

NOTICE OF PUBLIC HEARING
BOARD OF TRUSTEES
TOWN OF ERIE

Notice is hereby given that on September 27, 2016, 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 OEO LLC, 7353 South Alton Way, Centennial, CO. for the purpose of considering Initial Zoning pursuant to the Codes of the Town of Erie and applicable State Statutes.

The affected property is located at: The northeast corner of Jasper Road and N. 119th Street.

The legal description of the property is:

A PARCEL OF LAND LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°56'15" E AND MONUMENTED AS FOLLOWS:
- NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846.

- CENTER 1/4 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846.

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 36;

THENCE ALONG THE EAST-WEST CENTERLINE OF SECTION 36 THE FOLLOWING TWO (2) COURSES;

1) S 89°56'15" E A DISTANCE OF 1319.94 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 36;

2) N 89°00'36" E A DISTANCE OF 1341.46 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36,

THENCE N 00°18'01" W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 1323.17 FEET TO THE NORTHWEST CORNER OF TRACT R-9 OF A PLAT OF SURVEY RECORDED AT RECEPTION NO. 90807363;

THENCE N 89°59'59" E ALONG THE NORTHERLY LINE OF SAID TRACT R-9 A DISTANCE OF 659.84 FEET TO A POINT ON THE WESTERLY BOUNDARY OF ZAHN ANNEXATION, ORD. NO. 482;

THENCE ALONG SAID WESTERLY BOUNDARY OF ZAHN ANNEXATION, ORD. NO. 482, THE FOLLOWING FOUR (4) COURSES;

1) S 00°00'51" E A DISTANCE OF 1321.63 FEET;

2) S 68°15'11" E A DISTANCE OF 471.84 FEET;

3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CHORD OF N 20°45'58" E 188.34 FEET, A RADIUS OF 5498.05 FEET, AN ARC LENGTH OF 188.35 FEET, AND A DELTA OF 1°57'46";

4) N 89°51'14" E A DISTANCE OF 44.78 FEET;

THENCE S 23°46'33" W A DISTANCE OF 2.18 FEET TO THE NORTHWEST CORNER OF BOELE-MESSERSMITH ANNEXATION TO THE TOWN OF ERIE, ORD. NO. 09-2016

THENCE S 23°46'33" W ALONG THE WESTERLY LINE OF SAID BOELE-MESSERSMITH ANNEXATION TO THE TOWN OF ERIE, ORD. NO. 09-2016 A DISTANCE OF 813.03 FEET TO THE SOUTHWEST CORNER OF SAID BOELE-MESSERSMITH ANNEXATION TO THE TOWN OF ERIE, ORD. NO. 09-2016;

THENCE N 89°55'37" E ALONG THE SOUTH LINE OF SAID BOELE-MESSERSMITH ANNEXATION TO THE TOWN OF ERIE, ORD. NO. 09-2016 A DISTANCE OF 48.13 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF EAST COUNTY LINE ROAD (AKA BOULDER COUNTY ROAD 901) (AKA COUNTY LINE ROAD 148);

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF EAST COUNTY LINE ROAD (AKA BOULDER COUNTY ROAD 901) (AKA COUNTY LINE ROAD 148) THE FOLLOWING TWO (2) COURSES:

1) S 25°46'52" W A DISTANCE OF 640.95 FEET;

2) S 26°46'57" W A DISTANCE OF 1357.19 FEET TO A POINT ON THE NORTHERLY LINE OF ANNEXATION PLAT MAP CITY OF LAFAYETTE, ORD. NO. 29, SERIES 1988, RECEPTION NO. 959456;

THENCE ALONG SAID NORTHERLY LINE OF ANNEXATION PLAT MAP CITY OF LAFAYETTE, ORD. NO. 29, SERIES 1988, RECEPTION NO. 959456 THE FOLLOWING TWO (2) COURSES

1) N 27°02'47" W A DISTANCE OF 11.71 FEET;

2) S 89°36'29" W A DISTANCE OF 56.81 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF EAST COUNTY LINE ROAD (AKA BOULDER COUNTY ROAD 901) (AKA COUNTY LINE ROAD 148);

THENCE N 26°46'57" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF EAST COUNTY LINE ROAD (AKA BOULDER COUNTY ROAD 901) (AKA COUNTY LINE ROAD 148) A DISTANCE OF 1345.71 FEET;

THENCE S 89°44'25" W ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36 A DISTANCE OF 46.02 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2972133;

THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2972133 THE FOLLOWING FIVE (5) COURSES:

1. S 28°59'44" W A DISTANCE OF 83.70 FEET;

2. S 89°36'29" W A DISTANCE OF 371.00 FEET;

3. S 26°47'29" W A DISTANCE OF 1320.00 FEET;

4. S 89°36'29" W A DISTANCE OF 850.33 FEET;

5. N 00°20'01" W A DISTANCE OF 1241.06 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 36;

THENCE N 89°49'19" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 1319.99 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE N 00°14'20" W A DISTANCE OF 664.52 FEET;

THENCE S 89°50'01" W A DISTANCE OF 1292.37 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH 119TH STREET;

THENCE ALONG SAID RIGHT-OF-WAY LINE OF NORTH 119TH STREET THE FOLLOWING TWO (2) COURSES;

1) S 00°12'21" E A DISTANCE OF 666.19 FEET;

2) S 00°18'39" E A DISTANCE OF 1207.41 FEET TO A POINT ON THE NORTHERLY LINE OF ANNEXATION PLAT MAP CITY OF LAFAYETTE, ORD. NO. 29, SERIES 1988, RECEPTION NO. 959456;

THENCE S 88°35'44" W ALONG SAID NORTHERLY LINE OF ANNEXATION PLAT MAP CITY OF LAFAYETTE, ORD. NO. 29, SERIES 1988, RECEPTION NO. 959456 A DISTANCE OF 60.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET THE FOLLOWING TWO (2) COURSES:

1) N 00°18'39" W A DISTANCE OF 1208.61 FEET;

2) N 00°12'21" W A DISTANCE OF 855.43 FEET;

THENCE N 89°39'06" E A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 36;

THENCE N 00°12'21" W ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 465.13 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 36;

THENCE S 89°41'27" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 35 A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 119TH STREET;

THENCE N 00°27'02" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1344.93 FEET;

THENCE N 00°19'49" W CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1255.86 FEET TO A POINT ON SOUTHERLY LINE OF 119TH JASPER JAY ANNEXATION #4, ORD. NO. 31-2015 TO THE TOWN OF ERIE;

THENCE N 89°40'11" E ALONG SAID SOUTHERLY LINE A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH 119TH STREET;
THENCE S 00°19'49" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1256.02 FEET TO A POINT ON NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36;
THENCE S 89°58'46" E ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1302.28 FEET;
THENCE S 00°04'29" W ALONG SAID EAST LINE A DISTANCE OF 1345.89 FEET TO THE **POINT OF BEGINNING**;
CONTAINING 9,992,753 SQ. FT. OF 229.40 AC. MORE OR LESS

The application is on file with the Town of Erie.

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

/s/ Nancy J. Parker
Town Clerk

FOR QUESTIONS OR COMMENTS, CONTACT
TOWN OF ERIE
COMMUNITY 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, September 7, 2016
Please send the affidavit of publication and billing to:

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