

NOTICE OF PUBLIC HEARING  
PLANNING COMMISSION  
TOWN OF ERIE

Notice is hereby given that on Wednesday, February 3, 2016, 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 Stratus Redtail Ranch, 8480 E. Orchard Road, Ste. 1100, Greenwood Village, CO., for the purpose of considering a Preliminary Plat pursuant to the Codes of the Town of Erie and applicable State Statutes.

The affected property is located: North of Vista Ridge, East of Vista Pointe, West of WCR 5 and South of the Denver Regional Landfill.

The legal description of the property is:

PORTIONS OF W1/2 NE1/4, E1/2 NE1/4 AND S1/2 OF SECTION 29 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29;  
THENCE S89°53'54"W ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 5 (80' WIDE) AS DESCRIBED AT RECEPTION NO. 1973755 IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO SAID POINT ALSO BEING THE POINT OF BEGINNING;  
THENCE S00°33'04"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,628.75 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 60' WIDE RIGHT-OF-WAY AS DESCRIBED IN BOOK 86 AT PAGE 273 AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO;  
THENCE N89°52'25"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,582.89 FEET TO A POINT;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N89°51'56"W, A DISTANCE OF 2,592.85 FEET TO A POINT ON THE EASTERLY LINE OF A 60' WIDE RIGHT-OF-WAY LINE AS DESCRIBED IN SAID BOOK 86 AT PAGE 273;  
THENCE N00°46'44"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,011.94 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2360787, RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO;  
THENCE TRAVELING ALONG THE SOUTH AND EASTERLY PORTION OF SAID PARCEL OF LAND, THE FOLLOWING (3) THREE COURSES:  
1. S89°59'07"E, A DISTANCE OF 1,264.97 FEET TO A POINT;  
2. N45°48'01"E, A DISTANCE OF 1,075.96 FEET TO A POINT;  
3. N00°40'10"W, A DISTANCE OF 850.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29;  
THENCE N89°55'44"E, ALONG SAID NORTH LINE, A DISTANCE OF 549.46 FEET TO A POINT ON THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29;  
THENCE CONTINUING ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29 N89°55'15"E, A DISTANCE OF 479.08 FEET TO A POINT;  
THENCE N48°09'00"E, A DISTANCE OF 1,110.81 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29;

THENCE N00°36'26"W, ALONG SAID WEST LINE OF THE EAST HALF OF THE  
NORTHEAST QUARTER, A DISTANCE OF 370.76 FEET TO A POINT ON THE SOUTHERLY  
LINE OF RIGHT-OF-WAY (60' WIDE) AS DESCRIBED IN BOOK 868 AT PAGE 89 AND AT  
RECEPTION NO. 1687926 AS RECORDED IN WELD COUNTY COLORADO;  
THENCE N68°34'00"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF  
1,364.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY  
ROAD 5;  
THENCE S00°32'52"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,607.21 FEET  
TO THE POINT OF BEGINNING.

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 13, 2016  
Please send the affidavit of publication and billing to:

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