

## NEIGHBORHOOD MEETING NOTICE

**DATE:** October 11, 2021  
**TIME:** 6:00 p.m. to 7:00 p.m.  
**PLACE:** Spring Hill Neighborhood Zoom Meeting:  
<https://zoom.us/join>  
Meeting ID: 814 8803 4804  
Passcode: 200346

The Spring Hill Development team 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 the Spring Hill team.

**APPLICATION TYPE:** PD, Preliminary Plat  
**PROJECT NAME:** Spring Hill  
**PROJECT LOCATION:** South of Hwy 52 and West of Country Road 3

### PROJECT DESCRIPTION:

The project area is an approximately 302 acre parcel of land in the Town of Erie, CO. The master plan proposes a mix of single family detached homes in a variety of types and sizes, as well as attractive rear-loaded paired homes, and well-constructed single family attached homes. In total 632 homes are proposed in the community.

The vision for Spring Hill draws its inspiration from the open space and trail corridors that have helped shape the design of the community. Spring Hill is envisioned as a series of crafted neighborhoods that are generally organized around park areas. Park areas also are used as community identity features.

This community concept provides approximately 60% of the homes within the community backing on to, or looking directly at a park or open space area.

### ADDITIONAL INFORMATION:

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

**Matt Janke**  
ME Erie, LLC  
7353 South Alton Way  
Centennial, CO 80112  
303-770-9111 - Office

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 PUBLIC HEARING NOTICE

December 23, 2021

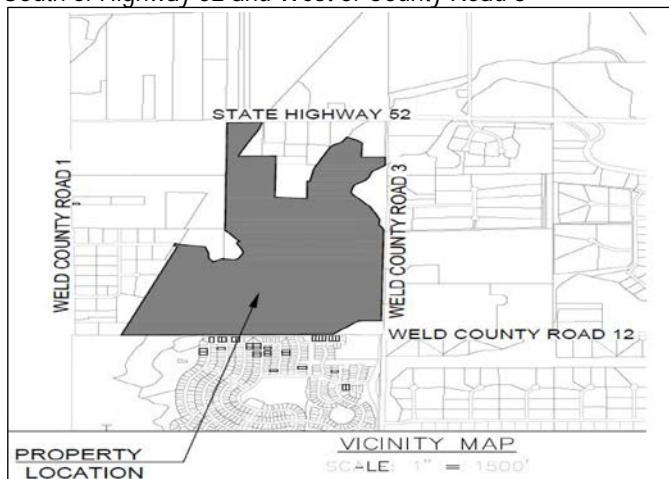
The Town of Erie Planning & Development Department has scheduled the following item for consideration:

Applicant/Developer: I & J Partnership/Moradi Holdings

Project Description: Spring Hill - Rezone property from LR - Low Density Residential to PD - Planned Development

Legal Description: A Portion of Section 6, Township 1 North, Range 68 West of the 6<sup>th</sup> P.M., Town of Erie, County of Weld, State of Colorado

Location: South of Highway 52 and West of County Road 3



Planner: Audem Gonzales

Board or Commission: Board of Trustees

Hearing For: Spring Hill Subdivision Rezone - LR - Low Density Residential to PD - Planned Development

Date of Hearing: January 11, 2022

Time: 6:30 PM

Place: Via Zoom UNLESS otherwise noted in the **Agenda Center on the Town's website** (please see [www.erieco.gov](http://www.erieco.gov) for Zoom information and meeting location)

Agenda Center: <https://erie.legistar.com>

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 [agonzales@erieco.gov](mailto:agonzales@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 11, 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](http://www.erieco.gov) for Zoom information) a PUBLIC HEARING will be held upon the applications made by I & J Partnership/Moradi Holdings, 9301 Wilshire Boulevard, Beverly Hills, CA 90210, for the purpose of considering a PD - Planned Development pursuant to the Erie Municipal Code and other applicable law. The intent of the application is to rezone the Spring Hill property from LR - Low Density Residential to PD - Planned Development.

The affected property is located at: South of Highway 52 and West of County Road 3

The legal description of the property is: A Portion of Section 6, Township 1 North, Range 68 West of the 6<sup>th</sup> 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.

/s/ 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

SPRING HILL PD- BOARD OF TRUSTEES

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 BOARD OF TRUSTEES MEETING TO BE HELD ON THE 11TH DAY OF JANUARY, 2022 A.D. THE PHOTO, BELOW, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.





*[Handwritten signature in blue ink]*

JOHN PRESTWICH

STATE OF COLORADO )  
 ) ss.  
COUNTY OF Denver )

ACKNOWLEDGED BEFORE ME THIS 29 DAY OF December, 2021 BY John J. Prestwich  
AS President.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 03/08/2023

*[Handwritten signature in black ink]*  
\_\_\_\_\_  
NOTARY PUBLIC

**TAYLOR MAURICE ELLISON**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20194009553**  
**MY COMMISSION EXPIRES 03/08/2023**



**\*\*\*UPDATED NOTICE\*\*\* (See highlighted section)**

## TOWN OF ERIE PUBLIC HEARING NOTICE

January 14, 2021

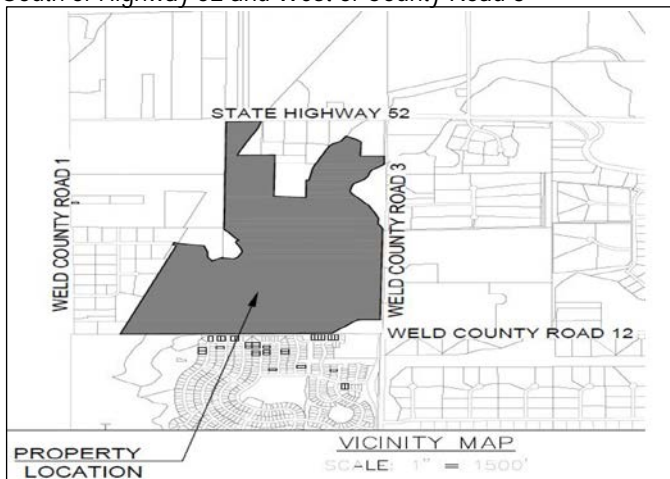
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Legal Description: A Portion of Section 6, Township 1 North, Range 68 West of the 6<sup>th</sup> P.M., Town of Erie, County of Weld, State of Colorado

Location: South of Highway 52 and West of County Road 3



Planner: Audem Gonzales

Board or Commission: Board of Trustees

Hearing For: Spring Hill Subdivision Rezone - LR - Low Density Residential to PD - Planned Development

Date of Hearing: **February 8, 2022**

Time: 6:30 PM

Place: Via Zoom UNLESS otherwise noted in the Agenda Center on the Town's website (please see [www.erieco.gov](http://www.erieco.gov) for Zoom information and meeting location)

Agenda Center: <https://erie.legistar.com>

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**TOWN OF ERIE  
AFFIDAVIT OF NOTICE POSTING**

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SPRING HILL PD- BOARD OF TRUSTEES

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*[Handwritten signature of John Prestwich]*

JOHN PRESTWICH

STATE OF COLORADO )  
COUNTY OF Denver ) ss.

ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF January, 2022 BY John Prestwich  
AS President.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 01/03/2026

*[Handwritten signature of Brenda L. Vazquez Acosta]*  
NOTARY PUBLIC

BRENDA L VAZQUEZ ACOSTA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174051872  
MY COMMISSION EXPIRES JANUARY 03, 2026