

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
TOWN OF ERIE

Notice is hereby given that on the 15th day of the month of July, 2015, at 6:30 PM, or as soon as possible thereafter, in the Town Hall, 645 Holbrook, Erie, Colorado, or at such place and time as the hearing may be adjourned to, a PUBLIC HEARING will be held upon the application made by Montex (Brownlee), 4915 Gaylord St., Englewood, CO, for the purpose of considering a Minor Subdivision and Site Plan for Vista Ridge Filing 14, pursuant to the Codes of the Town of Erie and applicable State Statutes.

The affected property is located South of Ridge View Drive, West of Sheridan, and North of Colorado State Highway 7

The legal description of the property is:

A PARCEL OF LAND SITUATED IN THE S 1/2 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING PARCELS 1 AND 2 OF SUBDIVISION EXEMPTION NO. 977 RECORDED JUNE 9, 2003 AT RECEPTION NO. 3070624 AND PARCELS 33 & 34, VISTA RIDGE, RECORDED NOVEMBER 28, 2001 AT RECEPTION NO. 2903870, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE S ¼ CORNER OF SAID SECTION 33;
THENCE N00°06'16"E ALONG THE EAST LINE OF THE SW ¼ OF SAID SECTION 33 A DISTANCE OF 75.00 FEET TO THE NORTH RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY 7, SAID POINT BEING THE POINT OF BEGINNING;
THENCE N89°38'37"W ALONG THE SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1586.79 FEET TO THE SOUTHEAST CORNER OF TRACT A, VISTA RIDGE FILING NO. 12;
THENCE N00°12'01"W ALONG THE EASTERLY LINE OF SAID TRACT A, A DISTANCE OF 859.01 FEET TO THE NORTHEAST CORNER OF SAID TRACT A, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF RIDGE VIEW DRIVE;
THENCE N88°50'35"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 316.22 FEET;
THENCE S89°31'49"E CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 1328.14 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS S45°03'17"E A DISTANCE OF 42.04 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 88°57'03", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 46.57 FEET TO A POINT OF TANGENT ON THE WESTERLY RIGHT OF WAY LINE OF SHERIDAN BOULEVARD;
THENCE S00°34'46"E ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 804.79 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS S44°53'10"W A DISTANCE OF 42.77 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°55'52", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.61 FEET TO A POINT OF TANGENT ON SAID NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 7;
THENCE N89°38'54"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 62.20 FEET TO THE POINT OF BEGINNING.

CONTAINING (1,450,627 SQUARE FEET) 33.3018 ACRES.

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.

/s/ Hallie S. Sawyer
Planning Secretary

FOR QUESTIONS OR COMMENTS, CONTACT
TOWN OF ERIE
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 750
ERIE, COLORADO 80516-0750
PHONE: 303-926-2770
FAX: 303-926-2706

Please publish in the Daily Times Call on Tuesday, June 30, 2015
Please send the affidavit of publication and billing to:

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