

Rex Ranch Filing No. 3 Neighborhood Meeting Summary

DATE: June 16, 2020
TIME: 6:00 p.m. to 7:00 p.m.
PLACE: Digital Meeting by Zoom

Ware Malcomb and Hines conducted a neighborhood meeting for the Preliminary Plat of Rex Ranch Filing No. 3 in Erie, CO. A neighborhood meeting sign was placed along 119th Street, directly adjacent to Rex Ranch Filing No. 3. Twenty-Two (22) meeting notices were mailed to surrounding neighbors of Rex Ranch Filing No. 3.

In Attendance:

Greg Blount – Ware Malcomb

Chad Murphy – Hines

Mitch Peterson – Hines

Neighbors in Attendance:

Hazel and Robert Ludwig
1113 Marfell Street
Erie, CO 80516

During the meeting, Ware Malcomb discussed the design of Filing No. 3 and the connections and impact to the rest of Rex Ranch and the surrounding community. The Preliminary Plat documents were presented in the Zoom meeting to provide visual information for the attendees.

Hazel and Robert Ludwig said they were not in favor of the project for these specific reasons:

- Mrs. Ludwig stated she saw a plan that provided a pathway in Filing 3 behind their home.

WM Response: Ware Malcomb and Hines have never shown a pathway here on any plans. Hines has contacted the homebuilder to see if any plans have been presented showing a pathway. No such plan has been found.

- The homes in Filing 3 appeared to be “packed-in” without providing much open space.

WM Response: The layout and spacing of Filing No 3 meets the density allowed by approved Annexation and Zoning and is consistent with the rest of the Rex Ranch Subdivision and planning

standards in Erie. Additionally, the overall open space in Rex Ranch exceeds Town code requirements.

- There is potential drainage that could drain onto Filing No. 1 lots west of Filing No. 3.

WM Response: Drainage for Filing No. 3 is designed to drain to the street and ultimately to the existing detention pond in Filing 1. Only minimal residual flows from the back of lots drain to adjacent lots and is accounted for with individual lot drainage swales which is consistent with Erie engineering standards.

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

Rex Ranch Filing 3 Preliminary Plat



REX RANCH FILING 3 PRELIMIARY PLAT HEARING

LOCATED ALONG 119TH BETWEEN PIONER PLACE AND REX RANCH PLACE

I, (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 (INSERT DATE OF POSTING) FOR THE NEIGHBORHOOD MEETING ON (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.

Mitchell Peterson
(SIGNATURE OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF June, 2020
BY Mitch Peterson AS Construction Manager

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 12/19/20

Stephanie Rosenthal
NOTARY PUBLIC

