

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
TOWN OF ERIE

Notice is hereby given that on February 5, 2014, at 6:30 PM, or as soon as possible thereafter, in the Town Hall, 645 Holbrook, Erie, Colorado, or at such place and time as the hearing may be adjourned to, a PUBLIC HEARING will be held upon the application made by FS Erie Estates, 6321 S. Newport Court, Englewood, Colorado, for the purpose of considering a Planned Unit Development (PUD) Zoning Overlay and Preliminary Plat for Sunset pursuant to the Codes of the Town of Erie and applicable State Statutes.

The affected property is located at: the North side of WCR 6 & the West side of WCR 5

The legal description of the property is:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 20, WHENCE THE SOUTH QUARTER CORNER THEREOF BEARS S00°24'42"W, 2641.89 FEET AND ALL BEARINGS ARE MADE A REFERENCE HEREON;
THENCE N00°24'42"W, 1261.87 FEET TO A POINT BEING ON THE WEST LINE SE 1/4, SECTION 20 AND BEING THE POINT OF BEGINNING;
THENCE N00°24'42"W, ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 1380.02 FEET TO A POINT;
THENCE N88°52'41"E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 2577.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 5; THENCE S00°18'49"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1944.24 FEET TO A POINT;
THENCE S89°47'30"W, A DISTANCE OF 220.00 FEET TO A POINT;
THENCE N69°20'01"W, A DISTANCE OF 489.92 FEET TO A POINT;
THENCE S00°12'30"E, A DISTANCE OF 60.00 FEET TO A POINT;
THENCE S89°47'30"W, A DISTANCE OF 243.00 FEET TO A POINT;
THENCE N79°57'01"W, A DISTANCE OF 420.00 FEET TO A POINT;
THENCE S89°47'30"W, A DISTANCE OF 220.00 FEET TO A POINT;
THENCE N69°38'02"W, A DISTANCE OF 1092.01 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 AND TO THE POINT OF BEGINNING.

CONTAINING 4,522,901 SQUARE FEET OR 103.832 ACRES MORE OR LESS.

The application is on file with the Town of Erie.

Interested and affected parties are encouraged to attend. The Planning Commission will be taking comments prior to making a determination or taking any action on this matter.

/s/ Hallie S. Sawyer
Planning Secretary

FOR QUESTIONS OR COMMENTS, CONTACT
TOWN OF ERIE

COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 750
ERIE, COLORADO 80516
PHONE: (303) 926-2770
FAX: (303) 926-2706

Please publish in the Colorado Hometown Weekly on Wednesday, January 15, 2014
Please send the affidavit of publication and billing to:

Town Clerk
Town of Erie
PO Box 750
Erie, CO 80516