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community design | entitlement | site design | landscape architecture | community imaging

09/05/2019

Ms. Hannah Hippely
Town of Erie - Community Development
645 Holbrook Street - PO Box 750
Erie, CO 80516

RE: Dearmin - Re-Zoning PUD & Preliminary Plat Neighborhood Meeting

Per Erie's Review & Approval Procedures, a neighborhood meeting for the Dearmin - Re-Zoning, PUD & Preliminary Plat applications was held on September 4th, 2019 from 6:30 pm to 7:30 pm in the Lloyd Room at Erie Community Center.

Prior to the meeting, mailing notices were sent to adjacent property owners within 500' of the property per UDC requirements and signs were posted along Erie Parkway and County Road 5.

At the meeting, there were 7 - 24x36 exhibits showing the Illustrative version of the Preliminary Plat, the PUD, the Re-Zoning, and Image Boards. In attendance were Heidi Majerik with Southern Land, Nancy Relihan with Southern Land, John Prestwich with PCS Group, Jeff Norberg with PCS Group, and Ryan Carlson with Carlson Land.

A sign-up sheet was provided and we had one attendee.

The discussion related to the following:

- The general location of the undermining and how it impacts the site plan - response: The site has been studied for undermining and the mines have been located on the property. Given the depth of the mines and the size of the foundations proposed the design has taken into consideration the existing condition.
- Question regarding who owned the property - response: Southern Land owns the property and will build the community.
- Discussion of the various applications in process, discussed the re-zoning, the increase in Open Space and Neighborhood Mixed Use, the attendee was very happy to see the Mixed Use/Retail component of the design. Discussed the PUD standards to allow for the variety of home types and styles, again the attendee was happy to see the mix of homes, he was familiar with Stapleton and we discussed how this design has elements of Stapleton but includes more traditional front load homes similar to Colliers based on the natural terrain.



- Finally we discussed the Preliminary Plat and went through the various home types and styles.
- We discussed that we are not proposing any apartments on the property.
 - The attendee was familiar with an older version of the plan and asked where the School Site was, we responded that Southern Land also purchased the adjacent Swink property and the School Site will be located on the Swink property. We generally described the location of the School site as being located to the east side of the property but south of Erie Parkway. The attendee was very happy to hear this, he was not in support of having the school site located adjacent to Erie Parkway.
 - Question - When will the Community start being built: response, it really depends on when the approvals are in place, Southern Land is working towards the approvals as quickly as possible. The first hearings will be for the Re-Zoning, followed by the PUD and Preliminary Plat.
 - Question - will the planting be similar to Erie Village? Answer, the planting will be designed to meet Erie's code requirements, probably more similar to Erie Highlands and Colliers.
 - Discussion related to the attendee not liking the visible impact of Oil and Gas, we told the attendee that there would not be any Oil and Gas on the property - the existing wells would be removed.
 - Discussed the Imagery and how Southern Land programs community events such as the porch music, etc. The attendee was excited to see the concept for the Amenity area and events, and again was excited to see the potential for future commercial/retail uses. We talked about the Live Work units likely having small scale office uses - insurance agent, accountant, etc., and the buildings located closer to Erie Parkway having the ability to be more service related retail type uses. The site does not set up for a Grocery type use, with the King Soopers on Hwy 7 the grocery use is really taken care of for this area for the foreseeable future.
 - We asked the attendee what he liked and didn't like about Colliers. The discussion related to cut through traffic to get to the High School, the lack of maintenance of the landscape in Colliers - but it is getting better with a new maintenance company, and the issue of water infiltration at the Clubhouse.
 - We wrapped up the conversation at about 7:15 and thanked the attendee for visiting with our team.
 - We stayed until 7:30.
 - No other people attended.

Sincerely,

John Prestwich

John Prestwich, President, RLA, PCS Group, Inc.





**TOWN OF ERIE
AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING**



(WESTERLY; RE-ZONE, PUD AMENDMENT, PRELIMINARY PLAT)

(County Road 5 & Erie Parkway)



(WESTERLY; RE-ZONE, PUD AMENDMENT, PRELIMINARY PLAT)

(Erie Parkway, near County Road 5)

I, (JEFF NORBERG), ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON (08.20.2019) FOR THE NEIGHBORHOOD MEETING ON (09.04.2019) 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 OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO)
) ss.
 COUNTY OF _____)

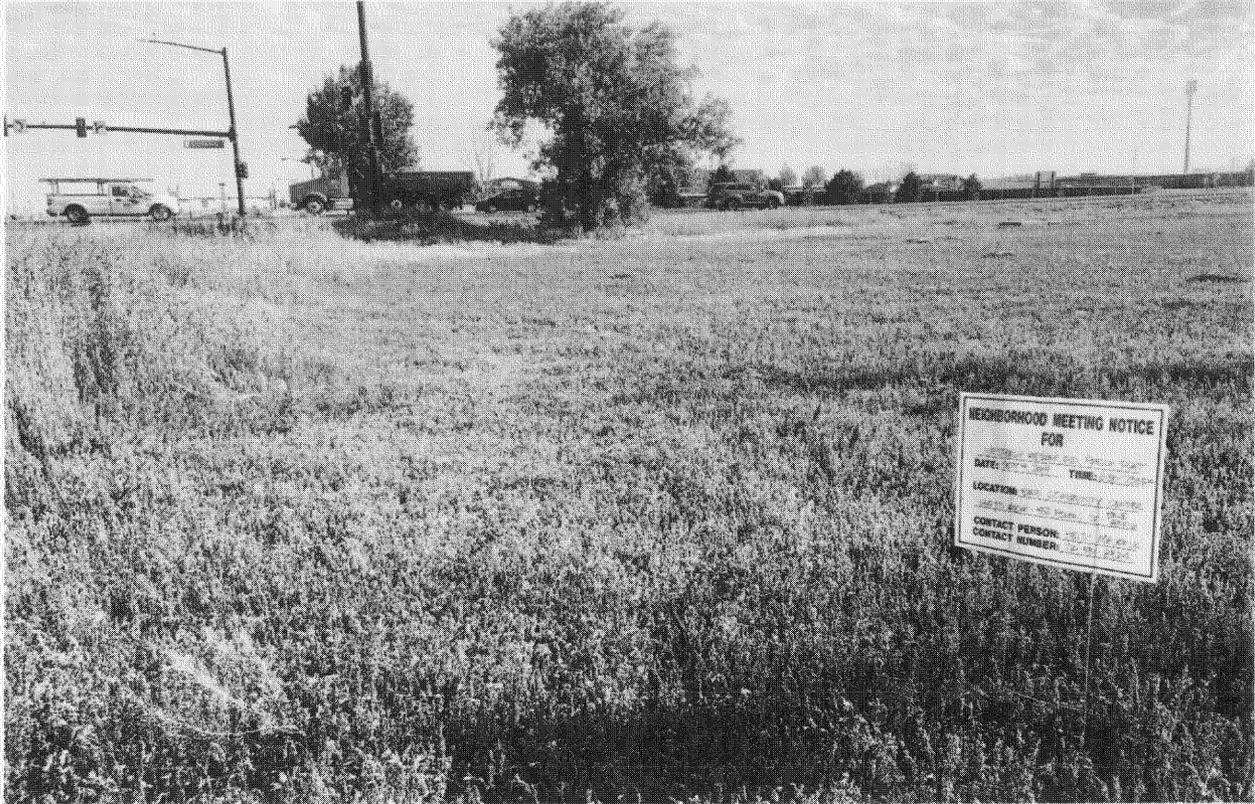
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
 BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

**TOWN OF ERIE
AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING**



(WESTERLY; RE-ZONE, PUD AMENDMENT, PRELIMINARY PLAT)

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(SIGNATURE OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

ACKNOWLEDGED BEFORE ME THIS 20 DAY OF August, 2019
BY Jeff Norberg AS Associate Landscape Architect

BRENDA L VAZQUEZ ACOSTA
Notary Public
State of Colorado
Notary ID # 20174051872
My Commission Expires 12-20-2021

WITNESS MY HAND AND OFFICIAL SEAL


NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/20/21

NEIGHBORHOOD MEETING NOTICE

DATE: September 4, 2019
TIME: 6:30 p.m. to 7:30 p.m.
PLACE: Erie Community Center
Lloyd Room
450 Powers Street
Erie, CO 80516

The Westerly 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 Westerly team.

APPLICATION TYPE: Re-Zone, PUD and Preliminary Plat
PROJECT NAME: Westerly Development Plan
PROJECT LOCATION: South of Erie Parkway and East of Country Road 5

PROJECT DESCRIPTION:

The project area is an approximately 270 acre parcel of land in the Town of Erie, CO. The master plan proposes a retail area, 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.

The vision for Westerly is an open, pedestrian-friendly community with a mix of housing types, sizes and prices woven throughout the community. High quality pedestrian networks and open spaces are defining characteristics of the Westerly development.

ADDITIONAL INFORMATION:

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

Heidi Majerik
Southern Land Company
1225 17th St, Suite 2420
Denver, CO 80202
720.531.8924 - Office
heidi.majerik@southernland.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.

WELD COUNTY COLORADO LAND RECORDS
 AFFIDAVIT OF INTERESTED LAND OWNERS
 SURFACE ESTATE

8/12/2019
 9:49:54 AM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, <http://www.co.weld.co.us>, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

 Signature

 Date

Property Owners Within 500 Feet of Parcel # 146721301002

| Account | Parcel | Owner | Mailing Address |
|----------|--------------|---------------------------------------|---|
| R5728486 | 146716000070 | COLORADO STATE OF | 1127 N SHERMAN ST STE 300 DENVER, CO 802032398 |
| R8947358 | 146716200076 | COLORADO STATE OF | 1127 N SHERMAN ST STE 300 DENVER, CO 802032398 |
| R4213206 | 146716300073 | ERIE TOWN OF | PO BOX 750 ERIE, CO 805160750 |
| R4213306 | 146716300074 | ST VRAIN VALLEY SCHOOL DISTRICT RE-1J | 395 S PRATT PKWY LONGMONT, CO 805016499 |
| R4213406 | 146717000013 | ERIE TOWN OF | PO BOX 750 ERIE, CO 805160750 |
| R6780668 | 146717401011 | DAYBREAK RECOVERY ACQUISITION LLC | 1251 AVENUE OF THE AMERICAS FL 50 NEW YORK, NY 100201122 |
| R8943031 | 146717451013 | COLLIERS HILL MASTER ASSOCIATION INC | C/O CHARLES BELLOCK 2500 ARAPAHOE AVE STE 220 BOULDER, CO 803026752 |
| R8943073 | 146717454013 | ANDERSON MARK | 50 NOVA CT ERIE, CO 805166413 |
| R8943074 | 146717454014 | ERIE TOWN OF | PO BOX 750 ERIE, CO 805160750 |

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|----------|--------------|---------------------------------|--|
| R5794286 | 146720000016 | BLAKE DANIEL RAYMOND | 2559 COUNTY ROAD 5 ERIE, CO 805168318 |
| R5794386 | 146720000028 | BLAKE DANIEL RAYMOND | 2559 COUNTY ROAD 5 ERIE, CO 805168318 |
| R5794486 | 146720000029 | BLAKE DANIEL RAYMOND | 2559 COUNTY ROAD 5 ERIE, CO 805168318 |
| R5794686 | 146720000035 | BLAKE DANIEL RAYMOND | 2559 COUNTY ROAD 5 ERIE, CO 805168318 |
| R5794786 | 146720000036 | BLAKE DANIEL RAYMOND | 2559 COUNTY ROAD 5 ERIE, CO 805168318 |
| R5795186 | 146720000040 | BLAKE DANIEL R | 2559 COUNTY ROAD 5 ERIE, CO 805168318 |
| R4213806 | 146720100043 | ERIE TOWN OF | PO BOX 750 ERIE, CO 805160750 |
| R8959108 | 146720134020 | CLAYTON PROPERTIES GROUP II INC | 4908 TOWER RD DENVER, CO 802496684 |
| R8960101 | 146720134023 | CLAYTON PROPERTIES GROUP II INC | 4908 TOWER RD DENVER, CO 802496684 |

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|----------|--------------|--|---|
| R8949048 | 146720136026 | ERIE HIGHLANDS METRO DISTRICT 1 THRU 5 | C/O ICENOGL SEAVER POGUE P.C. 4725 S MONACO ST STE 225 DENVER, CO 802373482 |
| R6783195 | 146720401001 | FS ERIE ESTATES LLC | 9754 SUNSET HILL DR LONE TREE, CO 801246720 |
| R6783196 | 146720401002 | ERIE TOWN OF | 645 HOLBROOK ST ERIE, CO 805168418 |
| R8450700 | 146721000030 | ERIE LAND COMPANY LLC | 3990 HILLSBORO PIKE STE 400 NASHVILLE, TN 372153162 |
| R8946507 | 146721100037 | ERIE LAND COMPANY LLC | 3990 HILLSBORO PIKE STE 400 NASHVILLE, TN 372153162 |
| R4214706 | 146721200034 | ERIE TOWN OF | PO BOX 750 ERIE, CO 805160750 |
| R1824402 | 146721300032 | HJ SERVICES LLC | PO BOX 823 ERIE, CO 805160069 |
| R8954455 | 146721301001 | ANADARKO E&P ONSHORE LLC | 1099 18TH ST STE 1800 DENVER, CO 802021918 |
| R8954456 | 146721301002 | ERIE LAND COMPANY LLC | 3990 HILLSBORO PIKE STE 400 NASHVILLE, TN 372153162 |

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|----------|--------------|-------------------------------------|---|
| R8949102 | 146721400005 | LIBERTY ENERGY LLC | |
| R8949102 | 146721400005 | CRESTONE PEAK RESOURCE HOLDINGS LLC | 1801 CALIFORNIA ST STE 2500 DENVER, CO 802022638 |
| R6779089 | 146728201001 | FRONT RANGE LANDFILL INC | C/O HARDING & CARBONE INC 1235 NORTH LOOP W STE 205 HOUSTON, TX 770084701 |
| R5818486 | 146729000009 | CENCALL INC | PO BOX 1711 GREELEY, CO 806321711 |
| R5818686 | 146729000041 | WELD COUNTY | 1150 O ST GREELEY, CO 806319596 |
| R5217908 | 146729100001 | WWD LIMITED LIABILITY CO | PO BOX 1937 LONGMONT, CO 805021937 |

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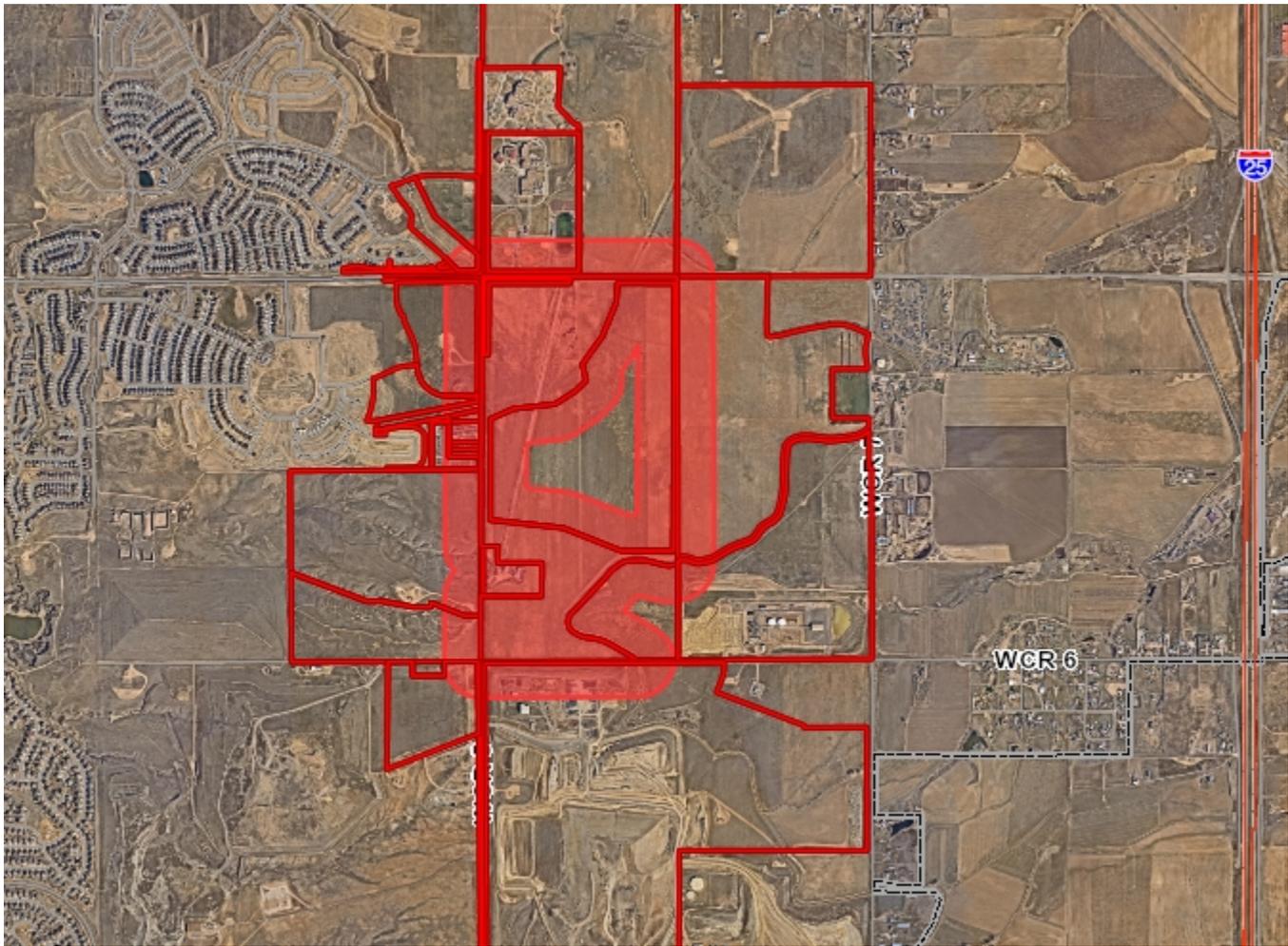
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VICINITY MAP

