

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
TOWN OF ERIE

Notice is hereby given that on Wednesday, December 19, 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 Emerald Development for the Canyon Creek PD Amendment No. 11 to allow commercial development pursuant to the Codes of the Town of Erie and applicable State Statutes.

The affected property is located: Southeast corner of Meller Street and Erie Parkway

The legal description of the property is: CANYON CREEK FILING NO 5 AMENDMENT 1, TRACT B-1, TRACT I, TRACT H, and LOTS 1 THROUGH 12

The application is on file with the Town of Erie.

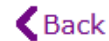
Interested and affected parties are encouraged to attend. The Planning Commission will be taking comments prior to making a determination or taking any action on this matter.

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 December 17, 2025.
Please send the affidavit of publication and billing to:

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



Notice Publish Date:

Wednesday, December 17, 2025

Notice Content

NOTICE OF PUBLIC HEARING PLANNING COMMISSION TOWN OF ERIE Notice is hereby given that on Wednesday, December 19, 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 Emerald Development for the Canyon Creek PD Amendment No. 11 to allow commercial development pursuant to the Codes of the Town of Erie and applicable State Statutes. The affected property is located: Southeast corner of Meller Street and Erie Parkway The legal description of the property is: CANYON CREEK FILING NO 5 AMENDMENT 1, TRACT B-1, TRACT I, TRACT H, and LOTS 1 THROUGH 12 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 December 17, 2025-2147886



TOWN OF ERIE PUBLIC HEARING NOTICE

12/19/2025

The Town of Erie Planning Commission has scheduled the following item for consideration:

Applicant/Developer: Emerald Development

Project Description: This PD Amendment proposes to modify the allowed land uses and development standards in the Canyon Creek PD to allow neighborhood commercial development instead of medium-density residential development. Future required applications would include Site Plan(s) and Plat(s).

Legal Description: CANYON CREEK FILING NO 5 AMENDMENT 1, TRACT B-1, TRACT I, TRACT H, and LOTS 1 THROUGH 12

Location: Southeast corner of Erie Parkway & Meller Street

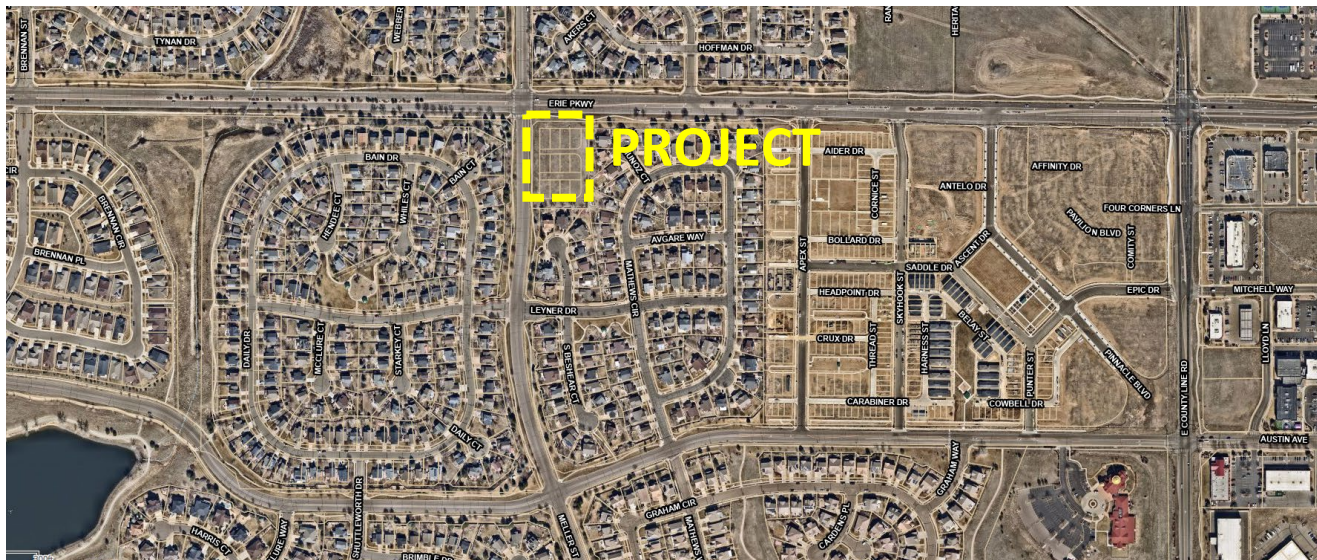
Board or Commission: Town Council

Hearing For: Canyon Creek PD Amendment No. 11

Date of Hearing: 1/7/2025

Time: 6:30 PM

Place: 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" 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).





Planning & Development Department

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 to townclerk@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.**

WEAKLAND MICHAEL JOHN & NANCY GAYLE WEAKLAND ERIE, CO 80516	WAGNER MARK G & JANELLE J... 1450 AKERS CT ERIE, CO 80516	SUNWEST OWNERS ASSOCIATI... 7490 CLUBHOUSE RD BOULDER, CO 80301
GRIESSER WALTER 1560 NELSON AVE MANHATTAN BEACH, CA 90266-7117	WOLLENBERG BLAKE E 1364 HOFFMAN DR ERIE, CO 80516	LOVATO ADAM R 451 WEBBER CT ERIE, CO 80516
SCHROEDER JOSHUA & KELLY ... 1356 HOFFMAN DR ERIE, CO 80516-6869	MALONE JUSTIN M & REBECCA... 461 WEBBER CT ERIE, CO 80516-6894	WIITANEN STEPHEN MARK 440 SIMMONS CT ERIE, CO 80516-6895
SUNWEST OWNERS ASSOCIATI... 7490 CLUBHOUSE RD BOULDER, CO 80301	KESTER BRETT L & LAURA A 1372 HOFFMAN DR ERIE, CO 80516	TOWN OF ERIE PO BOX 750 ERIE, CO 80516
BURKART MICHAEL W & CARL ... 1353 HOFFMAN DR ERIE, CO 80516	SUNWEST OWNERS ASSOCIATI... 7490 CLUBHOUSE RD BOULDER, CO 80301	DECKERT STACY & CATHERINE... 9801 E 151ST PL BRIGHTON, CO 80602-2665
KOON DAVID STERLING 419 SIMMONS CT ERIE, CO 80516	CALVO ANDREW R 463 SIMMONS CT ERIE, CO 80516	PEARCE WADE & EMILY ANDRE... 1595 BAIN DR ERIE, CO 80516-7219
CM TRUST 429 SIMMONS CT ERIE, CO 80516-6895	PEARSON JOHN & ASHLEY 460 WOODSON DR ERIE, CO 80516-6876	FINOCCHARIO VICTORIA LYNN ... 1585 BAIN CT ERIE, CO 80516
LORENZ CHRISTOPHER J & BARBARA A LORENZ ERIE, CO 80516	CARTER FAMILY TRUST 1365 HOFFMAN DR ERIE, CO 80516	CONSTANTINE III THOMAS 2068 MADISON DR ERIE, CO 80516-6519
BIGONEY ANDREW & MARY-FR... 1398 HOFFMAN DR ERIE, CO 80516	BASIL MATTHEW PHILLIP & RO... 1457 AKERS CT ERIE, CO 80516	SAWYER REVOCABLE TRUST 1537 BAIN DR ERIE, CO 80516
HARTMAN LAURIE A 1467 AKERS CT ERIE, CO 80516-6867	CHEA SOVATIA 1346 HOFFMAN DR ERIE, CO 80516	CARGILE RANGER & KATIE 1577 BAIN DR ERIE, CO 80516-7220

HOLLE ERIC M & AMY
1551 BAIN DR
ERIE, CO
80516

SPRINGER TERANA A ET AL
1561 LEYNER DR
ERIE, CO
80516-7226

HAUBER ROSE A
664 MATHEWS CIR
ERIE, CO
80516-7267

CIRAOLO DEREK P & AMANDA ...
571 WHILES CT
ERIE, CO
80516-7225

LOTT CHARLENE ANN & FREDE...
609 WHILES CT
ERIE, CO
80516

DURFEY RYAN M
601 N BESHEAR CT
ERIE, CO
80516

CLARK WILLIAM A IV
589 WHILES CT
ERIE, CO
80516

THOMSON JEAN R & MICHAEL ...
1581 BAIN CT
ERIE, CO
80516

FLOOD MATTHEW O & KRISTIN ...
609 N BESHEAR CT
ERIE, CO
80516-7272

COGDILL JOSHUA
410 N 2ND ST APT 442
MINNEAPOLIS, MN
55401-5320

ZIMMERMAN HANNAH CHRIST...
1568 BAIN DR
ERIE, CO
80516

BOUWMAN JORDY & WENDY
669 MATHEWS CIR
ERIE, CO
80516-7264

WATHEN KIMBERLY J & STEPH...
12164 W 85TH AVE
ARVADA, CO
80005

GAGLIARDI JOSHUA C & KATHE...
1592 BAIN DR
ERIE, CO
80516

TOWN OF ERIE
PO BOX 98
ERIE, CO
80516

FICHTER KENNETH
1584 BAIN DR
ERIE, CO
80516

KONGSOMBOONVECH SUCHO...
581 WHILES CT
ERIE, CO
80516

SCHEPPACH AMBERLY
710 MATHEWS CIR
ERIE, CO
80516

PEREIRA ISABELA & COLIN KE...
1561 BAIN DR
ERIE, CO
80516-7220

HARTMANN JODY & JON
1547 BAIN DR
ERIE, CO
80516

BERGHOFF THOMAS C & JULIE...
7444 EMPIRE DR
BOULDER, CO
80303-5008

LARSON ANDREW & LINDSAY
1557 BAIN DR
ERIE, CO
80516

KLEPICH FRED M & CAROL A T...
821 NELSON PARK DR
LONGMONT, CO
80503

LUKENBILL MICHAEL J & LEAN...
684 MATHEWS CIR
ERIE, CO
80516-7267

DAVIES MATTHEW & EMMA L
1544 BAIN DR
ERIE, CO
80516

DORJEE NAWANG & PASANG T...
1552 BAIN DR
ERIE, CO
80516

BOEHMER SEAN & KATHLEEN
527 MUNOZ CT
ERIE, CO
80516

EDWARDS LILLY ELLEN
599 WHILES CT
ERIE, CO
80516

BERKEY RICHARD & ERIN FER...
1608 BAIN DR
ERIE, CO
80516

FRESHOUR MARIAN TSOU & L...
615 CLARENDON DR
LONGMONT, CO
80504

CONN MICHAEL ALBERT & PAU...
688 MATHEWS CIR
ERIE, CO
80516

MEINIG HENRY & NARUMOL
670 S BESHEAR CT
ERIE, CO
80516

THAWNG VAN BAWI
1371 LEYNER DR
ERIE, CO
80516

CAMBRIDGE PARTNERS SOUT...
2019 CRAFTSMAN SE
GRAND RAPIDS, MI
49546-9003

TEIBER JEREMY
628 N BESHEAR CT
ERIE, CO
80516

RENTON LIZBETH NATHALIA ET...
631 N BESHEAR CT
ERIE, CO
80516

TOWN OF ERIE
PO BOX 750
ERIE, CO
80516

NELSON DOMINIC J & AMY P
615 N BESHEAR CT
ERIE, CO
80516

LOFTESNESS JULIE L
1364 AVGARE WAY
ERIE, CO
80516

BURNS THOMAS D & KAREN L
689 MATHEWS CIR
ERIE, CO
80516-7267

CHARD KEVIN R
2590 FREEMAN CT
ERIE, CO
80516-7511

TOSTE TIMBER A & JESSICA R
679 MATHEWS CIR
ERIE, CO
80516

PFLANZER KARI
645 N BESHEAR CT
ERIE, CO
80516

PEVERLEY SUSAN A & ROBER...
545 MUNOZ CT
ERIE, CO
80516-7271

BARRY JENNIFER LIVING TRUS...
544 MUNOZ CT
ERIE, CO
80516-7271

POCOTTE SHAWN M & BRITTA...
704 MATHEWS CIR
ERIE, CO
80516

BROCK LUCAS A & SARAH H
191 PEAR LAKE WY
ERIE, CO
80516-2638

WEE TAE KWON
528 MUNOZ CT
ERIE, CO
80516

VAN AUDALL DENISE M & SC...
700 MATHEWS CIR
ERIE, CO
80516

MODRELL SUZANNE C
644 N BESHEAR CT
ERIE, CO
80516

WILSON WILLIAM CARTER
1383 LEYNER DR
ERIE, CO
80516

GUERRERO TIMOTHY
656 MATHEWS CIR
ERIE, CO
80516

KAYTON BRIAN R & JENNIFER ...
623 N BESHEAR CT
ERIE, CO
80516

BLATT STEVEN ANTHONY
1376 AVGARE WAY
ERIE, CO
80516

AM HOEUN & NEARDEY SAN
1389 AVGARE WAY
ERIE, CO
80516

CASTRILLON ANDRES & JODY ...
552 MUNOZ CT
ERIE, CO
80516

ALLARD DUSTIN
1398 AVGARE WAY
ERIE, CO
80516-7275

EICHHOLTZ NANCY L
1377 AVGARE WAY
ERIE, CO
80516

JOSEPH CHRISTOPHER & LISA
536 MUNOZ CT
ERIE, CO
80516

COURT ALEXANDER J
574 BEAR PEAK RD
ERIE, CO
80516

HUNT BENJAMIN & MEGAN MA...
1386 AVGARE WAY
ERIE, CO
80516

LAMITOLA MICHAEL
1567 BAIN DR
ERIE, CO
80516

CANYON CREEK FILING NO 5 T...
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

HERNANDEZ LEO D & JOLIE R ...
1383 JAMES WAY
ERIE, CO
80516

WILDE JAMES A & SARA A
1600 BAIN DR
ERIE, CO
80516

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

SIMONOV SERGE
641 MATHEWS CIR
ERIE, CO
80516

MARTINEZ JIM J JR & ROBYN L
637 NORTH BESHEAR CT
ERIE, CO
80516

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

GIBSON KYLE GREGORY & AM...
659 MATHEWS CIRCLE
ERIE, CO
80516

COOLEY SHARON K & MICHAEL...
696 MATHEWS CIR
ERIE, CO
80516

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

LITTLE CHRISTOPHER J & NINA...
1470 AKERS CT
ERIE, CO
80516

WARD DENNIS L & CHERYL L
652 MATHEWS CIR
ERIE, CO
80516-7267

CANYON CREEK FILING NO 5 T...
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

MAI BRANDON
441 SIMMONS CT
ERIE, CO
80516

WALLER DONALD J & WHITNEY...
1365 AVGARE WAY
ERIE, CO
80516

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

OLSON BRENDON MICHAEL & ...
464 SIMMONS CT
ERIE, CO
80516

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

LEONAITIS LATHAM
1605 BAIN DR
ERIE, CO
80516-7218

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

CANYON CREEK FILING NO 5 T...
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

TROUT CHAD & KELLY ARCHIB...
1601 BAIN DR
ERIE, CO
80516

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

CARMENOROS MICHAEL D
1591 BAIN CT
ERIE, CO
80516

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

TOWN OF ERIE

AFFIDAVIT OF MAILING - PUBLIC HEARING NOTICE

I, Dominic Schwartz, as the applicant/representative for the
ZON2025-00001 - Canyon Creek PD Amendment No. 11 (project name & application type), hereby
attest that on this 18 day of December, 20 25, a true and correct copy
of the Town of Erie Public Hearing Notice for the public hearing with the
Planning Commission (Planning Commission or Board of Trustees) scheduled for January 7, 2026
(public hearing date), 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.

[Signature]
Applicant/Representative's Signature

12/19/25
Date

STATE OF COLORADO)

COUNTY OF Boulder) ss.

ACKNOWLEDGED BEFORE ME THIS 19th DAY OF Dec, 20 25 BY
Calvin Hicar AS Notary Public

WITNESS MY HAND AND OFFICIAL SEAL:

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 18th, 2027

CALVIN S. HICAR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194023151
MY COMMISSION EXPIRES JUNE 18, 2027

**TOWN OF ERIE
AFFIDAVIT OF NOTICE POSTING**

ZON2025-00001 – Canyon Creek PD Amendment No. 11 – Planning Commission



I, DOMINIC SCHWARTZ, 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 JANUARY, 2026 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 Boulder) ss.

ACKNOWLEDGED BEFORE ME THIS 19th DAY OF Dec, 2025 BY CH Calvin Hicar
AS Notary Public.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: June 18th, 2027

NOTARY PUBLIC

CALVIN S. HICAR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194023151
MY COMMISSION EXPIRES JUNE 18, 2027