

Sunset Neighborhood Meeting

April 30 6:30 ZOOM meeting.

Present were: Development Team members: Yvonne Seaman - Owner representative, Karen Henry - Henry Design , Bob Swenson - Owner, Steve Foley - Owner.

16 neighbors attended the meeting. The meeting was recorded and is available for review.

A short summary of Sunset development and the changes made on the northern boundary was presented.

The following items were discussed as concerns from the Erie Highlands Neighborhood:

1. They said they paid premiums to be adjacent to open space. They were unaware of the plans to develop the Sunset property.
2. They have concerns that traffic from Sunset would go through their neighborhood.
3. They have concerns about the change in their view.
4. They have concerns that 60' of landscape buffer is not sufficient separation.
5. They are pleased with the removal of paired homes behind their homes.

This is a list of the people that stated their name and address as they entered the meeting.

John Fox	1172 Acadia Cir
Sally Nelson	1177 Acadia Cir
Trey Ruppe	1169 Acadia Cir
Geof Clayton	1161 Acadia Cir
Andy & Sharon Matyus	1093 Acadia Cir
Katherine Allen	1113 Acadia Cir
Janelle Cole	1125 Acadia Cir
Briana Wagner	1129 Acadia Cir
Ben Cursey & Rachel Pryor	1133 Acadia Cir
Matthew Rhodes	1137 Acadia Cir
Rachael Lowe	1145 Acadia Cir
Kimberly Hardwick	1149 Acadia Cir
Sage Childs	970 Auburn Dr
Joe Tregenza	1027 Auburn Dr

**TOWN OF ERIE
AFFIDAVIT OF NOTICE POSTING**

Sunset Preliminary Plat Neighborhood Meeting



I, **YVONNE SEAMAN**, 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 NEIGHBORHOOD MEETING TO BE HELD ON THE 30TH DAY OF APRIL, 2020 A.D. THE PHOTO, ABOVE, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.

Yvonne Seaman
(SIGNATURE OF PERSON LISTED ABOVE)

STATE OF COLORADO)
COUNTY OF Douglas) ss.

ACKNOWLEDGED BEFORE ME THIS 16th DAY OF April, 2020 BY Yvonne seaman
AS PROPERTY REPRESENTATIVE

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 2/26/2024

NOTARY PUBLIC

JESSICA HAYS
Notary Public
State of Colorado
Notary ID: 20164003158
My Commission Expires 2/26/2024

Neighborhood Meeting Notice

DATE: Thursday April 30, 2020

TIME: 6:30 PM to 7:30 PM

PLACE: Erie Community Library Meeting Room

400 Powers Street, Erie CO 80516

If we are not allowed to meet on this date please attend ZOOM meeting: **Meeting ID: 751 6039 5697 Password: 6xDHEs**

Sunset development is holding a neighborhood meeting to present the Sunset Neighborhood development that is located near property you own.

Project Description: The proposed Preliminary Plat is to establish 225 single family detached home sites and 24 paired home sites. The neighborhood also includes open space, trails and pocket parks.

Sunset Subdivision Preliminary Plat was reviewed at a public hearing before the Planning Commission on Feb 5, 2020 and received a recommendation to approve the plat.

The Sunset Subdivision Preliminary Plat was reviewed by the Erie Board of Trustees on Feb 11, 2020 at a public hearing. The hearing was continued for various reasons, one being the awareness of the Erie Highlands Neighborhood of the development of the Sunset Neighborhood.

Representatives from the Sunset development will give a short presentation and be available to answer any questions about the proposed development.

Application Type: Preliminary Plat

Project Name: Sunset

Project Location: The West side of WCR 5 South of Erie Highlands Neighborhood and north of Sunset Open Space.



A Public Copy of the application is available for viewing in the Community Development office at Erie Town Hall at 645 Holbrook Street, Erie CO. Phone 303-926-2770

For additional information contact:

Yvonne Seaman

Sunset FS Land

seamanyvonne@gmail.com or call 303-947-8831

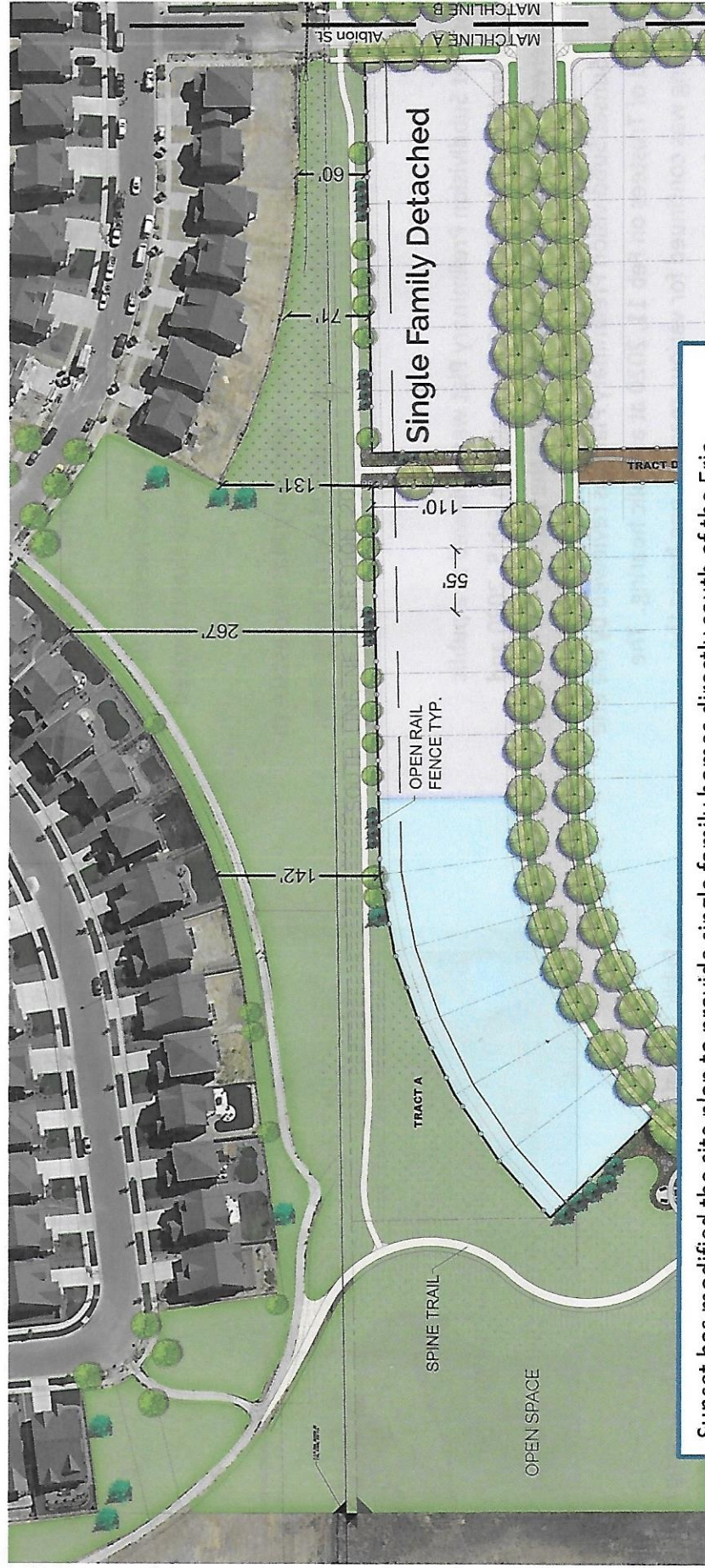


Single Family Detached

Sunset has modified the site plan to provide single family homes directly south of the Erie Highlands homes. Block 4 has been revised to 7 single family home sites that are 55 feet in width and 120 feet in depth. Erie Highlands neighborhood lots are typically 45 feet in width and 110 feet in depth. The previous plan showed 10 paired homes in Block 4. A 60 foot landscape buffer as required by the UDC will be located between the Erie Highlands rear lot lines and the Sunset rear lot lines, 30 feet of landscape buffer is provided by each development. **Exhibit II** illustrates the landscaping and neighborhood trail location provided within the buffer.

Exhibit II-B

North Property Buffer



Sunset has modified the site plan to provide single family homes directly south of the Erie Highlands homes. Block 4 has been revised to 7 single family home sites that are 55 feet in width and 120 feet in depth. Erie Highlands neighborhood lots are typically 45 feet in width and 110 feet in depth. The previous plan showed 10 paired homes in Block 4. A 60 foot landscape buffer as required by the UDC will be located between the Erie Highlands rear lot lines and the Sunset rear lot lines, 30 feet of landscape buffer is provided by each development. **Exhibit II** illustrates the landscaping and neighborhood trail location provided within the buffer.

Owner	Mail Address 1	Mail Address 2	Mail City	State	Mail Zipcode
DENVER RL NORTH INC		18500 N ALLIED WAY	PHOENIX	AZ	850546164
GREEN MILL SPORTSMANS CLUB C/O MEL HEAPS		PO BOX 350506	WESTMINSTER	CO	800350506
BLAKE DANIEL RAYMOND		2559 COUNTY ROAD 5	ERIE	CO	805168318
LEE LUANNE L REVOCABLE TRUS		922 AUBURN DR	ERIE	CO	805162669
BAIDUC RACHAEL R		928 AUBURN DR	ERIE	CO	805162669
HOUTCHENS TAWNIE		934 AUBURN DR	ERIE	CO	805162669
MORIWAKI HERITAGE TRUST		940 AUBURN DR	ERIE	CO	805162669
HAMILTON PAUL L		946 AUBURN DR	ERIE	CO	805162669
KANTHA LAKSHMI		958 AUBURN DR	ERIE	CO	805162672
FAWKES MICHAEL M		964 AUBURN DR	ERIE	CO	805162672
CHILDS SAGE D		970 AUBURN DR	ERIE	CO	805162672
CARLTON MEREDITH F		976 AUBURN DR	ERIE	CO	805162672
MCKEON DEBRA		982 AUBURN DR	ERIE	CO	805162672
KANIA JOHN Q		988 AUBURN DR	ERIE	CO	805162672
MALLA SHILA K		994 AUBURN DR	ERIE	CO	805162672
RAKES JEFFERY S		1000 AUBURN DR	ERIE	CO	805162673
ROMERO ANDREW J		1006 AUBURN DR	ERIE	CO	805162673
BENSON JONATHAN N		1012 AUBURN DR	ERIE	CO	805162673
STOLL MATTHEW P		1018 AUBURN DR	ERIE	CO	805162673
CROSS ZACHARY		1024 AUBURN DR	ERIE	CO	805162673
BIRD RICHARD J		1030 AUBURN DR	ERIE	CO	805162673
ERIE HIGHLANDS METRO DISTRI C/O ICENOGL SEAUVER POGUE		4725 S MONACO ST STE 225	DENVER	CO	802373482
DOWNS MATTHEW C		434 ALTONA WAY	ERIE	CO	805162667
GURAK MOLLY K		430 ALTONA WAY	ERIE	CO	805162667
CLOUD SCOTT P		426 ALTONA WAY	ERIE	CO	805162667
BARRIGA MIGUEL C		422 ALTONA WAY	ERIE	CO	805162667
JOHNSON JACOB BENJAMIN		418 ALTONA WAY	ERIE	CO	80516
BELLIN DEREK		414 ALTONA WAY	ERIE	CO	80516
ROZOFF CHRISTOPHER M		410 ALTONA WAY	ERIE	CO	805162667
PABST KATHERINE L		406 ALTONA WAY	ERIE	CO	80516
BEMIS RYAN		402 ALTONA WAY	ERIE	CO	805162667
BLAKE TYLER C		1021 AUBURN DR	ERIE	CO	80516
LEE JAMES R		1015 AUBURN DR	ERIE	CO	80516
HELLWIG EMILY M		1009 AUBURN DR	ERIE	CO	80516
DUNFORD WILLIAM J		1003 AUBURN DR	ERIE	CO	805162673
PALMER JAMES J		997 AUBURN DR	ERIE	CO	805162672

FAISON CHRISTOPHER LANE	991 AUBURN DR	ERIE	CO	80516
GRAHAM JASON S	985 AUBURN DR	ERIE	CO	80516
FLOWERS JON	979 AUBURN DR	ERIE	CO	80516
JONES SHERYL DAWN	973 AUBURN DR	ERIE	CO	805162672
MEHARZI RAMI J	967 AUBURN DR	ERIE	CO	805162672
LUBBE JACQUES	961 AUBURN DR	ERIE	CO	805162672
QUIROZ JORGE ALBERTO	955 AUBURN DR	ERIE	CO	80516
PARADISO WILLIAM S	1049 ACADIA CIR	ERIE	CO	80516
YAROCH COURTNEY M	1057 ACADIA CIR	ERIE	CO	805162671
BARNHOLT AARON E	1061 ACADIA CIR	ERIE	CO	805162671
PORTER ERNEST D	1065 ACADIA CIR	ERIE	CO	805162671
HOOSER RANDEL P	1069 ACADIA CIR	ERIE	CO	805162671
GUYER ERICA E	1073 ACADIA CIR	ERIE	CO	805162671
FORSCHMIEDT ALICE I	1077 ACADIA CIR	ERIE	CO	805162671
HANCOCK NICHOLAS J	1081 ACADIA CIR	ERIE	CO	805162671
KUKURA KELLY K	1085 ACADIA CIR	ERIE	CO	80516
HOUSTON JUSTIN D	1089 ACADIA CIR	ERIE	CO	805162671
MATYUS SHARON	1093 ACADIA CIR	ERIE	CO	805162671
MAYTON LYNN	1097 ACADIA CIR	ERIE	CO	805162671
WEBER DAWN L	1101 ACADIA CIR	ERIE	CO	805162698
PRUNK CHRISTIAN D	1105 ACADIA CIR	ERIE	CO	805162698
LAMA TIKA R TAMANG	1109 ACADIA CIR	ERIE	CO	805162698
ALLEN KATHERINE J	1113 ACADIA CIR	ERIE	CO	805162698
BAHRANI HAITHAM H	1117 ACADIA CIR	ERIE	CO	805162698
RIDDERBOS NATALIE N	1121 ACADIA CIR	ERIE	CO	805162698
COLE JANELLE N	1125 ACADIA CIR	ERIE	CO	805162698
CHRISTIANSON RICK L	1129 ACADIA CIR	ERIE	CO	805162698
PRYOR RACHEL	1133 ACADIA CIR	ERIE	CO	805162698
RHODES MATTHEW M	1137 ACADIA CIR	ERIE	CO	805162698
CHAVARRIA JENNIFER M MONA	1141 ACADIA CIR	ERIE	CO	805162698
LOWE RACHEL A	1145 ACADIA CIR	ERIE	CO	805162698
HARDWICKE KIMBERLY A	1149 ACADIA CIR	ERIE	CO	805162698
NEELY MELISSA ANNE	1044 ACADIA CIR	ERIE	CO	805162697
KLIMOWICZ JENNIFER L	1046 ACADIA CIR	ERIE	CO	805162697
MATERO JOHN R	1048 ACADIA CIR	ERIE	CO	805162697
ZHANG YING YING	1050 ACADIA CIR	ERIE	CO	805162697
TUCKER BRITTNEY L	1052 ACADIA CIR	ERIE	CO	805162697

PEDDI AMARNATH	1054 ACADIA CIR	ERIE	CO	805162697
MARTINEZ MARISA C	1058 ACADIA CIR	ERIE	CO	805162697
KOLB BRANDON M	1062 ACADIA CIR	ERIE	CO	805162697
TOLBERT MARIANNE	1066 ACADIA CIR	ERIE	CO	805162697
ELLIS DAVID T	1070 ACADIA CIR	ERIE	CO	805162697
MAYNARD JEFFREY	1074 ACADIA CIR	ERIE	CO	805162697
SCHOENINGER JESSICA	1078 ACADIA CIR	ERIE	CO	805162697
SMITH STEVEN M	1082 ACADIA CIR	ERIE	CO	805162697
BERRY MOLLY M	1124 ACADIA CIR	ERIE	CO	805162698
CRITES KRISTIE A	1128 ACADIA CIR	ERIE	CO	805162698
OWEN TIMOTHY S	1132 ACADIA CIR	ERIE	CO	805162698
HARBUTTE KARA L	1136 ACADIA CIR	ERIE	CO	805162698
HOBBS ALEXANDRA SUE	1140 ACADIA CIR	ERIE	CO	805162698
STARK JACOB	1144 ACADIA CIR	ERIE	CO	805162698
QUEVEDO NICK	1148 ACADIA CIR	ERIE	CO	805162698
YANG TAFFIANA L	1152 ACADIA CIR	ERIE	CO	805162698
SIERRA JENNIFER L	1156 ACADIA CIR	ERIE	CO	805162698
CRUZ KELVEN	1160 ACADIA CIR	ERIE	CO	805162698
GONZALES TIGRANOUI	1164 ACADIA CIR	ERIE	CO	805162698
BOLTZ JAKOB	1168 ACADIA CIR	ERIE	CO	805162698
FOX JOHN D	1172 ACADIA CIR	ERIE	CO	805162698
TRACY JACOB E	1176 ACADIA CIR	ERIE	CO	805162698
FISHER JOSHUA M	1181 ACADIA CIR	ERIE	CO	805162698
NELSON SALLY K	1177 ACADIA CIR	ERIE	CO	805162698
EADS BRADLEY N	1173 ACADIA CIR	ERIE	CO	805162698
RUPPE JOHN M III	1169 ACADIA CIR	ERIE	CO	805162698
JARVIS MATTHEW K	1165 ACADIA CIR	ERIE	CO	805162698
CLAYTON GEOFFREY L	1161 ACADIA CIR	ERIE	CO	805162698
COOPER CHAD B	1157 ACADIA CIR	ERIE	CO	805162698
TRAVIS JOHN	474 PAINTED HORSE WAY	ERIE	CO	805162664
FONTAINE MARCEL	468 PAINTED HORSE WAY	ERIE	CO	805162664
BOWLER VIRGINIA	462 PAINTED HORSE WAY	ERIE	CO	805162664
WHARRY JAMISON I	456 PAINTED HORSE WAY	ERIE	CO	805162664
ERIE TOWN OF	645 HOLBROOK ST	ERIE	CO	805168418
ERIE LAND COMPANY LLC	3990 HILLSBORO PIKE STE 400	NASHVILLE	TN	372153162
HJ SERVICES LLC	PO BOX 823	ERIE	CO	805160069



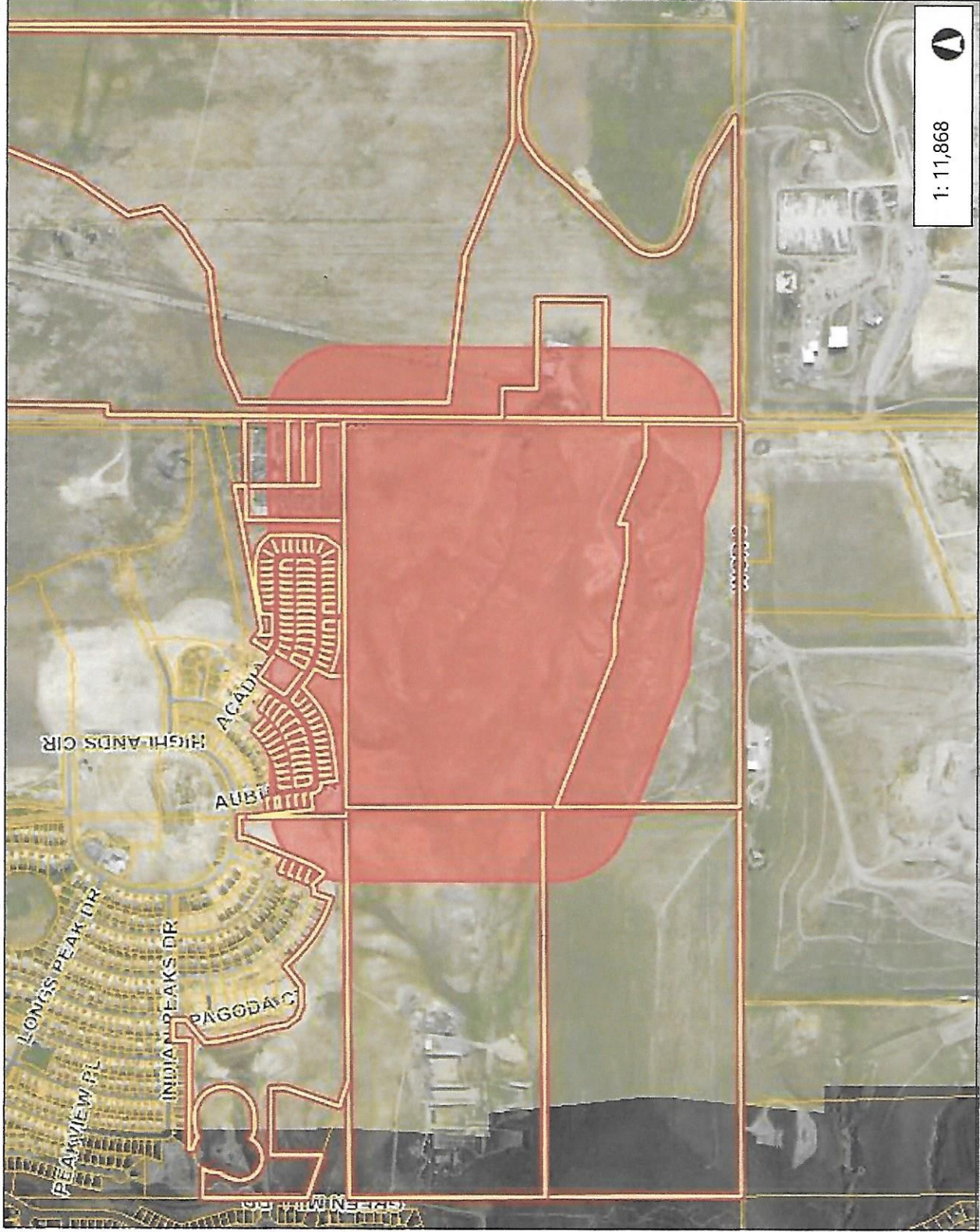
WELD COUNTY
ONLINE MAPPING

500 Foot Buffer Sunset 4-13-2020



Legend

- Parcels
- Address Label
- Highway
- County Boundary



1: 11,868



Notes

1,978.1 0 989.04 1,978.1 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado

THIS MAP IS NOT TO BE USED FOR NAVIGATION