



TOWN OF ERIE PUBLIC HEARING NOTICE

December 23, 2021

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

Applicant/Developer: Erie Junction LLC

Project Description: Erie Junction - Preliminary Plat - Residential Development

Legal Description: Southwest Quarter of Section 18, Township 1 North, Range 68 West of the 6th P.M., Town of Erie, County of Weld, State of Colorado

Location: Northeast corner of County Line Road and Balcolm Street



Planner: Chris LaRue
Board or Commission: Board of Trustees
Hearing For: Preliminary Plat – proposal for 23 residential lots that could allow ten duplex units and one triplex unit
Date of Hearing: January 25, 2022
Time: 6:30 PM
Place: Erie Town Hall, Board Room, 645 Holbrook Street
(lower east entrance) OR VIA ZOOM (please see 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 to clarue@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
BOARD OF TRUSTEES
TOWN OF ERIE

Notice is hereby given that on Tuesday, January 25, 2022, at 6:30 PM, or as soon as possible thereafter, in the Erie Town Hall, 645 Holbrook, Erie, Colorado OR VIA ZOOM (please see www.erieco.gov for Zoom information) a PUBLIC HEARING will be held upon the application made by Erie Junction LLC, 603 S. Public Road, Unit 765, Lafayette, CO 80026, for the purpose of considering a Preliminary Plat application pursuant to the Erie Municipal Code and other applicable law. The intent of the application is to propose 23 residential lots that could allow ten duplex units and one triplex unit.

The affected property is located at: Northeast corner of County Line Road and Balcolm Street

The legal description of the property is: Southwest Quarter of Section 18, Township 1 North, Range 68 West of the 6th P.M., Town of Erie, County of Weld, State of Colorado

The application is on file with the Town of Erie and available for public inspection.

Any interested person may appear at the public hearing and be heard. The Board of Trustees will be taking comments prior to making a determination or taking any action on this matter.

Heidi Leatherwood
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, December 22, 2021.
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**

ERIE JUNCTION - BOARD OF TRUSTEES

(PROJECT NAME & PUBLIC HEARING TYPE – PLANNING COMMISSION, BOARD OF TRUSTEES, BOA)





I, CHRISTOPHER C. LARUE, 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 25TH DAY OF JANUARY, 2022 A.D. THE PHOTO, ABOVE, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.

Christopher C. LaRue
(SIGNATURE OF PERSON LISTED ABOVE)

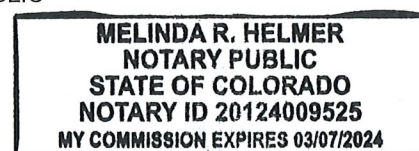
STATE OF COLORADO)
COUNTY OF Weld) ss.

ACKNOWLEDGED BEFORE ME THIS 7th DAY OF January, 2022 BY Christopher LaRue
AS Town Staff.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: March 7, 2024

Melinda R. Helmer
NOTARY PUBLIC

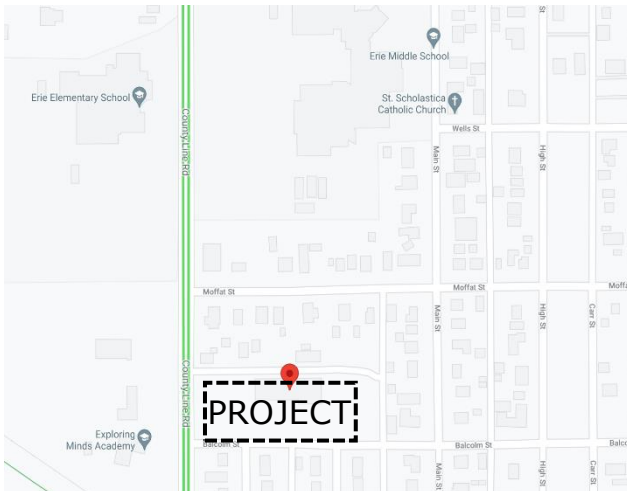


NEIGHBORHOOD MEETING NOTICE

DATE: Thursday, October 21st, 2021
TIME: 6:00 p.m. to 7:30 p.m.
PLACE: VIRTUAL GO TO: zoom.us/join Meeting ID: 856 8364 5677 Passcode: 585542

Diverge Homes will be conducting a neighborhood meeting regarding a land use application that is located near a property you own; and, currently under review with the Town of Erie. The meeting is an opportunity for you to hear about the land use application; and, to have the opportunity to provide comments or concerns to Diverge Homes.

APPLICATION TYPE: Preliminary Plat, Site Plan, and Special Review Use
PROJECT NAME: Erie Junction
PROJECT LOCATION: Northeast corner of County Line Rd (WCR1) and Balcolm St.



PROJECT DESCRIPTION:

Erie Junction Plat encompasses 2.83 acres of proposed development by Diverge Homes, a local residential infill developer. The Preliminary Plat includes one triplex and ten duplex lots, for a total of 23 homes. No lot or building variances are requested. Building style is proposed as transitional modern, created in-line with the character and design of the surrounding neighborhood. We will have available for your review the Site Plan, building elevations, and general landscape plan.

ADDITIONAL INFORMATION:

For additional information or to comment on the land use application, please contact:

Nick Jacobs
Diverge Homes
603 S. Public Rd., Unit 765 Lafayette, CO 80026
Nick.jacobs@divergehomes.com

A public copy of the land use application materials is available for viewing in the Community Development office of Town Hall at 645 Holbrook Street, Erie, CO; phone 303-926-2770

TOWN OF ERIE
AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING

Erie Junction – Plat, Site Plan, SRU

(PROJECT NAME & APPLICATION TYPE)

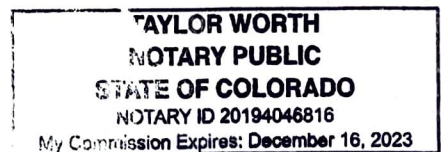
Attach a photo of each posting location

(Under each photo identify where the posting location is: example –Erie Parkway/County Line Road)

10/1/21 I, Nicholas Jacobs ~~(INSERT NAME OF PERSON THAT POSTED NOTICE)~~, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON 10/1/21 ~~(INSERT DATE OF POSTING)~~ FOR THE NEIGHBORHOOD MEETING ON 10/23/21 ~~(INSERT DATE OF MEETING)~~ WHICH IS AT LEAST 15 DAYS BEFORE THE SCHEDULED NEIGHBORHOOD MEETING. THE PHOTOS, ABOVE, ARE A TRUE AND CORRECT REPRESENTATION OF THE NEIGHBORHOOD MEETING NOTICE SIGNS THAT HAVE BEEN POSTED.

[Signature]
(SIGNATURE OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO)
COUNTY OF Boulder) ss.



ACKNOWLEDGED BEFORE ME THIS 19 DAY OF November, 2021
BY Nicholas Jacobs AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/16/2023



HEALTH
INSURANCE
888.213.0854

FOR SALE
OTR ZONING - 2.79 Acres
Contact Tom Rockies
(602) 473-5311

NEIGHBORHOOD MEETING
FOR: **ERIE NOTICE**
23 UNITS - 10 Duplex + 1 Triplex
DATE: **Th OCT 21st** TIME: **6:00 PM**
LOCATION: **Zoom ID: 856 8364 5677**
CONTACT: DIVERGE HOMES
AT: **720.539.3786** www.divergehomes.com