

TOWN OF ERIE

AFFIDAVIT OF MAILING - PUBLIC HEARING NOTICE

I, Donald P. Ash as the representative for the Erie Air Park Replat D – Site Plan, hereby attest that on this 17th day of April, 2025, a true and correct copy of the Town of Erie Public Hearing Notice for the public hearing with the Planning Commission scheduled for May 7, 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

04/17/25

Date

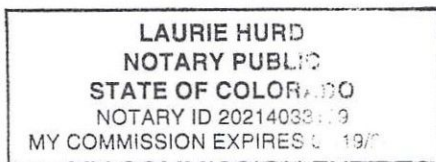
STATE OF COLORADO)

) ss.

COUNTY OF Weld)

ACKNOWLEDGED BEFORE ME THIS 17 DAY OF April, 2025 BY DONALD P. ASH AS REPRESENTATIVE.

WITNESS MY HAND AND OFFICIAL SEAL:


NOTARY PUBLIC

MY COMMISSION EXPIRES:

8/19/25





TOWN OF ERIE PUBLIC HEARING NOTICE

April 18, 2025

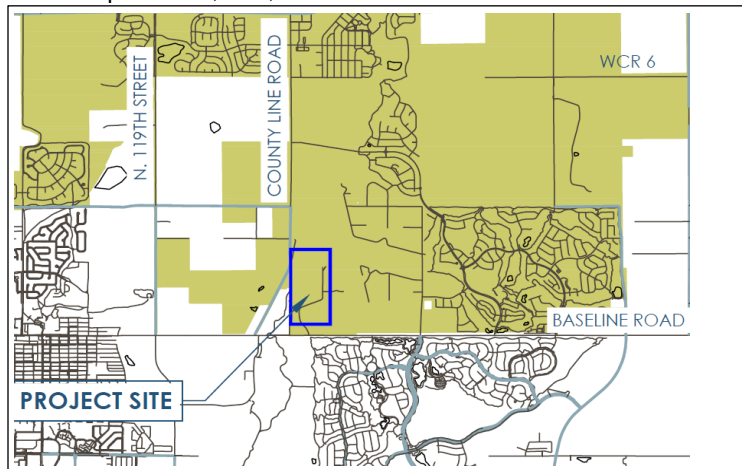
The Town of Erie Planning & Development Department has scheduled the following item for consideration:

Applicant/Developer: Real Investments, LLC

Project Description: Site Plan – Lot 1, Erie Air Park

Legal Description: Lot 1, Erie Air Park Replat D, Located in the Northwest Quarter of Section 31, Township 1 North Range 68 West of the 6th P.M., Town of Erie, County of Weld, State of Colorado

Location: 2800 Airport Drive, Erie, CO 80516



Planner: Chris LaRue

Board or Commission: Planning Commission

Hearing For: Lot 1, Erie Air Park – Site Plan

Date of Hearing: May 7, 2025

Time: 6:30 PM

Place: Planning Commission meetings will be held in person in the Town Hall Board Room, 645 Holbrook Street (lower level, northeast entrance) **UNLESS** otherwise 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 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 both in person and via Zoom (please see the Town Calendar at 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; 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.

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

4/17/2025
8:31:31 PM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, <http://www.co.weld.co.us>, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

Signature

Date

Property Owners Within 500 Feet of Parcel# 146731315001

Account	Parcel	Owner	Mailing Address
R5221808	146730301009	ANDERSON JUSTIN	1430 18TH ST APT 8 BOULDER, CO 803026459
R5221108	146730301009	BEYERLE CLINTON	3068 TOM TOM DR LAKE HAVASU CITY, AZ 864068630
R5221008	146730301009	BEYERLE CLINTON	3068 TOM TOM DR LAKE HAVASU CITY, AZ 864068630
R5220808	146730301009	BEYERLE CLINTON	3068 TOM TOM DR LAKE HAVASU CITY, AZ 864068630
R5221608	146730301009	BEYERLE CLINTON	3068 TOM TOM DR LAKE HAVASU CITY, AZ 864068630
R4211406	146730301009	BEYERLE CLINTON	3068 TOM TOM DR LAKE HAVASU CITY, AZ 864068630
R5221208	146730301009	BEYERLE CLINTON	3068 TOM TOM DR LAKE HAVASU CITY, AZ 864068630
R5220908	146730301009	BEYERLE CLINTON	3068 TOM TOM DR LAKE HAVASU CITY, AZ 864068630
R5221308	146730301009	BEYERLE CLINTON	3068 TOM TOM DR LAKE HAVASU CITY, AZ 864068630
R5221508	146730301009	BEYERLE CLINTON	3068 TOM TOM DR LAKE HAVASU CITY, AZ 864068630
R5221408	146730301009	BEYERLE CLINTON	3068 TOM TOM DR LAKE HAVASU CITY, AZ 864068630

Property Owners Within 500 Feet of Parcel# 146731315001

R5821386	146730301009	ERIE TOWN OF	PO BOX 9 ERIE, CO 805160098
R4211606	146730301009	FRANSEEN STEVEN RAYMOND	10906 LIVINGSTON DR NORTHGLENN, CO 802343346
R5221708	146730301009	FRASER RICHARD	15842 LAVENDER PL BROOMFIELD, CO 800239412
R5222008	146730301009	GUGELER MIKE	2420 CESSNA DR ERIE, CO 805168109
R5222208	146730301009	GUGELER MIKE	2420 CESSNA DR ERIE, CO 805168109
R5221908	146730301009	GUGELER MIKE	2420 CESSNA DR ERIE, CO 805168109
R5222108	146730301009	GUGELER MIKE	2420 CESSNA DR ERIE, CO 805168109
R5220708	146730301009	SMITH ANDRE	2069 E 101ST WAY THORNTON, CO 802292374
R4211306	146730301009	TARA BROCK	1929 E CLIFF SWALLOW TRL GREEN VALLEY, AZ 856146028
R5832286	146731005001	MORSE TIMOTHY W	2820 AIRPORT DR ERIE, CO 805168125
R5832286	146731005001	MORSE ELIZABETH	
R5832386	146731005002	KENT RICHARD J	2860 AIRPORT DR ERIE, CO 805168125
R5832486	146731005003	WILCOX SETH	2930 AIRPORT DR ERIE, CO 805168123
R5832486	146731005003	JONG JENNIFER KRISTINE	
R5832586	146731005004	HELIQWEST INTERNATIONAL INC	11915 AIRPORT WAY BROOMFIELD, CO 800212547
R5833186	146731005010	KOSCH RITA M	300 BARON CT ERIE, CO 805168113
R5833986	146731005017	REYNOLDS ERIE PROPERTY LLC	7600 LANDMARK WAY UNIT 1515 GREENWOOD VILLAGE, CO 801111970
R0217388	146731005019	NASSAR DEVELOPMENT LLC	3000 AIRPORT DR UNIT 203 ERIE, CO 805168129
R0174589	146731005022	C & K INVESTMENT PROPERTIES LLC	2865 AIRPORT DR ERIE, CO 805168124
R5835186	146731006007	GAPTER RICHARD A	2760 S MAIN ST ERIE, CO 805168101
R5835186	146731006007	GAPTER CAROLE A	
R5835386	146731006009	WASTE CONNECTIONS OF COLORADO INC	3 WATERWAY SQUARE PL STE 110 THE WOODLANDS, TX 773803488
R6777297	146731200037	ERIE TOWN OF	PO BOX 9 ERIE, CO 805160098

Property Owners Within 500 Feet of Parcel# 146731315001

R6780706	146731300041	ERIE TOWN OF	645 HOLBROOK ST PO BOX 750 ERIE, CO 805168418
R6780707	146731300042	ERIE TOWN OF	645 HOLBROOK ST PO BOX 750 ERIE, CO 805168418
R6780708	146731300043	ERIE TOWN OF	645 HOLBROOK ST PO BOX 750 ERIE, CO 805168418
R8990392	146731301001	SCHOFIELD SHERIDAN	44 BANTALA PL CASTLE ROCK, CO 801089006
R8990392	146731301001	SCHOFIELD PEGGY J	
R8990393	146731301002	NASSAR DEVELOPMENT LLC	3000 AIRPORT DR UNIT 203 ERIE, CO 805168129
R8990394	146731301003	REAL INVESTMENTS LLC	3000 AIRPORT DR UNIT 203 ERIE, CO 805168129
R5027608	146731306001	CENTRIPETAL CROSSFIT	3000 AIRPORT DR APT 301 ERIE, CO 805168134
R5027708	146731306002	CONVAIR 302 LLC	1326 FLETCHER DR ERIE, CO 805169071
R5027808	146731306003	REAL INVESTMENTS LLC	3000 AIRPORT DR UNIT 203 ERIE, CO 805168129
R5027808	146731306003	HANGAR 303 LLC	
R5027908	146731306004	EXOTIC TECHNOLOGIES LLC	14111 W 63RD PL ARVADA, CO 800043605
R5028008	146731306005	GRAHAM ROBERT L	PO BOX 1166 WESTMINSTER, CO 800361166
R5028108	146731306006	COPPER LEASING LLC	4367 W 117TH AVE WESTMINSTER, CO 800315103
R5028208	146731306007	GALLAGHER JUSTIN	3000 AIRPORT DR UNIT 307 ERIE, CO 805168131
R5028208	146731306007	GALLAGHER TARA	
R5028308	146731306008	CONVAIR 308 LLC	1326 FLETCHER DR ERIE, CO 805169071
R5028408	146731306009	TELL MICHAEL GEORGE	217 ADAMS AVE MEAD, CO 805429675
R5028508	146731306010	HANGAIR LLC	1712 WESTON CIR ERIE, CO 805163628
R5028608	146731306011	CONVAIR 311 LLC	1326 FLETCHER DR ERIE, CO 805169071
R5028708	146731306012	LEPPER MJ LIVING TRUST	3000 AIRPORT DR UNIT 312 ERIE, CO 805168134
R5028708	146731306012	LEPPER JD LIVING TRUST	

Property Owners Within 500 Feet of Parcel# 146731315001

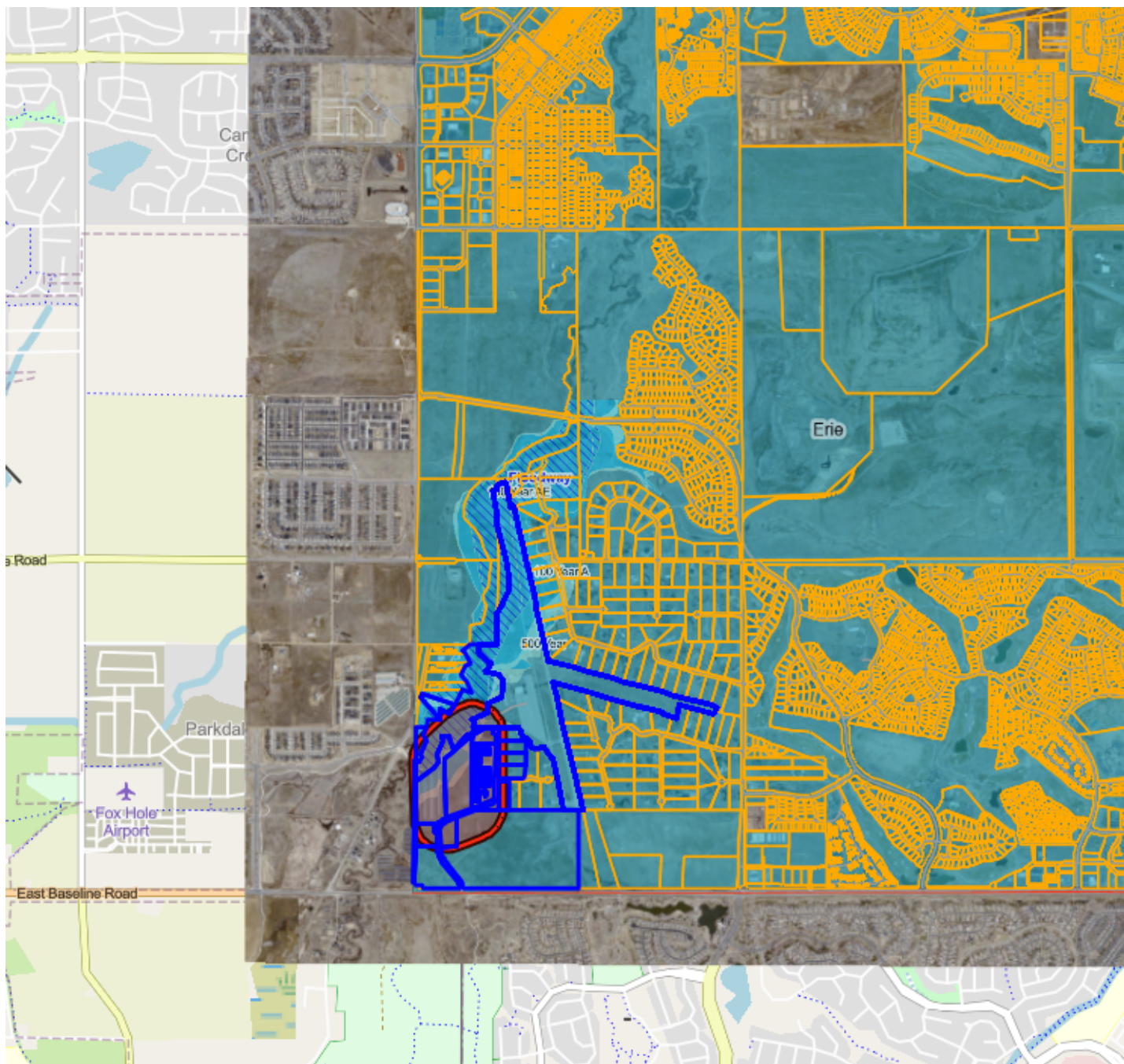
R5028808	146731306013	TWO WESTERN TARTANS LLC	3000 AIRPORT DR STE 100 ERIE, CO 805168122
R8952716	146731306014	ERIE CONVAIR HANGAR OWNERS ASSOCIATION INC	395 AIRPORT DR ERIE, CO 805168145
R8952717	146731306015	ERIE CONVAIR HANGAR OWNERS ASSOCIATION INC	395 AIRPORT DR ERIE, CO 805168145
R8951039	146731307004	OWEN ENTERPRISES LTD	3000 AIRPORT DR UNIT 401A ERIE, CO 805168134
R8951041	146731307006	D & D ENTERPRISES LLC	3000 AIRPORT DR UNIT 403 ERIE, CO 805168122
R8951042	146731307007	BIG SUR CAMPGROUNDS INC	PO BOX 249 BIG SUR, CA 939200249
R8951045	146731307999	ERIE CONVAIR HANGAR OWNERS ASSOCIATION INC	3000 AIRPORT DR UNIT 400 ERIE, CO 805168122
R8952495	146731308001	AANA PROPERTIES LLC	3000 AIRPORT DR UNIT 201 ERIE, CO 805168129
R8952496	146731308002	REAL INVESTMENTS LLC	3000 AIRPORT DR UNIT 203 ERIE, CO 805168129
R8952496	146731308002	CALDWELL AVIATION 303 LLC	
R8952496	146731308002	MJ AND JD LEPPER LIVING TRUST	
R8952498	146731308004	3000 204 AIRPORT DRIVE COMPANY LLC	182 BERRY PL ERIE, CO 805166899
R8952499	146731309001	IDEAL HARDWOOD FLOORING LLC	1870 HAUCK ST ERIE, CO 805167562
R8952500	146731309002	SOUTH PARK TRUST	2681 LONG LN LAFAYETTE, CO 800267149
R8958314	146731310001	REAL INVESTMENTS LLC	3000 AIRPORT DR UNIT 203 ERIE, CO 805168129
R8958315	146731310002	MARKETWISE LLC	3000 AIRPORT DR UNIT 203 ERIE, CO 805168129
R8958316	146731311001	MABOT PARTNERS LLC	602 EMBERGLOW LN LITTLETON, CO 801265737
R8958317	146731311002	MABOT PARTNERS LLC	602 EMBERGLOW LN LITTLETON, CO 801265737
R8958318	146731311003	MORAN MONTGOMERY F	1305 OLD TALE RD BOULDER, CO 803031321
R8958319	146731311004	VECTOR AIR PROPERTIES LLC	395 AIRPORT DR ERIE, CO 805168145
R8958320	146731311005	KOSKI WALTER LEWIS	5017 MUIR WAY LITHIA, FL 335475019
R8958321	146731311006	NWPI-COLORADO LLC	PO BOX 1784 NORTH PLAINS, OR 971331784
R8958322	146731311007	SAS GROUP LLC	3005 30TH ST STE 201 BOULDER, CO 803011304

Property Owners Within 500 Feet of Parcel# 146731315001

R8958323	146731311008	40 NORTH PROPERTIES LLC	1801 REDWOOD AVE BOULDER, CO 803041120
R8971249	146731313001	AIRPORT DRIVE 501 LLC	1895 KEOTA LN SUPERIOR, CO 800278116
R8971250	146731313002	STRANGE FOLKS LLC	3000 AIRPORT DR APT 502 ERIE, CO 805168122
R8975304	146731314001	FLIGHT 405 LLC	1712 WESTON CIR ERIE, CO 805163628
R8975305	146731314002	CONVAIR 406A LLC	1326 FLETCHER DR ERIE, CO 805169071
R8979890	146731315001	REAL INVESTMENTS LLC	3000 AIRPORT DR UNIT 203 ERIE, CO 805168129

Parcels: 57

Owner Records: 85



**TOWN OF ERIE
AFFIDAVIT OF NOTICE POSTING**

Erie Air Park Replat D – Site Plan – Planning Commission

(PROJECT NAME & PUBLIC HEARING TYPE – PLANNING COMMISSION, BOARD OF TRUSTEES, BOA)



I, DONALD P. ASH, 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 7TH DAY OF MAY, 2025 A.D. THE PHOTO, ABOVE, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.

(SIGNATURE OF PERSON LISTED ABOVE)

STATE OF COLORADO)
COUNTY OF Weld) ss.

ACKNOWLEDGED BEFORE ME THIS 18 DAY OF April, 2025 BY Don Ash
AS Partner-Siteworks

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 8/19/25

NOTARY PUBLIC

LAURIE HURD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214033179
MY COMMISSION EXPIRES-08/19/2025

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
TOWN OF ERIE

Notice is hereby given that on Wednesday, May 7, 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 Real Investments, LLC, 3000 Airport Drive, Unit 203, Erie, CO 80516 for the purpose of considering Site Plan Land Use Application for Lot 1 Erie Air Park Replat D pursuant to the Codes of the Town of Erie and applicable State Statutes.

The affected property is located: 2800 Airport Drive, Erie, CO 80516

The legal description of the property is: Lot 1, Erie Air Park Replat D, Located in the Northwest Quarter of Section 31, Township 1 North Range 68 West of the 6th P.M., Town of Erie, County of Weld, 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, April 16, 2025.
Please send the affidavit of publication and billing to:

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