



TOWN OF ERIE PUBLIC HEARING NOTICE

November 29, 2024

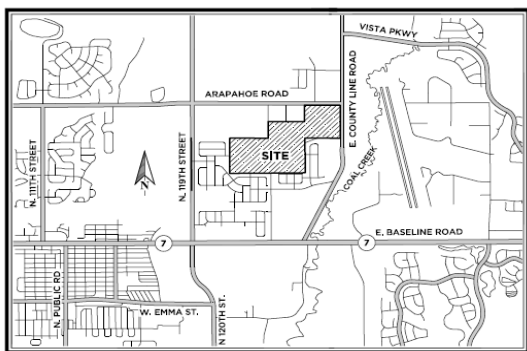
The Town of Erie Planning & Development Department has scheduled the following item for consideration:

Applicant/Developer: OEO 2 LLC

Project Description: Preliminary Plat and PD Amendment for Residential Single Family and Townhome Units

Legal Description: Located in the North ½ and Southeast Quarter of Section 36, Township 1 North, Range 69 West of the 6th P.M., Town of Erie, County of Boulder, State of Colorado

Location: East of 119th Street, South of Arapahoe Road



Planner: Harry Brennan

Board or Commission: Planning Commission

Hearing For: Parkdale North Preliminary Plat & PD Amendment for Residential Single Family and Townhome Units

Date of Hearing: December 18, 2024

Time: 6:30 PM

Place: This Planning Commission meeting will be held VIRTUALLY over Zoom as noted in the **Town Calendar on the Town's website**. You can access the Town Calendar by going to the Town's website, www.erieco.gov and scrolling to the bottom of the page to "Events & Meetings". Select the "Planning Commission Meeting" in the box or click "View All" for more information, dates, and access to the meeting agenda. Please note: Public Comment can be given via Zoom (please see the Town Calendar at www.erieco.gov for Zoom information).

This letter is your notice of the above referenced hearing(s). We are sending you this notice as required by Erie Municipal Code Title X, Chapter 7.2.F.4.a. or as a referral agency of the Town. Copies of the application and support material for this project are on file and available for public inspection. Applicant materials are typically posted to the Town of Erie Agenda Center, online at <https://erie.legistar.com>, the Friday before the public hearing date. Public comment is welcome during public hearings; or, you may send email comments planningapplication@erieco.gov; or, written comments to Town of Erie - Planning, P.O. Box 750, Erie, CO 80516-0750. If you have any questions, please call Planning at 303-926-2770.

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
TOWN OF ERIE

Notice is hereby given that on Wednesday, December 18, 2024, at 6:30 PM, or as soon as possible thereafter at the Erie Town Hall Board Room, 645 Holbrook Street, Erie, CO 80516, a PUBLIC HEARING will be held upon the application made by OEO 2 LLC, 7353 South Alton Way, Centennial, CO 80112 for the purpose of considering a Preliminary Plat and PD Amendment Land Use Application for residential single family and townhome units pursuant to the Codes of the Town of Erie and applicable State Statutes.

The affected property is located: East of 119th Street, South of Arapahoe Road

The legal description of the property is: Located in the North ½ and Southeast Quarter of Section 36, Township 1 North, Range 69 West of the 6th P.M., Town of Erie, County of Boulder, State of Colorado

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.

Debbie Stamp
Town Clerk

FOR QUESTIONS OR COMMENTS, CONTACT
TOWN OF ERIE
PLANNING & 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, November 27, 2024.
Please send the affidavit of publication and billing to:

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

TOWN OF ERIE AFFIDAVIT OF NOTICE POSTING

PARKDALE NORTH PD-AMENDMENT AND PRELIMINARY PLAT – PLANNING COMMISSION

I, JOHN PRESTWICH, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10, – “UNIFIED DEVELOPMENT CODE AND DESIGN GUIDELINES,” AT LEAST 15 DAYS BEFORE THE SCHEDULED HEARING TO BE HELD ON THE 18TH DAY OF DECEMBER, 2024 A.D. THE PHOTO, BELOW, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.





[Handwritten Signature]

 JOHN PRESTWICH

STATE OF COLORADO)
) ss.
 COUNTY OF Denver)

ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF Dec., 2024 BY John Prestwich
 AS President

WITNESS MY HAND AND OFFICIAL SEAL

[Handwritten Signature]

 NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/18/2028

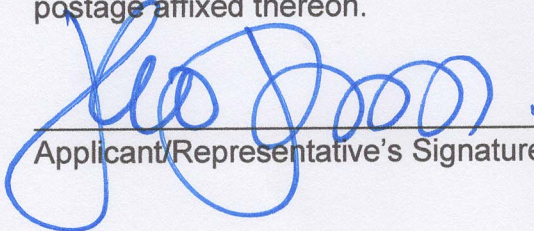
ANN VARGAS
NOTARY PUBLIC
STATE OF COLORADO
 NOTARY ID 20244023240
 MY COMMISSION EXPIRES 06/18/2028

TOWN OF ERIE

AFFIDAVIT OF MAILING - PUBLIC HEARING NOTICE

I, John Prestwich, as the applicant/representative for the Parkdale North preliminary plat & PD amendment application, hereby attest that on this 26th day of November 2024, a true and correct copy of the Town of Erie Public Hearing Notice for the public hearing with the planning commission scheduled for December 18th, 2024, marked as Exhibit "A" attached hereto and by reference incorporate herein, was mailed to those referenced in Exhibit "B" in accordance with the requirements of the Unified Development Code of the Town of Erie.

I further attest that the addresses shown in Exhibit "B" are true and correct addresses as determined from the records of the associated County Property Portal Records Search and that said Notices were placed in the United States Mail with the appropriate postage affixed thereon.

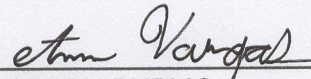

Applicant/Representative's Signature

11/26/2024
Date

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

ACKNOWLEDGED BEFORE ME THIS 26TH DAY OF NOVEMBER , 2024 BY
 JOHN PRESTWICH AS PRESIDENT .

WITNESS MY HAND AND OFFICIAL SEAL:


NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/18/2028





Colorado Hometown Weekly

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Wednesday, November 27, 2024

Notice Content

NOTICE OF PUBLIC HEARING PLANNING COMMISSION TOWN OF ERIE Notice is hereby given that on Wednesday, December 18, 2024, at 6:30 PM, or as soon as possible thereafter at the Erie Town Hall Board Room, 645 Holbrook Street, Erie, CO 80516, a PUBLIC HEARING will be held upon the application made by OEO 2 LLC, 7353 South Alton Way, Centennial, CO 80112 for the purpose of considering a Preliminary Plat and PD Amendment Land Use Application for residential single family and townhome units pursuant to the Codes of the Town of Erie and applicable State Statutes. The affected property is located: East of 119th Street, South of Arapahoe Road The legal description of the property is: Located in the North 1/2 and Southeast Quarter of Section 36, Township 1 North, Range 69 West of the 6th P.M., Town of Erie, County of Boulder, State of Colorado 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. Debbie Stamp _____ Town Clerk FOR QUESTIONS OR COMMENTS, CONTACT TOWN OF ERIE PLANNING & DEVELOPMENT DEPARTMENT P.O. BOX 750 ERIE, COLORADO 80516 PHONE: (303) 926-2770 FAX: (303) 926-2706 Published: Colorado Hometown Weekly November 27, 2024-2086833

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