



Planning & Development Department

TOWN OF ERIE PUBLIC HEARING NOTICE

August 6, 2021

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

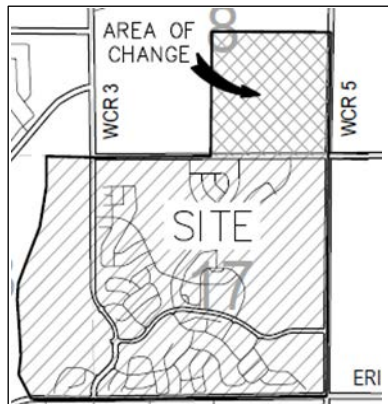
Applicant/Developer: Daybreak Recovery Acquisition LLC

Project Description: Bridgewater Zoning Map - Amdt No. 2 & Bridgewater (Colliers Hill) PUD Overlay Map Amendment No. 6

Legal Description: Bridgewater Zoning Map - Amdt No. 2: Located in the Southeast Quarter of Section 8, Section 17 and the East Half of Section 18, Township 1 North, Range 68 West of the 6th Principal Meridian, Town of Erie, County of Weld, State of Colorado

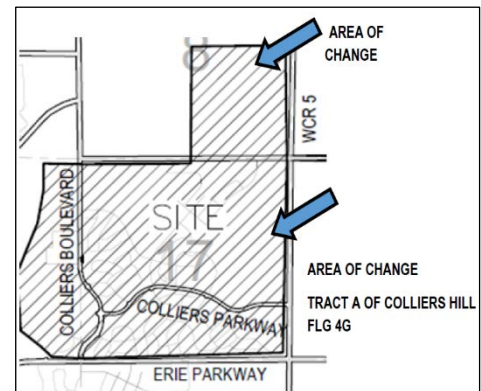
Bridgewater (Colliers Hill) PUD Overlay Map Amendment No. 6: Portions of the Southeast Quarter of Sections 8, Section 17 and the East Half of Section 18, Township 1 North, Range 68 West of the 6th Principal Meridian, County of Weld, State of Colorado

Location: Bridgewater Zoning Map - Amdt No. 2



Northwest corner of WCR 5 & WCR 10

Bridgewater (Colliers Hill) PUD Overlay Map Amdt No. 6



North of Erie Parkway, West of WCR 5

Planner: Chris LaRue

Board or Commission: Board of Trustees

Hearing For: Bridgewater Zoning Map Amdt No. 2 - To convert a portion of Colliers Hill from SR (Suburban Residential) zoning to LR (Low Density Residential) zoning.

Bridgewater (Colliers Hill) PUD Overlay Map Amendment No. 6 - To revise development/architectural standards to allow for residential townhomes (Village 14) and duplex units (Village 1); and to increase the number of units allowed in Village 1.

Date of Hearing: August 24, 2021

Time: 6:30 PM

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

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 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
BOARD OF TRUSTEES
TOWN OF ERIE

Notice is hereby given that on Tuesday, August 24, 2021, at 6:30 PM, or as soon as possible thereafter, VIA ZOOM (please see www.erieco.gov for Zoom information) a PUBLIC HEARING will be held upon the application made by Daybreak Recovery Acquisition LLC, 7200 South Alton Way, Suite C-400, Centennial, CO 80112, for the purpose of considering Bridgewater Zoning Map Amdt No. 2 and Bridgewater (Colliers Hill) PUD Overlay Map Amendment No. 6. The intent of the application(s) is to propose a portion of the Colliers Hill Subdivision be rezoned from SR - Suburban Residential to LR - Low Density Residential and a PUD Amendment to revise development/architectural standards to allow for residential townhomes (Village 14) and duplex units (Village 1); and to increase the number of units allowed in Village 1.

The affected property is located at: Northwest corner of WCR 5 & WCR 10; and portions North of Erie Parkway and West of WCR 5.

The legal description of the property is:

Bridgewater Zoning Map - Amendment No. 2: Located in the Southeast Quarter of Section 8, Section 17 and the East Half of Section 18, Township 1 North, Range 68 West of the 6th Principal Meridian, Town of Erie, County of Weld, State of Colorado

Bridgewater (Colliers Hill) PUD Overlay Map Amendment No. 6: Portions of the Southeast Quarter of Sections 8, Section 17 and the East Half of Section 18, Township 1 North, Range 68 West of the 6th Principal Meridian, County of Weld, 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 Board of Trustees 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, August 4, 2021.
Please send the affidavit of publication and billing to:

Town Clerk
Town of Erie
PO Box 750
Erie, CO 80516

Chris LaRue

From: jdgeddes@prairiemountainmedia.com on behalf of Classifieds Main
<classifieds@prairiemountainmedia.com>
Sent: Tuesday, July 27, 2021 2:28 PM
To: Melinda Helmer
Subject: Re: Notice of Publication - Bridgewater Rezoning/PUD Amdt No. 6

This is scheduled for Aug 4 in the CHW, ad#1819580, cost \$50.17
JD

On Tue, Jul 27, 2021 at 2:09 PM Melinda Helmer <mhelmer@erieco.gov> wrote:
Good Afternoon,

The attached notice needs to publish in the Colorado Hometown Weekly on Wednesday, August 4, 2021.

Please let me know if you have any questions.

Regards,

[<http://oi64.tinypic.com/24vv66c.jpg>]

Melinda Helmer, CMC | Planning Technician

Town of Erie | Planning & Development

645 Holbrook Street | P.O. Box 750 | Erie, CO 80516

Phone: 303-926-2770 | Fax: 303-926-2706

www.erieco.gov/plannng | Facebook<<https://www.facebook.com/townoferiecolorado/>> |

Twitter<<https://twitter.com/eriecolorado>> | LinkedIn<<https://www.linkedin.com/company/town-of-erie>>

Erie, Colorado - the BEST place to raise a family!

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phone 303.466.3636 or 970-635-3650..Fax 303.442.1508
classifieds@frontrangeclassifieds.com

TOWN OF ERIE
AFFIDAVIT OF PLANNING COMMISSION NOTICE POSTING

Bridgewater P.U.D. Amendment Board of Trustees



I, LESLEY MINERVINI, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON WEDNESDAY, AUGUST 4, 2021 FOR THE BOARD OF TRUSTEES HEARING ON TUESDAY, AUGUST 24, 2021 WHICH IS AT LEAST 15 DAYS BEFORE THE SCHEDULED PLANNING COMMISSION. THE PHOTOS, ABOVE, ARE A TRUE AND CORRECT REPRESENTATION OF THE PLANNING COMMISSION NOTICE SIGNS THAT HAVE BEEN POSTED.

Lesley Minervini

(SIGNATURE OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO)
COUNTY OF Denver) ss.

ACKNOWLEDGED BEFORE ME THIS 11th DAY OF August, 2021
BY Lesley Minervini AS Project manager

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/15/2024

MARY ELLYSON DELANEY
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20164022873
MY COMMISSION EXPIRES JUN 15, 2024

NEIGHBORHOOD MEETING NOTICE

DATE: Thursday, April 8th, 2021

TIME: 6:00 p.m. to 7:30 p.m.

PLACE: **Virtual Meeting by Zoom**

The Colliers Hill Development Team is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting:

<https://norris-design.zoom.us/j/95961807635>

Meeting ID: 959 6180 7635

One tap mobile: +1-312-626-6799, 959 6180 7635#

Norris Design and Daybreak Recovery Aquisition 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 Norris Design and Daybreak Recovery Acquisition.

APPLICATION TYPE: Planned Unit Development

PROJECT NAME: Colliers Hill Amendment No. 6 to the Bridgewater PUD

PROJECT LOCATION: Colliers Hill Community

DESCRIPTION:

Changes proposed with the Bridgewater P.U.D. No. 6 include modifications to Village 1 to allow for additional housing options within the Village such as single-family attached duplexes and a variety of lots sizes for single-family detached homes. The underlying zoning for Village 1 is also proposed to be altered to better fit the version of the Town of Erie Comprehensive Plan and Bridgewater P.U.D. and will be proposed as LR. Additionally, design standards for single-family attached townhomes have been added to the document which outline architectural character and lot standards.

Additional details will be shared at the meeting.

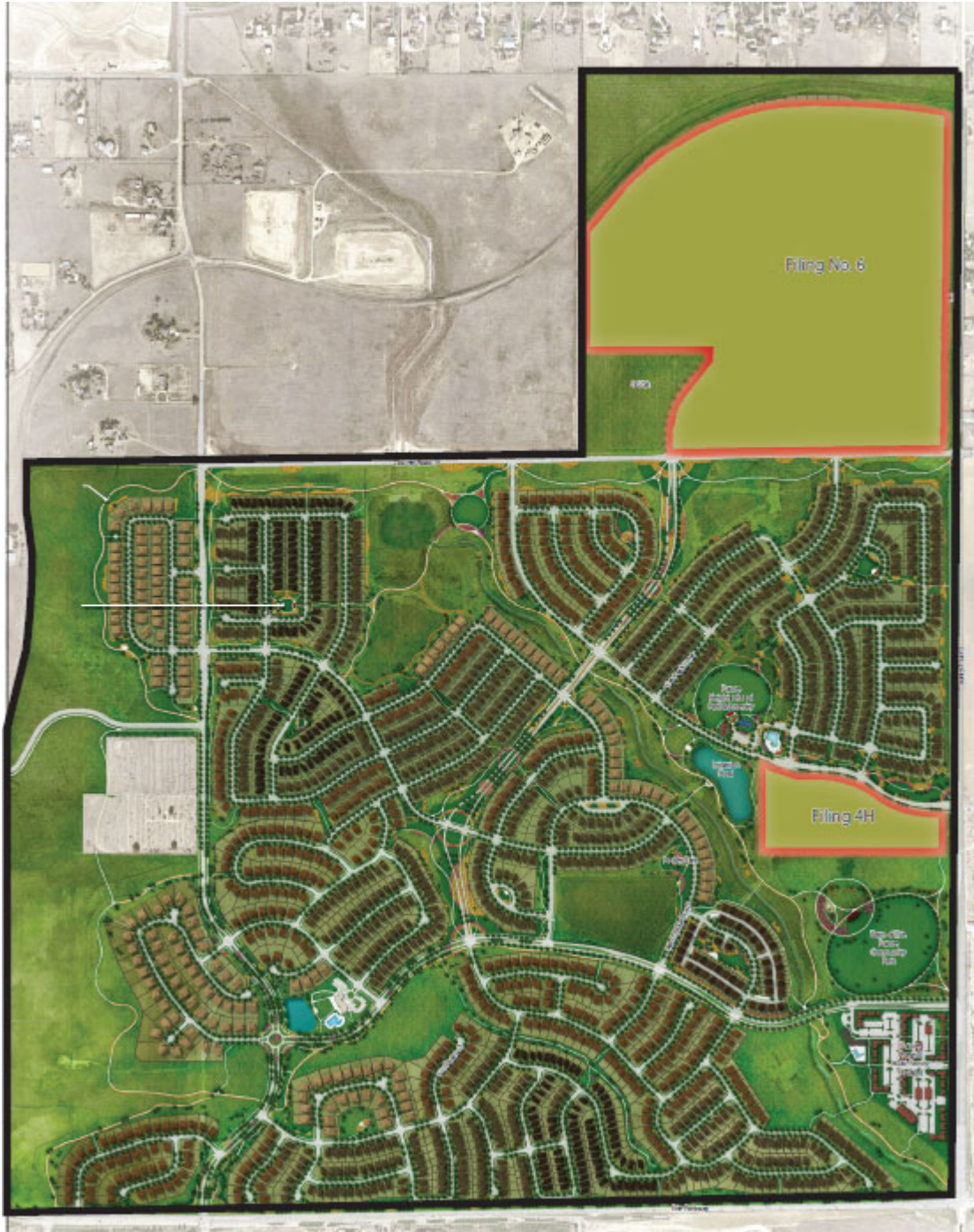
ADDITIONAL INFORMATION:

For additional information, to request copies of application materials, or to comment on the land use application, please contact:

Jerry Richmond RainTree Investment Company 7200 S. Alton Way, Suite C-400 Centennial, CO 80112 303-267-6195 jrichmond@raintree.us.com	or	Samantha Crowder Norris Design 1101 Bannock Street Denver, CO 80204 303-892-1166 scrowder@norris-design.com
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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.

VICINITY MAP



* Note – Areas that are subject to the PUD are outlined in red above.

TOWN OF ERIE
AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING

Bridgewater P.U.D. Amendment Neighborhood Meeting

I, SAMANTHA CROWDER, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON WEDNESDAY, MARCH 24, 2021 FOR THE NEIGHBORHOOD MEETING ON THURSDAY, APRIL 8, 2021 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.

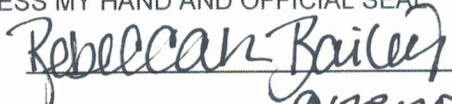


(SIGNATURE OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO)
COUNTY OF Denver) ss.

ACKNOWLEDGED BEFORE ME THIS 24 DAY OF March, 2021
BY Samantha Crowder AS Senior Associate.

WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES: 9/25/2022

NOTARY PUBLIC

REBECCA BAILEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20184037983
MY COMMISSION EXPIRES 09-25-2022





(IMAGES FROM LEFT TO RIGHT:
TOP ROW – COLLIERS PARKWAY & WESTRIDGE CIRCLE, FLORA VIEW DRIVE
MIDDLE ROW - WCR 10 & HORIZON BLVD. WCR 10 & WCR 5
BOTTOM ROW – WCR 5 & ERIE PKWY)