



## TOWN OF ERIE PUBLIC HEARING NOTICE

January 24, 2025

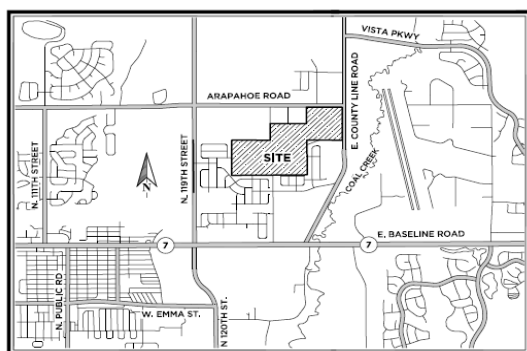
The Town of Erie Planning & Development Department has scheduled the following item for consideration:

Applicant/Developer: OEO 2 LLC

Project Description: Preliminary Plat and PD Amendment for Residential Single Family and Townhome Units

Legal Description: Located in the North ½ and Southeast Quarter of Section 36, Township 1 North, Range 69 West of the 6<sup>th</sup> P.M., Town of Erie, County of Boulder, State of Colorado

Location: East of 119<sup>th</sup> Street, South of Arapahoe Road



Planner: Harry Brennan

Board or Commission: Town Council

Hearing For: Parkdale North Preliminary Plat & PD Amendment for Residential Single Family and Townhome Units

Date of Hearing: February 11, 2025

Time: 6:30 PM

Place: This Town Council meeting will be held in person at Town Hall at 645 Holbrook Street, Erie, CO 80516. You can access the Town Calendar by going to the Town's website, [www.erieco.gov](http://www.erieco.gov) and scrolling to the bottom of the page to "Events & Meetings". Select the "Town Council Meeting" in the box or click "View All" for more information, dates, and access to the meeting agenda. Please note: Public Comment can be given via Zoom (please see the Town Calendar at [www.erieco.gov](http://www.erieco.gov) for Zoom information).

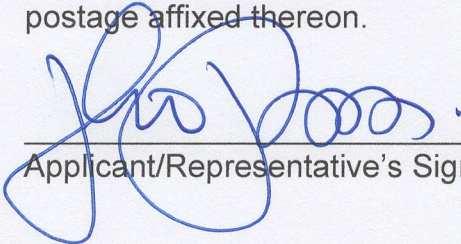
This letter is your notice of the above referenced hearing(s). We are sending you this notice as required by Erie Municipal Code Title X, Chapter 7.2.F.4.a. or as a referral agency of the Town. Copies of the application and support material for this project are on file and available for public inspection. 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 [planningapplication@erieco.gov](mailto:planningapplication@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.

TOWN OF ERIE

AFFIDAVIT OF MAILING - PUBLIC HEARING NOTICE

I, John Prestwich, as the applicant/representative for the Preliminary Plat and PD Amendment application, hereby attest that on this 23rd day of January 2025, a true and correct copy of the Town of Erie Public Hearing Notice for the public hearing with the Town Council scheduled for February 11<sup>th</sup> 2025, marked as Exhibit "A" attached hereto and by reference incorporate herein, was mailed to those referenced in Exhibit "B" in accordance with the requirements of the Unified Development Code of the Town of Erie.

I further attest that the addresses shown in Exhibit "B" are true and correct addresses as determined from the records of the associated County Property Portal Records Search and that said Notices were placed in the United States Mail with the appropriate postage affixed thereon.

  
Applicant/Representative's Signature

1/23/2025  
Date

STATE OF COLORADO )  
 ) ss.  
COUNTY OF DENVER )

ACKNOWLEDGED BEFORE ME THIS 23RD DAY OF JANUARY, 2025 BY  
JOHN PRESTWICH AS PRESIDENT

WITNESS MY HAND AND OFFICIAL SEAL:

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/18/2028

**ANN VARGAS**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20244023240**  
**MY COMMISSION EXPIRES 06/18/2028**

# TOWN OF ERIE AFFIDAVIT OF NOTICE POSTING

---

PARKDALE NORTH PD-AMENDMENT AND PRELIMINARY PLAT – *PLANNING COMMISSION*

I, *BRANDON MCNELLIS*, 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 11TH DAY OF FEBRUARY 2025 A.D. THE PHOTO, BELOW, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.





*Brandon McNellis*

BRANDON MCNELLIS

STATE OF COLORADO )  
COUNTY OF Colorado ) ss.

ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF Jan, 2025 BY Brandon McNellis  
AS Senior Associate.

WITNESS MY HAND AND OFFICIAL SEAL

*Ann Vargas*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/18/28

ANN VARGAS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20244023240  
MY COMMISSION EXPIRES 06/18/2028

[Back](#)

Notice Publish Date:

Wednesday, January 22, 2025

## Notice Content

NOTICE OF PUBLIC HEARING TOWN COUNCIL TOWN OF ERIE Notice is hereby given that on Tuesday, February 11, 2025, at 6:30 PM, or as soon as possible thereafter at the Erie Town Hall Board Room, 645 Holbrook Street, Erie, CO 80516, a PUBLIC HEARING will be held upon the application made by OEO 2 LLC, 7353 South Alton Way, Centennial, CO 80112 for the purpose of considering a Preliminary Plat and PD Amendment Land Use Application for residential single family and townhome units pursuant to the Codes of the Town of Erie and applicable State Statutes. The affected property is located: East of 119th Street, South of Arapahoe Road The legal description of the property is: Located in the North 1/2 and Southeast Quarter of Section 36, Township 1 North, Range 69 West of the 6th P.M., Town of Erie, County of Boulder, State of Colorado The application is on file with the Town of Erie. Interested and affected parties are encouraged to attend. The Town Council will be taking comments prior to making a determination or taking any action on this matter. Debbie Stamp\_\_\_\_\_ 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 Published: Colorado Hometown Weekly January 22, 2025-2095541

[Back](#)



## TOWN OF ERIE PUBLIC HEARING NOTICE

November 29, 2024

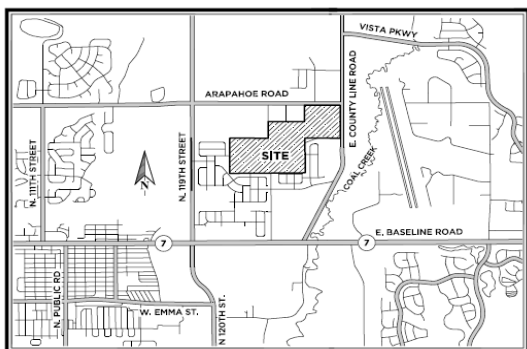
The Town of Erie Planning & Development Department has scheduled the following item for consideration:

Applicant/Developer: OEO 2 LLC

Project Description: Preliminary Plat and PD Amendment for Residential Single Family and Townhome Units

Legal Description: Located in the North ½ and Southeast Quarter of Section 36, Township 1 North, Range 69 West of the 6<sup>th</sup> P.M., Town of Erie, County of Boulder, State of Colorado

Location: East of 119<sup>th</sup> Street, South of Arapahoe Road



Planner: Harry Brennan

Board or Commission: Planning Commission

Hearing For: Parkdale North Preliminary Plat & PD Amendment for Residential Single Family and Townhome Units

Date of Hearing: December 18, 2024

Time: 6:30 PM

Place: This Planning Commission meeting will be held VIRTUALLY over Zoom as noted in the **Town Calendar on the Town's website**. You can access the Town Calendar by going to the Town's website, [www.erieco.gov](http://www.erieco.gov) and scrolling to the bottom of the page to "Events & Meetings". Select the "Planning Commission Meeting" in the box or click "View All" for more information, dates, and access to the meeting agenda. Please note: Public Comment can be given via Zoom (please see the Town Calendar at [www.erieco.gov](http://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 [planningapplication@erieco.gov](mailto:planningapplication@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, December 18, 2024, at 6:30 PM, or as soon as possible thereafter at the Erie Town Hall Board Room, 645 Holbrook Street, Erie, CO 80516, a PUBLIC HEARING will be held upon the application made by OEO 2 LLC, 7353 South Alton Way, Centennial, CO 80112 for the purpose of considering a Preliminary Plat and PD Amendment Land Use Application for residential single family and townhome units pursuant to the Codes of the Town of Erie and applicable State Statutes.

The affected property is located: East of 119<sup>th</sup> Street, South of Arapahoe Road

The legal description of the property is: Located in the North ½ and Southeast Quarter of Section 36, Township 1 North, Range 69 West of the 6<sup>th</sup> P.M., Town of Erie, County of Boulder, State of Colorado

The application is on file with the Town of Erie.

Interested and affected parties are encouraged to attend. The Planning Commission will be taking comments prior to making a determination or taking any action on this matter.

Debbie Stamp  
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, November 27, 2024.  
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

PARKDALE NORTH PD-AMENDMENT AND PRELIMINARY PLAT – PLANNING COMMISSION

I, JOHN PRESTWICH, 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 18TH DAY OF DECEMBER, 2024 A.D. THE PHOTO, BELOW, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.







*John Prestwich*

JOHN PRESTWICH

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF Denver        )

ACKNOWLEDGED BEFORE ME THIS 3<sup>rd</sup> DAY OF Dec., 2024 BY John Prestwich  
AS President

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 6/18/2028

*Ann Vargas*  
\_\_\_\_\_  
NOTARY PUBLIC

**ANN VARGAS**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20244023240**  
**MY COMMISSION EXPIRES 06/18/2028**





Publication Name:  
Colorado Hometown Weekly

Publication URL:  
[www.coloradohometownweekly.com](http://www.coloradohometownweekly.com)

Publication City and State:  
Boulder, CO

Publication County:  
Boulder

Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:  
202412041005123148334  
852387970

Notice URL:

[Back](#)

Notice Publish Date:  
Wednesday, November 27, 2024

### Notice Content

NOTICE OF PUBLIC HEARING PLANNING COMMISSION TOWN OF ERIE Notice is hereby given that on Wednesday, December 18, 2024, at 6:30 PM, or as soon as possible thereafter at the Erie Town Hall Board Room, 645 Holbrook Street, Erie, CO 80516, a PUBLIC HEARING will be held upon the application made by OEO 2 LLC, 7353 South Alton Way, Centennial, CO 80112 for the purpose of considering a Preliminary Plat and PD Amendment Land Use Application for residential single family and townhome units pursuant to the Codes of the Town of Erie and applicable State Statutes. The affected property is located: East of 119th Street, South of Arapahoe Road The legal description of the property is: Located in the North 1/2 and Southeast Quarter of Section 36, Township 1 North, Range 69 West of the 6th P.M., Town of Erie, County of Boulder, State of Colorado The application is on file with the Town of Erie. Interested and affected parties are encouraged to attend. The Planning Commission will be taking comments prior to making a determination or taking any action on this matter. Debbie Stamp \_\_\_\_\_ 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 Published: Colorado Hometown Weekly November 27, 2024-2086833

[Back](#)