



## TOWN OF ERIE PUBLIC HEARING NOTICE

May 14, 2021

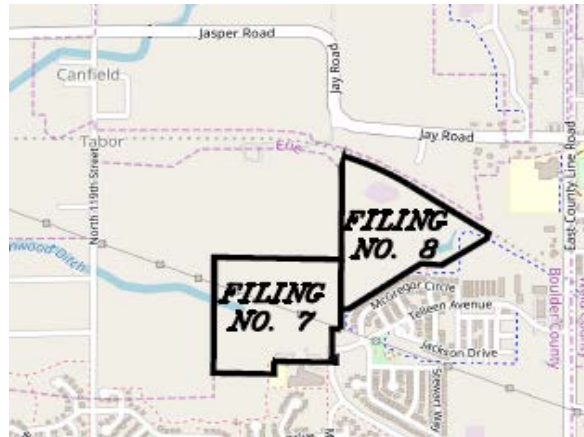
The Town of Erie Planning & Development Department has scheduled the following item for consideration:

Applicant/Developer: Johnson Development Company

Project Description: Filing 7 - 109 Single Family Homes/Filing 8 - 88 Paired Homes

Legal Description: Tract O, Creekside Subdivision and a Portion of the South One-Half of Section 13, Township 1 North, Range 69 West of the 6<sup>th</sup> Principal Meridian, Town of Erie, County of Boulder, State of Colorado

Location: Filing 7 - Northwest corner of Telleen Avenue and Jasper Road. Filing 8 - Southeast corner of Jasper Road and RTD Right-of-Way



Planner: Chris LaRue

Board or Commission: Planning Commission

Hearing For: Preliminary Plat

Date of Hearing: June 2, 2021

Time: 6:30 PM

Place: VIA ZOOM (please see [www.erieco.gov](https://www.erieco.gov) for Zoom information)

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 [clarue@erieco.gov](mailto:clarue@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  
PLANNING COMMISSION  
TOWN OF ERIE

Notice is hereby given that on Wednesday, June 2, 2021, 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 application made by Johnson Development Company, 10 Churchill Drive, Englewood, CO 80113, for the purpose of considering a Preliminary Plat application pursuant to the Erie Municipal Code and other applicable law. The intent of the application is to develop 109 Single Family Detached Homes in Filing 7 and 88 Paired Homes in Filing 8 of the Canyon Creek Subdivision.

The affected property is located at: Filing 7 - Northwest corner of Telleen Avenue and Jasper Road. Filing 8 - Southeast corner of Jasper Road and RTD Right-of-Way

The legal description of the property is:

Tract O, Creekside Subdivision and a Portion of the South One-Half of Section 13, Township 1 North, Range 69 West of the 6<sup>th</sup> Principal Meridian, Town of Erie, County of Boulder, 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 Planning Commission 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, May 12, 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**

## Canyon Creek 7/8 Planning Commission – Preliminary Plat

(PROJECT NAME & PUBLIC HEARING TYPE – PLANNING COMMISSION, BOARD OF TRUSTEES, BOA)



I, CHRISTIAN DEAN 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 HEARING TO BE HELD ON THE 9TH DAY OF MAY, 2021 A.D. THE PHOTO, ABOVE, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.



(SIGNATURE OF PERSON LISTED ABOVE)

STATE OF COLORADO )  
COUNTY OF Denver ) ss.

ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF May, 2021 BY Christian Dean  
AS Owner's Representative

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 9/20/2021

**KAREN Z. HENRY**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 19974016463**  
**MY COMMISSION EXPIRES SEPTEMBER 20, 2021**

NOTARY PUBLIC

**TOWN OF ERIE  
AFFIDAVIT OF NOTICE POSTING**

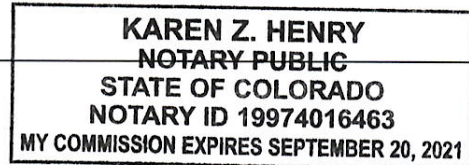
**Canyon Creek 7/8 Planning Commission – Preliminary Plat**

*(PROJECT NAME & PUBLIC HEARING TYPE – PLANNING COMMISSION, BOARD OF TRUSTEES, BOA)*



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(SIGNATURE OF PERSON LISTED ABOVE)



STATE OF COLORADO                    )  
                                                          ) ss.  
COUNTY OF Denver                    )

ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF May, 2021 BY Christian Dean  
AS Owners Representative

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 9/20/2021

\_\_\_\_\_  
NOTARY PUBLIC

**TOWN OF ERIE  
AFFIDAVIT OF NOTICE POSTING**

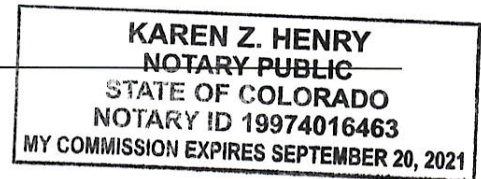
**Canyon Creek 7/8 Planning Commission – Preliminary Plat**

(PROJECT NAME & PUBLIC HEARING TYPE – PLANNING COMMISSION, BOARD OF TRUSTEES, BOA)



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(SIGNATURE OF PERSON LISTED ABOVE)



STATE OF COLORADO                    )  
                                                          ) ss.  
COUNTY OF Denver                    )

ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF May, 2021 BY Christian Dean  
AS Owners Representative

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 9/20/2021

NOTARY PUBLIC

**TOWN OF ERIE  
AFFIDAVIT OF NOTICE POSTING**

## Canyon Creek 7/8 Planning Commission – Preliminary Plat

(PROJECT NAME & PUBLIC HEARING TYPE – PLANNING COMMISSION, BOARD OF TRUSTEES, BOA)



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(SIGNATURE OF PERSON LISTED ABOVE)

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COUNTY OF DENVER ) ss.

ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF May, 2021 BY Christian Dem  
AS Owners representative

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 9/20/2021

*Karen Z. Henry*  
NOTARY PUBLIC  
KAREN Z. HENRY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19974016463  
MY COMMISSION EXPIRES SEPTEMBER 20, 2021

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

Canyon Creek Filings 7 & 8 Preliminary Plan

(PROJECT NAME & APPLICATION TYPE)



Corner of Telleen and Jasper



Across from Parking Lot of Red Hawk School

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.

(SIGNATURE OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO                     )  
COUNTY OF Denver                     ) ss.

ACKNOWLEDGED BEFORE ME THIS 29th DAY OF January 2020  
BY Alec Reitzel AS Design & Henry Design Group

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 9/20/2021

NOTARY PUBLIC

<p><b>KAREN Z. HENRY</b> <b>NOTARY PUBLIC</b> <b>STATE OF COLORADO</b> <b>NOTARY ID 19974016463</b> <b>MY COMMISSION EXPIRES SEPTEMBER 20, 2021</b></p>
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