

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.



WESTERLY NEIGHBORHOOD MEETING SIGN-IN SHEET

Project:	Westerly	Meeting Date:	September 4 - 2019
Facilitator:	Heidi Majerik	Place/Room:	Town of Erie Rec Center

[illegible]

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)

(County Road 5 & Erie Parkway)



(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

WITNESS MY HAND AND OFFICIAL SEAL

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

MY COMMISSION EXPIRES: 12/20/21


NOTARY PUBLIC

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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Account	Parcel	Owner	Mailing Address
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 ICENOGLE 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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Account	Parcel	Owner	Mailing Address
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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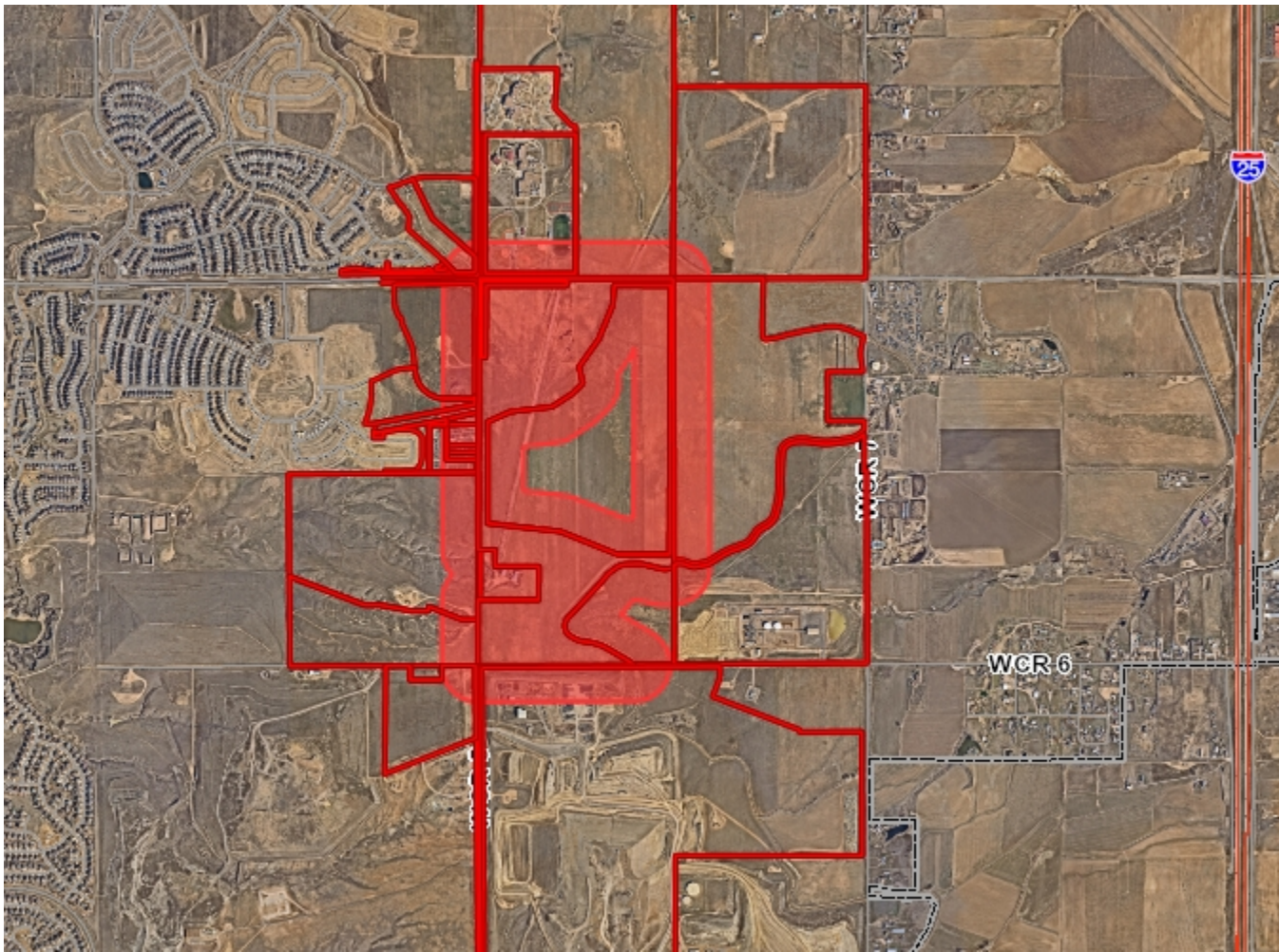
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VICINITY MAP

