18'02"E A DISTANCE OF 119.36 FEET) AN ARC LENGTH OF 119.46; THENCE N45°22'03"E A DISTANCE OF 74.86 FEET; THENCE N44°36'25"W A DISTANCE OF 9.87 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 1.5; THENCE N45°41'28"E ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 424.46 FEET TO THE POINT OF BEGINNING;

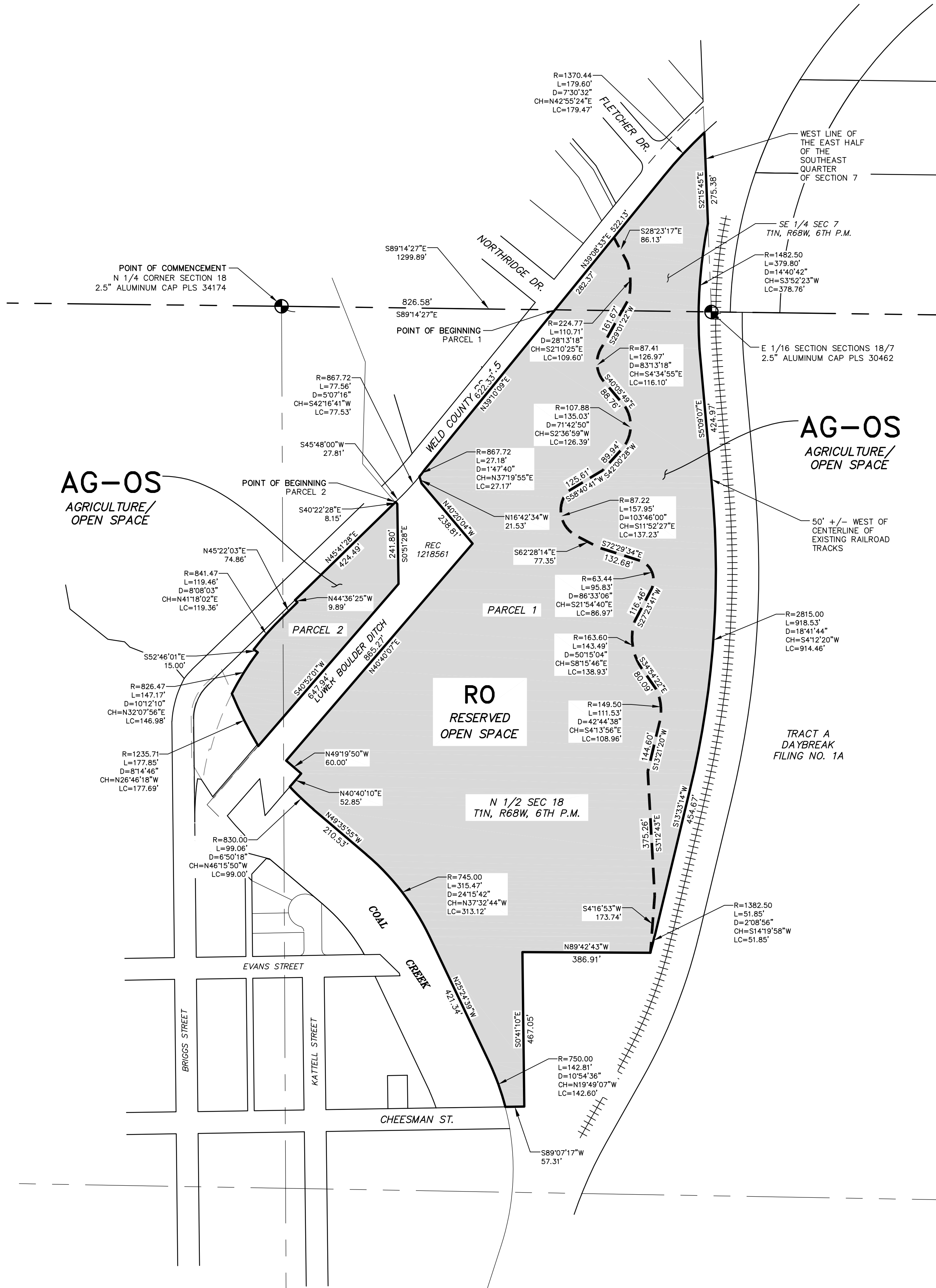
CONTAINING 1,890,914 SQUARE FEET OR 43.409 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18, THENCE S89°14'27"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 826.58 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 1.5; THENCE S39°10'09"W ALONG SAID RIGHT OF WAY A DISTANCE OF 622.33 FEET; THENCE ALONG SAID RIGHT OF WAY AND ALONG A 867.72 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 01°47'40", AND CHORD BEARING S37°19'55"W A DISTANCE OF 27.17 FEET) AN ARC LENGTH OF 27.18; THENCE S45°48'00"W ALONG SAID RIGHT OF WAY A DISTANCE OF 27.81 FEET TO A POINT ON THE BOUNDARY OF THE PROPERTY DESCRIBED IN DEED RECORDED DECEMBER 7, 1955 AT RECEPTION NO. 1218561, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID BOUNDARY OF RECEPTION NO. 1218561 FOR THE FOLLOWING THREE (3) COURSES: 1) S40°22'28"E A DISTANCE OF 8.15 FEET; 2) S00°51'28"E A DISTANCE OF 241.80 FEET; 3) S40°52'01"W A DISTANCE OF 647.94 FEET TO A POINT OF NON-TANGENT CURVATURE, SAID POINT BEING ON THE EASTERLY BOUNDARY OF COAL CREEK; THENCE ALONG SAID EASTERLY BOUNDARY AND ALONG A 1235.71 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 08°14'46", AND CHORD BEARING N26°46'18"W A DISTANCE OF 177.69 FEET) AN ARC LENGTH OF 177.69; THENCE ALONG A 826.47 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 10°12'10", AND CHORD BEARING N32°07'56"E A DISTANCE OF 146.98 FEET) AN ARC LENGTH OF 147.17; THENCE N52°46'01"W A DISTANCE OF 15.00 FEET TO A POINT OF NON-TANGENT CURVATURE, THENCE ALONG A 841.47 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 08°08'03", AND CHORD BEARING N41°18'02"E A DISTANCE OF 119.36 FEET) AN ARC LENGTH OF 119.46; THENCE N45°22'03"E A DISTANCE OF 74.86 FEET; THENCE N44°36'25"W A DISTANCE OF 9.87 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 1.5; THENCE N45°41'28"E ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 424.46 FEET TO THE POINT OF BEGINNING;

CONTAINING 134,957 SQUARE FEET OR 3.098 ACRES, MORE OR LESS.

TOTAL AREA CONTAINING 2,025,871 SQUARE FEET OR 46.508 ACRES, MORE OR LESS.



BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PD IS TO BE KNOWN AS "COAL CREEK 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____, AND

MAYOR _____

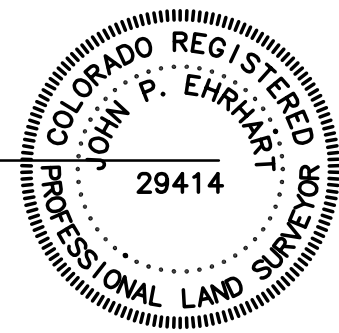
ATTEST: _____ TOWN CLERK

NOTES:

- 1) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
- 2) ALTA SURVEY, RECORDED OCTOBER 17, 2023 AT RECEPTION NO. 4926123, WAS USED IN THE PREPARATION OF THIS ZONING MAP.
- 3) BASIS OF BEARINGS: S89°14'27"E (ASSUMED) A DISTANCE OF 1299.89 FEET ALONG THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 18, MONUMENTS DESCRIBED AS SHOWN HEREON.

SURVEYING CERTIFICATE

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH ZONE DISTRICT.



JOHN P. EHRHART
COLORADO P.L.S. #29414
EHRHART LAND SURVEYING, LLC
P.O. BOX 930, ERIE, CO 80516
(303) 828-3340



P.O. Box 930 • Erie, Colorado 80516
(303) 828-3340
www.coloradolands.com

SHEET:
1 OF 1
DATE: 7/16/26
DRAWN BY: JPE
PROJECT: S235229