

NOTICE OF PUBLIC HEARING  
BOARD OF TRUSTEES  
TOWN OF ERIE

Notice is hereby given that on October 11, 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 TI Residential, LLC and the Estate of Sue Owen Schmidt, 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 and Jay Roads.

The legal descriptions of the property are:

TI Residential, LLC

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13, THENCE N00°10'48"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 116.80 FEET;  
THENCE N89°24'12"W, A DISTANCE OF 666.10 FEET;  
THENCE N88°05'06"W A DISTANCE OF 258.00 FEET;  
THENCE N02°11'05"E A DISTANCE OF 23.32 FEET TO A POINT ON THE APPARENT NORTH RIGHT OF WAY LINE OF JAY ROAD, EVIDENCED BY A 5/8" REBAR AND PLASTIC CAP, PLS 6716, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;  
THENCE N86°53'01"W, A DISTANCE OF 493.00 FEET;  
THENCE N84°46'00"W, A DISTANCE OF 929.46 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 84°10'43", AN ARC DISTANCE OF 440.76 FEET (CHORD BEARS N42°40'38"W, A DISTANCE OF 402.17 FEET) TO A POINT OF TANGENT;  
THENCE N00°35'17"W, A DISTANCE OF 708.07 FEET;  
THENCE N00°07'43"E, A DISTANCE OF 156.84 FEET;  
THENCE N89°54'17"W, A DISTANCE OF 40.13 FEET TO A POINT ON THE WEST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 13 FROM WHENCE THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION BEARS S00°07'34"W, A DISTANCE OF 65.45 FEET;  
THENCE N00°07'34"E ALONG SAID WEST LINE, A DISTANCE OF 1,264.78 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 13, EVIDENCED BY A 4" BRASS CAP SET IN CONCRETE, PLS 13446;  
THENCE N89°08'12"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1,789.05 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF AN IRRIGATION DITCH;  
THENCE ALONG SAID DITCH CENTERLINE OF AN IRRIGATION DITCH;  
THENCE ALONG SAID DITCH CENTERLINE THE FOLLOWING FIVE COURSES:

1. S05°18'53"W, A DISTANCE OF 85.95 FEET;
2. S09°21'45"W, A DISTANCE OF 18.85 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 171.00 FEET AND A CENTRAL ANGLE OF 71°01'12", AN ARC DISTANCE OF 211.96 FEET; (CHORD BEARS S44°52'21"W, A DISTANCE OF 198.65 FEET) TO A POINT OF TANGENT;
4. S80°22'57"W, A DISTANCE OF 39.94 FEET;
5. S84°33'07"W, A DISTANCE OF 110.15 FEET TO A POINT ON THE NORTH LINE OF AN EASEMENT FOR THE LOWER BOULDER IRRIGATION CANAL, AS RECORDED

AT BOOK 986, PAGES 266 AND 269, BOULDER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE NORTH LINE OF SAID EASEMENT THE FOLLOWING TWO COURSES:

1. N76°17'21"W, A DISTANCE OF 116.57 FEET;
2. S67°06'39"W, A DISTANCE OF 46.92 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE S00°09'11"W ALONG SAID WEST LINE, A DISTANCE OF 846.84 FEET TO A POINT, EVIDENCED BY A 5/8" REBAR AND PLASTIC CAP, PLS 6716;

THENCE N89°29'13"E, A DISTANCE OF 104.55 FEET;

THENCE S00°09'16"/W, A DISTANCE OF 17.93 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF AN IRRIGATION DITCH;

THENCE ALONG SAID DITCH CENTERLINE THE FOLLOWING NINE COURSES:

1. S87°53'01"E, A DISTANCE OF 96.53 FEET;
2. S54°47'37"E, A DISTANCE OF 37.79 FEET;
3. S35°58'27"E, A DISTANCE OF 46.95 FEET
4. S30°22'26"E, A DISTANCE OF 187.12 FEET;
5. S27°11'53"E, A DISTANCE OF 237.04 FEET;
6. S20°56'33"E, A DISTANCE OF 133.69 FEET
7. S08°05'21"E, A DISTANCE OF 67.96 FEET;
8. S01°39'24"E, A DISTANCE OF 209.10 FEET
9. S00°14'08"W, A DISTANCE OF 273.40 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2484649, BOULDER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N89°36'22"W, A DISTANCE OF 0.66 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, EVIDENCED BY A 5/8" REBAR AND ALUMINUM CAP, PLS 4846;

THENCE S00°14'06"W ALONG THE MOST WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 75.50 FEET TO A POINT, EVIDENCED BY A 1-1/2"ALUMINUM CAP SET IN CONCRETE, PLS 2152;

THENCE N73°58'04"W, A DISTANCE OF 114.01 FEET TO THE A POINT, AS EVIDENCED BY A 1-1/2" ALUMINUM CAP SET IN CONCRETE, PLS 2152;

THENCE S02°13'11"W, A DISTANCE OF 239.47 FEET TO THE TRUE POINT OF BEGINNING.

Estate of Sue Owen Schmidt

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13, THENCE N00°10'48"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 116.80 FEET;

THENCE N89°24'12"W, A DISTANCE OF 666.10 FEET

THENCE N88°05'06"W, A DISTANCE OF 258.00 FEET;

NORTH RIGHT OF WAY LINE OF JAY ROAD, EVIDENCED BY A 5/8: REBAR AND PLASTIC CAP, PLS 6716, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF JAY ROAD, N89°53'01"W, A DISTANCE OF 400.00 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE N03°06'59"E, A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 26°20'43", AN ARC DISTANCE OF 241.40 FEET (CHORD BEARS N16°17'21"E, A DISTANCE OF 239.28 FEET) TO A POINT OF COMPOUND CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 65°46'18", AN ARC DISTANCE OF 22.96 FEET (CHORD BEARS N62°20'51"E, A DISTANCE OF 21.72 FEET);  
THENCE S84°46'00"E, A DISTANCE OF 128.96 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 82°34'31", AN ARC DISTANCE OF 72.06 FEET (CHORD BEARS N53°56'45"E, A DISTANCE OF 65.98 FEET);  
THENCE S87°31'40"E, A DISTANCE OF 246.29 FEET;  
THENCE S00°14'08"W, A DISTANCE OF 94.50 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2484649, BOULDER COUNTY CLERK AND RECORDER'S OFFICE;  
THENCE N89°36'22"W, A DISTANCE OF 0.66 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, EVIDENCED BY A 5/8" REBAR AND ALUMINUM CAP, PLS 4846;  
THENCE S00°14'06"W ALONG THE MOST WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 75.50 FEET TO A POINT, EVIDENCED BY A 1-1/2" ALUMINUM CAP SET IN CONCRETE, PLS 2152;  
THENCE N73°58'04"W, A DISTANCE OF 114.01 FEET TO A POINT, AS EVIDENCED BY A 1-1/2" ALUMINUM CAP SET IN CONCRETE, PLS 2152;  
THENCE S02°13'11"W, A DISTANCE OF 239.47 FEET TO THE TRUE POINT OF BEGINNING.

The applications are 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 21, 2016  
Please send the affidavit of publication and billing to:

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