



Landscape Architecture • Planning • Entitlements

## NEIGHBORHOOD MEETING REPORT

Date of Meeting: February 13, 2020  
RE: Canyon Creek Filing 7&8 Preliminary Plat  
Location of Meeting: Town of Erie Community Center  
Attended by: Roger Hollard and Richard Dean, Stratus Companies  
Karen Henry, Henry Design Group, Inc.  
Residents: See attached Sign in Sheet

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### **DISCUSSED**

Mr. Hollard presented the proposed development on behalf of the applicant.

### **QUESTIONS AND COMMENTS**

1. What will be the effects of the comments heard tonight? Will they be considered in the plans?
2. Could Filing 8 be changed to a greater density as permitted in the PD? *Not without filing a new application.*
3. What is the proposed building height? *35 feet*
4. Views will be blocked with a 35-foot building height. *Yes, potentially some views will be blocked. However, the 35-foot building height is the same as the single-family homes in the adjacent neighborhoods.*
5. Will there be a metro district? *Yes. The metro district is proposed to fund the extensive offsite improvements. The district will only be placed on Filings 7&8, these proposed neighborhoods.*
6. Concern with paying district fees.
7. How will the prairie dogs be removed? *In accordance with Town regulations.*
8. Will development impact the creek? *The creek is owned by the Town and will not be impacted.*
9. What improvements will be completed for Jasper Road? *The median may be removed, and Jasper Road will be improved to a collector from Telleen to Jay Road.*
10. Will there be a stop sign or signal at Jasper and Telleen? *It needs to be setback from the creek. To be determined.*
11. Will parking be allowed along Jasper Road for Red Hawk Elementary? *Parking is a problem.*
12. When will construction begin? *Construction will begin within Filing 7 after all entitlements are complete. Anticipate a year end start.*
13. What is the sequence of events through Town approvals?

- A. *Currently in staff review for the Preliminary Plat.*
  - B. *Public hearing before the Planning Commission and Town Board are required for final approval.*
  - C. *Residents will be notified, so if you received a notice for this meeting you will also receive mailed notice of the public hearings. Notification signs will also be posted on the property in advance of the hearings.*
  - D. *The Final Plat including construction plans is the last step in the entitlement process.*
14. Shelly Jones owner of the 30-acres west of Filing 7 concerned with trespassing and her animals. Fencing a big issue. *Mr. Hollard asked for contact information and stated he would be in contact.*
  15. Will the ditch stay in its native condition? *Except for utilities and road crossings. The trees may be pruned if determined to be dangerous.*
  16. Who will manage the property? *The HOA will manage common spaces.*
  17. How will the impacts of the oil and gas wells be mitigated? *The wells will be fenced meeting all Town regulations.*
  18. Who is the Town Planner on this project? *Chris LaRue*
  19. Suggest an 80-foot setback for the lot in the south east corner of Filing 8.
  20. Concern with less expensive homes.
  21. Concern with flooding in the drainage area on the south side of Filing 8.
  22. How will the existing trees be mitigated if removed? *Mitigation will be provided on a caliper inch basis for those removed with new trees added.*
  23. Why can't you build Single Family homes in filing 8? *This would require a rezone. Filing 8 is planned for 275 homes, however only 88 are proposed.*
  24. What happens if you don't acquire a license to cross the RTD ROW and Jasper could not be extended? *We do not anticipate this being an issue.*
  25. Can Filing 7&8 be separated?
  26. What are RTD's plans for light rail
  27. Concern with the grading of Filing 8 and the impacts to drainage?
  28. Will the 35-foot building heights change? *Impact of views have not been studied.*
  29. Has someone at the school district reviewed the plans? *Yes, the district is a referral agency with this process. Additionally, Mr. Hollard has coordinated with the school district.*
  30. What will be the construction traffic route?
  31. A suggestion was made recommending attending the Planning Commission and Board of Trustees hearings.
  32. How is density calculated?
  33. Does the Town own the detention pond? *No, the town has an easement over the pond to allow for the regional facility and maintenance.*
  34. Would the flooding of the creek put Filing 8 in the floodplain? *No.*



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Respectfully submitted by:

Karen Henry, Principal  
Henry Design Group, Inc.

# Canyon Creek Filings 7&8 Preliminary Plat

## SIGN IN SHEET

## Neighborhood Meeting 2-13-2020

Name	Address	Phone	Email
Brian Carlson	4100 N 119 <sup>th</sup> St	720 404 7779	Brian@GreenlandscapesLLC.com
Kristin Reid	153 McGregor Cr	303-506-1351	khreid@gmail.com
Barb Kottinski	1375 McGregor Cir	720-519-1032	
WENDY BAINBRIDGE	202 MCGREGOR CR	650-619-4636	
KEVIN LARSON	221 McGregor		
FRED MAHAKIAN	1399 McGregor		fmahakian@gmail.com
CAROLYN MAHAKIAN	"		carolynmahakian@gmail.com
Shelly Jones	3918 N. 119 <sup>th</sup> St.	303-501-7261	Shelly.jones@boulderco.com
Kimberly Stewart	1369 McGregor Circle		
Leon Schneider	1353 McGregor Cir		Ldschnei2@yahoo.com
Bernadette Melton	1442 Westin	3-898-4864	bernadette@colistings.com
Ann Smith	1345 McGregor	720-275-0439	a.smith655@gmail
ANDREA BUELL	85 Kolar Ct	720-480-1266	andreambuell@gmail.com
Janet Aquirre	1369 McGregor Circle	—	—
Leann Schneider	1353 McGregor Circle	—	—
Cyndee Harman	1217 McGregor Circle	—	—

Steve

Jim Elke

**Canyon Creek  
Neighborhood Meeting  
Adjacent owners within 500 feet  
Jan. 28, 2020**

ANDROMEDA TRUST  
1399 MCGREGOR CIR  
ERIE, CO 80516

BAINBRIDGE JAMES LAWSON & WENDY  
202 MCGREGOR CIR  
ERIE, CO 80516

BALLARD JOSHUA A & TAMELLA B  
180 LISTER WY  
ERIE, CO 80516

BELLMORE ADAM J  
1431 MCGREGOR CIR  
ERIE, CO 80516

BLAIR HARVEY DEAN  
12446 JAY RD  
ERIE, CO 80516-6911

BLAIR HARVEY DEAN  
12446 JAY RD  
ERIE, CO 80516-6911

BOLINGER TRAVIS & AMANDA  
167 LISTER WAY  
ERIE, CO 80516

BRADY MICHAEL S & HOLLYANNE N  
183 LISTER WAY  
ERIE, CO 80516

BUELL ANDREA M  
85 KOLAR CT  
ERIE, CO 80516

CACY NANCY JO  
1329 MCGREGOR CIR  
ERIE, CO 80516

CARLSON BRIAN J & KELLY M  
4100 N 119TH ST  
LAFAYETTE, CO 80026-9608

CITY OF ERIE  
PO BOX 750  
ERIE, CO 80516

COCHA LUIS M & NORA M  
241 NORTHRUP DR  
ERIE, CO 80516

CRATEK SUPPLY CO  
C/O KERRY WILLIAMS PO BOX 1478  
LONGMONT, CO 80501-1478

CRATING TECHNOLOGIES  
C/O CARLOS NORMAN PO BOX 1478  
LONGMONT, CO 80501-1478

CRESTONE PEAK RESOURCES LP  
PO BOX 330  
GAINESVILLE, TX 76240

4055 NE COUNTY LINE ROAD LLC  
PO BOX 33558  
DENVER, CO 80233-0558

DHATT HARSHDEEP SINGH  
170 GARFIELD LN  
ERIE, CO 80516

DUBOIS PHILIP WAYNE  
4215 124TH ST  
ERIE, CO 80516-6900

EGGEMEYER KAYLA & JACOB  
202 GARFIELD LN  
ERIE, CO 80516

ERIE HOLDINGS LLC  
PO BOX 247  
EASTLAKE, CO 80614-0247

ERIE U STORAGE  
C/O TAX DEPT 1189 TELEEN AVE  
ERIE, CO 80516-9999

ESQUIBEL STEPHANIE  
160 LISTER WAY  
ERIE, CO 80516

EUSTON JEFFREY S & SHALEE SUMMERS-  
154 MCGREGOR CIR  
ERIE, CO 80516

FINNEGAN JAMES C & LINDA M  
RAMESBOTHAM  
4075 E COUNTY LINE RD  
ERIE, CO 80516-6802

GANISON PETER A & KELLEY A  
1005 SUMNER CT  
ERIE, CO 80516

GARCIA STEVE A & YOLANDA M  
221 GARFIELD LN  
ERIE, CO 80516

GOLDEN JAMES  
189 GARFIELD LN  
ERIE, CO 80516

GOODGION WILLIAM  
1297 MCGREGOR CIR  
ERIE, CO 80516

GREEN LANDSCAPING SOLUTIONS LLC  
4100 N 119TH ST  
LAFAYETTE, CO 80026

GUSTEK EDWARD J & ELIZABETH J  
1233 MCGREGOR CIR  
ERIE, CO 80516

HEISTERMANN JUSTIN & TYSON  
BRQAWLEY  
230 MCGREGOR CIR  
ERIE, CO 80516

HOGLUND DAVID A & JILL C  
138 MCGREGOR CIR  
ERIE, CO 80516

HOROVITZ ANDREW K &  
JODEE L GOODWIN-HOROVITZ 1280  
MCGREGOR CR  
ERIE, CO 80516

J & J ELKE TRUST  
4038 N 119TH ST  
LAFAYETTE, CO 80026

JOHNSON DEVELOPMENT COMPANY  
10 CHURCHILL DR  
ENGLEWOOD, CO 80113-4001

JONES THOMAS M & SHELLY  
740 9TH ST  
BOULDER, CO 80302

KOTLINSKI EDWARD P & BARBARA A  
1375 MCGREGOR CR  
ERIE, CO 80516

KOWATCH JAMES D & SUZANNE M  
102 KOLAR CT  
ERIE, CO 80516

KUCERA PAUL A & MICHELL L  
186 GARFIELD LN  
ERIE, CO 80516

KUPFER JEFFREY H & NICOLE R  
CHANDONNET  
218 GARFIELD LN  
ERIE, CO 80516

LANCE ALEXANDER W & SHANNON R  
1003 SUMNER CT  
ERIE, CO 80516

LARKIN KEVIN & JULIE  
1201 MCGREGOR CIR  
ERIE, CO 80516

LECY DENNIS A & REBECCA A  
1312 MCGREGOR CR  
ERIE, CO 80516

LUCAS GREG  
1383 MCGREGOR CR  
ERIE, CO 80516

MAKI BRYAN & PATRICIA  
170 MCGREGOR CR  
ERIE, CO 80516

MATTHEWS JAMES LIVING TRUST  
1004 SUMNER CT  
ERIE, CO 80516

MCCOLLAM SCOTT & CHANTELE  
218 MCGREGOR CIR  
ERIE, CO 80516

MONTGOMERY JOINT REVOCABLE TRUST  
173 GARFIELD LN  
ERIE, CO 80516

NARLOCH KIM MARIE  
1249 MCGREGOR CIR  
ERIE, CO 80516

NAYTEN LOBSANG & PHUNTSOK DOLMA &  
CHOEDEN PHUNTSOK  
240 MCGREGOR CIR  
ERIE, CO 80516

NELSON STEVEN J & WENDY ELIZABETH  
171 MCGREGOR CIR  
ERIE, CO 80516-3607

NEWMAN MICHAEL R & KATIE N  
199 LISTER WY  
ERIE, CO 80516

NEWMAN VICKIE L ET AL  
12166 JAY RD  
ERIE, CO 80516

NORMAN STEVEN D & CYNTHIA S  
1217 MCGREGOR CIR  
ERIE, CO 80516

OLIVER RICHARD E & DEBORAH L  
PO BOX 1107  
ERIE, CO 80516

PUENTES EMMANUEL & ALLISON BURRELL  
231 NORTHRUP DR  
ERIE, CO 80516

RAMIREZ MICHAEL D & NICK B MANGELS  
1296 MCGREGOR CR  
ERIE, CO 80516

RAYMENT DAVID A & JENNIFER P  
82 KOLAR CT  
ERIE, CO 80516

REGIONAL TRANSPORTATION DISTRICT  
1600 BLAKE ST  
DENVER, CO 80202

REID KRISTIN H  
153 MCGREGOR CIR  
ERIE, CO 80516

REYES OSCAR R JR & ROSELLA D  
207 GARFIELD LN  
ERIE, CO 80516

RHODES GLEN M & SUSAN P  
220 NORTHRUP DR  
ERIE, CO 80516

SABIN KENT & LIGHT LAUREN  
1281 MCGREGOR CR  
ERIE, CO 80516

SAGE JOHN P  
1001 SUMNER CT  
ERIE, CO 80516

SCHNEIDER LEON D & LAURA A  
1353 MCGREGOR CIRCLE  
ERIE, CO 80516-2413

SLAUGHTER RICHARD E  
122 KOLAR CT  
ERIE, CO 80516

SMITH AARON M & ABBY E  
1345 MCGREGOR CIR  
ERIE, CO 80516

ST VRAIN VALLEY SCHOOL DISTRICT RE-1J  
395 S PRATT PKWY  
LONGMONT, CO 80501-6436

STAGE TREVOR & LISA CROWE  
131 MCGREGOR CIR  
ERIE, CO 80516

STEWART KIMBERLY A & JANET M AGUIRRE  
1369 MCGREGOR CR  
ERIE, CO 80516

STREETER CARL & STEPHANIE  
1313 MCGREGOR CR  
ERIE, CO 80516

SUMMERS SHAYNE K  
1265 MCGREGOR CR  
ERIE, CO 80516

SUNWEST NORTH HOMEOWNERS ASSOC  
INC  
1603 E HORSETOOTH RD  
FORT COLLINS, CO 80525-2906

SWEENEY MICHELLE L & RORY E  
112 KOLAR CT  
ERIE, CO 80516

TANDUKAR OM DAS & MEETA GURAGYIN  
435 STRATHMORE LN 308  
LAFAYETTE, CO 80026

THOMPSON IAN & PAIGE ALBINIAK  
186 MCGREGOR CIR  
ERIE, CO 80516

TI RESIDENTIAL LLC  
3131 S VAUGHN WAY 301  
AURORA, CO 80014-3509

TOWN OF ERIE  
PO BOX 750  
ERIE, CO 80516

VARGAS TIFFANEE ROSEMARY ET AL  
137 MCGREGOR CIR  
ERIE, CO 80516

VERRIPS CHRISTOPHER & LAURA  
1222 MCGREGOR CIR  
ERIE, CO 80516

WANG SUSAN REVOCABLE TRUST  
1415 MCGREGOR CIR  
ERIE, CO 80516

WIENS TYSON & BRITTANNY  
92 KOLAR CT  
ERIE, CO 80516

WILSON GREG S & KELLY J FABRIZIUS  
1010 SUMNER WAY  
ERIE, CO 80516



# NEIGHBORHOOD MEETING NOTICE

**DATE:** February 13, 2020  
**TIME:** 6:30 PM to 7:30 PM  
**PLACE:** Erie Community Center  
Mitchell Meeting Room  
450 Powers Street  
Erie, CO 80516

Stratus Canyon Creek, LLC will be conducting a neighborhood meeting regarding a land use application that is located near a property you own; and, currently under review with the Town of Erie. The meeting is an opportunity for you to hear about the land use application; and, to have the opportunity to provide comments or concerns to Stratus Canyon Creek, LLC.

**APPLICATION TYPE:** Preliminary Plat  
**PROJECT NAME:** Canyon Creek Filings 7 and 8 Preliminary Plat  
**PROJECT LOCATION:** Located on both the east and west sides of Jasper Road extended from north of Telleen Avenue extending north to the railroad tracks.



**PROJECT DESCRIPTION:** The proposed Preliminary Plat is to establish Single Family detached residential lots and Paired home residential lots.

Filing 7, which is located west of Jasper Road extended, encompasses a total 39.1 acres and 109 Single Family lots. Filing 8, which is located east of Jasper Road extended, encompasses a total of 31.7 acres and 88 paired homes lots. Each half of the paired homes sits on an individual lot. Both filings include open space, trail connections and a pocket park.

## ADDITIONAL INFORMATION:

For additional information or to comment on the land use application, please contact:

Karen Henry  
Henry Design Group, Inc. (Applicant's Representative)  
1501 Wazee Street, Suite 1-C  
Denver, CO 80202  
[khenry@henrydesigngroup.com](mailto:khenry@henrydesigngroup.com)

A public copy of the land use application materials is available for viewing in the Community Development office of Town Hall at 645 Holbrook Street, Erie, CO; phone 303-926-2770.